



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

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

From: Michael Scarcelli, Senior Planner *MS*

Subject: Moore – Bed and Breakfast Conditional Use Permit (703 Biorka St.)

Date: October 5, 2015

The Planning Commission is recommending approval of a conditional use permit request for operation of a Bed and Breakfast filed by Deanna Moore at 703 Biorka Street. Action on this item was taken at the September 15, 2015 Planning Commission meeting. The recommendation to approve the request with conditions, based on the included findings, passed unanimously 5-0.

Deanna Moore is requesting a conditional use permit to operate a Bed and Breakfast at 703 Biorka Street. Guests will provide their own transportation and meals. The parcel is 5,000 square feet, and the home is a two-story, two-bedroom, two-bath home, with adequate parking. For the proposed conditional use, three parking spaces are required. The applicant has provided details of three parking spaces with adequate space for additional parking. The owner will utilize AirBnB for the Bed and Breakfast, while owner occupied.

The applicant received an approved CUP for a short-term rental at the prior August 25, 2015 City Assembly meeting. The applicant/owner stated that the short term rental will only be rented out during the summer time from May 15th through September 15th when she plans to travel. The applicant/owner will have the property managed by Sharon Romine of Welcome Home Vacations for that purpose. This Bed and Breakfast permit will only run in the winter months when the owner is home.

The R-1 residential district is intended: to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future; 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 area are allowed as conditional uses subject to restrictions intended to preserve the residential character of the R-1 district.¹

The proposed activity is in conformance with Comprehensive Plan 2.5 *Urban Residential Goals and Policies*, specifically 2.5.2, which states “To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas.” In addition, 2.1.1,

¹ Sections 22.16.040 R-1 (A)-(A)(1)

which encourages development of facilities for visitors without significant impact on residential properties.

Planning Commission Recommendation

Approve the Planning Commission's recommendation to approve the request with the following findings and conclusions:²

“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:

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; and
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:

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 MOTION: M/S M/S PARMELEE/WINDSOR moved to approve the findings.

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; and
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.”^{3 4}

Conditions:

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 following the first nine months of operations for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties; and
6. Failure to comply with any of the conditions may result in revocation of the conditional use permit;^{5 6}
7. 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; and
8. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.

Recommendation to Approve CUP

The Planning Commission recommends to approve Deanna Moore’s Conditional Use Permit for a bed and breakfast located at 703 Biorca Street subject to the listed conditions supported by the record of findings.

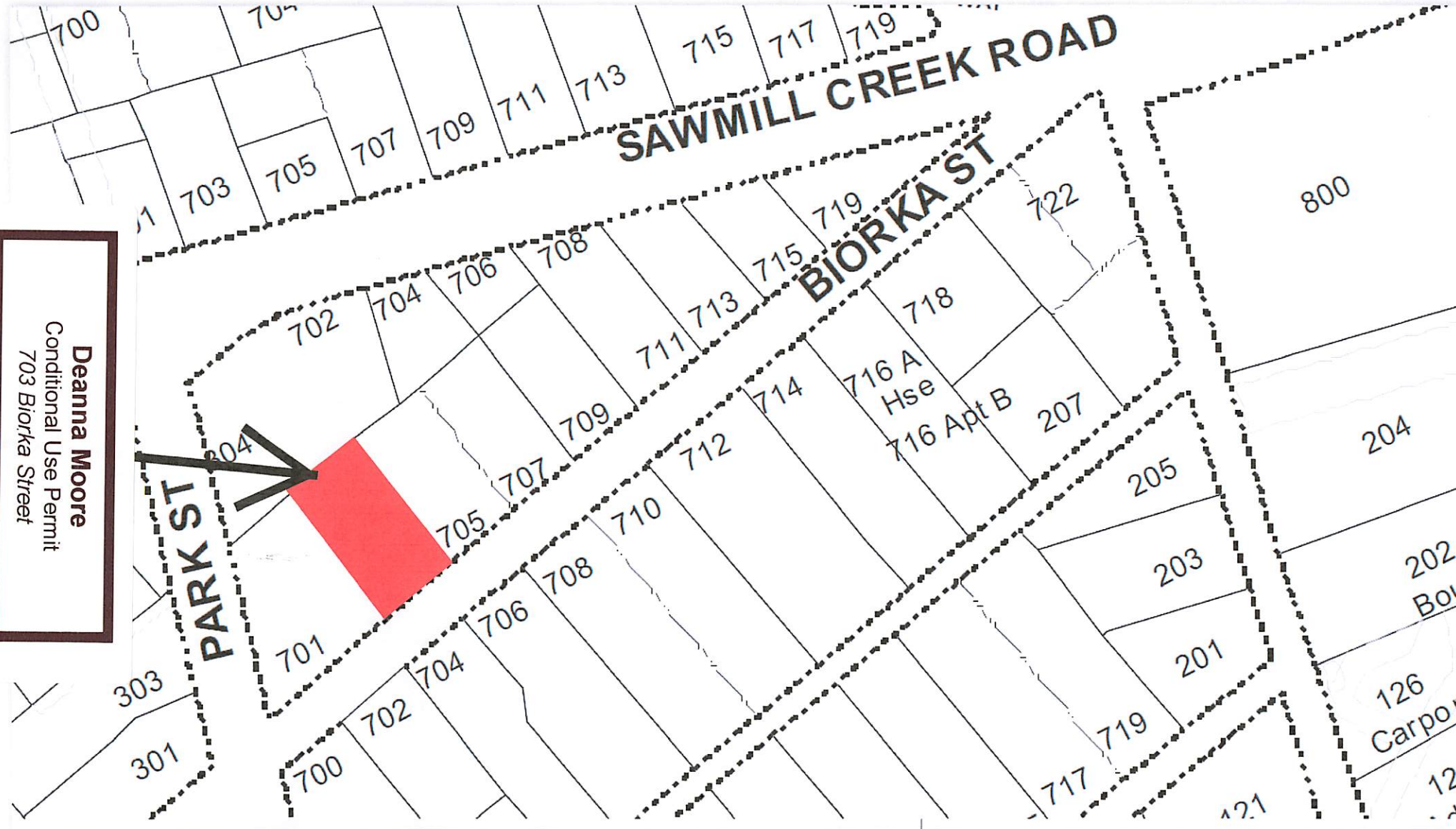
3 Section 22.30.160(C)

