



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Richard Parmelee
Taylor Colvin

Tuesday, October 17, 2017

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

- A** [PM-32](#) Approval of the September 19, 2017 meeting minutes.

Attachments: [9.19.17 draft](#)

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

V. PLANNING DIRECTOR'S REPORT

- B** [MISC 17-29](#) Director's Report - October 17

Attachments: [State Historic Preservation Plan Extracted Goals and Objectives](#)

VI. THE EVENING BUSINESS

- C** [P 17- 05](#) Public hearing and consideration of a minor subdivision request for 403 Alice Loop. The subdivision would join 403 Alice Loop with a portion of vacated right-of-way. The property is also known as Lot 1 Sealing Cove Subdivision. The property is zoned Waterfront District. The request is filed by Mica Trani. The owners of record are Mica Trani and the City and Borough of Sitka.

Attachments: [P17-05.403Alice.PlanningPacket.13Oct2017](#)

- D** [CUP 17-21](#) Public hearing and consideration of a conditional use permit for an 8-guest lodge and commercial dock on Middle Island. The property is known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The property is zoned LI Large Island. The request is filed by Michael Coady. The owner of record is William Robinson Trust.

Attachments: [CU 17-21.PlanningPacket.13Oct2017](#)

VII. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. 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@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: October 9 and 11



CITY AND BOROUGH OF SITKA

Legislation Details

File #: PM-32 **Version:** 1 **Name:**
Type: Planning Minutes **Status:** AGENDA READY
File created: 9/25/2017 **In control:** Planning Commission
On agenda: 10/17/2017 **Final action:**
Title: Approval of the September 19, 2017 meeting minutes.
Sponsors:
Indexes:
Code sections:
Attachments: [9.19.17 draft](#)

Date	Ver.	Action By	Action	Result
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CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Richard Parmelee
Taylor Colvin

Tuesday, September 19, 2017

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Acting Chair Windsor called the meeting to order at 7:00 PM.

Present: Darrell Windsor (Vice Chair), Dick Parmelee, Randy Hughey, Taylor Colvin, Michael Scarcelli (Planning & Community Development Director & *ex-officio*)

Absent: Chris Spivey (Chair, excused), Kevin Knox (Assembly Liaison, excused)

Members of the Public: Darren Phillips and Matt Phillips

II. CONSIDERATION OF THE AGENDA

Director Michael Scarcelli indicated that item C was pulled from the agenda. Scarcelli briefly reviewed the reasons for the zoning map amendment, and the Historic Preservation Commission's recent recommendation to postpone to allow further discussion with property owners including the Russian Orthodox and Lutheran Churches as well as the decedent's descendants, the tribe and native community, and any interested parties. Scarcelli indicated staff would work on this at bring it back at a later time.

III. CONSIDERATION OF THE MINUTES

A [PM-31](#) Approval of the September 5, 2017 meeting minutes.

Parmelee/Hughey moved to **APPROVE** the September 5, 2017 meeting minutes. Motion **PASSED** 4-0.

IV. PERSONS TO BE HEARD

No public comment.

V. PLANNING DIRECTOR'S REPORT

[MISC 17-28](#)

Director's Report - September 19.

Scarcelli reviewed the attached short-term rental (STR) quarterly report and also discussed the past economic trends of rising rents and decreasing vacancies. The quarterly report showed specific quantified increases in STR.

VI. THE EVENING BUSINESS

C [ZA 17-02](#)

PULLED - Public hearing and consideration of a zoning map amendment request for 215 Marine Street and 207 Princess Way, currently zoned R-1 single-family and duplex residential district. The properties are also known as Lot 1A Russian Orthodox Cemetery - Mathews Lot Line Adjustment and Lot 1 Lutheran Cemetery Lot Line Adjustment. The request is filed by City and Borough of Sitka Community Affairs Department. The owners of record are Diocese of Sitka and Alaska, Orthodox Church in America and Lutheran Church Corporation of Sitka, Alaska.

D [CUP 17-20](#)

Public hearing and consideration of a conditional use permit request for a marijuana cultivation facility at 120 C Jarvis Street, zoned Industrial. The property is also known as Lot 2A Sitka Projects Subdivision Lot 1 and Lot 2 Lot Line Adjustment. The request is filed by Darren Phillips for Fiberlite. The owner of record is Baranof Investments LLC.

STAFF REPORT: Scarcelli introduced a summary of the key issues, concerns, and topics for discussion including the conditional use of a marijuana cultivation business in the industrial zone, the impacts of odor and the need for an odor control plan, security concerns and the need for the Sitka Police Department to review security plans, an amended waste water disposal plan, and a code compliant parking plan.

Scarcelli then went through the application and supporting materials. The maps were first reviewed to identify location, zone, surrounding land uses, and access. The site plan and parking plan were presented and shown as presently inadequate due to substandard size. The as-built was presented to show the access and the minimal issue of cut-through traffic. The floor plans and side perspectives depicted the floor area and nature of the interior structure within unit C. Plats were also briefly reviewed, showing the easements and lot sizes. Extensive pictures of the entire building and also the interior of the unit and internal structure were reviewed. The Alaska Marijuana Control Board application was cited and summarized. The HVAC details were reviewed, and Scarcelli noted that this level of HVAC detail and design will most likely alleviate odor issues, but more detail in the form of an Odor Control Plan is needed and recommended conditions of approval require this. The plan should include how they will monitor odor, will they have extra filters, what will be their maintenance schedule, how they will address power outages, and whatever specific steps they will take to reduce odor impacts and also prevent similar odor issues that have occurred at other locations.

Notice at state and local level was reviewed.

The wiring and electrical consumption was presented. Annual electrical costs are estimated to be approximately \$74,000.

Scarcelli reviewed staff's analysis from the staff report. It was noted that the staff report contained an error in regards to parking requirements, which the applicant will have to meet. The report stated, "1 space was required per employee", and should have stated "per 3 employees." Scarcelli also indicated the parking plan would have to be revised and include the proper number of spaces, a loading zone, and the correct dimensions of 9' x 18' that shall include the uses and parking of the entire building, not just unit C.

Scarcelli responded to Commissioner Hughey's concern regarding compatibility between industrial and adjacent residential uses. Scarcelli discussed noise and odor impacts. It was noted that note 3 of the industrial use tables limits "noxious" impacts, but what is noxious in a residential zone is different than what is noxious in an industrial zone. Regardless, noise was not likely an impact, but odor could be and as such approval was conditioned upon odor control mitigation features and submission of a revised odor control plan.

Staff identified the very limited potential for cut-through via the access easements between Jarvis and Smith Streets.

Traffic impacts on the lot was identified as a potential negative impact. However, Scarcelli indicated a revised and code compliant parking plan would mitigate those concerns.

EMS, Fire, and Police response was discussed. The location was within 1.16 miles of the Fire and Police Department. In addition, as a condition of approval requires that the SPD review the applicant's security plan.

The southern residential uses were discussed. The buffer of trees and distance between structures would will aid in mitigating noise and odor concerns.

Staff read the findings of the written staff report verbatim.

Staff made the formal recommendations of approval and the proposed conditions of approval as found in the written staff report, with one exception: Scarcelli noted a slight edit to a condition number 9 that needed to add "in any heat."

APPLICANT: Darren Phillips indicated he would correct the odor plan and address how to respond to a power outage and other staff concerns regarding parking, odor, security, and wastewater. Phillips mentioned he had spoken with Tony Bird of the electrical department indicating upgrades have occurred and the system is adequate and more upgrades to the electrical system are planned.

COMMISSIONER DELIBERATION: Commissioners discussed the potential impacts between the proposed industrial uses and adjacent residential uses,

discussed odor impacts, asked questions on the electrical system, and gave input that wastewater could be emptied into sewer. The commissioners agreed that the odor issues would be adequately addressed in an amended odor control plan, and that the additional conditions for a SPD reviewed security plan, amended parking plan, and revised wastewater disposal plan would be sufficient to address those associated impacts.

PUBLIC COMMENT: None.

COMMISSIONER DELIBERATION: None.

FINDINGS: Scarcelli read the recommended findings verbatim from the written staff report.

Hughey/Parmelee moved to **APPROVE** findings that the zoning code has been followed, that the comprehensive plan has consulted, and that there are no negative impacts present that have not been adequately mitigated by the attached conditions of approval for the proposed marijuana cultivation conditional use. Motion **PASSED 4-0**.

Hughey/Parmelee moved to **APPROVE** the conditional use permit request for a marijuana cultivation facility at 120 Jarvis Street Unit C in an Industrial zone subject to the attached conditions of approval. The property is also known as Lot 2A Sitka Projects Subdivision Lot 1 and Lot 2 Lot Line Adjustment. The request is filed by Darren Phillips. The owner of record is Baranof Investments. Motion **PASSED 4-0**.

Conditions of Approval:

1. Owners, operators, and staff of conditional uses shall comply with all state and municipal licensing regulations.
2. All licensed facilities shall comply with all life and safety regulations as promulgated by the municipal Building Official.
3. All licensed manufacturing and cultivation uses shall provide a fire safety plan, material handling plan, and comply with all fire safety regulations that satisfies the Fire Marshal or their designee and the Building Official.
4. All licensed facilities and/or uses shall provide screening from public view of any marijuana related commercial, retail, cultivation, or manufacturing use.
5. All licensed facilities and/or uses shall establish an active sales account and business registration with the Municipality and shall comply with all standard & required accounting practices.
6. It shall be a standard regulation that all conditional uses comply with all applicable state regulations and licensing laws or it shall be deemed to abandon and extinguish and associated municipal license or conditional use permit.
7. All approved conditional use permits shall comply with all Sitka General Code or shall be deemed to abandon and extinguish any associated municipal license or conditional use permit.
8. Applicant shall provide a revised Parking Plan that complies with Section 22.20.100 for all uses present and proposed at the current property including number of required parking and loading spaces to be approved by the Planning Director.
9. Odor Control shall include reasonable best means that include, but are not limited to inline carbon filters within HVAC, inline carbon filters in any heat and odor exhaust systems, to limit and mitigate odor impacts to surrounding

uses and industrial park employees. Should a meritorious odor complaint be received, the Planning Commission may require additional odor control measures to mitigate any actual negative impacts, such as additional advanced odor filtration systems. Applicant shall provide an amended and detailed odor mitigation plan that includes, but is not limited to type of filters, plan for detecting and mitigating odors, plan for identifying impacts to residents and mitigations measures, location, schedule or maintenance, and other odor control measures.

10. The proposed cultivation site shall not be located within 500 feet of any school grounds, recreation or youth center, religious service building, or correctional facility that was legally established prior to approval of this conditional use permit as intended by licensing restriction and regulations of the state in 3 AAC Chapter 306.

11. The permittee shall report, annually, to the planning commission on gross sales, sales tax amounts, electrical consumption, number of employees, hours of operation, complaints, police or other law or regulation enforcement activity, and summary of operations.

12. The permit is subject to review should there be a meritorious complaint, impact to public health safety or welfare, or violation of a condition of approval. The review may occur at the discretion of the Planning Director or by motion of the Planning Commission to address meritorious issues or complaints that may arise. During this review, based on the evidence provided, existing code and conditions of approval, the permit may be amended or revoked to address impacts to public health, safety, and welfare.

13. Prior to operation, the Sitka Police Department shall approve the security features as being reasonable security measures as outlined in the proposed operating plan submitted by applicant.

14. The applicant shall provide a revised plan for the disposal of waste and wastewater, excess solution, and chemical fertilizers, and other chemicals used.

VII. ADJOURNMENT

Acting Chair Windsor moved to ADJOURN at 7:30 PM. Motion PASSED 4-0.

ATTEST: _____

Michael Scarcelli, Acting Secretary



CITY AND BOROUGH OF SITKA

Legislation Details

File #: MISC 17-29 **Version:** 1 **Name:**
Type: P&Z Miscellaneous **Status:** AGENDA READY
File created: 9/25/2017 **In control:** Planning Commission
On agenda: 10/17/2017 **Final action:**
Title: Director's Report - October 17
Sponsors:
Indexes:
Code sections:
Attachments: [State Historic Preservation Plan Extracted Goals and Objectives](#)

Date	Ver.	Action By	Action	Result
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SUMMARY OF GOALS AND OBJECTIVES

Seven key issues: Education, Partnerships, Survey and Documentation, Preservation and Protection, Preservation Benefits, Local Preservation, and Funding and Incentives, emerged after reviewing comments received through our public outreach in 2016. The following goals were developed to address these preservation issues and to guide statewide, regional, and local preservation efforts over the next five years.

As an action plan to advance preservation in Alaska, these goals and objectives are necessarily broad. Strategies are provided for each objective. These strategies are suggestions, and are not intended to be all inclusive, but to serve as example of some of the ways the objectives can be carried out by various stakeholders. Preservation professions, local, state and federal agencies, museums and historical societies, and private citizens each play a role in reaching these goals and making this plan successful.

- Goal 1 Increase knowledge and understanding of the state's heritage and historic preservation in Alaska.
- Goal 2 Identify new and strengthen current partnerships to preserve and protect, educate and advocate for Alaska's cultural resources.
- Goal 3 Identify, document, and designate Alaska's cultural resources.
- Goal 4 Preserve and protect Alaska's cultural resources.
- Goal 5 Increase awareness of the environmental, social, and economic benefits of historic preservation.
- Goal 6 Strengthen local preservation efforts.
- Goal 7 Strengthen and expand financial incentive programs for historic preservation.

PRESERVATION ISSUE 1: EDUCATION

The biggest ally and advocate for the preservation and protection of cultural resources is an informed public. Educating Alaska's youth about the importance of the state's cultural resources, maintaining a lifelong dialogue between professionals and the public, and involving people in their own histories are essential approaches to developing a sense of heritage stewardship. Targeted education initiatives should focus on engaging every age group and demographic to increase the appreciation of Alaska's heritage.

Goal

Increase knowledge and understanding of the state's heritage and historic preservation in Alaska.

Objectives and Strategies

- 1) Interpret archaeological and historic sites to educate the public and improve awareness of and access to information about Alaska's Heritage.
 - a) Encourage interpretation and public education as part of Section 106 mitigation.
 - b) Use digital interpretive media to reach a broader audience.
 - c) Increase social media outreach.
 - d) Distribute materials in public settings (e.g. libraries, PIC)
- 2) Create educational programs to engage Alaskan youth.
 - a) Support place-based service learning education training (e.g. iTREC and Project Archaeology).
 - b) Provide students with opportunities to engage in preservation fieldwork, research activities, and lab and archival work.
 - c) Support and engage with culture camps.
- 3) Support preservation in higher education programs.
 - a) Support and advocate for university anthropology and history programs.
 - b) Encourage the incorporation of historic preservation into existing university programs (e.g. engineering, marketing).
 - c) Advocate for public history at the university level.
- 4) Engage with older generations.
 - a) Encourage intergenerational interactions on history and culture.
 - b) Encourage oral history programs.
 - c) Insure there are continuing education programs in Alaska's history aimed at older generations (e.g. OLÉ!).
- 5) Expand efforts that focus on the history and culture of Alaska Natives.
 - a) Support and expand native language preservation education programs.
 - b) Support and engage with culture camps.
 - c) Encourage cross-cultural experiences.

PRESERVATION ISSUE 2: PARTNERSHIPS

In its ideal form, historic preservation is achieved through the efforts of interconnected individuals, organizations, and institutions that share a common sense of purpose – to preserve resources that embody the heritage and identity of their community. Every success story in the plan has been the result of partnerships among many stakeholders. It is important that we form and build upon partnerships with organizations whose interest overlap our own. In difficult economic times, partnerships become vital to our ability to reach our goals.

Goal

Identify new and strengthen current partnership to preserve and protect, educate and advocate for Alaska's cultural resources.

Objectives and Strategies

- 1) Strengthen relationships with Alaska Native people and Native organizations.
 - a) Work with Alaska Native people and organizations to encourage historic preservation programs to protect their cultural resources.
 - b) Encourage historic preservation practitioners to develop effective cross-cultural communication skills.
 - c) Provided technical assistance in historic preservation.
- 2) Encourage coordination, cooperation, and collaboration amongst government agencies.
 - a) Emphasize streamlined procedures and cooperative agreements when assisting state and federal agencies with their regulatory obligations.
 - b) Increase cross disciplinary trainings between government agencies.
- 3) Expand opportunities for collaboration amongst Alaska communities, organizations, non-profits, government agencies, cultural groups, and Alaska Native organizations.
 - a) Hold statewide or regional workshops annually (e.g. OHA Workshop, aaa).
 - b) Sponsor or participate in forums to share ideas, experiences, and information.
 - c) Create a public forum, blog, or listserv to disseminate information.
- 4) Develop new partnerships.
 - a) Connect with non-traditional partners and interest groups that engage cultural resources from other perspectives (e.g. realtors, developers, outfitters/guides, trade groups, recreationalist, other).
 - b) Engage with underrepresented groups including ethnic minorities, women, LGBTQ, and other regional socioeconomic and ethnic groups.

PRESERVATION ISSUE 3: IDENTIFICATION AND DOCUMENTATION

Historic and cultural resources are often threatened due to development pressures. These pressures may include natural resource extraction, infrastructure development, residential development, and limited funding sources. Our unidentified resources often prove most vulnerable to loss due to lack of recognition, thus the importance of baseline survey and documentation cannot be underestimated. It is a critical tool for government planning from the federal to the local level. It is also imperative that we make a concerted effort to survey resources that are underrepresented in the current statewide inventory as well as to document resources that are currently threatened by the effects of climate change.

Goal

Identify, document, and designate Alaska's cultural resources.

Objectives and Strategies

- 1) Conduct survey and inventory proactively.
 - a) Encourage community-wide surveys.
 - b) Emphasize inventory activities that include a focus on underrepresented communities and resources from the recent past.
 - c) Emphasize surveys for sites affected by climate change.
- 2) Improve and expand cultural resource inventories.
 - a) Develop standards and guidelines for documenting cultural resources in databases across the state.
 - b) Implement the AHRS survey module.
 - c) Improve technology for data entry to increase sites reported and entered in the AHRS.
 - d) Provide online access to non-sensitive and non-restricted cultural resource data.
- 3) Prepare more historic context.
 - a) Ensure that historic contexts include discussions on property types and registration requirements.
 - b) Develop historic context for groups underrepresented in Alaska history.
 - c) Develop historic context for the first 50 years after statehood.
 - d) Identify themes, place, and times for Alaska's history.
- 4) Increase National Register listings.
 - a) Encourage the designation of properties associated with underrepresented communities.
 - b) Promote designation of properties determined eligible through the Section 106 and 110 process (e.g. through Section 106 mitigation products).

- 5) Increase coordination and training among the professional preservation community in the identification, documentation and designation of cultural resources.
 - a) Provided training on Section 106, Alaska Historic Preservation Act, AHRS, survey, and the National Register as well as special topics (e.g. writing agreement documents, developing historic contexts).
 - b) Coordinate interagency "task groups" to share staff expertise between agencies.
 - c) Use current technology to deliver trainings (e.g. webinars, pre-recorded presentations).
- 6) Use new technology for the survey and documentation of Alaska's cultural resources.
 - a) Expand the use of 3-D technologies (e.g. scanning, photogrammetry) for the documentation of historic sites and artifacts.
 - b) Encourage the appropriate use of remote sensing in the discovery and documentation of cultural resources.
 - c) Explore the use of mobile apps for survey that are compatible with the AHRS and other cultural resource inventories.

PRESERVATION ISSUE 4: PRESERVE AND PROTECT

The physical preservation and protection of historic properties is at the heart of historic preservation. This requires having the appropriate information, guidance, and expertise available to help projects be successful. Integrating preservation into local land use decision making and hazard mitigation planning will ensure that the preservation and protection of these resources is not overlooked in broader planning process. Lastly, due to storage and resource challenges at Alaskan repositories, it is important that a concerted effort be made years to develop a state curation and collection plan that deals with the appropriate collection and curation of our cultural resources.

Goal

Preserve and protect Alaska's cultural resources.

Objectives and Strategies

- 1) Encourage appropriate treatment of cultural resources.
 - a) Increase familiarity with building and safety code with respect to historic buildings
 - b) Provide technical information and guidance about maintenance and protection of historic and archaeological resources.
 - c) Develop and disseminate guidance on ways to avoid and minimize effects to historic resources.
- 2) Identify threats to historic and archaeological resources from natural and manmade disasters and develop ways to take action to protect these resources.
 - a) Use cultural resources data in interdisciplinary studies of the effects of climate change.
 - b) Coordinate with State and Federal partners to strengthen the role of historic preservation in hazard mitigation planning.
 - c) Encourage the treatment of sites under imminent threat.
 - d) Advocate for the consideration of cultural resources in oil spill response.
- 3) Increase training opportunities on the preservation and protection of cultural resources.
 - a) Provide trainings on the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - b) Provided training for site stewardship.
 - c) Use current technology to deliver trainings (e.g. webinars, pre-recorded presentations).
 - d) Provide hands-on training in historic building trades (e.g. window preservation).
- 4) Position historic preservation to be more fully integrated into land use decision making process.
 - a) Adopt State regulations for the implementation of A.S. 41.35.070 Preservation of historic, prehistoric, and archeological resources threatened by public construction section of the Alaska Historic Preservation Act (AHPA).

- b) Participate in public and agency review of land use plans under development.
 - c) Ensure agencies and communities are aware of, and trained in, using the AHRS so that cultural resources are included in land use planning.
 - d) Increase federal, state, and local government agency understanding of their Section 106 and AHPA responsibilities.
- 5) Develop and implement appropriate curation and collection standards.
- a) Provide training in responsible curation planning.
 - b) Create a state curation and collection plan
 - c) Consult with museums across the state concerning their ability to house collections.

PRESERVATION ISSUE 5: PRESERVATION BENEFITS

In the recent years, there has been an effort by the broader historic preservation community to stress the tie between historic preservation and sustainable development through its significant cultural, social, scientific, and economic benefits. The challenge, especially in Alaska, is that not enough facts have been established that quantify these benefits. Data and statistics need to be developed to highlight preservation's role in Alaska. It is imperative to promote the inherent and demonstrable benefits of historic preservation.

Goal

Increase awareness of the environmental, social, and economic benefits of historic preservation.

Objectives and Strategies

- 1) Promote heritage tourism.
 - a) Initiate a study of the economic benefits of heritage tourism in Alaska.
 - b) Develop partnerships with the tour industry to ensure the accurate interpretation of heritage sites.
 - c) Encourage local governments to develop community heritage tourism programs that highlight their historic and archaeological resources.
- 2) Promote the economic benefits of historic preservation.
 - a) Partner with local entities, like the chamber of commerce, to demonstrate how historic preservation impacts local economies.
 - b) Ensure people have access to and are aware of national studies on the economic benefits of historic preservation.
- 3) Emphasize the environmental benefits of historic preservation.
 - a) Develop partnerships between historic preservation and environmental groups.
 - b) Design education programs and/or publications for building trades on how to make historic buildings more energy efficient while following the Secretary of the Interior's Standards.
 - c) Ensure people have access to and are aware of national studies on the environmental benefits of historic preservation.
- 4) Promote the social benefits of historic preservation.
 - a) Define and highlight the tie between historic preservation and quality of life.
 - b) Increase awareness of the role historic preservation plays in the visual and tangible expression of cultural identity.
 - c) Show the importance of historic preservation to community identity and pride.

