

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: December 2, 2016

To: Planning Commission

From: PCDD Staff

Re: CU 16-38 Conditional Use Permit for STR at 714 Pherson Street

GENERAL INFORMATION

Applicant: Ashley McNamee

Property Owner: Shawn Marie Buckroyd
and Leanna Jean Buckroyd Youle

Property Address: 714 Pherson Street

Legal Description: Lot 12 Block 1 Amended Plat of
Sirstad Addition No. 2

Parcel ID Number: 1-7762-000

Size of Existing Lot: 7700 square feet

Zoning: R-1

Existing Land Use: Duplex Residential

Utilities: Full city services

Access: Pherson Street to Monastery Street

Surrounding Land Use: Residential

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 of Recommendation

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Zoning Map

Attachment D: Site Plan

Attachment E: Floor Plan

Attachment F: Subdivision Plat

Attachment G: Parcel Pictures

Attachment H: Application
Attachment I: Flood Zone Map
Attachment J: Mailing List
Attachment K: Proof of Payment
Attachment L: Warranty Deed

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for a short-term rental of the upstairs dwelling unit in a duplex at 714 Pherson Street in the R-1 single family and duplex residential district. The owner identified more than the required four on-site parking spaces. The proposed short-term rental unit has three bedrooms and one bath. The downstairs unit would be used for a long-term caretaker residence.

The previous owner historically used the building to house charter fishing clients as a lodge operation without a conditional use permit. Upon receipt of a zoning complaint in June 2015, the PCDD issued a letter to inform the property owner of the violation. Research revealed that the owner paid tax for these lodge operations dating back to at least 2009.

The proposed short-term rental would be a less intensive use than the historical use of the property.

22.16.040 R-1 single family and duplex residential district.¹

The R-1 zoning district may allow short-term rentals as a conditional use subject to the ability to mitigate any adverse effects to nonexistent or minimal and reasonable for the zone and in harmony with surrounding land uses.²

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.³

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
The property has a driveway that provides space in excess of the required 4 parking spaces.

¹ *This district is intended primarily for single-family or duplex residential dwellings at moderate densities, but structures and uses required to serve recreational and other public needs of residential areas are allowed as conditional uses subject to restrictions intended to preserve the residential character of the R-1 district.*

² Table 22.16.015-1 and Sections 22.24.010(B) and (C) (Bed and Breakfast and Short-term Rental respectively).

³ § 22.24.010.E

b. Amount of noise to be generated and its impacts on surrounding land use: Renters can be known to create more noise due to being on vacation than typical families might. However, the provision of a rental overview and ability to address concerns adequately mitigate this.

c. Odors to be generated by the use and their impacts: No additional odors.

d. Hours of operation: May through August.

e. Location along a major or collector street: Pherson Street to Monastery Street

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: No concerns.

g. Effects on vehicular and pedestrian safety: None identified that would be different than existing use or significant in impact.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: No concerns

i. Logic of the internal traffic layout: The applicant has indicated more than the required parking spaces for a duplex.

j. Effects of signage on nearby uses: No proposed signage.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: Fencing provides a buffer on one side.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Conforms to Comprehensive Plan Section 2.6.2, which states, "To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas;" and Section 2.6.2(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses. In addition, the Comprehensive Plan identifies the goal of providing various housing opportunities and housing options for seasonal, temporary, emergency, and transitional needs.⁴ This application conforms to the above sections by creating short-term transient housing.

⁴ Comprehensive Plan 2.5.11, 2.10.3, and 2.10.4.

m. Other criteria that surface through public comments or planning commission review: Short-term rentals may increase long-term rental rates for the overall community.⁵

FINDINGS

C. Required Findings for Conditional Use Permits. The planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:⁶

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity; nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation.
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
6. **Burden of Proof.** The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.

The city may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit. The city may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the conditional use permit. In considering the granting of a conditional use, the assembly and planning commission shall satisfy themselves that the general criteria set forth for uses specified in this chapter will be met. The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and 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:

⁵ Planning: The Magazine of the American Planning Association, February 2016, p. 31

⁶ § 22.30.160.C – Required Findings for Conditional Use Permits

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: The required findings of fact have been met as the 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 through the conditions of approval, by meeting all applicable SGC regulations, and by being in support of the Comprehensive Plan regarding transient housing supply.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and required findings as found in the staff report and grant the requested conditional use permit subject to attached conditions of approval.

