

POSSIBLE MOTION

I MOVE TO approve a final plat for a major subdivision filed by Shee Atika for Lot 16 of Ethel Staton Subdivision as approved by the Planning Commission.

Note: Assembly review and approval is required for major subdivisions per Sitka General Code 21.32.180



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mayor Hunter and Members of the Assembly
Mark Gorman, Municipal Administrator

From: Maegan Bosak, Planning and Community Development Director *MB*
Michael Scarcelli, Senior Planner *ms*
Samantha Pierson, Planner I

Subject: Final Subdivision Plat – Charlie Joseph Subdivision

Date: March 6, 2017

The final subdivision plat for the Charlie Joseph Subdivision is on the Assembly agenda for approval. The Planning Commission approved the final plat of the major subdivision during the February 27, 2017 meeting on a 3-0 vote. Preliminary approval was granted January 17, 2017 on a 4-0 vote and concept approval was granted December 20, 2016 on a 3-0 vote.

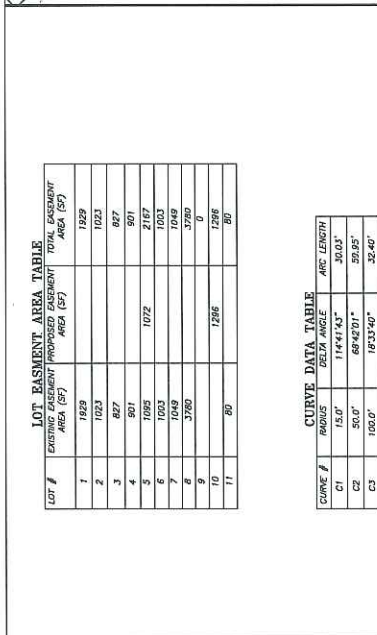
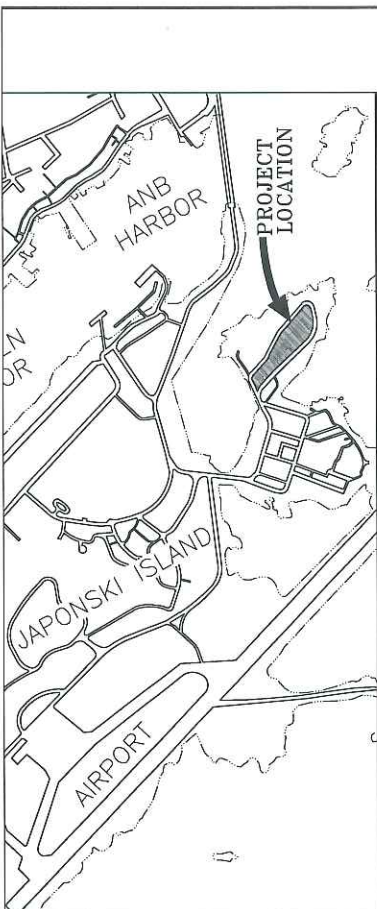
Shee Atika is requesting approval of a final plat for a major subdivision of Lot 16 of Ethel Staton Subdivision. The subdivision would divide a 110,176 square foot lot into 11 lots ranging in gross size from 7996 to 12,170 square feet. These lots exceed the Waterfront District's minimum square footage of 6000 square feet. The lots would be accessed via Alice Loop. The subdivision includes a road built to municipal standards, lighting, and mailboxes.

A prior plat note required that eight parking spaces be provided on this lot for use by the nearby townhome development. These spaces have been provided in this plat.

The land is currently zoned Waterfront District. Restrictive covenants would guide the development of the new lots in a manner that is harmonious with the lots on the outside of the loop. The primary use of lots would be residential and home occupations could be approved if found to be consistent with code and Planning Department policy.

Public comment was given at the concept and preliminary hearing regarding possible covenants and harmony with the property on the outside of the loop. No public comments were given at the final hearing. It is the view of staff that the covenants submitted by the applicant will facilitate harmonious development between properties on the inside and outside of the loop.

Recommended Action: Approve the final plat as approved by the Planning Commission.

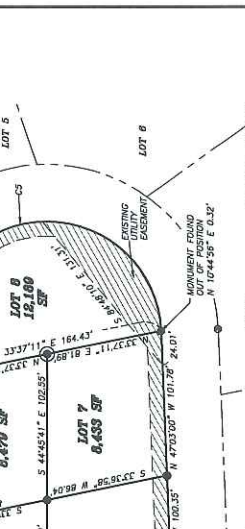
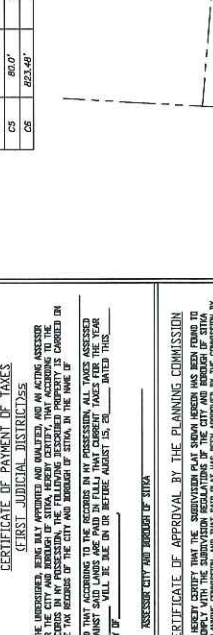
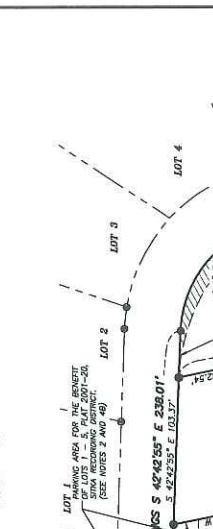


LOT EASEMENT AREA TABLE

LOT #	EXISTING EASEMENT AREA (SQ)	PROPOSED EASEMENT AREA (SQ)	TOTAL EASEMENT AREA (SQ)
1	1929		1929
2	1023		1023
3	897		897
4	901		901
5	1095	1072	2167
6	1003		1003
7	1003		1003
8	3780		3780
9			0
10		1286	1286
11		80	80

CURVE DATA TABLE

CURVE #	RADIUS	DEFL. ANGLE	ARC LENGTH
C1	15.0'	114°41'43"	30.03'
C2	50.0'	69°42'01"	59.95'
C3	100.0'	18°33'40"	32.40'
C4	100.0'	18°06'14"	30.11'
C5	80.0'	172°39'35"	245.28'
C6	823.48'	3°23'47"	46.82'



PLAT NOTES

- 1) PURPOSE - THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE LOT 18 OF THE ETHEL STATION SUBDIVISION PLAT 2007-23 SITS RECORDING DISTRICT.
- 2) THE AREA DESIGNATED WITHIN LOT 10 OF THIS PLAT AS "PARKING AREA" IS HEREBY DEDICATED TO THE CITY AND BOROUGH OF SITKA RECORDING DISTRICT, FIRST ALASKA DISTRICT, SITKA, ALASKA, FOR THE USE OF THE OWNERS OF LOTS 1-9, PLAT 2007-23 SITS RECORDING DISTRICT, FIRST ALASKA DISTRICT, SITKA, ALASKA. THE CITY AND BOROUGH OF SITKA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH EASEMENTS IN ANY FASHION WITHOUT ITS CONSENT.
- 3) THE CITY AND BOROUGH OF SITKA SHALL BE DEEMED A PARTY TO ALL EASEMENTS SHOWN ON THIS PLAT AND TO ALL EASEMENTS SHOWN ON ANY OTHER PLAT THAT MAY BE RECORDED OR AMENDED WITHIN THE SITKA RECORDING DISTRICT.
- 4) THE CITY AND BOROUGH OF SITKA SHALL BE DEEMED A PARTY TO ALL EASEMENTS SHOWN ON THIS PLAT AND TO ALL EASEMENTS SHOWN ON ANY OTHER PLAT THAT MAY BE RECORDED OR AMENDED WITHIN THE SITKA RECORDING DISTRICT.
- 5) THE BASIS OF BEARINGS ARE RECORD BEARINGS AND REFERENCED TO THE AK SPC AND 27 AS OUTLINED ON NOTE 2 OF THE PLAT 2007-23 SITS RECORDING DISTRICT, FIRST ALASKA DISTRICT, SITKA, ALASKA. UNLESS OTHERWISE NOTED.
- 6) RESTRICTIVE COVENANTS ARE RECORDED AT THE SITKA RECORDING DISTRICT UNDER SITKA NUMBER _____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT SHEE ATTRA HOLDINGS ALICE ISLAND, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND WE HEREBY CERTIFY THAT WE HAVE THE AUTHORITY TO MAKE THE CONSENT AND BENDICIT ALL STREETS, ALICES VALLES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

RESIDENTS SIGN _____

NOTARY'S ACKNOWLEDGMENT

US OF ALASKA
CITY AND BOROUGH OF SITKA

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN WAS FILED AND RECORDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA AND THAT THE PLAT SHOWN HEREIN WAS APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____

SECRETARY _____

FINANCE DIRECTOR _____

CITY AND BOROUGH OF SITKA

CERTIFICATE OF PAYMENT OF TAXES

THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN WAS FILED AND RECORDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA AND THAT THE PLAT SHOWN HEREIN WAS APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____

SECRETARY _____

FINANCE DIRECTOR _____

CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA AND THAT THE PLAT SHOWN HEREIN WAS APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

SECRETARY _____

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING AS THE CLERK OF THE DISTRICT COURT, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS FILED AND RECORDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA AND THAT THE PLAT SHOWN HEREIN WAS APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____

CLERK OF DISTRICT COURT _____

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- 6) RESTRICTIVE COVENANTS ARE RECORDED AT THE SITKA RECORDING DISTRICT UNDER SITKA NUMBER _____.