PRESERVATION ISSUE 6: LOCAL PRESERVATION

Preservation at the local level can effectively preserve links to a community's past, highlight its special character, create economic benefits, and establish sustainable development practices. It is at the local level that the real benefits of historic preservation can be seen. In its broadest sense, local preservation refers not only to local government but also to local property owners, interested citizens, nonprofit organizations and advocacy groups, museums and historical societies. It is imperative that local governments and community members are provided the tools they need to survey and document, preserve and protect, and interpret their historic resources.

Goal

Strengthen local preservation efforts.

Objectives and Strategies

- 1) Educate local government officials and staff about the benefits of historic preservation.
 - a) Provide elected officials with information on historic preservation success stories and opportunities to gain their support for historic preservation in their community.
- 2) Integrate historic preservation into local and regional decision making.
 - a) Increase the number of community-wide preservation plans.
 - b) Ensure that historic preservation is integrated in broader planning documents
 - c) Intact local ordinances for the protection and preservation of historic resources.
 - d) Encourage local governments to participate in the Section 106 consultation process for projects in their communities.
- 3) Strengthen Alaska's Certified Local Government (CLG) program.
 - a) Increase the number of CLGs.
 - b) Increase the availability of training for preservation commissions, planning staff, and elected officials in historic preservation.
- 4) Connect Alaskans to historic preservation within their communities.
 - a) Train citizens to conduct local surveys of their built environment to add to their community inventories.
 - b) Encourage local residence to be stewards for their cultural resources.
 - c) Encourage and highlight local events that profile historic properties in their communities (e.g. walking tours, lecture series, and house tours).
- 5) Assist Alaska Native governmental and non-governmental organizations with their preservation efforts.
 - a) Provide technical assistance and training for tribal offices and staff.
 - b) Use ethnographic sources, local interviews, and cultural mapping for community planning and development purposes.

PRESERVATION ISSUE 7: FUNDING AND INCENTIVES

Predictably, funding was the top need identified in the plan surveys. Increased financial assistance is essential to virtually every aspect of cultural resources work, including surveys, nominations, excavations and analysis, feasibility studies, public education, training, building preservation, and much more. In a time of financial uncertainty in the state, it is important that we advocate for historic preservation funding, highlight existing funding opportunities, and be creative when looking for ways to fund preservation around the state.

Goal

Strengthen and expand financial incentive programs for historic preservation.

Objectives and Strategies

- 1) Increase incentives to foster interest in rehabilitation of historic buildings.
 - a) Enable property tax abatement for the preservation of historic buildings.
 - b) Lower permitting cost for preservation projects in historic downtowns to encourage the adaptive reuse of existing buildings.
 - c) Explore the options for state historic tax credits.
- 2) Promote existing programs for the preservation of historic properties.
 - a) Promote the Federal Historic Tax Credit program for the rehabilitation of historic buildings.
- 3) Develop incentive programs in the private and nonprofit communities.
 - a) Explore public/private cultural trusts.
 - b) Support non-profit grant programs.
- 4) Make funding resources known.
 - a) Disseminate information on available grants, incentives, and programs to fund historic preservation including non-traditional resources.
- 5) Secure and maintain historic preservation funding for Alaska's cultural resources.
 - a) Seek funding for the Alaska Historical District Loan fund.
 - b) Advocate for Alaska's cultural resources with state legislature.
 - c) Advocate for federal Historic Preservation Fund and other federal preservation programs.
- 6) Develop creative options to fund historic preservation.
 - a) Explore the use of mitigation banks to fund preservation.
 - b) Explore ways to pull a percentage of funding received for taxes to fund preservation programs statewide and at the local level.



CITY AND BOROUGH OF SITKA

Legislation Details

File #: P 17- 05 **Version:** 1 **Name:**

Type: Subdivision **Status:** AGENDA READY

File created: 9/25/2017 **In control:** Planning Commission

On agenda: 10/17/2017 **Final action:**

Title: Public hearing and consideration of a minor subdivision request for 403 Alice Loop. The subdivision would join 403 Alice Loop with a portion of vacated right-of-way. The property is also known as Lot 1 Sealing Cove Subdivision. The property is zoned Waterfront District. The request is filed by Mica Trani. The owners of record are Mica Trani and the City and Borough of Sitka.

Sponsors:

Indexes:

Code sections:

Attachments: [P17-05.403Alice.PlanningPacket.13Oct2017](#)

Date	Ver.	Action By	Action	Result
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City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 17-05
Proposal: Minor Subdivision to result in 1 lot
Applicant: Mica Trani
Owner: Mica Trani and City and Borough of Sitka
Location: 403 Alice Loop
Legal Desc.: Lot 1 Sealing Cove Subdivision and portion of right-of-way (metes and bounds)
Zone: WD Waterfront District
Size: Existing Lot 1: 31,890 square feet
Existing portion of right-of-way: 798 square feet
32,688 square feet total
Parcel ID: 19022003
Existing Use: Commercial
Adjacent Use: Commercial, Public Facilities
Utilities: Existing
Access: Alice Loop

KEY POINTS AND CONCERNS:

- Assembly has approved the vacation of the 650 sf. portion of right-of-way adjacent 403 Alice Loop. This request is for 798 sf. This is a material change that requires attention and will require further approval by the City Assembly. This will have to be resolved before the final plat as a condition of approval.
- Subdivision process is required to join the vacated portion to the larger property. The code regarding vacation of a street and the minor subdivision process criteria have some deficiencies (e.g. criteria requiring no dedications and common ownership & definition of subdivision).
- Area standards have been met.
- All access, easements, and maintenance agreements will be approved by City and Borough of Sitka Public Works and Electrical Department and will be recorded with the plat.
- Existing utility easements are impacted and may require additional approval by holders of easement rights (westerly easement and interior easement are impacted by this proposal). It is uncertain what rights the existing owners (aka the parties benefitted by the utility easements in the warranty deed and Plat 2011-1) of the utility easement have and who are the interested utility parties (e.g. which TV company, which telephone company). This will have to be resolved before the final plat as a condition of approval.

RECOMMENDATION: Approve the preliminary plat subject to the attached conditions or approval

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Approved Vacation Sketch
Attachment D: Ordinance 2017-18
Attachment E: Proposed Plat
Attachment F: Plat 2011-1

Attachment G: Warranty Deed
Attachment H: Zoning Map
Attachment I: Parcel Pictures
Attachment J: Application
Attachment K: Flood Zone Map
Attachment L: Mailing List
Attachment M: Proof of Payment

BACKGROUND:

The process for the applicant to acquire this small portion has taken over one year.

403 Alice Loop was created by Sealing Cove Subdivision, recorded as plat 2011-1. Island Marine operates from the property. This 2011-1 plat includes utility easements held by specific parties, some of whom remain unknown at this time.

This initial request was to purchase a 650 square foot portion of municipal right-of-way adjacent 403 Alice Loop to facilitate fencing in the commercial property. The application was filed in late 2016 and originally denied because of concerns for municipal infrastructure. Following the denial, the applicant worked with the Wastewater Division and the Electric Department to determine a plan that would be acceptable to all parties. The applicant agreed that if the vacation was approved, he would grant the municipality an easement for the 650 square foot portion for the purpose of accessing and maintaining utility infrastructure.

The Planning Commission and Historic Preservation Commission recommended approval of the vacation, and the Assembly passed an ordinance to authorize the vacation. The subdivision process will complete the process. The applicant now calculates the portion they want to occupy as 798 square feet.

PROJECT DESCRIPTION:

Minor subdivision is intended to join portion of vacated right-of-way with Lot 1 Sealing Cove Subdivision, also known as 403 Alice Loop. Minor subdivision process is required in this scenario because it involves the vacation of a street.¹ The city will have an easement over the entire vacated portion in order to maintain municipal infrastructure, including but not limited to electrical and wastewater infrastructure.

Note the discrepancy in figures between vacation application and subdivision application. In the vacation application, 650 square feet was requested. The subdivision application indicates 798 square feet of right-of-way. It is understandable that a preliminary request will vary from the precise surveyed measurements. Staff will address this issues by seeking to amend Ordinance 2017-18 between

¹ SGC Section 21.12.010 (A)

approval of the preliminary plat and final plat. This decision is up to the City Assembly, but staff will recommend approval with no concerns.

Title 21

The purposes of the subdivision regulations are: to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.²

A minor subdivision is applicable where the proposed plat involves the vacation of a street or alley.³ The basic criteria necessary for approval are 1) no dedications are required; 2) monuments exist sufficient to locate all proposed lots on site; 3) the plat includes all contiguous land under common ownership; and 4) maintenance agreements as necessary.⁴ The Director would like to point out that by definition this proposal does not snugly fit into any single title 21 process. For example, the code requires us to follow the minor subdivision process, yet this proposal does not meet the definition of “subdivision” found at SGC 21.08.040 nor the criteria above in that it does require a dedication of a public utility easement to the City and also the land involved is not all owned under common ownership. The Director would like to further point out many if not almost all minor subdivision do not always meet criteria 1 when dedications are required. Perhaps the better view is that no **further** dedications are required.

Please note: The final plat shall be uniquely named, flagged 10 days prior to review, shall submit in line with the requirements of 21.32, and follow the design and improvement guidelines of 21.40.⁵

Title 22:

The minimum lot area for the Waterfront District is 6,000 square feet. Minimum lot width is 60 feet. At 32,688 square feet and 125 foot width, proposed Lot 1 exceeds both of these requirements.

Project Analysis

Site: Project area is flat. Property abuts municipal right-of-way Alice Loop, Sealing Cove Harbor parking lot, and undeveloped property owned by Sealing Cove Heated Storage.

² SGC Section 21.04.020

³ SGC Section 21.12.010 (A)

⁴ SGC Section 21.12.010 (B)

⁵ SGC Section 21.12.030

Utilities: Utilities are available and existing. A condition of approval is to require the recording of an access, utility, and maintenance agreement that is acceptable to CBS Public Works and the Electrical Department to preserve the community's best interests in regards to public infrastructure. However, there is ***extreme uncertainty and potential impact to utility easement beneficiaries of Plat 2011-1.***

Access, Roads, Transportation, and Mobility: The property is accessed directly from Alice Loop.

Public, Health, Safety and Welfare: Development shall be required to comply with all Building and Engineering standards regarding construction and design. Proposed fencing could screen and protect pedestrians and bicyclists from boats stored and maintained on-site. In addition, see comments above in utilities section.

Rec, Light, Air: Fencing will have minimal impact on light and air access for motorists, bicyclists, and pedestrians. No concerns for proposed subdivision.

Orderly and Efficient Layout and Development: The proposal is not in line with the intent and purpose of the Waterfront District zoning. Proposed subdivision complies with Title 21 requirements.

Comprehensive Plan

The proposed preliminary minor subdivision is in line with Comprehensive Plan Section 2.4.19 which states, "To consistently follow and enforce land use policies, codes, regulations, and decisions..." by going through the prescribed vacation approval process.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings and move to approve the minor subdivision preliminary plat subject to conditions of approval.

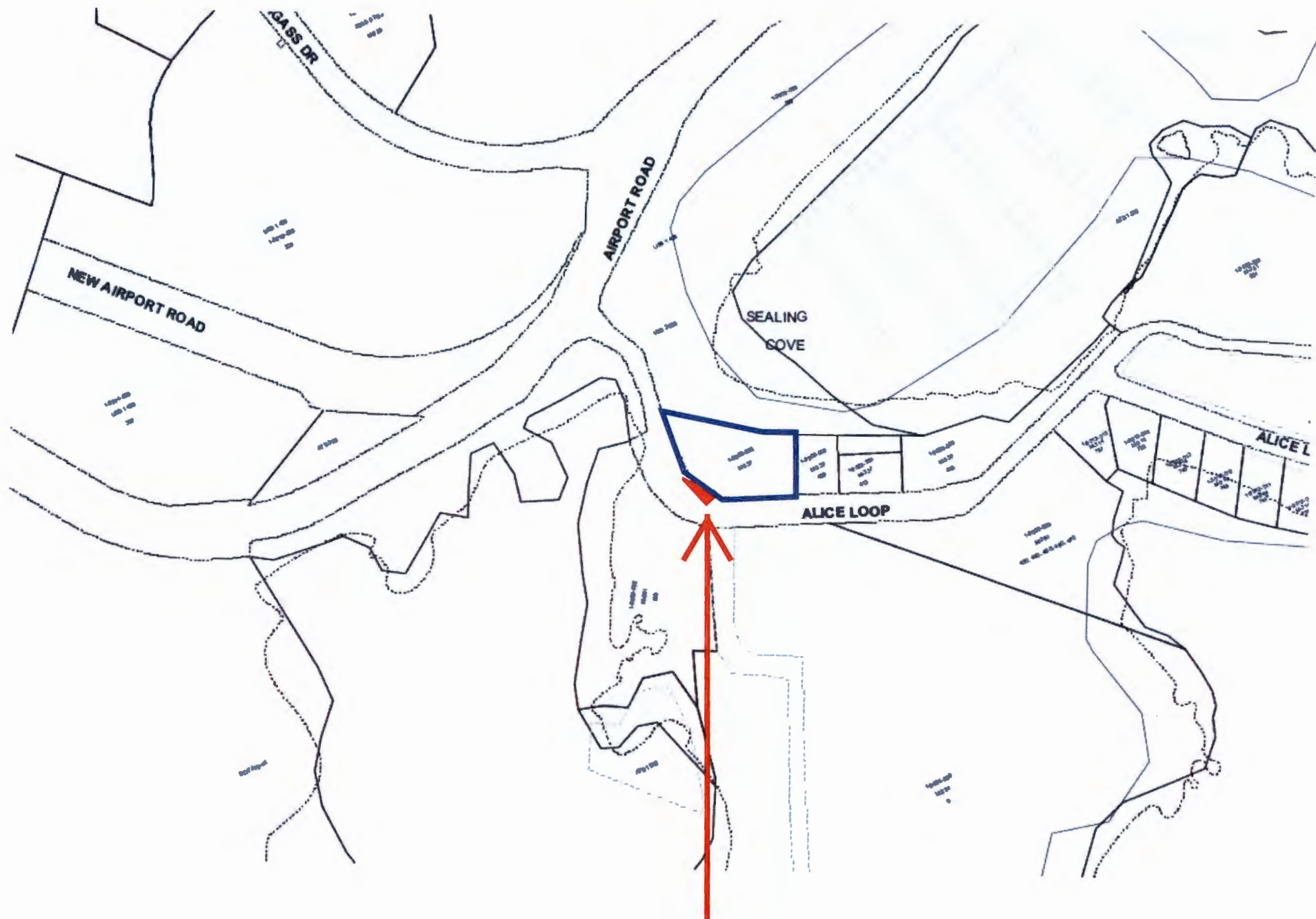
1) **I move to find that:**

- a. That the proposed minor subdivision preliminary plat, **as conditioned**, complies with the Comprehensive Plan Section 2.4.19 which states, "To consistently follow and enforce land use policies, codes, regulations, and decisions..." by going through the prescribed minor subdivision process;
- b. That the proposed minor subdivision preliminary plat, **as conditioned**, complies with the subdivision code; and
- c. That the minor subdivision preliminary plat, **as conditioned**, would not be injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public's health, safety and welfare.

2) Move to approve the preliminary plat of the minor subdivision at 403 Alice Loop subject to attached conditions of approval. The property is also known as Lot 1 Sealing Cove Subdivision and a portion of adjacent municipal right of way. The request is filed by Mica Trani. The owners of record are Mica Trani and the City and Borough of Sitka.

a. Conditions of Approval:

1. All applicable subdivision regulations, including but not limited to 21.12.010, 21.12.030, 21.32.160, and 21.40, be followed and any deviations from code be corrected prior to recording of the final plat (e.g. flagging, easements, easement area details, any note language requiring minor amendment, and monumentation).
2. That access, utility, and maintenance agreements be recorded and referenced by a plat notation.
3. The any modifications to Plat 2011-1, especially any easement modifications be clearly shown on this proposed plat (e.g. that the westerly and interior utility easements be shown as being relocated or removed).
4. That all issues related to utility easement rights, relocation, and whether relocation conflicts with existing utility improvements be resolved prior to the final plat.
5. That any proposed modification to utility easement rights found in Plat 2011-1 and further identified in the parcel's warranty deed (Recorded at Document No. 2015-000425-0) include identification of the Utility Easement Holders and approval by the same owners of those utility easements that indicates those changes are not in conflict with their existing rights and improvements.
6. That all municipal interests in past, present, and future municipal infrastructure be preserved through dedication of appropriate easements and recording of appropriate agreement documents both of which shall be approved by the City and Borough of Sitka prior to recording.
7. That amendment to the prior Ordinance 2017-18 regarding the square footage of the land being vacated by the City be approved by the City Assembly prior to recording the Deed or Final Plat.





City & Borough of Sitka, Alaska

Selected Parcel: 403 ALICE ID: 19022003

Printed 12/9/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS

MainStreetGIS, LLC
www.mainstreetgis.com

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

CERTIFICATE OF SURVEY AND RELOCATION

THIS IS TO CERTIFY THAT THE SURVEY AND RELOCATION OF THE ALICE LOOP AND CHARCOAL LANE, AND THE SEALING COVE SUBDIVISION, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING AND ENGINEERING ACT, AND THE ALASKA RECORDING DISTRICT ACT.

[Signatures]

STATE OF ALASKA
SITKA RECORDING DISTRICT

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA
SITKA RECORDING DISTRICT

THE TAXES AND FEES DUE ON THIS SURVEY HAVE BEEN PAID IN FULL TO THE SITKA RECORDING DISTRICT.

[Signature]

CERTIFICATE OF APPROVAL BY THE BOARD

SITKA RECORDING DISTRICT

THE BOARD OF THE SITKA RECORDING DISTRICT HAS REVIEWED THIS SURVEY AND HAS APPROVED IT FOR RECORDING.

[Signature]

CERTIFICATE OF APPROVAL BY THE ASSESSOR

SITKA RECORDING DISTRICT

THE ASSESSOR HAS REVIEWED THIS SURVEY AND HAS APPROVED IT FOR RECORDING.

[Signature]

CERTIFICATE OF PAYMENT OF LOCAL GOVERNMENT FEES

SITKA RECORDING DISTRICT

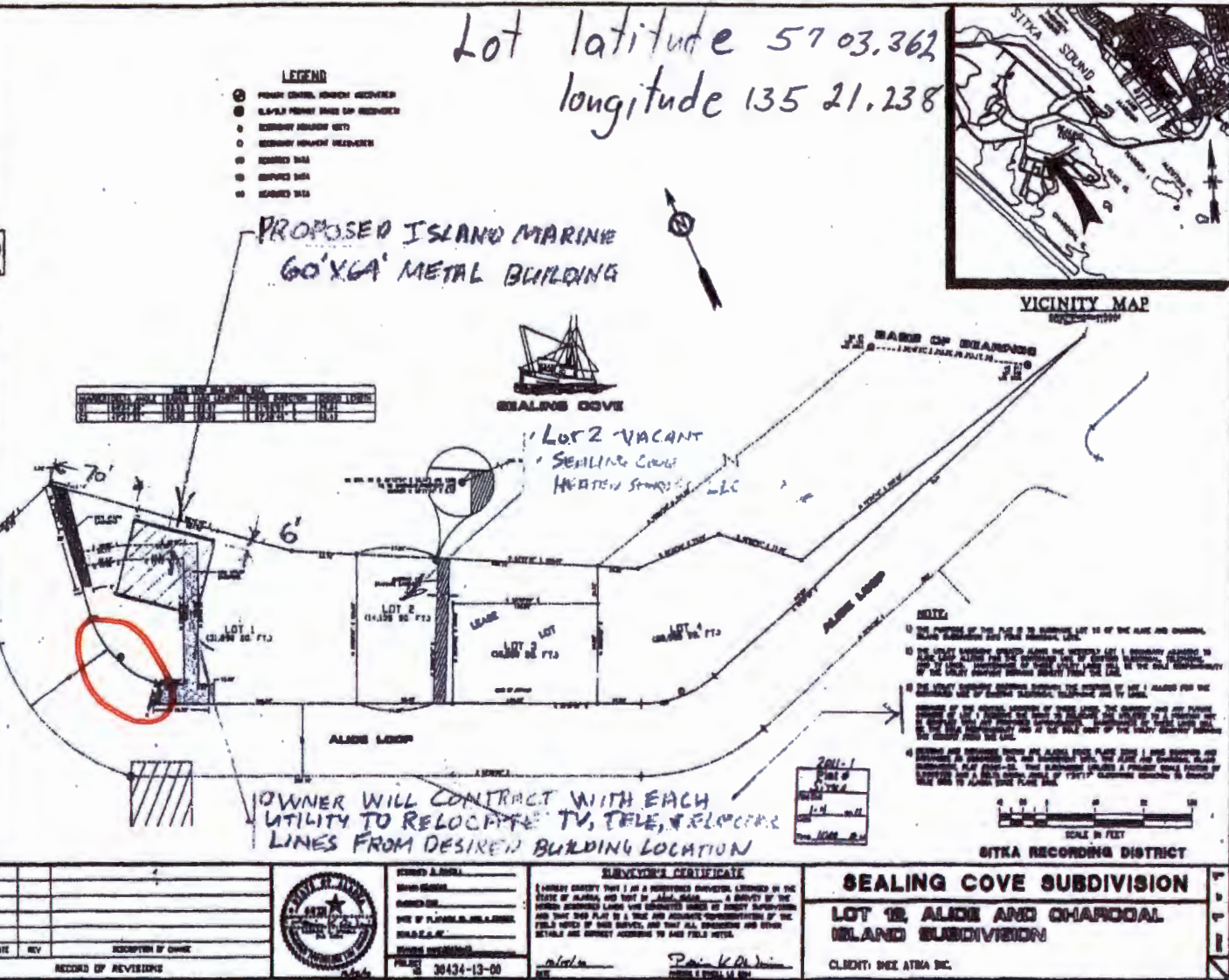
THE LOCAL GOVERNMENT FEES DUE ON THIS SURVEY HAVE BEEN PAID IN FULL TO THE SITKA RECORDING DISTRICT.

[Signature]

ONRILL
SURVEYING AND ENGINEERING

FOR THE SITKA RECORDING DISTRICT

PROJECT NO. 19022003



ISLAND MARINE L.L.C.

MICH TRANI - OWNER

LOT 1, SEALING COVE SUBD.

