



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Taylor Colvin
Victor Weaver

Wednesday, February 6, 2019

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 19-01](#) Approve the January 16, 2019 minutes

Attachments: [01-Jan 16 2018 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 19-04](#) Annual Election of Officers

C [MISC 19-05](#) 2019 Commission Visioning Session

Attachments: [2019 Visioning Session](#)

VI. REPORTS

VII. THE EVENING BUSINESS

- D** [CUP 19-01](#) Public hearing and consideration of a request for a conditional use permit for quasi-institutional group housing at 1421 Halibut Point Road in the R-1 single-family and duplex residential district. The property is also known as Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision. The request is filed by Sitkans Against Family Violence (SAFV). The owner of record is David Levesque.

Attachments: [CUP 19-01 SAFV 1421 HPR Staff Report 2.6.19](#)

[CUP 19-01 SAFV 1421 HPR Aerial Map](#)

[CUP 19-01 SAFV 1421 HPR Site Photos](#)

[CUP 19-01 SAFV 1421 HPR Plat](#)

[CUP 19-01 SAFV 1421 HPR Administrative Back-Up](#)

[CUP 19-01 SAFV 1421 HPR Public Comment](#)

- E** [P 18-15](#) Public hearing and consideration of a minor subdivision for a zero lot line at 746 Alice Loop in the Waterfront District. The property is also known as Lot 2 Charlie Joseph Subdivision. The application is filed by Kris Karsunky. The owner of record is Jay Stevens.

Attachments: [P 18-15 Karsunky 746 Alice Loop Staff Report 2.6.19](#)

[P 18-15 Karsunky 746 Alice Loop Aerial Map](#)

[P 18-15 Karsunky 746 Alice Loop Proposed Plat & Site Plans](#)

[P 18-15 Karsunky 746 Alice Loop Site Photos](#)

[P 18-15 Karsunky 746 Alice Loop Plat](#)

[P 18-15 Karsunky 746 Alice Loop Administrative Back-Up](#)

[P 18-15 Karsunky 746 Alice Loop Public Comment](#)

- F** [ZA 19-01](#) Public hearing and consideration of proposed amendments to Sitka General Code Title 22 Zoning regarding permitted, conditional, and prohibited uses in a newly created zoning Overlay District for portions of the historic Sheldon Jackson College campus. The request is filed by Chance Gray. The owners of record are Alaska Arts Southeast Inc., State of Alaska, Youth Advocates of Sitka, Sitka Sound Science Center, Sitka Summer Music Festival, Sheldon Jackson College Childcare Center, and Sitka Tribe of Alaska.

Attachments: [ZA 19-01 SJ Overlay District Staff Report 2.6.19](#)

[ZA 19-01 SJ Overlay District Aerial Map & District Boundaries](#)

[ZA 19-01 SJ Overlay District Draft Ordinance](#)

[ZA 19-01 SJ Overlay District Application](#)

[ZA 19-01 SJ Overlay District Notice & Mailing List](#)

[ZA 19-01 SJ Overlay District Public Comment](#)

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: February 1, 4



CITY AND BOROUGH OF SITKA

Legislation Details

File #: PM 19-01 **Version:** 1 **Name:**
Type: Planning Minutes **Status:** AGENDA READY
File created: 1/31/2019 **In control:** Planning Commission
On agenda: 2/6/2019 **Final action:**
Title: Approve the January 16, 2019 minutes
Sponsors:
Indexes:
Code sections:
Attachments: [01-Jan 16 2018 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
Taylor Colvin
Victor Weaver

Wednesday, January 16, 2019

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrel Windsor (Vice Chair), Randy Hughey, Victor Weaver

Absent: Taylor Colvin, Aaron Bean (Assembly liaison).

Staff: Scott Brylinsky - Interim Planning Director, Amy Ainslie - Planner I

Public: Jennifer Corak, Thad Poulson, Klas Stolpe, Phelonie McClenchan, Bryant Mett

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

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM-57](#) Approve the December 19, 2018 minutes

Attachments: [DRAFT 12.19.18 Minutes](#)

Windsor/Weaver moved to approve the December 19, 2018 minutes. Motion passed 4-0 by voice vote.

IV. PERSONS TO BE HEARD

No persons came forward to provide comment on items not on the agenda.