4 ACTION: Motion PASSED 5-0 on a voice vote.

5 ACTION: Motion PASSED 5-0 on a voice vote.

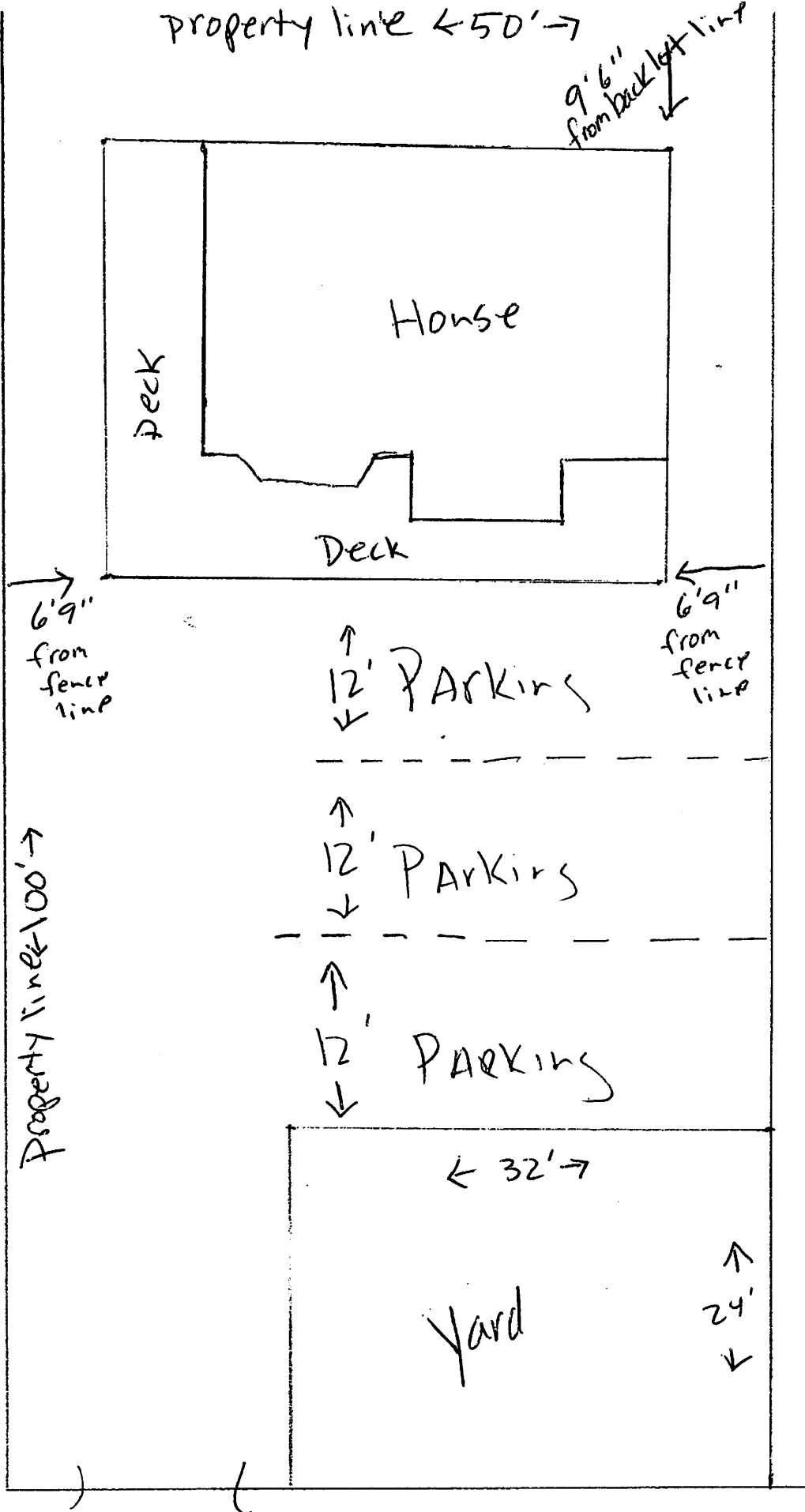
6 MOTION: M/S PARMELEE/WINDSOR moved to adopt staff’s findings and conclusions, the following findings and conditions, and to recommend approval to the City Assembly of the conditional use permit for a bed and breakfast at 703 Biorca Street. The property is also known as Lot 11, Block 23, Sitka Townsite, and U.S. Survey 1474. The request is filed by Deanna Moore. The owner of record is Deanna Moore

Deanna Moore
Conditional Use Permit
703 Biorka Street





Deanna Moore
Conditional Use Permit
703 Biorka Street



Biorka Street

Deanna Moore
 Conditional Use Permit
 703 Biorka Street

LOFT

22-1/2" X 54-1/2"
ALUM. ACC.
VERIFY LOCATION

COL. RAIL & BAL.
@ 5" O.C. MAX.

COL. RAIL & BAL.
2 BAL. PICK UP @
@ 5" O.C. MAX.

