



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: November 30, 2016
From: PCDD Staff
To: Planning Commission
Re: CU 16-35 Conditional Use Permit for ADU at 2003 Anna Court

GENERAL INFORMATION

Applicant: William Patrick
Property Owner: William Patrick
Property Address: 2003 Anna Court
Legal Description: Lot 6 Verstovia Park Subdivision No. 2
Parcel ID Number: 30952006
Size of Existing Lot: 9353 square feet
Zoning: R-1 MH
Existing Land Use: Single family residential
Utilities: Full city services
Access: Anna Court to Anna Drive to Sawmill Creek
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 to approve

ATTACHMENTS

- Attachment A: Vicinity Map
- Attachment B: Aerial Vicinity Map
- Attachment C: Zoning Map
- Attachment D: Flood Zone Map
- Attachment E: Parcel Pictures
- Attachment F: Subdivision Plat
- Attachment G: Site Plan
- Attachment H: Application

Attachment I: Comments

Attachment J: Mailing List

Attachment K: Proof of Payment

Attachment L: Proof of Ownership

BACKGROUND

2003 Anna Court was created via subdivision in 1978. A single-family residence currently stands on the lot. The applicant seeks to build an accessory dwelling unit behind the primary residence in order to house family members.

PROJECT DESCRIPTION

The request is to add an accessory dwelling unit to the property. The conditional use permit process is required for accessory dwelling units in the R-1 MH single-family, duplex and manufactured home zone. Additionally, a conditional use permit is required for this structure as it exceeds 800 square feet, with a proposed square footage of 840 square feet. Setback requirements are met.

The applicant stated that the ADU would house family members. Additionally, this proposal would add another dwelling unit to Sitka's housing stock.

Sixteen feet is the maximum height for accessory dwelling units, which should be listed as a condition of approval.

The applicant has only provided information on the proposed footprint and distance to property lines. The commission has recently approved 1 ADU without floor plans. The commission may wish to grant approval, to request additional floor plan information for commission consideration, or to request additional floor plan information for staff consideration.

Zoning Code

Pursuant to Section 22.20.160, an ADU requires a CUP in the R-1 MH zone. Therefore, to move this proposal forward, the ADU would need to be conditionally approved.

C. Accessory Dwelling Unit Requirements.

1. An ADU is a permitted use, on lots served by a publicly maintained right-of-way in the following residential zoning districts: R-1 and R-2 and related districts exclusive of MH and MHP. An ADU shall not be constructed on lots accessed by access easements. They are also not allowed on lots served by rights-of-way that have not been accepted by the municipality or state of Alaska for maintenance.
2. ADUs are intended for long-term rental use only. Rental of an ADU for a period of less than ninety consecutive days is prohibited. ADUs shall not be used for short-term vacation rentals and/or bed and breakfast purposes.
3. ADUs shall meet all development, design, zoning and building requirements at the time of construction (e.g., setback requirements and lot coverage standards) applicable to the primary dwelling unit, except as otherwise noted.
4. The ADU must be located on the same parcel as the primary dwelling unit.

5. Only one ADU is allowed per parcel.
6. Mobile homes, travel trailers and recreational vehicles shall not be used as an ADU.
7. ADUs shall only be located on a parcel in conjunction with a single-family dwelling unit. ADUs shall not be located on parcels that contain a duplex and shall not be located on parcels that contain two or more dwelling units.
8. ADUs shall be designed so that the appearance of the structure maintains, to the greatest extent possible, the appearance of a single-family property.
9. If a separate external entrance for the ADU is necessary, where possible, it shall be located on the side or rear of the structure. On a corner lot, where there are two entrances visible from either street, where possible, solid screening is required to screen at least one of the entrances from the street.
10. Exterior stairs shall be located in the side or rear yard wherever possible and must comply with setback and building code requirements.
11. The ~~maximum~~ size of an ADU shall be eight hundred square feet.
12. The following parking requirements are applicable for ADUs:
 - a. As part of the application submittal process, the applicant shall submit a parking plan delineating parking space(s) for the ADU and the primary dwelling unit.
 - b. Where parking is located in any portion of the interior side and/or rear setbacks solid screening is required from adjoining properties.
 - c. On-street parking is prohibited.
 - d. If additional parking is necessary, new parking space(s) shall utilize existing curb cuts.
13. All subdivisions of lots containing ADUs are prohibited unless all minimum lot sizes (exclusive of access easements), setbacks, lot coverage, and other requirements in the zoning and subdivision codes are met.
14. Variances are prohibited on any lot containing an ADU including, but not limited to, variances for setbacks, lot coverage, building height, and off-street parking requirements.

