



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Tuesday, November 21, 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-33](#) Approval of the October 17, 2017 meeting minutes.

Attachments: [10.17.17 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 17-31](#) Director's Report - November 21

Attachments: [Sitka Next Steps Memo FINAL](#)

VI. REPORTS

C [CUP 16-31](#) Annual report for Green Leaf, Inc. marijuana retail at 4612 Halibut Point Road. No action required.

Attachments: [AnnualReport.GreenLeafRetail.2Nov2017](#)

VII. THE EVENING BUSINESS

- D** [P 17- 05](#) Public hearing and consideration of a final plat of a minor subdivision for 403 Alice Loop. The minor subdivision would join 403 Alice Loop with a portion of vacated right-of-way, resulting in 1 lot. 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.15Nov2017](#)
- E** [CUP 17-22](#) Public hearing and consideration of a major amendment to a conditional use permit for a lodge at Dove Island. The request would add an accessory structure and use for massage therapy. The property is also known as Lot 1 Dove Island Resubdivision. The property is zoned General Island. The request is filed by Duane Lambeth. The owners of record are Harold D. Lambeth and Tracie Lambeth.
Attachments: [CUP17-22.PlanningPacket.16Nov2017](#)
- F** [MISC 17-32](#) Discussion and recommended comment on a state aquatic farmsite lease. The request is filed by DNR for Silver Bay Seafoods. The 163 acre site is located near Beehive Island and Halleck Island.
Attachments: [Oyster Memo with CMP](#)
[ADL 232887 Agency Review Combined](#)
- G** [MISC 17-33](#) Discussion and recommended comment on a state aquatic farmsite lease. The request is filed by DNR for Silver Bay Seafoods. The 182 acre site is located near Krestof Island and Olga Point.
Attachments: [Oyster Memo with CMP](#)
[ADL 232886 Agency Review Files](#)
- H** [MISC 17-34](#) Discussion and comment on upcoming meeting scheduling, to include possible special meetings.
Attachments: [Dec-Feb Calendar](#)

VIII. 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: November 13 and 15



CITY AND BOROUGH OF SITKA

Legislation Details

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Title: Approval of the October 17, 2017 meeting minutes.

Sponsors:

Indexes:

Code sections:

Attachments: [10.17.17 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, October 17, 2017

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Chair Spivey called the meeting to order at 7:00 PM.
Present: Spivey, Windsor, Hughey, Colvin
Absent: Parmelee (excused), Knox (Assembly liaison), Bean (Assembly liaison alternate)

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

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

Hughey/Windsor moved to **APPROVE** the September 19 meeting minutes.
Motion **PASSED** 4-0.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

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

Scarcelli noted the attached State Historic Preservation Plan document. Scarcelli updated the Commission on the Fiberlite marijuana cultivation conditional use permit conditions of approval. Scarcelli stated that the Alaska Planning Commission Handbook is a good resource, and staff are working on a Sitka-specific handbook. Scarcelli gave a brief overview of Smart Growth America recommendations.

VI. THE EVENING BUSINESS

C **P 17- 05** Public hearing and consideration of a final plat of a minor subdivision for 403 Alice Loop. The minor subdivision would join 403 Alice Loop with a portion of vacated right-of-way, resulting in 1 lot. 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.

Scarcelli gave an overview of the written staff report, and stated that the vacation process has taken approximately one year to this point. Scarcelli discussed the various platting processes outlined in Sitka General Code, as well as those common in other communities. Issues requiring conditions of approval include the discrepancy in square footages between initial ordinance and proposed plat requiring an ordinance amendment, and the vacation of existing utility easements requiring consultation with a surveyor and utility officials. In the future, ordinance language will be crafted to avoid required amendments. Staff recommend approval of the preliminary as conditioned in the written staff report.

Spivey asked how we don't know if there are utilities in the easement. Scarcelli stated that staff have been working with the surveyor, utility officials, and legal staff to determine location of utilities, and collaboration will continue between the preliminary and final plat hearings. Scarcelli stated that state law requires the platting authority to make a decision or give corrections within 60 days or the plat is deemed to be approved.

Mica Trani stated that there are no utilities in the easement crossing the middle of the property, as they've all been relocated to the outside perimeter of the lot. Trani stated that utilities were relocated before the building was constructed. Scarcelli stated that he will confirm with the surveyor but the utility concerns are likely alleviated. Scarcelli recommended a shaded former easement designation to aid future property owners in understanding the property history.

Richard Wein asked why the city did not have exact locations of the utilities. Scarcelli recommended that all city and other utility projects go through the building permit process, enabling review by the Planning Department. Scarcelli stated that there is an opportunity to host such information on a more robust GIS website. Spivey spoke in favor of department collaboration so everyone is aware of projects.

Hughey/Windsor moved to APPROVE findings: 1) 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; 2) That the proposed minor subdivision preliminary plat, as conditioned, complies with the subdivision code; and 3) 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. Motion PASSED 4-0.

**Hughey/Windsor 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.
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.
- Motion PASSED 4-0.**

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.

BREAK 7:30-7:40 to call the applicant.

Scarcelli reviewed the written staff report, and explained the history of conditional use permits on Middle Island. Concerns include deficient utilities, lack of legal commercial moorage, and the existing encroachment into state public pedestrian access easement. Historic precedence has been to deny commercial dock and lodge conditional use permits for this location. Scarcelli reported that the owner of Lot 10 Block 1 has submitted a letter of opposition. Scarcelli stated that conditions of approval can be tough to track down and enforce once a conditional use permit is granted. The Planning Department has a policy to not approve projects involving known encroachments. Staff recommend denial or postponement to give the applicant opportunity to meet their burden of proof.

Hughey asked about the process for vacating state easements, the difference between commercial and residential docks, and what is known about the existing septic system. Scarcelli stated that the vacation process begins with the state, goes to the local platting authority, then back to the state for final decision.

Scarcelli stated that staff and the applicant have been in contact with DNR regarding the vacation process. Scarcelli reported that the existing septic is inadequate, and stated that different jurisdictions use different criteria to distinguish between commercial and residential use docks. Hughey stated this is a rugged shoreline across which people will be walking. Scarcelli stated that docks fall under numerous jurisdictions that need to be consulted. Hughey clarified that there is no known deficiency with the dock. Scarcelli showed copies of the DEC permits from 1994-1995 and a neighbor-submitted photo of the sewer outfall located above the water level. Spivey asked about locations of nearby property owners, and Scarcelli displayed and described a map of nearby owners. Hughey stated that this is a great spot for a charter company, and these operations exist across town.

Travis Vaughan identified himself as representing Mike Coady, who joined via phone. Denton Pearson has been retained to resolve the encroachment issues. Vaughan acknowledged that the property and application are deficient, and overviewed the history of the property. Vaughan stated that the raised issues have not been resolved over the past decade through denied permits, and asserted that the granting of the permit is a way to get these issues resolved. Vaughan stated that the Army Corps of Engineers does not have information on the dock, and other documentation was lost due to untimely death of a prior owner. Vaughan stated that he would prefer to hear an honest no rather than a half-hearted maybe. Pearson stated that all commercial docks have to be built on state tideland leases, and the decision would take at least 6 months. Pearson stated that Lee Cole of DNR stated that easement vacation starts with the platting authority. Pearson suggested reducing the easement from 50 feet to 30 feet. Vaughan stated that he has not seen the sewer outfall pipe in question, and is intending to have a professional look at the septic system. Vaughan stated the nearest neighbor stated interest in selling his lot to the prospective lodge. Windsor asked about the ramifications of a postponement, and Vaughan stated that the buyer has been patient with the process. Scarcelli asked about coordinating a site visit, and Vaughan highly recommended it.

Richard Wein asked about the helicopter pad. Wein stated that a helicopter would create much more noise than a lodge. Wein asked why public easements are created where geography is not suitable. Scarcelli stated that the easement is a state requirement for state subdivisions.

John Flory identified himself as the owner and original homesteader of Lot 1 Block 1. Flory stated that he was a licensed civil engineer, and he had many conversations with prior owners regarding the sewer outfall. Flory has no concerns for the lodge but wants the sewer corrected. Flory stated that prior requests experienced pushback because the owners of Lots 4 and 5 put a lot of money into their properties and one neighbor lived there full-time. Windsor asked about DEC sewer outfall requirements, and Flory stated that the pipe should be 4 feet below mean lower low water.

Windsor attested to the distance between neighbors, and stated that the

property is definitely a lodge. Windsor and Spivey stated interest in postponing to work out issues. Colvin asked about process if the permit is approved and DEC, DNR, or Army Corps denies a permit. Scarcelli stated that the conditional use permit would be conditional upon those approvals. Hughey asked about licensure for lodges, and Scarcelli stated that the conditional use permit is the license.

Hughey/Windsor postpone with intent to approve 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.

VII. ADJOURNMENT

Chair Spivey ADJOURNED at 8:40 PM.

ATTEST: _____
Samantha Pierson, Planner I



CITY AND BOROUGH OF SITKA

Legislation Details

File #: MISC 17-31 **Version:** 1 **Name:**
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Attachments: [Sitka Next Steps Memo FINAL](#)

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Smart Growth America
Improving lives by improving communities

City and Borough of Sitka, Alaska

Sustainable Land Use Code Audit

September 12-13, 2017

Report and Suggested Next Steps - Revised

Building Blocks for Sustainable Communities Program

To: Matthew Hunter, Mayor
City and Borough of Sitka Assembly
City and Borough of Sitka Planning Commission
Keith Brady, City and Borough of Sitka Administrator

From: Chris Duerksen, Clarion Associates
John Robert Smith, Smart Growth America

Date: November 15, 2017

Overview/Background

The City and Borough of Sitka, Alaska (CBS) submitted an application for and was selected to receive a sustainable land use code audit technical assistance workshop from Smart Growth America. The workshop was funded by a *Building Blocks for Sustainable Communities* grant from the US Environmental Protection Agency's Office of Sustainable Communities. The purpose of the audit was to identify potential revisions to the zoning code and other provisions of the city code to promote community sustainability goals related to housing choices, downtown development, and economic development. The audit was completed by Smart Growth America in consultation with CBS staff in June 2017 and was the focus of an all-day workshop in Sitka on September 13, 2017.

The Smart Growth America (SGA) / Clarion Associates team consisted of Mr. John Robert Smith, chair of T4America and senior policy advisor at Smart Growth America, and Mr. Chris Duerksen, a land use attorney and senior counsel at Clarion Associates, who drafted the audit. The team traveled to Sitka to conduct the workshop. On September 12th, CBS staff led them on a community tour to further familiarize them with the key sustainability issues on the ground. After the tour, Mr. Smith and Mr. Duerksen met with the CBS Assembly in a public presentation to discuss the code audit results. Their presentation summarized the main issues to be

discussed during the workshop on September 13 and the menu of options and recommendations from Smart Growth America that would be considered by the working group to address CBS's major sustainability topics of housing choices, downtown development, and economic development.

At the September 13th all-day workshop, a working group of about 15 people (including an assembly member, appointed member of the CBS planning commission, CBS staff, and representatives from the Sitka Tribe of Alaska and business community) reviewed the recommendations for sustainable code amendments from the SGA/Clarion team.

Key Issues Addressed during the Site Visit

Based on the city's grant application and further discussions with CBS staff, the SGA / Clarion team focused on key sustainability topics for further detailed analysis in terms of potential zoning code amendments as discussed below. The CBS's goals in each of these areas are discussed in greater detail in the recent amendments to the CBS comprehensive plan, the 2010 Climate Action Plan, and other CBS documents and policies.

- Housing Choices—According to the State of Alaska, Sitka has the most expensive housing in the state. The median home price is almost \$350,000 and average rental is about \$1,200/month. Housing is barely affordable for most residents and unaffordable for those with an income of less than \$25,000. Various sources see a shortage of affordable homes and multi-family units for single young adults, young families, and senior citizens. Most of the housing built in Sitka over the last decade has been single-family units. Lack of housing choices is already having an impact on local employers like the hospital and school system as well as broader economic development efforts. Housing costs may also be a contributing factor to the projected decline in Sitka's population over the next 20 years.
- Downtown Development—Sitka has a vibrant downtown, especially during the tourist season, but one that is facing an increasing number of challenges. Because of a lack of affordable housing in the downtown, there is little activity in the evening with many shops closing early or for the season when the cruise ships stop visiting the port in winter. Multi-story buildings that might provide apartments are severely limited by zoning height restrictions, but even so there are many buildings that are only one story on sites that could accommodate more housing or commercial activity. Focusing development downtown and making use of existing CBS infrastructure is increasingly a critical issue as CBS and the state face serious budgetary constraints and cannot afford to extend and maintain infrastructure and services for new outlying development. Finally, like many small community central business districts, parking is another perceived perennial issue.

- Economic Development—There are a number of zoning-related issues that have or promise to have a significant impact on CBS’s economic development efforts. As discussed above, lack of housing choices is one of the most critical. Another is the difficulty residents in older residential neighborhoods face when they desire to renovate or redevelop structures on lots that fail to meet current zoning code standards. Finally, there is increasing concern that CBS’s very limited supply of industrial and heavier commercial land is being eroded by encroaching residential development.

The SGA / Clarion team conducted a detailed audit of the city’s zoning and other land development regulations to determine where amendments should be considered to help implement the CBS’s goals in each of these areas. The team’s recommendations were offered to the working group in a PowerPoint presentation, which was followed by an in-depth discussion as recounted in the following section.

By way of introduction to the suggested revisions, the SGA team pointed out that Sitka has already taken a number of important steps that give the city a running head start to realize its sustainability goals, including:

- Adopting a progressive, well-written update of the CBS comprehensive plan;
- Adopting a Climate Action Plan in 2010;
- Taking steps that resulted in the community being designated as an Alaska Bike- and Walk-Friendly Community.

While CBS has taken these and other positive steps, the code audit points out many other actions Sitka has available to it to address its key sustainability issues.

The SGA / Clarion team also stressed that the audit was not intended to be a one-size-fits-all set of recommendations, but a menu of options and alternatives that the city would need to carefully consider, tailoring actions and implementation to the unique circumstances of Sitka.

Targeted Sustainable Code Issues and Recommendations Discussed during the Workshop

This section summarizes the key sustainability issues discussed at the September 13th workshop and recommendations for potential zoning code amendments. In each category, the working group discussed removing barriers in the existing codes, creating incentives, and filling regulatory gaps.

Housing Choices

Demographic experts widely agree that the nation has a huge oversupply of single-family homes and not enough multi-family and smaller single-family dwellings. They estimate that 90% of the demand for new housing in the next ten years will be by households without children and 47% will be by senior citizens many of whom are selling off their larger single-family homes. Of seniors who move, 60% will be moving into multi-family units. Sitka is already witnessing these trends and facing the challenges they bring. Moreover, Sitka has the most expensive housing market in the state. Many homes are being sold in the \$300,000-400,000 range and average rents are about \$1,200/month—unaffordable for many residents of the city.

Accessory Dwelling Units (ADUs): Other communities facing housing problems similar to Sitka such as Ketchikan, Portland, and Chula Vista, CA, have found that encouraging ADUs (e.g., basement apartments, carriage house/garage units) in single- and two-family residential areas can be a very good way to add housing choices near jobs and services without building large multi-family structures. Allowing ADUs can also help seniors and young homebuyers generate income to pay mortgages and make housing affordable.

Sitka's zoning code does not allow ADUs in large-lot single-family districts and only by conditional use in most others. ADUs are permitted by right in only the R1 and R2 zone districts, but the current standards in Section 22.20.160 and Table 22.20-1 (Development Standards) specifically applicable to almost all ADUs are quite restrictive. For example:

- Attached/basement ADU's are not allowed, although staff says they exist in the community but are not legal.
- No variances are allowed to accommodate ADUs on smaller lots unless the restrictive conditional use process is utilized.
- Accessory dwelling units in residential zones are limited to 25 feet or the height of the existing principal dwelling unit on the property, whichever is less. In commercial zones, the height limit is 16 feet.

Because of these limitations, according to staff most ADUs must seek approval through the restrictive conditional use process set forth in Section 22.24.010 and must satisfy the very vague list of planning commission findings in Section 22.30.160.C.

All of these regulations I make it extremely difficult to legally get approval for and build an ADU. Not surprisingly staff reports that applicants can rarely meet all the requirements.

Recommendations for ADUs: While the CBS has reportedly within the past few years eased some of the requirements for ADUs, much more can be done to promote this potentially

important approach to providing additional affordable housing in Sitka. Attached/basement ADUs should be allowed by right and specific standards for ADUs should be adopted and applied in a streamlined administrative process by staff rather than being treated as conditional uses. These standards might include provisions such as requiring the owner of the ADU to reside in the principal structure to maintain better control over the ADU and simple specific design standards to ensure neighborhood compatibility (e.g., require roof pitch and other exterior elements similar to those of principal structure, location of entrances, etc.). The height limits applicable to ADUs should be removed, and ADUs be allowed to be as tall as principal structure in residential zones. Similarly, the prohibition of variances for ADUs in Section 22.20.160.C.14 should be repealed and normal variance rules applied.

Some working group members suggested opening ADUs for short-term rentals (STRs) and promoting larger primary dwelling units now used for STRs for long-term rentals that would be available for permanent residents. Short-term rental of ADUs is now prohibited in Section 22.20.160 of the zoning code. This idea may be worth exploring, but very carefully, as it could simply open the market for more STRs without any increase in the availability of long-term rentals for permanent residents. Moreover, such a policy would also require revising some of the current restrictions on STRs such as the requirement for two off-street parking spaces per unit, a condition that would be difficult to satisfy on many lots in Sitka.

Regulation of Short-Term Rentals: Short-term rentals (STRs) appear to be a growing issue in Sitka as in many other resort communities. Homeowners can make more money offering short-term rentals to tourists than longer-term rentals to locals, thus reducing the supply of affordable units and driving up the cost of existing housing for locals by reducing market supply. Sections 22.20.150 and 22.24.010.C of the zoning code make short-term rentals a conditional use. The standards are quite comprehensive, but they are apparently being ignored by a growing number of owners who utilize AirBnB and other online rental services. According to staff, there is no comprehensive city system to methodically track STRs, although the finance and planning departments reportedly attempt to track short-term rentals by quarterly review of popular STR websites.

Recommendations for short-term rentals: Some working group members did not feel short-term rentals were a serious issue and others suggested such rentals could be allowed in ADUs. Experience in other resort communities indicates that Sitka should increase its monitoring of short-term rentals, especially in light of the fact that tourist accommodations in Sitka are very expensive (\$200/night and up), thus making short-term rentals very attractive for owners and tourists alike. Some cities have utilized comprehensive annual licensing requirements for short-term rentals to better keep track of their number and location, ensure that safety requirements are being met, and that all relevant taxes are being paid. Other potential standards would be to

require owner occupancy of the primary unit on a site to provide more control over the short-term rental, and to place an overall cap on the number of short-term rentals in the community or in a particular neighborhood to limit potential adverse impacts such as parking and noise.

Minimum Residential Lot Size: The minimum lot size in the R1/R2 residential areas is 8,000 square feet—very high for a mature town with limited residential development areas. Six thousand square foot residential lots are allowed in the Waterfront and C1/C2 zone districts, but these are areas the city may desire to protect from more residential development given the desire to preserve commercial/ industrial development land. In mature towns, 6,000 square foot lots are standard, with a national trend to allow much smaller lots (down to 2,500 square feet) with neighborhood compatibility standards (height, setbacks, etc.). The recent Old City Shops development in Sitka allowed homes on 2,300-3,500 square foot lots. Excessive lot size requirements not only throttle new residential development but also create non-conforming lots that stifle renovations and redevelopment.

Recommendations for minimum lot size: Reduce the minimum lot size in all residential districts to 6,000 square feet and further in existing established neighborhoods where the predominant lot size is smaller. Draft new Planned Unit Development (PUD) standards allowing smaller lots in PUDs in exchange for provision of a specified percentage of affordable units (e.g., 20%).

Off-Street Parking: In addition to the parking recommendations set forth below in the economic development section of this memo, the CBS should consider reducing the off-street parking requirements for all projects qualifying as affordable. Studies in other jurisdictions such as Boulder, Colorado, demonstrated that affordable housing developments require less off-street parking.

Recommendation for off-street parking: Consider reducing the current requirement in Sitka's zoning code from 1.5 spaces per unit to 1 space per unit for affordable multifamily housing projects.

Promote Downtown Development

As noted above, Sitka has a vibrant downtown, especially during the tourist season, but one that is facing an increasing number of challenges such as lack of residential units. Importantly, Sitka's zoning code has several progressive provisions such as not requiring off-street parking downtown that help maintain a compact development pattern and reduce development costs. Similarly, residential units are permitted above ground-floor commercial uses, thereby enabling mixed-use buildings to be constructed. However, there are other shortcomings that need to be addressed.

Multi-Story, Multifamily Residential Buildings: Multi-story buildings featuring both commercial and residential units can increase pedestrian traffic and instill a greater sense of energy in a downtown, including a 24-hour presence. Downtown housing is particularly attractive to young Millennials who favor a more urban, walkable lifestyle—a key group that Sitka must attract and retain to deal with projected population decline as outlined in the comprehensive plan. Currently there is only one multi-story apartment building (Cathedral Arms) of 7 stories with 23 units in downtown Sitka, and it has a long waiting list according to CBS staff.

Recommendations for multi-story, multifamily residential buildings: The zoning code’s CBD district regulations restrict building height to 50 feet, which allows only a 3-4-story building. This should be increased substantially—perhaps to 75-100 feet—to encourage larger, multifamily projects as well as mixed-use developments in the downtown. The CBS might designate specific sites where taller buildings would be allowed in the downtown (e.g., the police department parking lot). In doing so, the CBS should consider enacting design standards for taller buildings so that they do not have undue adverse impacts on historic sites or surrounding residential areas (e.g., location of service functions/docks, lighting, views of the waterfront and mountains).

Incentives For Multi-Story Buildings: Despite the fact that current zoning allows 3-4 story buildings in the downtown, many structures are only one story. The comprehensive plan suggests steps be taken to encourage owners to redevelop these properties at higher densities/intensities more common in central business districts.

Recommendations for multi-story buildings: In addition to allowing taller buildings in the central business district as discussed above, granting a broader list of uses to multi-story buildings including some not now allowed such as microbreweries, could prove to be a potent incentive. As an adjunct, to prevent new construction of one-story buildings, Sitka might consider enacting a minimum height requirement (e.g., 28 feet) for all new buildings in the CBD.

Bicycle Racks and Other Bicycling Amenities: Sitka is a designated bike- and walk-friendly Alaskan community and the CBS comprehensive plan promotes bicycling throughout the community, especially in the downtown, as part of a well-balanced multimodal mobility system. Already the number of people cycling to work in Sitka is reportedly 10 times the national average. However, working group members noted there are few bike racks in the downtown and few “share lane” (also known as “sharrow”) markings painted on downtown streets or anywhere else in the community. With its rainy weather, lack of secure, sheltered bicycle parking facilities is a major hurdle to encouraging more biking in Sitka.

Recommendations for bicycle racks and other bicycling amenities: Currently the city zoning code has no requirements for exterior bike racks in new projects in downtown or elsewhere nor standards for bicycle storage for larger multifamily development projects. All new major development or renovation projects should be required to provide bicycle parking facilities either on-site or at an off-site CBS-approved location. The CBS should also consider providing (as illustrated in the code audit) a centrally located moveable pallet of secure, sheltered bicycle parking racks or lockers in the downtown (either replacing a parallel parking space on Lincoln Street or a space in a city owned lot). Finally, the planning department should work with the public works department and volunteers to paint “share lane” markings on preferred bicycling routes in and around the downtown.

Downtown Planning: Most communities intent on preserving and promoting their downtowns begin with a focused plan for the CBD that often features recommendations for design standards, preservation of historic buildings, and professional downtown management (e.g., uniform hours when businesses will be open, joint advertising, etc.). While the downtown is recognized in the updated comprehensive plan as a key asset of the community, Sitka does not have a detailed plan for downtown. According to working group members, Revitalize Sitka began work on a plan to create a downtown business historic district, but it was tabled and never completed. Subsequently, some historic facades were reportedly lost.

Recommendations for downtown planning: Assuming that the recommendations in this memo regarding nonconforming uses (that follow in the economic development section) are implemented, the CBS planning staff should have more time to focus on and produce area-specific plans for precincts of the city like downtown and Katlian Street. The downtown plan should comprehensively address issues such as downtown zoning updates (e.g., updated use list), design standards and renovation funding for building facades, preservation of historic structures, parking [signage, parking management, need for parking structure], professional management, and other issues.

Economic Development

The CBS’s current fiscal challenges makes it more important than ever to take care of its existing infrastructure as well as promoting infill and redevelopment that can rely on existing infrastructure instead of requiring expensive new investment to accommodate new outlying development. Moreover, the CBS is in competition with many other communities for economic development and must remove unnecessary barriers in its development code to economic activity.

Non-Conforming Lots and Structures: The SGA / Clarion team has rarely reviewed a zoning ordinance such as Sitka's wherein residential zone district regulations relating to minimum lot sizes and dimensional standards (e.g., structure height, setbacks) are so out-of-sync with existing lot sizes and site/building dimensional standards on the ground. Indeed, practically every lot and structure in the mature, attractive, and desirable neighborhoods around the downtown appear to be nonconforming, with the result that homeowners must jump through numerous process hoops to be able to renovate, expand, or replace existing residences. These processes can be time-consuming and expensive and can discourage homeowners from making improvements the CBS sees as desirable. Moreover, planning commission members and staff report that they spend the bulk of their time dealing with variance and other requests for relief relating to nonconformities rather than important broader strategic planning efforts.

Recommendations regarding nonconformities: Other mature communities have addressed this problem by allowing development on non-conforming lots if new structures meet contextual standards (for example, setbacks or heights based on the average setback or height of other established homes/structures on lots on the block/in the neighborhood.) Others have adopted more tailored zone districts for specific residential areas so that lot and dimensional standards more closely reflect what is actually on the ground. Either approach would help cut down on the time and expense landowners incur in seeking variances. Streamlining this process would also free up staff and planning commission time for other efforts that can promote economic development such as customized zoning for the Sheldon Jackson campus that allows accessory commercial and other uses closely related to the campus' current use as a vibrant art/educational center.

Off-Street Parking: The CBS zoning code takes a modern, progressive approach to parking in the downtown (no minimum off-street parking required in the CBD district). However, Sitka's off-street parking requirements everywhere else in the community are as high as those typically seen in newer suburban communities with significant greenfield development and plenty of land for parking--not those typical of an older mature city with an established downtown that wants to encourage infill and redevelopment. An off-street parking space can cost from \$5,000-\$15,000, adding substantially to the cost of housing and commercial development while also eating up land that could be used for other projects. For an excellent discussion of the true cost of parking, see the Transportation Element of Sitka's draft comprehensive plan.

Recommendations for off-street parking: Consider reducing off-street parking requirements for all multifamily residential and residential portions of mixed-use developments throughout the city, including those less than 5 units, from 2 per unit to 1.5 per unit. Studies show that mixed-use developments generate less traffic and have lower car ownership, thus requiring fewer off-street parking spaces.