OPEN TO BELOW

3 1/2" NEWELL POST

LEDGE

2-2850

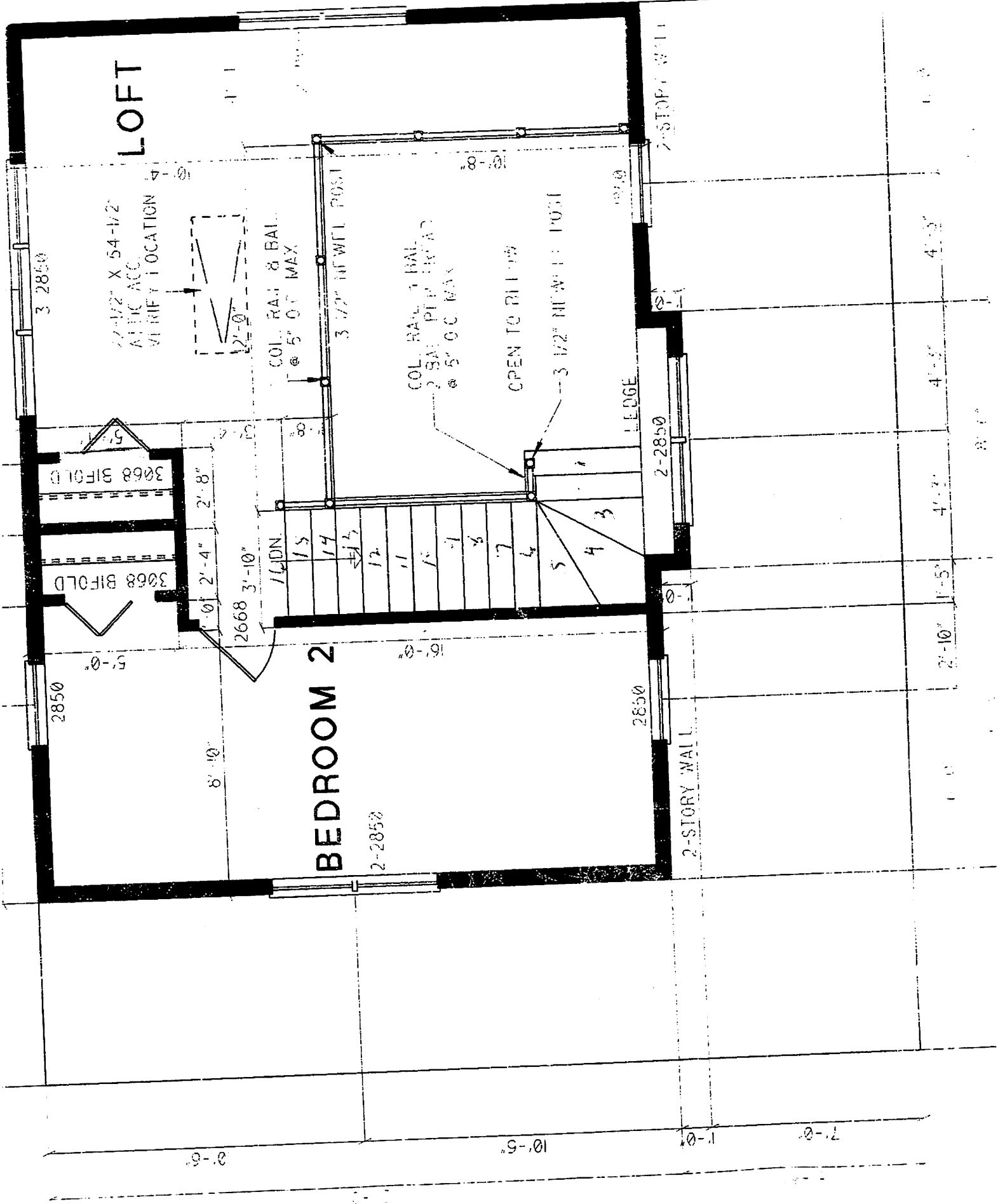
2-STORY WALL

BEDROOM 2

2-2850

2850

2-STORY WALL



PAID

AUG 11 2015

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
SHORT-TERM RENTAL &
BED & BREAKFAST APPLICATION

CITY & BOROUGH OF SITKA

Short-Term Rental Fee	\$100.00
Bed & Breakfast Fee	\$ 35.00
(per Guestroom)	
* plus current city sales tax *	

RECEIVED AUG / 2 2015

APPLICANT'S NAME: Deanna Moore
PHONE NUMBER: 907 738-0465
MAILING ADDRESS: 703 Biorke St. Sitka AK 99835

OWNER'S NAME: Semp
(If different from applicant)
PHONE NUMBER: _____
MAILING ADDRESS: _____

PROJECT ADDRESS: 703 Biorke St. Sitka AK 99835
LEGAL DESCRIPTION Lot: 11 Block: 23
Subdivision: _____
U.S. Survey: 1474 Zoning Classification: Residential

State all reasons for justifying request: I am interested in Renting the unused bedroom in my home to supplement my income.

Describe how the facility will be operated, what meals will be served, and how guests will be transported. (This information may be provided on a separate sheet).
I would like to rent this room out through the AIRBNB website. Guests will have their own room and bathroom with laundry facilities as well as limited access to kitchen and general living area. I will not be providing meals. Guests will be responsible for their own transportation.

Anticipated start date: September 16, 2015

What months of the year the facility will be in operation:

Sept. 16 - May 14

Drawing of the **interior** layout showing:

1. Size and location of rooms
2. Types of facilities in the rooms
3. Windows and exits
4. Location of smoke alarms and fire extinguishers
5. Guestrooms specifically delineated on the plans

Drawing of the **exterior** site plan showing:

1. Dimensions of the home
2. How the house sits on the lot
3. Location of parking



Check if facility is not fully constructed at the time of the application



Check if Life Safety Inspection has already been completed. If not, please contact the Building Department at 747-1832 to schedule an appointment. This Inspection is to certify that the residence complies with life and fire safety code aspects.