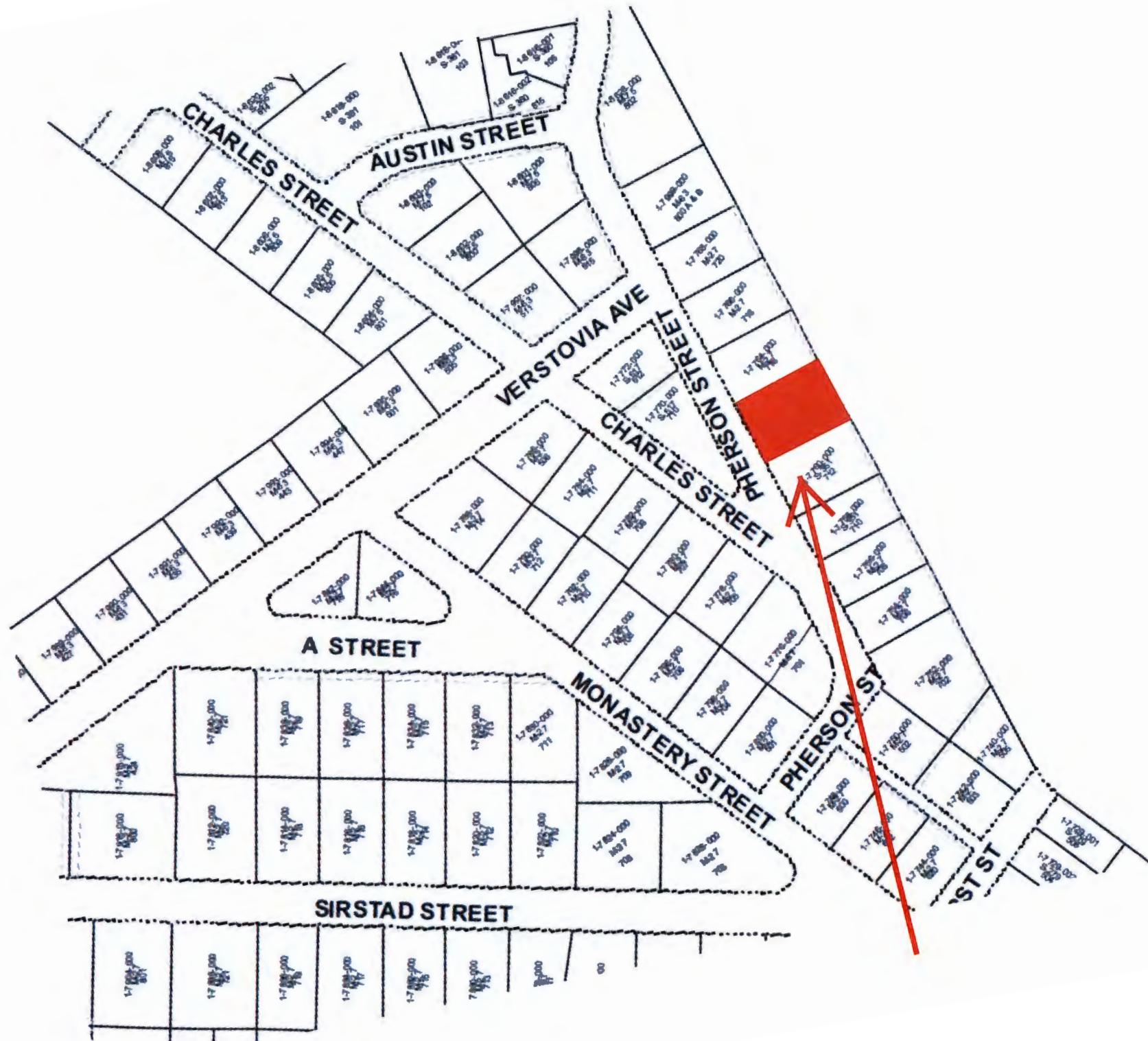
Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for conditional use permits as discussed in the staff report.
- 2) I move to approve the conditional use permit application for a short-term rental at 714 Pherson Street subject to the attached conditions of approval. The property is also known as Lot 12 Block 1 Amended Plat of Sirstad Addition No. 2. The request is filed by Ashley McNamee. The owners of record are Shawn Marie Buckroyd and Leana Jean Buckroyd

Youle.

Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application and plans that were submitted with the request.
3. The facility shall be operated in accordance with the narrative that was submitted with the application.
4. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation. The report is due within thirty days following the end of the reporting period.
5. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with all applicable tax laws, including but not limited to remittance of all sales and bed tax, shall be grounds for revocation of the conditional use permit.
7. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.
8. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
9. Owners shall provide renters with a brief rental overview including respecting the residential neighborhood and regarding directions and traffic circulation patterns to mitigate any potential traffic impacts.





City & Borough of Sitka, Alaska

Selected Parcel: 714 PHERSON ID: 17762000

Printed 11/29/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

20 m
100 ft



 **MainStreetGIS**
MainStreetGIS, LLC
www.mainstreetgis.com

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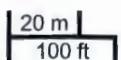


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City & Borough of Sitka, Alaska