FINAL

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

SCALE 1"=40'

1 METERS = 3.280833333 U.S. SURVEY FEET
1 U.S. ACRES = 0.404685642 HECTARES

SITKA RECORDING DISTRICT

No.	Date	Description

RISM
REAL ESTATE INVESTMENT SERVICES, INC.
1000 W. 10TH AVENUE, SUITE 200
ANCHORAGE, ALASKA 99501
Phone: (907) 252-7147
Fax: (907) 252-7441

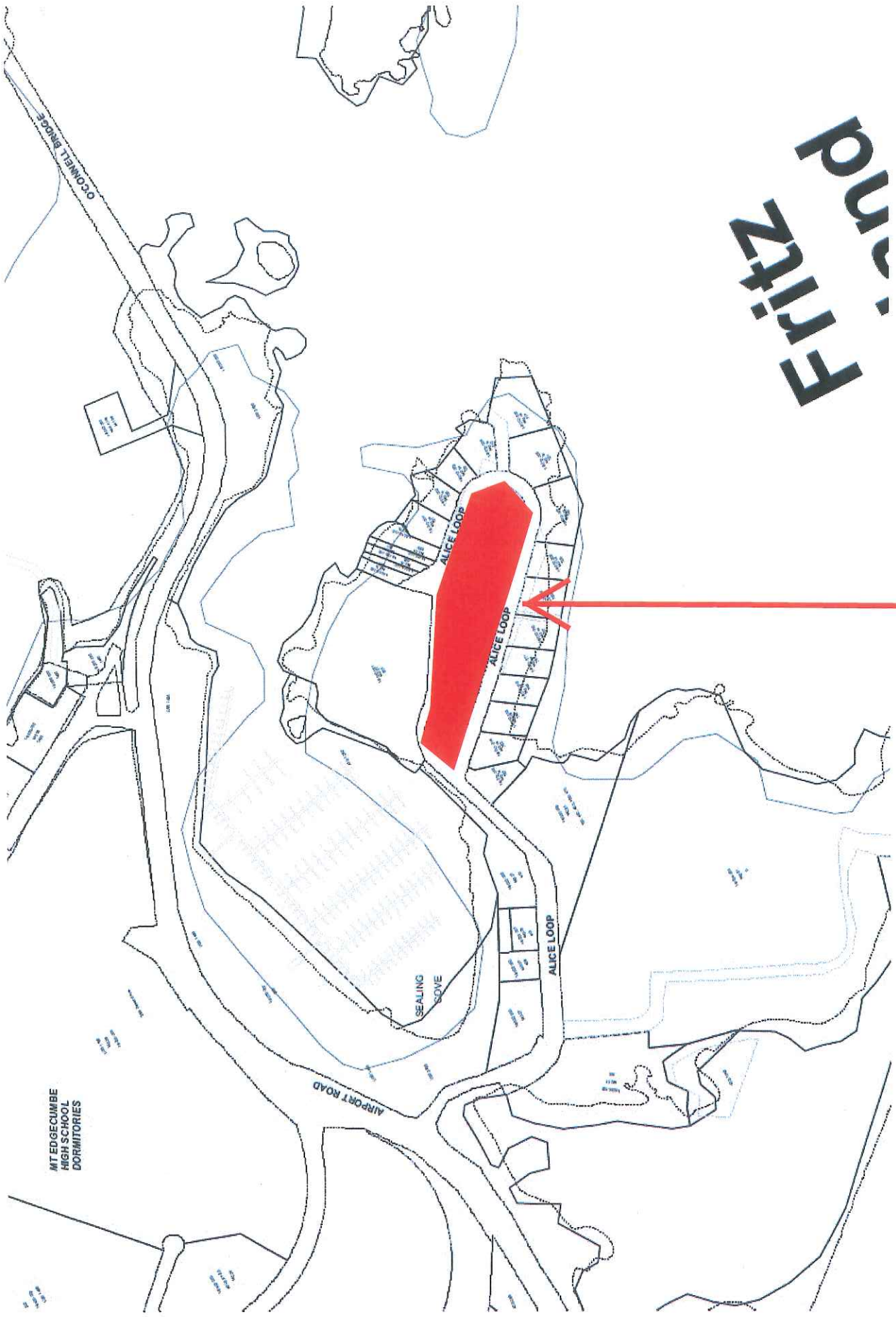
PROJECT: CHARLIE JOSEPH SUBDIVISION
SUBDIVISION: SHEE ATTRA HOLDINGS ALICE ISLAND, ALASKA 99523-7573
STATION SUBDIVISION: SUBDIVISION LOT 18 OF THE ETHEL STATION SUBDIVISION

DATE: 3/6/17
DRAWN BY: RHD
JOB NO.: 162340
SHEET: 1 OF 1

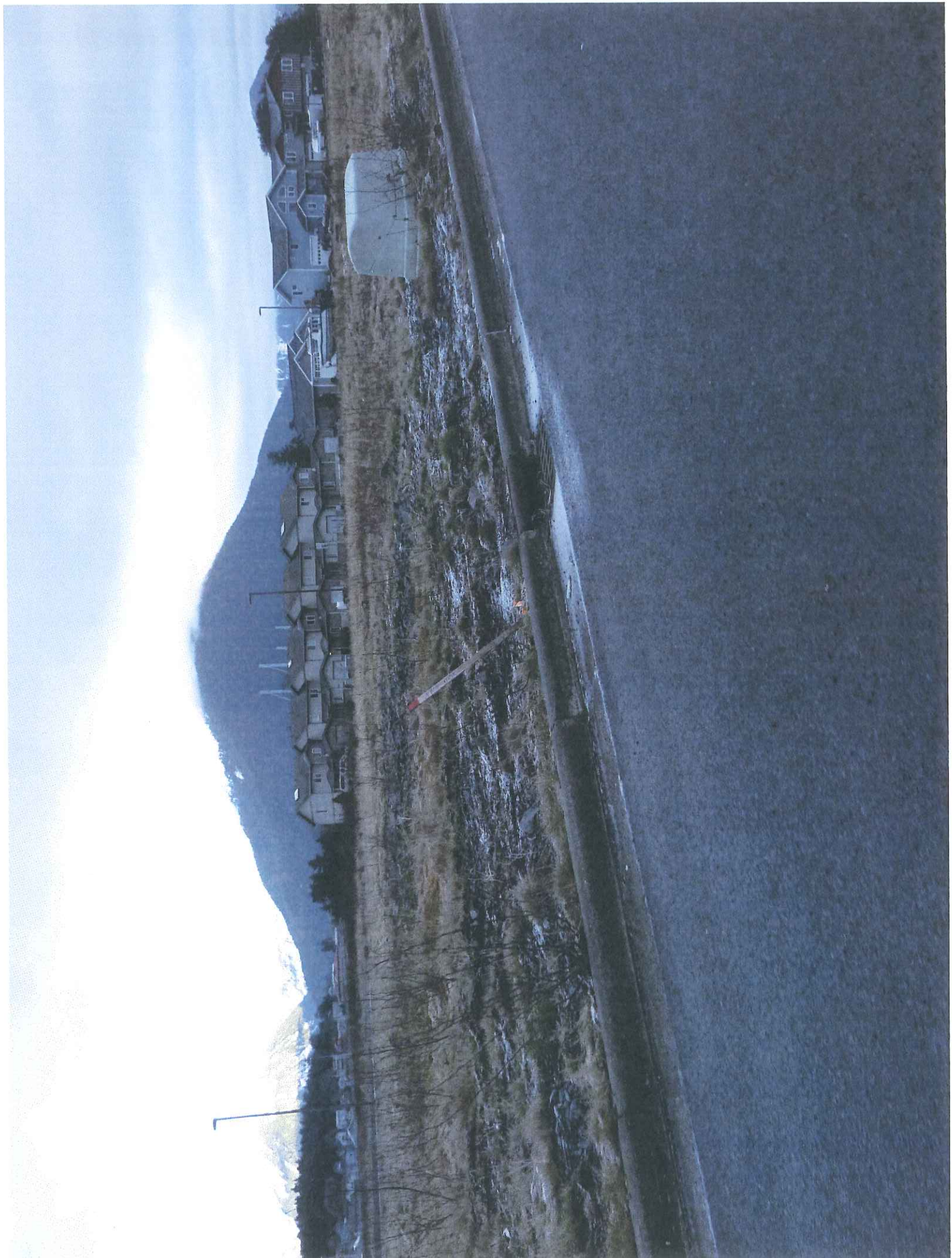
DATE: _____
DATE: _____

CHRISTOPHER S. PRIBIN LS 107532

Fritz Pond











RECORD THIS INSTRUMENT IN THE SITKA RECORDING DISTRICT

INDEX THIS INSTRUMENT AS FOLLOWS:

Grantor: Shee Atiká Holdings Alice Island, LLC
Grantee: Shee Atiká Holdings Alice Island, LLC

RETURN THIS INSTRUMENT TO:
Shee Atiká Holdings Alice Island, LLC
315 Lincoln Street, Suite 300
Sitka, AK 99835

***DECLARATION AND ESTABLISHMENT OF CONDITIONS,
RESERVATIONS AND RESTRICTIONS FOR THE
CHARLIE JOSEPH SUBDIVISION***

Shee Atiká Holdings Alice Island, LLC , a limited liability company organized under the laws of Alaska, whose address is 315 Lincoln Street, Suite 300, Sitka, AK 99835 ("Declarant") hereby establishes the covenants, conditions, and restrictions (collectively, the "Covenants") described in this instrument (the "Declaration") concerning the following real property and all improvements thereon:

LOTS 1 - 11, CHARLIE JOSEPH SUBDIVISION, ACCORDING TO THE OFFICAL PLAT THEREOF RECORDED AS PLAT 2017-____, IN THE SITKA RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

The foregoing real property together with any other real property and improvements that may become subject to this Declaration hereafter shall be formally known as the "Charlie Joseph Subdivision." Lots 1 - 11 within the Charlie Joseph Subdivision are each referred to individually herein as a "Lot" and collectively as the "Lots."

1. **Overview.** SAHAI has established an eleven-lot subdivision on Alice Island in Sitka, Alaska.

2. **Nature of Covenants.** These Covenants (a) are hereby imposed upon all Lots; (b) shall run and pass with the title to the Lots; and (c) shall bind and benefit Declarant and its successors in interest (herein such successors being referred to as an "Owner") as to the Lots. The Covenants shall continue and remain in full force and effect at all times as against and in favor of, as the case may be, the Owner of any Lot regardless of how Owner acquired title. Nothing in these Covenants is intended to negate or override any other right, duty, obligation, restriction, covenant or condition that may be imposed upon or provided as to any Lot or otherwise by law or by Plat 2017 - ___ as recorded.