403 ALICE LOOP

PARCEL NO. 19022003

JUNE 2015

FEMA FLOOD ZONE "D"

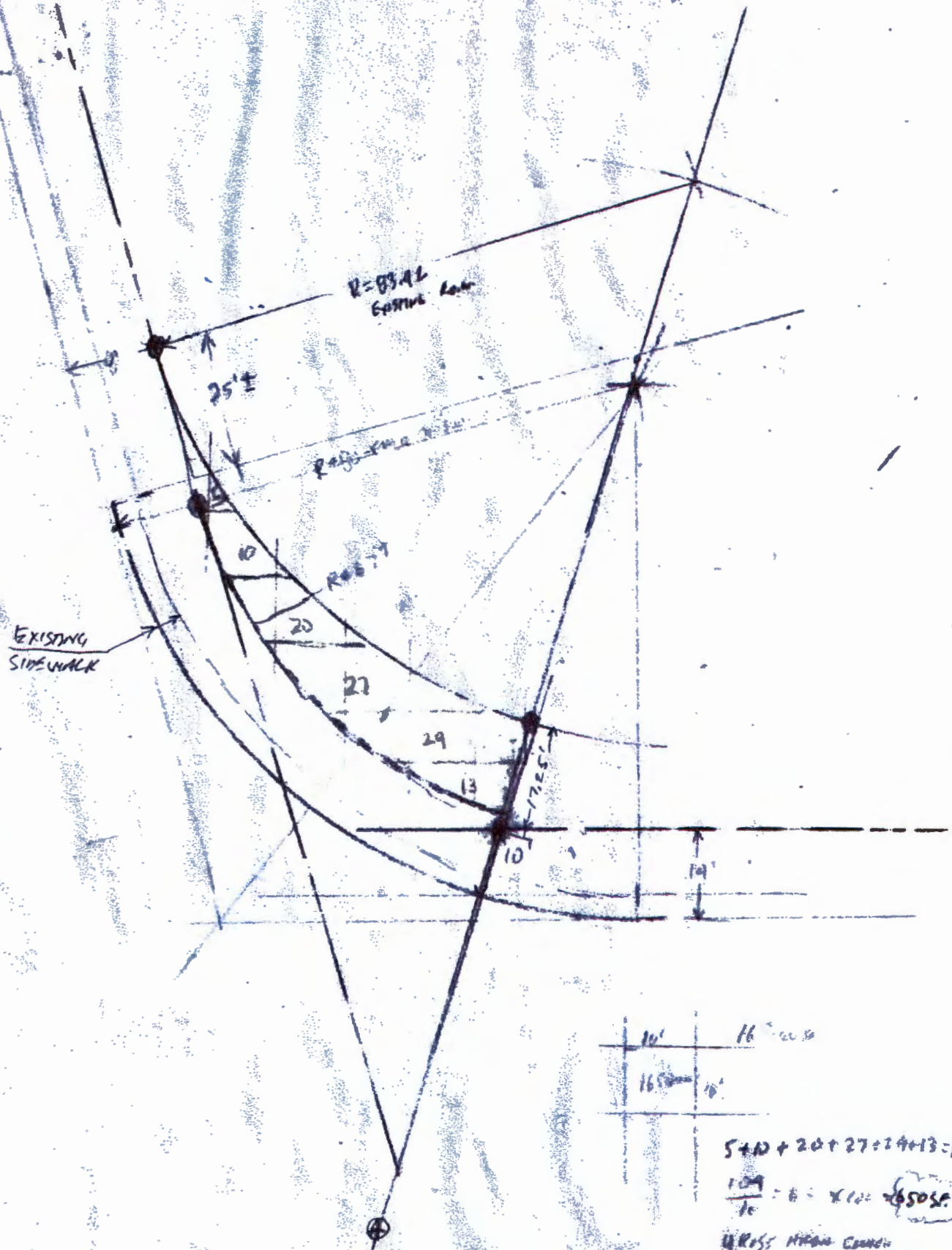
ZONING: W D (WATERFRONT DISTRICT)

REAR SETBACK 5'

FRONT SETBACK 20'

(10' IF ROW 80' OR GREATER)

403 Alice Lo. Rd.



CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2017-18

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA
AUTHORIZING THE VACATION OF A 650 SQUARE FOOT PORTION OF RIGHT-OF-
WAY ADJACENT 403 ALICE LOOP**

1. **CLASSIFICATION.** This ordinance is not of a permanent nature and is not intended to become a part of the Sitka General Code.

2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person or circumstances shall not be affected thereby.

3. **PURPOSE.** The Assembly has determined this property is excess to municipal needs.

4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka:

A. The vacation of a 650 square foot portion of right of way adjacent 403 Alice Loop, also known as Lot 1 Sealing Cove Subdivision, to Mica Trani is hereby authorized.

B. The sales price of the 650 square feet of right-of-way, as established by the Municipal Assessor, shall be at \$1000.

C. The City and Borough Assembly finds competitive bidding is inappropriate and unnecessary due to the nature of the property since it can only realistically be used by the adjacent property owner.


D. The sale is conditional on the recording of the subdivision plat.

E. The transfer shall be by quitclaim deed.


F. Mr. Trani shall grant an access and utility easement to the City and Borough of Sitka for the 650 square foot parcel for the purpose of maintaining municipal infrastructure.

5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 27th day of June 2017.


Robert Potrzuski, Deputy Mayor

ATTEST:


Sara Peterson, CMC
Municipal Clerk

1st reading 6/13/17

2nd reading 6/27/17

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____ (SIGNATURE)

DATE _____ OWNER _____ (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN _____ AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS _____ DAY OF _____

ASSESSOR: CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____, 20____, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

CITY AND BOROUGH CLERK _____

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF _____

(ALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 20____, AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

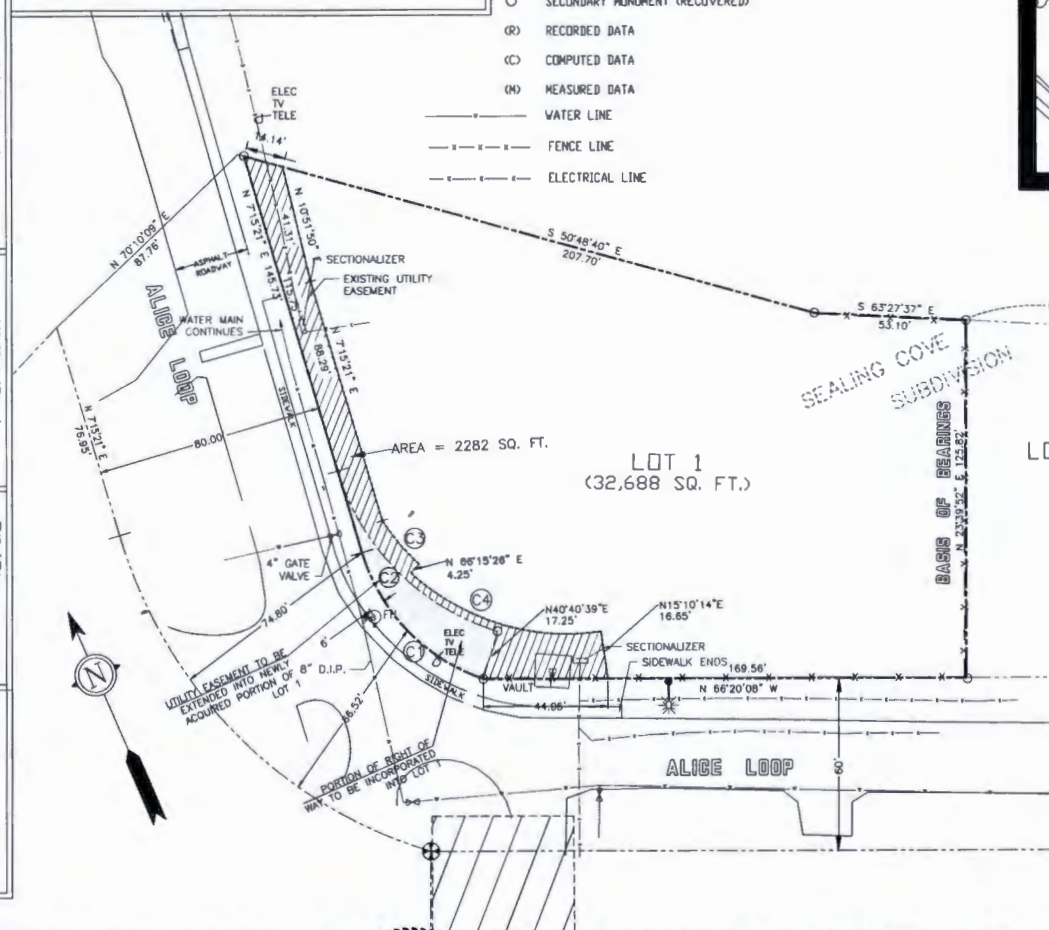
CURVE DATA				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	54°44'36"	66.68'	63.71'	N 20°07'19" W
C2	56°34'44"	83.92'	82.87'	N 21°02'01" W
C3	14°56'23"	76.92'	20.06'	N 16°16'22" W
C4	51°05'12"	81.17'	72.37'	N 49°17'10" W

LEGEND

- ⊙ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊕ BLM/GLO PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- WATER LINE
- FENCE LINE
- ELECTRICAL LINE



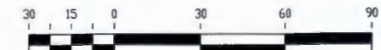
VICINITY MAP
SCALE 1"=1,000'



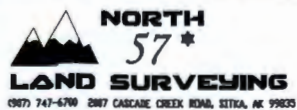
LOT 2

NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO INCORPORATE A PORTION OF CITY RIGHT OF WAY INTO LOT 1, SEALING COVE SUBDIVISION.
- 2) THE UTILITY EASEMENT ALONG THE WESTERLY LOT 1 BOUNDARY ADJACENT TO ALICE LOOP ALLOWS FOR THE CONTINUED USE OF EXISTING ELECTRICAL, TELEPHONE, AND TV LINES. MAINTENANCE OF THESE UTILITY LINES WILL BE THE SOLE RESPONSIBILITY OF THE UTILITY COMPANY DERIVING BENEFIT FROM THE LINE.
- 3) BEARING AND DISTANCES SHOWN ARE ALASKA STATE PLANE ZONE 1 GRID BEARINGS AND DISTANCES AS DESCRIBED ON, AND CONSISTENT WITH, THE ALICE AND CHARCOAL ISLAND SUBDIVISION, PLAT #2001-20. THAT SUBDIVISION UTILIZES A PROJECT SCALE FACTOR OF 0.9999735 AND A DELTA GAMMA ANGLE OF 1°24'17" CLOCKWISE DEVIATION TO CONVERT TRUE GRID TO ALASKA STATE PLANE GRID.



SCALE IN FEET
PRELIMINARY
SITKA RECORDING DISTRICT



BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED BY: K. O'NEIL
DRAWN BY: J. O'NEIL
CHECKED BY: J. O'NEIL
DATE OF PLAT: JUL 20, 2017
SCALE: 1" = 300'
DRAWING NAME: 49177-SL CONCEPT
PROJECT NO.: 40077-01

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

SEALING COVE RESUBDIVISION #1
LOT 1, SEALING COVE SUBDIVISION
CLIENT: MICA TRANI

2015-000425-0

A
L
A
S
K
A

Recording District 103 Sitka

04/23/2015 10:35 AM

Page 1 of 4



WARRANTY DEED

THE GRANTOR SHEE ATIKÁ, INCORPORATED, a corporation organized under the laws of Alaska, 315 Lincoln Street, Suite 300, Sitka, AK 99835, for and in consideration of \$1.00 and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are acknowledged by GRANTOR, does hereby convey and warrant to the GRANTEE MICA TRANI, the address of whom is P.O. Box 3016, SITKA, AK 99835, the following described real estate (the "Property"), as is, where is, in its present condition and subject to all defects, known and unknown, and situated in the Sitka Recording District, First Judicial District, State of Alaska and legally described as follows:

LOT ONE (1), Sealing Cove Subdivision, according to the plat thereof filed January 4, 2011, as Plat Number 2011-1, Sitka Recording District, First Judicial District, State of Alaska.

As to the Property, Grantor makes no representation or warranty, express or implied, as to fitness, use, merchantability, quality of construction, workmanship, or otherwise except as is expressly set forth in this Deed.

The conveyance by Grantor under this Deed is also expressly made subject to all matters described in this Deed, whether or not such matters were created by, through or under Grantor, as follows:

(1) The provisions and reservations contained in Patent # 50-86-0124 from the United States of America, recorded April 1, 1986, at Volume 73, pages 215 - 220, Sitka Recording District, First Judicial District, State of Alaska.

(2) The provisions and reservations contained in Patent # 50-86-0125 from the United States of America, recorded May 7, 1986, at Volume 73, pages 693 - 697, Sitka Recording District, First Judicial District, State of Alaska.

(3) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, water claims, and rights of use, limitations on right use, or of title, as to water and/or tidelands (including without limitation the marine waters and tidelands adjacent to the property).

(4) Covenants, conditions, restrictions, easements, rights of access, assessments and all other matters set forth within Plat 2001-20, filed December 12, 2001, Sitka Recording District, First Judicial District, State of Alaska.

(5) Covenants, conditions, restrictions, easements, rights of access, assessments and all other matters set forth within Plat 2011-1, filed January 4, 2011, Sitka Recording District, First Judicial District, State of Alaska, including without limitation the following:

- (A) An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

Plat No.: 2011-1
For: Utility Easement
Affects: A corridor through subject property

- (B) An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

Plat No.: 2011-1
For: Utility Easement
Affects: Northwest portion of subject property

(6) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to the Sitka Airport, that the public has rights to utilize the airspace above the Property without compensation, that aircraft operations may generate considerable noise and odors, and that applicable law, policy and regulations restrict the height of structures upon the Property and the uses to which the Property or portions thereof may be put.

(7) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to the Sitka municipal sewage plant and that its operations may generate considerable noise and odors, and that applicable law, policy and regulations may restrict the



uses to which the Property or portions thereof may be put.

(8) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to the Sealing Cove Marina and that its operations may generate considerable noise and odors, and that applicable law, policy and regulations may restrict the uses to which the Property or portions thereof may be put.

(9) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to tidewater and that applicable law, policy and regulations may therefore restrict the uses to which the Property or portions thereof may be put.

(10) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to tidewater and as a result, (a) the boundary between the Property and the tidelands belonging to the State of Alaska cannot be ascertained with certainty, and (b) the boundary between the Property and the tidelands belonging to the State of Alaska reflected on Plat 2011-1, filed January 4, 2011, Sitka Recording District, First Judicial District, State of Alaska, may not in fact be the actual boundary between the Property and such tidelands.

(11) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that materials containing asbestos and other hazardous substances have been previously found upon the Property, and that additional materials containing asbestos or other hazardous substances may continue to exist upon the Property.

(12) Taxes or assessments (i) due and payable at any time after the date of this Deed, or (ii) accruing in any period from and after the date of this Deed.

(13) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the Property or by making inquiry of any person in possession thereof.

(14) Easements, claims of easements or encumbrances not shown by the public record.

(15) Limitations, conditions, provisions, restrictions, terms and effects of Revised Statutes 2477 including without limitation, any right or claim of right of the state or federal government and/or the public in and to the Property for right of way (whether or not such rights are shown by recordings of maps in public records by the State of Alaska showing the general location of these rights of way).

(16) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.



(17) Limitations, conditions, provisions, restrictions, terms and effects of the Alaska Native Claims Settlement Act, 43 U.S.C. 1601 et seq., including without limitation, all rights of ways and easements.

(18) Rights of the public and/or governmental agencies in and to any portion of the Property lying within any roads, streets or highways.

DATED this 21 day of April, 2015.

SHEE ATIKÁ, INCORPORATED

By: _____

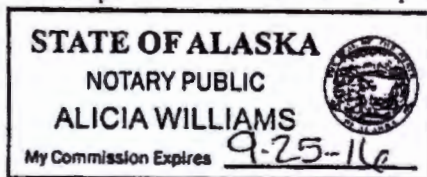
Kenneth M. Cameron
President/CEO

STATE OF ALASKA)

) ss.

FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 21 day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared KENNETH M. CAMERON, the President/CEO of Shee Atiká, Incorporated, a corporation organized and existing under the laws of the State of Alaska, to me known and known to me to be the President/CEO of said corporation, and acknowledged to me that he signed the foregoing instrument freely and voluntarily for and on behalf of said corporation for the uses and purposes therein mentioned.



Alicia Williams
Notary Public
My Commission Expires: 9-25-16

When Recorded, Return To:

MICA TRANI
P.O. Box 3016
SITKA, AK 99835





City & Borough of Sitka, Alaska

Selected Parcel: 403 ALICE ID: 19022003

Printed 12/9/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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

















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:

request to purchase a
crescent shaped portion of city land adjacent
to Alice Loop Road.

PROPERTY INFORMATION:

CURRENT ZONING: WD PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): Marine Service Center PROPOSED LAND USES (if changing): not changing

APPLICANT INFORMATION:

PROPERTY OWNER: Mica T. Trani

PROPERTY OWNER ADDRESS: 101 Shuler Dr.

STREET ADDRESS OF PROPERTY: 403 Alice Loop

APPLICANT'S NAME: Mica T. Trani

MAILING ADDRESS: PO Box 3016

EMAIL ADDRESS: islandmarine@pci.net DAYTIME PHONE: 747-0647

PROPERTY LEGAL DESCRIPTION:

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

SUBDIVISION: _____ US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		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.

Owner

9-5-17

Date

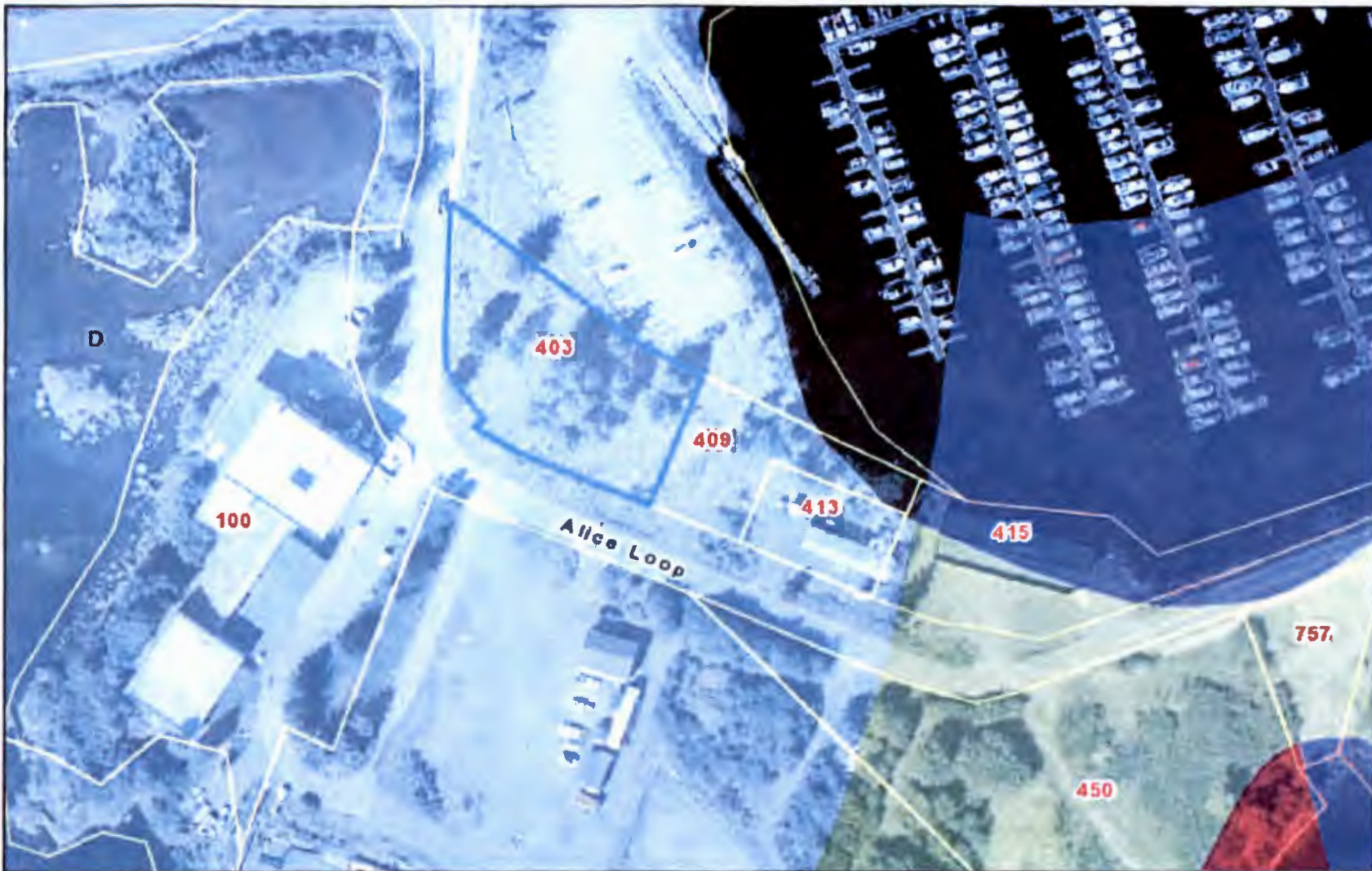
I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee 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

A portion of the Alice Loop right of way lying adjacent to the southwesterly boundary of Lot 1, Sealing Cove Subdivision (plat# 2011-1), Sitka Alaska Recording District, being more particularly described as follows:

Commencing at an aluminum tablet set in the concrete footing of a fence post, a point which also marks the angle point along the southwesterly corner of said Lot 1 where the Alice Loop right of way changes from an 80 ft. width to a 60 ft. width, said aluminum tablet is also the true point of beginning of this description; thence along the current Lot 1 boundary N 40°40'39" E a distance of 17.25 ft.; thence along a curve 82.87 ft. which is concave to the northeast, has radius 83.92 ft., chord bearing N 21°02'01" W and chord distance 79.54 ft.; thence S 7°15'21" W into the Alice Loop right of way a distance of 30.00 ft. to a curve concave to the northeast, with radius 66.68 ft., chord bearing S 20°07'19" E and chord distance 61.31 ft., thence along said curve 63.71 ft. to the point of beginning encompassing 798 square feet more or less.



City & Borough of Sitka, Alaska

Selected Parcel: 403 ALICE ID: 19022003

Printed 12/9/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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Parcel ID: 1-9000-002
City and Borough of Sitka
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-9020-000
Shee Atika, Inc
315 Lincoln St, Suite 300
Sitka AK 99835

Parcel ID: 1-9022-001
Shee Atika, Inc
315 Lincoln St, Suite 300
Sitka AK 99835

Parcel ID: 1-9022-002
Sealing Cove Heated Storgae, LLC
107-A Toivo Circle
Sitka AK 99835

Parcel ID: 1-9022-003
Trani, Mica, T
P.O. Box 3016
Sitka AK 99835-3016

Parcel ID: 1-9024-000
Alaska, State of
Alaska, State of
Anchorage AK 99501

Parcel ID: 1-9075-000
City and Borough of Sitka
100 Lincoln St
Sitka AK 99835

P&Z Mailing
October 6, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 9/6/17

To: Trani

PAID

SEP 06 2017

CITY & BOROUGH OF SITKA

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

Variance.....	
Conditional Use Permit.....	
Minor Subdivision.....	50.00
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	
TOTAL.....	80.00

Thank you



CITY AND BOROUGH OF SITKA

Legislation Details

File #: CUP 17-21 **Version:** 1 **Name:**

Type: Conditional Use Permits **Status:** AGENDA READY

File created: 9/25/2017 **In control:** Planning Commission

On agenda: 10/17/2017 **Final action:**

Title: Public hearing and consideration of a conditional use permit for an 8-guest lodge and commercial dock on Middle Island. The property is known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The property is zoned LI Large Island. The request is filed by Michael Coady. The owner of record is William Robinson Trust.

Sponsors:

Indexes:

Code sections:

Attachments: [CU 17-21.PlanningPacket.13Oct2017](#)

Date	Ver.	Action By	Action	Result
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City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: CU 17-21
Proposal: Lodge with Commercial Dock
Applicant: Michael Coady
Owner: William Robinson Trust
Location: Northern Middle Island
Legal Desc.: Lots 3, 4, 5 Block 1 Middle Island Subdivision
Zone: Large Island
Size: 79,149, 38,681, and 56,149 square feet
Parcel ID: 49201003, 49201004, 49201005
Existing Use: Residential/Recreational
Adjacent Use: Residential/Recreational, Undeveloped
Utilities: Private: Generator, Septic, Water Catchment System
Access: Water

KEY POINTS AND CONCERNS:

- Past decisions by City Assembly have been to deny this permit at this location
- Impacts to neighbors/public – noise, trespass, boat traffic, septic outlet degraded, encroachment into public pedestrian access easement
- Deficiency of utilities to meet demands
- No proof there is adequate moorage or commercial dock capabilities with status of permits – US Corps of Engineers, Alaska DNR, Alaska DEC, CBS Building Department

RECOMMENDATION:

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report and either deny the conditional use permit because of impacts not resolved or postpone the decision to allow the applicant to meet their burden of proof.