V. PLANNING DIRECTOR'S REPORT

Scott Brylinsky made staff introductions to the Commission. Brylinsky was serving as the Interim Planning Director, and Amy Ainslie was the new Planner I. Sitka's Comprehensive Plan received a statewide award, Maegan Bosak was accepting the award on behalf of the City. Brylinsky extended recognition to all those who were involved in its formation and completion, including the Commissioners and former staff members Michael Scarcelli and Samantha Pierson.

Brylinsky noted a few items that would come before the Commission in future meetings. Included in the list were: a Master Plan for the No Name Mountain area, an Overlay District for the Sheldon Jackson campus, a Zero Lot Line on Alice Loop, and the Historic Preservation Plan.

Lastly, Brylinsky informed the Commission that a conditional use permit for Green Leaf that had been presented to the Commission during the November 7, 2018 meeting (and had subsequently been postponed as the Commission asked for the City Attorney to weigh in on a parking lease) would not be brought back to the Commission as Green Leaf was no longer operating.

B [MISC 19-01](#) Review / Recommendation of the Sitka Local Hazard Mitigation Plan

Attachments: [MISC 19-01 Sitka Hazard Mitigation Plan 2018 Update Staff Report](#)
[Sitka Mitigation Plan DRAFT 2018-11-14](#)

Brylinsky informed the Commission that the Sitka Hazard Mitigation Plan is an active document updated annually, with major updates every five years. It was necessary to have in place in order to receive FEMA funding in the case of a major emergency or natural disaster. If approved by the Commission, it would then be taken to the Assembly for approval through a resolution.

Hughey inquired when landslide mapping and associated implications for the FEMA plan would be incorporated into the Hazard Mitigation Plan. Brylinsky was not aware of the status of landslide mapping and would follow up with Commission.

Windsor/Hughey moved to approve the Sitka Hazard Mitigation Plan to be approved by the Assembly. Motion passed 4-0 by voice vote.

VI. REPORTS

VII. THE EVENING BUSINESS

C [LM 18-03](#) ~~Public hearing and consideration of a vacation request for municipal-right-of-way adjacent 114 Erler St. The property is also known as Lot 7– Spruce Glenn Subdivision No. 2. The request is filed by Howard Merkel. The owner of record is Howard Merkel. PULLED~~

D [CUP 18-33](#)

Attachments: [CUP 18-33 Corak 105 Jeff Davis Staff Report](#)
[CUP 18-33 Corak 105 Jeff Davis Staff Materials](#)
[CUP 18-33 Corak 105 Jeff Davis Applicant Materials](#)

Brylinsky presented the Staff Report recommending approval and outlining conditions of approval. The property resided in a multi-use neighborhood including single-family housing, a hostel on an adjacent lot, and the Sitka Fine Arts Camp campus across the street. The property had three dwelling units; the owner occupies the primary unit and the other two are under consideration for short-term rental use.

The applicant, Jennifer Corak, echoed the information from the Staff Report and took questions from the Commission. Corak clarified the impact that the conditional use permit would have on the stock of long-term rentals in town. One unit had been contracted for hospital staff and therefore was not available to the public, and the other unit had a long-term renter that Corak would not displace, but would turn into a

short-term rental when the tenant eventually moved out.

Thad Poulson spoke as the owner of an adjacent lot which was the Sitka International Hostel. Poulson expressed concern primarily regarding the use of an easement and parking on the North side of Corak's property. A plat was displayed to show the easement in relation to Corak's property. Poulson interpreted the easement on the plat to be used only for lots 1, 3, and 4; Lot 2 was not party to the easement. Therefore, the easement should not be used to facilitate access and parking for a short-term rental at Lot 2. Poulson felt a fair compromise would be to restrict parking to only two cars on the North side of Corak's property and require all other parking to be directed to the South parking area on the same property.

The Commission and Staff both read the plat to indicate that the easement was on Corak's property and that Lot 2 was in fact party to the easement. Commissioners discussed parking and traffic issues.

Hughey moved to amend the conditional use permit to allow two parking spaces on the North side of the property only. Motion failed for lack of a second.

Weaver/Windsor moved to approve the conditional use permit as presented at 105 Jeff Davis Street in the R-1 single-family and duplex residential district. The property is also known as Lot 2 Jeff Davis Subdivision. The request is filed by Jennifer Corak. The owner of record is Jennifer Corak. Motion passed 3-1 by voice vote.