3. **Use Restrictions.** Except as is expressly described in subsections 3.1 through 3.46 below, the Lots may be used for any purpose permitted by law. The Lots may not be used at any time for any of the purposes or activities or to provide any of the facilities described in subsections 3.1 through 3.46 below, although none of the prohibited uses described in subsections 3.1 through 3.46 below are intended to restrict any type of small business/commercial operation as approved by the Planning Department that would occur under the home occupation regulations that are in effect at the time of application.

3.1 Mobile Home Park.

3.2 Bunkhouse for Transient Workers.

3.3 Hostel.

3.4 Hotel or Motel.

3.5 Rooming House.

3.6 Art Gallery or any facility at which art sales occur.

3.7 Radio Station.

3.8 Marina.

3.9 Travel trailer park or recreational vehicle Park, or to provide any facilities relative thereto including without limitation septic disposal.

- 3.10 Ballpark or Athletic Field.
- 3.11 Sports club or yacht club.
- 3.12 Commercial Automotive Repair facility (although an Owner may repair his or her personal vehicle).
- 3.13 Commercial Automotive Service facility (although an Owner may service his or her personal vehicle).
- 3.14 Social Service agencies, whether public or private.
- 3.15 Any facility or activity that is involved in any fashion with cannabis (marijuana), regardless of manner including without limitation the cultivation, extraction, refinement, processing, testing, packaging, shipment or sale of cannabis (marijuana) or any related products or accessories.
- 3.16 Public Agency or utility service yard.
- 3.17 Public Agency warehouse.
- 3.18 Solid Waste transfer station.
- 3.19 Waste water treatment plant.
- 3.20 Any facility engaged in the production or processing of any food products (including without limitation seafood processing).
- 3.21 Any facility engaged in mariculture.
- 3.22 Any facility engaged in the production or processing of paper and allied products.
- 3.23 Any facility engaged in the refining of petroleum and/or the production of any related products.
- 3.24 Any facility engaged in the production or processing of Rubber and plastics products.
- 3.25 Any facility in which heavy machinery and equipment is manufactured, stored, maintained or serviced.
- 3.26 Any facility in which vehicles are manufactured.

- 3.27 Any facility in which boat building occurs, although this prohibition does not prevent an Owner from building, repairing, servicing or maintaining his or her own personal boat or vessel.
- 3.28 Any facility in which tire retreading occurs.
- 3.29 Trucking and Taxi facilities.
- 3.30 Any facility at which warehousing occurs.
- 3.31 Any facility at which log storage occurs.
- 3.32 Any facility at which freight and/or cargo services are provided.
- 3.33 Any facility at which equipment rental or vehicle services are provided.
- 3.34 Any facility providing support for natural resources extraction and/or mining.
- 3.35 Any facility providing bulk fuel storage.
- 3.36 Any facility at which forest products sales occur, whether such sales are at wholesale (in bulk) or at retail.
- 3.37 Department and variety stores.
- 3.38 Food stores, whether in conjunction with any other permitted activity or not.
- 3.39 Motor vehicle and boat dealers.
- 3.40 Liquor stores.
- 3.41 Stores selling used goods.
- 3.42 Standalone souvenir and gift shops.
- 3.43 Natural resource extraction or processing of any type.
- 3.44 Any type of commercial storage.
- 3.45 Any type of manufacturing or fabrication except those that could occur through permissible home occupation permits.
- 3.46 Commercial winery or brewery of any scale.

4. **No Inference From Other Declarations, etc.** This Declaration and these Covenants have been drafted by Declarant to address the specific needs and desires of Declarant (and the anticipated needs and desires of the Owners) with regard to the Lots. Accordingly, in interpreting this Declaration and these Covenants, the fact that Declarant has previously executed other declarations and imposed covenants, conditions and/or restrictions, or may in the future execute other declarations and impose covenants, conditions and/or restrictions, upon any other real property (including without limitation elsewhere on Alice Island or Charcoal Island or otherwise in the Sitka, Alaska area) shall be irrelevant and shall not be taken into account or have an inference drawn therefrom. Similarly, the provisions of this Declaration and these Covenants shall not be taken into account in interpreting the rights, duties, and obligations any other person may have under any other Declarations Declarant may have previously executed and/or any or covenants, conditions and/or restrictions that Declarant may have imposed, or may execute or may impose in the future.

5. **Contests.** In the event any of these Covenants shall be declared for any reason by a court of competent jurisdiction to be invalid, the remaining Covenants not so expressly held to be invalid shall continue unimpaired and in full force and effect.

6. **Amendments.** So long as no one other than Declarant, or an entity in which Declarant or Shee Atiká, Incorporated owns a majority of the equity interests, owns any Lot, Declarant or such entity, if applicable, may amend this Declaration by recording a Restatement of this Declaration that incorporates such changes in the records of the Sitka Recording District, First Judicial District, State of Alaska. After one or more Lots become owned by anyone that is not Declarant or an entity in which Declarant or Shee Atiká, Incorporated owns a majority of the equity interests, this Declaration may be amended only upon the consent of all Owners and then only by recording a Restatement of this Declaration in the same manner.

7. **Enforcement.** This Declaration shall be enforced in the Alaska state court for the First Judicial District, State of Alaska, at Sitka, which shall have exclusive jurisdiction and venue. Any Owner may bring an action for enforcement, whether for specific performance or damages or both. The prevailing party in such action shall be entitled to an award of attorney's fees and costs of suit, whether at trial or on appeal, regardless of whether damages are awarded. Declarant shall not be a party to such suit, unless both of the following are satisfied: (i) at the time of such suit, Declarant owns one or more of the Lots; and (ii) the court expressly determines that Declarant is a necessary party to such suit.

8. **Declarant's Other Property.** Nothing in this Declaration shall affect in any manner the rights of Declarant, Shee Atiká, Incorporated, or an entity in which Declarant or Shee Atiká, Incorporated owns a majority of the equity interests, with regards to any other real property (including improvements) that is not a part of the Charlie Joseph Subdivision, whether or not such other real property is adjacent to or in the vicinity of the Charlie Joseph Subdivision.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public, State of Alaska

My commission expires: _____

VII. THE EVENING BUSINESS

B Public hearing and consideration of a final plat of a major subdivision of 800 Alice Loop to result in 11 lots. The property is also known as Lot 16 Ethel Staton Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika Holdings Alice Island, LLC.

Scarcelli introduced the proposed final plat. The subdivision of the outside of Alice Loop included strict covenants on residential properties. The Sealing Cove Business Center, storage facilities, and municipal wastewater plant are also in the vicinity. Scarcelli stated that Shee Atika has submitted covenants for this subdivision that would provide for harmony of use. Residential and light home-based commercial uses will be permitted on the new lots. Home occupations will be allowed as approved by the Planning Department. Scarcelli reviewed conditions of approval as written in the staff report.

Ptarmica McConnell represented Shee Atika and thanked the Planning Department for working with them through the process.

No public comment.

Spivey stated that the applicant has touched on the concerns raised by the neighbors, and appreciated staff for including provision for possible home occupations. Scarcelli outlined the land uses that the covenants will not permit. Windsor, Hughey, and Spivey stated satisfaction with the plat proposal.

Hughey/Windsor moved to APPROVE findings:

- 1) That the proposed major subdivision final plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
- 2) That the proposed major subdivision final plat complies with the Subdivision Code as conditioned; and
- 3) That the major subdivision final plat would not be injurious to the public health, safety, and welfare and further that the proposed CCRs protect the harmony of use and the public's health, safety and welfare through the proposed CCR use restrictions pursuant to Sitka General Code section 21.04.030(E)

Motion PASSED 3-0.

Hughey/Windsor moved to APPROVE the final plat of the major subdivision of Alice Loop Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Ptarmica McConnell. The owner of record is Shee Atika Holdings Alice Island, LLC.

Conditions of Approval:

1. All major subdivision regulations be followed and any deviations from code be corrected prior to recording of the final plat (e.g. flagging, easements, easement area details, any note language requiring minor amendment, and monumentation).
2. That the draft CCRs (attached) be recorded and referenced by a plat notation and amended to include the addition of the following prohibited uses:
 1. Natural resource extraction or processing of any type
 2. Any type of commercial storage except for own business
 3. Any type of manufacturing or fabrication except those that could occur

through permissible home occupation permits.

4. Commercial winery or brewery of any scale.

5. Note: None of the prohibited uses are intended to restrict any type of small business/commercial operation as approved by the Planning Department that would occur under existing home occupation regulations.

Motion PASSED 3-0.

- C** Public hearing and consideration of a concept plat for a planned unit development at 1306 Halibut Point Road, submitted by Sitka Community Land Trust. The property is also known as Lot 1A of Little Critter Subdivision. The request is filed by Sitka Community Land Trust. The owner of record is the Sitka Community Development Corporation.

This item was POSTPONED due to lack of quorum.

- D** Public hearing and consideration of a variance request for 415 Alice Loop. The variance is for the reduction in the side setback from 10 feet to 4 feet for the construction of access stairs and a deck. The property is also known as Lot 4 Sealing Cove Subdivision. The request is filed by Jamal Floate. The owner of record is Sealing Cove Heated Storage.

Planner I Pierson described the request for a side setback variance for the construction of access stairs and deck. The property is zoned waterfront, and the building was constructed for commercial and storage use. The building is being converted into 2 storage units and 7 apartments. Historic Preservation Commission has approved these plans. The site has sufficient parking and a fence serves as a side buffer. The request is for the reduction in the side setback from 10 feet to 4 feet. The department has historically treated access decks and stairs as a minor variance. Staff recommend approval.

Jamal Floate represented the request. Commissioners had no questions.

