



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Lot 3 West Woodbury Sub. (Plat 2014-4)

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PD PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): Vacant PROPOSED LAND USES (if changing):

APPLICANT INFORMATION:

PROPERTY OWNER: Sound Development

PROPERTY OWNER ADDRESS:

STREET ADDRESS OF PROPERTY: Kramer Ave.

APPLICANT'S NAME: Todd Fleming

MAILING ADDRESS: 106 Granit Ck Rd

EMAIL ADDRESS: tflemingak@gmail.com DAYTIME PHONE: 907-738-3355

Fleming 4-13-22 Kramer Ave.
Last Name Date Submitted Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Sound Development
Owner

4-22-13
Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

[Signature]
Applicant (If different than owner)

4-13-22
Date

Fleming
Last Name

4-13-22
Date Submitted

Kramer AVE.
Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM VARIANCE

APPLICATION FOR

- ☐ ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS
- ☐ ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS
- ☒ PLATTING VARIANCE – WHEN SUBDIVIDING

RATIONALE - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

To extend a private sanitary sewer system to serve more than 4 lots. The system is engineered and sized in accordance with City of Sitka standards.

POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- TRAFFIC NA
- PARKING NA
- NOISE NA
- PUBLIC HEALTH AND SAFETY NA
- HABITAT NA
- PROPERTY VALUE/NEIGHBORHOOD HARMONY NA
- COMPREHENSIVE PLAN Engineered plans and DEC approval to construct - attached

Fleming

Last Name

7-16-22

Date Submitted

Kramer Ave.

Project Address

REQUIRED FINDINGS (Choose ONE applicable type and explain how your project meets these criterion):

Major Zoning Variance (Sitka General Code 22.30.160(D)1)

Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

a. *That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner. Explain the special circumstances:*

b. *The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity. Explain the use/ enjoyment this variance enables:*

c. *The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure. Initial Here* _____

Minor Zoning Variance (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

a. *The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions. My request should be considered a minor zoning variance because:*


b. *The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables:*

c. *The granting of the variance is not injurious to nearby properties or improvements. Initial Here* _____

Platting Variance (Sitka General Code 21.48.010)

- a. A variance from the requirements of this title may be granted only if the planning commission finds that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property. **Explain the conditions of the lot that warrant a variance:** This variance will allow future
property owners to have gravity sewer and eliminate the need for a sanitary sewer pump.
- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. **Initial Here** _____