Similarly, the CBS's parking standards for commercial/retail uses are high in comparison to other older communities. Retail stores and most offices must have one space per 300 square feet and could easily be reduced to 1 space per 400 square feet without any adverse impacts. Also, consider crediting retail businesses with adjacent on street parking as is done in hundreds of older cities (e.g., Oak Park, IL and Denton, TX).

With regard to downtown, as noted there are no parking requirements in Sitka's CBD (ZO 22.20.100.B), despite pressure from some business owners to provide more parking. The CBS already provides several municipal-owned public parking lots in and around the downtown and has literally millions of dollars in valuable land tied up in free parking in the community. Parking is a perennial issue in most downtowns. But before requiring off-street parking there, the CBS should undertake a study of existing parking capacity in the CBD and related issues. These other issues may include providing better directional signage to existing lots as well as the feasibility of and funding for a public parking structure instead of more scattered off-street parking lots that can detract from a pedestrian-oriented, compact downtown.

Protection of Commercial and Industrial Development Areas: Sitka is severely constrained physically by the surrounding mountains and sea, thus placing a premium on suitable sites for residential, commercial, and industrial development. The draft economic development chapter of the comprehensive plan discusses the importance of providing adequate land appropriate for needed commercial and industrial development in Sitka as well as protecting existing commercial and industrial zone districts from intrusion by incompatible uses.

During the tour of the community, the SGA / Clarion team visited several areas zoned for commercial and industrial development (such as in the Price/Jarvis/Smith area) where residential development scattered throughout the area was creating conflicts with commercial and industrial uses. Both the C1/C2 zones allow for residential development as well as heavy commercial and light industrial uses without any requirement for buffering between potentially incompatible uses. Also, the team toured the Alice Loop development near the airport where land that was prime for waterfront-related commercial growth was allowed to be developed for high-end residential uses. Older mature communities like Pittsburgh, PA, with limited commercial and industrial-zoned land, have taken steps to protect those areas from encroachment by residential and other potentially incompatible uses (such as entertainment venues or apartments in old warehouses) by prohibiting or limiting such uses in those zoning districts.

Recommendations for protection of commercial and industrial development areas: As suggested in the draft comprehensive plan update, the CBS should take steps to protect existing commercial and industrially zoned land from intrusion by or conversion to residential

and other potentially incompatible uses. A first priority should be to reexamine the C1/C2 Districts and consider eliminating or limiting residential development in those areas.

A next step would be to undertake detailed plans for areas that have potential for additional commercial/industrial/waterfront development. Candidate areas pointed out by staff include along Katlian Street and the waterfront in the Price/Jarvis/Smith area.

The draft economic development chapter of the updated comprehensive plan also recommends several specific rezonings to provide additional areas for commercial, professional office, and mixed-use development. The former campus of the Sheldon Jackson College is an example of where limited commercial development directly related to the area's function as an arts education center might be allowed in a location now zoned residential. These rezonings should be undertaken upon adoption of the updated comprehensive plan.

Updating Planned Unit Development (PUD) Provisions: Sitka's zoning ordinance (Section 22.24.030) contains provisions common to most zoning ordinances allowing "planned unit developments." Planned unit development regulations were adopted in many communities beginning in the 1960s to provide more flexibility in dealing with large developments that were difficult to address with traditional zoning and its rigid zone districts and development standards. In return for flexibility and a more efficient development layout for the developer, the goal was to achieve higher quality projects while providing compensating community benefits such as more open space, better landscaping, and community facilities like schools. Over time, PUDs fell out of favor with both developers and municipal officials because they became a free-for-all process for negotiation without any guidance which led to long review time frames and uncertainty in the process and outcomes. To address these shortcomings, modern PUD provisions now have more extensive sections that make clear what type of standards are negotiable (e.g., height, setbacks, uses) and which are not (e.g., relating to environmental protection). They also make clear the type of compensating community benefits such as open space, affordable housing, and infrastructure improvements that must be provided.

Recommendations regarding updating planned unit development provisions: According to staff, the CBS has a significant amount of municipally owned land that could be made available for development. PUDs could be a valuable and suitable vehicle for putting these parcels to appropriate economic use rather than a more free-form "let's make a deal" approach that apparently has been the norm in the past. The existing PUD regulations provide very little guidance to staff or prospective developers as to what the city goals are for PUDs or to guide negotiations. The CBS staff and planning commission should consider updating Section 22.24.030 as soon as possible so that they might be utilized more effectively in planning and

developing larger parcels in Sitka for economic development purposes, both privately and municipally owned. Good examples of modern PUD provisions can be found in the zoning ordinances of Henderson, NV.

Implementation Strategies

The working group concluded its deliberations with a discussion of strategies for implementing the audit recommendations. Group members were asked by the SGA / Clarion team which of the recommended steps they had discussed should be pursued as “low-hanging fruit” to show immediate progress towards sustainability goals in the target sustainability areas and which should be considered as longer-term initiatives. There was a general consensus that the following items should be targeted for immediate or short-term action (within 3-6 months):

- Reducing the minimum lot size in residential districts from the current 8,000 square feet to a size that better reflects existing lot sizes in many of Sitka’s neighborhoods.
- Revising current off-street parking requirements and tailoring them to a more mature, established community (e.g., reducing the existing one space / 300 square feet of retail to one space / 400 square feet).

The working group also discussed key items that should be pursued in parallel with the “low-hanging fruit,” but with the expectation that implementation would take longer given the potentially controversial nature of the code revisions or the need for the staff and planning commission to more fully explore the issue in greater detail.

- Revising the current regulations for accessory dwelling units that are unduly restrictive (as discussed in the code audit) with standards to ensure neighborhood compatibility. While allowing ADUs in established residential neighborhoods can be controversial, working group members felt that, given the increasingly pressing need for affordable housing, the community was ready to address the issue again after having made some revisions a few years ago. In tackling this issue, the CBS should also consider whether to allow short-term rental use of ADUs.
- Revamping residential zone district dimensional standards (e.g., height, lot width, setbacks, etc.) to better reflect the dimensional standards found on existing lots in older established residential neighborhoods. This should greatly reduce the time spent by staff and the planning commission in reviewing applications for variances and other forms of relief for nonconforming lots and structures.
- Protecting land designated for commercial/industrial area, for example, by restricting further residential development in the C1/C2 zone districts.

- Undertaking focused small-area plans for precincts of the CBS that present important development opportunities (e.g., Katlian Street, Price/Jarvis/Smith)

Working Group Members

Assembly Member Kevin Knox
Darrell Windsor, CBS Planning Commission
Mary Miller, STE Director, Sitka Tribe of Alaska
Lisa Gassman, General Manager, Sitka Tribe of Alaska
Doug Osborne, Sitka Community Hospital
Anne Pollnow, CBS Historic Preservation Commission
Gary White, Sitka Economic Development Association
Michael Scarcelli, CBS Planning
Samantha Pierson, CBS Planning
Keith Brady, CBS Administrator
Maegan Bosak, CBS Community Affairs
Michael Harmon, CBS Public Works Director
Gerry Hope, Transportation Director, Sitka Tribe of Alaska
Desiree Jackson, Southeast Alaska Regional Health Consortium

SGA / Clarion Team

John Robert Smith
Chris Duerksen

US EPA (Seattle Office)

Robert Tan

Assistance provided with grant support from U.S. EPA's Office of Sustainable Communities under their Building Blocks for Sustainable Communities Program





CITY AND BOROUGH OF SITKA

Legislation Details

File #: CUP 16-31 **Version:** 2 **Name:**

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

File created: 10/20/2016 **In control:** Planning Commission

On agenda: 11/16/2016 **Final action:**

Title: Annual report for Green Leaf, Inc. marijuana retail at 4612 Halibut Point Road. No action required.

Sponsors:

Indexes:

Code sections:

Attachments: [AnnualReport.GreenLeafRetail.2Nov2017](#)

Date	Ver.	Action By	Action	Result
11/16/2016	1	Planning Commission	APPROVED	Pass
11/16/2016	1	Planning Commission	APPROVED	Pass



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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 final plat of a minor subdivision for 403 Alice Loop. The minor subdivision would join 403 Alice Loop with a portion of vacated right-of-way, resulting in 1 lot. 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.15Nov2017](#)

Date	Ver.	Action By	Action	Result
10/17/2017	1	Planning Commission		
10/17/2017	1	Planning Commission		



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: Final Plat - 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. The Municipal Attorney has determined that the miscalculation was an administrative error, and the ordinance has been corrected.
- 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.
- Final changes to the plat will need to occur prior to recording; however, staff believe these changes can be addressed as conditions of approval. These changes include showing relocated easements and incorporating easement language from Notes 2 and 3 of Plat 2011-1 onto proposed final plat.

RECOMMENDATION: Approve the final 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.

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.

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. The Municipal Attorney has determined that this was an administrative error, and the ordinance has been corrected.

¹ SGC Section 21.12.010 (A)

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.

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

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

Department to preserve the community's best interests in regards to public infrastructure. Upon staff's request, the applicant's surveyor provided surveyed locations of existing utilities on the site. No utilities are shown crossing through the interior of the lot.

Access, Roads, Transportation, and Mobility: The property is accessed directly from Alice Loop. DOT&PF has advised staff that any development on this property requires input from the DOT&PF Airports Section to ensure that activity does not impact the airport.

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 in line with the intent and purpose of the Waterfront District zoning, as it provides an avenue for securing the premises of a boat maintenance and repair business in close proximity to harbors. Proposed subdivision complies with Title 21 requirements.

Comprehensive Plan

The proposed 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 and subdivision processes.

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 final 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 final plat, **as conditioned**, complies with the subdivision code; and
- c. That the minor subdivision final 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 final 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. That a plat note shall be added to state that the municipality is a party to all easements and easements shall not be amended without municipal approval.
4. The plat shall depict relocated easements and incorporate easement language from Notes 2 and 3 of Plat 2011-1.
5. 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.
6. The deed conveying the vacated portion of right-of-way shall be recorded prior to recording of the 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>

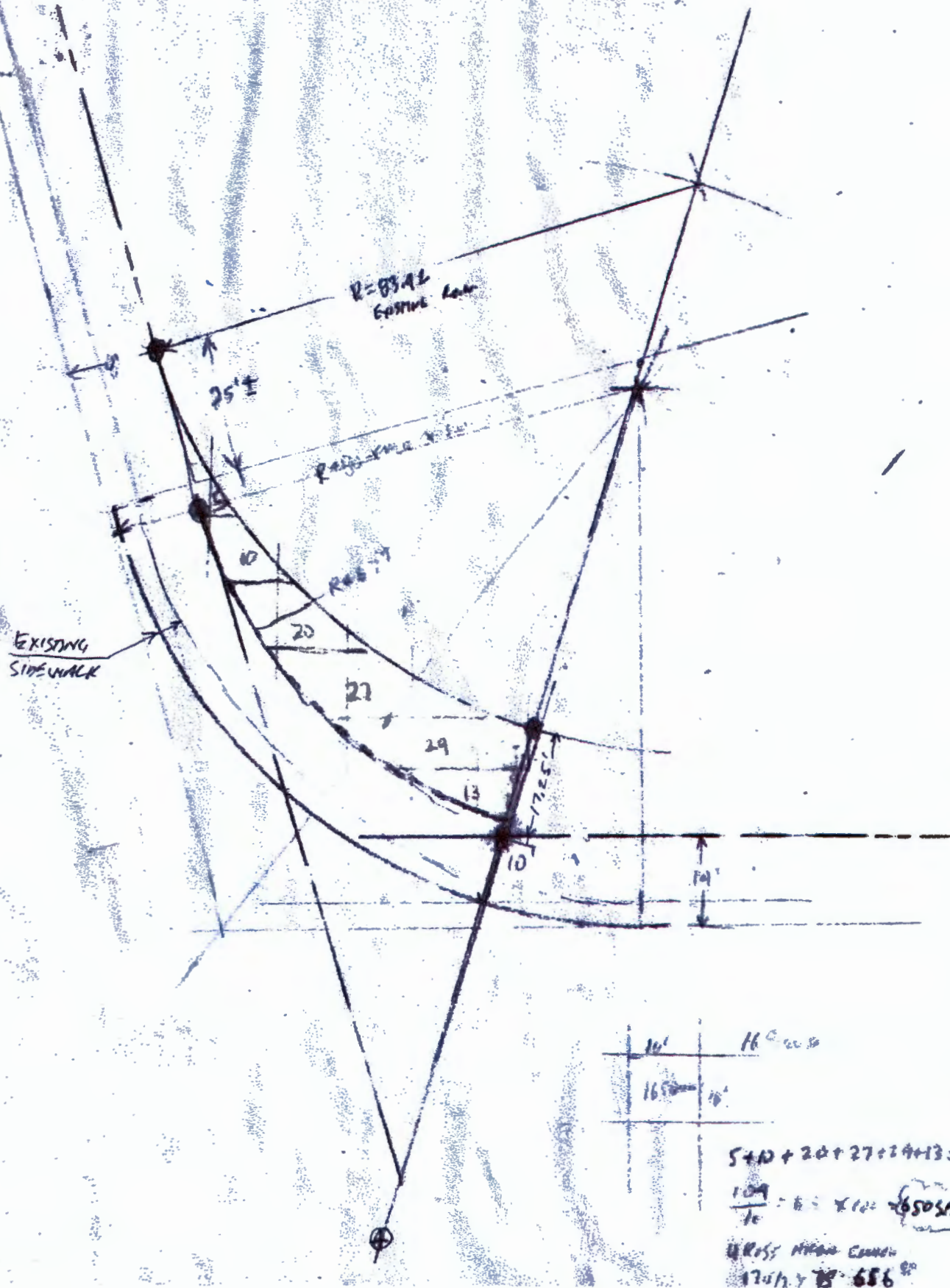
50 m
100 ft



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.

403 Alice Loop 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 798 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 798 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 798 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.

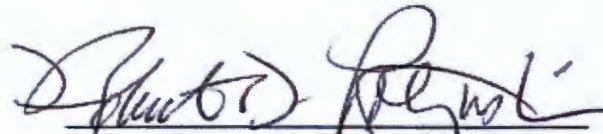
D. The sale is conditional on the recording of the subdivision plat.

E. The transfer shall be by quitclaim deed.

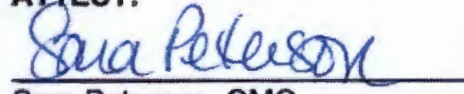
F. Mr. Trani shall grant an access and utility easement to the City and Borough of Sitka for the 798 square foot parcel for the purpose of maintaining municipal infrastructure.

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

Note: In October 2017, the Planning Department notified the Municipal Clerk the square footage originally approved (650 square feet) in this Ordinance was incorrect and should have read 798 square feet. The Municipal Attorney advised the Municipal Clerk to make the correction per Sitka General Code 1.08.030(B)(7). No additional readings were required.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ MAYOR

CITY AND BOROUGH CLERK

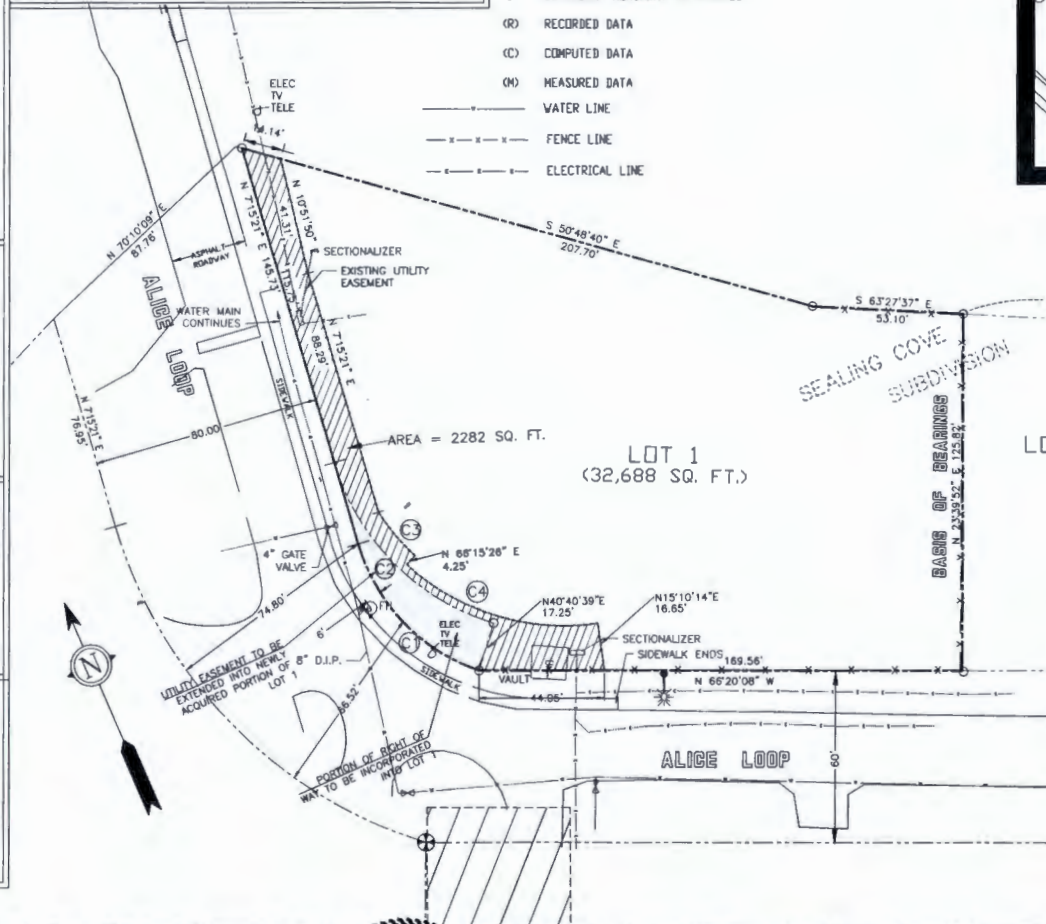
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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 _____

CALL 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.

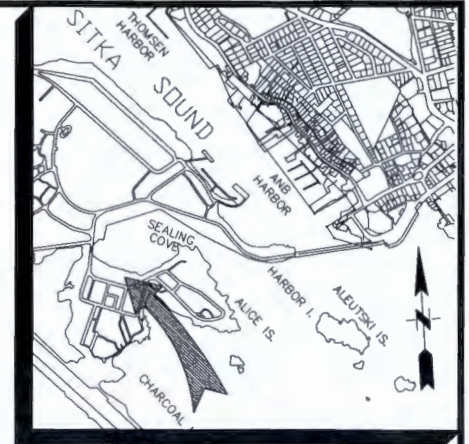
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	54°44'38"	66.68'	63.71'	N 20°07'19" W	61.31'
C2	56°34'44"	83.92'	82.87'	N 21°02'01" W	79.54'
C3	14°56'23"	76.92'	20.06'	N 16°16'22" W	20.00'
C4	51°05'12"	81.17'	72.37'	N 49°17'10" W	70.00'

LEGEND

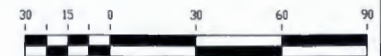
- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊕ BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- WATER LINE
- FENCE LINE
- ELECTRICAL LINE



VICINITY MAP
SCALE 1"=1,000'

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°24'11" CLOCKWISE DEVIATION TO CONVERT TRUE GRID TO ALASKA STATE PLANE GRID.



SCALE IN FEET
PRELIMINARY
SITKA RECORDING DISTRICT

NORTH
57*
LAND SURVEYING
(907) 747-6700 2807 CASCADE CREEK ROAD, SITKA, AK 99835

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED BY: K. O'NEILL
DRAWN BY: KSH/KACB
CHECKED BY: _____
DATE OF PLAT: AUG. 28, 2017
SCALE: 1" = 30'
DRAWING NAME: 40077-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.
DATE: _____ KELLY O'NEILL, L.S. 4919

SEALING COVE RESUBDIVISION #1

LOT 1, SEALING COVE SUBDIVISION

CLIENT: MICA TRANI

1
b
1
SHEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY AGREE THAT THIS PLAN OF SUBDIVISION INTO FOUR TRACTS AND EASEMENTS, ALL EASEMENTS, RIGHTS, POWERS AND OTHER SUCH RIGHTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 1/12/2011
 BY: *William J. O'Neill*
 SURVEYOR

STATE OF ALASKA
 CITY & BOROUGH OF SITKA

NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF JANUARY, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, SAID CONVEYANCES AND EASEMENTS PERSONALLY APPEARED *William J. O'Neill*, and acknowledged to me that said *William J. O'Neill* 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.

STATE OF ALASKA
 NOTARY PUBLIC
 MELISSA HENNINGSEN
 My Commission Expires 9-1-2012

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

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING FOR THE CITY & BOROUGH OF SITKA, IN HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS TAXED IN THE TWO RECORDS IN THE NAME OF *William J. O'Neill*.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSIGNED AGAINST THIS LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THE SAME TAXES FOR THE YEAR 2010, WILL BE PAID ON OR BEFORE 12-31-2011.

DATED THIS 12th DAY OF JANUARY, 2011, AT SITKA, ALASKA.

REVENUE CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD, AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 110-20-01, APPROVED FOR THE RECORDS OF THE CITY & BOROUGH OF SITKA, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, IN OFFICE RECORDS, SITKA, ALASKA.

DATE: 1/12/2011
 BY: *William J. O'Neill*
 CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSESSMENT AS REQUIRED BY SITKA, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, IN OFFICE RECORDS, SITKA, ALASKA.

DATE: 12-21-2010
 BY: *William J. O'Neill*
 CITY & BOROUGH OF SITKA

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FRANCHISE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, IN HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS TAXED IN THE NAME OF *William J. O'Neill*.

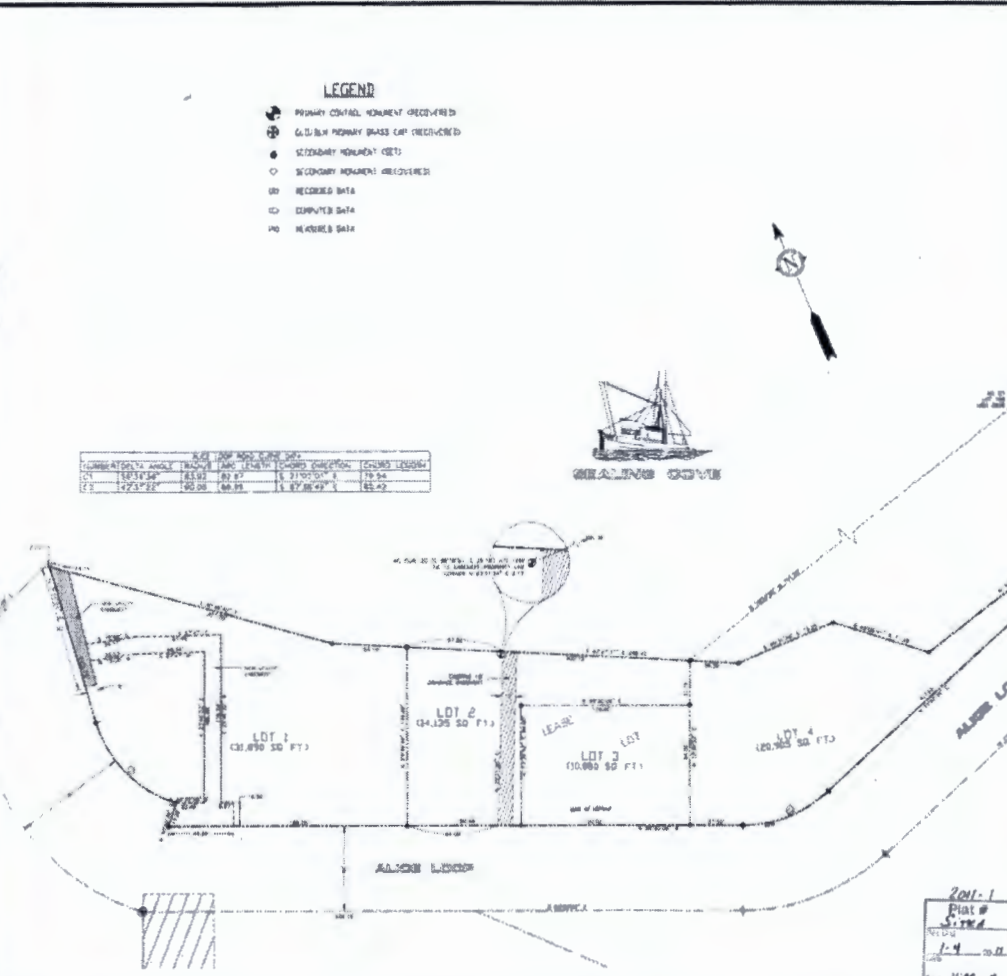
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSIGNED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 12th DAY OF JANUARY, 2011, AT SITKA, ALASKA.

FRANCHISE DIRECTOR
 CITY & BOROUGH OF SITKA

O'NEILL
 SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99535
 PHONE (907) 347-4700
 FAX (907) 345-1099
 EMAIL: moe@ooneillengr.com



RECORD OF REVISIONS

BY	DATE	REV	DESCRIPTION OF CHANGE

STATE OF ALASKA
 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN *SAID*, A SURVEY OF THE HEREIN DESCRIBED LOTS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL BEARINGS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 1/12/2011
 BY: *William J. O'Neill*
 PROJECT NO. 30434-13-00

SEALING COVE SUBDIVISION

LOT 12, ALICE AND CHARCOAL ISLAND SUBDIVISION

CLIENT: SHEE ATKA INC.