No public comment.

No commissioner discussion.

Hughey/Windsor moved to APPROVE findings as discussed in the staff report. 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, specifically, that the proposed stairs and deck are small in relation to the lot;

b. The granting of the variance is not injurious to nearby properties or improvements, specifically, that the proposed stairs and deck will be separated from the adjacent property by a fence;

c. The granting of the variance furthers an appropriate use of the property, specifically, that the proposed deck and stairs would provide access to the allowable residential apartments in an existing structure.

Motion PASSED 3-0.

Hughey/Windsor moved to APPROVE the variance request for 415 Alice Loop. The variance is for the reduction of the side setback from 10 feet to 4 for the construction of a deck and stairs. The property is also known as Lot 4 Sealing

barbecue, that neighboring barbecues be required to have them too out of fairness.

Parmelee asked that May advertise his business as walk-up only, and May agreed to do so.

Windsor stated that he doesn't see parking to be an issue because it's zoned Central Business District, which doesn't require parking. Pohlman stated that something should be done to mitigate smoke. Pohlman stated that neighboring businesses are not under a conditional use permit like May's is. Windsor stated that he doesn't want to shut this business down without allowing for work on the issue. Hughey stated that a 6-month period could be used to work on a solution. Scarcelli stated that the commission could direct staff to work with the applicant on finding solutions.

Hughey/Pohlman moved to POSTPONE the item and direct staff to work with the owners on possible solutions for smoke.

Motion PASSED 4-0.

H

Public hearing and consideration of a preliminary plat of a major subdivision of 800 Alice Loop to result in 11 lots. The property is also known as Lot 16 Ethel Staton Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika Holdings Alice Island, LLC.

Scarcelli stated that some changes have been made to the plat, and made copies available. 8 parking spaces for the townhomes were added to lot 10. Lots are in excess of minimum size requirements. Conditions of approval from the concept hearing have been met. The CCR's on the surrounding residential lots act as a defacto zoning classification, placing strict requirements on those properties. Neighbors have expressed concerns that some uses could impact their property values. Overall, staff recommend approval.

Kenneth Cameron represented Shee Atika and stated that he appreciates working with staff to move this forward. Hughey expressed concern for the various possible uses of the Waterfront District. Cameron stated that the subdivision is laid out as a residential neighborhood. Hughey asked if it would do harm to Shee Atika to change the zoning to R-2, and Cameron stated that he'd have to think about it and work with staff. Pohlman stated at the previous zoning discussion, R-2 would have been a reasonable option but it wasn't the request in the application. Cameron stated that Shee Atika has 4 lots in the area still on the market, and those would be better for business than these proposed lots. Cameron stated that he does not want to fix a problem that doesn't exist. Parmelee stated that the seller could place a residential restriction on the lots. Scarcelli explained several options: CCR's, plat note, and zone change. Scarcelli stated that R-2 allows a wide variety of residential uses. Scarcelli gave an overview of the residential use table in Sitka General Code.

Pohlman stated that neighbors feared a change in the neighborhood. Cameron stated that he was at the public meeting and said that many comments were made on the record that were false. Cameron stated that he understands that people are concerned, but he's not convinced that there's a problem. Pohlman stated that she believes people do not want to see the neighborhood to have heavy commercial and industrial like Katlian Avenue.

Buxton stated that she has written a letter to Shee Atika, and she wants Alice Loop to remain a neighborhood. Buxton stated that it is good to prevent problems.

Windsor stated that he's not in favor of a zone change, and the current zoning map is a mess. Parmelee stated that it has been zoned Waterfront District for a long time, and no one has expressed concerns until recently. Parmelee stated that he doesn't believe the area would be conducive to commercial activity. Parmelee stated that a zone change would result in 2 zones on Alice Loop. Windsor asked Scarcelli to clarify the plat note option, and Scarcelli provided an explanation. Scarcelli stated that the plat is often seen early. Hughey stated that he would like to see the applicant work with staff to look for solutions to ensure that stays residential. Pohlman asked about plat note flexibility. Scarcelli stated that the plat note runs with the land, and depends on the language. Scarcelli stated that staff can work with the applicant on a good faith effort.

Pohlman/Parmelee moved to APPROVE the preliminary plat of the major subdivision of Alice Loop Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Ptarmica McConnell. The owner of record is Shee Atika Holdings Alice Island, LLC.

Conditions of Approval:

1. All major subdivision regulations be followed and any deviations from code be corrected prior to review of the final plat (e.g. flagging, easements, easement area details, any note language requiring minor amendment, and monumentation).
2. Staff will work with the applicant on a good faith effort to protect the neighborhood character.

Motion PASSED 4-0.

Public hearing and consideration of a variance request for 220 Lakeview Drive. The variance is for the reduction in the side setback from 8 feet to 3 feet for the construction of a shed. The property is also known as Lot 2 Lakeview Glen Subdivision. The request is filed by Randy Hughey. The owners of record are Randy and Carol Hughey.

Hughey moved to the audience to act as the applicant.

Scarcelli described the request for a side setback reduction for the construction of a shed. The property is comprised of two legal lots. The property is part of the Swan Lake Area Meriting Special Attention, which can restrict development near the shoreline. The intent is to move toward conformity, as the proposed shed would replace some encroaching structures. Staff recommend approval.

Randy Hughey stated that he is moving a non-compliant woodshed to the other side of the property. The overall plan is to build a small house on the lot in the future.

Pohlman stated that the commission has not heard any concerns.

Pohlman/Parmelee moved to APPROVE the required findings for minor

planning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;
2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted;
3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures;
4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.

Conclusion on Findings: That the proposed conditional use as conditioned would not be detrimental to the public's health, safety, or welfare; that the conditions of approval have satisfactorily mitigated any potential harm or impact to the surrounding land uses and properties; and that the required findings have been met as the proposal complies with SGC and Comprehensive Plan sections regarding ADUs and variances, and affordable housing while protecting the character of the neighborhood and the public's health, safety, and welfare.

Motion PASSED 3-0.

Pohlman/Parmelee moved to APPROVE the conditional use permit request for an accessory dwelling unit at 2003 Anna Court, with the conditions that 1) the structure will be no taller than 16 feet and 2) the applicant submits a detailed floor plan for staff approval. The property is also known as Lot 6 Verstovia Park Subdivision No. 2. The request is filed by William Patrick. The owner of record is William Patrick.

Motion PASSED 3-0.

I Public hearing and consideration of a preliminary plat of a major subdivision of 800 Alice Loop to result in 11 lots. The property is also known as Lot 16 Ethel Staton Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika Holdings Alice Island, LLC.

Scarcelli explained the request for a major subdivision to result in 11 lots. The lot is on the inside of Alice Loop. The project meets development standards. The lots on the outside perimeter of Alice Loop had strict covenants recorded, but this lot was not bound by those covenants. The access easement should be amended to be called a parking easement. This easement would not be large enough to provide the required parking for the townhome development as outlined in the plat note of a previous plat. 8 spaces with dimensions of 9 feet by 18 feet are required to serve the townhomes. Pohlman stated that the

Commission was required to consider variances for virtually every lot on the periphery of Alice Loop. Pohlman stated that she does not want to see every lot of this proposed subdivision to come before the board in the future for variances. Scarcelli stated that a planned unit development could address setbacks during the subdivision process. Bosak stated that variances in the peripheral lots were impacted by the flood line, which wouldn't apply for these lots. Pohlman asked if there were any lots that would clearly need a variance. Scarcelli stated that the lots on the ends of the oval may need variances because of the extensive front setback.

Ken Cameron represented Shee Atika. Cameron thanked staff, and stated that they tried to design the subdivision so that variances would not be necessary. Windsor asked if Cameron could work with staff on the parking issue, and Cameron stated yes. Parmelee asked about the purpose of the access parking, and Cameron replied that it is for the townhouses.

Caprice Pratt asked when they will find out if covenants are included in the plan. Scarcelli stated that covenants are determined privately. Pratt asked if commercial use could be allowed, and Scarcelli stated yes. Scarcelli stated that code and the coastal management plan places a lower priority on waterfront residential than water dependent uses. Pratt stated that the neighbors have made substantial investments on their properties.

Paul Haavig stated that his decision to buy was based on how it was advertised, as pristine view lots. Haavig stated concern if there are no limits on the development of these new lots. Haavig stated that he believes he previously saw a proposed layout with fewer lots.

Pohlman stated that she would like to see the parking better developed and work to ensure that variances aren't required. Pohlman stated that she understands the concerns of neighbors, and understands that this lot is zoned waterfront. Scarcelli stated that he will work with the applicant, and stated that developers of individual lots would have to go before the Historic Preservation Commission. Scarcelli clarified that variances can be heard as part of the major subdivision process.

Pohlman/Parmelee moved to APPROVE findings that:

- a. the proposed major subdivision concept plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
- b. That the proposed major subdivision concept plat complies with the Subdivision Code as conditioned; and
- c. That the major subdivision concept plat would not be injurious to the public health, safety, and welfare.

Motion PASSED 3-0.

Pohlman/Parmelee moved to APPROVE the concept plat of the major subdivision of Alice Loop Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Ptarmica McConnell. The owner of record is Shee Atika Holdings Alice Island, LLC.

Conditions of Approval:

1. The municipality shall be a party to all easements. All easements shall be

recorded and no changes shall occur without municipal approval.
2. **BA**ll major subdivision regulations be followed and any deviations from code be corrected prior to review of the final plat (e.g. flagging, easements, easement area details, and monumentation).

Motion PASSED 3-0.

J

Public hearing and consideration of a boundary line adjustment request for 3614 Halibut Point Road and 109 Harbor Mountain Road. The properties are also known as Lot 4 Tract A US Survey 3317, and Lot 2 Lot Line Adjustment of Lot 3 US Survey 3317. The request is filed by Del Stengl and Ernestine Massey. The owners of record are Del Stengl and Ernestine Massey.