Selected Parcel: 714 PHERSON ID: 17762000

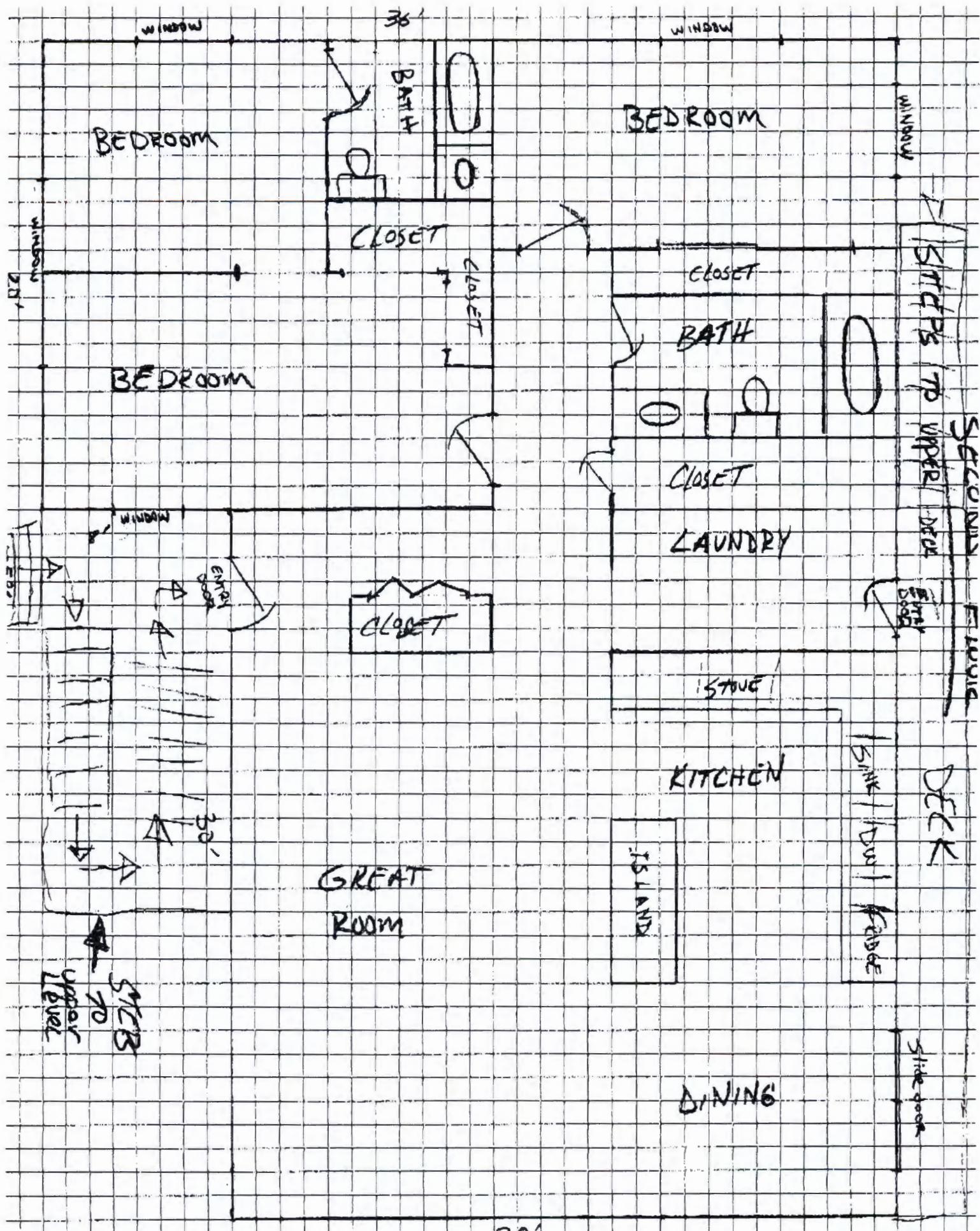
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20 m
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FIRST FLOOR

width

50'