D. Conditional use permits may be sought if the above requirements cannot be met. Conditional use permit must be in conformance with Chapter 22.24.

(Ord. 15-08 § 4 (part), 2015; Ord. 13-14A § 4 (part), 2013.)

ANALYSIS

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

- a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:** An additional dwelling unit could generate additional traffic and parking demand.
- b. Amount of noise to be generated and its impacts on surrounding land use:** An additional dwelling unit could generate additional noise; however, noise from mobile home parks is expected in this zone.
- c. Odors to be generated by the use and their impacts:** No additional odors.
- d. Hours of operation:** Year-round residential use.
- e. Location along a major or collector street:** Anna Court to Anna Drive to Sawmill Creek Road.
- 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:** No concerns.

¹ § 22.24.010.E

- h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Adequate access near Sawmill Creek Road.
- i. Logic of the internal traffic layout:** Two parking spaces required for the mobile home and two spaces required for the proposed ADU. The applicant has designated sufficient parking.
- 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: Proposed unit will be within setbacks.

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: SGC identifies that ADUs are consistent with Comprehensive Plan sections 2.2.15, 2.2.16, 2.4.8A, 2.5.1B, 2.5.11, and 2.10.3B, which all encourage a mix of single family and multi-family housing types to encourage access to affordable housing options, which small homes and accessory dwelling units would encourage.

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:²

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 impact 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.

² § 22.30.160.C – Required Findings for Conditional Use Permits
CUP 16-35 Staff Report for December 20, 2016

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:

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.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and suggested findings, and grant the conditional use permit for the development of an accessory dwelling unit.

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

- 1) I move to adopt and approve the required findings for conditional use permits for accessory dwelling units as discussed in the staff report.

- 2) I move to approve a 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.

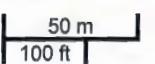




City & Borough of Sitka, Alaska

Selected Parcel: 2003 ANNA ID: 30952006

Printed on 11/25/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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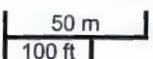
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City & Borough of Sitka, Alaska