Scarcelli explained the request for a boundary line adjustment. 109 Harbor Mountain Road has a mobile home park and a single family home. 3614 Halibut Point Road is undeveloped. The boundary line adjustment would swap equal portions of land to correct for encroachments from 109 Harbor Mountain Road onto 3614 Halibut Point Road. Encroachments will still exist from 109 Harbor Mountain Road onto municipal property. Department policy states that planning applications will not be approved when encroachments exist. Substandard easements do not conform with code and should be increased to the mandatory minimum width of 20 feet. Substandard easements negatively adjacent properties and impact fire apparatus access. Neighboring properties are impacted by encroachments. Windsor asked if staff would have denied the request administratively, and Scarcelli stated yes because of the department policy regarding encroachments.

Ernestine Massey and Del Stengl came forward to represent the request. Massey stated that the 15 foot right of way was agreed upon in the 1970's for a water line. Massey stated that she is doing her estate planning and wants to separate the house from trailer court to make things easier to her heirs. Massey stated that the previous surveyor was in error. Massey doesn't understand why the easement needs to change to 20 feet when 15 feet has been sufficient in the past. Windsor asked if Massey would come into conformance with the easement, and she stated that she was not aware that the easement would have to be 20 feet. Massey stated that some of her tenants have bought their trailers with encroaching structures. Massey stated that she does not know how to force people to remove these structures from their trailers. Pohlman asked if the city can notify individuals to remove their encroaching structures. Scarcelli stated that the city can take action, but the property owner also can. Scarcelli stated that an approval could be used as a stick and carrot to motivate Massey to take action. Massey stated that she has tried to get encroachments removed, to no avail. Pohlman asked if the encroachment is a city enforcement issue. Scarcelli stated yes, at significant legal cost. Scarcelli stated that approval could be granted with conditions that encroachments and the easements come into conformance. Massey stated that she does not know how to get rid of the encroachments. Scarcelli stated that staff can facilitate discussion with the applicant and municipal attorney. Stengl stated that the lot-line adjustment is on the table, and he is being held hostage for what is happening on the other side of the property line. Pohlman stated that they're being held hostage by the people who are encroaching. Parmelee stated that it seems like 2 different issues, and Scarcelli stated that he disagrees. Scarcelli stated that other boundary line adjustments have been denied for similar encroachment issues. Windsor stated that essentially the



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: February 16, 2017

From: Staff

To: Planning Commission

Re: P 16-15 Final Plat of Alice Loop Major Subdivision

GENERAL INFORMATION

Applicant: Ptarmica McConnell, Shee Atika Holdings Alice Island, LLC

Property Owner: Shee Atika Holdings Alice Island, LLC

Property Address: 800 Alice Loop

Legal Description: Lot 16 Ethel Staton Subdivision

Parcel ID Number: 19012016

Size of Existing Lot: 110,176 s.f. (2.529 acres)

Zoning: Waterfront District

Existing Land Use: Undeveloped/Vacant

Utilities: Existing with some upgrade

Access: Direct off Alice Loop

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve the final plat

Surrounding Land Use: residential, commercial, undeveloped, harbor

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Application
Attachment C: Proposed Plat
Attachment D: Draft CCRs
Attachment E: Current Survey
Attachment F: Zoning Map
Attachment G: Ownership Information

Update Since Preliminary Plat

Below you will find nearly verbatim the same information included and discussed during the conceptual and preliminary review of the Charlie Joseph Major Subdivision (Lot 16, Alice Loop), with the addition of proposed draft CCRs that prohibit 42 types of uses that would be otherwise permissible in the Waterfront zoning district. Staff suggests several additional uses to be restricted for clarification purposes. Staff recommends that the following language be added to draft CCRs section 3 to prohibit the following uses:

- 3.43 Natural resource extraction or processing of any type
- 3.44 Any type of commercial storage except for own business
- 3.45 Any type of manufacturing or fabrication except those that could occur through permissible home occupation permits
- 3.46 Commercial winery or brewery of any scale

To sum, the allowable uses would include single family, townhouse, duplex, zero lot line, and multifamily residential uses along with STRs, B&Bs, Lodges, and residential docks, which are all harmonious with residential water front type uses.

BACKGROUND

Prior Plats/Subdivision: Alice Loop has gone through prior subdivision and Planned Unit Development via 4 plats: 1) The Alice & Charcoal Island Subdivision (Plat 2001-20); 2) the Ethel Staton Subdivision (Plat 2007-23); 3) The Sealing Cove Subdivision (Plat 2011-1); and 4) The William Paul Subdivision (Plat 2015-9).

Land use summary: The area is currently being developed along the Waterfront District into residential homes, commercial property, and soon to be developed property. Additionally, Sealing Cove Business Center currently utilizes adjacent land for commercial purposes that has been reutilized from its prior use as Mt. Edgecumbe Elementary School. There is also existing vacant land available for immediate development.

In the area, there is a mix of Waterfront District (WD) and Public Land District zoned property; Within the Waterfront District, there is a commercial building located at 415 Alice Loop with a mix of uses. To the northwest, is a commercial building located at 413 Alice Loop that currently contains radio towers and radio dish with AT&T logos on the equipment (major cell provider of the area). Adjacent to this parcel is more land zoned WD that developed into a commercial building to serve marine business. Around Alice Loop is land zoned WD, developed and held in ownership by Shee Atika Holdings Alice Island, LLC and various individual owners. There are 11 residential single-family homes on lots on the exterior of Alice Loop (several currently completing interior finishing); and 5 attached condominiums. There are several vacant lots ready for further development within the Alice Loop Development. There is the Sealing Cove Business Center located at 601 Alice Loop, which contains tenants that include Eagle Quest Ministries, the Transportation Security Administration, and also was utilized by CBS for meetings until Centennial Hall is completed. It is the former

Mt. Edgecumbe Elementary School. Above 415 Alice Loop is Sealing Cove Boat Harbor located within the Public Land District zone (P), served by two parking lots and one boat launch ramp accessed off of Airport Road. To the west, is land also zoned Public Lands District. Immediately adjacent is land within that zone utilized by the Department of Transportation and owned by the State. Over one lot toward the west is land utilized and owned by the City and Borough of Sitka for a Water Treatment Facility.

Historic Preservation Commission Review required: All end-user development that requires a building permit will be required to go in front of the Historic Preservation Committee prior to approval of the building permit to receive recommendations pertaining to the development.

Past rezone request: There was a recent request to rezone the area to a form of residential zoning that did not succeed.

CCRs for most surrounding lots: the 16 lots associated with the Ethel Staton Subdivision are subject to recorded conditions, reservations, and restrictions (2011 CCRs)¹; and Lots 1-5 of the Alice & Charcoal Island Subdivision are subject to restrictive use CCRs (2001 CCRs)². To sum, those CCRs restrict Lots 1-5 of the Alice and Charcoal Island Subdivision and Lots 1-15 of the Ethel Station Subdivision to residential uses and the CCRs do not restrict lot 16 (800 Alice Loop) of the Ethel Staton Subdivision to such residential use.

Waterfront Zoning District: In general, per code, “Many of the permitted and conditional uses in the ... WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the ... WD districts must be aware of and accepting of all the permitted uses in these districts.” [Edited for brevity]³

Further code directs that “the **Waterfront District is intended to be applied to lands** with direct access or **close-proximity** to navigable tidal waters within the urban areas of the city and borough. Uses are intended whenever possible to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location”⁴ (emphasis added). Here, specifically 800 Alice Loop, is in close-proximity to tidal waters and significant features and facilities that support water dependent and water-related uses for commerce, tourism, and industrial enterprise exemplified by the Sealing Cove Harbor and surrounding business that cater to that industry and commerce. There is also a reference in the Coastal Management Plan that indicates residential use is not the preferred use for WD.

PROJECT DESCRIPTION

The final plat proposal (Charlie Joseph Subdivision) is to subdivide Lot 16 (2.529 acres or 110,176 s.f.) of the Ethel Staton Subdivision into an eleven lot major subdivision (known as Alice Loop Subdivision). The 11 lots would range in gross size from **7,996 sf to 12,170 sf**. The net sizes of those lots is in excess of the required 6,000 sf as required by Tables 22.20-1. Lot 10, which is 9,165 gross square feet, is still 7,869 net sf if you consider the parking areas as not apart of the total lot area.

Procedure: Major subdivisions follows the following procedure:

A. Pre-application;

¹ Sitka Recording District Document Serial # 2011-001551-0

² Sitka Recording District Document Serial # 2001-002152-0

³ Residential Uses Table 22.16.015-1, Footnote 11.

⁴ 22.16.100 (A), Water Front District, Intent.

- B. Concept plat review by Planning Commission;
- C. Preliminary plat review by Planning Commission;
- D. Review of any requested or needed platting *variances* by Planning Commission;
- E. Final plat review by Planning Commission; (*this stage*)
- F. Appeal period for any final action by Planning Commission; and
- G. City Assembly review and approval of final plat.⁵

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan Sections:

- 2.6.1. To facilitate the availability of adequate land zoned for residential, commercial, industrial and waterfront development; and
- 2.6.2. To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas

This proposed major subdivision final plat would provide adequate land for waterfront development.

Conformity with Subdivision Code

Easements:

According to Sitka General Code 21.40.030.A, the municipality shall be a party to all easements. A plat note regarding the easements should be added to the preliminary and final plat.

The applicant has proposed 8 parking spaces to standard width of 9' x 18' to satisfy the prior plat note and PUD condition to provide 8 spaces (1.5 per unit of the 5 existing condos). This is shown on the plat and via plat note 2.

Final Plat Submission Requirements

Please note: SGC 21.32.160 Major Subdivision – Final Plat submission requirements states, “The plat shall comply with the development and design standards contained in this title...” This includes the design and monumentation standards set forth in Chapter 21.40, specifically SGC section 21.40.160, Required Monumentation – Final Plat Monuments. While it is staffs’ opinion and determination that this requires primary monuments, staff also recognizes that primary monuments have rarely been required in practice and are not required to such an extent by the state. In addition, there are sections that support flexibility within Title 21 for submission requirements and waiver pursuant to 21.52.