Weaver/Windsor moved to approve and adopt the required findings as presented by staff. Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Chair Spivey moved to adjourn. Seeing no objection, the meeting adjourned at 8:00 PM.



CITY AND BOROUGH OF SITKA

Legislation Details

File #: MISC 19-04 Version: 1 Name:
Type: P&Z Miscellaneous Status: AGENDA READY
File created: 1/31/2019 In control: Planning Commission
On agenda: 2/6/2019 Final action:
Title: Annual Election of Officers
Sponsors:
Indexes:
Code sections:
Attachments:

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

Legislation Details

File #: MISC 19-05 Version: 1 Name:
Type: P&Z Miscellaneous Status: AGENDA READY
File created: 1/31/2019 In control: Planning Commission
On agenda: 2/6/2019 Final action:
Title: 2019 Commission Visioning Session
Sponsors:
Indexes:
Code sections:
Attachments: [2019 Visioning Session](#)

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

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: January 30, 2019

To: Planning Commission

From: Maegan Bosak, Community Affairs Director
Scott Brylinsky, Interim Planning Director

Re: Planning Commission Visioning Session for 2019

Introduction

The annual Planning Commission Visioning Session is scheduled for the February 6, 2019 meeting. It is intended that 15-20 minutes at the beginning of the regularly scheduled Planning Commission meeting will be spent visioning goals and priorities for the 2019 year.

One of the purposes of the Visioning Session is to consider what has been accomplished in 2018 and to look to 2019 and beyond, to identify and prioritize long range planning tasks that the Commission and staff will undertake. These tasks, staffing and schedule are identified in the proposed 2019 Planning Work Program.

Major topics for the Visioning Session are:

- Review of Sitka Comprehensive Plan 2030 Status

- Identify priority action items from Sitka Comprehensive Plan 2030

- Identify Department priorities for 2019

- Review the draft 2019 Planning Work Program and provide direction

- Discuss other Commission items



CITY AND BOROUGH OF SITKA

Legislation Details

File #: CUP 19-01 Version: 1 Name:

Type: Conditional Use Permits Status: AGENDA READY

File created: 1/31/2019 In control: Planning Commission

On agenda: 2/6/2019 Final action:

Title: Public hearing and consideration of a request for a conditional use permit for quasi-institutional group housing at 1421 Halibut Point Road in the R-1 single-family and duplex residential district. The property is also known as Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision. The request is filed by Sitkans Against Family Violence (SAFV). The owner of record is David Levesque.

Sponsors:

Indexes:

Code sections:

Attachments: [CUP 19-01 SAFV 1421 HPR Staff Report 2.6.19](#)
[CUP 19-01 SAFV 1421 HPR Aerial Map](#)
[CUP 19-01 SAFV 1421 HPR Site Photos](#)
[CUP 19-01 SAFV 1421 HPR Plat](#)
[CUP 19-01 SAFV 1421 HPR Administrative Back-Up](#)
[CUP 19-01 SAFV 1421 HPR Public Comment](#)

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

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department Staff Report

AGENDA ITEM:

Case No: CUP 19-01
Proposal: Quasi-Institutional Group Housing
Applicant: Sitkans Against Family Violence
Owner: David Levesque
Location: 1421 Halibut Point Road
Legal: Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision
Zone: R-1
Size: 6574 square feet
Parcel ID: 1-5764-000
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Halibut Point Road and Access Easement

KEY POINTS AND CONCERNS:

- Located in a Residential (R-1) zone on private property
- Temporary occupancies while permanent shelter undergoes renovations.
- Adjacent properties (1419 and 1421 Halibut Point Road) have common ownership

RECOMMENDATION:

Staff recommends that the Planning Commission approve the conditional use permit request for a quasi-institutional group housing for SAFV at 1421 Halibut Point Road.

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for temporary, quasi-institutional group residence at 1421 Halibut Point Road to be utilized by Sitkans Against Family Violence (SAFV). The dwelling on this property is a single family home owned by David Levesque.

A quasi-institutional home means a residential facility located in a residence or living unit, the principal use being to serve as a place for no more than six persons in an R-1 zone and twenty persons in an R-2 or larger zone seeking rehabilitation, counseling, self-help and family environment.¹ Quasi-institutional homes are a conditional use in an R-1 zone.