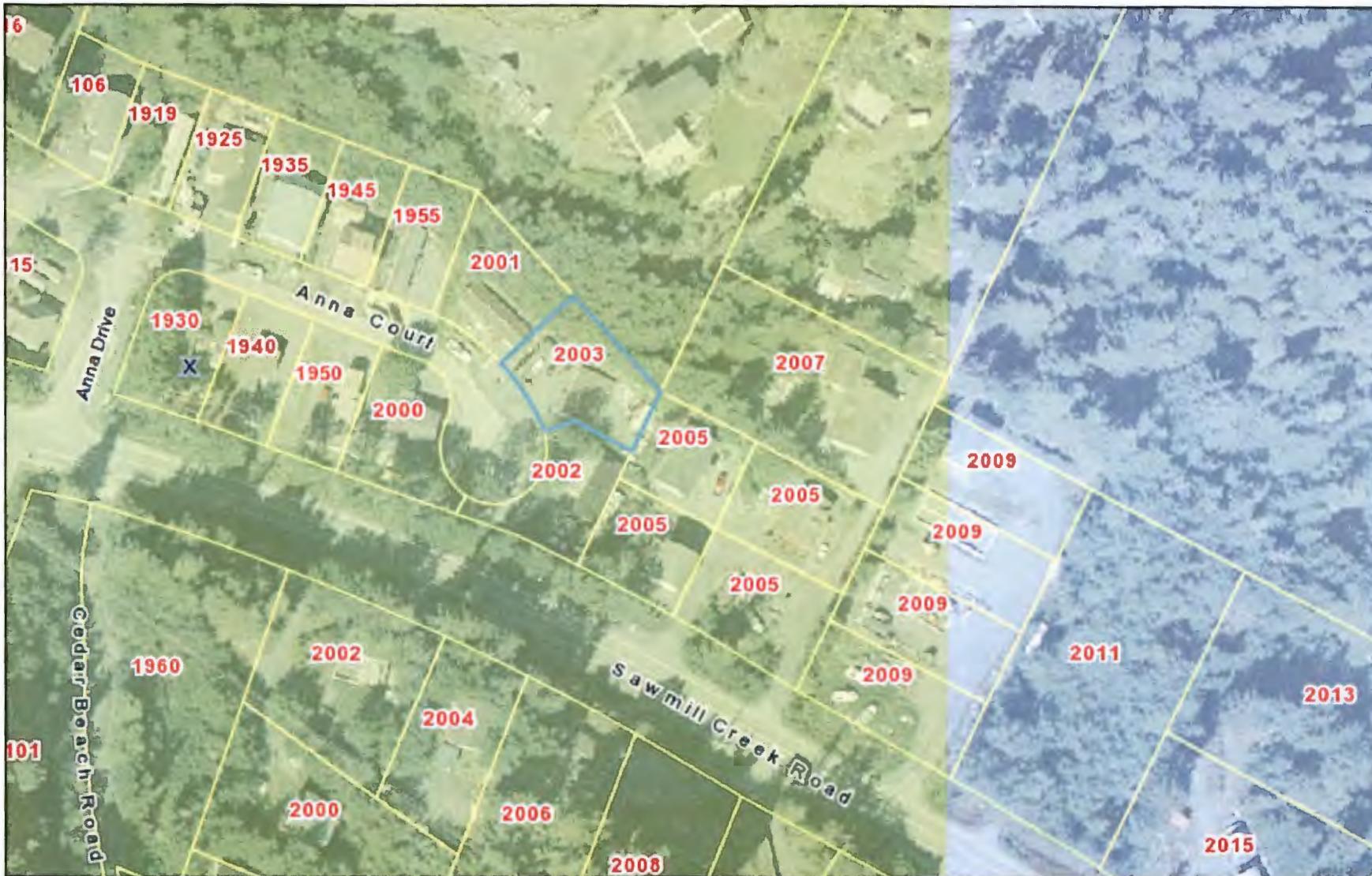
Selected Parcel: 2003 ANNA ID: 30952006

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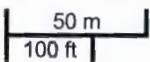


City & Borough of Sitka, Alaska

Selected Parcel: 2003 ANNA ID: 30952006

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MainStreetGIS, LLC
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CERTIFICATE OF REGISTERED ENGINEER OR SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER/LAND SURVEYOR AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