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 ATIKA, INCORPORATED

By: _____

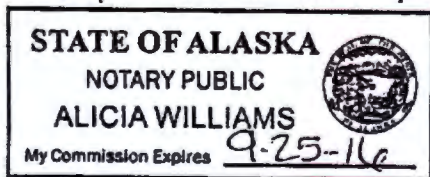
Kenneth M. Cameron
President/CEO

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 Atika, 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@gci.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

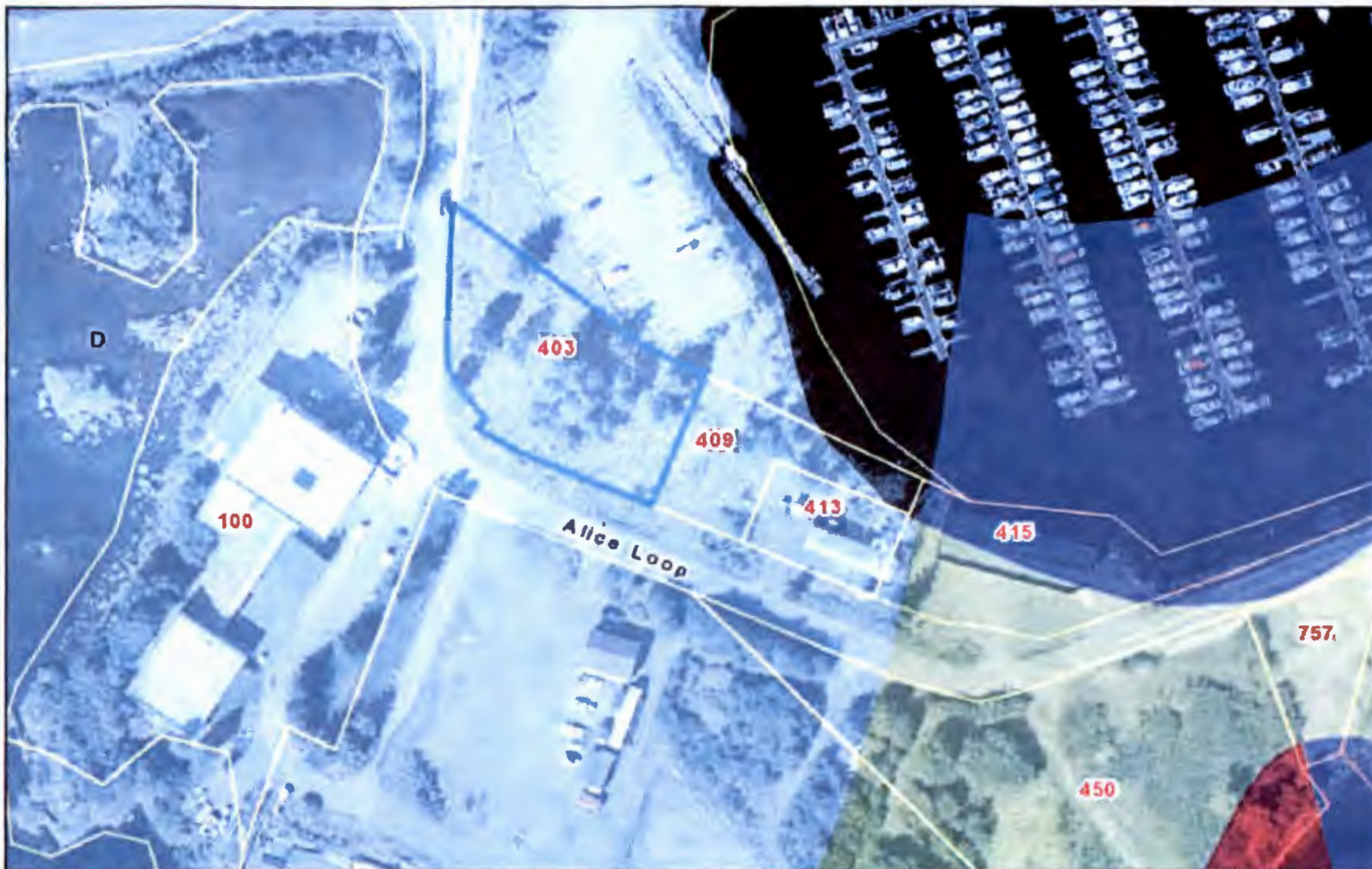
I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee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

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.

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
November 9, 2017

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: 9/16/17

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..... 50.00

Thank you

Samantha Pierson

From: Haynes, Emily R (DOT) <emily.haynes@alaska.gov>
Sent: Thursday, November 09, 2017 9:50 AM
To: Planning Department; Samantha Pierson
Subject: RE: P&Z In Your Neighborhood... November 21 Planning Commission Agenda

Hello,


For item D on the list, DOT&PF does not have any objection to the right of way relinquishment. We would like to include an advisory to the property owner that any development on this property requires input from DOT&PF Airports section to ensure the activity does not impact the Sitka Airport.

Thank you!

Emily Haynes

Right of Way Agent | Permitting
Department of Transportation & Public Facilities
907.465.2838 | fax: 907.465.8485

From: City of Sitka [mailto:sitka@service.govdelivery.com]
Sent: Thursday, November 09, 2017 9:32 AM
To: Haynes, Emily R (DOT)
Subject: P&Z In Your Neighborhood... November 21 Planning Commission Agenda



Planning and Zoning In Your
Neighborhood.....

A dark grey banner with white text. In the bottom left corner of the banner, there is a small square icon containing a white 'x'.



CITY AND BOROUGH OF SITKA

Legislation Details

File #: CUP 17-22 **Version:** 1 **Name:**

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

File created: 11/2/2017 **In control:** Planning Commission

On agenda: 11/21/2017 **Final action:**

Title: Public hearing and consideration of a major amendment to a conditional use permit for a lodge at Dove Island. The request would add an accessory structure and use for massage therapy. The property is also known as Lot 1 Dove Island Resubdivision. The property is zoned General Island. The request is filed by Duane Lambeth. The owners of record are Harold D. Lambeth and Tracie Lambeth.

Sponsors:

Indexes:

Code sections:

Attachments: [CUP17-22.PlanningPacket.16Nov2017](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: CU 17-22
Proposal: Major Amendment – Add Massage Therapy Structure and Use to Existing Conditional Use Permit for a Lodge
Applicant: Duane Lambeth
Owner: Harold D. and Tracie Lambeth
Location: Dove Island
Legal Desc.: Lot 1 Dove Island Resubdivision
Zone: General Island
Size: 92,052 square feet
Parcel ID: 4-9030-001
Existing Use: Commercial - Lodge
Adjacent Use: Residential Recreational
Utilities: Existing Municipal Utilities
Access: Water – Commercial Dock

KEY POINTS AND CONCERNS:

- Lodges often offer massage therapy services. Structure and use seems inline with lodge use. No major issues here.
- General Island zone recognizes residential and commercial potential for location like Dove Island.
- Comprehensive Plan encourages and directs the promotion of year-round business, diverse tourism accommodation and recreation services, and protection of residential character and the public's health, safety, and welfare.
- Expansion of limited lodge services is not major issue so long as commercial float plane limits stay in place as conditioned in prior permits and agreements.
- Zoning code followed through process and analysis of project.

RECOMMENDATION:

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report and approve the major amendment to the conditional use permit for a lodge to allow for an incidental building and use for massage therapy and expansion of limited off-season lodge services, while continuing to enforce existing and prior limitations on commercial float plane operations.

ATTACHMENTS

- A. Vicinity Map
- B. Aerial Map
- C. Zoning and Flood Map
- D. As-built
- E. Floor Plans
- F. Plat
- G. Application
- H. Narrative (1&2)
- I. Mailing List
- J. Proof of Payment
- K. Proof of Ownership

BACKGROUND

Dove Island Lodge was issued a conditional use permit for a lodge and commercial dock in 2010. Up to 24 guests are permitted per night, with a cap of 1900 guest bed nights per summer season from May 1 through September 15th. The amount of processed fish may not fill more than an average of 2 standard 50 pound fish boxes per day. Aircraft utilizing the dock is limited to one De Havilland Beaver or similar aircraft owned or leased by the lodge owners.

The last annual reviews were in August 2016 and May 2015. Since June 2015, the staff have received one phone comment from Bradley Shaffer regarding noise and safety of plane take-off. Overall, past concerns have been related to wake, noise, and plane operations.

PROJECT DESCRIPTION

The request is to add about a 1550 square foot structure to house a Himalayan pink salt cave for meditation and massage services. Pursuant to SGC 22.30.370, a major amendment to a conditional use permit is required when there is addition and 10% of more of gross floor area is added, or changes result that modify an original condition. If under 10%, the Planning Director can approve an administrative amendment. In this case, the provided site plan is not to scale and staff cannot make a determination as to comparative scope of addition as compared to existing structures. However, the applicant has indicated that the additional structure is proposed to be open off-season to residents, which would modify the original condition that limited lodge operation to May through September 15th. Therefore, the Planning Director decided to move this amendment to the Planning Commission for decision.

INTENT OF ZONE

Staff would direct the Commission to consider the intent of the zone as a starting point in their decision making process: **Pursuant to SGC 22.16.120, “the general island district is intended to replace the open general district. One of its goals is to protect the residential character of small subdivided islands while providing for commercial uses on small unsubdivided islands. ...’** Important in this case is that Dove Island is wholly occupied by Dove Island Lodge. The surrounding islands have residential uses.

CRITERIA FOR ANALYSIS

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

a. Location on the lot or island: The lodge operates on an unsubdivided island (1 lot on a single island). It is adjacent to Guertin and Ring Islands as well as several float homes.

b. Generation of noise: In the past, there have been concerns regarding noise from the float plane. This addition, is not anticipated to make any further impact to plane noise or other noise. In fact, it is anticipated that a meditation room would potential quiet things.

c. Numbers of guests and employees: Same as prior CUP.

d. Visibility from adjacent uses including waterborne traffic: Structure is anticipated to be visible from eastern side of Dove Island, but type of materials will blend well with surroundings.

e. Use of common access easements: N/A

f. Availability of necessary moorage: There are more than sufficient docking and moorage facilities. In the past, there have been some concerns with wake speed; however, that is more often attributed to pass through boat traffic versus owner/resident traffic. Signage might mitigate that if not already present. More, enforcement of wake speed is outside of CBS jurisdiction. Not high potential for high speed cut through traffic due to topography. Dock facilities are robust.

g. Use of natural or manmade screening or buffers: The natural topography, vegetation, and surrounding water will provide a natural buffer to preserve privacy, damper noise, and preserve aesthetic qualities of the surroundings.

h. Availability of municipal power: Municipal electrical is provided.

i. Distance from adjacent parcels or islands: Dove Island is at its closest points approximately 270 linear feet from Guertin Island and 100 feet from Ring Island. The proposed location of the structure is 400 feet from Guertin Island and 370 feet from Ring Island. There are no adjacent parcels on Dove Island.

j. Removal of excessive amounts of vegetation: Vegetation is part of the buffers, the aesthetic of the area, and the draw of the island. Staff suggests to applicants to preserve vegetation where possible, and remove only to improve life and safety type issues and improve maintenance of structures.

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

¹ Sitka General Code 22.24.010(F)

k. Hours of Operation: Applicant would like to open the use of the lodge/meditation/massage room to off season. Current lodge operations are limited to May 1st through September 15th. Certain aspects of expanded lodge use such as increased float plane take-off would be potential impacts to expanded operations, otherwise staff see no reason to not consider allowing expansion of operations especially considering Comprehensive Plan direction to promote year-round employment opportunities, promote tourism and supplemental services, balance commercial use of islands with residential and recreational uses, and other health, safety, and welfare concerns. Here conditions of approval could limit aspects of operation that could be impactful, such as limiting commercial/charter float plane operation during the off-season while allowing year-round operation of other limited lodge services.

l. Ability of police, fire, and EMS to respond in emergency. The location has sufficient dock facilities and is a relatively short boat ride for any needed response. **Applicant can go into more detail about emergency preparedness and communication plans.**

m. Relation to Comprehensive Plan. In general to create harmony of uses, and balance interests of adjacent land owners with property owners of development projects. Unsubdivided islands are to preserve residential character while also allowing commercial uses. The Comprehensive Plan promotes year-round employment opportunities and services, encourages tourist accommodations and diversity of services, and directs the commission to mitigate real, identified impacts to the public health, safety, and welfare while balancing that against reasonable opportunity to develop property.²

n. Sufficiency of site for human habitation in regards to building safety, water, and sewage: The prior conditions of approval and the attached conditions of approval will require that all necessary DEC, Water, Sewage, and building occupancy permits be maintained and followed.

Sitka General Code 22.24.010(F)

The following is key edited language from the SGC that discusses conditional uses on small islands. It states, "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

The required findings under SGC 22.30.160(C): The following is the text verbatim from the Sitka General Code Title 22 for required findings. The findings shall be met after consideration of all applicable criteria.

"C. Required Findings for [Conditional Use](#) Permits. The planning commission shall not approve a proposed development unless it first makes the following findings and conclusions:

² Comprehensive Plan Goals: 2.1.2, 2.2, 2.13.2, 2.4.1, 2.4.4 2.6.2,

1. The city may use design standards and other elements in this code to modify the proposal. A [conditional use](#) permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed [conditional use](#) permit will not:

- a. Be detrimental to the public health, safety, and general welfare;
- b. Adversely affect the established character of the surrounding vicinity; nor
- c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

2. The granting of the proposed [conditional use](#) permit is consistent and compatible with the intent of the goals, objectives and policies of the [comprehensive plan](#) and any implementing regulation.

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.

5. The [conditional use](#) will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

6. Burden of Proof. The [applicant](#) has the burden of proving that the proposed [conditional use](#) meets all of the criteria in subsection B of this section.

The city may approve, approve with conditions, modify, modify with conditions, or deny the [conditional use](#) permit. The city may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the [conditional use](#) permit. In considering the granting of a [conditional use](#), the assembly and planning commission shall satisfy themselves that the general criteria set forth for uses specified in this chapter will be met. The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and planning commission may require the [applicant](#) to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed [conditional use](#) upon these factors;

2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the [conditional use](#) may be permitted;

3. [Lot](#) or tract characteristics, including [lot](#) size, yard requirements, [lot](#) coverage and height of [structures](#);

4. Use characteristics of the proposed [conditional use](#) that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street

parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and [open space](#) requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.”

Staff recommends that it can be found that:

1. All applicable criteria and evidence as discussed in the written staff report have been considered. Material negative impacts have been considered and appropriate conditions of approval to mitigate those impacts have been identified.
2. The Comprehensive Plan has been consulted and it is found that this proposal is in line with the protection of residential uses, the promotion of commercial and tourism uses, and the protection of the public’s health, safety, and welfare through conditions of approval.
3. The zoning code has been followed in this process and through analysis of the proposal on an unsubdivided island zoned General Island.
4. That all substantial impacts related to this proposed expansion have been adequately mitigated through the attached conditions of approval, which can be adequately enforced.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report and approve the major amendment to the conditional use permit for a lodge to allow for an incidental building and use for massage therapy.

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

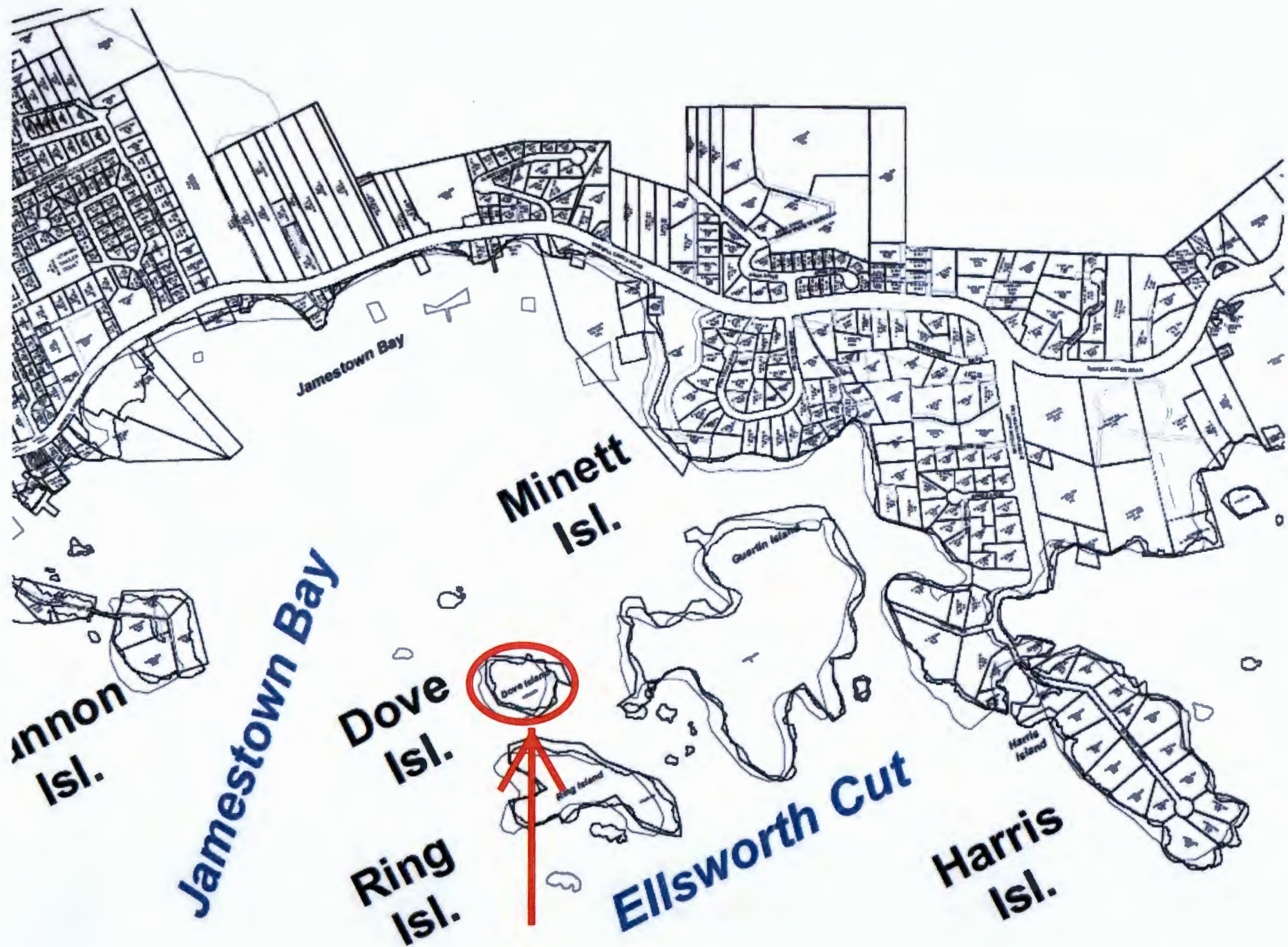
1) I move to find that:

- a) All applicable criteria and evidence as discussed in the written staff report have been considered. Material negative impacts have been considered and appropriate conditions of approval to mitigate those impacts have been identified.
- b) The Comprehensive Plan has been consulted and it is found that this proposal is in line with the protection of residential uses, the promotion of commercial and tourism uses, and the protection of the public’s health, safety, and welfare through conditions of approval.
- c) The zoning code has been followed in this process and through analysis of the lodge proposal on an unsubdivided island zoned General Island.
- d) That all substantial impacts related to this proposed expansion have been adequately mitigated through the attached conditions of approval, which can be adequately enforced.

2) I move to **approve** a major amendment to a conditional use permit for a lodge at Dove Island. The request would add an accessory structure and use for massage therapy. The property is also known as Lot 1 Dove Island Resubdivision. The property is zoned General Island. The request is filed by Duane Lambeth. The owners of record are Harold D. Lambeth and Tracie Lambeth

Conditions of Approval:

- a) The following conditions are amendments to the main and primary conditional use permits and agreements. All prior conditions remain except as modified in the amended conditions of approval here.
- b) The facility shall be operated consistent with the application and plans that were submitted with the request.
- c) The facility shall be operated in accordance with the narrative that was submitted with the application.
- d) The facility including the lodge and commercial dock shall follow all applicable conditions of prior conditional use permits and applicable agreements except as modified in this permit amendment.
- e) The operation of limited lodge services which shall include services and accommodations such as lodging, fishing, hunting, recreation, dining, massage, and other accessory lodge uses **shall be allowed year-round.**
- f) The use of any float plane shall be governed by prior conditions of approval that limits is use. The expansion of limited lodge services shall not include the expansions of commercial float plane services off-season.
- g) All necessary permits such as DEC permits for water and sewage shall be maintained and followed.
- h) All federal, state, and local permits related to building safety and occupancy shall be maintained and followed
- i) The Planning Commission, at its discretion, may schedule a public hearing to address meritorious issues with the conditional use such as violation of a conditions of approval or material impact to the public's health, safety, or welfare.
- j) A one-year review will be scheduled to assess any impacts to neighboring properties.
- k) 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.
- l) Failure to comply with any of the above conditions may result in revocation and/or failure to activate the conditional use permit.

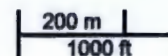




City & Borough of Sitka, Alaska

Selected Parcel: Dove Island ID: 49030001

Printed 11/2/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



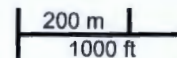
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City & Borough of Sitka, Alaska

Selected Parcel: Dove Island ID: 49030001

Printed 11/2/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



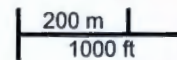
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City & Borough of Sitka, Alaska

Selected Parcel: Dove Island ID: 49030001

Printed 11/2/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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CERTIFICATE OF OWNERSHIP AND DEDICATION

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

12-14-09

OWNER

12-14-09

NOTARY PUBLIC

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 14th day of December 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Harold O. Lambeth, and Frank Lambeth, and that according to the records in my possession, all taxes assessed against said land and in favor of the City & Borough of Sitka are paid in full that same date for the year 2009.

TO BE KNOWN TO BE THE IDENTICAL INDIVIDUALS NAMED AND WHO EXECUTES THE WITHIN PLAT AND CLAIMS, ACKNOWLEDGED TO ME THAT THEY HAVE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESSES MY HAND AND NOTARY SEAL, THIS DAY AND YEAR FIRST OF DECEMBER 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4/15/2012

CERTIFICATE 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 LOCATED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF Harold O. Lambeth, and Frank Lambeth, and that according to the records in my possession, all taxes assessed against said land and in favor of the City & Borough of Sitka are paid in full that same date for the year 2009.

DATE 12-14-09

ASSESSOR, CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT REGISTRATION NO. 91-09, DATED 12/13/2009.

DATE 12/13/2009

PLATING BOARD

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY, AS RECORDED IN MINUTE BOOK 1, PAGE 1, DATED 12-21-09, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDING, SITKA, ALASKA.

DATE 12-21-09

CITY & 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 Harold O. Lambeth, and Frank Lambeth, and that according to the records in my possession, all taxes assessed against said land and in favor of the City & Borough of Sitka are paid in full.

DATE THIS 14th day of December

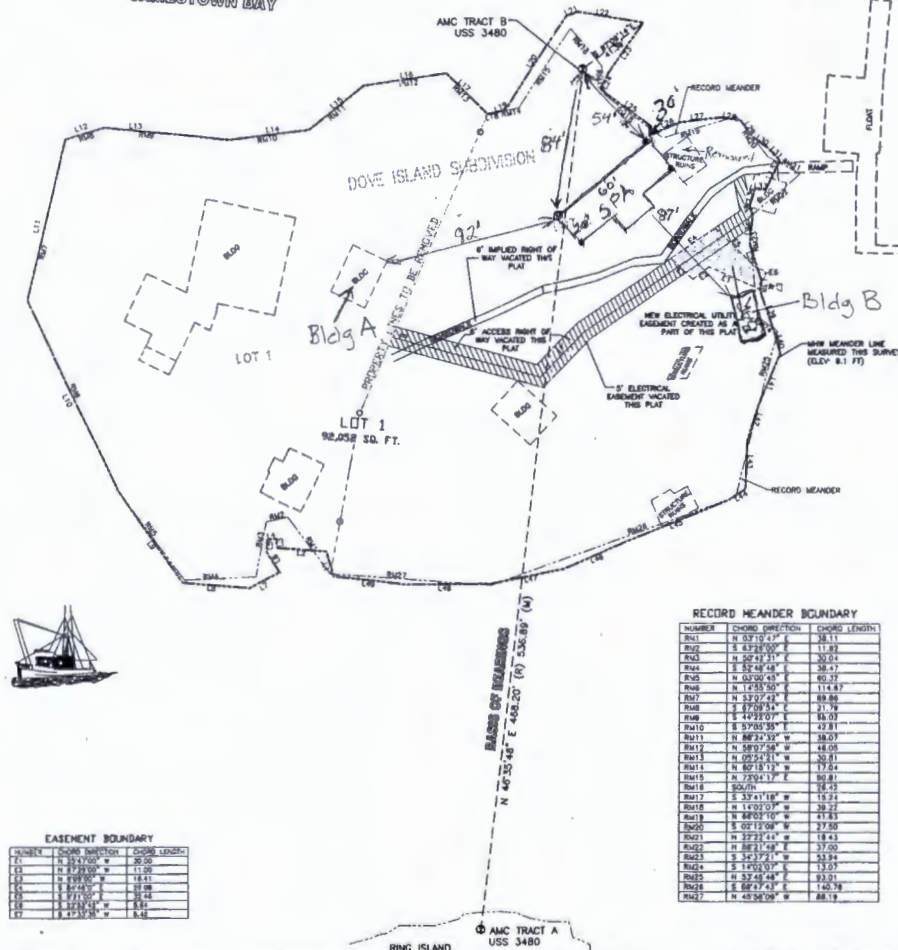
BY Frank Lambeth

FINANCE DIRECTOR, CITY & BOROUGH OF SITKA

O'NEILL
SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99583
PHONE: (907) 742-0700
FAX: (907) 742-7999
EMAIL: don@oneillengr.com

RECORD OF REVISIONS



NUMBER	CHORD DIRECTION	CHORD LENGTH
R001	N 03°10'14" E	18.1
R002	S 83°42'00" W	11.82
R003	N 56°41'11" E	26.81
R004	S 32°48'48" W	38.47
R005	N 03°00'00" E	40.33
R006	N 12°00'00" E	114.87
R007	N 33°02'44" E	89.80
R008	S 77°00'00" W	17.79
R009	S 49°00'00" W	54.03
R010	S 37°00'00" W	42.81
R011	N 86°23'00" W	20.07
R012	N 58°07'58" W	48.05
R013	N 02°23'11" E	26.81
R014	N 60°18'18" E	77.81
R015	N 73°04'17" E	60.81
R016	S 33°41'18" W	15.21
R017	N 14°02'00" E	20.22
R018	N 88°09'10" W	118.1
R019	S 02°17'08" W	27.50
R020	N 00°00'00" E	17.00
R021	N 23°14'48" E	17.00
R022	N 58°11'48" E	53.94
R023	S 14°00'00" W	32.93
R024	N 32°48'48" W	33.01
R025	S 88°47'41" E	140.78
R026	N 45°00'00" W	68.19

MEASURED MEANDER BOUNDARY

NUMBER	CHORD DIRECTION	CHORD LENGTH
M01	N 03°10'14" E	18.17
M02	N 49°00'15" W	23.77
M03	N 17°38'04" E	2.95
M04	N 60°17'57" W	5.11
M05	S 60°18'58" W	8.36
M06	S 06°28'35" W	12.84
M07	S 70°00'00" W	18.83
M08	S 49°00'00" W	35.89
M09	S 37°00'00" W	80.84
M10	N 14°58'50" E	114.87
M11	N 33°02'44" E	89.88
M12	S 77°00'00" W	21.79
M13	S 49°00'00" W	54.03
M14	S 37°00'00" W	42.81
M15	N 86°23'00" W	20.07
M16	N 58°07'58" W	48.05
M17	N 02°23'11" E	26.81
M18	N 60°18'18" E	77.81
M19	N 73°04'17" E	60.81
M20	S 33°41'18" W	15.21
M21	N 14°02'00" E	20.22
M22	N 88°09'10" W	118.1
M23	S 02°17'08" W	27.50
M24	N 00°00'00" E	17.00
M25	N 23°14'48" E	17.00
M26	N 58°11'48" E	53.94
M27	S 14°00'00" W	32.93
M28	N 32°48'48" W	33.01
M29	S 88°47'41" E	140.78
M30	N 45°00'00" W	68.19

MEASURED MEANDER BOUNDARY

NUMBER	CHORD DIRECTION	CHORD LENGTH
M31	S 57°01'08" E	8.91
M32	S 88°48'53" W	17.48
M33	S 17°38'04" E	2.95
M34	S 60°18'58" W	8.36
M35	S 06°28'35" W	12.84
M36	S 70°00'00" W	18.83
M37	S 49°00'00" W	35.89
M38	S 37°00'00" W	80.84
M39	N 14°58'50" E	114.87
M40	N 33°02'44" E	89.88
M41	S 77°00'00" W	21.79
M42	S 49°00'00" W	54.03
M43	S 37°00'00" W	42.81
M44	N 86°23'00" W	20.07
M45	N 58°07'58" W	48.05
M46	N 02°23'11" E	26.81
M47	N 60°18'18" E	77.81
M48	N 73°04'17" E	60.81
M49	S 33°41'18" W	15.21
M50	N 14°02'00" E	20.22
M51	N 88°09'10" W	118.1
M52	S 02°17'08" W	27.50
M53	N 00°00'00" E	17.00
M54	N 23°14'48" E	17.00
M55	N 58°11'48" E	53.94
M56	S 14°00'00" W	32.93
M57	N 32°48'48" W	33.01
M58	S 88°47'41" E	140.78
M59	N 45°00'00" W	68.19



VICINITY MAP
SCALE 1"=1,000'

LEGEND

- GLENN BRASS CAP AUXILIARY MEANDER CORNER
- SECONDARY MEANDER CORNER
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

NOTES

- THE PURPOSE OF THIS PLAN IS TO ELIMINATE THE LOT LINE BETWEEN LOT 1 AND LOT 2 CREATING A SINGLE LOT ENCOMPASSING ALL OF DOVE ISLAND, TO LOCATE EXISTING UTILITY AND ACCESS EASEMENTS, AND TO CREATE A NEW ELECTRICAL UTILITY EASEMENT AS SHOWN.
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDARY OF THE TRACT. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT BOUNDARY LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- REFERENCE DOVE ISLAND ROCK ACCESS AND MAINTENANCE AGREEMENT, BOOK 84, PAGES 877 THRU 884, SITKA RECORDING DISTRICT, RECORDED SEPT. 14, 1991, FOR RIGHT OF WAY ACCESS INFORMATION.
- THE ELECTRICAL EASEMENT CREATED HEREON IS FOR THE CITY AND BOROUGH OF SITKA ELECTRICAL DEPARTMENT FOR ACCESS TO AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND CABLE.