The Planning Commission may approve with conditions a plat pursuant to SGC 21.32.050. In this case, it is recommended to approve the final plat subject to the attached conditions of approval.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed major subdivision final plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
- 2) That the proposed major subdivision final plat complies with the Subdivision Code as conditioned; and

⁵ Section 21.32.010—General Outline of Procedure for Major Plat Approval.

- 3) That the major subdivision final plat would not be injurious to the public health, safety, and welfare and further that the proposed CCRs protect the harmony of use and the public's health, safety and welfare through the proposed CCR use restrictions pursuant to Sitka General Code section 21.04.030(E)

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings and move to approve the final plat of the major subdivision of Alice Loop Subdivision subject to conditions of approval.

RECOMMENDED MOTIONS (2)

1) **I move to find that:**

- a. That the proposed major subdivision final plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
- b. That the proposed major subdivision final plat complies with the Subdivision Code as conditioned; and
- c. That the major subdivision final plat would not be injurious to the public health, safety, and welfare and further that the proposed CCRs protect the harmony of use and the public's health, safety and welfare through the proposed CCR use restrictions pursuant to Sitka General Code section 21.04.030(E)

- 2) Move to approve the final plat of the major subdivision of Alice Loop Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Ptarmica McConnell. The owner of record is Shee Atika Holdings Alice Island, LLC.

a. Conditions of Approval:

1. All major subdivision regulations be followed and any deviations from code be corrected prior to recording of the final plat (e.g. flagging, easements, easement area details, any note language requiring minor amendment, and monumentation).
2. That the draft CCRs (attached) be recorded and referenced by a plat notation and amended to include the addition of the following prohibited uses:
 1. Natural resource extraction or processing of any type
 2. Any type of commercial storage except for own business
 3. Any type of manufacturing or fabrication except those that could occur through permissible home occupation permits.
 4. Commercial winery or brewery of any scale.
 5. Note: None of the prohibited uses are intended to restrict any type of small business/commercial operation as approved by the Planning Department that would occur under existing home occupation regulations.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: January 6, 2017

From: Staff

To: Planning Commission

Re: P 16-15 Preliminary Plat of Alice Loop Major Subdivision

GENERAL INFORMATION

Applicant: Ptarmica McConnell, Shee Atika Holdings Alice Island, LLC

Property Owner: Shee Atika Holdings Alice Island, LLC

Property Address: 800 Alice Loop

Legal Description: Lot 16 Ethel Staton Subdivision

Parcel ID Number: 19012016

Size of Existing Lot: 110,176 s.f. (2.529 acres)

Zoning: Waterfront District

Existing Land Use: Undeveloped/Vacant

Utilities: Existing with some upgrade

Access: Direct off Alice Loop

Surrounding Land Use: residential, commercial, undeveloped, harbor

ATTACHMENTS

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve the final plat

Providing for today...preparing for tomorrow

Attachment A: Vicinity Map
Attachment B: Application
Attachment C: Proposed Plat
Attachment D: Current Survey
Attachment E: Zoning Map
Attachment F: Ownership Information

BACKGROUND

Prior Plats/Subdivision: Alice Loop has gone through prior subdivision and Planned Unit Development via 4 plats: 1) The Alice & Charcoal Island Subdivision (Plat 2001-20); 2) the Ethel Staton Subdivision (Plat 2007-23); 3) The Sealing Cove Subdivision (Plat 2011-1); and 4) The William Paul Subdivision (Plat 2015-9).

Land use summary: The area is currently being developed along the Waterfront District into residential homes, commercial property, and soon to be developed property. Additionally, Sealing Cove Business Center currently utilizes adjacent land for commercial purposes that has been reutilized from its prior use as Mt. Edgecumbe Elementary School. There is also existing vacant land available for immediate development.

In the area, there is a mix of Waterfront District (WD) and Public Land District zoned property; Within the Waterfront District, there is a commercial building located at 415 Alice Loop with a mix of uses. To the northwest, is a commercial building located at 413 Alice Loop that currently contains radio towers and radio dish with AT&T logos on the equipment (major cell provider of the area). Adjacent to this parcel is more land zoned WD that developed into a commercial building to serve marine business. Around Alice Loop is land zoned WD, developed and held in ownership by Shee Atika, Holdings Alice Island, LLC and various individual owners. There are 11 residential single-family homes on lots on the exterior of Alice Loop (several currently completing interior finishing); and 5 attached condominiums. There are several vacant lots ready for further development within the Alice Loop Development. There is the Sealing Cove Business Center located at 601 Alice Loop, which contains tenants that include Eagle Quest Ministries, the Transportation Security Administration, and also was utilized by CBS for meetings until Centennial Hall is completed. It is the former Mt. Edgecumbe Elementary School. Above 415 Alice Loop is Sealing Cove Boat Harbor located within the Public Land District zone (P), served by two parking lots and one boat launch ramp accessed off of Airport Road. To the west, is land also zoned Public Lands District. Immediately adjacent is land within that zone utilized by the Department of Transportation and owned by the State. Over one lot toward the west is land utilized and owned by the City and Borough of Sitka for a Water Treatment Facility.

Historic Preservation Commission Review required: All end-user development that requires a building permit will be required to go in front of the Historic Preservation Committee prior to approval of the building permit to receive recommendations pertaining to the development.

Past rezone request: There was a recent request to rezone the area to a form of residential zoning that did not succeed.

CCRs for most surrounding lots: the 16 lots associated with the Ethel Staton Subdivision are subject to recorded conditions, reservations, and restrictions (2011 CCRs)¹; and Lots 1-5 of the Alice & Charcoal Island Subdivision are subject to restrictive use CCRs (2001 CCRs)². To sum, those CCRs restrict Lots 1-5 of the Alice and Charcoal Island Subdivision and Lots 1-15 of the Ethel Station Subdivision to residential uses and the CCRs do not restrict lot 16 (800 Alice Loop) of the Ethel Staton Subdivision to such residential use.

Waterfront Zoning District: In general, per code, “Many of the permitted and conditional uses in the ... WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the ... WD districts must be aware of and accepting of all the permitted uses in these districts.” [Edited for brevity]³

Further code directs that “the **Waterfront District is intended to be applied to lands** with direct access or **close-proximity** to navigable tidal waters within the urban areas of the city and borough. Uses are intended whenever possible to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location”⁴ (emphasis added). Here, specifically 800 Alice Loop, is in close-proximity to tidal waters and significant features and facilities that support water dependent and water-related uses for commerce, tourism, and industrial enterprise exemplified by the Sealing Cove Harbor and surrounding business that cater to that industry and commerce. There is also a reference in the Coastal Management Plan that indicates residential use is not the preferred use for WD.

PROJECT DESCRIPTION

The preliminary plat proposal is to subdivide Lot 16 (2.529 acres or 110,176 s.f.) of the Ethel Staton Subdivision into an eleven lot major subdivision (known as Alice Loop Subdivision). The 11 lots would range in gross size from 7,996 sf to 12,170 sf. The net sizes of those lots is in excess of the required 6,000 sf as required by Tables 22.20-1. Lot 10, which is 9,165 gross square feet, is still 7,869 net sf if you consider the parking areas as not apart of the total lot area.

Procedure: Major subdivisions follows the following procedure:

- A. Pre-application;
- B. Concept plat review by Planning Commission;
- C. Preliminary plat review by Planning Commission; (*this stage*)
- D. Review of any requested or needed platting *variances* by Planning Commission;

¹ Sitka Recording District Document Serial # 2011-001551-0

² Sitka Recording District Document Serial # 2001-002152-0

³ Residential Uses Table 22.16.015-1, Footnote 11.

⁴ 22.16.100 (A), Water Front District, Intent.

- E. Final plat review by Planning Commission;
- F. Appeal period for any final action by Planning Commission; and
- G. City Assembly review and approval of final plat.⁵

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan Sections:

- 2.6.1. To facilitate the availability of adequate land zoned for residential, commercial, industrial and waterfront development; and
- 2.6.2. To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas

This proposed major subdivision preliminary plat would provide adequate land for waterfront development.

Conformity with Subdivision Code

Easements:

According to Sitka General Code 21.40.030.A, the municipality shall be a party to all easements. A plat note regarding the easements should be added to the preliminary and final plat.

The applicant has proposed 8 parking spaces to standard width of 9' x 18' to satisfy the prior plat note and PUD condition to provide 8 spaces (1.5 per unit of the 5 preexisting condos). This is shown on the plat and via plat note 2.

Preliminary Plat Submission Requirements

To move forward, the preliminary plat shall comply with SGC 21.32.040, subject to flexibility found in 21.52. It is noted at least ten days prior to review of the preliminary plat the lots shall be flagged according to the above code.⁶

Final Plat Submission Requirements

Please note: SGC 21.32.160 Major Subdivision – Final Plat submission requirements states, “The plat shall comply with the development and design standards contained in this title...” This includes the design and monumentation standards set forth in Chapter 21.40, specifically SGC section 21.40.160, Required Monumentation – Final Plat Monuments. While it is staffs’ opinion and determination that this requires primary monuments, staff also recognizes that primary monuments have rarely been required in practice and are not required to such an extent by the state. In addition, there are sections that support flexibility within Title 21 for submission requirements and waiver pursuant to 21.52.

⁵ Section 21.32.010—General Outline of Procedure for Major Plat Approval.

⁶ Section 21.32.040 (D).

The Planning Commission may approve with conditions a plat pursuant to SGC 21.32.050. In this case, it is recommended to approve the preliminary plat subject to the general conditions that the access easement be corrected, the easement area calculations be corrected, and that all design and submission requirements for the final plat be met prior to resubmission, such as flagging, monumentation, and utilities.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed major subdivision preliminary plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
- 2) That the proposed major subdivision preliminary plat complies with the Subdivision Code as conditioned; and
- 3) That the major subdivision preliminary plat would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Planner's analysis and findings and move to approve the preliminary plat of the major subdivision of Alice Loop Subdivision subject to conditions of approval.