JAN 29, 1978

David S. Miller
REGISTERED ENGINEER OR SURVEYOR

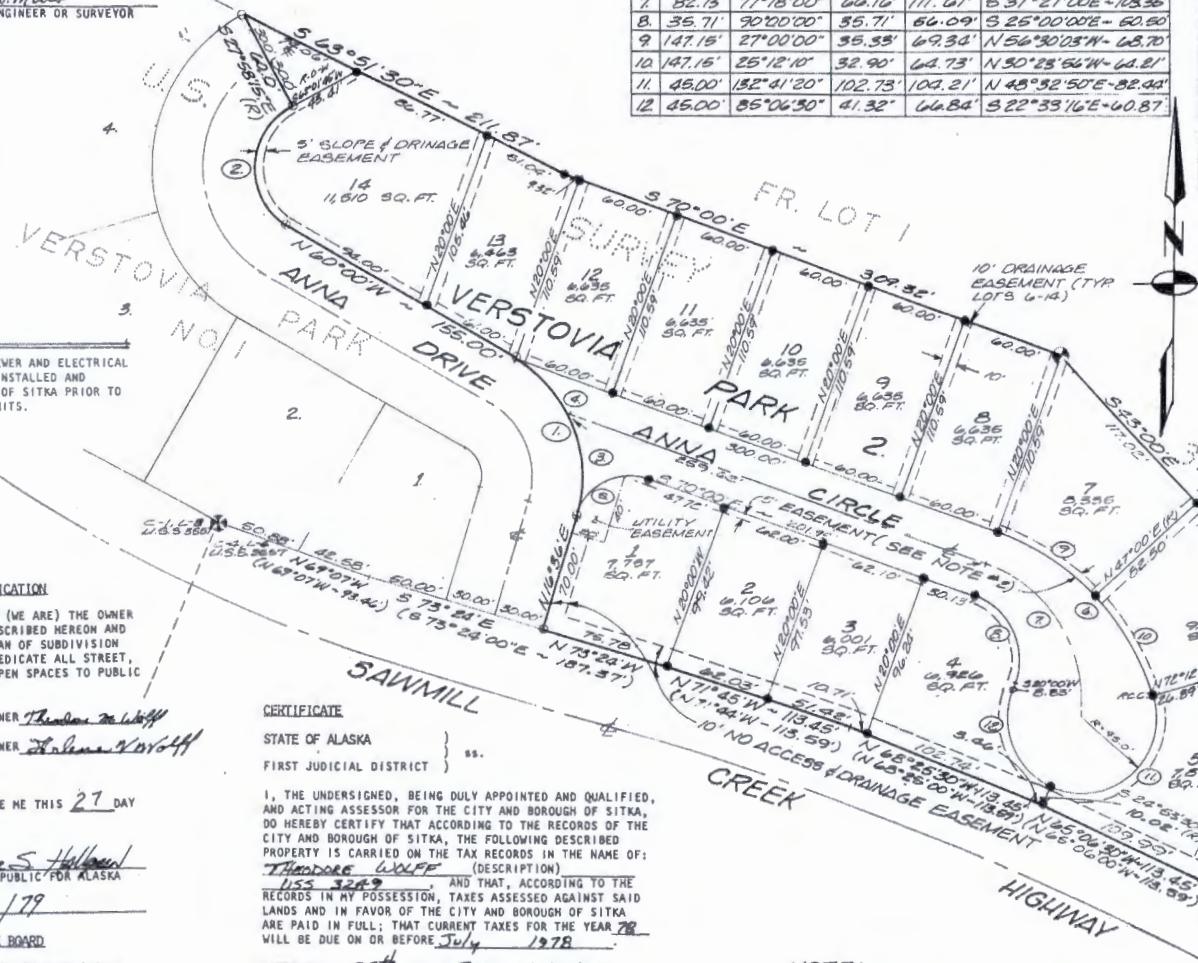
SEAL



NOTE:

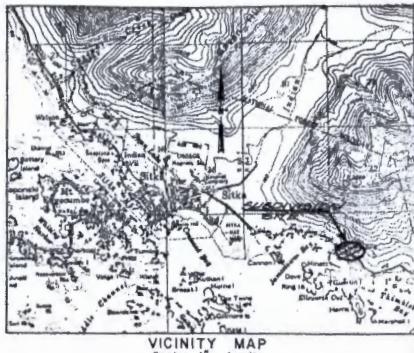
1) WHEN TWO BEARINGS AND/OR DISTANCES ARE SHOWN FOR A LINE, THE BEARING AND/OR DISTANCE IN PARENTHESES ARE AS PREVIOUSLY RECORDED. THE OTHER ARE AS MEASURED IN THE FIELD.

2) 5' OF FRONTAGE ON LOTS 1 THROUGH 12 DEDICATED FOR SLOPE, DRAINAGE, POWER POLE AND GUY EASEMENT.



CURVE DATA

RADUS	DELTA	TANGENT LENGTH	CHORD
1. 80.00'	76°36'00"	63.18'	N 21°42'00" W - 99.16'
2. 40.00'	122°01'45"	72.20'	S 5°00'32"E - 70.00'
3. 80.00'	45°53'28"	53.23'	N 5°20'25" W - 69.80'
4. 80.00'	32°42'32"	23.48'	N 45°58'03" W - 45.05'
5. 52.18'	93°24'00"	34.10'	S 63°18'00"E - 46.71'
6. 147.15'	52°12'10"	78.09'	S 23°53'49"E - 129.48'
7. 82.73'	77°18'00"	66.16'	S 31°21'00"E - 108.35'
8. 35.71'	90°00'00"	55.71'	S 25°00'00"E - 60.60'
9. 147.15'	27°00'00"	35.53'	N 56°30'25" N - 68.70'
10. 147.15'	25°12'10"	32.90'	N 50°23'56" W - 60.21'
11. 45.00'	132°41'20"	102.73'	N 45°52'50"E - 82.44'
12. 45.00'	85°06'30"	41.32'	S 22°33'16"E - 60.87'



LEGEND

• B.L.M. MONUMENT FOUND
PRIMARY MON. SET THIS SURVEY
SECONDARY MON SET THIS SURVEY

PRIMARY MONUMENT

BERNSTEN FEDERAL MON. (A-1)
3" AL. CAP W/30" AL. PIPE
OR BRASS CAP SET IN CONC.