Bed and Breakfast applicants shall be aware that only limited cooking facilities such as small toaster ovens, microwaves, and refrigerators are allowed and those appliances must be outside of guestrooms.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT:

Deanna K. Moore

Date:

7/16/15

SIGNATURE OF OWNER:

Deanna Moore

Date:

7/16/15

(If different from the applicant)



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: September 10, 2015

To: Planning Commission

From: Michael Scarcelli, Senior Planner

Re: Moore CU 15-19 703 Biorka CUP for B&B

GENERAL INFORMATION

Applicant: Deanna Moore

Property Owner: Deanna Moore

Property Address: 703 Biorka Street

Legal Description: Lot 11, Block 23, Sitka Townsite

Parcel ID Number: 13365000

Size of Existing Lot: 5,000 sq. ft.

Zoning: R1

Existing Land Use: Residential

Utilities: City water, sewer, electric

Access: Direct from Biorka 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: Parcel Pictures

Attachment D: Application

Attachment E: Site Plan

Attachment F: Subdivision Plat

Attachment G: Zoning Map

Attachment H: Mailing List

Attachment I: Proof of Payment

Attachment J: Warranty Deed

PROJECT DESCRIPTION

The applicant plans to operate a short-term rental during the summer months (May 15-September 15) while they are traveling out of town per approved CUP 15-14. Per this request, the owner wishes to operate a Bed and Breakfast out of one unused bedroom to supplement income while she occupies the residence. She will utilize Air BnB. Visitors will have access to kitchen, but she will not provide meals or transportation. They will have access to unused bedroom, bathroom, and laundry facilities as well.

The parcel is 5,000 sq. ft. There is a large front yard with access directly off of Biorka Street. The house is a two-story, two bedroom, two bath home.

The applicant has provided details of the three required parking spaces, with additional space available for parking.

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

A. Intent. The R-1 district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.

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. The R-1 district, as it is a very restrictive district, may also be utilized as a holding district for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.

ANALYSIS

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

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses: Single family home will be used as a short-term rental when owner is away and as a B&B when owner is present. Owner through Air BnB will rent an unused room and adequate parking provided. Same impacts as similar residential use in area.

b. Amount of noise to be generated and its impacts on surrounding land use: Same amount of noise to slightly more as property will remain residential but visitors/guests will be on vacation.

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

d. Hours of operation: various, but typical of adjacent residential uses.

- e. **Location along a major or collector street:** Not located on major or collector street.
- f. **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** No cut through traffic scenario will be created.
- g. **Effects on vehicular and pedestrian safety:** No effects.
- h. **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Same ability as if home was only single family.
- i. **Logic of the internal traffic layout:** There is plenty of room on the property for vehicle access and parking. Three parking spots illustrated on site plan.
- j. **Effects of signage on nearby uses:** No effect. No signage proposed.
- k. **Presence of existing or proposed buffers on the site or immediately adjacent the site:** The site has a measure of privacy due to some greenery and the site placement of the house and neighboring houses.
- l. **Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Conforms with Comprehensive Plan Section 2.5.2 *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.
- m. **Other criteria that surface through public comments or planning commission review:**
 - **Parking:** CBS code 22.20.100.G.1 requires two spaces per dwelling unit. *Residential Uses. For each dwelling unit up to and including four-family buildings: two parking spaces per unit.* CBS code 22.24.010.B.11 requires one parking space per three B&B rooms. *There shall be a minimum of one off-street parking space for every three guestrooms in bed and breakfast establishments located in single-family residential zones.* The applicant has provided details of the required three parking spaces, with additional space available.
 - **Habitat:** Existing building- no habitat will be affected by the Applicant's proposal.
 - **Property value or Neighborhood harmony:** There is no evidence to suggest that this use will have a negative impact on surrounding property values. It will increase the value of the property by allowing an additional source of supplemental income.

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:

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:

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.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Senior Planner's analysis and findings and grant the requested conditional use permit with the following conditions:

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 following the first nine months of operations for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with any of the conditions may result in revocation of the conditional use permit.

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
September 15, 2015**

Present: Richard Parmelee (Chair), Chris Spivey (Vice Chair), Randy Hughey (Member), Debra Pohlman (Member), Darrell Windsor (Member), Michael Scarcelli (Senior Planner), Samantha Pierson (Planner I)

Absent: None

Members of the Public: Ken Cameron, Ptarmica McConnell, Peter Thielke, Susan Litman, Cliff Richter, Kyle Young, Deanna Moore

Vice Chair Spivey called the meeting to order at 7:01 p.m.

Roll Call:

PRESENT: 5 – Parmelee, Spivey, Windsor, Pohlman, Hughey

Consideration of the Minutes from the September 1, 2015 meeting:

MOTION: M/S HUGHEY/PARMELEE moved to approve the meeting minutes for September 1, 2015.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

The evening business:

**FIVE LOT HYBRID SUBDIVISION
LOT 11, ALICE AND CHARCOAL ISLAND SUBDIVISION
SHEE ATIKA, INC.**

Public hearing and consideration of a final plat for a 5 lot hybrid subdivision at Lot 11, Alice and Charcoal Island Subdivision filed by Shee Atika, Inc. The subdivision will create five lots. The property is also known as Lot 11, Alice and Charcoal Island Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika, Inc.

STAFF REPORT: Senior Planner Michael Scarcelli described the lot and the proposed division into five lots. Scarcelli passed around to the public and the Planning Commission a handout of the 5 lot hybrid subdivision. Staff reviewed how the proposal met the required criteria, specifically how lot 11E was noted as limited to access from Alice Loop and the other 4 lots had access via an access easement. Important items presented were the criteria required to meet the zoning, subdivision, and comprehensive plan.

APPLICANT: Ken Cameron stated that Scarcelli's description of the five proposed lots was accurate.

COMMISSIONER DELIBERATION:

PUBLIC COMMENT: No public comment.