RECOMMENDED MOTIONS (2)

- 1) **I move to find that:**
 - a. the proposed major subdivision preliminary plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
 - b. That the proposed major subdivision preliminary plat complies with the Subdivision Code as conditioned; and
 - c. That the major subdivision preliminary plat would not be injurious to the public health, safety, and welfare.
- 2) Move to approve the preliminary plat of the major subdivision of Alice Loop Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Ptarmica McConnell. The owner of record is Shee Atika Holdings Alice Island, LLC.
 - a. Conditions of Approval:
 1. All major subdivision regulations be followed and any deviations from code be corrected prior to review of the final plat (e.g. flagging, easements, easement area details, any note language requiring minor amendment, and monumentation).



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: December 16, 2016

From: Staff

To: Planning Commission

Re: P 16-15 Concept Plat of Alice Loop Major Subdivision

GENERAL INFORMATION

Applicant: Ptarmica McConnell, Shee Atika Holdings Alice Island, LLC

Property Owner: Shee Atika Holdings Alice Island, LLC

Property Address: 800 Alice Loop

Legal Description: Lot 16 Ethel Staton Subdivision

Parcel ID Number: 19012016

Size of Existing Lot: 110,176 s.f. (2.529 acres)

Zoning: Waterfront District

Existing Land Use: Undeveloped/Vacant

Utilities: Existing with some upgrade

Access: Direct off Alice Loop

Surrounding Land Use: residential, commercial, undeveloped, harbor

ATTACHMENTS

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
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Attachment A: Vicinity Map
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Prior Plats/Subdivision: Alice Loop has gone through prior subdivision and Planned Unit Development via 4 plats: 1) The Alice & Charcoal Island Subdivision (Plat 2001-20); 2) the Ethel Staton Subdivision (Plat 2007-23); 3) The Sealing Cove Subdivision (Plat 2011-1); and 4) The William Paul Subdivision (Plat 2015-9).

Land use summary: The area is currently being developed along the Waterfront District into residential homes, commercial property, and soon to be developed property. Additionally, Sealing Cove Business Center currently utilizes adjacent land for commercial purposes that has been reutilized from its prior use as Mt. Edgecumbe Elementary School. There is also existing vacant land available for immediate development.

In the area, there is a mix of Waterfront District (WD) and Public Land District zoned property; Within the Waterfront District, there is a commercial building located at 415 Alice Loop with a mix of uses. To the northwest, is a commercial building located at 413 Alice Loop that currently contains radio towers and radio dish with AT&T logos on the equipment (major cell provider of the area). Adjacent to this parcel is more land zoned WD that developed into a commercial building to serve marine business. Around Alice Loop is land zoned WD, developed and held in ownership by Shee Atika, Holdings Alice Island, LLC and various individual owners. There are 11 residential single-family homes on lots on the exterior of Alice Loop (several currently completing interior finishing); and 5 attached condominiums. There are several vacant lots ready for further development within the Alice Loop Development. There is the Sealing Cove Business Center located at 601 Alice Loop, which contains tenants that include Eagle Quest Ministries, the Transportation Security Administration, and also was utilized by CBS for meetings until Centennial Hall is completed. It is the former Mt. Edgecumbe Elementary School. Above 415 Alice Loop is Sealing Cove Boat Harbor located within the Public Land District zone (P), served by two parking lots and one boat launch ramp accessed off of Airport Road. To the west, is land also zoned Public Lands District. Immediately adjacent is land within that zone utilized by the Department of Transportation and owned by the State. Over one lot toward the west is land utilized and owned by the City and Borough of Sitka for a Water Treatment Facility.

Historic Preservation Commission Review required: All end-user development that requires a building permit will be required to go in front of the Historic Preservation Committee prior to approval of the building permit to receive recommendations pertaining to the development.

Past rezone request: There was a recent request to rezone the area to a form of residential zoning that did not succeed.

CCRs for most surrounding lots: the 16 lots associated with the Ethel Staton Subdivision are subject to recorded conditions, reservations, and restrictions (2011 CCRs)¹; and Lots 1-5 of the Alice & Charcoal Island Subdivision are subject to restrictive use CCRs (2001 CCRs)². To sum, those CCRs restrict Lots 1-5 of the Alice and Charcoal Island Subdivision and Lots 1-15 of the Ethel Station Subdivision to residential uses and the CCRs do not restrict lot 16 (800 Alice Loop) of the Ethel Staton Subdivision to such residential use.

Waterfront Zoning District: In general, per code, “Many of the permitted and conditional uses in the ... WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the ... WD districts must be aware of and accepting of all the permitted uses in these districts.” [Edited for brevity]³

Further code directs that “the **Waterfront District is intended to be applied to lands** with direct access or **close-proximity** to navigable tidal waters within the urban areas of the city and borough. Uses are intended whenever possible to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location”⁴ (emphasis added). Here, specifically 800 Alice Loop, is in close-proximity to tidal waters and significant features and facilities that support water dependent and water-related uses for commerce, tourism, and industrial enterprise exemplified by the Sealing Cove Harbor and surrounding business that cater to that industry and commerce. There is also a reference in the Coastal Management Plan that indicates residential use is not the preferred use for WD.

PROJECT DESCRIPTION

The concept plat proposal is to subdivide Lot 16 (2.529 acres or 110, 176 s.f.) of the Ethel Staton Subdivision into an eleven lot major subdivision (known as Alice Loop Subdivision). The 11 lots would range in gross size from 7,996 sf to 12,170 sf. The net sizes of those lots, which does not include access easement areas (Lot 9 & 10), are approximately over 7,457 sf well in excess of the required 6,000 sf as required by Tables 22.20-1.

Procedure: Major subdivisions follows the following procedure:

- A. Pre-application;
- B. Concept plat review by Planning Commission (*this stage*)
- C. Preliminary plat receive by Planning Commission;
- D. Review of any requested or needed platting variances by Planning Commission;

¹ Sitka Recording District Document Serial # 2011-001551-0

² Sitka Recording District Document Serial # 2001-002152-0

³ Residential Uses Table 22.16.015-1, Footnote 11.

⁴ 22.16.100 (A), Water Front District, Intent.

- E. Final plat review by Planning Commission;
- F. Appeal period for any final action by Planning Commission; and
- G. City Assembly review and approval of final plat.⁵

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan Sections:

- 2.6.1. To facilitate the availability of adequate land zoned for residential, commercial, industrial and waterfront development; and
- 2.6.2. To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas

This proposed major subdivision concept plat would provide adequate land for waterfront development.

Conformity with Subdivision Code

Access Easements:

According to Sitka General Code 21.40.030.A, the municipality shall be a party to all easements. A plat note regarding the easements should be added to the preliminary and final plat.

All access easements per 21.40.120(A) shall be twenty feet. The applicant has provided two access easements on Lots 9 & 10 that do not meet that standard; however, it is believed the purpose of these is for parking, and should instead be referred to as parking easements. In addition, the easement area calculations are off on the lot easement area table provided and should be corrected to detail the accurate areas.

Preliminary Plat Submission Requirements

To move forward, the preliminary plat shall comply with SGC 21.32.040, subject to flexibility found in 21.52. It is noted at least ten days prior to review of the preliminary plat the lots shall be flagged according to the above code.⁶

Final Plat Submission Requirements

Please note: SGC 21.32.160 Major Subdivision – Final Plat submission requirements states, “The plat shall comply with the development and design standards contained in this title...” This includes the design and monumentation standards set forth in Chapter 21.40, specifically SGC section 21.40.160, Required Monumentation – Final Plat Monuments. While it is staffs’ opinion and determination that this requires primary monuments, staff also recognizes that primary monuments have rarely been required in practice and are not required to such an extent by the state. In addition, there are sections that support flexibility within Title 21 for submission requirements and waiver pursuant to 21.52.

⁵ Section 21.32.010—General Outline of Procedure for Major Plat Approval.

⁶ Section 21.32.040 (D).

The Planning Commission may approve with conditions a plat pursuant to SGC 21.32.050. In this case, it is recommended to approve the concept plat subject to the general conditions that the access easement be corrected, the easement area calculations be corrected, and that all design and submission requirements for the final plat be met prior to resubmission, such as flagging, monumentation, and utilities.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed subdivision complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
- 2) That the proposed major subdivision complies with the Subdivision Code as conditioned; and
- 3) That the major subdivision would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Planner's analysis and findings and move to approve the concept plat of the major subdivision of Alice Loop Subdivision subject to conditions of approval.

RECOMMENDED MOTIONS (2)

- 1) **I move to find that:**
 - a. the proposed major subdivision concept plat complies with the comprehensive plan by providing for the development of additional waterfront zoned property;
 - b. That the proposed major subdivision concept plat complies with the Subdivision Code as conditioned; and
 - c. That the major subdivision concept plat would not be injurious to the public health, safety, and welfare.
- 2) Move to approve the concept plat of the major subdivision of Alice Loop Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Ptarmica McConnell. The owner of record is Shee Atika Holdings Alice Island, LLC.
 - a. Conditions of Approval:
 1. The municipality shall be a party to all easements. All easements shall be recorded and no changes shall occur without municipal approval.
 2. All major subdivision regulations be followed and any deviations from code be corrected prior to review of the final plat (e.g. flagging, easements, easement area details, and monumentation).



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

- VARIANCE CONDITIONAL USE
- ZONING AMENDMENT PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Consideration of Alice Loop major Subdivision including utility Plan. Lot 16 of Ethel Staton Subdivision.