ENTRY
DOOR

GARAGE

SINK

KITCHEN

STOVE

BEDROOM

BATH

BATH

DOOR

LIVING
ROOM

CLOSET

CLOSET

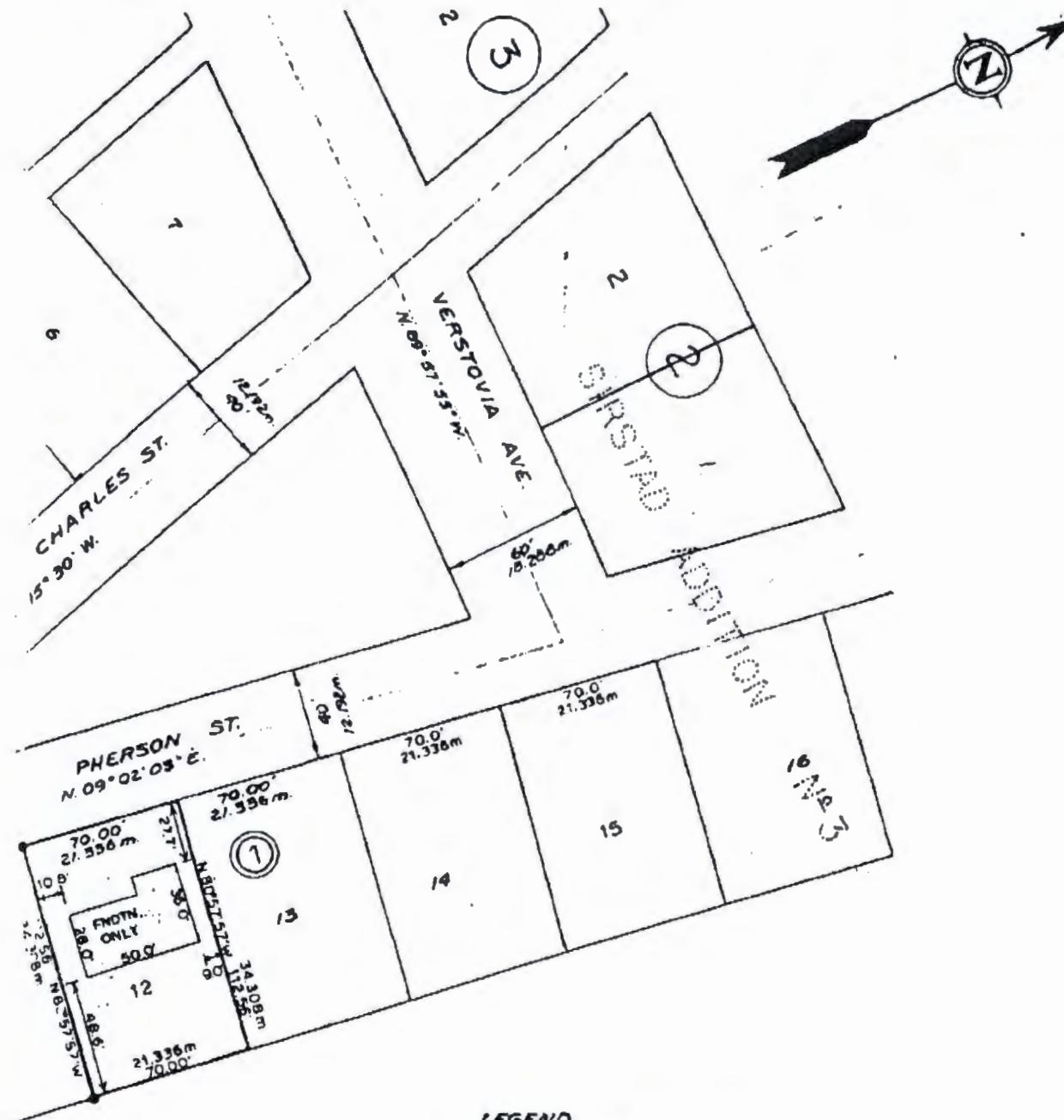
ENTRY
DOOR

30'

20' 4" 7 1/8

GARAGE DOOR

20'



LEGEND
 • - Pebble cap (Existing)
 • - Grass cap man. (Fnd.)

SURVEYOR'S CERTIFICATE

I have surveyed the following described property:
 OF AMENDED PLAT OF BLKS. 1 & 3 OF
 LOT 12 OF SIRSTAD ADD. NO. 2
 and that the improvements situated thereon are within
 and do not overlap or encroach on the property
 described, that no improvements on property lying adjacent
 to the premises in question and that there are no
 adverse lines or other visible easements on said property
 set herein.