SITKA RECORDING DISTRICT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OBEYANCE THEREOF, 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 BY SAID SURVEYOR, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 12/14/09

SURVEYOR

DOVE ISLAND RESUBDIVISION

LOTS 1 & 2 OF THE DOVE ISLAND
SUBDIVISION (PLAT NO. 91-09)

CLIENT: RUANE LAMBETH

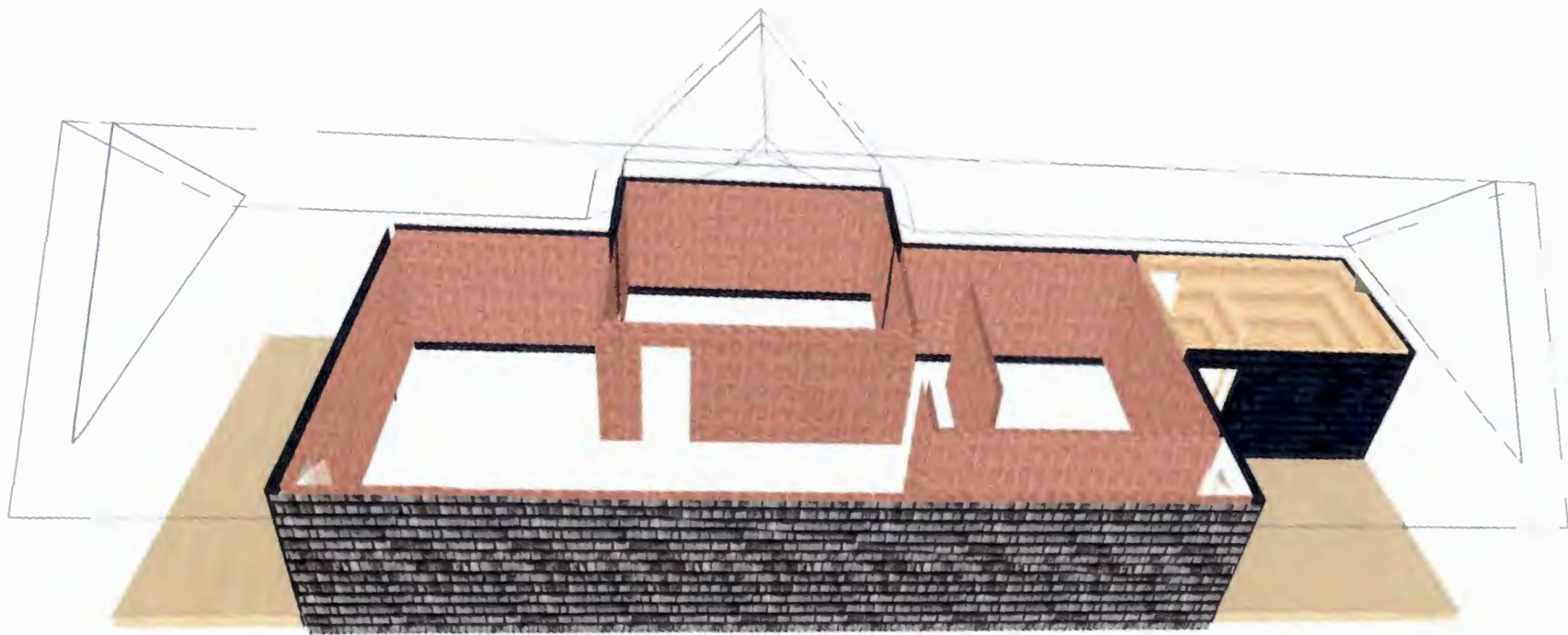


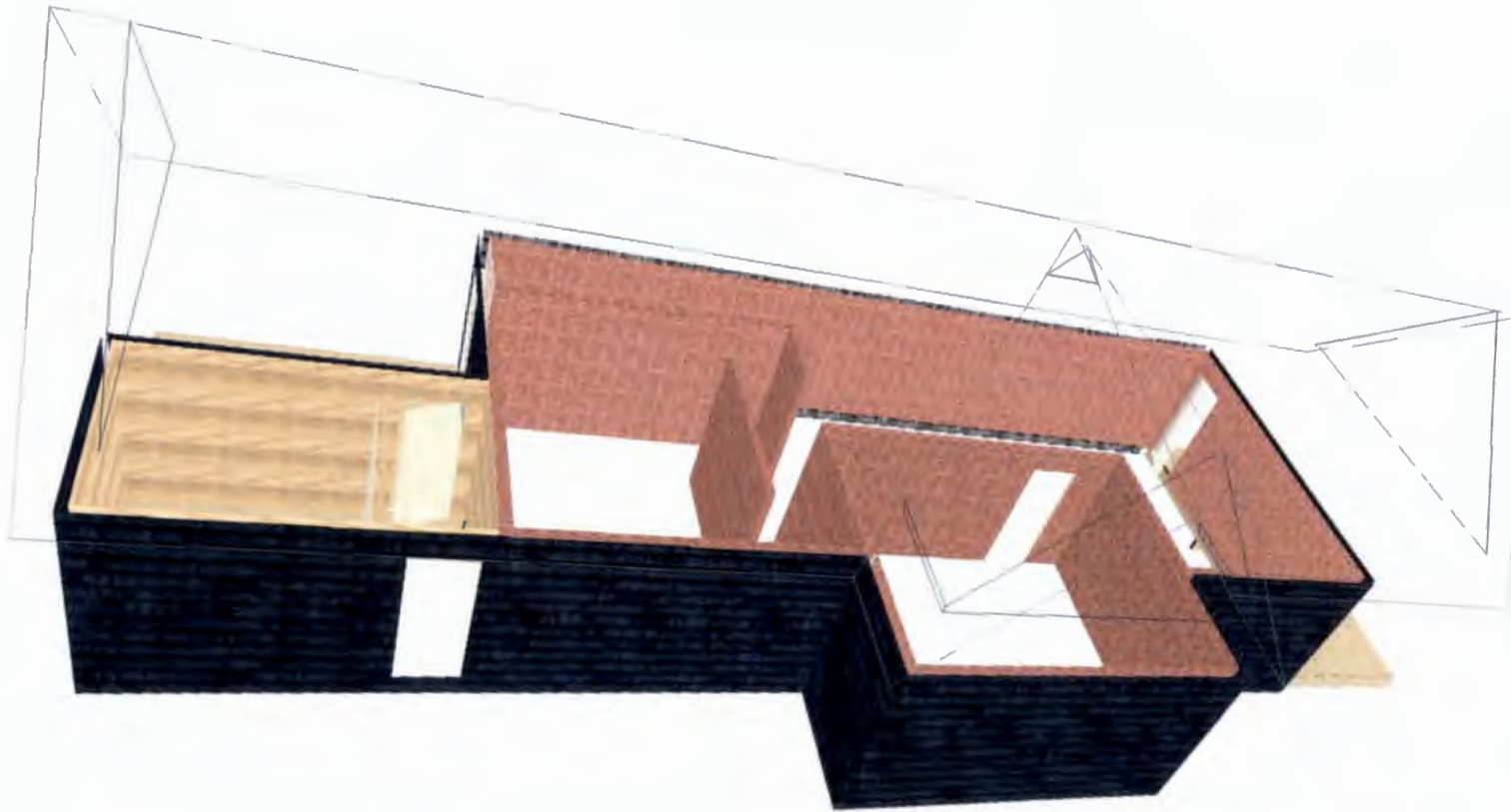
Architectural floor plan of a building with dimensions and room labels. The plan includes a central area labeled "F3 (A)" and "F3 (R)" with a "circulation" path. Other rooms include "Room 2", "Room 1", "Room 3", "Room 4", "Room 5", "Room 6", "Room 7", "Room 8", "Room 9", "Room 10", "Room 11", "Room 12", "Room 13", "Room 14", "Room 15", "Room 16", "Room 17", "Room 18", "Room 19", "Room 20", "Room 21", "Room 22", "Room 23", "Room 24", "Room 25", "Room 26", "Room 27", "Room 28", "Room 29", "Room 30", "Room 31", "Room 32", "Room 33", "Room 34", "Room 35", "Room 36", "Room 37", "Room 38", "Room 39", "Room 40", "Room 41", "Room 42", "Room 43", "Room 44", "Room 45", "Room 46", "Room 47", "Room 48", "Room 49", "Room 50", "Room 51", "Room 52", "Room 53", "Room 54", "Room 55", "Room 56", "Room 57", "Room 58", "Room 59", "Room 60", "Room 61", "Room 62", "Room 63", "Room 64", "Room 65", "Room 66", "Room 67", "Room 68", "Room 69", "Room 70", "Room 71", "Room 72", "Room 73", "Room 74", "Room 75", "Room 76", "Room 77", "Room 78", "Room 79", "Room 80", "Room 81", "Room 82", "Room 83", "Room 84", "Room 85", "Room 86", "Room 87", "Room 88", "Room 89", "Room 90", "Room 91", "Room 92", "Room 93", "Room 94", "Room 95", "Room 96", "Room 97", "Room 98", "Room 99", "Room 100".

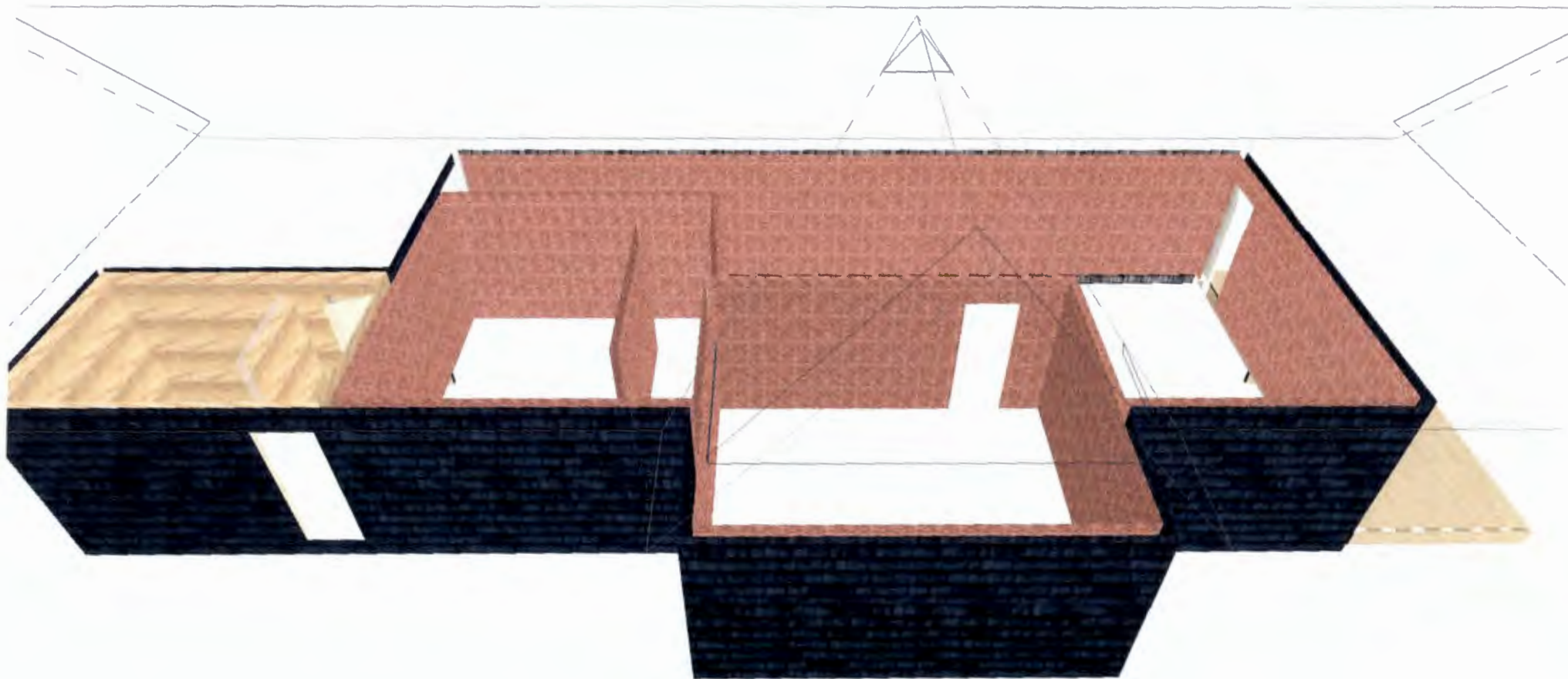
FLOOR PLAN
w/ GRID LINE REFERENCE

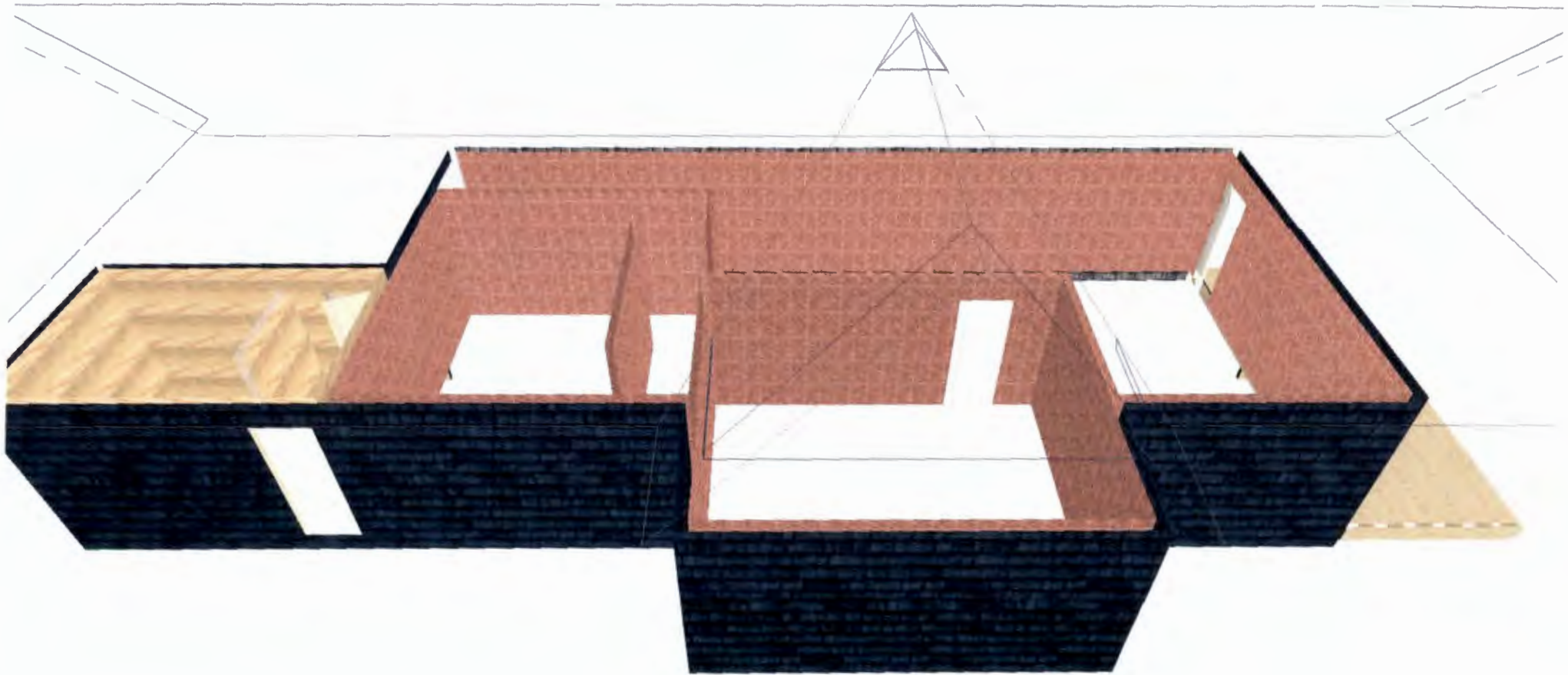
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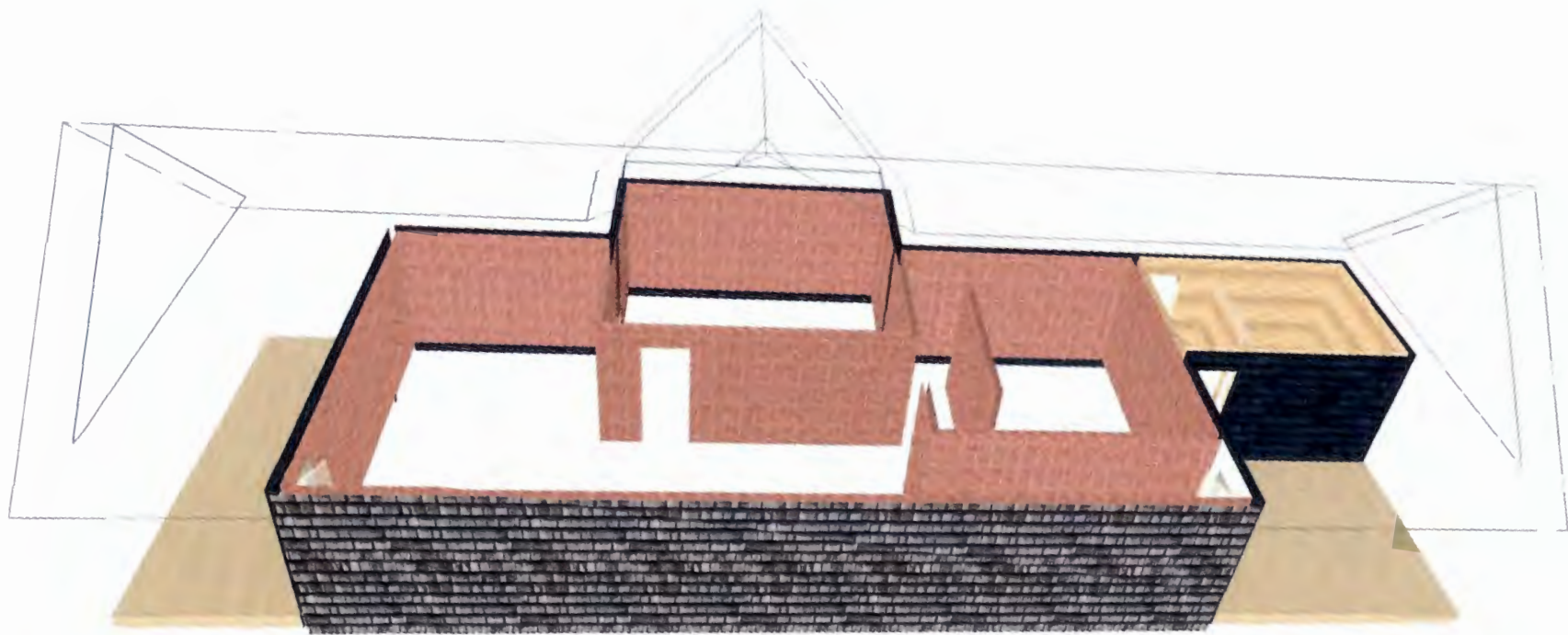
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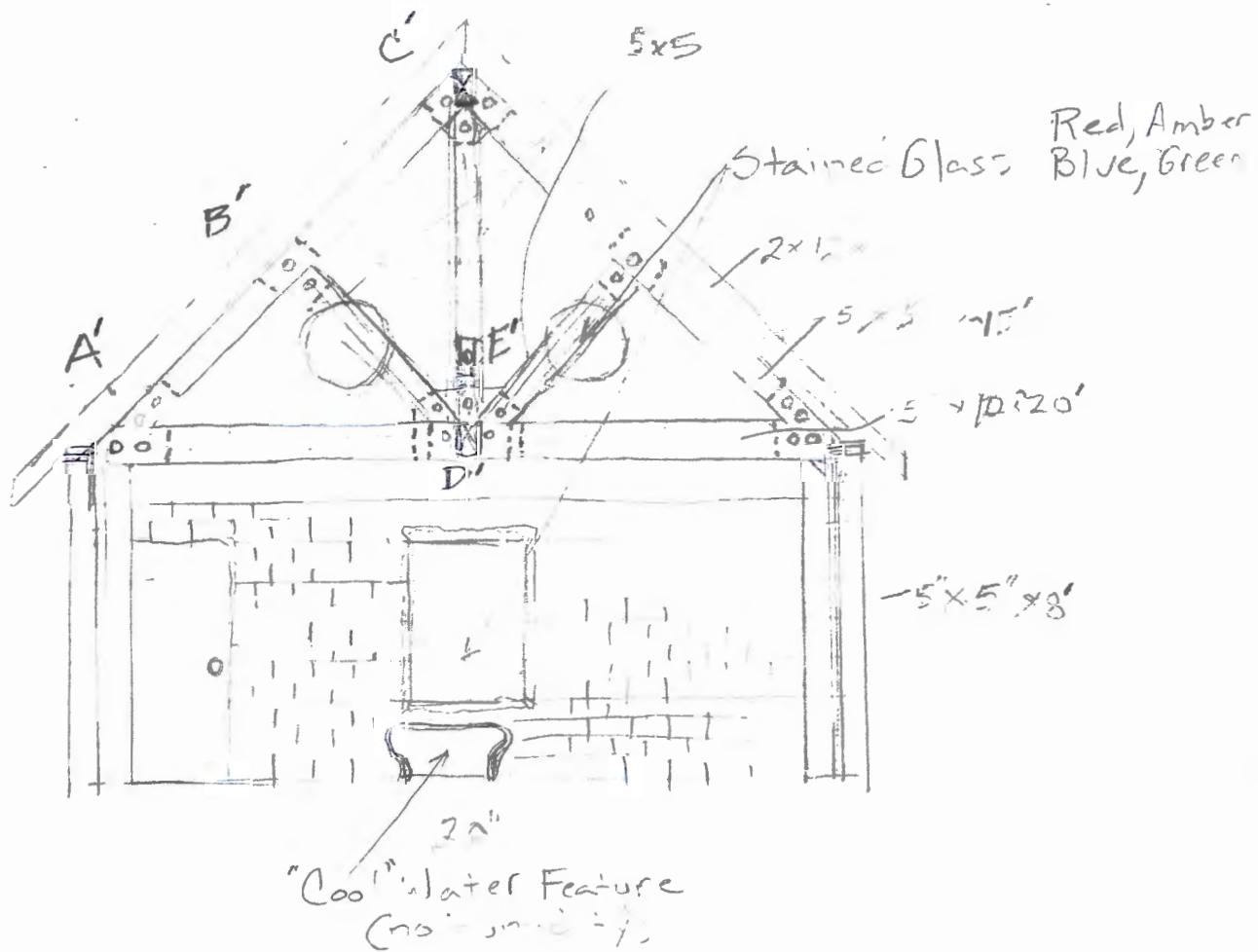








