



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION FORM

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

APPLICATION FOR:☐

VARIANCE

☐

CONDITIONAL USE

☐

ZONING AMENDMENT

☒

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: SUBDIVISION OF LOT 1 JPJL SUBD. INTO TWO LOTS, WITH STIPULATION

THAT THESE TWO NEW LOTS DO NOT BE FURTHER SUBDIVDED IN THE FUTURE

PROPERTY INFORMATION:

CURRENT ZONING: R1-MH PROPOSED ZONING (if applicable):

CURRENT LAND USE(S): VACANT/RESIDENTIAL PROPOSED LAND USES (if changing):

APPLICANT INFORMATION:

PROPERTY OWNER: MICHAEL JON TISHER

PROPERTY OWNER ADDRESS: 304 WORTMAN LOOP

STREET ADDRESS OF PROPERTY: 505 KRAMER AVENUE

APPLICANT'S NAME: MICK TISHER

MAILING ADDRESS: 304 WORTMAN LOOP

EMAIL ADDRESS: MJTISHER@YAHOO.COM DAYTIME PHONE: 907-738-2439

PROPERTY LEGAL DESCRIPTION:

TAX ID: 252000000 LOT: 1 BLOCK: TRACT:

SUBDIVISION: JPJL SUBDIVISION US SURVEY:

Last Name

Date Submitted

Project Address

REQUIRED INFORMATION:

For All Applications:

- ☐ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

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

CERTIFICATION:

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

Michael Jon Tisher
Owner

3-18-22
Date

Owner

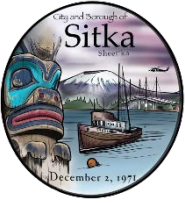
Date

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

Michael Tisher
Applicant (If different than owner)

3-18-22
Date

Last Name Date Submitted Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
- ☐ MINOR SUBDIVISION/HYBRID SUBDIVISION
- ☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
- ☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: (Please address each item in regard to your proposal)

- SITE/DIMENSIONS/TOPOGRAPHY:** BOTH LOTS WOULD BE WELL ABOVE MINIMUM SIZE. DIMENSIONS AND SF SHOW ON THE PLAT.

- EXISTING UTILITIES AND UTILITY ROUTES:** EXISTING WATER IS FROM KRAMER AVE. EXISTING ELECTRICAL FROM HPR WITH NEW JUNCTION BOX AT KRAMER AVE. NEW SEWER WILL BE INSTALLED FOR LOT 2 JPJL AND THESE LOTS WILL HAVE SEWER ACCESS THROUGH THE SAME. ALTHOUGH THESES UTILITIES WERE NOT ADOPTED BY THE CITY AS PUBLIC THEY WERE ALL CONSTRUCTED TO MAJOR SUBDIVISON STANDARDS AND PLACED TO ACCOMODATE FUTURE PUBLIC AND/OR PRIVATE SERVICES.

- PROPOSED UTILITIES AND UTILITY ROUTES:** NEW UTILITY ROUTES FOR SEWER ARE SHOWN ON THE PLAT AND INCLUDE CONSIDERATIONS FOR FUTURE UPLAND DEVELOPMENTS

- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** BECAUSE OF THE TOPOGRAPHY ACCESS MUST BE FROM KRAMER AVE. A WELL DEFINED CODE COMPLIANT ACCESS ROAD FROM KRAMER EXISTS. EXPANDING SAID ACCESS ROAD TO THE SOUTH (INTO LOT 3 WEST WOODBURY) IS A NEAR IMPOSSIBILITY DUE TO A STEEP RAVINE ON THAT SIDE OF THE EXISTING ACCESS ROAD

- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** ONE NEW LOT WOULD NEED TO BE ADDED TO THE TO THE EXISTING ACCESS AND UTLITY MAINTENANCE AGREEMENTS.

- PUBLIC HEALTH, SAFETY, AND WELFARE:** SITKA NEEDS MORE HOUSING STOCK. USABLE DEVELOPABLE PRIVATELY OWNED LAND IS SCARCE. ALLOWING MORE LOTS TO BE SUBDIVIDED WILL ONLY HELP NOT HINDER SITKA'S CURRENT HOUSING PROBLEM. THIS IS A VERY GOOD THING FOR PUBLIC HEALTH. THIS LOT IS IN THE LOW RISK ZONE FOR LAND SLIDES

- ACCESS TO LIGHT AND AIR:** THE EXISTING BUILDING PADS ARE OPEN AND DO HAVE NICE VIEWS. AS MANY TREES AS SAFELY POSSIBLE (DUE TO SLOPES) WERE SAVED DURING THE DEVELOPMENT OF THIS LOT AS A WHOLE.

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** THE TOPOGRAPHY ON LOT 1 JPJL SUBDIVISION
DICTATES THE LAYOUT AND DEVELOPMENT. THIS PROPERTY WOULD BE PUT TO BEST POSSIBLE USE AS A
TWO LOT SUBDIVISION.
- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
NO EXISTING STRUCTURES CURRENTLY EXIST ON THIS LOT
- **EXISTENCE OF ANY ENCROACHMENTS:** NO EXISTING ENCROACHMENTS EXIST ON THIS LOT
- **AVAILABILITY OF REQUIRED PARKING:** THESE LOTS ARE BOTH SUBSTANTIAL IN SIZE AND WOULD PROVIDE AMPLE
PARKING ON BOTH LOTS.
- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** A NEW EASEMENT AGREEMENT FOR THE
TO ALLOW FOR FUTURE UTILITY CONNECTIONS FROM LOT 3 WEST WOODBURY SUBD. AND LOT 2 JPJL SUBD.
SEWER CONNECTION FROM KRAMER AVE. AS PROPOSED IN ORIGINAL CITY UTILITY PLANS ARE NOT FEASIBLE
DUE TO SHALLOW AND EXCESSIVELY DEEP MH DEPTHS ALONG KRAMER AVENUE. CONNECTION FROM THE NEW
MH AT THE BOTTOM OF LOT 1 JPJL IS THE ONLY OPTION FOR ANY FUTURE UTILITY ALONG THIS PORTION OF KRAMER
AVENUE, PUBLIC OR PRIVATE.

ANY ADDITIONAL COMMENTS ADDITIONALLY, IT WOULD APPEAR TO BE IN THE CITIES BEST INTEREST
TO ADOPT THESE UTILITIES AS PUBLIC UTILITIES, ALLOWING FUTURE
DEVELOPMENT OF CITY OWNED PROPERTIES ALONG KRAMER AVENUE TO TAKE PLACE. THE ORIGINAL BENCHLANDS
STUDY SUGGESTED MULTIPLE UTILITY EASEMENT FROM KRAMER AVENUE TO HPR TO ACCOMODATE FUTURE
DEVELOPMENT OF UTILITIES. THE TISHER SUBDIVISION IS THE PERFECT EXAMPLE OF HOW THAT CAN WORK WITH
THE ADOPTION OF THE UTILITY AS PUBLIC FOR FUTURE DEVELOPMENT OF CITY PROPERTY AND THAT WOULD BE IN
LINE WITH SUGGESTIONS MADE IN THE PAST BY THE BENCHLANDS DEVELOPMENT ASSESSMENT GROUP

Applicant

Date

Last Name

Date Submitted

Project Address