ANY ADDITIONAL COMMENTS _____

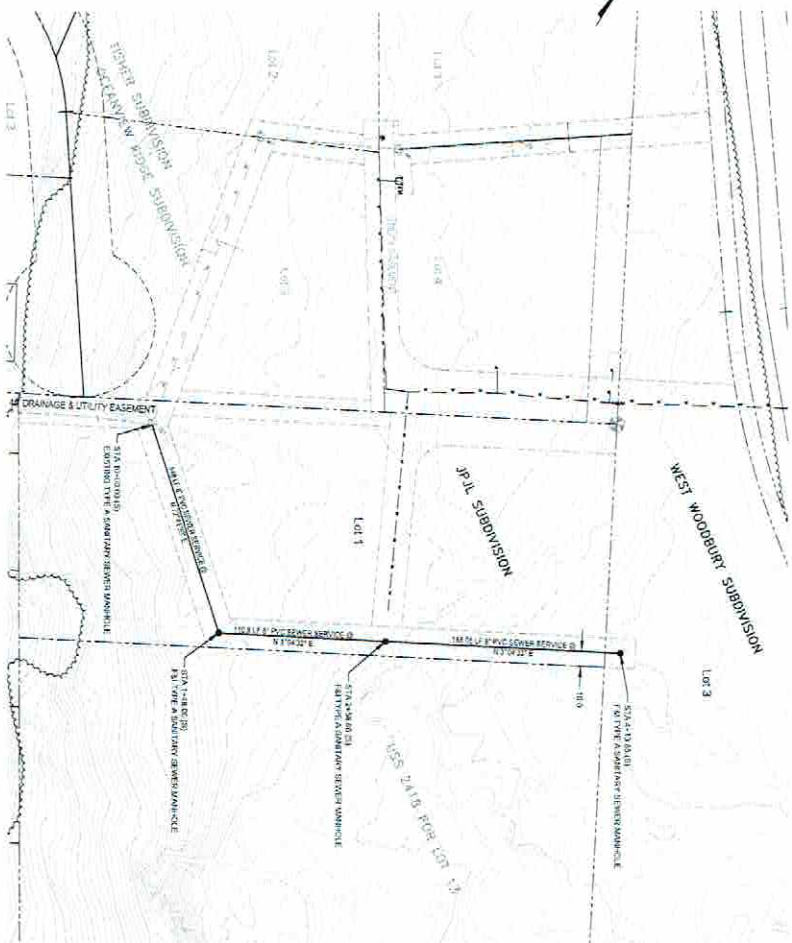

Applicant

7-16-22
Date

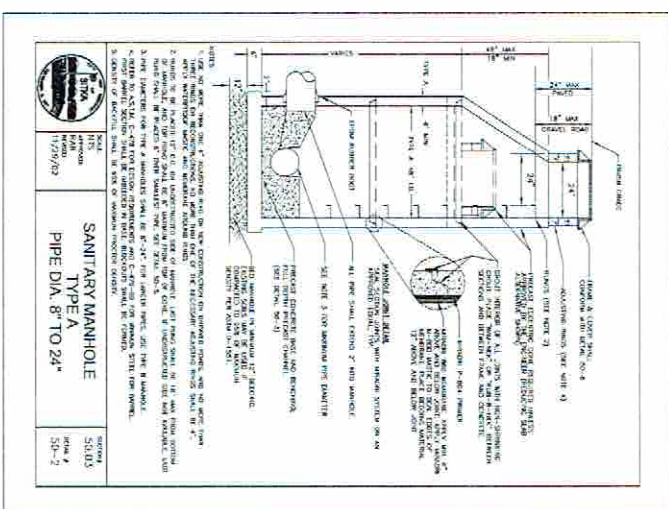
Fleming
Last Name

7-16-22
Date Submitted

Kramer Ave.
Project Address



- GENERAL NOTES:**
1. INVESTIGATED PORTAL CONNECTION SHALL BE AS SHOWN ON THE OTHER IN PLAN. THE OTHER PORTAL GATE SHALL BE 6'0" WIDE AND 10'0" HIGH. THE PORTAL SHALL BE 6'0" WIDE AND 10'0" HIGH. THE PORTAL SHALL BE 6'0" WIDE AND 10'0" HIGH.
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- [illegible]

VERIFY SCALE 1" = 20'-0" 1" = 40'-0" 1" = 80'-0" 1" = 160'-0" 1" = 320'-0" 1" = 640'-0" 1" = 1280'-0" 1" = 2560'-0" 1" = 5120'-0" 1" = 10240'-0" 1" = 20480'-0" 1" = 40960'-0" 1" = 81920'-0" 1" = 163840'-0" 1" = 327680'-0" 1" = 655360'-0" 1" = 1310720'-0" 1" = 2621440'-0" 1" = 5242880'-0" 1" = 10485760'-0" 1" = 20971520'-0" 1" = 41943040'-0" 1" = 83886080'-0" 1" = 167772160'-0" 1" = 335544320'-0" 1" = 671088640'-0" 1" = 1342177280'-0" 1" = 2684354560'-0" 1" = 5368709120'-0" 1" = 10737418240'-0" 1" = 21474836480'-0" 1" = 42949672960'-0" 1" = 85899345920'-0" 1" = 171798691840'-0" 1" = 343597383680'-0" 1" = 687194767360'-0" 1" = 1374389534720'-0" 1" = 2748779069440'-0" 1" = 5497558138880'-0" 1" = 10995116277760'-0" 1" = 21990232555520'-0" 1" = 43980465111040'-0" 1" = 87960930222080'-0" 1" = 175921860444160'-0" 1" = 351843720888320'-0" 1" = 703687441776640'-0" 1" = 1407374883553280'-0" 1" = 2814749767106560'-0" 1" = 5629499534213120'-0" 1" = 11258999068426240'-0" 1" = 22517998136852480'-0" 1" = 45035996273704960'-0" 1" = 90071992547409920'-0" 1" = 180143985094819840'-0" 1" = 360287970189639680'-0" 1" = 720575940379279360'-0" 1" = 1441151880758558720'-0" 1" = 2882303761517117440'-0" 1" = 5764607523034234880'-0" 1" = 11529215046068469760'-0" 1" = 23058430092136939520'-0" 1" = 46116860184273879040'-0" 1" = 92233720368547758080'-0" 1" = 184467440737095516160'-0" 1" = 368934881474191032320'-0" 1" = 737869762948382064640'-0" 1" = 1475739525896764129280'-0" 1" = 2951479051793528258560'-0" 1" = 5902958103587056517120'-0" 1" = 11805916207174113034240'-0" 1" = 23611832414348226068480'-0" 1" = 47223664828696452136960'-0" 1" = 94447329657392904273920'-0" 1" = 188894659314785808547840'-0" 1" = 377789318629571617095680'-0" 1" = 755578637259143234191360'-0" 1" = 1511157274518286468382720'-0" 1" = 3022314549036572936765440'-0" 1" = 6044629098073145873530880'-0" 1" = 12089258196146291747061760'-0" 1" = 24178516392292583494123520'-0" 1" = 48357032784585166988247040'-0" 1" = 96714065569170333976494080'-0" 1" = 193428131138340667952988160'-0" 1" = 386856262276681335905976320'-0" 1" = 773712524553362671811952640'-0" 1" = 1547425049106725343623905280'-0" 1" = 3094850098213450687247810560'-0" 1" = 6189700196426901374495621120'-0" 1" = 12379400392853802748991242240'-0" 1" = 24758800785707605497982484480'-0" 1" = 49517601571415210995964968960'-0" 1" = 99035203142830421991929937920'-0" 1" = 198070406285660843983859875840'-0" 1" = 396140812571321687967719751680'-0" 1" = 792281625142643375935439503360'-0" 1" = 1584563250285286751870879006720'-0" 1" = 3169126500570573503741758013440'-0" 1" = 6338253001141147007483516026880'-0" 1" = 12676506002282294014967032053760'-0" 1" = 25353012004564588029934064107520'-0" 1" = 50706024009129176059868128215040'-0" 1" = 101412048018258352119736256430080'-0" 1" = 202824096036516704239472512860160'-0" 1" = 405648192073033408478945025720320'-0" 1" = 811296384146066816957890051440640'-0" 1" = 1622592768292133633915780102881280'-0" 1" = 3245185536584267267831560205762560'-0" 1" = 6490371073168534535663120411525120'-0" 1" = 12980742146337069071326240823050240'-0" 1" = 25961484292674138142652481646100480'-0" 1" = 51922968585348276285304963292200960'-0" 1" = 103845937170696552570609926584401920'-0" 1" = 207691874341393105141219853168803840'-0" 1" = 415383748682786210282439706337607680'-0" 1" = 830767497365572420564879412675215360'-0" 1" = 1661534994731144841129758825350430720'-0" 1" = 3323069989462289682259517650700861440'-0" 1" = 6646139978924579364519035301401722880'-0" 1" = 13292279957849158729038070602803445760'-0" 1" = 26584559915698317458076141205606891520'-0" 1" = 53169119831396634916152282411213783040'-0" 1" = 106338239662793269832304564822427566080'-0" 1" = 212676479325586539664609129644855132160'-0" 1" = 425352958651173079329218259289710264320'-0" 1" = 850705917