SAFV provides temporary shelter and comprehensive, trauma-informed services for women, and their children, who are survivors of domestic violence and/or sexual assault. Their permanent shelter location is being renovated and expanded, necessitating a temporary shelter. This location, if approved, will be used as SAFV's temporary shelter from February – December of 2019.

The shelter will be operational 24 hours a day, 7 days a week. There will be staff present at the property 24 hours a day to monitor any disturbances such as noise or traffic. The property is accessed via an access easement through 1419 Halibut Point Road; 1419 and 1421 Halibut Point Road are both owned by David Levesque.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING IMPACTS OF CONDITIONAL USES

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

There will be one staff vehicle and three to four resident vehicles. The impact on nearby homes will be similar to the existing residential use of the property.

b. Amount of noise to be generated and its impacts on surrounding land uses: Noise will be similar to existing residential use of the property. Presence of staff 24 hours a day will ensure quiet operations.

c. Odors to be generated by the use and their impacts: No substantial differences than current, residential use.

d. Hours of operation: 24 hours a day.

e. Location along a major or collector street: Access via Halibut Point Road and an access easement through 1419 Halibut Point Road. The latter property is also owned by David Levesque.

¹ SGC 22.08.710 – Quasi-institutional home

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None, property can only be accessed from Halibut Point Road and access easement through 1419 Halibut Point Road.

g. Effects on vehicular and pedestrian safety: No difference from the current effects of residential use.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Easy access from Halibut Point Road.

i. Logic of the internal traffic layout: Sufficient room for vehicles to park and then turn around before exiting the property.

j. Effects of signage on nearby uses: There will be no signage.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: There are hedges on the North side of the property and ocean front on the West side of the property. There are no plans to change, modify, or add to buffers.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Consistent with Housing Action 1.2i to create housing for the homeless through public-private partnerships because the proposal will provide temporary housing for victims of domestic abuse who may otherwise be homeless.

m. Other criteria that surface through public comments or planning commission assembly review

RECOMMENDATION

Staff recommends that the Planning Commission approve the conditional use permit request for a quasi-institutional group housing for SAFV at 1421 Halibut Point Road.

.....

Motions in favor of approval:

1) I move to find that:²

1. ...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.

2) I move to approve the conditional use permit application for a quasi-institutional group housing at 1421 Halibut Point Road subject to the attached conditions of approval. The property is also known as Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision. The request is filed by Sitkans Against Family Violence. The owner of record is David Levesque.

Conditions of Approval:

1. This permit expires one year after activation, but may be extended upon Planning Commission approval.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The Planning Commission, at its discretion and upon receipt of meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
4. The applicant will complete a satisfactory fire/life/safety inspection prior to operation and provide documentation to the Planning Department.

ATTACHMENTS:

Attachment A: Aerial Map

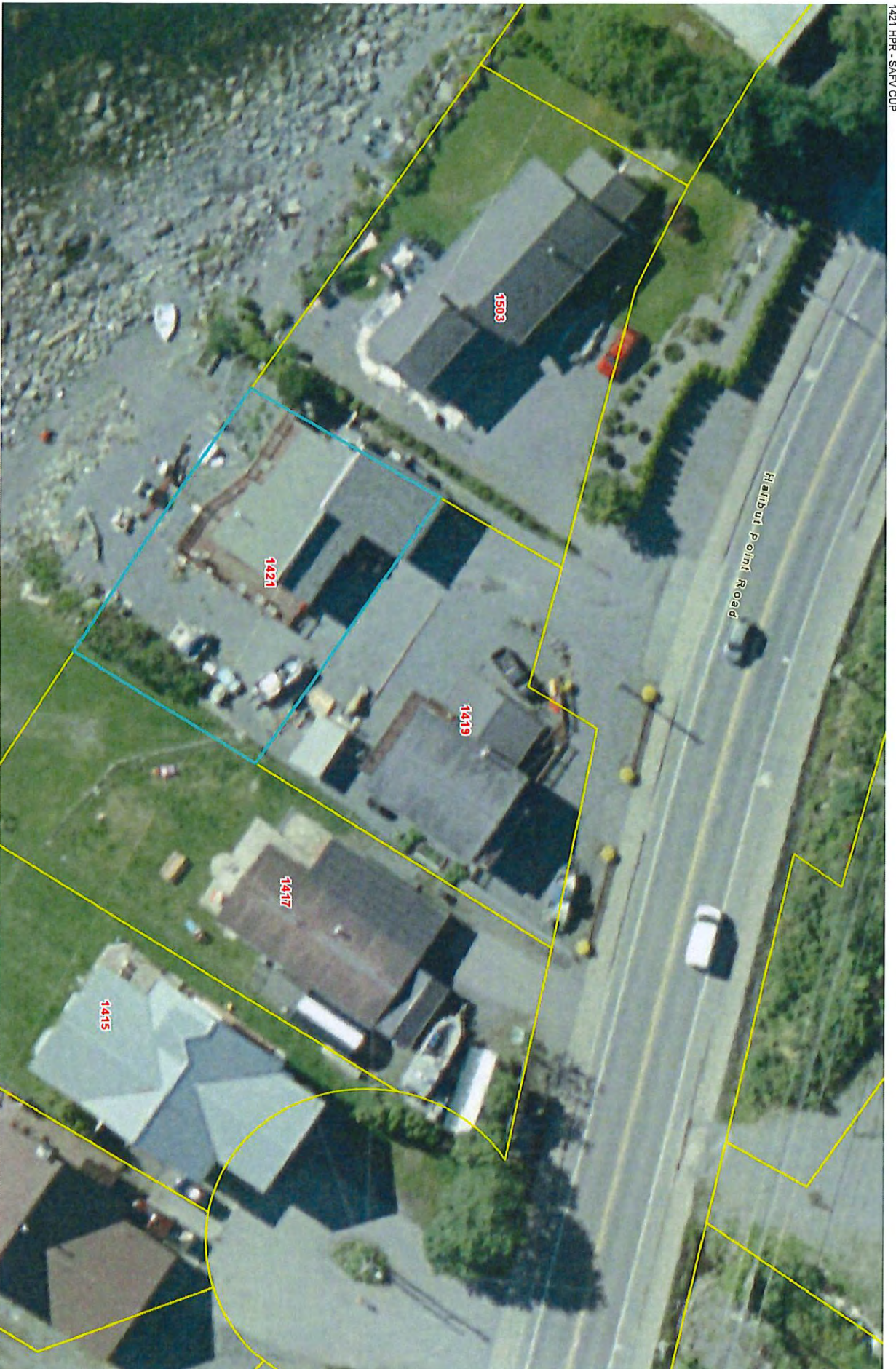
Attachment B: Site Photos

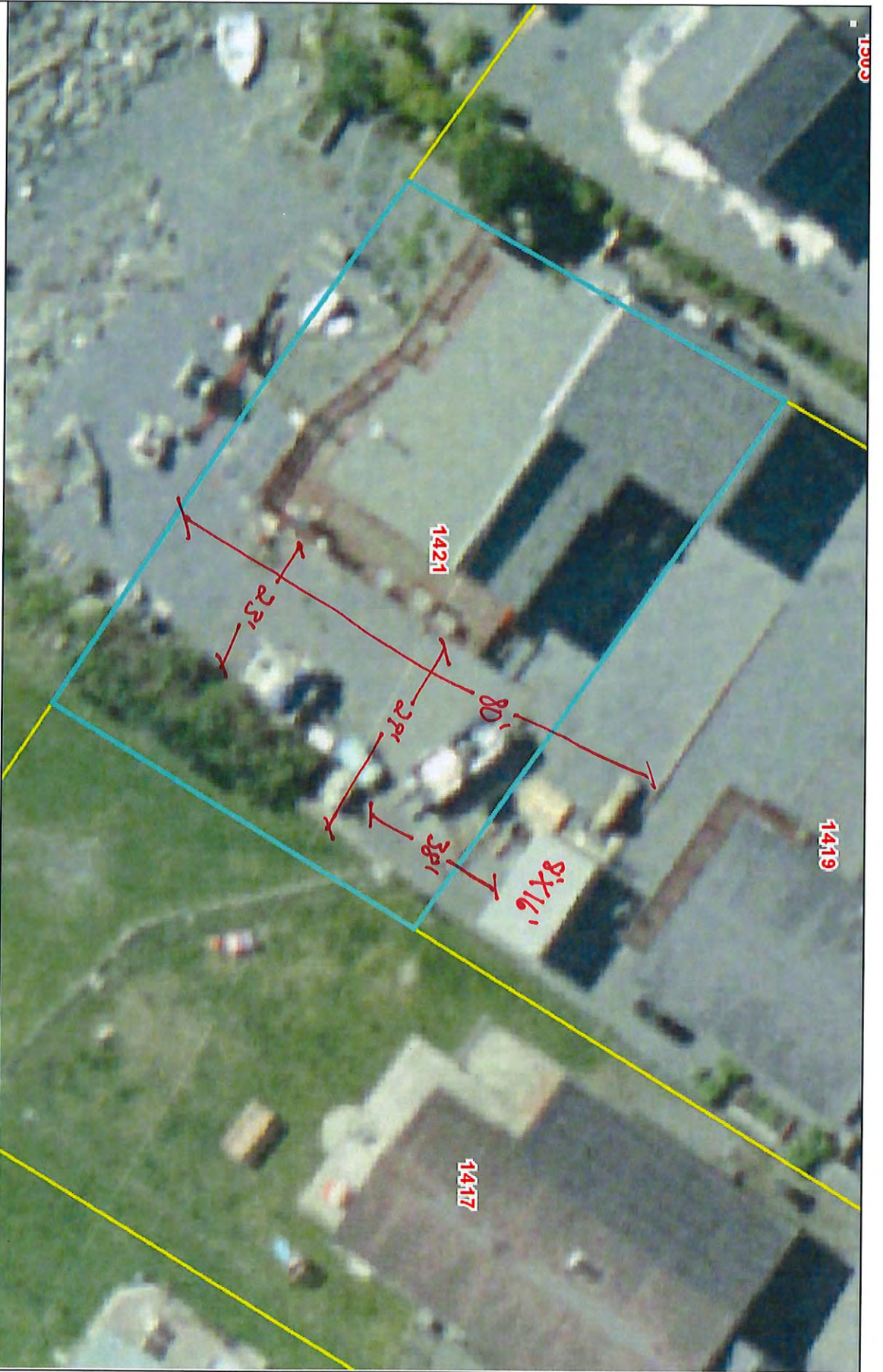
Attachment C: Plat

Attachment D: Administrative Back-Up

Attachment E: Public Comment

² § 22.30.160.C – Required Findings for Conditional Use Permits

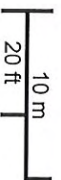