ATTACHMENTS

- A. Vicinity Map
- B. Aerial Map
- C. Zoning and Flood Map
- D. As-built
- E. Floor Plans
- F. Plats
- G. Photos
- H. Application
- I. Narrative
- J. Operational Plan
- K. Secured Permits
- L. Mailing List
- M. Proof of Payment
- N. Proof of Ownership
- O. Correspondence
- P. Comments

BACKGROUND

Middle Island Subdivision was recorded in 1989 under plat number 89-22. Lots 3, 4, and 5 of Block 1 are currently owned by William Robinson Trust. The properties are under contract to be sold, with the sale contingent upon approval of the requested conditional use permit.

Records show that Lot 3 was historically used as an unpermitted lodge for approximately 10 years until 2007, when Jim Blades pursued conditional use permits for a 12-guest lodge and a commercial dock to aid in selling the property. Concerns were raised for occupant load, encroachment of the main house onto the public access easement, generator noise, fish processing, no detailed operating plan, and impacts on residential character of larger subdivided islands. The Planning Commission voted against recommending approval for the lodge, but recommended approval for the commercial dock because “the granting of the permit may facilitate a 6-person lodge conditional use permit request in the future.” The Assembly unanimously denied both requests for the lodge and dock.

After Lot 3 was sold, new owner William Robinson filed a request for a private lodge. The request then evolved to be defined as a multi-family complex. The Planning Commission recommended approval with the conditions that the property shall be used by the owner, owner’s relatives, employees, and non-paying guests. Neighbors expressed concern for impacts on neighboring properties. The applicant pulled the request before the Assembly hearing.

The property is zoned LI Large Island.¹ 15 foot setbacks exist along property lines abutting other lots.² Minimum lot size is 1 acre. Lot 4 does not meet this size requirement.

¹ Sitka General Code 22.16.135

² Sitka General Code 22.20.035(15)

Currently, there is one legal short-term rental operating on Middle Island at Lot 13 Block 1. Two other permits have expired while another was withdrawn before the Assembly decided on the permit.

PROJECT DESCRIPTION

The proposal is for an 8-guest lodge with commercial dock, operating from mid-May through mid-September. The lodge operations would span across Lots 3, 4, and 5 of Block 1. The properties are already developed in a lodge-type set-up. The primary lodge is located on Lot 3, along with a garage and 2 cabins. 1 cabin is located on Lot 4 and 2 cabins are on Lot 5. A trail connects the three lots. The lots are 79,149, 38,681, and 56,149 square feet in size. The main house and helicopter pad encroach into the 50 foot pedestrian access easement that runs along the waterfront. Owner/applicant need to work with DNR to resolve the encroachment through easement vacation or other possible means.

The commercial dock would serve 2 boats, each within the 28 to 30 foot range. The existing structure includes a 12 by 55 foot dock made of treated wood on PVC floatation. The dock is held in place by 5 metal piling. CBS records show that this dock was permitted as a personal use dock. If commercial dock approval has not been granted, applicant will need to secure the necessary permits from Alaska DNR and US Army Corps of Engineers. Applicant should also contact DNR to determine if a tideland lease is required.

ANALYSIS

1. ITEMS TO BE CONSIDERED IN EVALUATING ISLAND CONDITIONAL USE PERMITS INCLUDE, BUT ARE NOT LIMITED TO: ³

a. Location on the lot or island: Subject lots are located on the northeasterly border of Middle Island.

b. Generation of noise: Electricity is sourced from two diesel generators. Applicant's agent does not believe this will cause noise issues but states a willingness to insulate the shed if necessary. Inherently, vacationers can be celebratory to the extent that noise is created. Offered activities will include fishing trips, kayaking, wildlife viewing, and cultural tours. The narrative states that the property will not operate float planes, launch fireworks, play loud music, or otherwise participate in activities that would disturb neighbors. Hiking and firewood gathering will not be permitted. Fish processing will not occur on the properties.

c. Numbers of guests and employees: Maximum of 8 guests and 2 staff (owner and spouse).

³ Sitka General Code 22.24.010(F)

d. Visibility from adjacent uses including waterborne traffic: Existing lodge structures are visible from the water.

e. Use of common access easements: 20 foot access easement runs along property line opposite the line along the water. 50 foot pedestrian access easement runs along the waterfront. Encroachments currently exist on Lot 3. Lot 5 has 15 feet of a 30 foot pedestrian access and utility easement along the side.

f. Availability of necessary moorage: Lot 3 includes an existing dock. CBS records indicate that this is a personal use dock and not a commercial dock. This impacts the ability to approve this conditional use permit. Further, though staff requested several times the needed documentation, we did not receive it. Therefore it is concluded the applicant has not met their burden of proof of whether there is adequate moorage and commercial dock permits.

g. Use of natural or manmade screening or buffers: Natural foliage provides some buffering and screening.

h. Availability of municipal power: Municipal power is not currently available on Middle Island. Private utilities are provided by 2 diesel generators, water catchment system, and septic system. Owner will bring garbage to the Jarvis Street transfer station and recyclables to the recycling center.

i. Distance from adjacent parcels or islands: Lot 5 cabin is within 15 feet of Lot 6. Encroaching sauna on Lot 3 will be relocated to correct the encroachment. Bunkhouse is within 6 feet of Lot 2. Garage is within 23.5 feet of Lot 2. Dock on Lot 3 angles inward toward Lot 4 and 5, under common ownership, minimizing impacts of the dock on neighboring property owners.

j. Removal of excessive amounts of vegetation: Property is already developed. No additional development is proposed at this time.

Additional Criteria Taken from Review of Impacts, Provided Documentations or Lack Thereof, and Comments Received.

1. **Septic System** System was permitted in 1994. See attachments for system details. Comments received include a photo showing septic system outfall above tideline, which contradicts past permitted system (result could be from age and deterioration). This is problematic. Furthermore, if occupancy load and use of parcel increase so too will the demand on the

existing septic system. There is potential impact to the public, environment, and adjacent properties. It could be conditioned that the septic system be upgraded and approved by the appropriately authorities such as the DEC and City.

2. **Encroachments into Public Pedestrian Access Easement.** There is a right of the public to access the pedestrian access easement that has been encroached upon. This is a right held in trust with the State of Alaska. The planning department, as a courtesy, has informed the applicant of the state process that may resolve this. However, there is no guarantee the state will allow such encroachment or alter the pedestrian easement. That could end this project. This could be conditioned to be resolved to mitigate this concern.
3. **Past Precedent.** The City Assembly and prior Planning Commission actions have denied prior lodge requests. The City Assembly also denied the commercial dock requests.

Sitka General Code 22.24.010(F)

“Specific conditional uses may be fully appropriate in certain circumstances and on specific parcels. Uses that are well designed and/or have low impact may enhance surrounding properties and may not create any impacts...In these cases, conditional use requests can and should be handled expeditiously...If adequate mitigation cannot be accomplished or items such as necessary infrastructure are not available, applications may be denied.”

FINDINGS

It can be found that the zoning code has not been followed in that the proposal calls for a commercial dock as part of the request for a commercial lodge. The applicant has not met their burden of proof. In regards to the lodge, there is no evidence of adequate moorage. In terms of the conditional use of the commercial dock, no application has been received for that. Further, it can be found the inadequate septic system outfall could impact the environment, public, and adjacent properties. Finally, it was previously found by the Assembly that a lodge was not appropriate for the location.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report and either deny the conditional or postpone the decision to allow the applicant the opportunity to meet their burden of proof.

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

1) I move to adopt the following findings as attached (supports denial or postponement):

It can be found that the zoning code has not been followed in that the proposal calls for a commercial dock as part of the request for a commercial lodge. The applicant has not met their burden of proof. In regard to the lodge, there is no evidence of adequate moorage. In terms of the conditional use of the commercial dock, no application has been received for that. Further, it can be found the inadequate septic system outfall could impact the environment, public, and adjacent properties. Finally, it was prior found by the assembly that a lodge was not appropriate for the location.

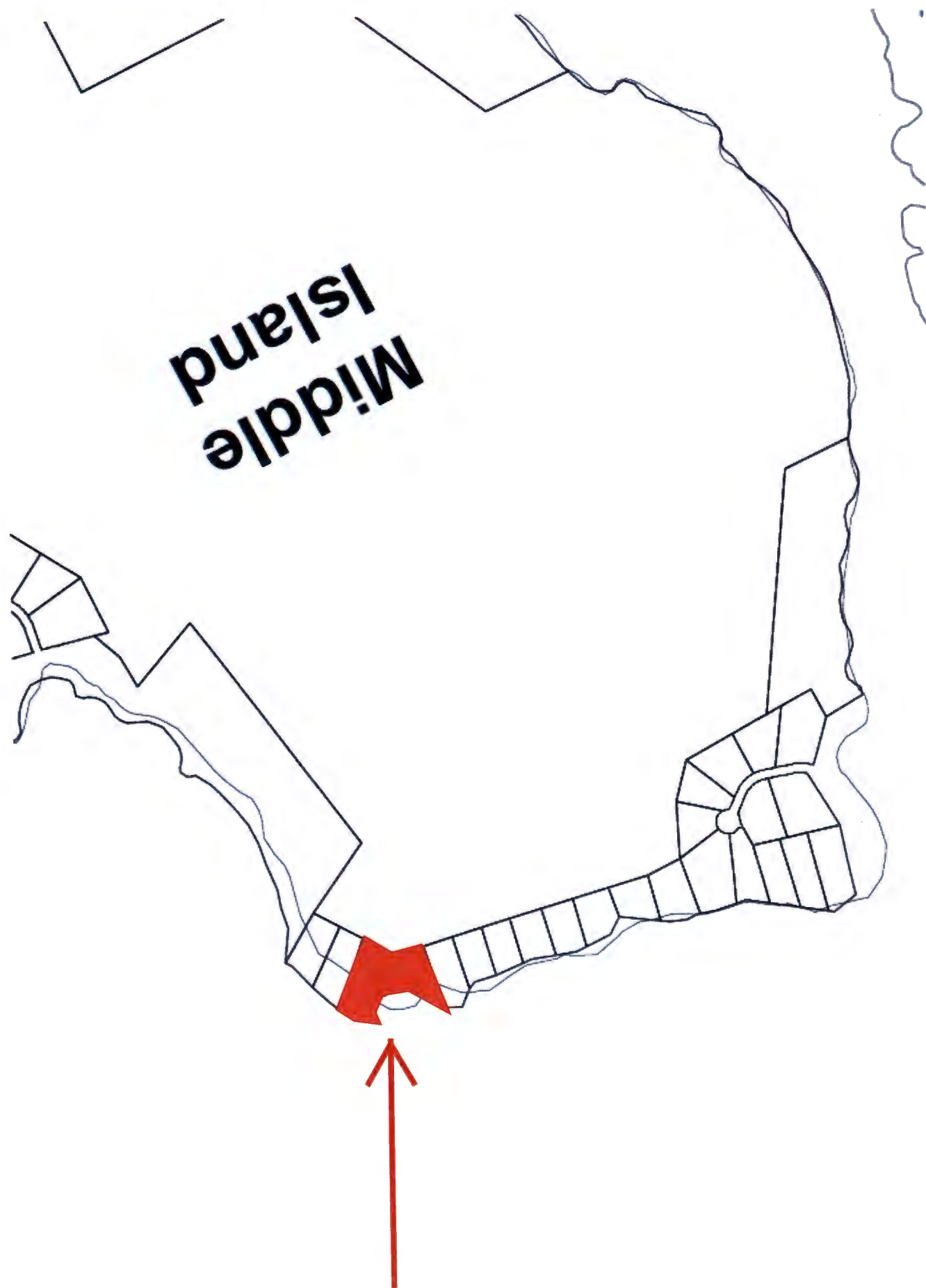
2) I move to **deny or postpone (pick one)** the consideration of a conditional use permit for an 8-guest lodge and commercial dock on Middle Island. The property is known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The property is zoned LI Large Island. The request is filed by Michael Coady. The owner of record is William Robinson Trust.

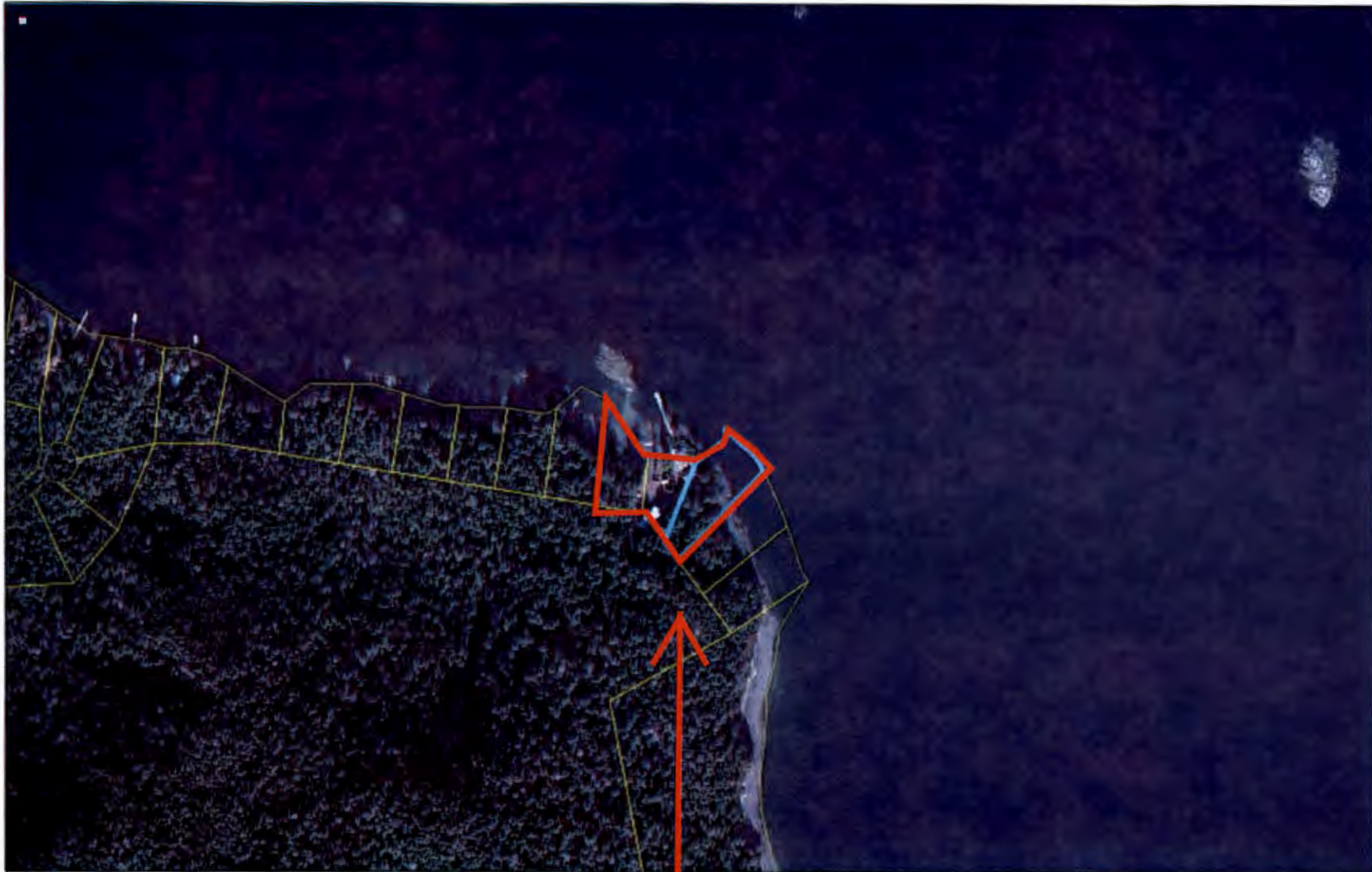
For information only. The following are the potential future recommended conditions of approval should the applicant meet their burden of proof and the Planning Commission approve the conditional use subject to conditions of approval:

Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection conducted by the Building Official/Fire Marshal. This must be completed and evidence submitted to the Planning Department before guests are housed.
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. A one-year review will be scheduled to assess progress toward acquiring required permits and address any impacts to neighboring properties.

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.
8. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
9. The property owner shall register for and maintain a utility account for garbage disposal and submit written evidence to Planning Department.
10. The property owner shall maintain/install/upgrade water and sewage equipment to meet Alaska DEC standards and shall submit written evidence to Planning Department. This must be completed and evidence submitted to the Planning Department before guests are housed. Specially, the deficiency of the existing septic system including but not limited to the outfall pipe shall be remedied prior to any activation of the conditional use permit and granting of the required occupancy.
11. Within 3 months, the property owner shall initiate process with Alaska DNR to remedy encroachments into the 50 foot pedestrian access easement and shall submit written evidence to Planning Department. If encroachments are not remedied to DNR and CBS satisfaction within 2 years of permit approval, the permit shall lapse. This must occur before the conditional use permit is activated and commercial occupancy granted.
12. Within 3 months, the property owner shall work with Alaska DNR to determine if a tideland lease is required for the dock. This must occur before the conditional use permit is activated and commercial occupancy granted.
13. Within 3 months, the property owner shall initiate process with Alaska DNR and US Army Corps of Engineers to obtain approval of a commercial dock and shall submit written evidence to Planning Department. Denial of the permit may be grounds for revocation of the permit. Commercial dock approval by all applicable jurisdictions must occur before the conditional use permit is activated and commercial occupancy granted.
14. Failure to comply with any of the above conditions may result in revocation and/or failure to activate the conditional use permit.





City & Borough of Sitka, Alaska

Selected Parcel: Middle Island ID: 49201003

Printed 9/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

200 m
1000 ft



MainStreetGIS
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www.mainstreetgis.com

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CU 96-02
B&B with kayak tour
Lot 18 Block 1
Withdrawn

PROPOSED (blue)
Lodge
Lots 3, 4, 5 Block 1

CU 07-05 and 07-06
12 guest lodge and
commercial dock
Lot 3 Block 1
Denied

CU 08-07
Multi-family complex
Lot 3 Block 1
Withdrawn

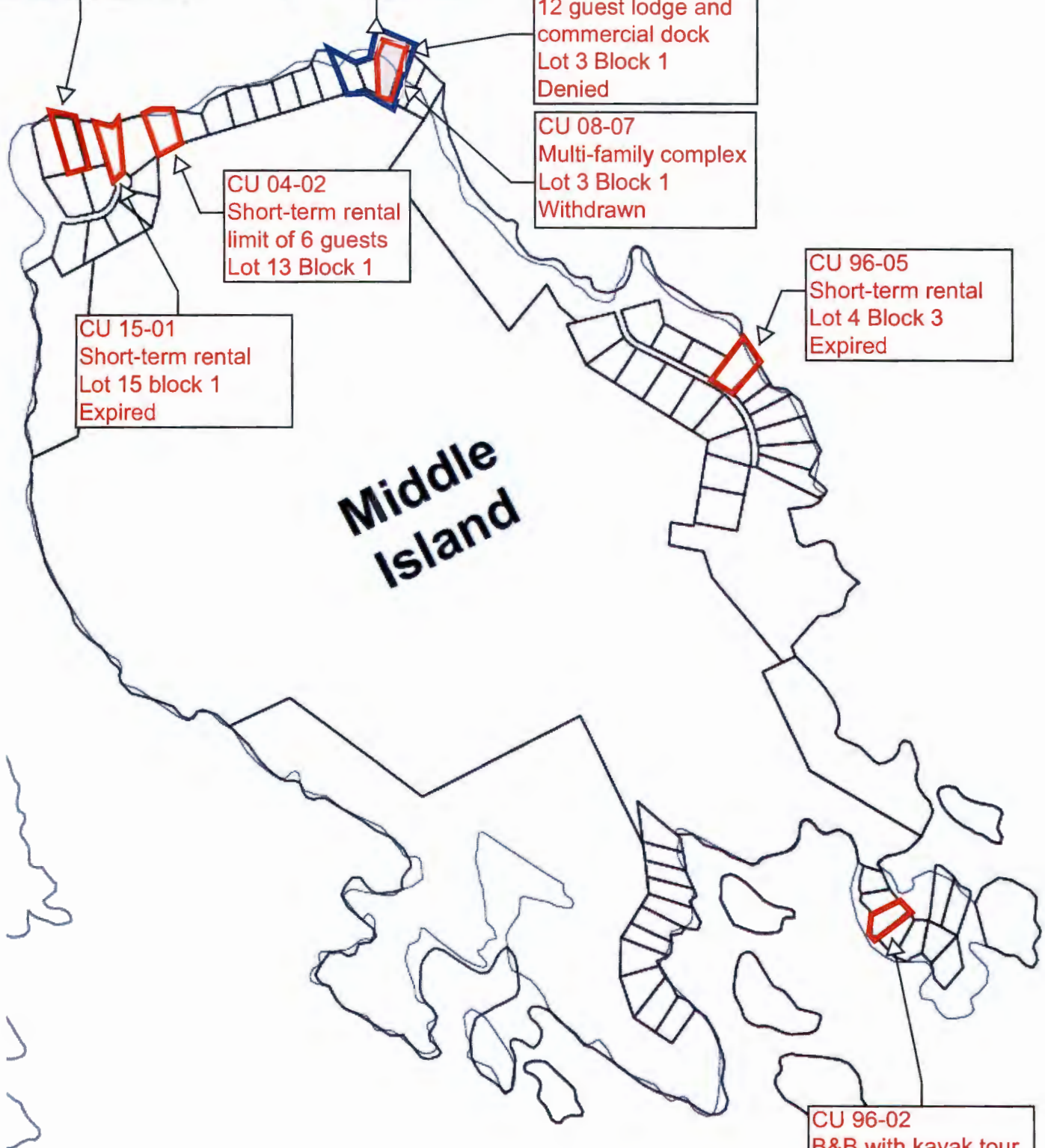
CU 04-02
Short-term rental
limit of 6 guests
Lot 13 Block 1