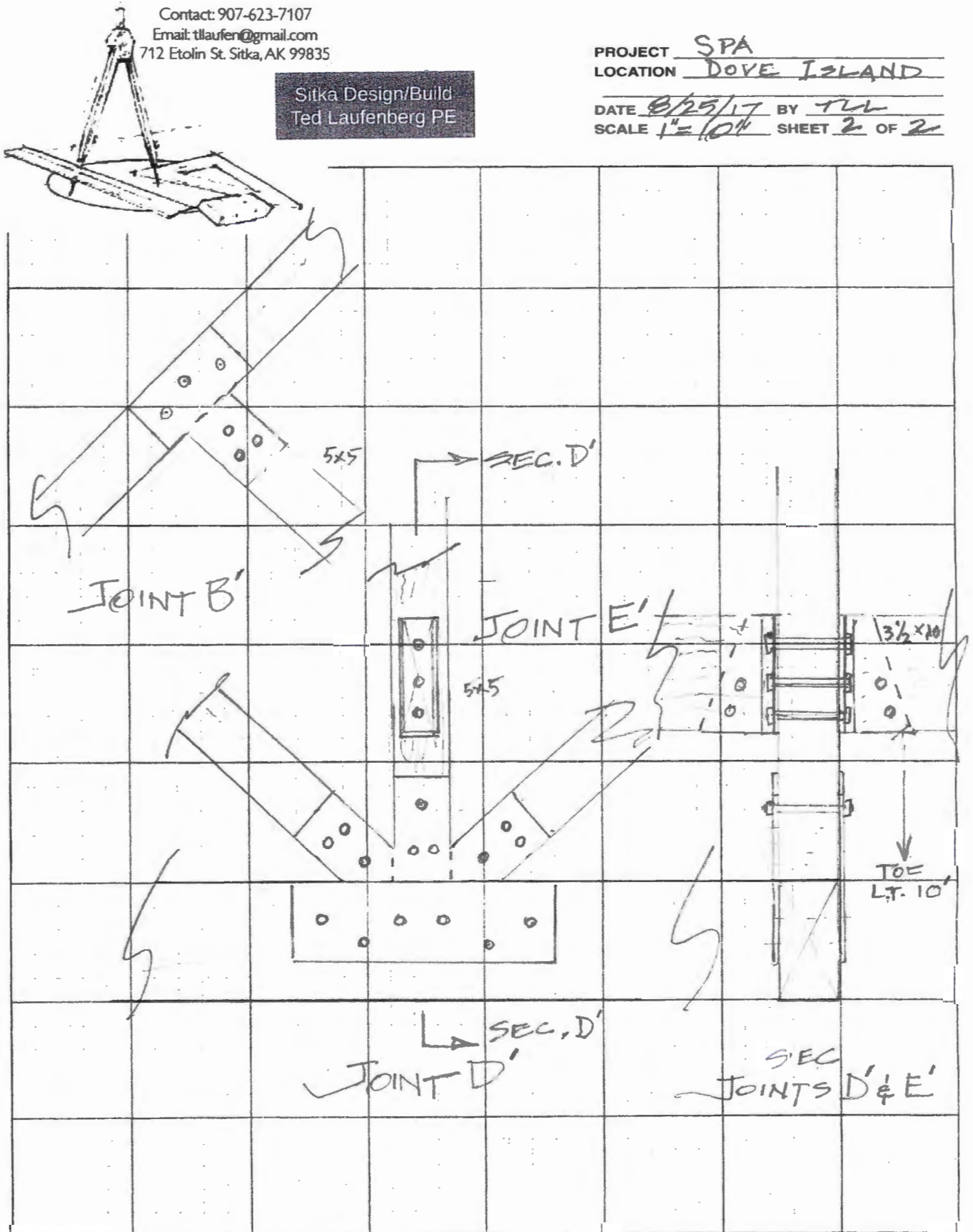




Contact: 907-623-7107
Email: tllaufen@gmail.com
712 Etolin St. Sitka, AK 99835

Sitka Design/Build
Ted Laufenberg PE

PROJECT SPA
LOCATION DOVE ISLAND
DATE 8/25/17 BY TLL
SCALE 1"=10' SHEET 2 OF 2

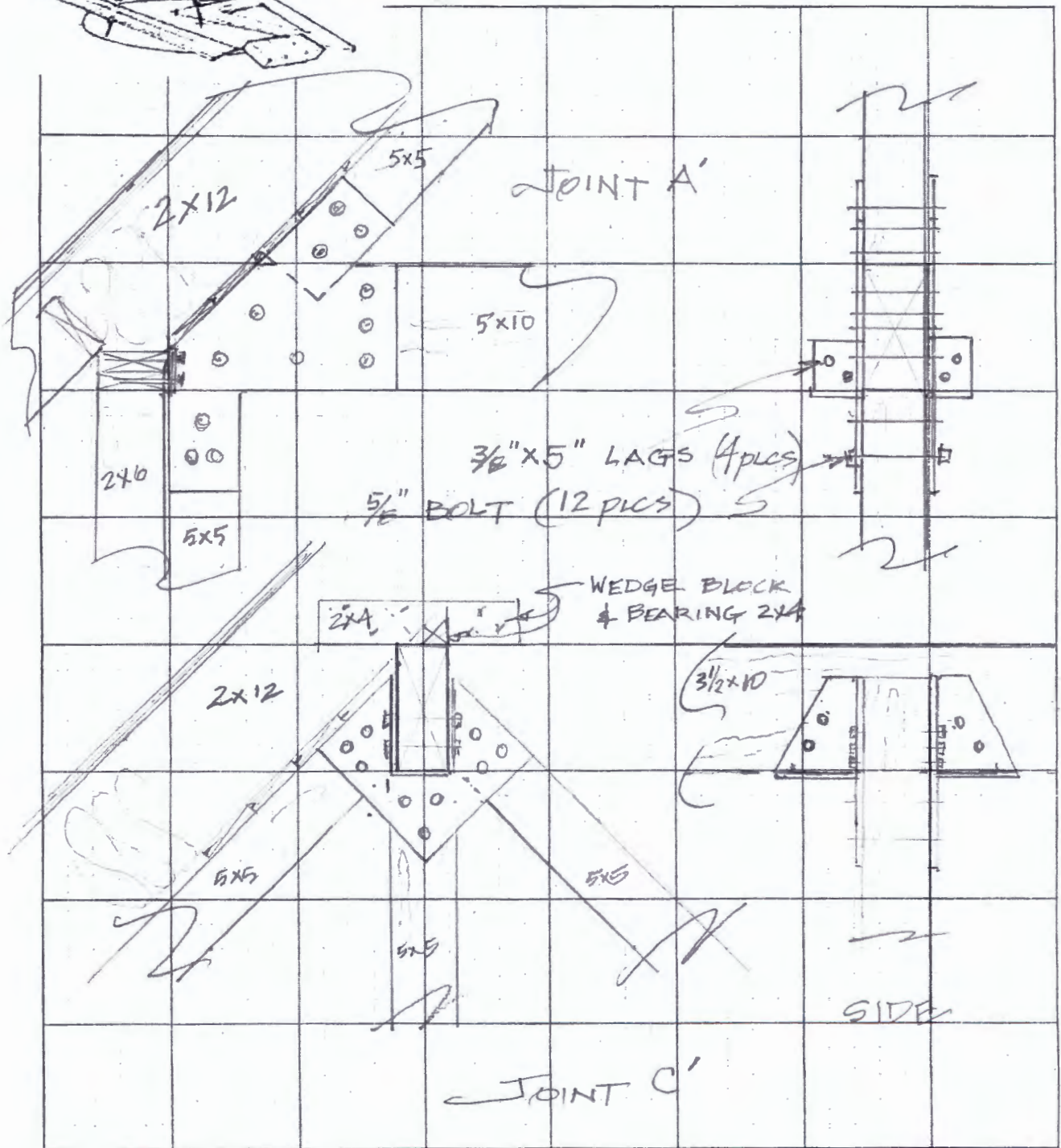




Contact: 907-623-7107
Email: tllaufen@gmail.com
712 Etolin St. Sitka, AK 99835

Sitka Design/Build
Ted Laufenberg PE

PROJECT SPA
LOCATION DOVE ISLAND
DATE 8/24/17 BY TLW
SCALE 1"=10" SHEET 1 OF 2



CERTIFICATE OF OWNERSHIP AND REDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ABSEY THIS PLAN OF SUBDIVISION WITH OUR TRUE CONSENT AND RESOLVE ALL EJECTMENTS, ALLEGES, WAIVES, PUNDS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

12-14-09

[Signature]

18-14-09

[Signature]

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF December 2009, before me, the undersigned a Notary Public in and for the State of Alaska, my Commission Expires 12/14/2012, and I am personally acquainted with *[Name]*, and *[Name]*.

TO ME DUBAY TO BE THE SIGNER, INDIVIDUALS AND WHO CHIEFED THE WITHIN PLAY AND I HAVE ACKNOWLEDGED TO ME THAT THEY HAVE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR FIRST HEREIN WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 12/14/2012



CERTIFICATE 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 14th RECORD OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF *[Name]*, and *[Name]*.

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL FOR THE CURRENT TAXES FOR THE YEAR 2009. I WILL BE PAID ON OR BEFORE AUGUST 31, 2010. DATED THIS 21st DAY OF December 2009.

[Signature]
JACKSON, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD, AND THAT THIS PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT REGISTRATION NO. 91-03. DATED 12/13/2009.

AND THAT THE PLAN SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

12/13/2009
[Signature]
DISTRICT CLERK

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED 12/13/2009.

AND THAT THE PLAN SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

12/13/2009
[Signature]
CITY AND BOROUGH CLERK



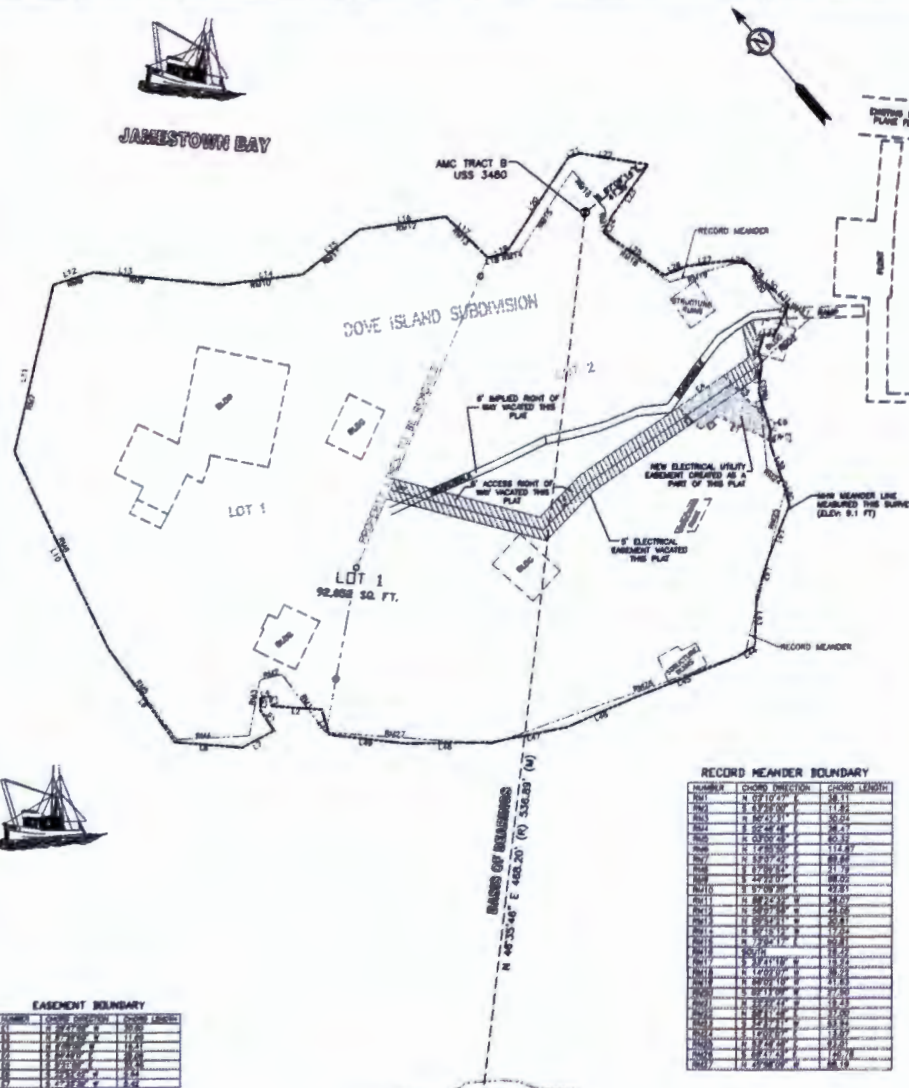
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, BY HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE 14th RECORD IN THE NAME OF *[Name]*, and *[Name]*.

ALL TAXES ASSESSED AGAINST SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 21st DAY OF December 2009.

[Signature]
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA



RECORD MEANDER BOUNDARY			
NUMBER	CHORD	DIRECTION	CHORD LENGTH
R001	N 07°10'41" E		58.11
R002	S 07°10'41" W		11.82
R003	S 86°03'11" W		50.24
R004	S 02°42'48" W		28.41
R005	N 02°42'48" E		11.82
R006	N 86°03'11" E		50.24
R007	N 07°10'41" E		58.11
R008	S 07°10'41" W		11.82
R009	S 86°03'11" W		50.24
R010	S 02°42'48" W		28.41
R011	N 02°42'48" E		11.82
R012	N 86°03'11" E		50.24
R013	N 07°10'41" E		58.11
R014	S 07°10'41" W		11.82
R015	S 86°03'11" W		50.24
R016	S 02°42'48" W		28.41
R017	N 02°42'48" E		11.82
R018	N 86°03'11" E		50.24
R019	N 07°10'41" E		58.11
R020	S 07°10'41" W		11.82
R021	S 86°03'11" W		50.24
R022	S 02°42'48" W		28.41
R023	N 02°42'48" E		11.82
R024	N 86°03'11" E		50.24
R025	N 07°10'41" E		58.11
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R027	S 86°03'11" W		50.24
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R219	S 86°03'11" W		50.24
R220	S 02°42'48" W		28.41



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: Himalayan Pink Salt Cave for
meditation and massage therapy with no added guest
quarters or facilities.

PROPERTY INFORMATION:

CURRENT ZONING: GI PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Harold Duane Lambeth II & Tracie Lee Lambeth

PROPERTY OWNER ADDRESS: Lot 1 Dove Island

STREET ADDRESS OF PROPERTY: Lot 1 Dove Island

APPLICANT'S NAME: Harold Duane Lambeth II

MAILING ADDRESS: P.O. Box 1512, Sitka, AK 99835

EMAIL ADDRESS: gofish@doveislandlodge.com DAYTIME PHONE: 907-747-5660

PROPERTY LEGAL DESCRIPTION:

TAX ID: 37-1473905 LOT: 1 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
- ☐ Deed
- ☐ Copy of current plat
- ☐ Proof of filing fee payment

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

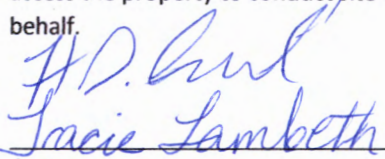
- ☐ Three (3) copies of concept plat
- ☐ Topographic information
- ☐ Proof of Flagging
- ☐ Plat Certificate from a title company

If Pertinent to Application:

- ☐ Drainage and Utility Plan
- ☐ Landscape 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 understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

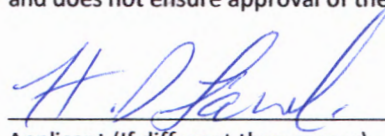


Owner

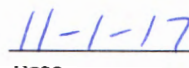


Date

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

Pore Island Spa Details

Himalayan Salt Rock meditation and massage therapy room. During the off-season they hope to allow residents visit if they are suffering from any respiratory issues. Their thought is maybe one day a week similar times as when they have guests out for dinners & special occasions.

DOVEISLANDSPA

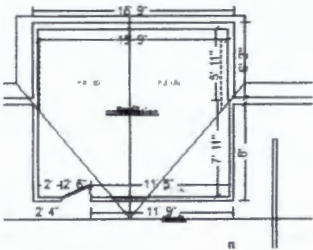
Existing Main Level

Main Level

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
1. Batt insulation - 6" - R21	2,432.14 SF	141.07	[]
2. Batt insulation - 12" - R38	984.17 SF	78.49	[]
3. House wrap (air/moisture barrier)	2,432.14 SF	46.66	[]
4. Siding - cedar shingle	2,432.14 SF	1,026.31	[]
5. Soffit - box framing - 2' overhang	LF	0.00	[]
6. FRAMING & ROUGH CARPENTRY 1x6 t&g	984.09 EA	0.00	[]
17. Batt insulation - 4" - R13	228.67 SF	10.81	[]
19. Joist - floor or ceiling - 2x12 - w/blocking	1,032.00 LF	290.29	[]
21. Timber truss - 12x12, 12/12 pitch - King/Queen/Scissor	LF	0.00	[]

Total: Main Level

1,593.62



nmeditation

Height: 8'

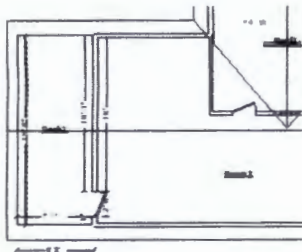
474.67 SF Walls
693.86 SF Walls & Ceiling
59.33 LF Ceil. Perimeter

219.19 SF Ceiling
219.19 SF Floor
59.33 LF Floor Perimeter

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
20. Joist - floor or ceiling - 2x12 - w/blocking	184.00 LF	51.76	[]

Totals: nmeditation

51.76



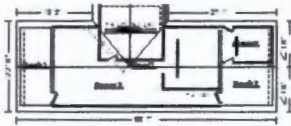
Deck1

Height: 3'

55.60 LF Floor Perimeter

CONTINUED - Deck1

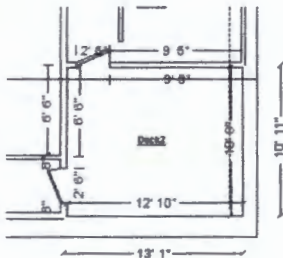
ITEM	QUAN/UNIT	ALLOWED	COMPLETED
	QUAN/UNIT	ALLOWED	COMPLETED
13. Deck guard rail - cedar - High grade	55.60 LF	128.48	[]
16. Deck planking - treated lumber (per SF)	155.45 SF	67.86	[]
Totals: Deck1		196.33	



Roof1

1,952.09 Surface Area	19.52 Number of Squares
176.19 Total Perimeter Length	65.58 Total Ridge Length

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
8. Metal roofing - Premium grade	1,952.09 SF	1,044.16	[]
11. Ridge vent - Metal roofing - High grade	65.58 LF	195.22	[]
12. Valley "W" flashing for metal roofing	LF	0.00	[]
Totals: Roof1		1,239.38	

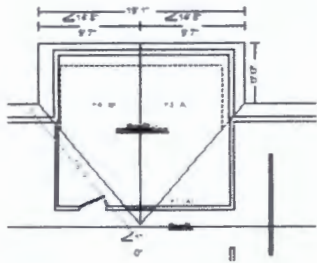


Deck2

Height: 3'

47.94 LF Floor Perimeter

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
14. Deck guard rail - cedar - High grade	47.94 LF	110.78	[]
15. Deck planking - treated lumber (per SF)	137.55 SF	60.04	[]
Totals: Deck2		170.82	



Roof2

324.49 Surface Area

40.32 Total Perimeter Length

3.24 Number of Squares

16.63 Total Ridge Length

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
9. Metal roofing - Premium grade	324.49 SF	173.57	[]
10. Ridge vent - Metal roofing - High grade	16.63 LF	49.50	[]
Totals: Roof2		223.07	
Totals: Main Level		3,474.99	
Totals: Existing		3,474.99	
Line Item Totals: DOVEISLANDSPA		3,474.99	

Labor Unit Breakdown

Labor Code	Description	Labor Units
CARP-FRM	Carpenter - General Framer	709.20
INS	Insulation Installer	277.02
RFG	Roofer	1,462.45
SDG	Siding Installer	1,026.31
Total Labor Units		3,474.98

Grand Total Areas:

2,432.14 SF Walls	984.09 SF Ceiling	3,416.23 SF Walls and Ceiling
984.17 SF Floor	109.35 SY Flooring	407.56 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	304.02 LF Ceil. Perimeter
984.17 Floor Area	1,084.81 Total Area	2,950.12 Interior Wall Area
1,670.19 Exterior Wall Area	119.25 Exterior Perimeter of Walls	
2,276.58 Surface Area	22.77 Number of Squares	216.52 Total Perimeter Length
82.22 Total Ridge Length	0.00 Total Hip Length	

Dove Island Spa

Plan and Construction Notes

A set of plans for foundation/post footings and building layout with timber frame concepts were provided by Chris Jacoby for this project on Dove Island, owner Duane Lambeth. In reviewing the plans, some basic information on dimensions, member sizes and associated details were needed. In the following notes are some critical structural details to be used. The contractor is responsible for control of all erection sequencing/procedures and meeting other requirements of the local building code.

Loading was assumed to be:

Dead Load for Floor, Roof & Decks: 20 psf

Live Load for Floors & Decks: 100 psf

Snow Load for Roof: 50 psf

Combined Dead and Live load of Decks limited to 120 psf.

Line load for Salt walls: 180 plf if one-sided. 320 plf if two-sided.

Wind loading 130mph for 3 sec gust, Exposure D

Seismic loading $S_s=.97g$ $S_1=.50g$

Materials:

Use treated wood or AK Yellow Cedar for all wood installed within 18" of grade, exposed to direct weather, water or surf. Glue-laminated beams to be Douglas fir-Larch with $F_b=2400$. Any glulam located within 18" of grade to be likewise, treated.

All steel connections, straps, fasteners etc. to be HDG or stainless.

Footings for Post bases: Post pad excavation to be down to rock using a 10'x10' reference grid (+/- 3.0"). Reinforce with epoxy-coated #4 rebar, three 18" long bars each way. Pour minimum 8" concrete (min. 3000psi) in 2'x2' pads with 6x6 post base (Simpson PB66 or equivalent) incorporated. When poured onto solid rock, incorporate minimum two #6 epoxy-coated rebar (or equivalent such as SS ¾" all-thread) 16" long using epoxy (HIT-HY-200), to bond into rock 8" and extending into the concrete post footing 8" (*photo verification of reinforcement and rock pinning*).

Post and Beam Understructure:

All posts to be minimal 6x6. All beams to be 5.125x15 (preservative-treated) glulam running along gridlines 1 through 4. Cantilever of beams over posts is limited to 16" beyond face of post. At beam connections over posts, use a Simpson CC66 column cap (or equal). Install 2x8 treated cross-bracing in a minimum of two bays in both directions at each end of structure and at the decked area and the wing. Attachment of cross braces to posts to be minimum of two 3/4" thru-bolts or equal. Install short 6x6 block to stabilize braces crossings.

Floor and Deck Structure:

Interior floor and rim joists to be 2x12 at 12" oc. Maximum span of 10' with full-width bearing (5.125") on the beam structure below. Maximum floor structure cantilever beyond beams is limited to 16".

Interior floor sheathing to be 1.125" CDX plywood. Use full-depth single 2x12 blocking between joists at all wall locations running perpendicular to joists; interior and exterior; unsalted, single or double. Double blocking to be installed under all posts, corners and truss loading locations (i.e. A1, A3, B1, B3, C1, C3, C4, D1, D3, D4, E1, E3, F1, F3) to carry roof, wall, and floor loads to post and beam structure below. Assure a minimum of three (3) floor joists ganged (nail-laminated) under all single salt wall locations running parallel to joists and any double-sided salt walls shall have five (5) ganged floor joists.

Flashing and isolation required for connections between joists in floors connected to treated wood in deck. Both decks are over-roofed. Deck joists (Deck 1 and Deck 2) to be minimum 2x10 at 12" o.c. and deck surface to be 2x material. Both decks to have under-joist bracing of flatwise 2x6 to carry racking loads.

Wall Structure: 2x6 studs to be used with a double top plate. To ensure adequate shear resistance of the walls:

- 1) 5/8" CDX panel will be used for exterior sheathing, all edges will be blocked to fall over solid wood, nailed with 10p with spacing of 3" at edges and 6" in the field,
- 2) A 1/2" CDX panel will be used for sheathing one side of all interior walls; all edges will be blocked to fall over solid wood, nailed with 10p with spacing of 3" at edges and 6" in the field.
- 3) The south wall of the meditation room along G/L 2' (between G/L C & D) to be balloon-framed (studs run from floor to ceiling) to a double top plate attached to the underside of the 2x12 rafters, sheathed both sides with 1/2" CDX and framed to receive the south end of the

3½"x 10" brace strut and roof ridge beams emanating from the truss at G/L 4. These beams to be "sandwiched" by the balloon-framed 2x6s (2 on each side) and through-bolted with 2 – 5/8" bolts at each beam pocket. Infill studs between these full-length studs shall carry any column loads.

Walls under major truss lines (Grid points A-F/1 and A-F/3) shall have a built-up column of 4-2x6s in line with the trusses, a nominal 5x5 post shall be installed under the truss heel, and a minimum of 3 – 5/8" through bolts will be used to connect each truss post to the built-up column in the exterior shear wall.

Roof Structure: Roof pitch to be 12:12. Seven site-built Palladian (King Post) trusses will be built for G/L 4, A, B, C, D, E, and F with a 5"x10" lower chord and all other elements 5"x5". Material to be glulam or AYC. Trusses at G/L A, F, and 4 to be protected with appropriate finish and overhang or use treated wood. All connections will have epoxy-coated steel plate gussets, .25" thick with .625" diameter thru-bolts. Ridge beam pockets to be .1875" steel plate, 3.5"W x 5"D x 9"H to be full depth penetration welded to gussets at G/L 2 to carry the ridge beam. Brace

A roof ridge beam 3.5"x10" is to be saddle-framed through the truss gussets to support the rafters along G/L 2. Roof rafters to be 2x12 (for R-38 insulation) will fall over the ridge beam at 24" o.c. with 5/8" CDX sheathing and a fully ventilated ridge. Full bearing area to be assured for all rafters (3.5"x1.5") crossing over the ridge beam. Lower chord strut braces 3.5"x10" will be installed/bolted to steel saddles between all trusses (G/L A-F and C1) at G/L 2 and C1 at elevation of not more than 10'0" to the bottom of the strut.

Load Path Continuity and Strapping: All structure shall have connectivity to the base pad rock anchors to carry all overturning wind or seismic forces. Roof rafters, rakes and other structural appurtenances shall have a minimum of one H2.5A at 2'oc. to connect the structural elements to the double top plate.

Oversite: Engineer to review structural systems, materials, sizes, fastening and protection at each construction phase to assure structure meets design objectives.

T. Laufenberg, P.E.

8/25/17

Parcel ID: 4-9020-000
Blankenship, Paul
Brown, Justin
500 Lincoln St, #B-6
Sitka AK 99835

Parcel ID: 4-9030-001
Lambeth, Harold, D
Lambeth, Tracie
P.O. Box 1512
Sitka AK 99835-1512

Parcel ID: 4-9040-000
Christianson Trust
c/o Christianson, Thor, R
500 Lincoln St., #A-9
Sitka AK 99835

P&Z Mailing
November 9, 2017

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

Date: 11/01/2017
Receipt: 2018-00022224
Cashier: Front Counter
Received From: DOVE ISLAND LODGE

PLAN - Planning Permits/Zoning	100.00
STL - Sales Tax 4th Quarter	5.00
Receipt Total	105.00
Total Check	105.00
Total Remitted	105.00
Total Received	105.00

PAID
NOV - 1 2017
CITY & BOROUGH OF SITKA

INVOICE	
CITY AND BOROUGH OF SITKA	
100 LINCOLN STREET, SITKA ALASKA 99835	
DATE:	11/1/17
To:	Dove Island Lodge
ACCOUNT # 100-300-320-3201.002	
PLANNING & ZONING	
Variance.....	
Conditional Use Permit.....	100.00
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	5.00
TOTAL.....	105.00
Thank you	

ALASKA

2009-000306-0

Recording Dist: 103 - Sitka

3/10/2009 10:25 AM Pages: 1 of 2



AFTER RECORDING MAIL TO:

Name: Duane & Tracie Lambeth

Address: P.O. Box 1512

Sitka, Ak 99835


QUIT CLAIM DEED

THE GRANTOR, **Harold Lambeth and Corlene Lambeth, Husband and Wife**, whose address is **30290 N. Highway 1, Fort Bragg, CA 95437**, for and in consideration of **Ten Dollars and Other Good and Valuable Consideration**, conveys and quit claims to **Harold D. Lambeth and Tracie Lambeth, Husband and Wife**, whose address is **P.O. Box 1512, Sitka, AK 99835**, the following described real estate, situated in the Recording District of **Sitka, First Judicial District, State of Alaska**:

Lot 1, Dove Island Subdivision, according to the official plat thereof, filed under Plat Number 91-9, Records of the Sitka Recording District, First Judicial District, State of Alaska

together with all after acquired title of the Grantor(s) therein.

Dated: 3-7-09, 2009.


Harold Lambeth


Corlene Lambeth

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of **Los Angeles**

On March 7th 2009 before me, **Luis A. Meza, Notary Public**

personally appeared Harold D Lambeth, Corlene B Lambeth



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here





CITY AND BOROUGH OF SITKA

Legislation Details

File #: MISC 17-32 **Version:** 1 **Name:**

Type: P&Z Miscellaneous **Status:** AGENDA READY

File created: 11/6/2017 **In control:** Planning Commission

On agenda: 11/21/2017 **Final action:**

Title: Discussion and recommended comment on a state aquatic farmsite lease. The request is filed by DNR for Silver Bay Seafoods. The 163 acre site is located near Beehive Island and Halleck Island.