City & Borough of Sitka, Alaska

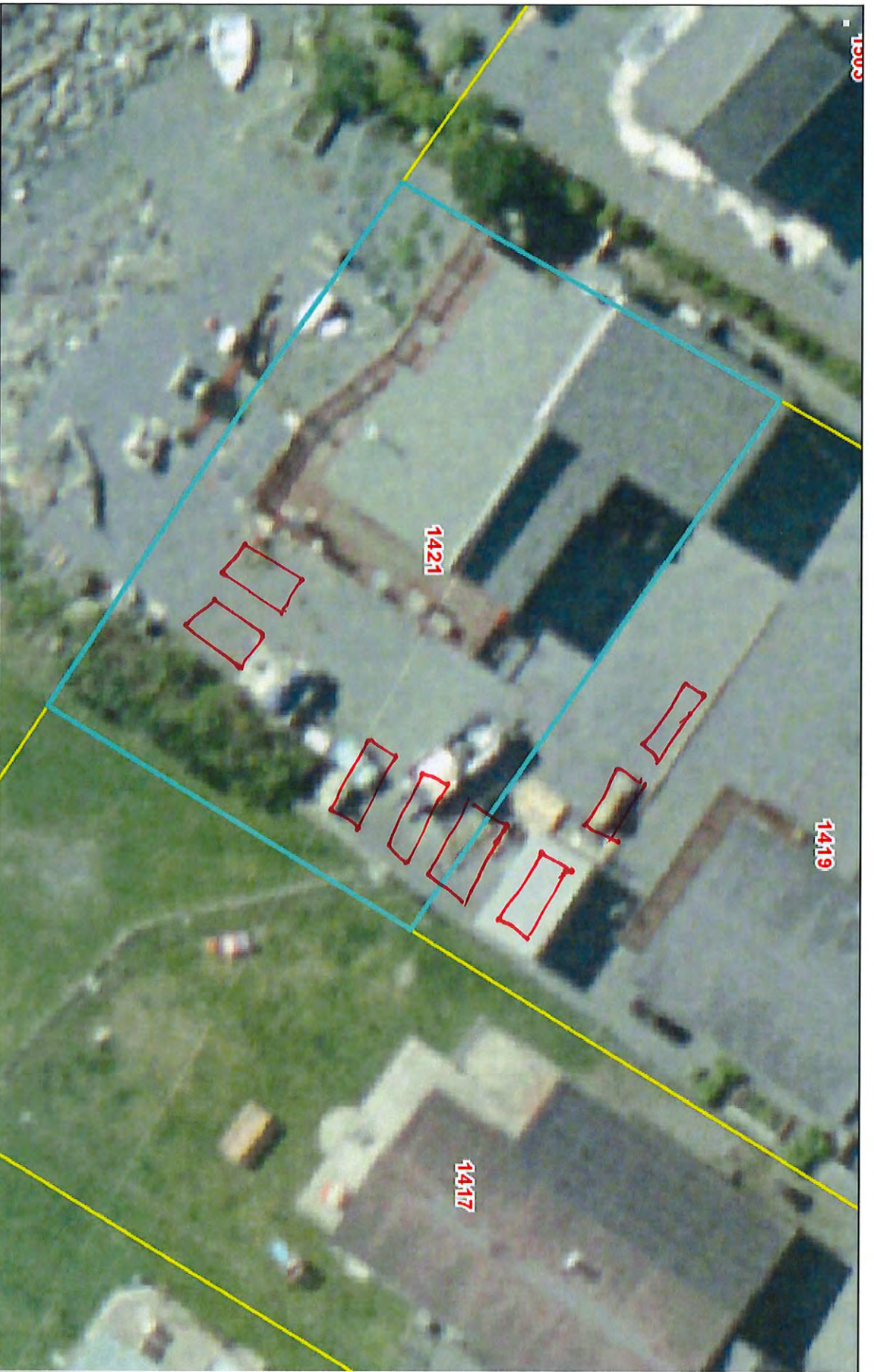
Selected Parcel: 1421 Hailbut Point Rd ID: 15764000

Printed 2/1/2019 from <http://www.mainstreetmaps.com/ak/sitka/public.asp>



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

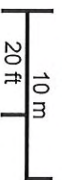