CU 15-01
Short-term rental
Lot 15 block 1
Expired

CU 96-05
Short-term rental
Lot 4 Block 3
Expired

**Middle
Island**

CU 96-02
B&B with kayak tour
Lot 3 Block 5
Withdrawn due to
neighbor concerns





City & Borough of Sitka, Alaska

Selected Parcel: Middle Island ID: 49201003

Printed 9/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

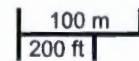
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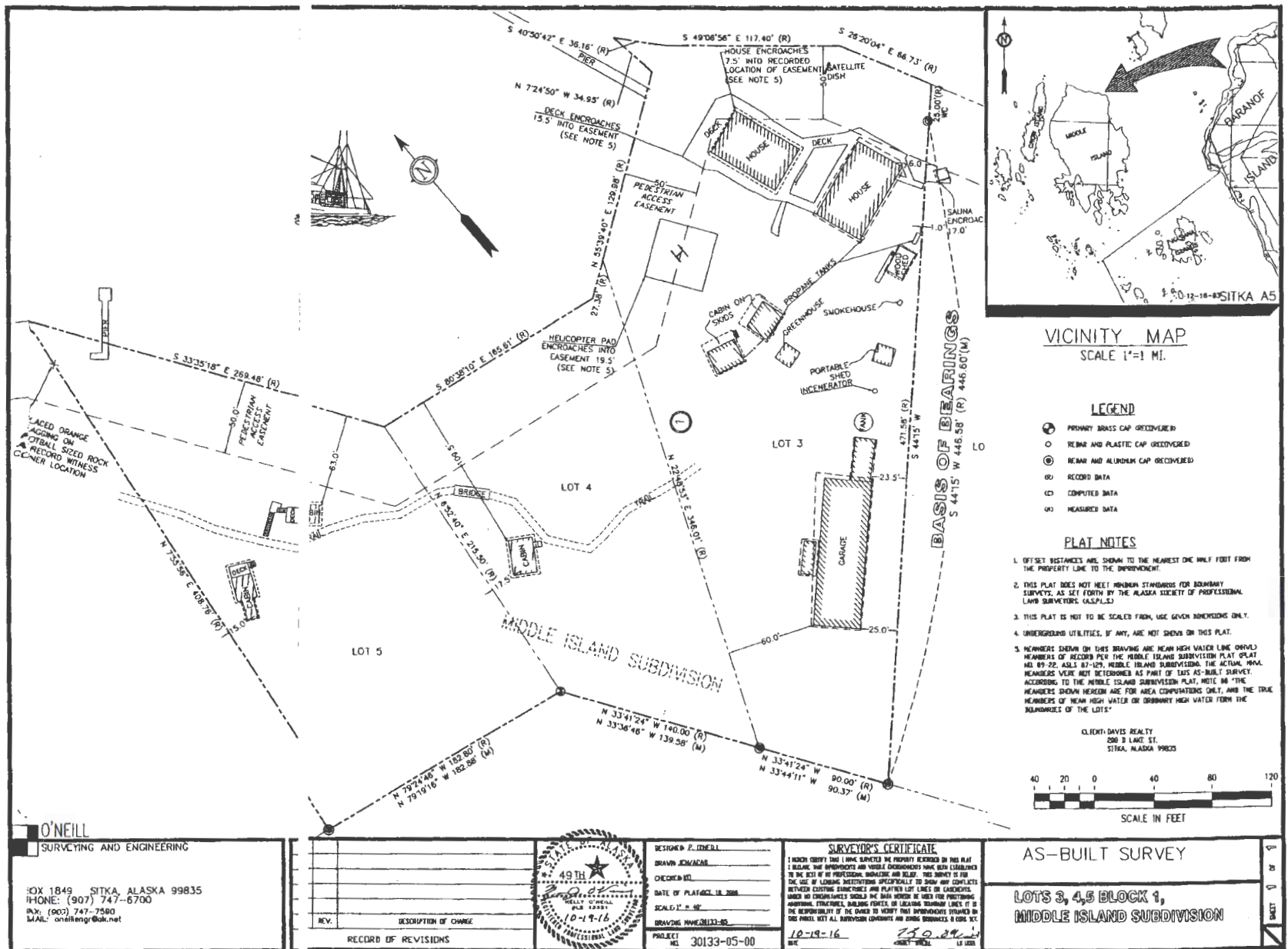
City & Borough of Sitka, Alaska

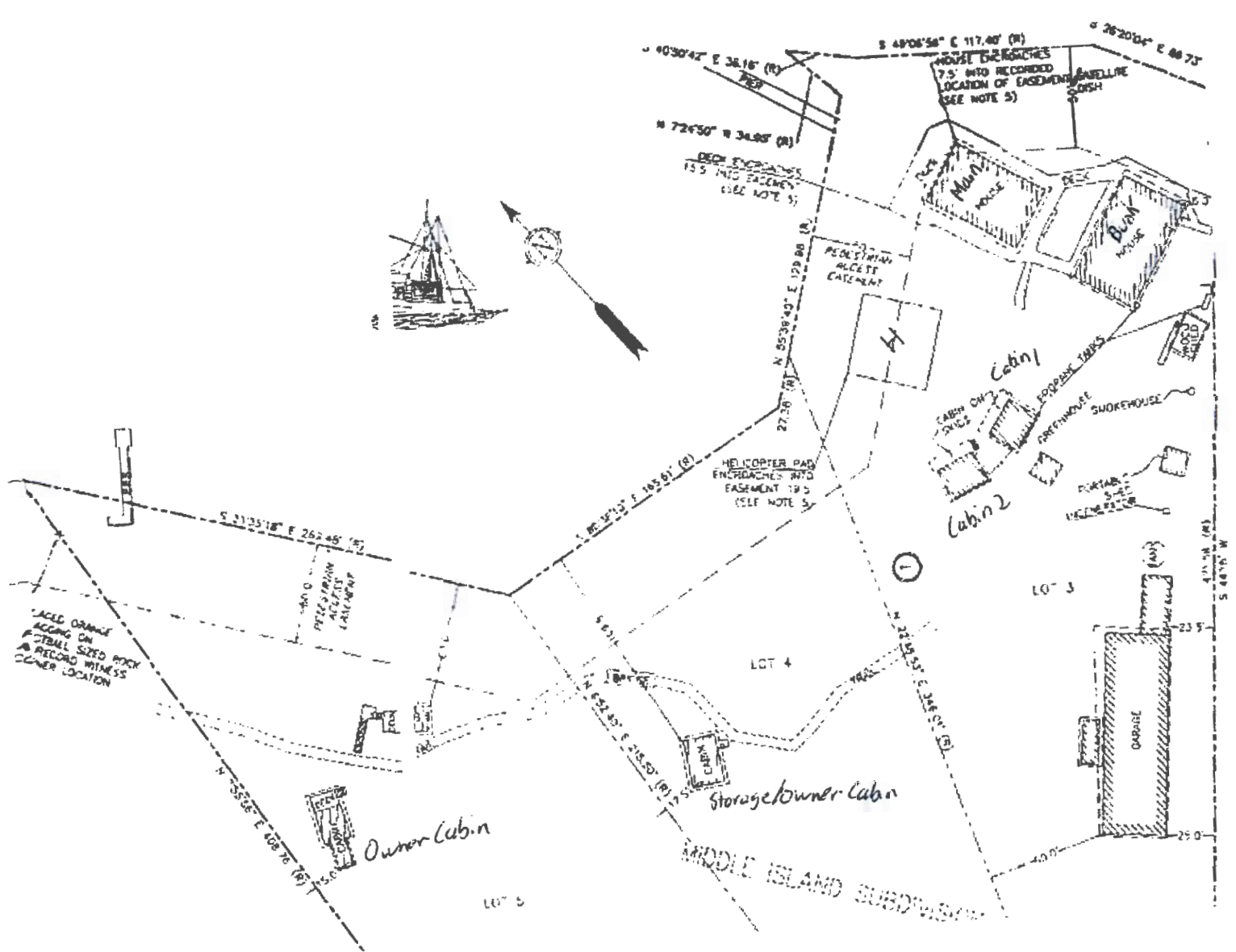
Selected Parcel: Middle Island ID: 49201003

Printed 9/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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Bunk House

Scale 1 Square = 1 foot

Green = Windows that meet egress standards

Brown = entrances & exits

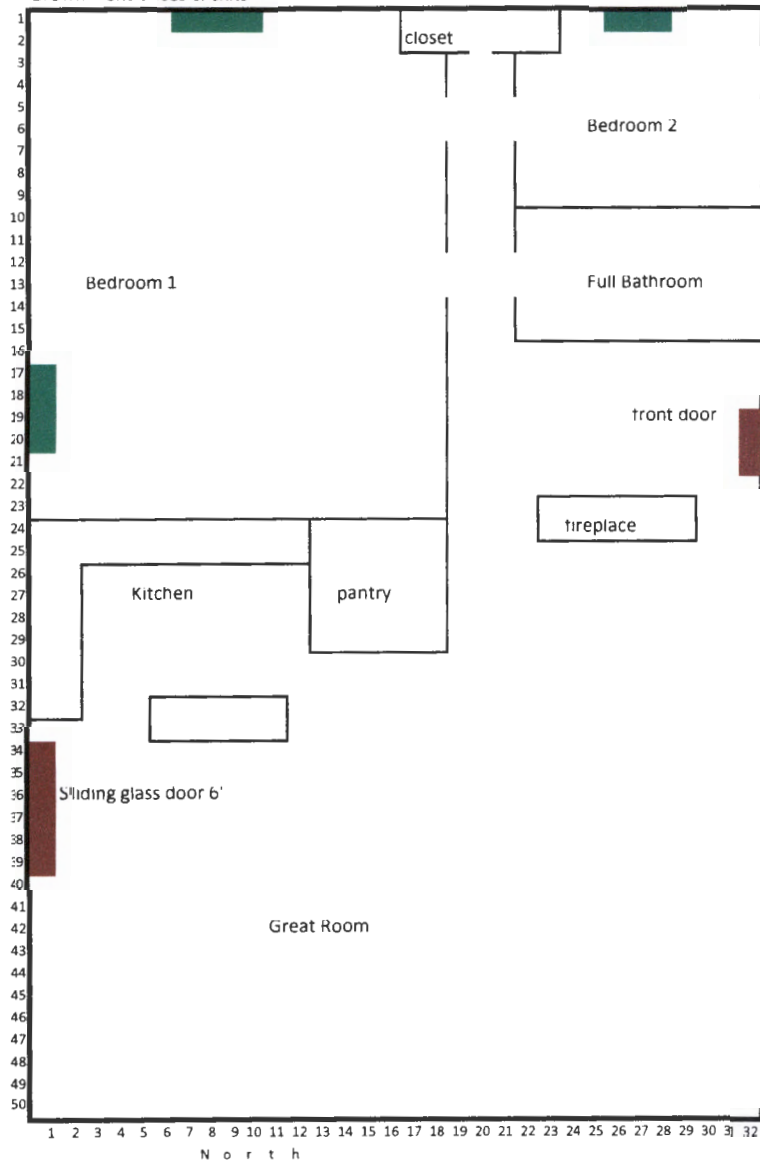


Main House Interior Layout

Scale: 1 square = 1 foot

Green = Windows that meet egress standards

Brown = entrances & exits

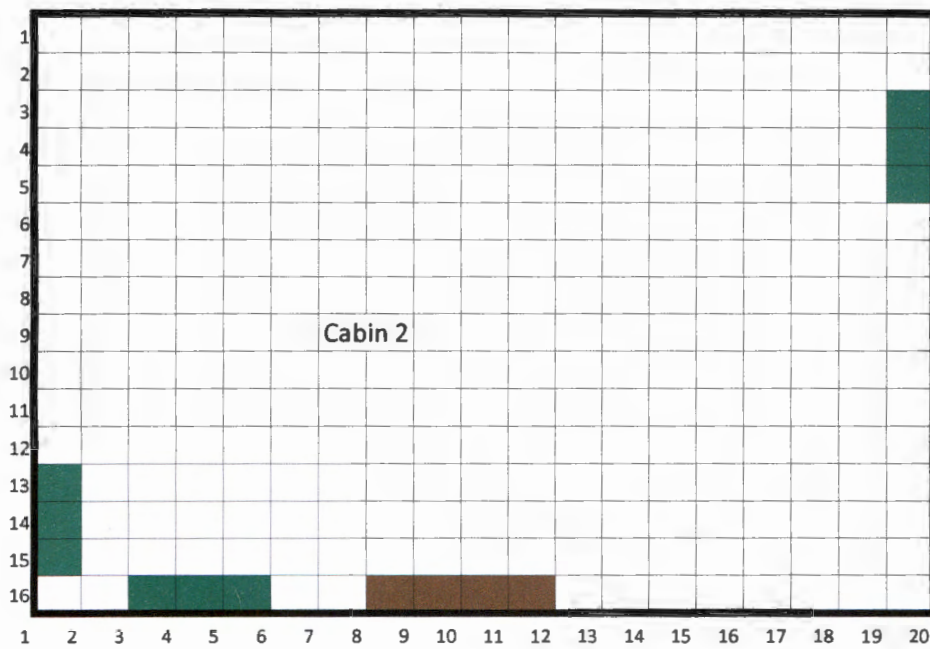
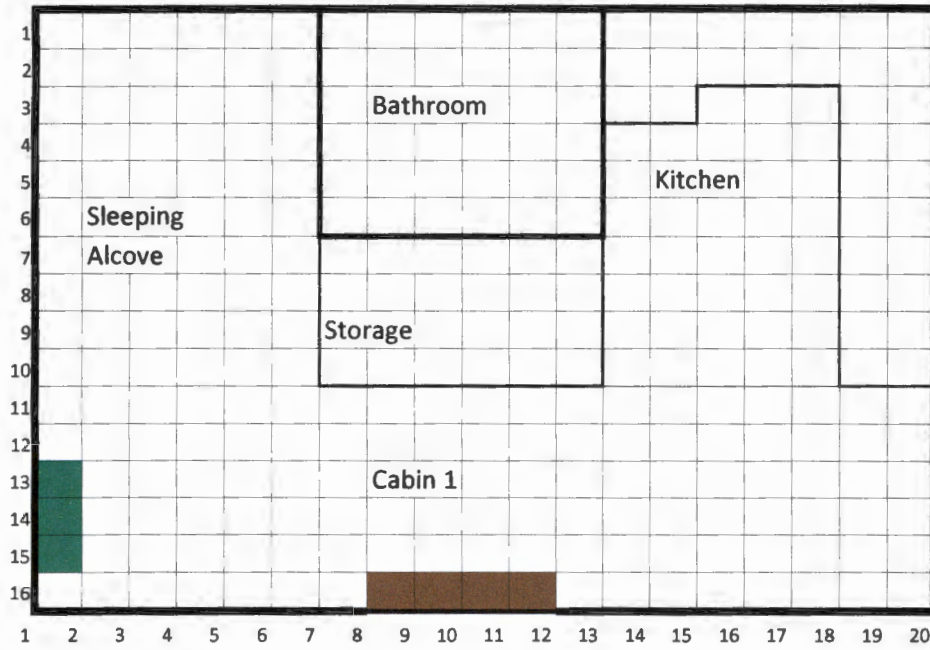


Guest Cabins 1 & 2

Scale 1 Square = 1 foot

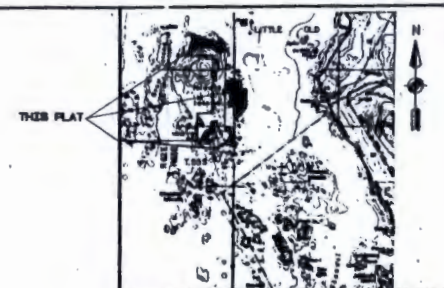
Green = Windows that meet egress standards

Brown = entrances & exits



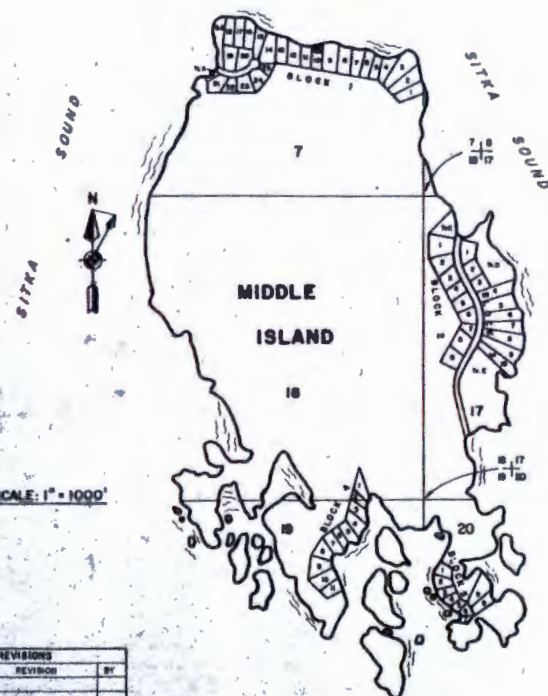
MIDDLE ISLAND SUBDIVISION

A.S.L.S. 87-129



VICINITY MAP
USGS QUAD SITKA A-5, 1951, 1975
1" = 1 MILE

DRAWING INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	BLOCK 1 (NORTH)
3	BLOCK 2 AND 3 (EAST)
4	BLOCK 4 AND 5 (SOUTH)
5	NOTES, CERTIFICATES, AND DETAILS



NOTE 1 - THIS PLAT IS AMENDED TO CORRECT THE TIE FROM USGS STA. "LITTLE" AND THE LATITUDE AND LONGITUDE FOR THE WORK COMMON TO TR. 8 AND LOT 18 (SHEET 2 OF 5) WHICH WERE REVERSED WITH THE TIE FROM USGS STA. "LITTLE" AND THE LATITUDE AND LONGITUDE FOR THE WORK COMMON TO TRACT D AND LOT 4 (SHEET 3 OF 5) ON THE ORIGINAL PLAT. THIS AMENDED PLAT CORRECTS THOSE ERRORS AND IS THE ONLY CHANGE MADE.

SITKA RECORDING DISTRICT
SELECTION INFORMATION
N.P.C.S. NO. 218
Tentative Approval dated 9-25-88

ACREAGE SUMMARY	
BLOCK 1	49.282
BLOCK 2	23.600
BLOCK 3	18.428
BLOCK 4	19.807
BLOCK 5	12.111
LOTS-TOTAL	110.134
TRACTS	53.135
R.O.W.	6.662
TOTAL	158.931

AMENDED PLAT

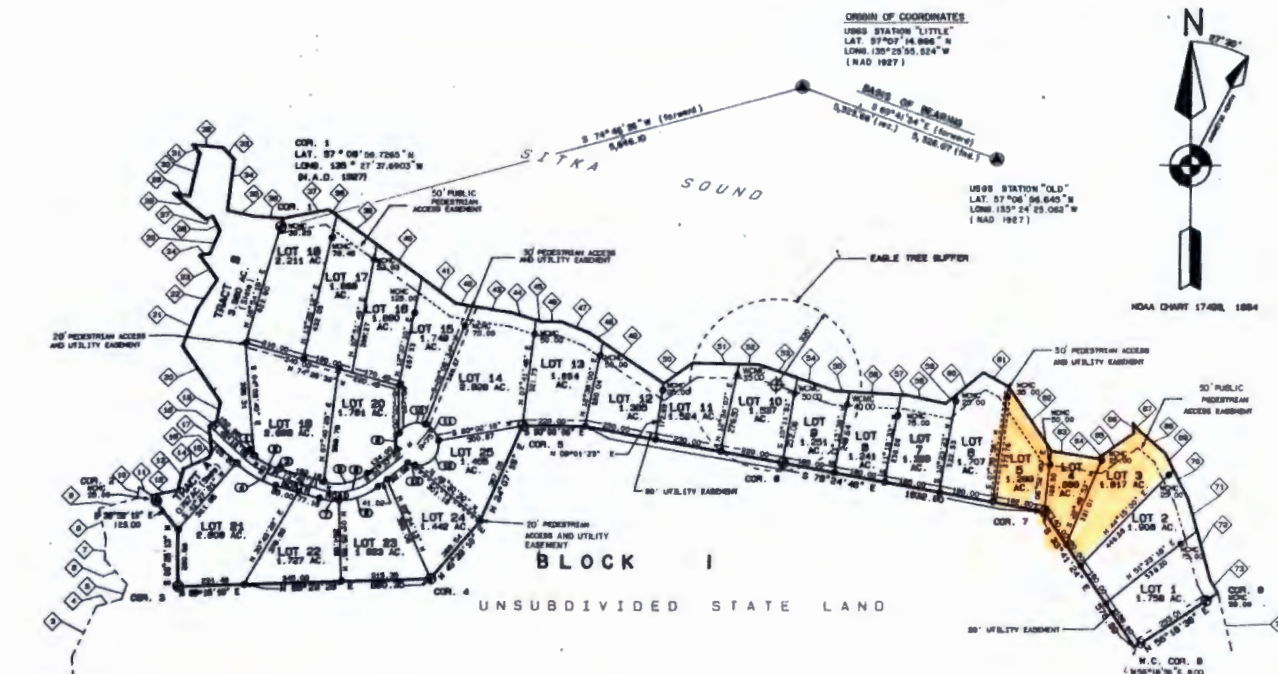
DATE OF SURVEY Beginning MAY 5, 1987 Ending JULY 27, 1987	NAME OF SURVEYOR STANLEY G. HARRIS SITKA, ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT ANCHORAGE, ALASKA	
ASLS 87-129 MIDDLE ISLAND SUBDIVISION	
LOCATED AT/THRU SECTION 1, 2, 13, 14, 15 & 16, T. 105 N. R. 12 E. S. 1 & 2, 3 & 4	
DRAWN BY: G.H.	APPROVAL: [Signature] 6/16/88
DATE: 5/87	DATE: 6/16/88
SHEET 1 OF 5	SCALE: 1" = 1 MILE

89-22
RECORDED - RELEASED
SITKA
DATE: 12-4-87
BY: J. B. S. P.
REASON: AS/DANIEL
SITKA

88-17
PLAT 88-17
SITKA
DATE: 7-17-88
BY: [Signature]
REASON: S.W. 1/2 Sec 16
SITKA, AK 99501

SITKA PLAT 89-22

88-17



TABLED A.S.L.S. 87-129 BOUNDARY
 ① = MEANDER COURSE

COURSE	BEARING	DISTANCE	REMARKS
1	S 89° 21' 30" E	300.00	
2	S 89° 48' 24" E	300.00	
3	S 89° 38' 54" E	300.00	
4	S 84° 28' 30" E	300.00	
5	S 81° 48' 00" E	300.00	
6	S 81° 38' 51" W	300.00	
7	S 84° 18' 00" E	300.00	
8	S 84° 18' 00" E	300.00	
9	S 84° 18' 00" E	300.00	
10	S 84° 18' 00" E	300.00	
11	S 84° 18' 00" E	300.00	
12	S 84° 18' 00" E	300.00	
13	S 84° 18' 00" E	300.00	
14	S 84° 18' 00" E	300.00	
15	S 84° 18' 00" E	300.00	
16	S 84° 18' 00" E	300.00	
17	S 84° 18' 00" E	300.00	
18	S 84° 18' 00" E	300.00	
19	S 84° 18' 00" E	300.00	
20	S 84° 18' 00" E	300.00	
21	S 84° 18' 00" E	300.00	
22	S 84° 18' 00" E	300.00	
23	S 84° 18' 00" E	300.00	
24	S 84° 18' 00" E	300.00	

BEARING TREE TABLE
 MIDDLE ISLAND SUBDIVISION
 A.S.L.S. 87-129
 BLOCK NO. 1

COURSE	BEARING	DISTANCE	REMARKS
1	S 84° 00' 00" E	300.00	
2	S 84° 00' 00" E	300.00	
3	S 84° 00' 00" E	300.00	
4	S 84° 00' 00" E	300.00	
5	S 84° 00' 00" E	300.00	
6	S 84° 00' 00" E	300.00	
7	S 84° 00' 00" E	300.00	
8	S 84° 00' 00" E	300.00	
9	S 84° 00' 00" E	300.00	
10	S 84° 00' 00" E	300.00	
11	S 84° 00' 00" E	300.00	
12	S 84° 00' 00" E	300.00	
13	S 84° 00' 00" E	300.00	
14	S 84° 00' 00" E	300.00	
15	S 84° 00' 00" E	300.00	
16	S 84° 00' 00" E	300.00	
17	S 84° 00' 00" E	300.00	
18	S 84° 00' 00" E	300.00	
19	S 84° 00' 00" E	300.00	
20	S 84° 00' 00" E	300.00	
21	S 84° 00' 00" E	300.00	
22	S 84° 00' 00" E	300.00	
23	S 84° 00' 00" E	300.00	
24	S 84° 00' 00" E	300.00	

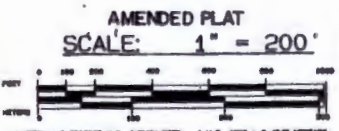
CURVE DATA
 ① = R.O.W. CURVE COURSE

CURVE	BEARING	DISTANCE	REMARKS
1	S 84° 00' 00" E	300.00	
2	S 84° 00' 00" E	300.00	
3	S 84° 00' 00" E	300.00	
4	S 84° 00' 00" E	300.00	
5	S 84° 00' 00" E	300.00	
6	S 84° 00' 00" E	300.00	
7	S 84° 00' 00" E	300.00	
8	S 84° 00' 00" E	300.00	
9	S 84° 00' 00" E	300.00	
10	S 84° 00' 00" E	300.00	
11	S 84° 00' 00" E	300.00	
12	S 84° 00' 00" E	300.00	
13	S 84° 00' 00" E	300.00	
14	S 84° 00' 00" E	300.00	
15	S 84° 00' 00" E	300.00	
16	S 84° 00' 00" E	300.00	
17	S 84° 00' 00" E	300.00	
18	S 84° 00' 00" E	300.00	
19	S 84° 00' 00" E	300.00	
20	S 84° 00' 00" E	300.00	
21	S 84° 00' 00" E	300.00	
22	S 84° 00' 00" E	300.00	
23	S 84° 00' 00" E	300.00	
24	S 84° 00' 00" E	300.00	

LEGEND

- ① USGS TRIANGULATION STATION RECOVERED
- ② PRIMARY MONUMENT SET THIS SURVEY
- ③ SECONDARY MONUMENT SET THIS SURVEY
- ④ WITNESS CORNER MEANDER CORNER
- ⑤ WITNESS DISTANCE
- ⑥ MEANDER COURSE
- ⑦ CURVE DATA

89-22
 RECORDED - FILED
 SITKA
 12-4-81
 1:25 P
 304 CASH
 SITKA REC 9981



DATE OF SURVEY
 Beginning MAY 19 1987
 Ending JULY 26 1987

NAME OF SURVEYOR
 STANLEY ENGINEERING SERVICES
 BOX COMPANY ST
 SITKA, ALASKA 99581

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND & WATER MANAGEMENT
 JEDITH, ALASKA

ASLS 87-129
 MIDDLE ISLAND SUBDIVISION

LEGIONED WITHIN
 SECTION 7, S. 17, T. 18 S. 20, R. 10 E. S. 20 E. C.R.N.