AS-BUILT SURVEY

LOT 12 BLOCK 1 OF AMENDED PLAT OF BLKS. 1 & 3
 OF AMENDED PLAT OF SIRSTAD ADD. NO. 2

FOR: MIKE HAGAN
 BOX 1705
 SITKA, ALASKA

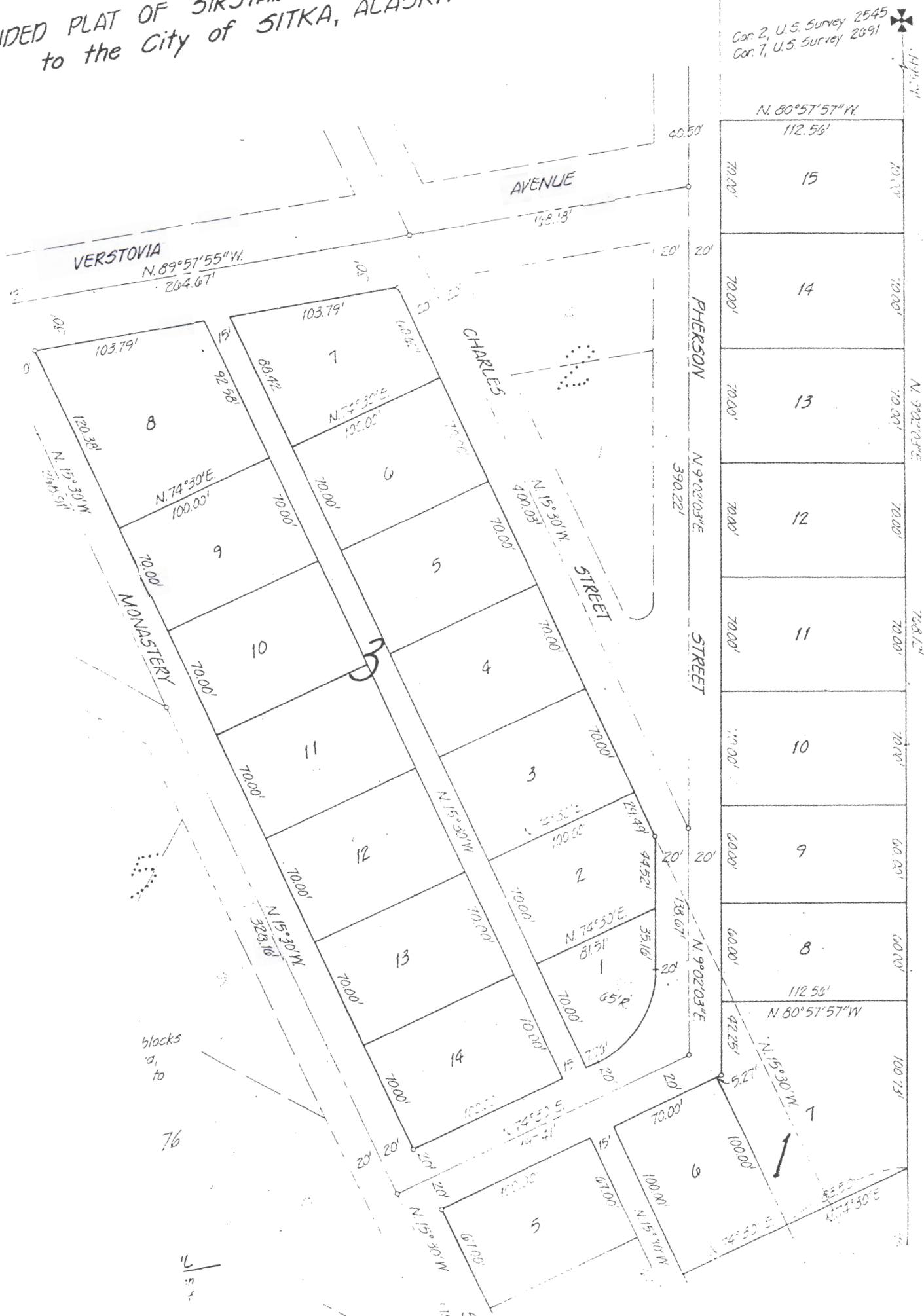
1-7762

DAVIS & ASSOCIATES INC.
 LAND SURVEYORS
 803 1843
 SITKA, ALASKA 99835

DATE JANUARY 16, 1982	NAME OF SURVEYOR DAVIS & ASSOC. INC.	PROJ. NO. 21365-01-00
SCALE 1:500	SCALE ON D.H.	1-7762

INTENDED PLAT OF SIRSTAD ADDITION NO 2
to the City of SITKA, ALASKA

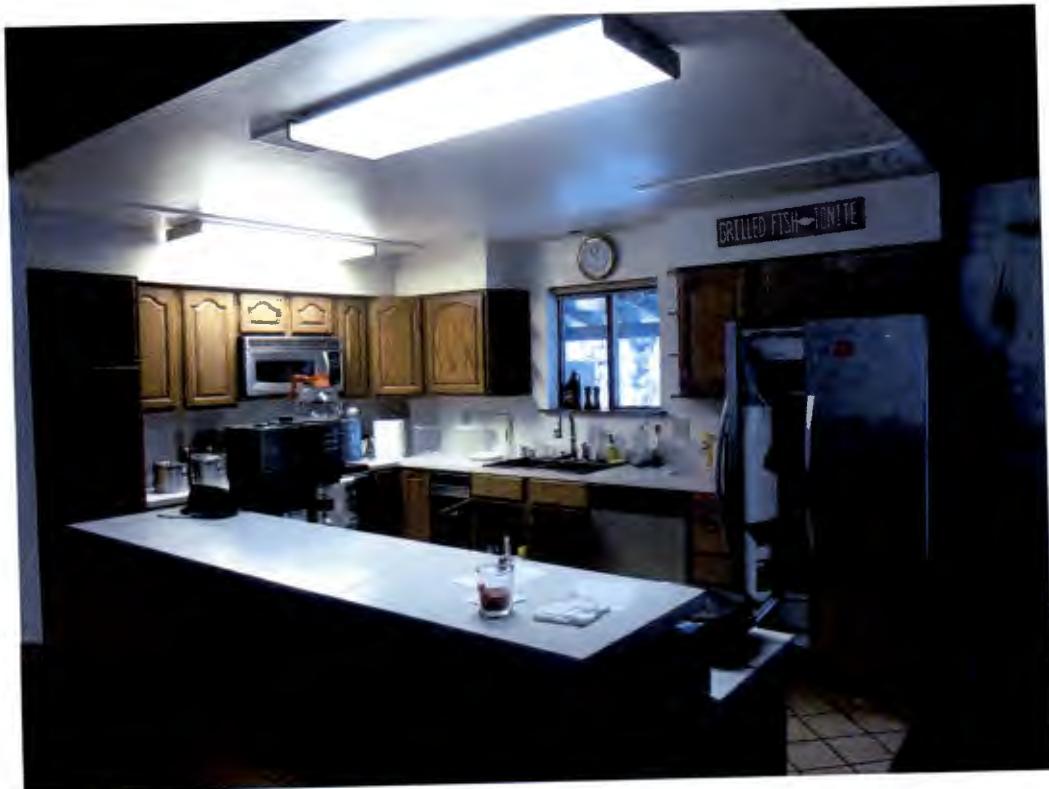
Cor. 2, U.S. Survey 2545
Cor. 7, U.S. Survey 2891