MOTION: M/S PARMELEE/WINDSOR moved to adopt the required findings as presented by staff in his written and oral report that the proposal meets the required SGC criteria, comports with the comprehensive plan and Title 21 and 22, and the finding that it does not adversely impact the public, health, safety and welfare, and to approve final plat for a 5 lot hybrid subdivision at Lot 11, Alice and Charcoal Island Subdivision filed by Shee Atika, Inc. The subdivision will create five lots. The property is also known as Lot 11, Alice and Charcoal Island Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika, Inc.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

**REPLAT
TRACT M, U.S. SURVEY 3555, GALANKIN ISLAND SUBDIVISION
ROBERT JURANICH**

Public hearing and consideration of a replat of Tract M and immediately adjacent westerly common area of Galankin Island filed by Robert Juranich. Replat will remove the center lot line and merge two lots into one. The property is also known as Tract M of US Survey 3555 and adjacent common area of Galankin Island Subdivision. The owners of record are Robert and Marilyn Juranich and Galankin Islanders, Inc.

STAFF REPORT: Senior Planner Michael Scarcelli described the lot and the proposed replat addressing the intent of the GI and LI zoning districts, the minimum lot requirements of 1 acre, and nature of the past disconnected nature of Tract M, and the current connection to Galankin Island. It was staff's analysis to require a plat variance and Zoning map amendment as conditions of approval.

APPLICANT: Sue Litman and Patrick O'Neill represented Robert Juranich. She stated that she was unaware that an additional variance proceeding would be required, but stated that she was certain that Mr. Juranich would want to continue moving forward with the replat.

COMMISSIONER DELIBERATION: Commissioners discussed that this vote could move forward, and Mr. Juranich can decide whether or not to continue the process by pursuing a variance and ZMA.

PUBLIC COMMENT: No public comment.

MOTION: M/S POHLMAN/HUGHEY moved to adopt Staff's oral findings that it conformed with the SGC, Comprehensive Plan, did not adversely impact the public, health, safety and welfare and recommend approval of the replat of Tract M and immediately adjacent westerly common area of Galankin Island. Replat will remove the center lot line and merge two lots into one. The property is also known as Tract M of US Survey 3555 and adjacent common area of Galankin Island Subdivision. The owners of record are Robert and Marilyn Juranich and Galankin Islanders, Inc. conditioned upon approval of a plat variance and zoning map amendment.

ACTION: Motion **PASSED** unanimously 5-0 on a voice vote.

ZONING TEXT CHANGE

ALLOWING FOR THE APPROVAL OF CONDITIONAL USE PERMITS BY THE PLANNING COMMISSION WITH RIGHTS OF APPEAL TO THE BOARD OF ADJUSTMENT CITY AND BOROUGH OF SITKA

Public hearing and consideration of a proposed zoning text amendment to amend the SGC Sections 22.30.050 (F), 22.30.060, 22.30.160 (C), 22.30.370(3)(a), 22.24.010—2, and all supporting code sections to allow for the approval of Conditional Use Permits by the Planning Commission with rights of appeal to the Board of Adjustment. The request is filed by the City and Borough of Sitka.

STAFF REPORT: Scarcelli explained the proposed amendment. This amendment would allow the Planning Commission to approve instead of recommending approval to the City Assembly on Conditional Use Permits, with rights of aggrieved parties to appeal to the City Assembly acting as Board of Adjustment. This would result in making the process streamlined for applicants. Additionally, this amendment would reduce the amount of cases sent to the Assembly by the Planning Commission to allow them more time to focus on larger issues.

COMMISSIONER DELIBERATION: Commissioners discussed the potential benefits of the proposal. Passage of this amendment would lighten the workload and decrease meeting time for Assembly members.

PUBLIC COMMENT: No public comment.

MOTION: M/S WINDSOR/PARMELEE moved to adopt findings that this amendment comported with the SGC and Comprehensive Plan, did not adversely impact the public, health, safety, and welfare, and to recommend approval to the City Assembly of a proposed zoning text amendment to amend the SGC Sections 22.30.050 (F), 22.30.060, 22.30.160 (C), 22.30.370(3)(a), 22.24.010—2, and all supporting code sections to allow for the approval of Conditional Use Permits by the Planning Commission with rights of appeal to the Board of Adjustment. The request is filed by the City and Borough of Sitka.

ACTION: Motion **PASSED** unanimously 5-0 on a voice vote.

VARIANCE REQUEST

**298 KAAGWAANTAN STREET
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a variance request filed by Baranof Island Housing Authority for 298 Kaagwaantaan Street. The variance request is for a reduction in the front setback from 20 to 5 feet and the rear setback from 10 to 5 feet for the construction of a single-family home. The property is also known as Lot 4, Allen/Carlson Subdivision. The request is filed by the Baranof Island Housing Authority. The owner of record is the Baranof Island Housing Authority.

STAFF REPORT: Scarcelli described the topography of the lot, small size, parking, and the variance request. The lot is small and oddly shaped, making development difficult. Staff presented the required findings for a variance.

APPLICANT: Cliff Richter and Kyle Young represented Baranof Island Housing Authority. Richter and Young stated agreement with Scarcelli's report. Richter and Young described in further detail the constraints of the property and the site plan.

COMMISSIONER DELIBERATION: Commissioners discussed that the small lot size and odd shape makes it difficult to develop the lot.

PUBLIC COMMENT: No public comment.

MOTION: M/S WINDSOR/HUGHEY: moved to adopt the following findings and approve a variance request filed by Baranof Island Housing Authority for 298 Kaagwaantaan Street. The variance request is for a rear setback reduction from 10 to 5 feet for the construction of a single-family home. The property is also known as Lot 4, Allen/Carlson Subdivision. The request is filed by the Baranof Island Housing Authority. The owner of record is the Baranof Island Housing Authority.

Findings:

- a. That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner, *specifically the substandard lot size and odd flag shape;*
- b. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity;
- c. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure, *specifically a single family home will add to the surrounding property values and neighborhood harmony;*
- d. That the granting of such a variance will not adversely affect the comprehensive plan.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

**CONDITIONAL USE PERMIT
722 BIORKA STREET
PETER THIELKE**

Public hearing and consideration of a conditional use permit for a short-term rental at 722 Biorka Street. The property is also known as a fractional portion of Lot 13 in Block 14, Sitka Townsite, U.S. Survey 1474. The request is filed by Peter Thielke. The owner of record is Peter Thielke.