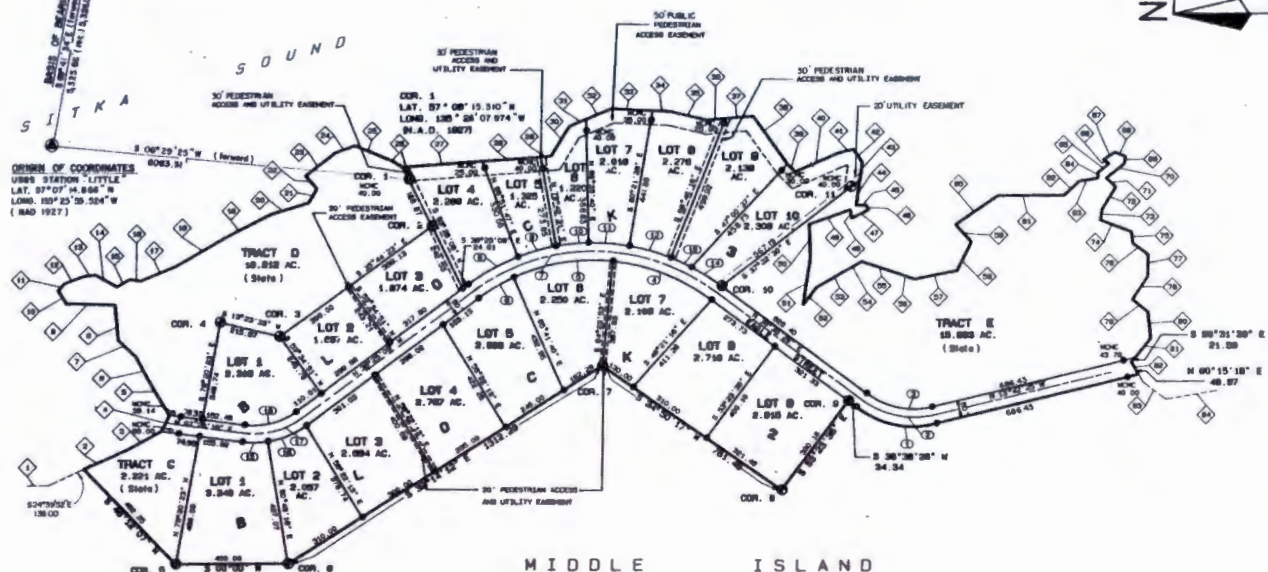
DRAWN BY: CAJ
 DATE: 8/87

APPROVAL RECOMMENDED
 DATE: 8/87
 SIGN: [Signature]

SCALE: 1" = 200'
 CHECKED: M.F.S. FILE NO. 87-129

SITKA PLAT 89-22 88-17

USGS STATION "OLD"
LAT. 57° 08' 55.648" N
LONG. 135° 24' 25.062" W
(NAD 1983)

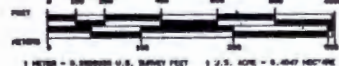


VICINITY MAP
MIDDLE ISLAND SUBDIVISION
1" = 1 MILE

TABULATED A.S.L.S. 87-129 BOUNDARY
◇ = MEANDER COURSE

LINE	BEARING	DISTANCE	REMARKS	LINE	BEARING	DISTANCE	REMARKS
1	S 00° 51' 12" E	76.37		43	N 81° 34' 41" W	57.74	
2	S 24° 38' 52" E	174.27		44	N 81° 34' 41" W	56.79	
3	S 28° 57' 28" E	108.11		45	S 00° 51' 12" E	38.03	
4	S 03° 21' 15" E	63.33		46	S 28° 57' 28" E	103.33	
5	N 59° 28' 28" E	111.54		47	N 28° 23' 54" E	87.08	
6	N 81° 14' 37" E	123.85		48	N 81° 34' 41" W	56.79	
7	N 60° 15' 10" E	87.14		49	S 28° 57' 28" E	103.33	
8	N 84° 57' 45" E	125.25		50	S 00° 51' 12" E	125.10	
9	N 01° 11' 37" E	188.28		51	N 81° 34' 41" W	181.84	
10	N 58° 18' 38" E	54.48		52	S 28° 57' 28" E	103.33	
11	S 28° 57' 28" E	26.08		53	S 28° 57' 28" E	125.10	
12	S 18° 38' 14" E	74.33		54	S 28° 57' 28" E	65.85	
13	S 07° 07' 30" E	42.31		55	S 28° 57' 28" E	65.85	
14	S 28° 57' 28" E	65.85		56	S 28° 57' 28" E	65.85	
15	S 28° 57' 28" E	65.85		57	S 28° 57' 28" E	125.10	
16	S 28° 57' 28" E	65.85		58	S 28° 57' 28" E	65.85	
17	S 28° 57' 28" E	65.85		59	S 28° 57' 28" E	65.85	
18	S 28° 57' 28" E	65.85		60	S 28° 57' 28" E	65.85	
19	S 28° 57' 28" E	65.85		61	S 28° 57' 28" E	65.85	
20	S 28° 57' 28" E	65.85		62	S 28° 57' 28" E	65.85	
21	S 28° 57' 28" E	65.85		63	S 28° 57' 28" E	65.85	
22	S 28° 57' 28" E	65.85		64	S 28° 57' 28" E	65.85	
23	S 28° 57' 28" E	65.85		65	S 28° 57' 28" E	65.85	
24	S 28° 57' 28" E	65.85		66	S 28° 57' 28" E	65.85	
25	S 28° 57' 28" E	65.85		67	S 28° 57' 28" E	65.85	
26	S 28° 57' 28" E	65.85		68	S 28° 57' 28" E	65.85	
27	S 28° 57' 28" E	65.85		69	S 28° 57' 28" E	65.85	
28	S 28° 57' 28" E	65.85		70	S 28° 57' 28" E	65.85	
29	S 28° 57' 28" E	65.85		71	S 28° 57' 28" E	65.85	
30	S 28° 57' 28" E	65.85		72	S 28° 57' 28" E	65.85	
31	S 28° 57' 28" E	65.85		73	S 28° 57' 28" E	65.85	
32	S 28° 57' 28" E	65.85		74	S 28° 57' 28" E	65.85	
33	S 28° 57' 28" E	65.85		75	S 28° 57' 28" E	65.85	
34	S 28° 57' 28" E	65.85		76	S 28° 57' 28" E	65.85	
35	S 28° 57' 28" E	65.85		77	S 28° 57' 28" E	65.85	
36	S 28° 57' 28" E	65.85		78	S 28° 57' 28" E	65.85	
37	S 28° 57' 28" E	65.85		79	S 28° 57' 28" E	65.85	
38	S 28° 57' 28" E	65.85		80	S 28° 57' 28" E	65.85	
39	S 28° 57' 28" E	65.85		81	S 28° 57' 28" E	65.85	
40	S 28° 57' 28" E	65.85		82	S 28° 57' 28" E	65.85	
41	S 28° 57' 28" E	65.85		83	S 28° 57' 28" E	65.85	
42	S 28° 57' 28" E	65.85		84	S 28° 57' 28" E	65.85	

AMENDED PLAT
SCALE: 1" = 200'



CURVE DATA

◇ = R.O.W. CURVE COURSE

LINE	BEARING	DISTANCE	REMARKS
1	S 00° 51' 12" E	76.37	
2	S 24° 38' 52" E	174.27	
3	S 28° 57' 28" E	108.11	
4	S 03° 21' 15" E	63.33	
5	N 59° 28' 28" E	111.54	
6	N 81° 14' 37" E	123.85	
7	N 60° 15' 10" E	87.14	
8	N 84° 57' 45" E	125.25	
9	N 01° 11' 37" E	188.28	
10	N 58° 18' 38" E	54.48	
11	S 28° 57' 28" E	26.08	
12	S 18° 38' 14" E	74.33	
13	S 07° 07' 30" E	42.31	
14	S 28° 57' 28" E	65.85	
15	S 28° 57' 28" E	65.85	
16	S 28° 57' 28" E	65.85	
17	S 28° 57' 28" E	65.85	
18	S 28° 57' 28" E	65.85	
19	S 28° 57' 28" E	65.85	
20	S 28° 57' 28" E	65.85	
21	S 28° 57' 28" E	65.85	
22	S 28° 57' 28" E	65.85	
23	S 28° 57' 28" E	65.85	
24	S 28° 57' 28" E	65.85	
25	S 28° 57' 28" E	65.85	
26	S 28° 57' 28" E	65.85	
27	S 28° 57' 28" E	65.85	
28	S 28° 57' 28" E	65.85	
29	S 28° 57' 28" E	65.85	
30	S 28° 57' 28" E	65.85	
31	S 28° 57' 28" E	65.85	
32	S 28° 57' 28" E	65.85	
33	S 28° 57' 28" E	65.85	
34	S 28° 57' 28" E	65.85	
35	S 28° 57' 28" E	65.85	
36	S 28° 57' 28" E	65.85	
37	S 28° 57' 28" E	65.85	
38	S 28° 57' 28" E	65.85	
39	S 28° 57' 28" E	65.85	
40	S 28° 57' 28" E	65.85	
41	S 28° 57' 28" E	65.85	
42	S 28° 57' 28" E	65.85	

BEARING TREE TABLE
MIDDLE ISLAND SUBDIVISION
A.S.L.S. 87-129

LINE	BEARING	DISTANCE	REMARKS
1	S 00° 51' 12" E	76.37	
2	S 24° 38' 52" E	174.27	
3	S 28° 57' 28" E	108.11	
4	S 03° 21' 15" E	63.33	
5	N 59° 28' 28" E	111.54	
6	N 81° 14' 37" E	123.85	
7	N 60° 15' 10" E	87.14	
8	N 84° 57' 45" E	125.25	
9	N 01° 11' 37" E	188.28	
10	N 58° 18' 38" E	54.48	
11	S 28° 57' 28" E	26.08	
12	S 18° 38' 14" E	74.33	
13	S 07° 07' 30" E	42.31	
14	S 28° 57' 28" E	65.85	
15	S 28° 57' 28" E	65.85	
16	S 28° 57' 28" E	65.85	
17	S 28° 57' 28" E	65.85	
18	S 28° 57' 28" E	65.85	
19	S 28° 57' 28" E	65.85	
20	S 28° 57' 28" E	65.85	
21	S 28° 57' 28" E	65.85	
22	S 28° 57' 28" E	65.85	
23	S 28° 57' 28" E	65.85	
24	S 28° 57' 28" E	65.85	
25	S 28° 57' 28" E	65.85	
26	S 28° 57' 28" E	65.85	
27	S 28° 57' 28" E	65.85	
28	S 28° 57' 28" E	65.85	
29	S 28° 57' 28" E	65.85	
30	S 28° 57' 28" E	65.85	
31	S 28° 57' 28" E	65.85	
32	S 28° 57' 28" E	65.85	
33	S 28° 57' 28" E	65.85	
34	S 28° 57' 28" E	65.85	
35	S 28° 57' 28" E	65.85	
36	S 28° 57' 28" E	65.85	
37	S 28° 57' 28" E	65.85	
38	S 28° 57' 28" E	65.85	
39	S 28° 57' 28" E	65.85	
40	S 28° 57' 28" E	65.85	
41	S 28° 57' 28" E	65.85	
42	S 28° 57' 28" E	65.85	

LEGEND

- USGS TRIANGULATION STATION RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- WITNESS CORNER MEANDER CORNER
- WITNESS DISTANCE
- MEANDER COURSE
- CURVE DATA

88-17
7/19/88
301/24/88
3/14/88
RECORDED
12-4-88
1:55
AS/CD/MB
RSC

DATE OF SURVEY: MAY 5, 1987
DRAWN BY: CAJ
DATE: 8/87
SCALE: 1" = 200'

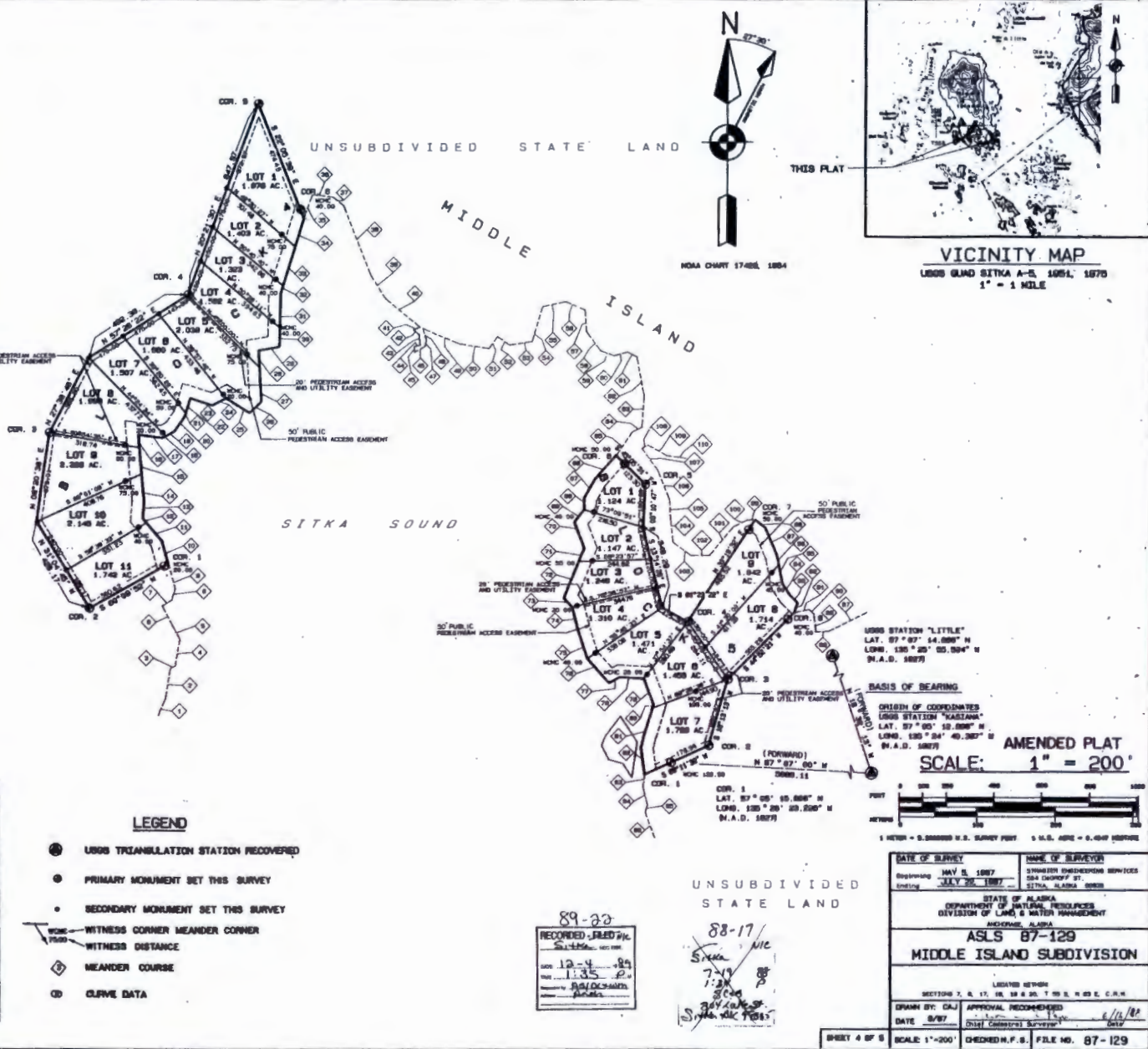
NAME OF SURVEYOR: STRATTON ENGINEERING SERVICES
DIVISION OF LAND & WATER MANAGEMENT
STATE OF ALASKA
ASLS 87-129
MIDDLE ISLAND SUBDIVISION
FILE NO. 87-129

Sitka Plat 89-22 88-17

DATE		TIME	REMARKS	DATE		TIME	REMARKS
1	W	22-15-00° E	78.92	106	S	08-20-14° E	87.30
2	W	22-15-00° E	80.08	107	S	03-19-47° E	88.14
3	W	22-15-00° E	80.28	108	S	28-19-12° E	88.30
4	W	22-15-00° E	80.48	109	S	28-19-01° E	88.46
5	W	22-15-00° E	80.68	110	S	24-14-40° E	87.84
6	W	22-15-00° E	80.88	111	S	08-20-14° E	88.78
7	W	22-15-00° E	81.08	112	S	10-15-32° E	89.22
8	W	22-14-40° E	81.28	113	S	04-14-11° W	838.06
9	W	18-24-30° E	112.08	114	S	04-14-31° W	84.20
10	W	18-24-30° E	81.48	115	S	24-14-30° E	112.81
11	W	22-15-00° E	81.68	116	S	41-23-01° W	838.04
12	W	08-23-47° E	84.38	117	S	28-20-38° E	84.87
13	W	04-04-37° E	77.78	118	S	02-12-20° E	85.27
14	W	04-04-37° E	112.88	119	S	27-17-17° W	86.79
15	W	04-04-37° E	113.17	120	S	28-24-10° E	117.30
16	W	04-04-37° E	85.78	121	S	21-24-19° W	78.08
17	W	24-14-30° E	85.98	122	S	21-24-19° W	80.22
18	W	08-23-47° E	18.48	123	S	40-24-50° E	48.52
19	W	08-23-47° E	68.88	124	S	13-18-00° E	89.18
20	W	28-21-01° E	77.87	125	S	02-12-20° E	112.88
21	W	17-14-30° E	18.88	126	S	41-23-01° E	132.10
22	W	08-23-47° E	68.87	127	S	04-20-38° E	51.75
23	W	21-21-40° E	67.73	128	S	08-20-31° E	101.81
24	W	22-15-00° E	68.78	129	S	27-21-42° E	115.28
25	W	22-14-40° E	118.19	130	S	17-21-30° W	18.30
26	W	08-23-47° E	78.08	131	S	28-20-42° W	671.28
27	W	08-23-47° E	112.88	132	S	07-27-40° E	112.28
28	W	08-23-47° E	78.08	133	S	04-24-30° E	56.47
29	W	08-23-47° E	67.08	134	S	14-14-30° W	77.84
30	W	01-26-17° E	78.08	135	S	18-28-00° W	78.88
31	W	01-26-17° E	114.14	136	S	18-28-00° W	117.88
32	W	17-27-30° E	31.08	137	S	07-23-00° E	118.88
33	W	17-27-30° E	673.04	138	S	07-23-00° E	54.17
34	W	17-27-30° E	673.04	139	S	08-23-00° E	78.84
35	W	08-23-47° E	673.08	140	S	08-23-00° E	78.84
36	W	08-23-47° E	68.08	141	S	28-20-38° W	81.21
37	W	08-23-47° E	67.61	142	S	20-23-10° E	48.98
38	W	08-23-47° E	111.27	143	S	08-19-11° W	88.98
39	W	08-23-47° E	112.30	144	S	28-20-38° W	57.72
40	W	08-23-47° E	68.08	145	S	11-23-00° W	68.28
41	W	21-21-40° E	38.27	146	S	11-17-30° W	88.28
42	W	08-23-47° E	38.08	147	S	28-24-10° W	626.40
43	W	08-23-47° E	48.38	148	S	08-21-45° E	50.80
44	W	28-21-01° E	28.38	149	S	08-20-31° E	28.28
45	W	08-23-47° E	28.38	150	S	08-20-31° E	67.88
46	W	08-23-47° E	68.08	151	S	28-20-38° W	58.21
47	W	11-14-30° E	10.28	152	S	28-20-31° W	68.86
48	W	08-23-47° E	68.08	153	S	28-20-31° W	78.81
49	W	07-24-00° E	118.88	154	S	08-21-45° E	68.82
50	W	08-23-47° E	118.				

BLOCK NO. 4					BLOCK NO. 5				
	PERMANENT	STATION/SECTION	REMARKS	DEPTH		PERMANENT	STATION/SECTION	REMARKS	DEPTH
L.H. B-4 C-1	CON. 1	1 1/2" H-10000	S 89° 0' E	10.0'	L-7 B-5 C-2	CON. 1	1 1/2" H-10000	S 63° 0' W	10.0'
		2 40° H-10000	N 70° 0' W	10.0'		CON. 2	1 7/8" H-10000	S 89° 0' E	14.0'
		3 20° H-10000	N 55° 0' E	20.0'		CON. 3	1 7/8" H-10000	S 89° 0' E	14.0'
	CON. 2	1 7/8" H-10000	S 89° 0' E	14.0'		CON. 4	1 7/8" H-10000	S 89° 0' E	14.0'
L.H. B-6 C-2	CON. 3	2 1/2" H-10000	S 89° 0' E	10.0'	L-8 B-6 C-3	CON. 1	2 1/2" H-10000	S 89° 0' E	10.0'
	CON. 4	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 2	1 7/8" H-10000	S 89° 0' E	10.0'
		2 1/2" H-10000	N 89° 0' E	11.0'		CON. 3	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 4	1 7/8" H-10000	S 89° 0' E	12.0'		CON. 4	1 1/2" H-10000	S 87° 0' E	21.0'
L.H. B-6 C-3	CON. 1	1 7/8" H-10000	S 89° 0' E	20.0'	L-9 B-6 C-4	CON. 1	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 2	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 2	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 3	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 3	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 4	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 4	1 7/8" H-10000	S 89° 0' E	10.0'
L.H. B-6 C-4	CON. 1	1 7/8" H-10000	S 89° 0' E	10.0'	L-10 B-6 C-5	CON. 1	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 2	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 2	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 3	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 3	1 7/8" H-10000	S 89° 0' E	10.0'
	CON. 4	1 7/8" H-10000	S 89° 0' E	10.0'		CON. 4	1 7/8" H-10000	S 89° 0' E	10.0'

- ② UGDS TRIANGULATION STATION RECOVERED
- ③ PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- ④ WITNESS CORNER MEANDER CORNER
- ⑤ WITNESS DISTANCE
- ⑥ MEANDER COURSE
- ⑦ CURVE DATA



SITKA PLAT 89-22

~~88-17~~

Sitka PLAT 89-22

RECEIVED

STRAGIER ENGINEERING SERVICES, INC.