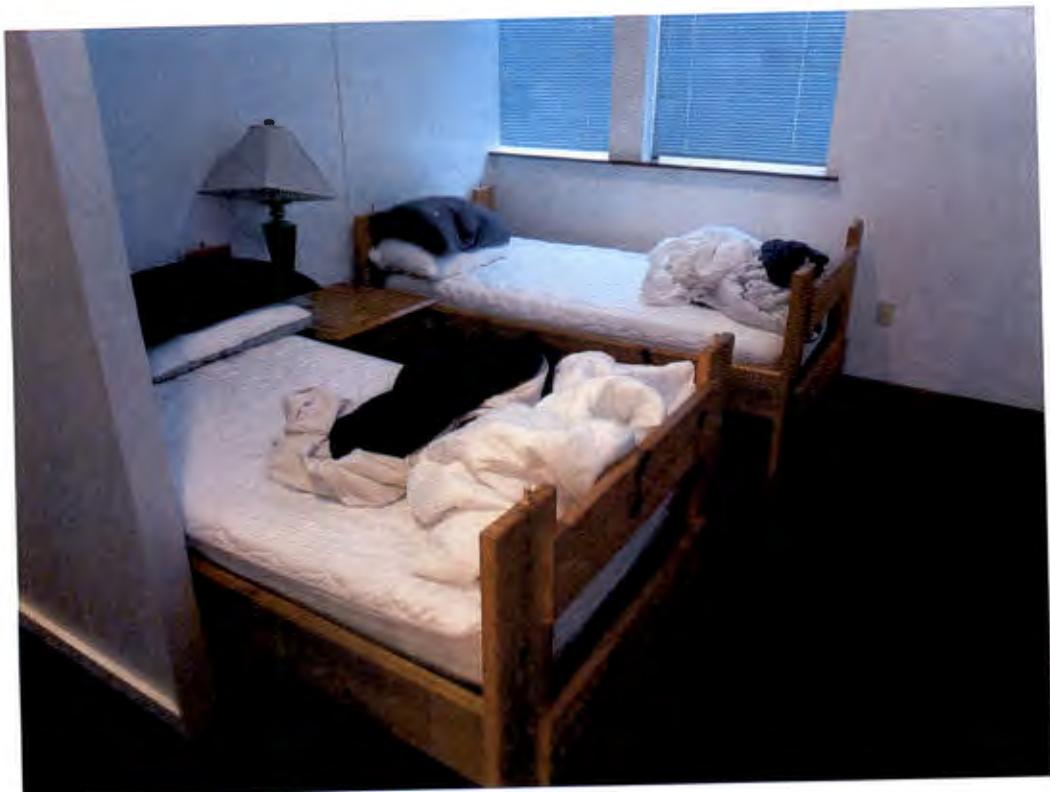




















Background of prior use of building:

For the last 14 years, the current owner of 714 Pherson has used the building to house clients for his charter fishing business. It is my honest opinion that Tom Buckroyd did not know that he was operating without proper permits. He was given the impression upon buying the property that there was a 'commercial permit' of sorts 'grandfathered' into the property. The city looked into his records and found that he was current on all taxes including sales, bed and fish box taxes. He advertised his business as a lodge as further proof that his intent was not to mislead the city or to get out of paying proper taxes/fees. When Tom became aware of the fact that he did not have the proper permits, he spent the last year working with the city trying to rectify the situation.

Tom unfortunately passed away in August and as the new owners of the house, would like to continue using the house as a short term rental with the proper permits. Tom had a great relationship with neighbors and was always very diligent about making sure those who stayed at the house were respectful of neighbors and kept noise to a minimum. We would do the same to ensure the quality of living in the neighborhood is maintained.

Thank you,

Kevin and Ashley McNamee

Our proposed use for 714 Pherson St. is as follows:

We are applying for a short term rental conditional use permit. We intend to use only the upstairs unit as a short term rental. The lower unit will be used to house an onsite property manager to ensure things run smoothly. We will use the upstairs as a short term rental May-August only.

Thank you,

Kevin and Ashley McNamee



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: Please See Attached

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____
 CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Tom Buckroyd
 PROPERTY OWNER ADDRESS: PO BOX 2832 Sitka, AK
 STREET ADDRESS OF PROPERTY: 714 Pherson St.
 APPLICANT'S NAME: Ashley McNamara
 MAILING ADDRESS: PO Box 6084 Sitka, AK
771 Helen Thompson Rd. Sandpoint, ID 83864
 EMAIL ADDRESS: ashmo254@yahoo.com DAYTIME PHONE: 208-852-9151

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 12 BLOCK: 1 TRACT: _____
 SUBDIVISION: S2 AM US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEES		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:**For All Applications:**

- Completed application form
- Narrative
- 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
- Topographic information
- 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.

May P. Levesque POA for Shawn Marie

11/29/16

Owner *Buckroyd, Leana J. Buckroyd Yoale.*

Date

co-personal representatives of the Estate of Thomas Buckroyd

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.