SECONDARY MONUMENT

1" PLASTIC CAP SET ON 5/8"
REBAR OR 1-1/2" AL. CAP SET
ON 5/8" REBAR.

SITKA 78-166

SITKA

1/1/78

11:54 A

CITY OF SITKA

NOTE:

BASIS OF BEARING IS TAKEN FROM
AN INVERSE BETWEEN B.L.M. MONS.
COR. 4, U.S.S. 3249 & COR. 1 OF LOT 5/COR 4 OF
LOT 4, U.S.S. 3567.
(REC. N 67°47'47"W - 822.83')
MEAS. N 67°47'47"W - 821.56'

AREA OF SUBDIVISION = 2.88 Acre

TRYCK
NYMAN
& HAYES
ENGINEERS / PLANNERS / SURVEYORS

VERSTOVIA PARK
SUBDIVISION
NO. 2

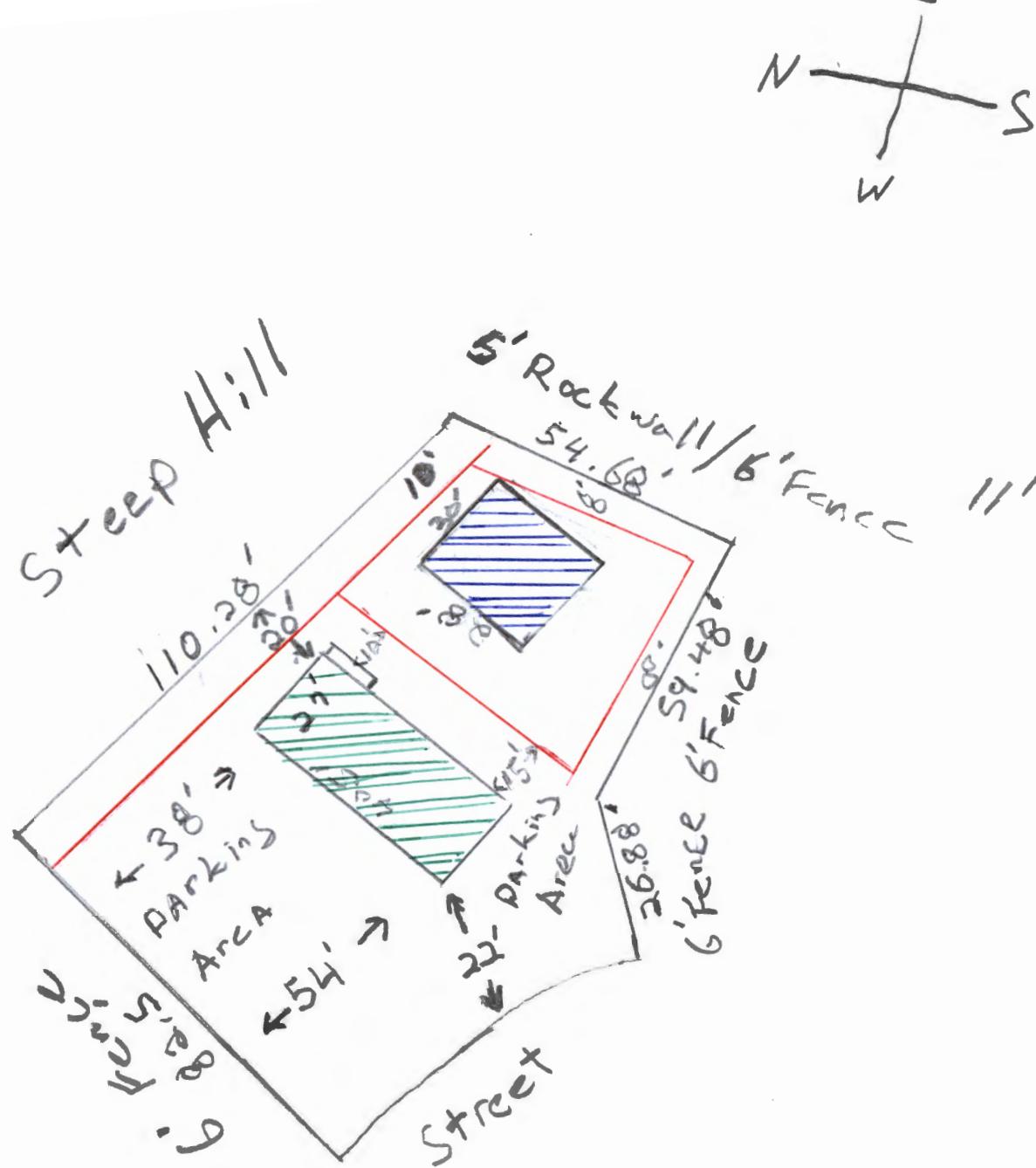
WITHIN LOT 5, U.S. SURVEY 3249
SITKA, ALASKA