AUG 22 1989

504 DEGROFF STREET
SITKA, ALASKA 99835
(907) 747-8833

Div. of Land & Water Mgt.
Cadastral Survey

SURVEYOR'S AFFIDAVIT

Plat title, Middle Island Subdivision, ASLS 87-129

The above referenced subdivision plat as filed in the Sitka

Recording Office under Plat file number 88-17 has been

revised as follows: The tie from USGS Station "Little" and the

latitude and longitude for the WCMC common to Tract B and Lot 18

(Sheet 2 of 5) were reversed with the tie from USGS Station "Little"

and the latitude and longitude for the WCMC common to Tract D and
Lot 4 (Sheet 3 of 5) on the original plat. This AMENDED PLAT
corrects that error.

The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not influence any change of, ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refile as corrected.



Date 8/18/89

Registration Number 3337-S

Noel F. Stragier
Registered Land Surveyor
Noel F. Stragier

89-22

RECORDED - FILED N/c	
<u>Sitka</u> REC. DIST.	
DATE	<u>12-4</u> 19 <u>89</u>
TIME	<u>1:35</u> <u>P</u> .M
Requested by	<u>AS/DX+wm</u>
Address	<u>Anch</u>















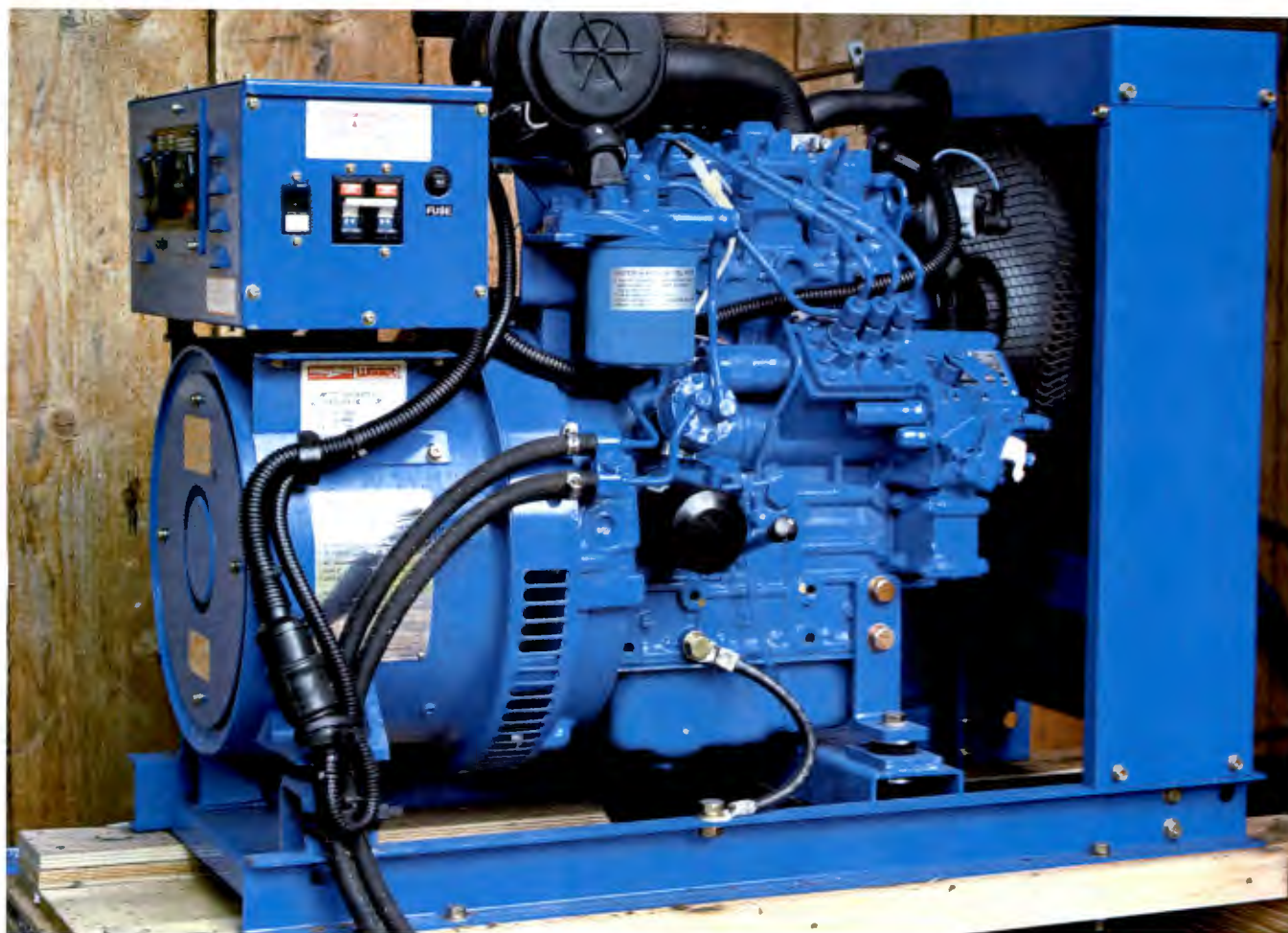














CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

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: Middle Island is zoned Large Island
which allows for a Lodge with a conditional use permit.
This application is for that conditional use permit.

PROPERTY INFORMATION:

CURRENT ZONING: Large Island PROPOSED ZONING (if applicable): N/A
CURRENT LAND USE(S): none - resident PROPOSED LAND USES (if changing): Lodge

APPLICANT INFORMATION:

PROPERTY OWNER: William Robinson Trust
PROPERTY OWNER ADDRESS: P.O. Box 53138 Shreveport LA 71135
STREET ADDRESS OF PROPERTY: Lots 3, 4, 5 Block 1 Middle Island Subdivision
APPLICANT NAME: MICHAEL J COADY
BUSINESS ADDRESS: 251 WINDY LN ROCKWELL TX
PHONE ADDRESS: MKCOADY@yahoo.com HOME PHONE: 972-989-9025

PROPERTY LEGAL DESCRIPTION:

TAX ID: 49201003 LOT: 3, 4, 5 BLOCK: 1 TRACT: ✓
SUBDIVISION: Middle Island US SURVEY: ✓

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		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 - *Not Applicable*
- ☒ Interior Layout

For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
 - ☐ Plat Certificate from a title company
 - ☐ Topographic information
 - ☐ Proof of Flagging
- Not Applicable*

If Pertinent to Application:

- ☐ Landscape Plan
 - ☐ Drainage and Utility Plan
- Not Applicable*

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.

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.

Applicant (If different than owner)

Date

Middle Island Lodge

Narrative accompanying Conditional Use Permit Application

Part I – Intended Use

Lots 3,4,5, Block 1 of Middle Island is presently an underutilized property. The attached survey performed in October 2016 illustrates the current structures. These structures are in states of varying condition. It is our intention to improve this property, **bring it up to code,** and operate it as a small, boutique, wilderness lodge.

The attached Site Plan illustrates our plan for each structure:

1. Main House: Main kitchen and dining hall with 2 guest rooms that will be used for storage/private dining experience
2. Bunk House: 3 guest rooms with a central living space, 3 guest rooms and 2 guest suites
3. Guest Cabin 1: Studio 1 bedroom with kitchenette and bath
4. Guest Cabin 2: Sleeping quarters only
5. Storage Cabin: Cabin used for storage
6. Owner Cabin: 1 bedroom cabin for the owner/operator
7. Barn: Workshop, tool shed, and vehicle storage
8. Generator Shed: Two diesel generators and battery banks

The following structures will be removed or improved to code:

1. Greenhouse – remove
2. Sauna – vacate encroachment by moving it within boundaries
3. Portable Shed – remove
4. Helicopter pad – remove encroaching portion and utilize as an observation deck
5. Decking around main house and bunk house – remove areas encroaching and repair dilapidation
6. Smokehouse – remove

Dock & Boats

The property currently includes a 12 by 55-foot dock made of treated wood on PVC floatation. The dock is held in place by 5 metal piling. Please see the attached dock permit.

Only two boats will be moored at the dock to support the lodge and provide for fishing and wildlife viewing excursions. These boats will be in the 28 to 30-foot range, aluminum hull, outboard powered, day excursion vessels.

This is a boutique lodge operation. Boat traffic and dock usage will be minimal.

Part II – Operational Summary

The Site Plan details lodge designs that are commiserate with existing lodge operations that cater to destination travelers seeking an intimate experience with the natural beauty of Alaska and the unique culture of Sitka.

Services to Clients

The successful operation of this lodge depends upon maintaining the tranquility of the area. Our guests will experience the peace and majesty of a waterfront lodge.

We will offer guided fishing trips, kayaking, wildlife viewing, and cultural tours of Sitka. Our purpose is to let people enjoy this area for what it is: peaceful, regal, and disconnected from the rest of the busy world. We will be good partners in the community, share in the bounty of destination tourism, and be respectful neighbors.

We will not allow visitors to explore the island beyond our property line. Hiking and fire wood gathering will not be allowed.

We will not operate float planes, launch fireworks, play loud music, or otherwise participate in activities that would disturb our neighbors. To do so, would also interfere with the enjoyment of our paying customers!

Number of Guests & Staff

Onsite staff will be limited to the owner and his wife. Supplemental staff, guides, logistical, or otherwise, will reside in Sitka and can be transported by one of the boats on a as needed basis.

Guests will be limited to 8 guests. They will have the option to rent the bunk house for parties that would like to visit together, or they can rent the individual cabins or suites if privacy is desired.

As discussed above, only two boats will operate at the lodge.

Seasonal Operation

The operation of the lodge will be commensurate with the other sport fishing operations in Sitka, running from Mid-May to Mid-September. The lodge will return to a private residence for the owner and his wife during the off season.

Utilities, Refuse and Fish Processing

The infrastructure of the property is detached from the City. The property generates power by use of two diesel generators.

Water is supplied via a catchment system. Waste water from the bunk house and guest cabins are attached to a septic system. Standard operating procedure dictates that if the sale is consummated the septic system will be pumped out and inspected.

Recyclable waste will be transported back to Sitka to the recycling center. Nonrecyclable waste will be transported back to the City dump. Fish processing will be exclusively performed in town. Only packaged fish and animal products will be allowed.

Part III – Timeline and Improvements

Presently, this property is under contract for purchase. That purchase is contingent upon obtaining a conditional use permit to operate a lodge on the property.

The conditional use is a critical first step in this preprocess. Without the permit, we will not be able to purchase the property, make improvements, and resolve the encroachments.

Three things must occur to make this property a useful and productive lodge:

1. Conditional Use Permit: This property was clearly designed to be a lodge. For a variety of reasons the plan never materialized and the property has gone through a succession of owners that have not done much with it. If we can obtain a conditional use permit to operate a lodge on this property, we can move forward with the purchase and the necessary improvements.
2. Property Improvements: As stated earlier, the buildings and structures on the property vary in condition. Some only need new flooring and paint. Others need to be rebuilt and some should just be removed. It is our goal to get the property ready for guests by next summer.
3. Encroachments: A couple of structures encroach on the state pedestrian access easement. The process to vacate these encroachments will take at least a year. The applicant has retained the services of a local attorney to resolve this issue. Due to the length of time required to resolve this issue, the applicant is willing to purchase the property and make significant investments in it at his own risk.

Part IV – Addressing Deficiencies

The history of this property begins over a decade ago. Much has been lost to time and unfortunately, death. It is anticipated that as we move through the process to get this property productive again, several deficiencies will come to light. For example, the as built survey performed last year revealed encroachments into the pedestrian access easement. We have retained the services of Denton Pearson to work with the state to resolve this encroachment.

Likewise, we are committed to dealing with other issues as they come to light. Some of these issues will take more time to resolve than the Purchase and Sale Agreement allows. However, we want to be transparent about what issues exist and state our commitment to resolving them.

Part V – Justification

Sitka is a wonderful community with much to offer. However, it does struggle with housing and land use. To have acres of land sit and do nothing but deteriorate is a waste the community should not tolerate.

This property has been for sale for years with no success. It is not appealing as a residential property because of the obvious design as a lodge. Our plan would bring this property to a habitable and useful state. It will bring economic growth and additional tourism to Sitka. It will bring joy to those that visit it.

We will be respectful neighbors who do not disturb the peace and enjoyment of others. Our operation will be limited to a small number of guests seeking a highly-personalized experience. The improvements that we make will increase the appeal and value of the surrounding property.

Our proposal serves the greater good for Middle Island and Sitka as a whole.

Thank you for your time and consideration regarding this request.



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PERMIT TO INSTALL ON-LOT WATER/SEWER SYSTEM

This permit is granted to JIM & JILL BLADES

To install a ☐ water ☒ sewer system

located at Block 1, lot 3, Middle Island Subdivision, Sitka, AK

This permit is for construction purposes only and does not represent final approval in any form.

This permit expires one year from date of issuance.

Permit Number 94-Sitka-006P	District Supervisor <i>Lureen Stedman</i> Lureen Stedman, Env. Spec. III	Date 9/6/94
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STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PERMIT TO INSTALL ON-LOT WATER/SEWER SYSTEM

This permit is granted to Jill Blades

P.O. Box 691, Sitka, AK 99835

To install a ☐ water ☒ sewer system

located at Block 1, lot 3, Middle Island Subdivision

This permit is for construction purposes only and does not represent final approval in any form.

This permit expires one year from date of issuance.

Permit Number 95-SITKA-002P	District Supervisor <i>James R. Clare</i> James R. Clare	Date April 4, 1995
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IV. DIAGRAM OF SYSTEM(S)

INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:

- a) Well
- b) All Structures
- c) Septic Tank
- d) Soil Absorption System (Include Dimensions)
- e) Surface Water
- f) Sources of Contamination
- g) Property Line
- h) Closest well on an adjacent property
- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on an adjacent property

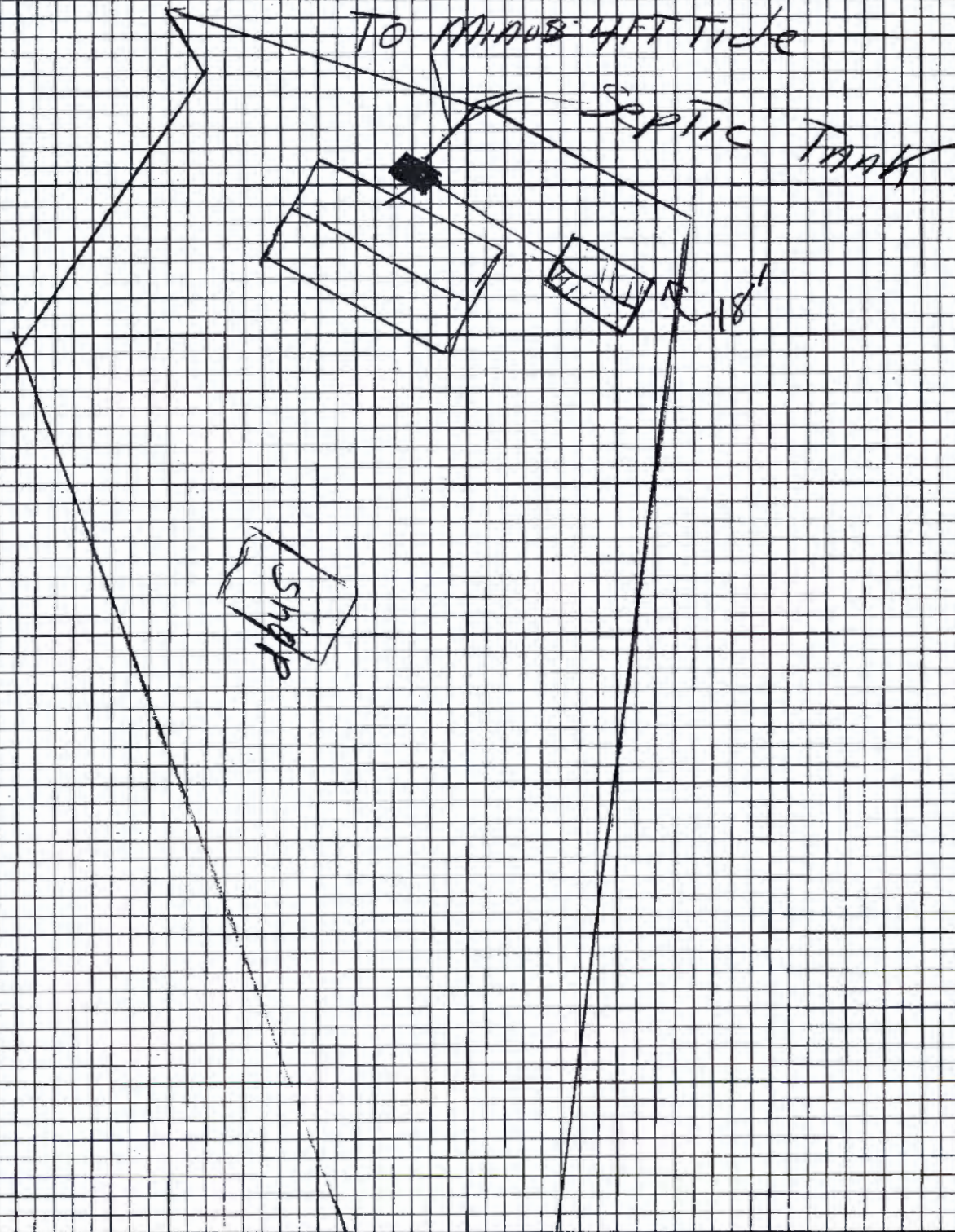
2. Show distances between the well and each of the other items listed in 1.

3. Show distances between water bodies and each of the other items listed in 1.

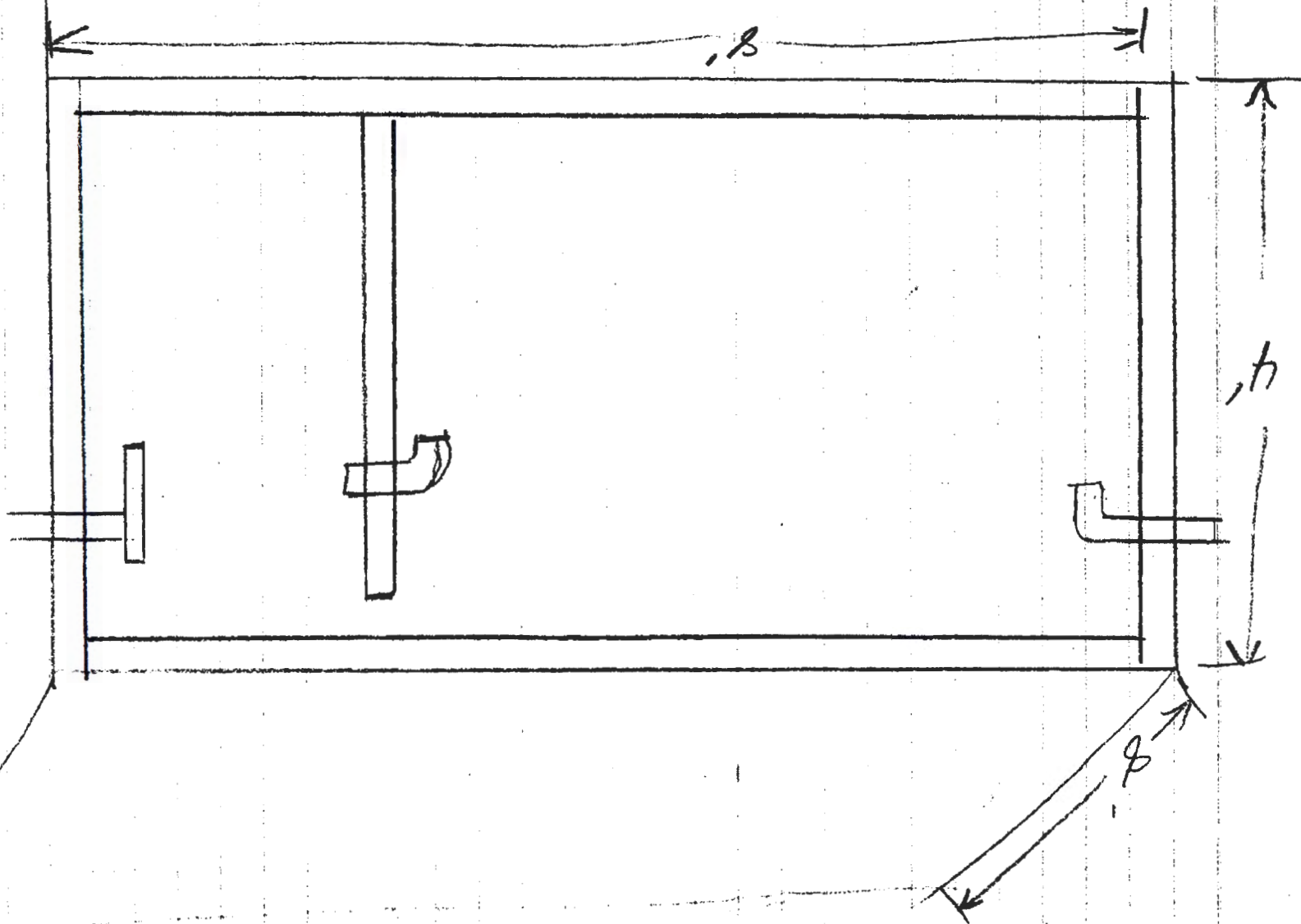
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- a) Soil Cover
- b) Absorption Material
- c) Water Table
- d) Bedrock
- e) Discharge Pipes

This point has no creeks



Septic Tank
Built on site



Parcel ID: 4-9201-001
Flory, John
P.O. Box 751
Sitka AK 99835

Parcel ID: 4-9201-002
Warren, Mariah
723 Harris St
Ketchikan AK 99901

Parcel ID: 4-9201-003
Robinson Trust, William, A
P.O. Box 53138
Shreveport LA 71135

Parcel ID: 4-9201-004
Robinson Family Trust, William, A
P.O. Box 53138
Shreveport LA 71135

Parcel ID: 4-9201-005
Robinson Family Trust, William, A
P.O. Box 53138
Shreveport LA 71135

Parcel ID: 4-9201-006
Wilson, Luella
Wilson, Norman
111 Sand Dollar Dr
Sitka AK 99835

Parcel ID: 4-9201-007
Pandad, LLC
P.O. Box 3128
Deer Park WA 99006

Parcel ID: 4-9201-008
Seesz, Donovan
Seesz, Jane
114 Harbor Mountain Rd
Sitka AK 99835

Parcel ID: 4-9201-009
Alaska Mental Health Trust
718 L St Suite 202
Anchorage AK 99501

Parcel ID: 4-9201-010
Wynsen-Scantling, Deborah
Scantling, Christian
P.O. Box 994
Sitka AK 99501

Parcel ID: 4-9201-011
Wilber and Kabler Revocable Trust
Wilber, Charles and Kabler, Melanie
705 Etolin St
Sitka AK 99835