Ashley M. Wamle

11/28/16

Applicant (If different than owner)

Date

Parcel ID: 17752000
ANTONIO/JENNIFER ROSAS
ROSAS, ANTONIO & JENNIFER
702 PHERSON ST
SITKA AK 99835

Parcel ID: 17754000
JILL REID
REID, JILL, G.
706 PHERSON ST.
SITKA AK 99835

Parcel ID: 17756000
MICHELLE FLEMING
FLEMING, MICHELLE, L.
708 PHERSON ST
SITKA AK 99835

Parcel ID: 17758000
PATRICK DAVIS
DAVIS, PATRICK, N.
710 PHERSON ST.
SITKA AK 99835

Parcel ID: 17760000
JERE/JANET RYNEARSON
RYNEARSON, JERE, J./JANET, R.
712 PHERSON ST.
SITKA AK 99835

Parcel ID: 17762000
THOMAS BUCKROYD
BUCKROYD, THOMAS, R.
P.O. BOX 2832
SITKA AK 99835-2832

Parcel ID: 17764000
WILLIAM/NORMA NOVCASKI
NOVCASKI, WILLIAM, J./NORMA, M.
201 CASCADE CREEK RD
SITKA AK 99835

Parcel ID: 17766000
WESLEY/SUSAN KESLER
KESLER, WESLEY, M./SUSAN, C.
718 PHERSON ST.
SITKA AK 99835

Parcel ID: 17768000
HUGH/TAMA BEVAN
BEVAN, HUGH, R./TAMA, L.
720 PHERSON ST
SITKA AK 99835

Parcel ID: 17770000
JUDITH REIS
REIS, JUDITH, M.
710 CHARLES ST
SITKA AK 99835

Parcel ID: 17772000
JOEY/RETHA WINGER
WINGER, JOEY/RETHA
512 VERSTOVIA AVE
SITKA AK 99835

Parcel ID: 17776000
OPAL UPCRAFT
UPCRAFT, OPAL, P.
804 E. 6TH AVE, #4
ELLENSBURG WA 98926

Parcel ID: 17778000
CHRISTIAN BLANCO
BLANCO, CHRISTIAN, A.
P.O. BOX 541
SITKA AK 99835-0541

Parcel ID: 17780000
GAIL CORBIN
CORBIN, GAIL, D.
P.O. BOX 776
PELICAN AK 99832-0776

Parcel ID: 17782000
STEPHANIE GREEN
GREEN, STEPHANIE
P.O. BOX 699
ORTING WA 98360

Parcel ID: 17784000
KYLE/CORRINE FERGUSON
FERGUSON, KYLE & CORRINE
P.O. BOX 1682
SITKA AK 99835-1682

Parcel ID: 17786000
WILLIAM ADICKES
ADICKES, WILLIAM F., JR.
1401 EDGEcumbe DR
SITKA AK 99835

Parcel ID: 17788000
RALPH ASH REVOCABLE TRUST
ASH, RALPH, K.
714 MONASTERY ST, #A
SITKA AK 99835

Parcel ID: 17790000
WOLFGANG/YVONNE CORDUAN
CORDUAN, WOLFGANG/YVONNE
712 MONASTERY ST.
SITKA AK 99835

Parcel ID: 17792000
BRUCE PAULEY
PAULEY, BRUCE, W.
1208 EDGEcumbe DR.
SITKA AK 99835

Parcel ID: 17794000
MICHAEL HARTSHORN
HARTSHORN, MICHAEL, G.
708 MONASTERY ST
SITKA AK 99835

Parcel ID: 17796000
A& E/A. & R. BLACKHURST/FRISKE
BLACKHURST, C/A/FRISKE, A&R
321 PETERSON AVE.
SITKA AK 99835

Parcel ID: 17798000
AVELINO/TERESIT SANTA ANA
SANTA ANA, AVELINO, T./TERESITA, P.
2022 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 17800000
DANIEL/LURA DUNSING TRUST
DUNSING TRUST, DANIEL, D./L. MAE
P.O. BOX 12
SITKA AK 99835-0012

Parcel ID: 17996000
JAMES FARO
FARO, JAMES, B.
P.O. BOX 2151
SITKA AK 99835-2151

Parcel ID: 17997000
THOMAS BAILEY, III
BAILEY, III, THOMAS, A.
511 VERSTOVIA AVE, #A
SITKA AK 99835

Parcel ID: 17998000
DEENA/PADDY HANSEN
HANSEN, PADDY/DEENA
P.O. BOX 1152
SITKA AK 99835-1152

Parcel ID: 17999000
VALERIE/ROGER HERRERA
HERRERA, VALERIE & ROGER
P.O. BOX 140415
ANCHORAGE AK 99514-0415

Parcel ID: 18560000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIA AVE
SITKA AK 99835

Parcel ID: 18628000
EVELYN KANEN
KANEN, EVELYN, L.
802 PHERSON ST.
SITKA AK 99835

CITY & BOROUGH OF SITKA
100 LINCOLN STREET
SITKA, AK 998357540



1/22/2016
-00025528
t Counter
y MCNAMEE

Merchant ID: 000000002754907
Term ID: 04090017
409200114885

Phone Order 100.00

VISA	5.00
XXXXXXXXXXXX3405	105.00
Entry Method: Manual	105.00
Apprvd: Online Batch#: 001034	105.00
11/22/16	12:16:20
	105.00