Plat No. 78-2 Drawing 10

William Patrick
2003 Anna Circle
738-4969

Existing Dwelling // / / / /

Accessory
Dwelling //





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: Construct accessory dwelling.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 MH PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: William Lates Patrick

PROPERTY OWNER ADDRESS: 2003 Anna circle

STREET ADDRESS OF PROPERTY: 2003 Anna circle

APPLICANT'S NAME: William L Patrick

MAILING ADDRESS: 2003 Anna circle

EMAIL ADDRESS: baranoflandscaping@yahoo DAYTIME PHONE: 907-738-4969

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 6 BLOCK: _____ TRACT: _____

SUBDIVISION: Verstovia Sub No. 2 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.

Walter S. Peltz
Owner

NOV 2, 2016
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, AK
100 Lincoln St
Sitka, AK 99835

Date: 11/08/2016
Receipt: 2017-00023039
Cashier: Front Counter
Received From: WILLIAM PATRICK

PLAN - Planning Permits/Zo ning	100.00
ST1 - Sales Tax 4th quarte r CY	5.00
Receipt Total	105.00
Total Check	105.00
Total Remitted	105.00
Total Received	105.00

WPA

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 11/8/16

To:

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	<u>X \$100.00</u>
Conditional Use Permit.....	<u>ADU</u>
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	<u>5.00</u>
TOTAL.....	<u>105.00</u>

Thank you

2007-000065-0

Recording Dist: 103 - Sitka
1/16/2007 8:43 AM Pages: 1 of 1

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A
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K
A



S-06-6895

WHEN RECORDED RETURN TO:

Name: William Patrick
Address: 2003 Anna Circle
Sitka, Alaska 99835

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of December, 2006 by and between

JOHN N. HANSEN, a single man

whose mailing address is: 2003 Anna Circle, Sitka, AK 99835, **GRANTOR**, and

WILLIAM PATRICK, a single man

whose mailing address is: 2003 Anna Circle, Sitka, AK 99835, **GRANTEE**,

WITNESSETH:

That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, does by these presents convey and warrant unto said Grantee, all of the following described property, to wit:

Lot Six (6), VERSTOVA PARK SUBDIVISION NO.2, according to the plat thereof filed February 1, 1978 as Plat No. 78-2, Sitka Recording District, First Judicial District, State of Alaska

SUBJECT TO covenants, conditions, easements, restrictions, reservations and rights-of-way of record, if any.

TO HAVE AND TO HOLD the premises, with the appurtenances unto the said Grantee, and to its heirs and assigns forever.

Dated: December 12, 2006

John N. Hansen
JOHN N. HANSEN

STATE OF ALASKA

)

) ss.

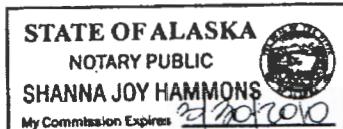
FIRST JUDICIAL DISTRICT

)

On this day personally appeared before me: JOHN N. HANSEN to me known to be the individual(s) described in and who executed the above and foregoing instrument, and acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 12th day of December, 2006.