Sponsors:

Indexes:

Code sections:

Attachments: [Oyster Memo with CMP](#)
[ADL 232887 Agency Review Combined](#)

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

MEMORANDUM

To: Planning Commission
From: Michael Scarcelli, Planning and Community Development Director
Subject: DNR Lease Application - Oyster Farm
Date: November 16, 2017

The Alaska State Department of Natural Resources, Division of Mining, Land and Water's Southcentral Region Office Lease Unit has received two requests to lease two different aquatic farmsites. The purpose of the state's request is gather input from the municipality before a preliminary decision is made. It is important to note this period of "Agency" comment is reserved for the agency. Next, the state will also have a "Public" comment period. Most important to know is this is not a project that the City is deciding upon. However, we do have the opportunity to comment to give input to the decision makers to help the state make the best decision in the best interests of the local community and State of Alaska.

The purpose of Sitka's Planning Department to present this item for discussion and comment has several reasons as follows:

1. To provide timely information to the public about an important proposal that the state will be deciding upon in the future;
2. To provide an additional opportunity for public comment by incorporating public comments into the municipality's agency comment. In essence, by doing this the public will get two opportunities for input.
3. To provide staff an opportunity to hear the breadth and depth of knowledge that Sitkans have regarding environmental, historic, and economic resources and issues and to allow staff the opportunity to incorporate applicable public comment into the Agency comment; and
4. Specifically, the Sitka Coastal Management Plan (SCMP) identifies that mariculture and aquaculture operations are matters of local concern and further identifies concerns, applicable regulations, and goals, objectives, and policies (SCMP Policies 1.1-1.5 [p.25-27] and Mariculture section [p. 67-70] are attached).

Attached are the state of Alaska DNR's Agency Review packets for two proposed aquatic farm site leases:

1. ADL 232886: 10 year, 182 acre site south of Olga Point and against Western Shore of Kresstoff Island; and
2. ADL 232887: 10 year, 163 acre site North of Beehive Island and against shore of Halleck Island.

Providing for today...preparing for tomorrow

Enforceable Policies: The following definitions of potentially unclear words and phrases contained in the enforceable policies of this section are included in the enforceable language to assist in clarifying the intent of said policies, and are not intended to represent the sole meaning of the defined words.

DEFINITION: For purposes of this section, a “floating facility” is defined as a boat, houseboat, barge, or any structure located on a raft that is moored or anchored in one location for a period of 14 days or more, during which time it is not primarily used for transportation. Floating facilities may be powered or not. Floating facilities located in harbors and marinas are excluded from this definition. Floating facilities can generally be separated into the following use categories, including:

- Fishing related - processors, buying scows;
- Mariculture/aquaculture related - operations facilities and bunkhouses, research or educational stations, net pens;
- Transportation and/or Tourism related - seaplane, tour boat or other water-based operations;
- Timber related - floating logging camps, reconnaissance or other short term projects, thinning contract camps;
- Mining related - floating mining camps, dredges, support claim development;
- Wild Resource Use - trapping camps, sport fishing lodges, birdwatching stands, base camps for recreational activities;
- Floathouses - primarily designed, intended, or fitted out as a residence or place of habitation and not an integral component of another use category.

DEFINITION: For purposes of this section, “public benefit” is defined as: The broad-based socioeconomic gains accruing to the public from a use or activity which creates jobs, maintains the Sitka District’s renewable resources, stabilizes or enhances resource development and economic base, or in other ways serves the public good to a greater extent than the use or activity adversely impacts the general public and/or environment.

1.1 Policy: In determining whether to allow or prohibit any floating facility at a specific site, the following priorities shall be considered:

- 1) Highest priority shall be given to those uses and activities that are water-dependent or water-related. Examples of such uses and activities include fish processors, fish buying scows, water-based transportation facilities, aquaculture or mariculture facilities.
- 2) Higher priority consideration shall be given to those uses and activities that are neither water-dependent nor water-related, for which there are no practicable upland alternatives. Examples of such uses and activities include camps supporting logging, thinning contracts, reconnaissance or other short-term projects, mining, or other related activities; research stations; floating log transfer or storage facilities; dredges.
- 3) Lower priority consideration shall be given to those uses and activities that benefit only an individual or limited group, are neither water-dependent nor water-related, and for which there are no upland alternatives. The intent of this policy is to severely restrict placement of those facilities seeking to locate on publicly owned waters that do not generate a public benefit.

Examples of uses and activities under this category include sport-fishing or other floating lodges, trapping camps, base camps for recreational activities.

- 4) Lowest priority consideration shall be given to those uses and activities that benefit only an individual or limited group, are neither water-dependent nor water-related, and for which there are upland alternatives. The intent of this policy is to severely restrict placement of those facilities seeking to locate on publicly owned waters that do not generate a public benefit.

Examples of uses and activities in this category include residential float houses, sport fishing or other floating lodges, trapping camps, or base camps for recreational activities.

1.2 Policy: The following important physical and economic criteria shall be considered in determining whether or not to permit a floating facility at a specific site:

- 1) The size and configuration of the site and surrounding area.
- 2) The public benefits or adverse impacts the facility will have on the area itself, as well as on other users of the area considering the number of persons impacted physically and economically both positively and negatively by the facility (from a few individuals to the entire community) and the degree of those impacts on both upland owners and users.
- 3) The length of time the facility will be in place at the site, with seasonal or short-term uses given higher priority consideration than long-term use.
- 4) The complexity of the facility, with greater scrutiny being directed toward a facility taking up a large area and/or having broader or more impacts than a small facility would generate.
- 5) The appropriateness of the site to accommodate a floating facility in terms of its physical characteristics, including anchorage, hazards to navigation, proximity to other floating facilities or upland users, site specificity (the need for the facility to be located at a specific site)."

1.3 Policy: Floating facilities shall be prohibited in the following areas, unless a significant public benefit results from the proposed use, and there is no practicable upland alternative for the proposed use:

- 1) Designated Recreational Use Areas as shown on map Figures 4- 5 and all Special Management Area Figures in Chapter V.
- 2) State Tidelands adjacent to Wilderness Areas as shown on Figure 2, unless the facility is considered a high-priority use under Policy 1.1, and a public benefit results from the proposed use. Both short-term and long-term benefits will be evaluated.

1.4 Policy: Within the Sitka Sound area, as shown on Figure 3, private floathouses for residential use that are not an integral component of another use category may be permitted on public tidelands only within the following areas:

- 1) Within Jamestown Bay, as shown on Figure 3a, in the area by Guertin and Dove Island currently occupied by floathouses;

- 2) Within Camp Coogan Bay, as shown on Figure 3b, including the immediately adjacent bight currently occupied by floathouses;
- 3) Within the northern bight of Eastern Bay, as shown on Figure 3c;
- 4) Within Picnic Cove, as shown on Figure 3d, so long as boat anchorage use is not obstructed.

1.5 Policy: The following requirements shall apply to all floating facilities permitted within the District:

- 1) Grounding: Floating facilities shall be sited to avoid shallow areas where they could settle on or abrade the substrate during low tides. To the extent practicable, floating facilities shall be moored in a minimum of 12 feet of water present during mean lower low water or 0.0 tide stage.
- 2) Proper Anchoring: Floating facilities shall use anchoring methods similar to a marine vessel and shall not use shore ties or other means which restrict passage around their location unless specifically approved by the appropriate agency or agencies as meeting regulatory requirements. Anchors shall be of sufficient weight and holding capability to keep the facility in its permitted location without being washed up or damaged on the beach.
- 3) Removal: An owner or operator shall be responsible for promptly removing and disposing of floats, docks, rafts, boats, and floathouses or other related materials when the lease or permit fees lapse. Abandonment, casting loose, or disposal on a beach are prohibited as disposal methods.
- 4) Exception to Above Requirements: The above requirements apply to floating facilities on publicly-owned tidelands rather than those tied with the permission of the dock owner to a private dock on privately owned tidelands.

c. WATERFRONT AND TIDELANDS DEVELOPMENT

1) Application of Enforceable Policies

Enforceable policies apply to development in or adjacent to coastal waters throughout the entire coastal resource district unless otherwise noted in the policy. Refer to Table 3 for policy applicability.

2) Waterfront and Tidelands Development Issues of Local Concern

The Sitka Comprehensive Plan (City and Borough of Sitka, 1999) includes the following policies for waterfront development:

- 2.4.13. To consider revising the Coastal Zone Management Program and zoning ordinances to restrict development in sheltered waterfront property to water dependent uses only.

5) Adequacy of Existing Commercial Fishing and Seafood Processing Laws

Because the district is not proposing enforceable policies or designating areas of the coast suitable for the location or development of facilities related to commercial fishing and seafood processing at this time, the adequacy of existing laws is not addressed.

6) Commercial Fishing and Seafood Goals, Objectives, and Enforceable Policies

Commercial Fishing and Seafood Goal: To support and enhance the fish and seafood resources of the City and Borough of Sitka for the benefit of all users.

Commercial Fishing and Seafood Objective: To encourage the development of the fish and seafood industries within the City and Borough of Sitka.

Enforceable Policies: No enforceable policies at this time. Goals and objectives will be implemented through guidance policies and other means of local implementation.

b. MARICULTURE AND AQUACULTURE

1) Application of Enforceable Policies

Policies would apply to areas of the coast designated by the district under 11 AAC 114.250(f) as suitable for the location or development of facilities related to commercial fishing and seafood processing. Because the district is not proposing enforceable policies or designating areas of the coast suitable for mariculture and aquaculture at this time, the application of enforceable policies is not addressed.

2) Mariculture and Aquaculture Issues of Local Concern

Mariculture, or the captive cultivation (“farming”) and/or release to the sea (“ocean ranching”) of finfish, shellfish, or other aquatic creature or plant in the marine environment, holds promise as a relatively new industry in Southeast Alaska. A more encompassing term is aquaculture, which includes the cultivation of finfish, shellfish, and other aquatic organisms in freshwater and/or saltwater. Due to its outside location on the Pacific Ocean, water quality, and excellent transportation links, the Sitka area is viewed as an excellent location for major mariculture activity.

The citizens of the City and Borough of Sitka have traditionally supported fish hatchery production by both public agencies and private, not-for-profit groups to augment natural stocks. The basis for this support is that fish produced through public and non-profit salmon enhancement programs become a common-property resource, available to all users, including large numbers of commercial fishermen, recreational fishermen, and subsistence users. A large percentage of the economy is based on the fisheries, fish and seafood processing, and sport fishing-related tourism on charter boats. These salmon enhancement programs have proven highly successful, generating substantial contributions to the salmon harvest within the District, and considerable expansion of this effort is continuing.

For-profit rearing of finfish is far more controversial, and is generally not supported by the citizens of Sitka at the present time. Finfish farming is not legal in Alaska. Major concerns include the potential for adverse economic impact on a healthy existing common-property commercial fisheries industry involving a large percentage of the District’s population, as well as the private use of public lands and waters.

A shellfish and/or sea vegetable mariculture industry is emerging in Southeast Alaska. The year-round farming of aquatic plants and animals is beginning to provide new small business opportunities and boost seafood processing, air transportation and other support activities during off-fishing months. As of 2002, there were 27 aquatic farms operating in Southeast Alaska, according to the 2002 Annual Mariculture Report (Alaska Department of Fish and Game, June 2003).

Some of the potential problems associated with it, including importation of oyster spat, proper health testing (especially for shellfish eaten raw and paralytic shellfish poisoning toxicity), and good site selection all appear to be technical or scientific concerns that can be overcome. The technology and regulatory and enforcement vehicles are already in place to effectively manage spat importation and provide for proper health testing. However, use of public lands and/or waters for these purposes could potentially conflict with other uses. Sitkans have major concerns and interests in the development of mariculture within the City and Borough.

Sea culturing operations are growing throughout the world, and considerable data exists on problems that may occur. Various studies, including “Mariculture in Alaska,” December, 1986; “Recommended Interim Guidelines for the Management of Salmon Net-Pen Culture in Puget Sound,” December, 1986; and “An Inquiry into Finfish Aquaculture in British Columbia—Report and Recommendations,” December, 1986, point out some of the potential problems associated with mariculture. The Sitka Coastal Management Citizens Committee identified some of these potential concerns regarding mariculture or aquaculture development within the City and Borough of Sitka in general:

- Potential for contamination of wild stocks, disease, predator problems, and other biological problems;
- Water quality issues related to sediments, algae growth, excess food and waste disposal, etc.;
- Use of toxicants and pharmaceuticals;
- Elimination of, or impacts on, alternate uses of the site and surrounding area, including recreation, tourism, commercial uses, and subsistence;
- Damage caused by inadequate skills and knowledge by the developer to adequately develop a mariculture operation;
- Difficulties in siting a mariculture facility so that good tidal flushing, sufficient depth to minimize sedimentation, “Floating Facilities” requirements, no blockage of navigation or access, no major adverse impacts on significant wild stocks or anadromous streams, alternate locations, permission of the upland owner, sufficient space to assure no impact from adjacent users, and other factors are all met.

In addition to the above, some potential concerns specific to for-profit mariculture or aquaculture within the District include:

- Private “for profit” single ownership rather than generating a “public benefit.”
- Potential for large-scale investment inviting speculation, and the potential for abandonment if the project fails;

- Potential foreign control;
- Inadequate preparation by governing agencies to permit and regulate mariculture uses;
- Inadequate laboratory facilities available to provide needed testing of product prior to sale for “human consumption.”

In summary, the for-profit mariculture/aquaculture industry is growing in Alaska. Potentially, new forms of mariculture/aquaculture, or forms already in operation elsewhere, could prove to be a valuable addition to the Sitka economy, but care must be exercised to insure that it will not cause major adverse impacts to existing resources and uses and activities.

3) Current Mariculture and Aquaculture Regulations

The Department of Environmental Conservation, Environmental Health, has an interest in Mariculture operations. The Division of Environmental Health is directly responsible for the Classification of Commercial Shellfish Growing and Harvest Areas. In general the types of permits applicable to Shellfish growing and harvest areas which the Division of Environmental Health would review include: potential contaminants and testing the growing water. If the aquatic farm facility has an “outhouse” and graywater system associated with it, a plan review of the sewage and graywater systems is required. If the quantity of discharge from the sewage system is above 500 gallons per day, a wastewater discharge permit is also required.

The Classification of Commercial Shellfish Growing and Harvest Area is listed on the following website. <http://www.dec.state.ak.us/eh/docs/fss/shellfishclass.pdf> which provides up- to- date information on DEC’s approval of shellfish growing and harvest areas. The website lists DEC aquatic farm approvals as Water Quality Classification, possibly Harvester’s and Shellstock Shippers Permits from the Division of Health.

In 1988, the Alaska Legislature changed the state’s aquatic farming laws to allow shellfish and sea plant farming on all state land, except parkland. State resource agencies approved a joint Aquatic Farm application packet for processing of permits routinely needed to site and construct shellfish mariculture projects. This consolidated permit process is used to apply for the DNR Aquatic Farmsite Lease, the DFG Aquatic Farm Operation Permit, and the Coastal Zone Consistency Certification from OPMP (formerly DGC).

Aquatic Farm permits are authorized by DFG. Among other considerations, the following criteria are evaluated:

- (1) the physical and biological characteristics of the proposed farm or hatchery location must be suitable for the farming or the shellfish or aquatic plant proposed;
- (2) the proposed farm or hatchery may not require significant alterations in traditional fisheries or other existing uses of fish and wildlife resources;
- (3) the proposed farm or hatchery may not significantly affect fisheries, wildlife, or their habitats in an adverse manner; and
- (4) the proposed farm or hatchery plans and staffing plans must demonstrate technical and operational feasibility.

There are no statewide standards that specifically address mariculture activities; however, districts may

designate areas for fish and seafood processing facilities, including aquatic farms.

11 AAC 114.250. Subject uses, activities, and designations. (f) A district shall consider and may designate areas of the coast suitable for the location or development of facilities related to commercial fishing and seafood processing. (Eff. 7/1/2004, Register 170; am 10/29/2004, Register 172)

4) Adequacy of Existing Mariculture and Aquaculture Laws

Because the district is not proposing enforceable policies or designating areas of the coast suitable for mariculture or aquaculture at this time, the adequacy of existing laws is not addressed.

5) Mariculture and Aquaculture Goals, Objectives, and Policies

Mariculture and Aquaculture Goal: To support the development of mariculture and aquaculture activities while minimizing adverse impacts to existing fish and seafood resources.

Mariculture and Aquaculture Objective: To provide for and regulate the orderly development of aquaculture and mariculture activities and industries in order to encourage new economic development while protecting and enhancing the public resource.

Enforceable Policies: No enforceable policies at this time. Goals and objectives will be implemented through guidance policies and other means of local implementation.

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

☐ Northern Region
3700 Airport Way
Fairbanks, AK 99709
(907) 451-2705

☒ Southcentral Region
550 W 7th Avenue, Ste 900C
Anchorage, AK 99501-3577
(907) 269-8552

☐ Southeast Region
400 Willoughby, #400
Juneau, AK 99801
(907) 465-3400

AGENCY REVIEW

This is notification that the Southcentral Region Office (SCRO), Leasing Unit, received an application for a 10-year aquatic farmsite lease in accordance with AS 38.05.083 authorizing the use of approximately 163 acres of state tidelands. The purpose of this notice is to gather input before a decision is made on this activity.

<u>Case #</u>	<u>Locations</u>	<u>Area Plan</u>
ADL 232887 Silver Bay Seafoods, LLC	Township 54 South Range 63 East Section 17 Copper River Meridian Approximate area: 163 acres	Northern Southeast Area Plan Designation: Ru: Public Recreation-Undeveloped and Ha: Habitat Classification: Public Recreation Land and Wildlife Habitat Land Map 2-1

Silver Bay Seafoods, LLC has requested a lease for the installation of 22 convoy systems of grow-out rafts and trays to cultivate Pacific oysters, *Crassostrea gigas*. A floating upweller system for the growth of oyster spat will be located on the parcel as well. The proposed lease would be located in Nakwasina Sound, approximately 8.5 nautical miles NNW from Sitka, just north of Beehive Island and against the shore of Halleck Island.

After review and adjudication, SCRO may issue an authorization with stipulations for the activity. The activity may be modified during the review and adjudication process. SCRO reserves the right to determine the term and size of the lease.

You are invited to review the enclosed application materials and comment. Please direct written comments to Karen Cougan at the address above, or send via email to karen.cougan@alaska.gov, or by fax to (907) 269-8913 no later than **November 20, 2017**. You need not respond if you do not have any recommendations. The purpose of this notice is to gather input before a Preliminary Decision is made to ensure that issuance of the proposed land lease will be in the best interests of the State of Alaska.

If you have any questions, please call me at (907) 269-8543.

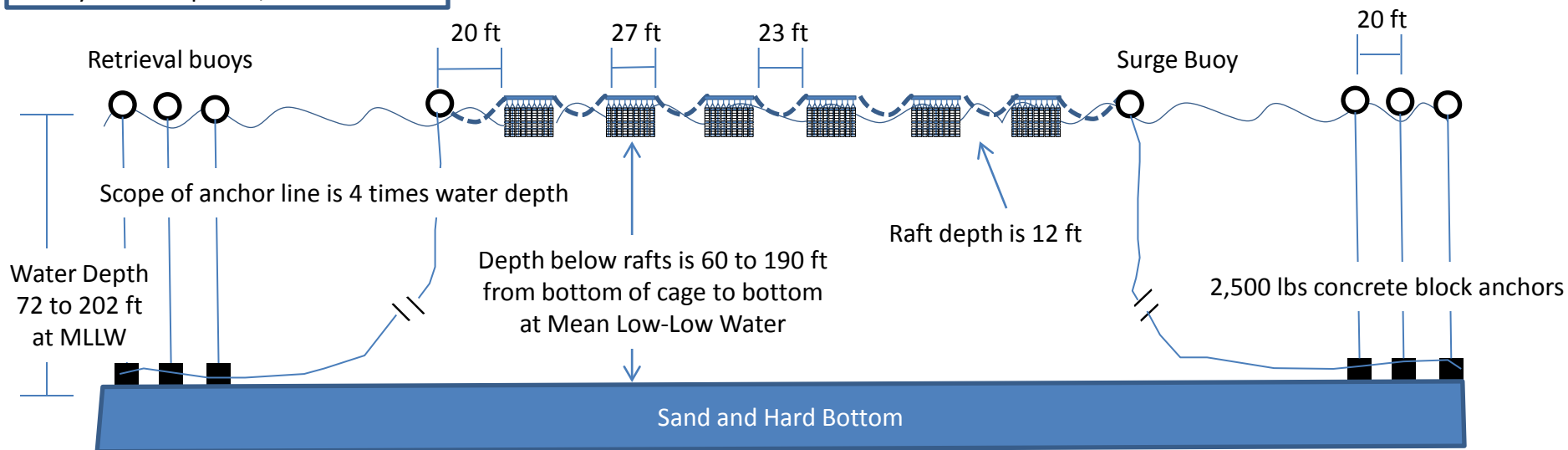
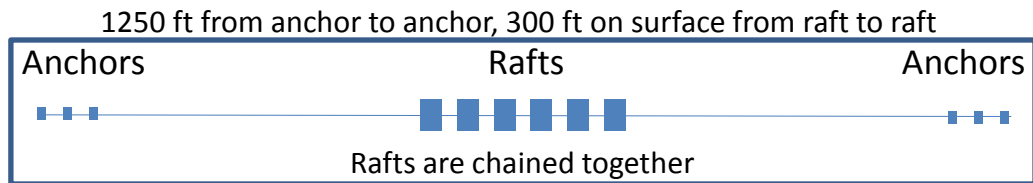
Sincerely,



Karen Cougan
Natural Resource Specialist III

Figure No. 4 : Detailed Cross Sectional Diagram

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Area: 163 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017



Raft/Convey Details

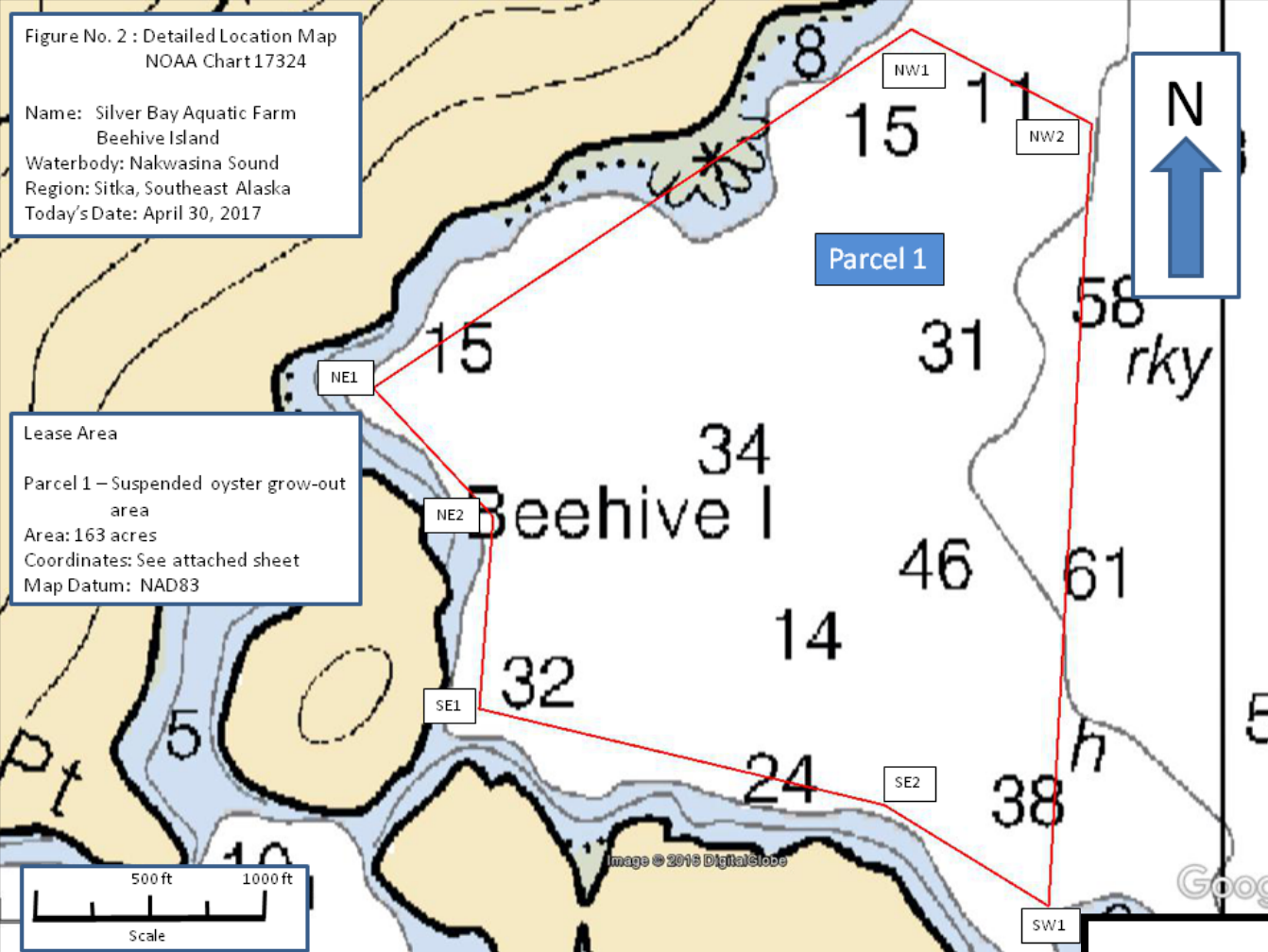
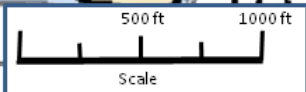
- Raft design from Vancouver Island University's Deep Bay Marine Field Station; The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks) . The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation.
- Each Raft is 27 x 27 ft and has 72 drops; each drop has 10 trays; depth to the bottom of the trays from surface is 12 ft; rafts are 2-3 ft above water line
- Each tray is 22 x 22 x 6 inches (see Figure 5); trays are manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.
- There are 6 rafts chained together with 23 ft spacing, forming a convey; total length of convey is 1,250 ft from end to end, including anchors
- Distance between surge buoy and rafts on each end of the convey is 20 ft; Surge buoy is a 4 x 4 x 2 ft (L x W x H) platform that uses two rotomold floats for flotation; the surge buoys acts as marker buoys for the site.
- Distance between anchors is 20 ft; each anchor has a retrieval buoy to the surface; Water depth at low water is 72 to 202 feet from the surface to the bottom.

Figure No. 2 : Detailed Location Map
NOAA Chart 17324

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

Lease Area

Parcel 1 – Suspended oyster grow-out
area
Area: 163 acres
Coordinates: See attached sheet
Map Datum: NAD83



Beehive Island Site Coordinates

ID	Lat/Lon Coordinates at Corner	Distance Between Corners (ft)
NE1	57° 11.323' N 135° 26.085' W	NE1 to NE2 750
NE2	57° 11.231' N 135° 25.931' W	NE2 to SE1 810
SE1	57° 11.096' N 135° 25.948' W	SE1 to SE2 1,800
SE2	57° 11.030' N 135° 25.425' W	SE2 to SW1 830
SW1	57° 10.956' N 135° 25.210' W	SW1 to NW1 3,350
NW1	57° 11.505' N 135° 25.157' W	NW1 to NW2 870
NW2	57° 11.573' N 135° 25.388' W	NW2 to NE1 2,760

Total Acreage is 163 acres, computed using Google Earth.