PROPERTY INFORMATION:

CURRENT ZONING: WD PROPOSED ZONING (if applicable): n/a

CURRENT LAND USE(S): n/a PROPOSED LAND USES (if changing): n/a

APPLICANT INFORMATION:

PROPERTY OWNER: Shee Atika Holdings Alice Island, LLC

PROPERTY OWNER ADDRESS: 315 Lincoln St., Ste. 300, Sitka AK 99835

STREET ADDRESS OF PROPERTY: "

APPLICANT'S NAME: Ptarmica McConnell

MAILING ADDRESS: 315 Lincoln St., Ste. 300

EMAIL ADDRESS: ptarmica@sheeatika.com DAYTIME PHONE: 907-747-3534

PROPERTY LEGAL DESCRIPTION:

TAX ID: 92-0045953 LOT: 16 BLOCK: n/a TRACT: n/a

SUBDIVISION: Ethel Staton Subdivision US SURVEY: _____
Plat 2007-23

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- Completed application form
- Narrative *See description on application*
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership
- Copy of current plat

For Conditional Use Permit:

- Parking Plan
- Interior Layout

For Plat/Subdivision:

- Three (3) copies of concept plat
- Plat Certificate from a title company *Quit Claim Deed*
- Topographic information *see plat*
- Proof of Flagging

If Pertinent to Application:

- Landscape Plan
- Drainage and Utility Plan

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 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.

Pharmica McConnell
Owner *Pharmica McConnell*
Chief Operating Officer, Shee Atika, Inc

11/16/16
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.

Applicant (If different than owner)

Date



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Notice of Public Hearings

The Assembly of the City and Borough of Sitka will hold a public hearing during a regular meeting scheduled Tuesday, March 14, 2017 on the following item:

- A. **Public hearing and consideration of a final plat of a major subdivision filed by Shee Atika, Inc. for 800 Alice Loop. The property is also known as Lot 16 Ethel Staton Subdivision. The owner of record is Shee Atika Holdings Alice Island, LLC.**

The Assembly may take action on March 14, 2017. The Assembly meeting will begin at 6:00 pm at Harrigan Centennial Hall at 330 Harbor Drive in Sitka.

Interested residents are encouraged to make comments during the meeting and written comments can be submitted to the Municipal Clerk at 100 Lincoln Street.

Parcel ID: 19000001
SHEE ATIKA HOLDINGS ALICE ISLAND
LL
(OLD MT. EDGE ELEM)
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300

Parcel ID: 19006000
FMR PROPERTIES, LLC
FMR PROPERTIES, LLC
23400 71ST PLACE SOUTH
KENT WA 98032

Parcel ID: 19012001
TRAVIS/PATTI HUDSON FAMILY
TRUST
HUDSON FAMILY TRUST, TRAVIS &
PATTI
701 ALICE LOOP
SITKA AK 99835

Parcel ID: 19012004
CHARLES/GRACE MORGAN/BROOKS
MORGAN, CHARLES & BROOKS,
GRACE
713 ALICE LOOP
SITKA AK 99835-9450

Parcel ID: 19012007
ATKINSON FAMILY TRUST
ATKINSON FAMILY TRUST
12800 CENTER COURT DR, STE 300
CERRITOS CA 90703

Parcel ID: 19012010
BARBARA/STEPHEN MORSE
MORSE, BARBARA/STEPHEN
314 TILSON ST
SITKA AK 99835

Parcel ID: 19012013
GERALD/MARY HELEM REVOCABLE
TRUST
HELEM REV. TRUST, GERALD & MARY
P.O. BOX 1811
SITKA AK 99835-1811

Parcel ID: 19012016
SHEE ATIKA HOLDINGS ALICE ISL LLC
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300
SITKA AK 99835

Parcel ID: 19002000
BRUCE/EIKO BARRETT LIVING TRUST
BARRETT LIVING TRUST, BRUCE &
EIKO
5412 MOOREWOOD DR
ARLINGTON TX 76017

Parcel ID: 19008000
GORDON/EILEEN HARANG
HARANG, GORDON, S./EILEEN, K.
1517 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 19012002
RUSSELL/LYNNE BRANDON
BRANDON, LYNNE & RUSSELL
705 ALICE LOOP
SITKA AK 99835

Parcel ID: 19012005
JAMES/JILL DANIELS
DANIELS, JAMES & JILL
P.O. BOX 707
PELICAN AK 99832-0707

Parcel ID: 19012008
JAMES/MARY JO WILD/LORD-WILD
WILD, JAMES & LORD-WILD, MARY JO
815 LAKE ST
SITKA AK 99835

Parcel ID: 19012011
TRAVIS/JENNIFER PETERSON
PETERSON, TRAVIS & JENNIFER
P.O. BOX 2312
SITKA AK 99835-2312

Parcel ID: 19012014
CAPRICE/RONALD PRATT
PRATT, CAPRICE & RONALD
753 ALICE LOOP
SITKA AK 99835

Parcel ID: 19020000
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE #300
SITKA AK 99835

Parcel ID: 19004000
SEATTLE BOX COMPANY
SEATTLE BOX COMPANY
23400 71ST PLACE SOUTH
KENT WA 98032-2994

Parcel ID: 19010000
SITKA MAKAI, LLC
SITKA MAKAI, LLC
107-A TOIVO CIRCLE
SITKA AK 99835

Parcel ID: 19012003
RICHARD/DEBORAH DOLAND
DOLAND, RICHARD & DEBORAH
P.O. BOX 1714
SITKA AK 99835-1714

Parcel ID: 19012006
ROBERT/KIMBERLY HUNTER
HUNTER, ROBERT & KIMBERLEY
721 ALICE LOOP
SITKA AK 99835-9450

Parcel ID: 19012009
PATRICK HEUER
HEUER, PATRICK
P.O. BOX 2281
SITKA AK 99835-2281

Parcel ID: 19012012
PAUL HAAVIG
HAAVIG, PAUL
745 ALICE LOOP
SITKA AK 99835

Parcel ID: 19012015
ERIC/JYNAL RADZIUKINAS
RADZIUKINAS, ERIC & JYNAL
101 PATTERSON WAY
SITKA AK 99835

Parcel ID: 19022000
SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVQ CIR
SITKA AK 99835

Assembly Mailing
March 3, 2017

Parcel ID: 19000001
SHEE ATIKA HOLDINGS ALICE ISLAND
LL
(OLD MT EDGE ELEM)
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300

Parcel ID: 19006000
BRYAN/GERALDINE JONES
JONES, BRYAN & GERALDINE
2821 LEEWARD PLACE
ANCHORAGE AK 99516

Parcel ID: 19012001
TRAVIS/PATTI HUDSON FAMILY
TRUST
HUDSON FAMILY TRUST, TRAVIS &
PATTI
701 ALICE LOOP
SITKA AK 99835

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CHARLES/GRACE MORGAN/BROOKS
MORGAN, CHARLES & BROOKS,
GRACE
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ATKINSON FAMILY TRUST
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12800 CENTER COURT DR, STE 300
CERRITOS CA 90703

Parcel ID: 19012010
BARBARA/STEPHEN MORSE
MORSE, BARBARA/STEPHEN
314 TILSON ST
SITKA AK 99835

Parcel ID: 19012013
GERALD/MARY HELEM REVOCABLE
TRUST
HELEM REV. TRUST, GERALD & MARY
P.O. BOX 1811
SITKA AK 99835-1811

Parcel ID: 19012016
SHEE ATIKA HOLDINGS ALICE ISL LLC
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300
SITKA AK 99835

Parcel ID: 19002000
MARGARET STANFORD
STANFORD, MARGARET, SUSAN
663 ALICE LOOP
SITKA AK 99835

Parcel ID: 19008000
GORDON/EILEEN HARANG
HARANG, GORDON, S./EILEEN, K.
1517 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 19012002
RUSSELL/LYNNE BRANDON
BRANDON, LYNNE & RUSSELL
705 ALICE LOOP
SITKA AK 99835

Parcel ID: 19012005
JAMES/JILL DANIELS
DANIELS, JAMES & JILL
P.O. BOX 707
PELICAN AK 99832-0707

Parcel ID: 19012008
SCOTT/JEAN SEATON
SEATON, SCOTT & JEAN
P.O. BOX 243
GARDINER MT 59030-0243

Parcel ID: 19012011
TRAVIS/JENNIFER PETERSON
PETERSON, TRAVIS & JENNIFER
P.O. BOX 2312
SITKA AK 99835-2312

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SHEE ATIKA, INC.
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KENT WA 98032-2994

Parcel ID: 19010000
SITKA MAKAI, LLC
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107-A TOIVO CIRCLE
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Parcel ID: 19012003
RICHARD/DEBORAH DOLAND
DOLAND, RICHARD & DEBORAH
P.O. BOX 1714
SITKA AK 99835-1714

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ROBERT/KIMBERLY HUNTER
HUNTER, ROBERT & KIMBERLY
721 ALICE LOOP
SITKA AK 99835-9450

Parcel ID: 19012009
TOBY/NORMAN CAMPBELL
CAMPBELL, TOBY & NORMAN
106 RANDS DR
SITKA AK 99835

Parcel ID: 19012012
PAUL HAAVIG
HAAVIG, PAUL
745 ALICE LOOP
SITKA AK 99835

Parcel ID: 19012015
ERIC/JYNAL RADZIUKINAS
RADZIUKINAS, ERIC & JYNAL
800 HALIBUT POINT RD, APT 1
SITKA AK 99835

Parcel ID: 19022000
SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIR
SITKA AK 99835

P&Z Mailing
January 6, 2017

Parcel ID: 19000001
SHEE ATIKA HOLDINGS ALICE ISLAND
LL
(OLD MT-EDGE ELEM)
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300

Parcel ID: 19006000
BRYAN/GERALDINE JONES
JONES, BRYAN & GERALDINE
2821 LEEWARD PLACE
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Parcel ID: 19012001
TRAVIS/PATTI HUDSON FAMILY
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SEATON, SCOTT & JEAN
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SEALING COVE HEATED STORAGE,
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107-A TOIVO CIR
SITKA AK 99835

P&Z Mailing
December 9, 2016