STAFF REPORT: Scarcelli described the short-term rental request, detailed business plan, and how the proposal helps create a better maintain property, meets the parking, comports with zoning code and comprehensive plan, creates positive economic benefits,

and no adverse impacts. He stated that the lot's landscaping provides a lot of privacy. Staff's conclusion was that it complied with the Sitka General Code, the Comprehensive Plan, and it did not impact the public, health, safety, and welfare, and benefitted the community.

APPLICANT: Peter Thielke affirmed Scarcelli's analysis. Thielke stated that he does not live in Sitka year-round. He stated that the short-term rental would make it feasible for him and his siblings to visit Sitka during the summer for short periods of time and stay in the house. Purely long-term rentals would not allow him the same flexibility. Thielke stated that he is committed to the community's need for long-term rentals, and reports that he has rented the house for longer blocks of time for the upcoming fall and winter months.

PUBLIC COMMENT: No public comment.

COMMISSIONER DELIBERATION: Commissioners discussed that this was a feasible option for maintaining the home, and this is his family's established property.

MOTION: M/S POHLMAN/WINDSOR moved to adopt staff's findings and conclusions, the following findings and conditions, and to recommend approval to the City Assembly of the conditional use permit for a short-term rental at 722 Biorca Street. The property is also known as a fractional portion of Lot 13 in Block 14, Sitka Townsite, U.S. Survey 1474. The request is filed by Peter Thielke. The owner of record is Peter Thielke:

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:

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:

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.

CONDITIONS:

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 request.
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 following the first nine months of operations for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with any of the conditions may result in revocation of the conditional use permit.

ACTION: Motion **PASSED 5-0** on a voice vote.

**CONDITIONAL USE PERMIT
703 BIORKA STREET
DEANNA MOORE**

Public hearing and consideration of a conditional use permit for a bed and breakfast at 703 Biorka Street. The property is also known as Lot 11, Block 23, Sitka Townsite, and U.S. Survey 1474. The request is filed by Deanna Moore. The owner of record is Deanna Moore.

STAFF REPORT: Scarcelli described the lot and the conditional use permit request, related past history of a CUP for a STR, and how this proposal would have positive impacts and have less negatives than other typical residential uses due to owner occupation with this proposed use and the large parking, setbacks, and characteristics of the home and property. The property has plenty of parking to accommodate guests. Ultimately staff's conclusion was that it complied with the Sitka General Code, the Comprehensive Plan, and it did not impact the public, health, safety, and welfare, and benefitted the community.

APPLICANT: Deanna Moore stated that Scarcelli's analysis was accurate.

PUBLIC COMMENT: No public comment.

COMMISSIONER DELIBERATION:

MOTION: M/S PARMELEE/WINDSOR moved to adopt staff's findings and conclusions, the following findings and conditions, and to recommend approval to the City Assembly of the *conditional use permit for a bed and breakfast at 703 Biorka Street. The property is also known as Lot 11, Block 23, Sitka Townsite, and U.S. Survey 1474. The request is filed by Deanna Moore. The owner of record is Deanna Moore:*

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:

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:

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.

CONDITIONS:

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 request.
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 following the first nine months of operations for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with any of the conditions may result in revocation of the conditional use permit.

ACTION: Motion **PASSED 5-0** on a voice vote.

DIRECTORS REPORT: Scarcelli shared that he is working with Maegan Bosak to address streamlining the findings and conclusions to help preserve time of the Planning Commission to allow adequate time for consideration of important issues. He stated that he and Bosak have plans to initiate the Comprehensive Plan soon, which will focus on grassroots input. Scarcelli is attending training in October for Historic Preservation and Planning. Scarcelli introduced Samantha Pierson, the new Planner I. Scarcelli thanked Parmelee for his 8 years of service to the Planning Commission, and we will begin the selection process for a new member.

PUBLIC COMMENT: No public comment.

COMMISSIONER DELIBERATION: Chair Parmelee announced that he would be stepping down as chair. Commissioners discussed his potential replacement.

MOTION: M/S WINDSOR/POHLMAN moved to approve Chris Spivey as Chair.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

MOTION: **M/S PARMELEE/SPIVEY** moved to approve Darrell Windsor as Vice Chair.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

MOTION: **M/S PARMELEE/POHLMAN** moved to adjourn at 8:10 pm.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

Chris Spivey, Vice Chair

Samantha Pierson, Secretary



1 in = 27.82 ft

Printed on 9/10/2015
 Last update: Property information Daily, GIS parcel lines 9/1/2014

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Sitka, Alaska and MainStreetGIS assume no legal responsibility for the information contained herein.



MainStreetGIS, LLC
www.mainstreetgis.com

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date: 08/11/2015
Receipt: 2016-00008558
Cashier: Front Counter
Received From: DEANNA MOORE

PLAN - Planning Permits/Zo ning	35.00
ST1 - Sales Tax 3rd quarte r CY	2.10
Receipt Total	----- 37.10
Total Check	----- 37.10
Total Remitted	----- 37.10
Total Received	----- 37.10