Parcel ID: 4-9201-012
McAuley, Felicia, D
P.O. Box 915
Craig AK 99921

Parcel ID: 4-9201-013
Parmelee, Marjori
Parmelee, Richard
405 Hemlock Dr
Sitka AK 99835

Parcel ID: 4-9201-014
Hanley, Robert
Hanley, Vikki
P.O. Box 908
Bowling Green VA 22427-0908

Parcel ID: 4-9201-015
DiBenedetto, Joseph
DiBenedetto, Patricia
2435 Marian Bay Circle
Anchorage AK 99515

Parcel ID: 4-9201-016
Smith, Paul, J
Smith, Lamoyne, K
P.O. Box 1006
Sitka AK 99835-1006

Parcel ID: 4-9201-017
Smith Trust, Paul and Lamoyne
P.O. Box 1006
Sitka AK 99835

Parcel ID: 4-9201-018
Brylinsky, Scott, D
Brylinsky, Cleo, K
788 Biorka St
Sitka AK 99835

Parcel ID: 4-9201-019
Lewis, Stephen
Myron, Rachel
P.O. Box 53
Tenakee Springs AK 99841

Parcel ID: 4-9201-020
Smith Trust, Paul and Lamoyne
P.O. Box 1006
Sitka AK 99835

Parcel ID: 4-9201-021
Lewis, Stephen
Myron, Rachel
P.O. Box 53
Tenakee Springs AK 99841

Parcel ID: 4-9201-022
Nisbet, Corazon
Nisbet, Robert
722 Lake St
Sitka AK 99835

Parcel ID: 4-9201-023
Elder, Kenneth, L, Jr
19787 Wildwood Dr
West Linn OR 97210

Parcel ID: 4-9201-024
Gorman, Bob
12309 NE 17th Circle
Vancouver WA 98684

Parcel ID: 4-9201-025
Jonsson, LaMar
Jonsson, Susan
2406 E Delia Dr
Salt Lake City UT 84109

Parcel ID: 4-9202-001
Alaska Mental Health Trust
718 L ST, Ste 202
Anchorage AK 99501

Parcel ID: 4-9202-002
Alaska Mental Health Trust
718 L ST, Ste 202
Anchorage AK 99501

Parcel ID: 4-9202-003
Alaska Mental Health Trust
718 L ST, Ste 202
ANCHORAGE AK 99501

Parcel ID: 4-9202-004
Alaska Mental Health Trust
718 L ST, Ste 202
Anchorage AK 99501

Parcel ID: 4-9202-005
Alaska Mental Health Trust
718 L ST, Ste 202
Anchorage AK 99501

Parcel ID: 4-9202-006
~~Alaska Mental Health Trust~~
~~718 L ST, Ste 202~~
~~Anchorage AK 99501~~

Parcel ID: 4-9202-007
~~Alaska Mental Health Trust~~
~~718 L ST, Ste 202~~
~~Anchorage AK 99501~~

Parcel ID: 4-9202-008
~~Alaska Mental Health Trust~~
~~718 L ST, Ste 202~~
~~Anchorage AK 99501~~

Parcel ID: 4-9202-009
~~Alaska Mental Health Trust~~
~~718 L ST, Ste 202~~
~~Anchorage AK 99501~~

Parcel ID: 4-9203-001
Haseltine, Eric
116 Cascade Creek Rd
Sitka AK 99835-9612

Parcel ID: 4-9203-002
Donaldson, Scott
Donaldson, Shana
1669 Prestwick Rd
Grosse Pointe MI 48236-1938

Parcel ID: 4-9203-003
Gebler, Kelly
Gelber, Todd
104 Lance Dr
Sitka AK 99835

Parcel ID: 4-9203-004
Blankenship, Annette
Blankenship, Brian
2166 Halibut Point Rd, #A
Sitka AK 99835

Parcel ID: 4-9203-005
Jones, Laird
9171 Skywood Lane
Juneau AK 99801

Parcel ID: 4-9203-006
Newell, Shawn
Rogers, Dennis
2470 Kings Gap Mountain Rd
Piedmont AL 36272-7992

Parcel ID: 4-9203-007
Jonsson, Lamar
Jonsson, Susan
2406 E Delia DR
Salt Lake City UT 84109

Parcel ID: 4-9203-008
Hanson, Kim and Jill
Brenton, Cara, L
3702 Halibut Point Rd
Sitka AK 99835

Parcel ID: 4-9203-009
~~Alaska Mental Health Trust~~
~~718 L ST, Ste 202~~
~~Anchorage AK 99501~~

Parcel ID: 4-9203-010
Hawken Family Fishing, LLC
6067 S Campbell Lake Rd
Anacortes WA 98221

Parcel ID: 4-9204-001
Westergreen, Gabriell
Wilson, Andrew
1489 Ernestine LN
Mountain View CA 94040

Parcel ID: 4-9204-002
Westergreen, Gabriell
Wilson, Andrew
1489 Ernestine, LN
Mountain View CA 94040

Parcel ID: 4-9204-003
Aldred, Kaleb
P.O. Box 6123
Sitka AK 99835-6123

Parcel ID: 4-9204-004
Aldred, Kaleb
~~P.O. Box 6123~~
~~Sitka AK 99835-6123~~

Parcel ID: 4-9204-005
Aldred, Kaleb
Fraga, Andrea
P.O. Box 6123
Sitka AK 99835-6123

Parcel ID: 4-9204-006
Johnson, Paul
124 E 23RD Ave
Anchorage AK 99503

Parcel ID: 4-9204-007
Guhl, Richard
Guhl, Marilyn
721 Sirstad St
Sitka AK 99835

Parcel ID: 4-9204-008
Guhl, Richard
721 Sirstad St
Sitka AK 99835

Parcel ID: 4-9204-009
Fleming, Todd, M
1107-A Edgcombe Dr
Sitka AK 99835

Parcel ID: 4-9204-010
Stenersen, Rena, I
121 Hemlock Cir
West Monroe LA 71291

Parcel ID: 4-9204-011
Clough, Helen
1765 Merdenhall Peninsula Rd
Juneau AK 99801

Parcel ID: 4-9205-001
Dillman, Marla
P.O. Box 524
Craig AK 99921

Parcel ID: 4-9205-002
Baggen, George
Baggen, Vicki
~~102 Western St~~
Sitka AK 99835

Parcel ID: 4-9205-003
Gorman, Mark
Knapp, Nancy
137 Riggs Rd
Sitka AK 99835

Parcel ID: 4-9205-005
Rose, Robert
P.O. Box 1425
Sitka AK 99835

Parcel ID: 4-9205-006
Moore, Archie
~~Moore, Phyllis~~
120 Osprey St
~~Sitka AK 99835~~

Parcel ID: 4-9205-007
Cropley, Alice
2010 Kainulainen Dr
Sitka AK 99835

Parcel ID: 4-9205-008
Dye, Wayne
Janacek, Linda
106 Eagle Way
Sitka AK 99835

Parcel ID: 4-9205-009
Machalek, Karel
P.O. Box 920634
Dutch AK 99692

P&Z Mailing
October 6, 2017

PAYMENT DATE
09/26/2017
COLLECTION STATION
REVS8
RECEIVED FROM
BARANOF REALTY
DESCRIPTION

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

BATCH NO.
2018-00000463
RECEIPT NO.
2018-00015260
CASHIER
Laurie Serka

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PLAN	Planning Permits/Zoning 100-300-320-3201.002 100-300-320 3201.002 Planning & Zoning Permits \$100.00	\$100.00						
ST1	Sales Tax 4th Quarter CY 100-300-302 3021.003 3rd Qtr Calendar Yr Sales \$6.00	\$6.00						
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>1984</td><td>\$106.00</td></tr></table>	Type	Detail	Amount	Check	1984	\$106.00	
	Type	Detail	Amount					
	Check	1984	\$106.00					
Total Amount:		\$106.00						
Customer Copy								

Customer Copy

ALASKA

2008-001209-0

Recording Dist: 103 - Sitka
7/16/2008 9:03 AM Pages: 1 of 2



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: William A. Robinson Family Trust

Address: 152 West 1425 North

Tetonia, ID 83452

File No.: 0241-1257645 (JRN)

STATUTORY WARRANTY DEED

THE GRANTOR, **Peter Jones**, a married man, whose mailing address is **4118 Halibut Point Road, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **William A. Robinson Family Trust**, residing at **152 West 1425 North, Tetonia, ID 83452**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 4, Block 1, Alaska State Land Survey No. 87-129, Middle Island Subdivision, according to the official plat thereof, filed under Plat Number 89-22, Records of the Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: July 15, 2008.

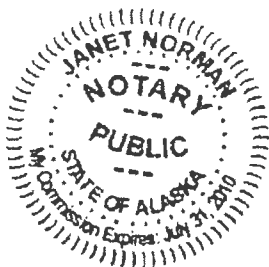
Peter Jones
Peter Jones

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Fifteenth day of July, 2008**, before me the undersigned Notary Public, personally appeared **Peter Jones**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Janet Norman
Notary Public in and for Alaska
My commission expires 7/31/2010



ALASKA

2008-001208-0

Recording Dist: 103 - Sitka

7/16/2008 9:03 AM Pages: 1 of 2



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: William A. Robinson Family Trust

Address: 152 West 1425 North

Tetonia, ID 83452

File No.: 0241-1257649 (JRN)

STATUTORY WARRANTY DEED

THE GRANTOR, **Chris T. Jones**, a single person, whose mailing address is **500 Lincoln St. Unit B8, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **William A. Robinson Family Trust**, residing at **152 West 1425 North, Tetonia, ID 83452**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 5 in Block 1 of the Alaska State Land Survey No. 87-129, MIDDLE ISLAND SUBDIVISION, according to Amended Survey Plat No. 89-22, recorded in the Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: July 15, 2008.

Chris T. Jones
Chris T. Jones

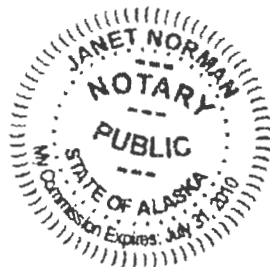
July 08, 2008

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Fifteenth day of July, 2008**, before me the undersigned Notary Public, personally appeared **Chris T. Jones**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Janet Norman
Notary Public in and for Alaska
My commission expires 7/31/2010



CC

A
L
A
S
K
A

2008-000993-0

Recording Dist: 103 - Sitka

6/6/2008 9:39 AM Pages: 1 of 3



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: William A. Robinson Family Trust

Address: 152 West 1425 North

Tetonia, ID 83452

File No.: **0241-1236352 (JRN)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Jill P. Blades, surviving spouse of, James O. Blades**, whose mailing address is **P.O. Box 691, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **William A. Robinson Trust**, dated **January 27, 1995**, residing at **152 West 1425 North, Tetonia, ID 83452**, the following described real estate, situated in the **Sitka Recording District, First Judicial District, State of Alaska**:

Lot 3, in Block 1 of Alaska State Land Survey No. 87-129, MIDDLE ISLAND SUBDIVISION, according to Plat 88-17 and amended by Plat 89-22, Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: June 4, 2008.

Jill P. Blades
Jill P. Blades

June 04, 2008

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Fourth day of June, 2008**, before me the undersigned Notary Public, personally appeared **Jill P. Blades**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 7/31/2010



CERTIFICATION OF VITAL RECORDS

STATE OF ALASKA

CERTIFICATE OF DEATH

ALASKA DEPARTMENT OF HEALTH AND SOCIAL SERVICES
BUREAU OF VITAL STATISTICS - 5441 COMMERCIAL BLVD.
P.O. BOX 110875
JUNEAU, AK 99811-0875

07002521

150

STATE FILE NUMBER

DATE OF DEATH
OCT 15 2007

TYPEPRINT
OR
PERMANENT
BLACK INK

DECEDENT

SEE INSTRUCTIONS
ON ATTACHED SHEET

PARENTS

INFORMANT

DISPOSITION

SEE DEFINITION
ON ATTACHED SHEET

1. SIGNATURE OF OFFICIAL

ITEMS 24-26
MUST BE
COMPLETED BY
PERSON WHO
PROMOTES
DEATH

CAUSE OF
DEATH

SEE INSTRUCTIONS
ON ATTACHED SHEET

SEE DEFINITION
ON ATTACHED SHEET

CERTIFIER

BIRTH CERTIFICATE NUMBER		1. DECEDENT'S NAME (Print, Middle, Last) James Oliver Blades		2. SEX Male		3. DATE OF DEATH (Month, Day, Year) 10/02/2007	
4. SOCIAL SECURITY NUMBER 272-46-8816		5a. AGE - Last Birthday (Years) 33		5b. UNDER 1 YEAR Months Days		6. DATE OF BIRTH (Month, Day, Year) September 10, 1954	
7. BIRTH-PLACE (State or Foreign Country) Maryland		8. PLACE OF DEATH (Where and one who are physicians on attached sheet) ALASKA <input type="checkbox"/> Hospital <input type="checkbox"/> Outpatient <input type="checkbox"/> Other <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Other (Specify) Nakwasa Bay					
9a. FACILITY NAME (If not institution, give street and number) N57 14.979 / W135 29.38, Nakwasa Bay		9b. CITY, TOWN, OR LOCATION OF DEATH Sitka					
10. MARITAL STATUS <input checked="" type="checkbox"/> NEVER MARRIED <input checked="" type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED <input type="checkbox"/> UNKNOWN		11. SURVIVING SPOUSE (If wife, give maiden name) Jill Pyle					
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) Fisherman		12b. KIND OF BUSINESS/INDUSTRY Commercial Fishing		13. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN			
14a. RESIDENCE - STATE Alaska		14b. CITY, TOWN, OR LOCATION Sitka		14c. STREET AND NUMBER P.O. Box 691		15. DECEDENT'S EDUCATION (Specify only highest grade completed) 12	
16a. INSIDE CITY LIMITS OR SETTLED COMMUNITY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		16b. ZIP CODE 99835		16c. WAS DECEDENT OF HISPANIC ORIGIN? (Specify if so or Yes - if Yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Specify		16d. RACE - (Specify, Black, Alaska Native, White, etc.) White	
17a. FATHER'S NAME (Print, Middle, Last) Franklin Charles Blades		17b. MOTHER'S NAME (Print, Middle, Last) Ruth Baucher					
18a. INFORMANT'S NAME (Print, Middle, Last) Jill Blades		18b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) P.O. Box 691 Sitka, AK. 99835		18c. RELATIONSHIP TO DECEDENT Wife			
19a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		19b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Alaskan Memorial Crematory		19c. LOCATION - City, Town, State Juneau, AK.			
20a. SIGNATURE OF PUBLIC HEALTH LICENSEE OR PERSON ACTING AS SUCH		20b. NAME AND ADDRESS OF FACILITY Previtt F.H. Box 1001 Sitka, AK.					
21a. TIME OF DEATH 1158		21b. DATE PROMOTED DEAD (Month, Day, Year) October 2, 2007		21c. WAS CASE REFERRED TO MEDICAL EXAMINER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
22. PART I. State the disease, injury, or complication that caused the death. Do not enter the cause of death, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. DROWNING SCUBA DIVING INCIDENT		23. DATE SIGNED (Month, Day, Year) 10-04-07					
24. IMMEDIATE CAUSE (Final disease or condition resulting in death) DROWNING SCUBA DIVING INCIDENT		25. UNDERLYING CAUSE (Last disease or injury that preceded events resulting in death) DUE TO (OR AS A CONSEQUENCE OF) DUE TO (OR AS A CONSEQUENCE OF)					
26. PART II. OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause given in Part I.		26a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS AN AUTOPSY PERFORMED FOR RESEARCH PURPOSES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
27a. CERTIFIER (Check only one) <input type="checkbox"/> CLINICIAN (Physician certifying cause of death when another official has pronounced death and completed item 23) <input type="checkbox"/> FORENSIC AND CERTIFICATION PHYSICIAN (Physician both pronouncing and certifying in cause of death) <input checked="" type="checkbox"/> MEDICAL EXAMINER On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.		27b. SIGNATURE AND TITLE OF CERTIFIER OF CAUSE OF DEATH Phillips, M.D.					
28a. NAME AND ADDRESS OF CERTIFIER WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type/print name of certifier) Phoebe G. Phillips, M.D., Chief Medical Examiner 4300 South Bronckhorst Parkway, Anchorage AK 99507		28b. LICENSE NUMBER 1349					
29. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		30. IF "MANNER OF DEATH" IS OTHER THAN "NATURAL", ITEM 31a - 31f MUST BE COMPLETED.					
31a. DATE OF INJURY (Month, Day, Year) October 2, 2007		31b. TIME OF INJURY 1101 Hrs.		31c. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		31d. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury) SCUBA DIVING	
31e. PLACE OF INJURY - At home, school, workplace, office, etc. (Specify) BAY		31f. LOCATION (Street and Number or Rural Route Number, City or Town, State) N57 14.979 / W135 29.38, NAKWASNA BAY, SITKA, AK					

001225-101

ORIGINAL - STATE COPY

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE IN THE BUREAU OF VITAL STATISTICS, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, JUNEAU, ALASKA.

DATE ISSUED OCT 18 2007

Phillip L. Mitchell
STATE REGISTRAR

3 of 3
2008 - 000993 - 0

Samantha Pierson

From: Samantha Pierson
Sent: Monday, October 09, 2017 2:45 PM
To: 'Travis Vaughan'
Subject: RE: Middle Island Lots 3,4,5 : Conditional Use Application

Thanks, Travis!

Sam

From: Travis Vaughan [mailto:travis@livingsitka.com]
Sent: Monday, October 09, 2017 2:32 PM
To: Samantha Pierson <samantha.pierson@cityofsitka.org>
Subject: RE: Middle Island Lots 3,4,5 : Conditional Use Application

Samantha, I found the documentation of construction for the sewer from DEC. See attached. Regardless, we intend to have the sewer system evaluated by a DEC engineer.

Sincerely,

Travis Vaughan
Owner/Broker
RE/MAX Baranof Realty
www.livingsitka.com
O: 907-747-5636
F: 907-747-8128

From: Samantha Pierson [mailto:samantha.pierson@cityofsitka.org]
Sent: Friday, October 6, 2017 10:52 AM
To: Travis Vaughan <travis@livingsitka.com>
Cc: Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Subject: RE: Middle Island Lots 3,4,5 : Conditional Use Application

Travis,

Thanks for this information. We will put the item on the agenda but we still need additional information. Please forward the Corps permit as soon as you get it. Please also reach out to DNR to get written confirmation of any state dock permit and tideland lease.

Sam

From: Travis Vaughan [mailto:travis@livingsitka.com]
Sent: Friday, October 06, 2017 10:13 AM
To: Samantha Pierson <samantha.pierson@cityofsitka.org>
Cc: Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Subject: Re: Middle Island Lots 3,4,5 : Conditional Use Application

The generators do not currently produce enough noise inside the shed to be a bother, but we would certainly be happy to sound insulate the shed if it became an issue.

I am assuming the dock permit includes a tidelands lease or other appropriate arrangement, otherwise how could they have it there? If there isn't one then we want to get it of course.

We have not had the septic system inspected by DEC, just a home inspector. As a matter of course, we will have the system inspected by Dan Jones and pumped out. This is standard operating procedure for closing on properties not connected to City utilities. If the system is found to be deficient then we will have to upgrade it. I don't think guest will pay top dollar for an Alaska wilderness adventure that smells like a sewer!

Sent from my iPhone

On Oct 6, 2017, at 10:02 AM, Samantha Pierson <samantha.pierson@cityofsitka.org> wrote:

Travis,

I have a few follow-up questions.

1. Are there any plans to mitigate noise from the generators?
2. Is there a DNR tideland lease and permit for the commercial dock?
3. Do the septic and water systems meet DEC standards?

Thanks!

Sam

From: Travis Vaughan [<mailto:travis@livingsitka.com>]
Sent: Friday, October 06, 2017 9:49 AM
To: Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Cc: Samantha Pierson <samantha.pierson@cityofsitka.org>; Mike Coady <mkcoady@yahoo.com>
Subject: RE: Middle Island Lots 3,4,5 : Conditional Use Application

Michael, Samantha,

Thank you very much for your assistance. Please see the updated Narrative attached. This addresses the questions that Samantha brought to our attention. Good questions. I anticipate that there will be others.

From where we stand now, the only thing I see that we are lacking is the dock permit. The Army Core believes that they have found the dock permit and will send it to me next week when person with the file returns to the office. I am assuming the permit will include a sketch of the dock, otherwise I can have one done pretty quickly.

Below are links to all the pictures, the application, and the supporting documentation. What else are we lacking besides the dock permit?

Pictures of the property & dock located [here](#).
All other supporting documentation and the application can be found [here](#).

Sincerely,

Travis Vaughan
Owner/Broker
RE/MAX Baranof Realty
www.livingsitka.com

O: 907-747-5636

F: 907-747-8128

From: Michael Scarcelli [<mailto:michael.scarcelli@cityofsitka.org>]
Sent: Thursday, October 5, 2017 5:12 PM
To: Travis Vaughan <travis@livingsitka.com>
Cc: Samantha Pierson <samantha.pierson@cityofsitka.org>
Subject: FW: Middle Island Lots 3,4,5 : Conditional Use Application

Hi Travis,

I wanted to touch base with you. At this time, I think it is unlikely we will get the information we need to deem this application complete. In addition to all of the below information, not only would we need to dock permit, more we would need details of the dock on site plan, pictures, etc.

Give Sam or myself a call on the morning, and let's see if we can work together to get all that we need to deem this complete and get on the October 17th agenda.

Thank you,

Michael Scarcelli, J.D.
Planning and Community Development Director
100 Lincoln Street, Room 109
Sitka, AK 99835
(907) 747-1815
michael.scarcelli@cityofsitka.org

From: Samantha Pierson
Sent: Thursday, October 05, 2017 5:09 PM
To: Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Subject: FW: Middle Island Lots 3,4,5 : Conditional Use Application

From: Samantha Pierson [<mailto:samantha.pierson@cityofsitka.org>]
Sent: Wednesday, September 27, 2017 3:34 PM
To: Travis Vaughan <travis@livingsitka.com>
Cc: Mike Coady <mkcoady@yahoo.com>; Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Subject: RE: Middle Island Lots 3,4,5 : Conditional Use Application

Travis,

I have conducted a preliminary review of the application. Please see the below requests for additional information and/or edits. We will need the information below before we can deem the application complete and put it on the October 17 agenda. Please let me know if you have any questions.

- We will need to expand the conditional use permit application to include a commercial dock, which is also a conditional use in the Large Island district. Please provide a sketch of the dock facilities to include dimensions and any applicable permits from entities such as DNR and Army Corps of Engineers. Discuss the number and types of boats intended to use this dock.

- Amend the narrative to discuss:
 - The maximum number of clients you intend to house at any time
 - Maximum number of staff to live on-site
 - Number and general description of boats
 - Operational timeline (which months of the year)
 - Existence of utilities (electric, water, sewer, garbage), proper permitting (city and DEC), and capacity to meet lodge's demands
 - Types of intended on-site activities i.e. hiking, sports, fish processing
- Prepare to address concerns raised with prior requested permits for this property
 - Ensure that all proper state and federal permits have been received (Army Corps of Engineers, DNR commercial dock, DNR tideland lease, etc.). It is believed that the property only has state and federal permits for a single-family dock, not commercial.
 - Fish processing and waste
 - Impacts to neighboring properties i.e. noise, trespass and firewood gathering
 - Boat traffic
- Several neighbors spoke out against prior proposed lodge permits for this property. We strongly recommend speaking with neighbors to address any potential concerns.

11/24/2011
D. J. Smith

End of pipe