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation
DIVISION OF WATER
Engineering Support and Plan Review

610 University Avenue
Fairbanks, Alaska 99709
Main: 907.451.2177
Fax: 907.451.2188
www.dec.alaska.gov

June 30, 2021
Benjamin Schiller, P.E.

Plan Tracking No.: 28786
ADEC File No.: 1525.45.001

RE: West Woodbury Subd. Sanitary Sewer Extension
West Woodbury Subd. Lot 3
430 linear feet of sewer main
Approval to Construct

Greetings Mr. Schiller,

On May 20, 2021 the Alaska Department of Environmental Conservation (ADEC or Department) received a submittal requesting construction approval for the subject project located in Sitka, AK. The information was reviewed in accordance with Wastewater Disposal Regulations 18 AAC 72 and **construction approval is granted**. Enclosed is the Construction and Operation Certificate with the Approval to Construct section signed.

Project Description

The approved project includes installation of approximately 430 linear feet of 8" PVC sewer main and 3 F&I Type A Sanitary Sewer Manholes on the subject property. This sewer extension will connect with the existing collection infrastructure and be discharged into the City and Borough of Sitka's Wastewater Treatment Plant.

Approval to Operate Requirements

This construction approval includes a 90 day interim approval to operate provided that construction substantially complied with the approved design drawings. In order to receive final operational approval, please submit the following information within 60 days of the completion of this project:

1. Written request for operational approval that includes a statement regarding any changes made during construction
2. Record drawings prepared (signed and dated) by the engineer responsible for observing the construction of this project (The Department prefers drawings that are no larger than 11" x 17".)
3. Certification of Construction form complete with signatures from the Owner, Construction Contractor, and Engineer (A copy of this form may be downloaded and printed from the Department of Environmental Conservation website <http://dec.alaska.gov/water/wwdp/onsite/pdf/construction.pdf> or a copy will be provided upon request.)

If the approval to operate requirements cannot be met within 90 days of construction completion, an extension of the interim approval to operate must be requested at least 30 days in advance.

Disclaimers and Appeals Process

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulation. The Department's construction approval does not guarantee correctness or the functionality of the design, or waive the owner's responsibility for continued compliance with state regulations. Deviations from approved plans which affect capacity, flow, pressure, operation, compliance, or materials of major system components must be approved by this Department prior to their construction or implementation.

This approval is valid for two years from the date of this letter. If the applicant fails to construct, alter, install, or modify the system, the approval is void and plans must be resubmitted for department review and approval according to 18 AAC 72.200.

This approval is contingent upon your receipt of any other state, federal, or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project. This approval does not imply the granting of additional authorizations nor obligate any state, federal, or local regulatory body to grant required authorizations.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division of Water Director, 555 Cordova Street, Anchorage, AK 99501, within 20 days of this decision. **Adjudicatory hearing requests** must be delivered to the Commissioner of the Department of Environmental Conservation, PO Box 111800, Juneau, AK 99811, within 30 days of this decision. If a hearing is not requested within 30 days, the right to appeal is waived. More information on the Department's administrative appeals process can be found at <http://dec.alaska.gov/commish/review-guidance/>.

If you have questions please contact me at 907-456-5167 or by e-mail at raymond.zimmer@alaska.gov

Sincerely,

Raymond Zimmer

Digitally signed by Raymond
Zimmer
Date: 2021.06.30 10:08:24 -08'00'

Raymond Zimmer
Eng. Associate

Enclosures: Construction and Operation Certificate