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, September 15, 2015

Held at Sealing Cove Business Center

601 Alice Loop, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE AGENDA
- III. CONSIDERATION OF THE MINUTES FROM September 1, 2015
- IV. THE EVENING BUSINESS
 - A. Public hearing and consideration of a final plat for a 5 lot hybrid subdivision at Lot 11, Alice and Charcoal Island Subdivision filed by Shee Atika, Inc. The subdivision will create five lots. The property is also known as Lot 11, Alice and Charcoal Island Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika, Inc.
 - B. Public hearing and consideration of a replat of Tract M and immediately adjacent westerly common area of Galankin Island filed by Robert Juranich. Replat will remove the center lot line and merge two lots into one. The property is also known as Tract M of US Survey 3555 and adjacent common area of Galankin Island Subdivision. The owners of record are Robert and Marilyn Juranich and Galankin Islanders, Inc.
 - C. Public hearing and consideration of a proposed zoning text amendment to amend the SGC Sections 22.30.050 (F), 22.30.060, 22.30.160(C), 22.30.370(3)(a), 22.24.010-2, and all supporting code sections to allow for the approval of Conditional Use Permits by the Planning Commission with rights of appeal to the Board of Adjustment. The request is filed by the City and Borough of Sitka.
 - D. Public hearing and consideration of a variance request filed by Baranof Island Housing Authority for 298 Kaagwaantaan Street. The variance request is for a reduction in the front setback from 20 to 5 feet and the rear setback from 10 to 5 feet for the construction of a single-family home. The property is also known as Lot 4, Allen/Carlson Subdivision. The request is filed by the Baranof Island Housing Authority. The owner of record is the Baranof Island Housing Authority.
 - E. Public hearing and consideration of a conditional use permit for a short-term rental at 722 Biorka Street. The property is also known as a fractional portion of Lot 13 in Block 14, Sitka Townsite, U.S. Survey 1474. The request is filed by Peter Thielke. The owner of record is Peter Thielke.
 - F. **Public hearing and consideration of a conditional use permit for a bed and breakfast at 703 Biorka Street. The property is also known as Lot 11, Block 23, Sitka Townsite, and U.S. Survey 1474. The request is filed by Deanna Moore. The owner of record is Deanna Moore.**

- V. PLANNING DIRECTOR'S REPORT
- VI. PUBLIC BUSINESS FROM THE FLOOR
- VII. ADJOURNMENT

NOTE: Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to planning.comment@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: September 8 and 9.

Parcel ID: 11700000
DAVID/RACHEL ADAMS
ADAMS, DAVID & RACHEL
210 PARK ST
SITKA AK 99835

Parcel ID: 11710000
KERRY/JOHN MCADAMS/RAASCH
MCADAMS, KERRY/RAASCH, JOHN
700 BIORKA ST.
SITKA AK 99835

Parcel ID: 11720000
ROGER/NANCY BLEIER
BLEIER, ROGER, W./NANCY
702 BIORKA ST
SITKA AK 99835

Parcel ID: 11725000
CAVAN/APRIL FITZSIMMONS/HEESACKER
FITZSIMMONS, CAVAN & HEESACKER, APRIL
P.O. BOX 1221
SITKA AK 99835-1221

Parcel ID: 11740001
TIMOTHY/TERRY PIKE
PIKE, TIMOTHY, L./TERRY
706 BIORKA ST
SITKA AK 99835

Parcel ID: 11740002
TIMOTHY/TERRY PIKE
PIKE, TIMOTHY/TERRY
706 BIORKA ST
SITKA AK 99835

Parcel ID: 11750000
NUTTING FAMILY REV. LIVING TRUST
NUTTING, RODNEY, L./FAYRINE, A.
708 BIORKA ST.
SITKA AK 99835

Parcel ID: 11770000
JAMES/LESA WAY
WAY, JAMES, B./LESA, M.
712 BIORKA ST.
SITKA AK 99835

Parcel ID: 11780000
VALERIE NELSON
NELSON, VALERIE
714 BIORKA ST.
SITKA AK 99835

Parcel ID: 11795000
SCOTT/NIECHOLE ROBINSON
ATTN: JENNY
ROBINSON, SCOTT/NIECHOLE
315 SEWARD ST, STE B
SITKA AK 99835

Parcel ID: 11870000
EVELYN CICI
CICI, EVELYN, J.
P.O. BOX 635
SITKA AK 99835-0635

Parcel ID: 11890000
G.M./M.T/H.M. WATCHERS
WATCHERS, G.M., M.T., H.I.
715 ETOLIN ST
SITKA AK 99835

Parcel ID: 11900000
LARRY/KATHLEEN JACKSON/KREISS
JACKSON, LARRY & KREISS, KATHLEEN
22 AMHERST RD
MORGANTOWN WV 26505

Parcel ID: 11910000
FABIAN/EVENING GRUTTER
GRUTTER, FABIAN/EVENING STAR
711 ETOLIN ST
SITKA AK 99835

Parcel ID: 11920000
ROBERT/AMY BLAIR REV.
BLAIR REVOCABLE TRUST
P.O. BOX 584
SITKA AK 99835-0584

Parcel ID: 11930000
CHARLES/MELANIE WILBER/KABLER
WILBER, CHARLES/KABLER, MELANIE C.
705 ETOLIN ST
SITKA AK 99835

Parcel ID: 11940000
CHARLES/MELANIE WILBER/KABLER
WILBER, CHARLES/KABLER, MELANIE C.
705 ETOLIN ST
SITKA AK 99835

Parcel ID: 11950001
ANN DAGNILLO
DAGNILLO, ANN, T.
703 ETOLIN ST
SITKA AK 99835

Parcel ID: 11950002
EUGENE/BARBARA SOLOVYOV/KENDALL
SOLOVYOV, EUGENE/KENDALL, BARBARA
206 PARK ST.
SITKA AK 99835

Parcel ID: 12022000
LOUISE/TIMOTHY OLMSTEAD
OLMSTEAD, LOUISE & TIMOTHY
211 PARK ST.
SITKA AK 99835

Parcel ID: 12024000
CLINTON/MARINA MILLER
MILLER, CLINTON, O./MARINA
P.O. BOX 1124
SITKA AK 99835-1124

Parcel ID: 12030000
ROBERT DENNARD
DENNARD, ROBERT, A.
209 PARK ST.
SITKA AK 99835

Parcel ID: 13060000
NICK OLNEY-MILLER
OLNEY-MILLER, NICK
3006-A BARKER ST
SITKA AK 99835

Parcel ID: 13065000
KRISTINA HOFFMAN
HOFFMAN, KRISTINA
621 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 13080000
PEDRO/SHIRLEY RIETA
RIETA, PEDRO & SHIRLEY
619 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 13190000
BREEZY/GARY CRANFORD
CRANFORD, BREEZY & GARY
616 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 13195001
DONALD JONES
JONES, DONALD, C.
P.O. BOX 6205
SITKA AK 99835-6205