This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



City & Borough of Sitka, Alaska

Selected Parcel: 1421 Halibut Point Rd ID: 15764000

Printed 2/1/2019 from <http://www.mainstreetmaps.com/ak/sitka/public.asp>



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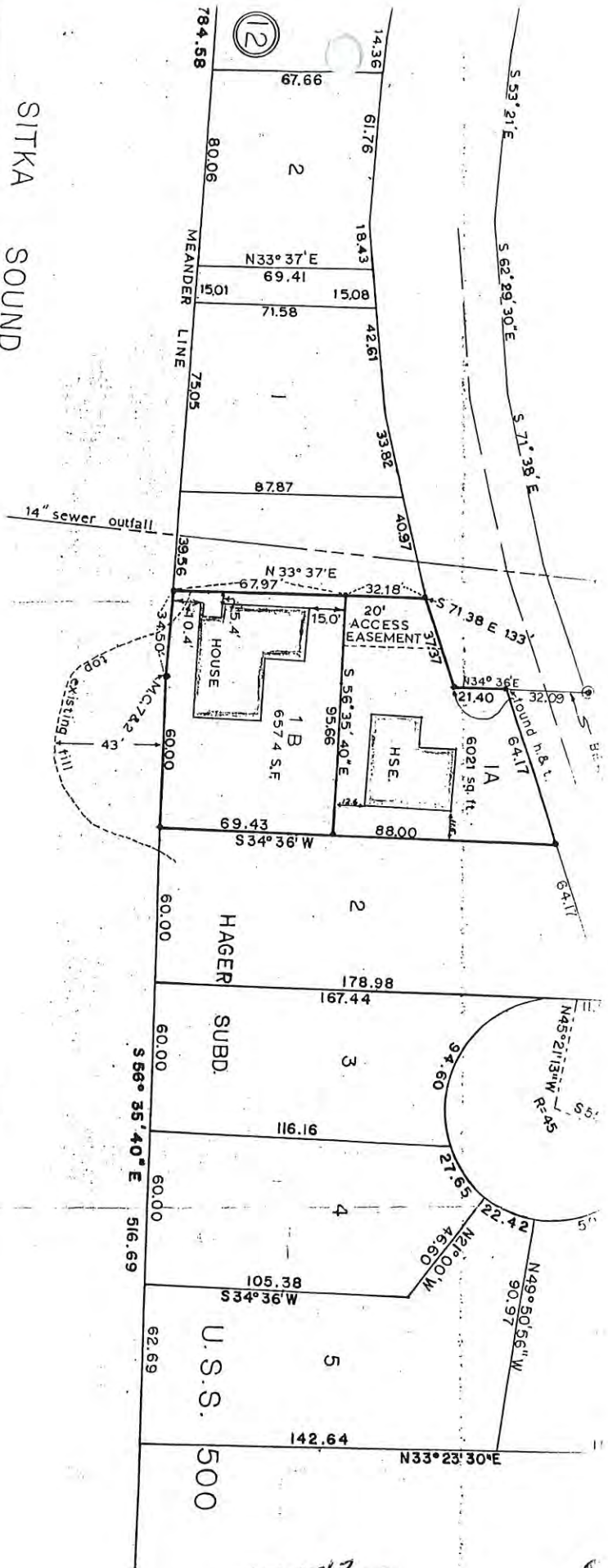