ADL 232887 DEVELOPMENT PLAN

The proposed aquatic farm site is composed of a single parcel located on state-owned submerged lands, totaling 163 acres. This parcel is enclosed by the following seven locations:

ID	Lat/Lon Coordinates at Corner	Distance Between Corners (ft)	
NE1	57° 11.323' N 135° 26.085' W	NE1 to NE2	750
NE2	57° 11.231' N 135° 25.931' W	NE2 to SE1	810
SE1	57° 11.096' N 135° 25.948' W	SE1 to SE2	1,800
SE2	57° 11.030' N 135° 25.425' W	SE2 to SW1	830
SW1	57° 10.956' N 135° 25.210' W	SW1 to NW1	3,350
NW1	57° 11.505' N 135° 25.157' W	NW1 to NW2	870
NW2	57° 11.573' N 135° 25.388' W	NW2 to NE1	2,760

The proposed aquatic farm is located 8.5 nautical miles NNW of Sitka, located just North of Beehive Island and against the shore of Halleck Island. Grow-out rafts will be built using a rugged design from Vancouver Island University's Deep Bay Marine Station. Each raft is 27 ft x 27 ft with 72 drops. The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks). The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation.

Each drop will allow up to 10 Aqua-Pacific Wire's nested metal MaxFlow trays to be suspended below the raft to a maximum depth of 12 ft. Each raft will hold a maximum of 720 trays, each tray is 22 inches x 22 inches x 6 inches manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.

Six rafts will be tethered together in a line using 23 ft of chain between each raft. We refer to this collection of rafts as a convoy. Each convoy will be anchored at both ends using a set of three 2,500 1-cubic yard concrete blocks. The total length of a convoy, from anchor to anchor assuming a 4:1 scope in 120 feet of water is approximately 1,250 ft. Convoys are separated by a minimum of 165 ft. There will be 22 convoys located on the parcel (132 rafts). Distance between surge buoy and rafts on each end of the convoy is 20 ft. The surge buoy is a 4 x 4 ft platform that uses two rotomold floats for flotation. The distance between the three anchors on each end of the convoy is 20 ft. Each anchor has a line to a retrieval buoy at the surface.

Rafts will be tended regularly using a shellfish tender specifically designed for oyster farming with rafts and cages. The tender will be used to clean the cages using hot dipping, sorting oysters, and tumbling them. The shellfish tender will operate out of Sitka daily, eliminating the need for overnight facilities at the farm site.

On the Southwest corner of this parcel, a 99 ft x 26 ft floating upweller system (FLUPSY) will be operated, the remainder of the parcel will be used for raft and cage grow-out systems.

Storage, additional processing, and packaging will be done at Silver Bay Seafoods' Sitka plant.

Figure No. 1 : General Location Map
USGS Topographic Map No. 57134-A1-TF-250

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017



Project
Location

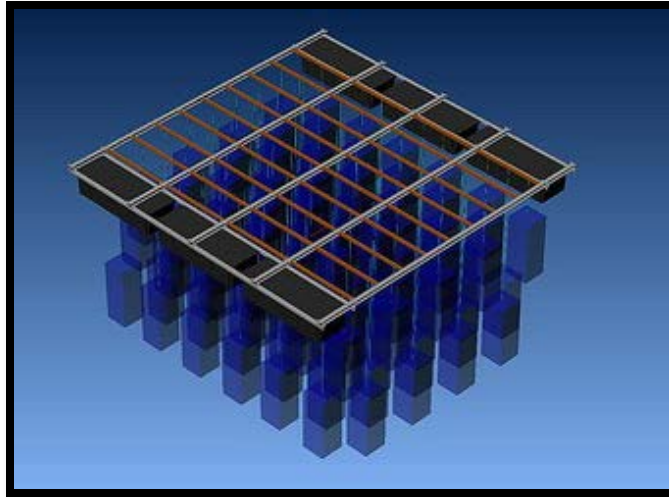
Project Site is 8.5 Nautical Miles From Sitka
Harbor

N

Figure No. 5 : Raft and Cage Details

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Area: 163 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

3-D Visualization of Raft



Aqua-Pacific Wire MaxFlow Cage



Raft/Cage Details

- Raft design from Vancouver Island University's Deep Bay Marine Field Station; The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks) . The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation. Each Raft is 27 x 27 ft and has 72 drops
- Each drop has 10 trays; Each tray is 22 x 22 x 6 inches, purchased from Aqua-Pacific Wire; Trays are manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.
- Surge buoy is a 4 x 4 x 2 ft (LxWxH) platform that uses two rotomold floats

Raft Being Deployed



Surge Buoys are placed at each end of convoy



11 of the 22 convoys are distributed along the western edge of the proposed lease area and aligned parallel with the northern edge, spaced 200 to 400 ft apart. Each convoy of 6 rafts is 1250 ft in length and is anchored by 3 2500 lb concrete blocks at each end. See Figure 4 for a detailed cross section of each convoy.

Figure No. 3-1 : Aquatic Farm Site Plan
Raft / Anchor Placement
Suspended Culture Oyster Grow-Out Area
and FLUPSY nursery, Zoom View 1

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Area: 163 acres
Region: Sitka, Southeast Alaska
Date: April 30, 2017

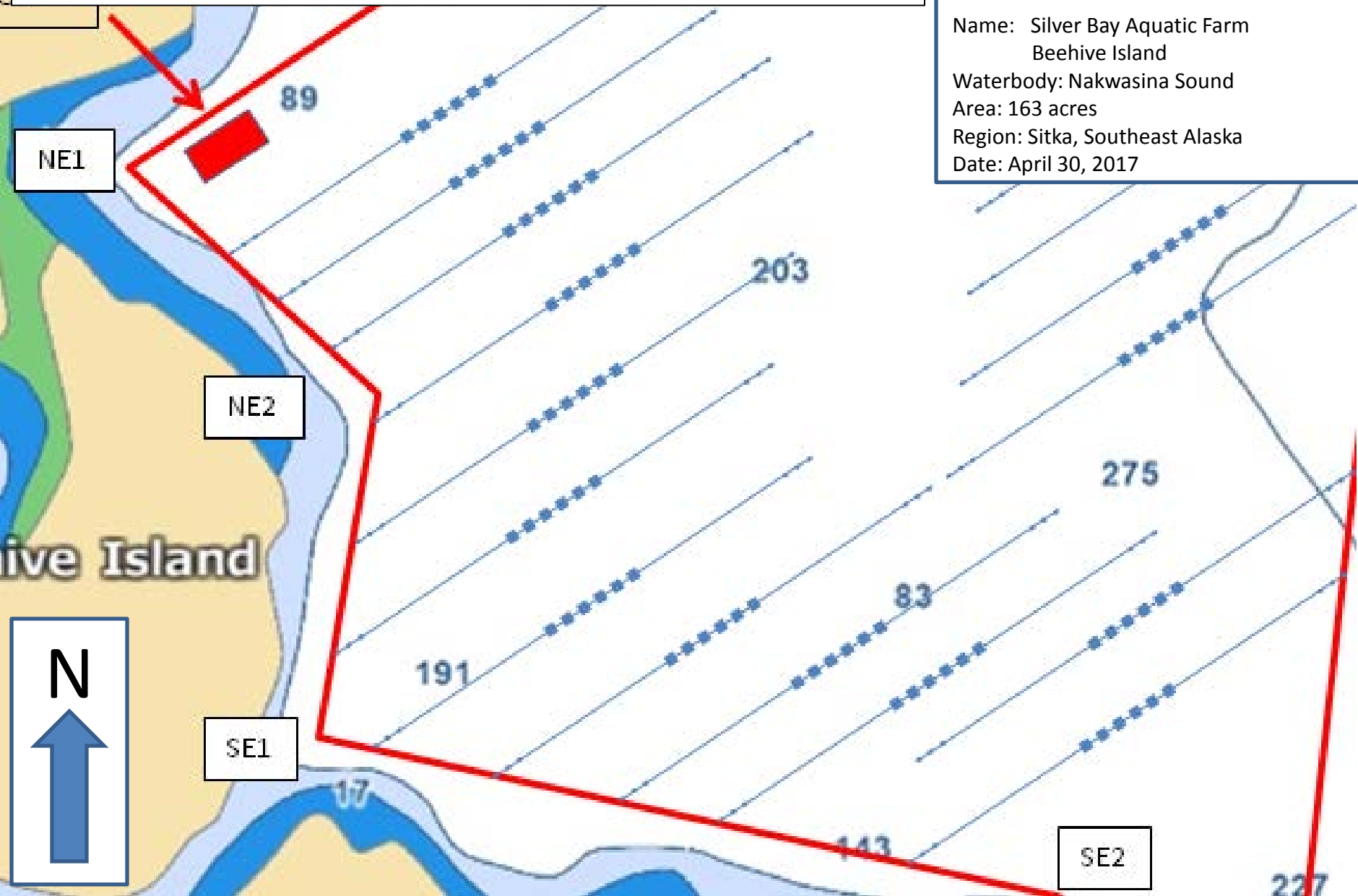
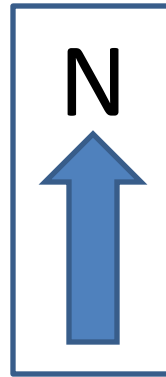


Figure No. 3-2 : Aquatic Farm Site Plan
Raft / Anchor Placement
Suspended Culture Oyster Grow-Out Area
and FLUPSY nursery, Zoom View 2

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Area: 163 acres
Region: Sitka, Southeast Alaska
Date: April 30, 2017



11 of the 22 convoys are distributed along the eastern edge of the proposed lease area and aligned parallel with the northern edge, spaced 175 to 500 ft apart. Each convoy of 6 rafts is 1250 ft in length and is anchored by 3 2500 lb concrete blocks at each end. See Figure 4 for a detailed cross section of each convoy.

Raft/Convoy Details

- Raft design from Vancouver Island University's Deep Bay Marine Field Station; The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks). The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation.
- Each Raft is 27 x 27 ft and has 72 drops; each drop has 10 trays; depth to the bottom of the trays from surface is 12 ft; rafts are 2-3 ft above water line
- Each tray is 22 x 22 x 6 inches (see Figure 5); trays are manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.
- There are 6 rafts chained together with 23 ft spacing, forming a convoy; total length of convoy is 1,250 ft from end to end, including anchors
- Distance between surge buoy and rafts on each end of the convoy is 20 ft; Surge buoy is a 4 x 4 x 2 ft (L x W x H) platform that uses two rotomold floats for flotation
- Distance between anchors is 20 ft; each anchor has a retrieval buoy to the surface.

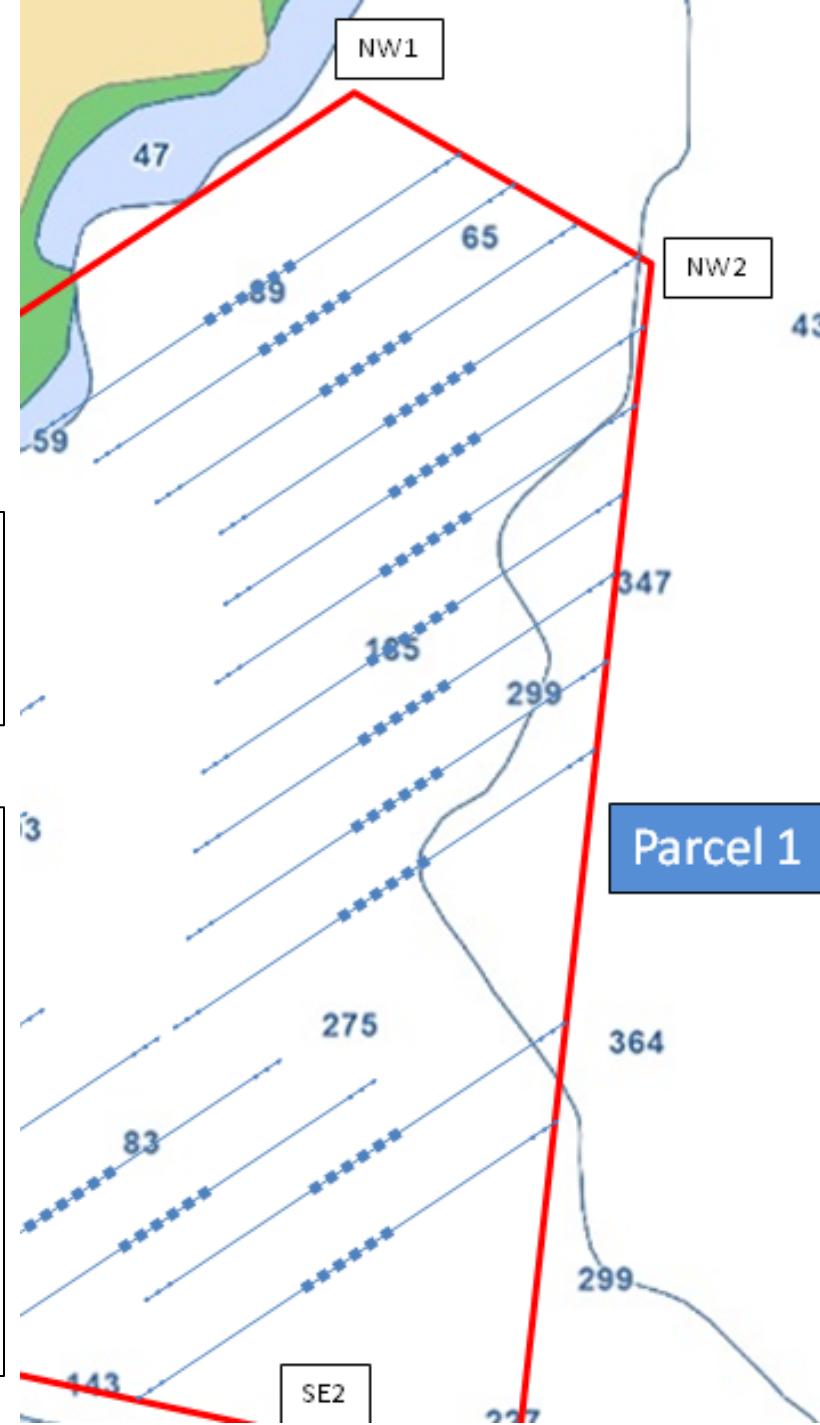


Figure No. 3-3 : Aquatic Farm Site Plan
Raft / Anchor Placement
Suspended Culture Oyster Grow-Out Area
and FLUPSY nursery, Zoom View 3

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Area: 163 acres
Region: Sitka, Southeast Alaska
Date: April 30, 2017

A FLUPSY will be placed near the NE1 corner of the proposed parcel. The upper left corner of the FLUPSY will be located at $57^{\circ} 11.324' \text{ N}$, $135^{\circ} 26.081' \text{ W}$ (see below) with the long edge of the FLUPSY aligned parallel to the northern edge of the proposed lease area. The FLUPSY is 99 ft L x 26 ft W (see Figure 9).

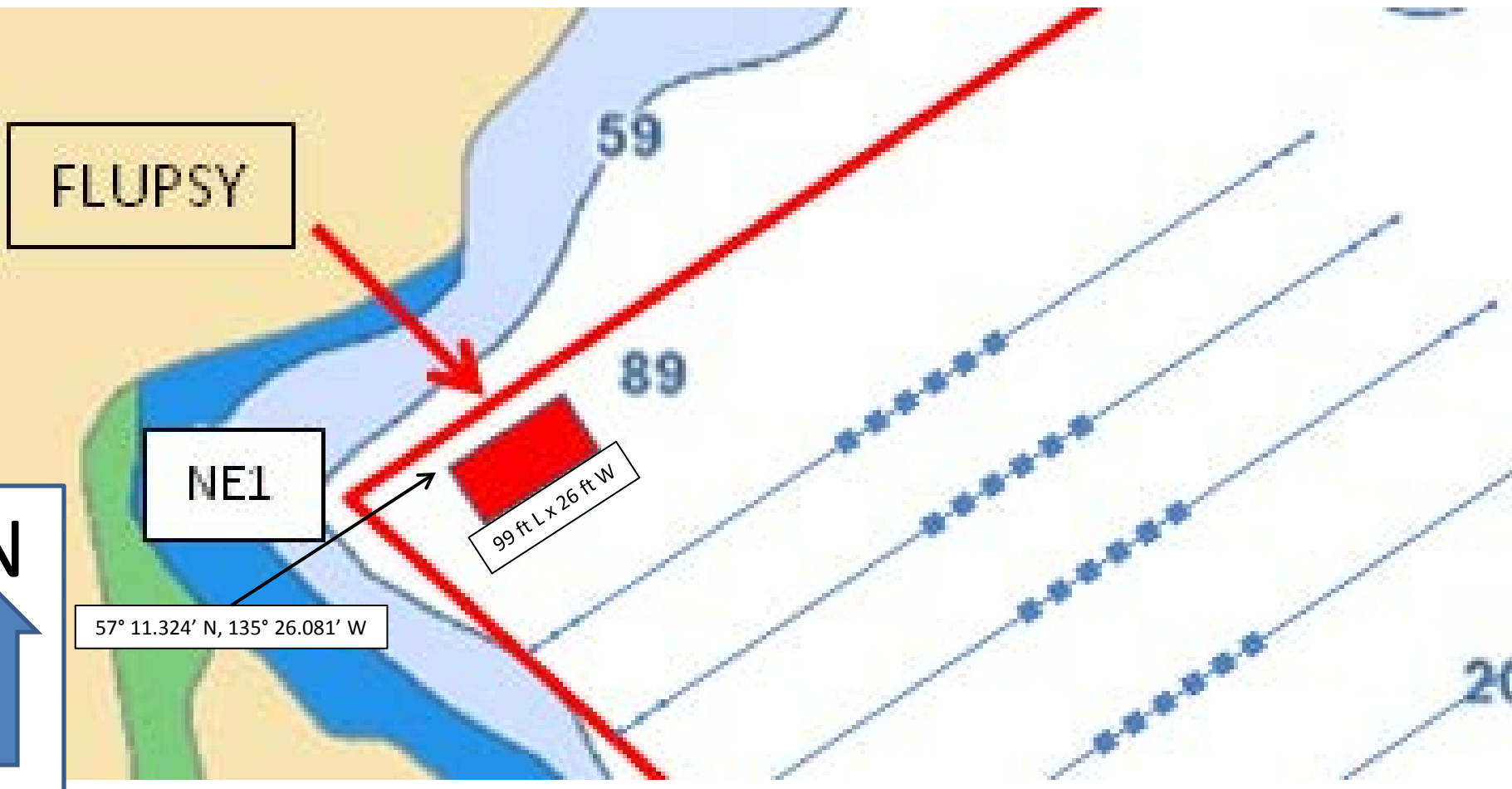
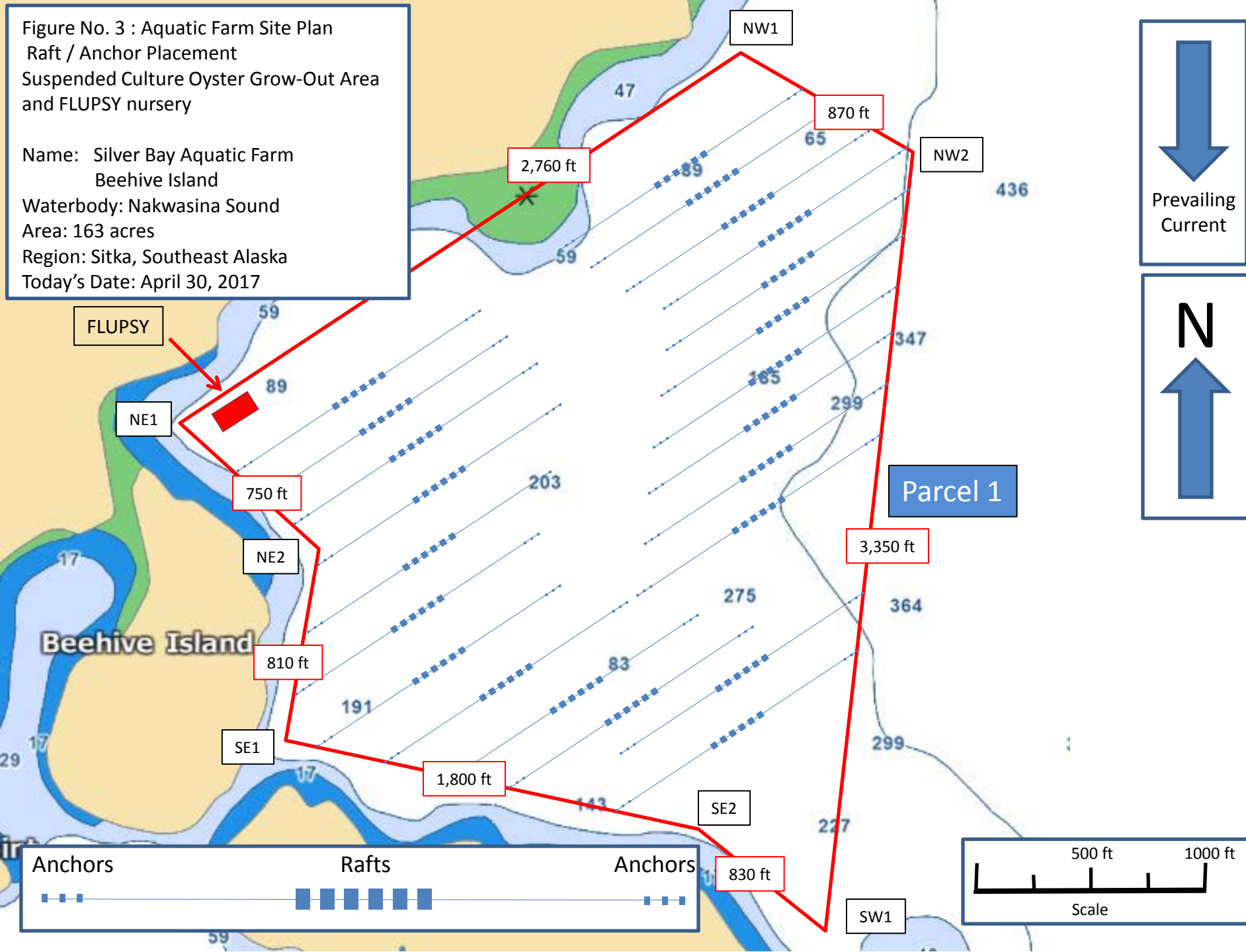


Figure No. 3 : Aquatic Farm Site Plan
Raft / Anchor Placement
Suspended Culture Oyster Grow-Out Area
and FLUPSY nursery

Name: Silver Bay Aquatic Farm
Beehive Island
Waterbody: Nakwasina Sound
Area: 163 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017





CITY AND BOROUGH OF SITKA

Legislation Details

File #: MISC 17-33 **Version:** 1 **Name:**
Type: P&Z Miscellaneous **Status:** AGENDA READY
File created: 11/6/2017 **In control:** Planning Commission
On agenda: 11/21/2017 **Final action:**
Title: Discussion and recommended comment on a state aquatic farmsite lease. The request is filed by DNR for Silver Bay Seafoods. The 182 acre site is located near Krestof Island and Olga Point.
Sponsors:
Indexes:
Code sections:
Attachments: [Oyster Memo with CMP](#)
[ADL 232886 Agency Review Files](#)

Date	Ver.	Action By	Action	Result
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STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

☐ Northern Region
3700 Airport Way
Fairbanks, AK 99709
(907) 451-2705

☒ Southcentral Region
550 W 7th Avenue, Ste 900C
Anchorage, AK 99501-3577
(907) 269-8552

☐ Southeast Region
400 Willoughby, #400
Juneau, AK 99801
(907) 465-3400

AGENCY REVIEW

This is notification that the Southcentral Region Office (SCRO), Leasing Unit, received an application for a 10-year aquatic farmsite lease in accordance with AS 38.05.083 authorizing the use of approximately 182 acres of state tidelands. The purpose of this notice is to gather input before a decision is made on this activity.

<u>Case #</u>	<u>Locations</u>	<u>Area Plan</u>
ADL 232886 Silver Bay Seafoods, LLC	Township 54 South Range 62 East Sections 3 and 4 Copper River Meridian Approximate area: 182 acres	Northern Southeast Area Plan Designation: Resource Management -High Value (Habitat and Public Recreation) Classification: Resource Management Lands Map 2-1

Silver Bay Seafoods, LLC has requested a lease for the installation of 22 convoy systems of grow-out rafts and trays to cultivate Pacific oysters, *Crassostrea gigas*. The proposed lease would be located in Krestof Sound, approximately 11.3 nautical miles NNW of Sitka, just south of Olga Point and against the western shore of Krestof Island.

After review and adjudication, SCRO may issue an authorization with stipulations for the activity. The activity may be modified during the review and adjudication process. SCRO reserves the right to determine the term and size of the lease.

You are invited to review the enclosed application materials and comment. Please direct written comments to Karen Cougan at the address above, or send via email to karen.cougan@alaska.gov, or by fax to (907) 269-8913 no later than **November 28, 2017**. You need not respond if you do not have any recommendations. The purpose of this notice is to gather input before a Preliminary Decision is made to ensure that issuance of the proposed land lease will be in the best interests of the State of Alaska.

If you have any questions, please call me at (907) 269-8543.

Sincerely,



Karen Cougan
Natural Resource Specialist III

ADL 232886 DEVELOPMENT PLAN

The proposed aquatic farm site is composed of a single parcel located on state-owned submerged lands, totaling 182 acres. This parcel is enclosed by the following ten locations:

ID	Lat/Lon Coordinates at Corner	Distance between Corners (ft)
NE1	57° 13.325' N 135° 33.276' W	NE1 to SE1 3,770
SE1	57° 12.712' N 135° 33.192' W	SE1 to SE2 1,085
SE2	57° 12.733' N 135° 32.870' W	SE2 to SE3 985
SE3	57° 12.893' N 135° 32.865' W	SE3 to SE4 490
SE4	57° 12.924' N 135° 32.733' W	SE4 to SW1 730
SW1	57° 12.944' N 135° 32.560' W	SW1 to SW2 630
SW2	57° 13.051' N 135° 32.501' W	SW2 to SW3 405
SW3	57° 13.110' N 135° 32.432' W	SW3 to SW4 850
SW4	57° 13.246' N 135° 32.467' W	SW4 to NW1 845
NW1	57° 13.372' N 135° 32.581' W	NW1 to NE1 2,310

The proposed aquatic farm is located 11.3 nautical miles NNW of Sitka, located just South of Olga Point and against the Western shore of Krestof Island. Grow-out rafts will be built using a rugged design from Vancouver Island University's Deep Bay Marine Station. Each raft is 27 ft x 27 ft with 72 drops. The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks). The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation.