Parcel ID: 13195002
KATHRYN FOSTER
FOSTER, KATHRYN, L.
620 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 13205000
BARBARA ARNDT TRUST
ARNDT TRUST, BARBARA, L.
622 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 13210000
CHARLES/JAMMIE WILEM.
WILEMAN, CHARLES, D.J.J.
624 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 13216000
 NORMAN/CHARLOTT MIRANDA
 MIRANDA, NORMAN & CHARLOTTE
 125 ANNA DR
 SITKA AK 99835

Parcel ID: 13217000
 CRAIG/LESLEY WARREN
 WARREN, CRAIG/LESLEY
 301 PARK ST
 SITKA AK 99835

Parcel ID: 13230000
 RONALD/ELIZABET MOSH
 MOSHER, RONALD, F./ELI
 617 BIORKA ST.
 SITKA AK 99835

Parcel ID: 13300000
 MATTHEW GOFF
 GOFF, MATTHEW
 304 PARK ST.
 SITKA AK 99835

Parcel ID: 13315000
 JOHN/KAREN THIELKE
 THIELKE, JOHN, F./KAREN, G.
 19518 14TH AVE NW
 SHORELINE WA 98177

Parcel ID: 13320000
 MADELON MOTTET
 MOTTET, MADELON
 P.O. BOX 77
 PORT EDWARD BC V0V1G

Parcel ID: 13335000
 DAVID PATT
 PATT, DAVID, A.
 715 BIORKA ST
 SITKA AK 99835

Parcel ID: 13340000
 MICHAEL/JACQUEL LAGUIRE
 LA GUIRE, MICHAEL/JACQUELINE
 P.O. BOX 6369
 SITKA AK 99835-6369

Parcel ID: 13345000
 DAVID/WENDY LONGTIN
 LONGTIN, DAVID & WENDY
 711 BIORKA ST
 SITKA AK 99835

Parcel ID: 13350000
 SCOTT/CLEO BRYLINSKY
 BRYLINSKY, SCOTT, D./CLEO, K.
 709 BIORKA ST
 SITKA AK 99835

Parcel ID: 13360000
 MARTIN/ANNETTE BECKER
 BECKER, MARTIN/ANNETTE
 705 BIORKA ST.
 SITKA AK 99835

Parcel ID: 13365000
 DEANNA MOORE
 MOORE, DEANNA
 711 BIORKA ST
 SITKA AK 99835

Parcel ID: 13370000
 LEON BARCLAY
 BARCLAY, LEON, V.
 701 BIORKA ST
 SITKA AK 99835

Parcel ID: 18060000
 PETER/ERIKA WEILAND/KNOX
 WEILAND, PETER/KNOX, ERIKA
 625 DEGROFF ST
 SITKA AK 99835

Parcel ID: 18065000
 DAVID/LISA LUBIN/BUSCH
 LUBIN, DAVID, R./BUSCH,
 215 SHOTGUN ALLEY
 SITKA AK 99835

Parcel ID: 18070000
 CORRIE BOSMAN
 BOSMAN, CORRIE
 P.O. BOX 6005
 SITKA AK 99835-6005

Parcel ID: 18075000
 DENNIE/DEBORAH DANIELS
 DANIELS, DENNIE/DEBORAH
 P.O. BOX 545
 SITKA AK 99835-0545

Parcel ID: 18080000
 MARY DURGAN
 DURGAN, MARY
 P.O. BOX 3052
 SITKA AK 99835-3052

Parcel ID: 18081000
 MARY DURGAN
 DURGAN, MARY, MAE
 P.O. BOX 3052
 SITKA AK 99835-3052

Parcel ID: 18085000
 FRANCES KNIGHT LIVING TRUST
 KNIGHT LIVING TRUST, FRANCES I.
 1870 W. DOVE WAY
 AMADO AZ 85645

Parcel ID: 18090000
 PETER/ERIKA & K WEILAN
 WEILAND, PETER/KNOX, E
 625 DEGROFF ST
 SITKA AK 99835

Parcel ID: 18095000
 FRANCES KNIGHT LIVING TRUST
 KNIGHT LIVING TRUST, FRANCES I.
 1870 W. DOVE WAY
 AMADO AZ 85645

Parcel ID: 18100000
 DOUGLAS JENNY
 JENNY, DOUGLAS, E.
 709 SAWMILL CREEK RD
 SITKA AK 99835

Parcel ID: 18105000
 DAVID/DYAN LOWRANCE/
 LOWRANCE, DAVID, M./BE
 P.O. BOX 1074
 SITKA AK 99835-1074

Parcel ID: 18110000
 DENTON/BRIAN PEARSON/HANSON
 PEARSON, DENTON & HANSON, BRIAN
 713-B SAWMILL CREEK RD
 SITKA AK 99835

Parcel ID: 18125000
 ANTHONY/CINDY GUEVIN/LITMAN
 GUEVIN, ANTHONY/LITMAN, CINDY
 715 SAWMILL CREEK RD
 SITKA AK 99835

Parcel ID: 18145000
 JAMES/JENNIFER STEINSON
 STEINSON, JAMES, H. & JI
 P.O. BOX 1303
 SITKA AK 99835-1303

Parcel ID: 18155000
 JAMES/JENNIFER STEINSON
 STEINSON, JAMES, H. & JENNIFER, J.
 P.O. BOX 1303
 SITKA AK 99835-1303

P&Z Mailing
 9/4/15