Shanna Joy Hammons
Notary Public in and for the State of Alaska
My commission expires: 3/30/2010



Parcel ID: 18590000
U.S. FOREST SERVICE
U.S. FOREST SERVICE
208 SIGINAKA WAY
SITKA AK 99835

Parcel ID: 30950030
DANIEL/KATHLEEN FALVEY/O'GARA
FALVEY, DANIEL/O'GARA, KATHLEEN
123 ANNA DR
SITKA AK 99835

Parcel ID: 30950050
ARNE/TRACIE HARANG
HARANG, ARNE, T./TRACIE
122 ANNA DRIVE
SITKA AK 99835

Parcel ID: 30952001
MICHAEL/CRYSTAL
BRICKER/OOSTEMA
BRICKER, MICHAEL & OOSTEMA,
CRYSTAL
P.O. BOX 144
HIGH ROLLS NM 88325

Parcel ID: 30952002
HECTOR HURTADO
HURTADO, HECTOR
P.O. BOX 615
SITKA AK 99835-0615

Parcel ID: 30952003
DANIEL/SANDY BAIRD
BAIRD, DANIEL, R./SANDY, D.
1950 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30952004
GLENN HOWARD
HOWARD, GLENN, B.
2000 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30952005
PATRICK BARKER
BARKER, JR., PATRICK
603 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30952006
WILLIAM PATRICK
PATRICK, WILLIAM
2003 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30952007
ELMER DIAZ
DIAZ, ELMER
2001 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30952008
RALPH/LORI FAVA
FAVA, RALPH, C./LORI, D.
109 KNUTSON DR.
SITKA AK 99835

Parcel ID: 30952009
VIRGINIA OLNEY
OLNEY, VIRGINIA, E.
P.O. BOX 2456
SITKA AK 99835-2456

Parcel ID: 30952010
CAROLYN LEMMON
LEMMON, CAROLYN, A.
41 S. BONNER ST
NAMPA ID 83651-7600

Parcel ID: 30952011
BRIAN MORTENSEN
MORTENSEN, BRIAN, W.
1925 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30980002
MURRAY/GINA LAWSON
LAWSON, MURRAY, G./GINA, E.
2007 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30980003
TRACY/MIYOKO WOLFE
WOLFE, TRACY, A./MIYOKO, T.
102 OCEANVIEW ST
SITKA AK 99835

Parcel ID: 30981001
RICHARD FORST
FORST, RICHARD
306 ISLANDER DR
SITKA AK 99835

Parcel ID: 30981002
AUDREY BEAM
BEAM, AUDREY
2005-B SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30981003
ILONA MAYO
MAYO, ILONA, A.
2005-C SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30981004
TOMMY JOSEPH
JOSEPH, TOMMY, L.
620 MERRILL ST.
SITKA AK 99835

Parcel ID: 31000000
CHARLIE/FRANKIE BACON
BACON, CHARLIE/FRANKIE
312 PETERSON AVE
SITKA AK 99835

Parcel ID: 31020001
NITE
NITE
111 SAND DOLLAR DR
SITKA AK 99835-9510

Parcel ID: 31020003
ROGER/JEANINE SCHMIDT/BROOKS
SCHMIDT, ROGER/BROOKS, JEANINE
2004 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31030000
ROBERT/GAYLE HAGEN
HAGEN, ROBERT & GAYLE
P.O. BOX 2334
SITKA AK 99835-2334

Parcel ID: 31035000
ROBERT/GAYLE HAGEN
HAGEN, ROBERT & GAYLE
P.O. BOX 2334
SITKA AK 99835-2334

Parcel ID: 31509001
ADAM/KRIS CHINALSKI
CHINALSKI, ADAM & KRIS
2174 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 31509002
ADAM/KRIS CHINALSKI
CHINALSKI, ADAM & KRIS
2174 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 31509003
SETH CHARLTON
CHARLTON, SETH
2009 SAWMILL CREEK RD, #C
SITKA AK 99835

Parcel ID: 31509004
JEFF DOBLER
DOBLER, JEFF, A.
2009 SAWMILL CREEK RD, #C
SITKA AK 99835

P&Z Mailing
December 9, 2016