Each drop will allow up to 10 Aqua-Pacific Wire's nested metal MaxFlow trays to be suspended below the raft to a maximum depth of 12 ft. Each raft will hold a maximum of 720 trays, each tray is 22 inches x 22 inches x 6 inches manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.

Six rafts will be tethered together in a line using 23 ft of chain between each raft. We refer to this collection of rafts as a convoy. Each convoy will be anchored at both ends using a set of three 2,500 1-cubic yard concrete blocks. The total length of a convoy, from anchor to anchor assuming a 4:1 scope in 120 feet of water is approximately 1,250 ft. Convoys are separated by a minimum of 165 ft. There will be 22 convoys located on the parcel (132 rafts). Distance between surge buoy and rafts on each end of the convoy is 20 ft. The surge buoy is a 4 x 4 ft platform that uses two rotomold floats for flotation. The distance between the three anchors on each end of the convoy is 20 ft. Each anchor has a line to a retrieval buoy at the surface.

Rafts will be tended regularly using a shellfish tender specifically designed for oyster farming with rafts and cages. The tender will be used to clean the cages using hot dipping, sorting oysters, and tumbling them. The shellfish tender will operate out of Sitka daily, eliminating the need for overnight facilities at the farm site.

Storage, additional processing, and packaging will be done at Silver Bay Seafoods' Sitka plant.



Project
Location

Project Location is 13.1 Nautical
Miles from Sitka Harbor

Figure No. 1 : General Location Map
USGS Topographic Map No. 57134-A1-TF-250

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

Figure No. 2 : Detailed Location Map
NOAA Chart 17324

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Area: 182 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

Lease Area

Parcel 1 – Suspended oyster grow-out area
Area: 182 acres
Coordinates: Area is delineated by the
10 points shown at right
Map Datum: NAD83

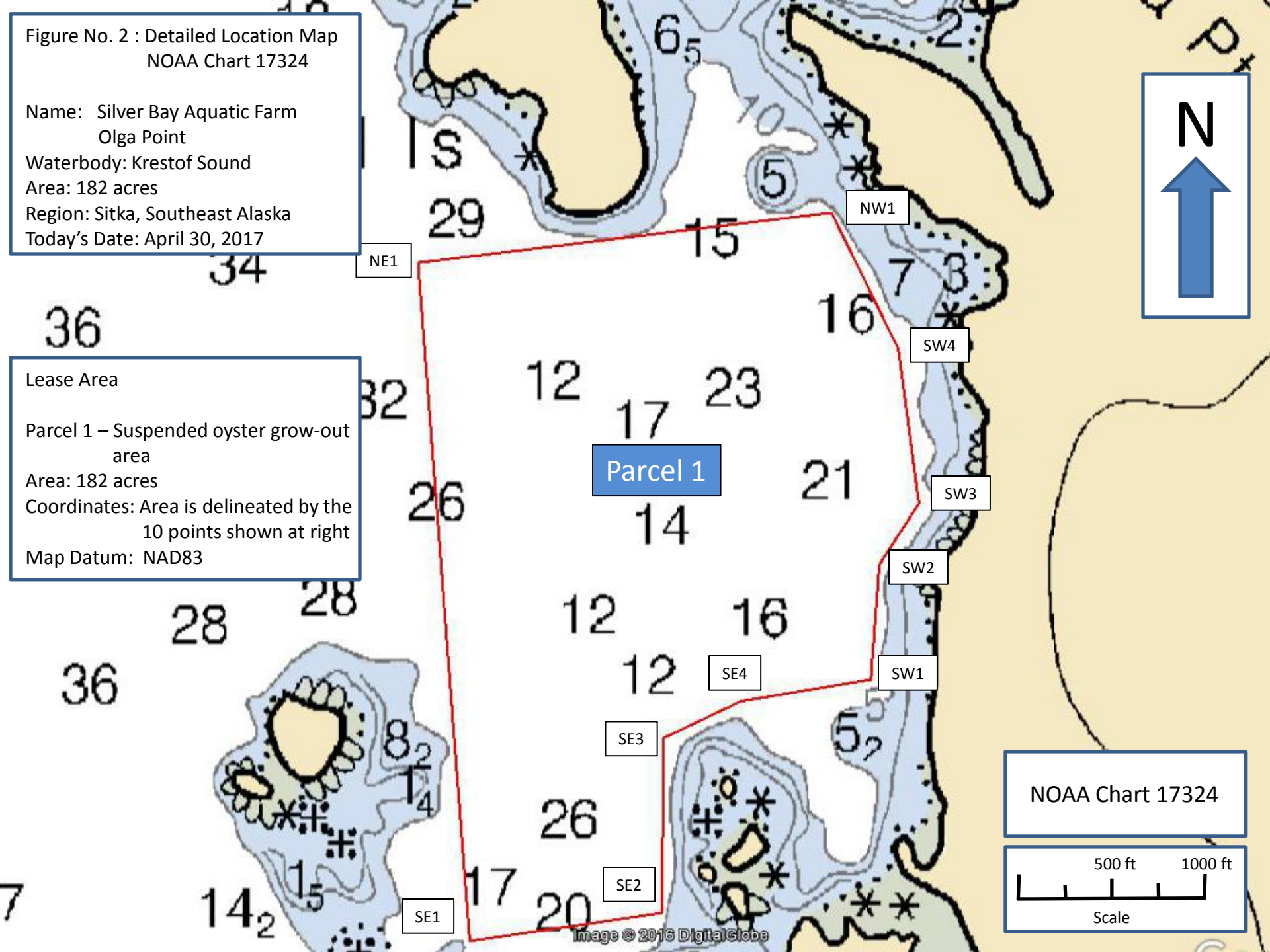
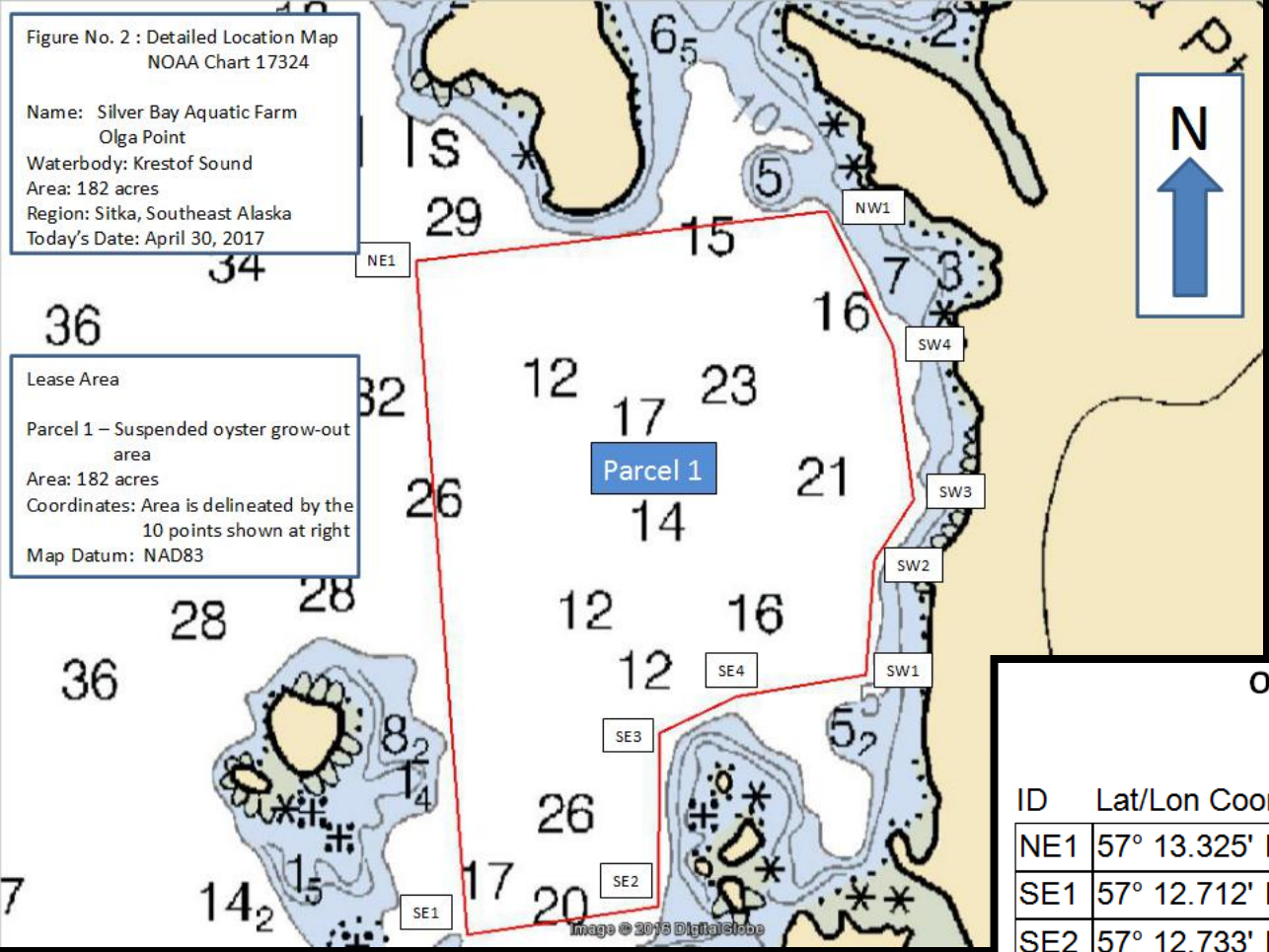


Figure No. 2 : Detailed Location Map
NOAA Chart 17324

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Area: 182 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

Lease Area
Parcel 1 – Suspended oyster grow-out
area
Area: 182 acres
Coordinates: Area is delineated by the
10 points shown at right
Map Datum: NAD83



Olga Point Site Coordinates

ID	Lat/Lon Coordinates at Corner	Distances (ft)
NE1	57° 13.325' N 135° 33.276' W	NE1 to SE1 3770
SE1	57° 12.712' N 135° 33.192' W	SE1 to SE2 1085
SE2	57° 12.733' N 135° 32.870' W	SE2 to SE3 985
SE3	57° 12.893' N 135° 32.865' W	SE3 to SE4 490
SE4	57° 12.924' N 135° 32.733' W	SE4 to SW1 730
SW1	57° 12.944' N 135° 32.560' W	SW1 to SW2 630
SW2	57° 13.051' N 135° 32.501' W	SW2 to SW3 405
SW3	57° 13.110' N 135° 32.432' W	SW3 to SW4 850
SW4	57° 13.246' N 135° 32.467' W	SW4 to NW1 845
NW1	57° 13.372' N 135° 32.581' W	NW1 to NE1 2310

Total Acreage is 182 acres, computed using Google Earth.

**Figure No. 3 : Aquatic Farm Site Plan
Raft / Anchor Placement
Suspended Culture Oyster Grow-Out Area**

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Area: 182 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

Raft/Convoy Details

- Raft design from Vancouver Island University's Deep Bay Marine Field Station; The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks) . The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation.
- Each Raft is 27 x 27 ft and has 72 drops; each drop has 10 trays; depth to the bottom of the trays from surface is 12 ft; rafts are 2-3 ft above water line
- Each tray is 22 x 22 x 6 inches (see Figure 5); trays are manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.
- There are 6 rafts chained together with 23 ft spacing, forming a convoy; total length of convoy is 1,250 ft from end to end, including anchors
- Distance between surge buoy and rafts on each end of the convoy is 20 ft; Surge buoy is a 4 x 4 x 2 ft (L x W x H) platform that uses two rotomold floats for flotation
- Distance between anchors is 20 ft; each anchor has a retrieval buoy to the surface.

Parcel 1

Anchors

Rafts

Anchors



NE1

2,310 ft

NW1

845 ft

SW4

850 ft

SW3

405 ft

SW2

630 ft

SW1

730 ft

SE4

490 ft

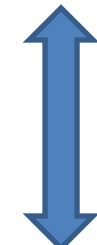
SE3

985 ft

SE2

1,085 ft

SE1



Prevailing Current



N

500 ft 1000 ft

Scale

Figure No. 3-1 : Aquatic Farm Site Plan
Raft / Anchor Placement, Zoom View 1
Suspended Culture Oyster Grow-Out Area

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Area: 182 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

14 of the 22 convoys are aligned along the northern edge of the proposed lease area, spaced 165 ft apart. Each convoy of 6 rafts is 1250 ft in length and is anchored by 3 2500 lb concrete blocks at each end. See Figure 4 for a detailed cross section of each convoy.

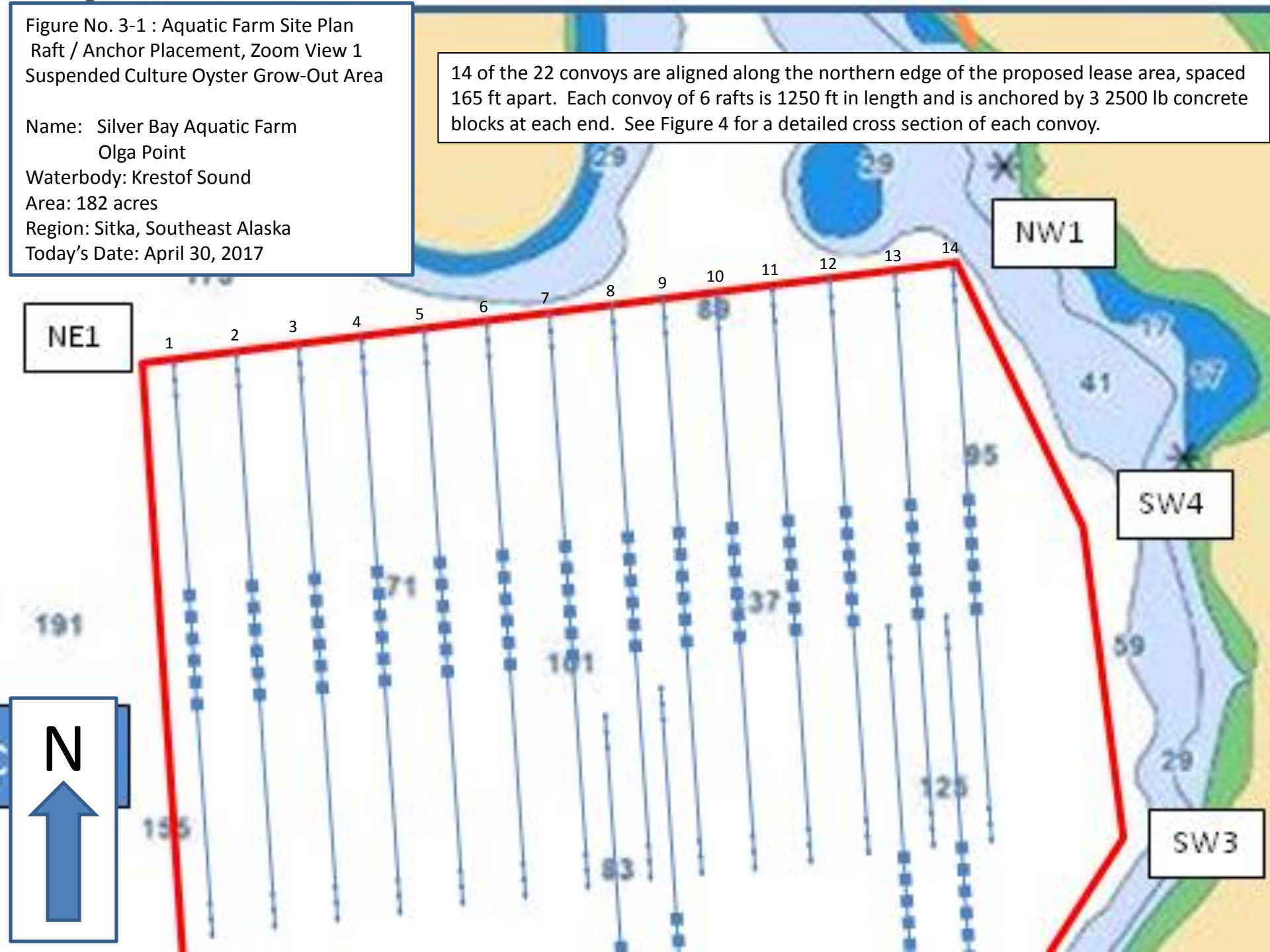


Figure No. 3-2 : Aquatic Farm Site Plan
Raft / Anchor Placement, Zoom View 2
Suspended Culture Oyster Grow-Out Area

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Area: 182 acres
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

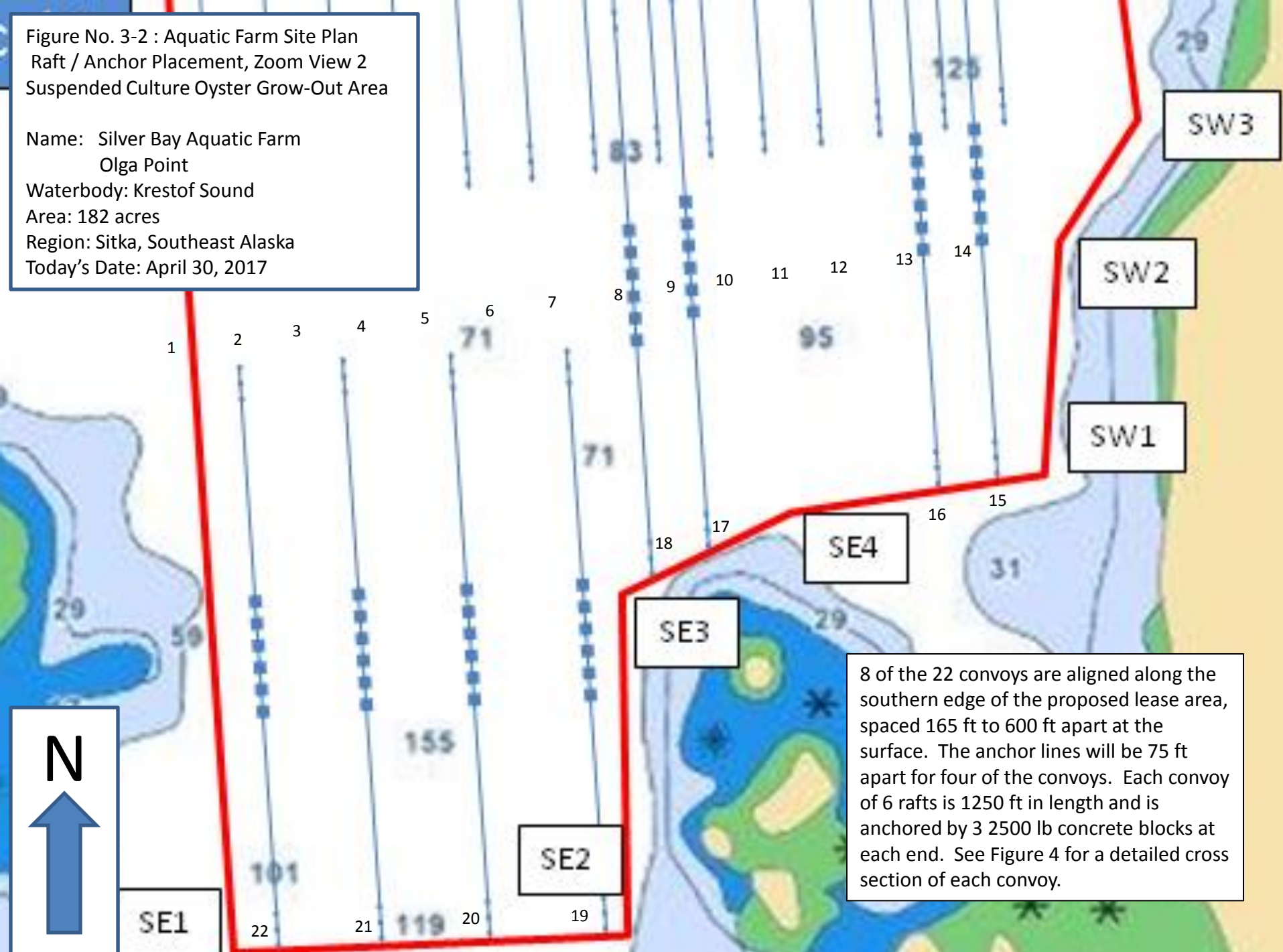
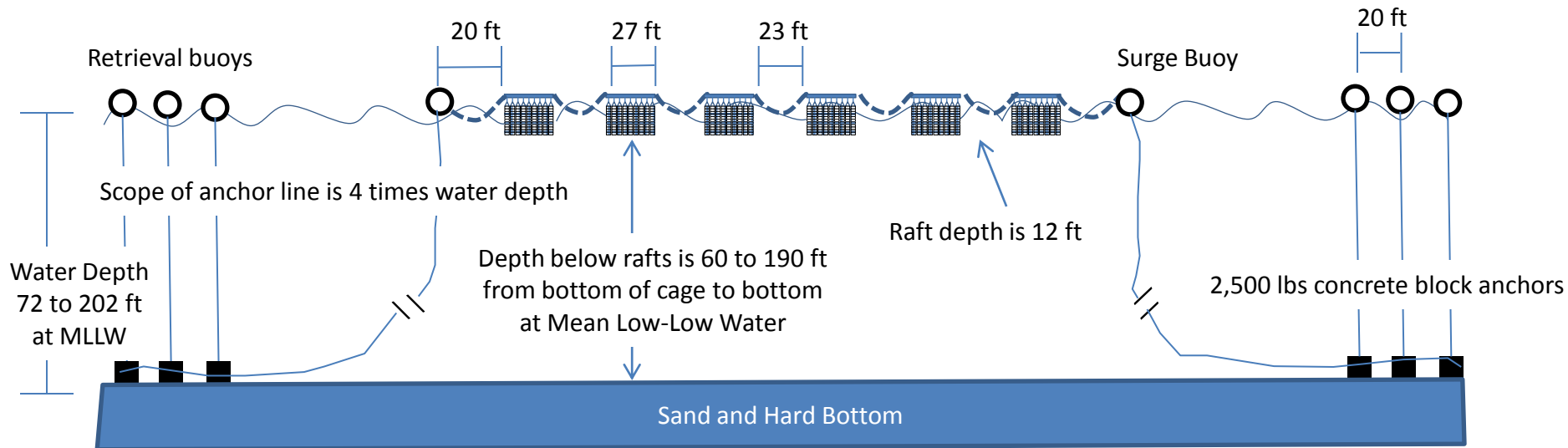
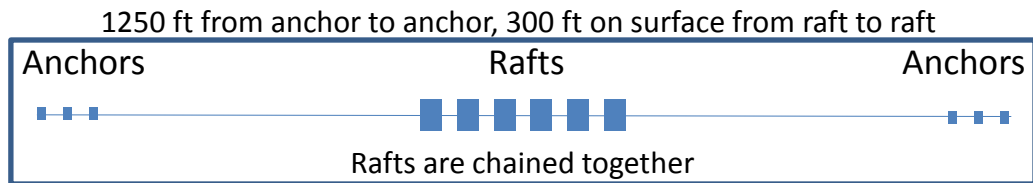


Figure No. 4 : Detailed Cross Sectional Diagram

Name: Silver Bay Aquatic Farm
 Olga Point
 Waterbody: Krestof Sound
 Region: Sitka, Southeast Alaska
 Today's Date: April 30, 2017



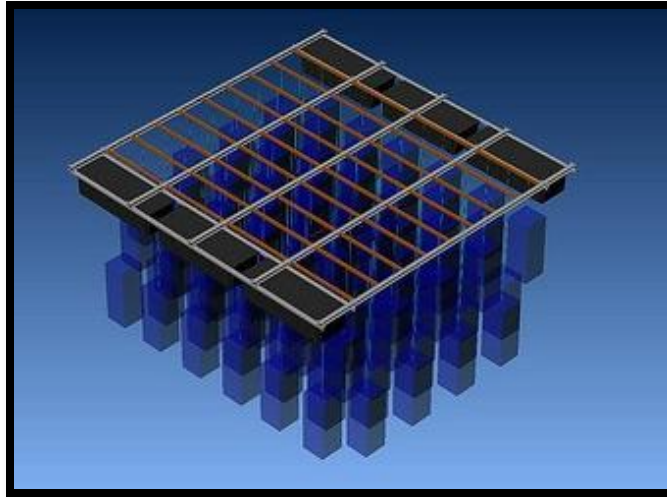
Raft/Convey Details

- Raft design from Vancouver Island University's Deep Bay Marine Field Station; The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks) . The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billets) manufactured by ACE Plastics are used for flotation.
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- Each tray is 22 x 22 x 6 inches (see Figure 5); trays are manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.
- There are 6 rafts chained together with 23 ft spacing, forming a convey; total length of convey is 1,250 ft from end to end, including anchors
- Distance between surge buoy and rafts on each end of the convey is 20 ft; Surge buoy is a 4 x 4 x 2 ft (L x W x H) platform that uses two rotomold floats for flotation; the surge buoys acts as marker buoys for the site.
- Distance between anchors is 20 ft; each anchor has a retrieval buoy to the surface; Water depth at low water is 72 to 202 feet from the surface to the bottom.

Figure No. 5 : Raft and Cage Details

Name: Silver Bay Aquatic Farm
Olga Point
Waterbody: Krestof Sound
Region: Sitka, Southeast Alaska
Today's Date: April 30, 2017

3-D Visualization of Raft



Aqua-Pacific Wire MaxFlow Cage



Raft/Cage Details

- Raft design from Vancouver Island University's Deep Bay Marine Field Station; The raft design uses a combination of primary structural beams (steel) and secondary interstitial beams (2"x10"x16' untreated planks) . The supporting structure of each raft is a combination of aluminum 4" steel 'T' and 'I' beams, assembled with galvanized bolts in order that rafts can be bolted together with simple tools. Rotomolded dock floats (billees) manufactured by ACE Plastics are used for flotation. Each Raft is 27 x 27 ft and has 72 drops
- Each drop has 10 trays; Each tray is 22 x 22 x 6 inches, purchased from Aqua-Pacific Wire; Trays are manufactured using Aquamesh®, a wire mesh welded from plain steel strands of wire, then pulled through molten zinc to completely surround the weld to prevent the steel from rusting.
- Surge buoy is a 4 x 4 ft platform that uses two rotomold floats for flotation

Surge Buoys are placed at each end of convoy



Raft Being Deployed





CITY AND BOROUGH OF SITKA

Legislation Details

File #: MISC 17-34 **Version:** 1 **Name:**
Type: P&Z Miscellaneous **Status:** AGENDA READY
File created: 11/7/2017 **In control:** Planning Commission
On agenda: 11/21/2017 **Final action:**
Title: Discussion and comment on upcoming meeting scheduling, to include possible special meetings.
Sponsors:
Indexes:
Code sections:
Attachments: [Dec-Feb Calendar](#)

Date	Ver.	Action By	Action	Result
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December 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 Long-Range Planning	6	7	8	9
10	11	12	13	14 Public Meeting – Hazard Mitigation Plan	15	16
17	18	19 Short-Range Planning	20	21	22	23
24	25	26	27	28	29	30
31						

January 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Long-Range Planning	3	4	5	6
7	8	9	10	11	12	13
14	15	16 Short-Range Planning	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 Long-Range Planning	7	8	9	10
11	12	13	14	15	16	17
18	19	20 Short-Range Planning	21	22	23	24
25	26	27	28			