CVV2 Code: N

Inv #: 000006 Appr Code: 801623

Total: \$ 105.00

I agree to pay above total
amount according to card issuer
agreement (Merchant agreement or
credit voucher)

X

Merchant Copy

A
L
A
S
K
A

2016-000818-0

Recording Dist: 103 - Sitka
8/10/2016 10:00 AM Pages: 1 of 1



AFTER RECORDING, RETURN TO:
Shawn Marie Buckroyd
10822 Kings Field Lane
Woodbury, MN 55129

QUITCLAIM DEED
(A.S. 34.15.040)

The GRANTOR, **Thomas R. Buckroyd, an unmarried man**, whose mailing address is P.O. Box 2832, Sitka, Ak 99835, conveys and quitclaims to GRANTEEs, **Shawn Marie Buckroyd**, whose mailing address is 10822 Kings Field Lane, Woodbury, MN 55129 and **Leana Jean Buckroyd Youle**, 1002 Belsly Blvd. Apt. #106, Moorhead, MN 56560, all of Grantor's right, title and interest of ownership, if any, in the following-described real estate situated in the Sitka Recording District, First Judicial District, State of Alaska:

Lot 12, Block 1, SIRSTAD ADDITION NO. 2 TO THE CITY OF SITKA, according to the official plat thereof, filed under Plat Number 58, Records of the Sitka Recording District, First Judicial District, State of Alaska.

DATED this 6 day of August, 2016.

GRANTOR:

Leanne Buckroyd
Thomas R. Buckroyd *Attorney in fact*

ALASKA ESCROW & TITLE INSURANCE AGENCY, INC. IS
RECORDING THIS DOCUMENT AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN NOR HAS AN EXAMINATION
BEEN MADE AS TO STATUS OF PROPERTY DESCRIBED
HEREIN. DOCUMENT CONTENT IS BEING RECORDED AS
PRESENTED AND NOT ALTERED IN ANY WAY

STATE OF Arizona

Mohave)

)
ss.

THIS IS TO CERTIFY that on this 6 day of August, 2016, before me, the undersigned Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared **Thomas R. Buckroyd** to me known to be the person described in the foregoing instrument and who acknowledged to me that he/she had signed the same freely and voluntarily for the uses and purposes therein mentioned.

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

[Signature]
Notary Public in and for Arizona
My Commission Expires: 4-25-2018



AFTER RECORDING RETURN TO:

Brandon C. Marx
PO Box 6171
Sitka, Alaska 99835

SPECIAL POWER OF ATTORNEY

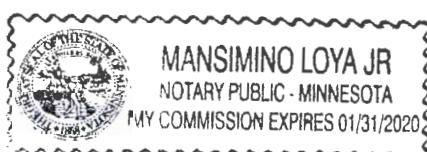
We, SHAWN MARIE BUCKROYD and LEANA J. BUCKROYD YOULE, as CO-PERSONAL REPRESENTATIVES of the ESTATE OF THOMAS R. BUCKROYD, 1SI-16-065 PR, of Minnesota (the "Principal"), appoint MARY P. LEVESQUE, c/o Sitka Advantage, LLC, Alaskan Advantage, PO Box 2832, Sitka, Alaska 99835, as our agent ("Agent"), and our attorney-in-fact, to act in our name, place, and stead in any way which we could do, if we were personally present, to the full extent that we are permitted by law to act through an agent, with respect to signing bills of sale, deeds or other conveyance documents required to sell assets belonging to the Estate of Thomas Buckroyd ("assets"), and to sign documents required to open a bank account on behalf of the Principal, and to deposit all proceeds from the sale of assets in the estate bank account. We additionally authorize our Agent to pay all bills and debts of the Estate and Estate Administration which will require the Agent to be the authorized signor on the Estate Account. We additionally authorize our Agent to access and review all financial records for Thomas Buckroyd, and the Estate of Thomas Buckroyd. The authority granted herein shall terminate upon the closing of the estate of Thomas R. Buckroyd.

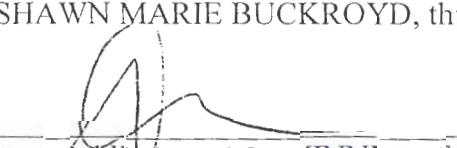
DATE: 10-19-16


SHAWN MARIE BUCKROYD

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME by SHAWN MARIE BUCKROYD, this
19th day of October, 2016.




Notary Public in and for MINNESOTA
My commission expires: 01-31-2020

DATE: 10.20.16 ^{LBY}

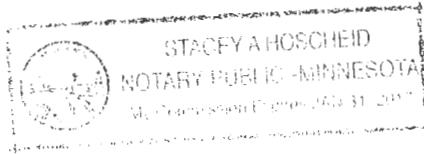
Leana Buckroyd Youle
LEANA J. BUCKROYD YOULE

STATE OF MINNESOTA

COUNTY OF Clay

)
) ss.
)

D ACKNOWLEDGED BEFORE ME by LEANA J. BUCKROYD YOULE, this
day of October, 2016.



Notary Public in and for MINNESOTA
My commission expires: January 31, 2017