SITKA SOUND



- LEGEND:**
- BRASS CAP (FOUND)
 - REBAR & PLASTIC CAP (EXISTING)

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Surveyor, licensed in the State of Alaska, and that in JUNE 1977 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.

AS-BUILT SURVEY

LOT 1B

TURNER SUBDIVISION

OWNER: MIKE TURNER

Box 393
Sitka, Alaska

CHARLES POOL & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
BOX 2609, KF
AN, ALASKA 99901

DATE OF SURVEY

NAME

SURVEYOR

PROJ. NO.

1-5763
5764
(1)



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

RECEIVED JAN 04 2019

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

APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

☐

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: SAFV would like to use the house at 1421 Halibut Point Road as a temporary shelter for victims of domestic violence while its shelter is being renovated and expanded. The expected period of occupancy would be from February to December of 2019.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): R1
CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): Quasi Institutional

APPLICANT INFORMATION:

PROPERTY OWNER: David Levesque
PROPERTY OWNER ADDRESS: 1419 Halibut Point Road
STREET ADDRESS OF PROPERTY: 1421 Halibut Point Road
APPLICANT'S NAME: Sitkan's Against Family Violence
MAILING ADDRESS: PO Box 6136, Sitka AK 99835
EMAIL ADDRESS: mmahoney@safv.org DAYTIME PHONE: 907 747-3370

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1576400 LOT: 1B BLOCK: _____ TRACT: _____
SUBDIVISION: Turner Subdivision US SURVEY: 500

Mahoney
Last Name

12/26/18
Date Submitted

1421 Halibut Road
Project Address

REQUIRED INFORMATION:

For All Applications:

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

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

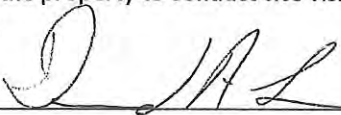
For Short-Term Rentals and B&Bs:

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

CERTIFICATION:

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

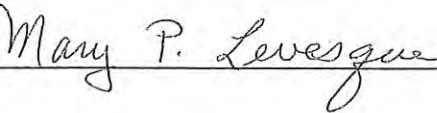
Owner



Date

12-26-2018

Owner



Date

12/26/18

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

12/24/18

Mahoney

12/26/18

1421 Halibut Point Road

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR

- ☐ MARIJUANA ENTERPRISE
☐ SHORT-TERM RENTAL OR BED AND BREAKFAST
☒ OTHER: Quasi Institutional Use in Residential

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) *(Please address each item in regard to your proposal)*

- **Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**
Traffic will consist of one staff vehicle and three to four resident vehicles. The impact on nearby
_____ homes will be similar to the existing residential use of the property.

- **Amount of noise to be generated and its impacts on surrounding land use:** _____
Noise will be similar to existing residential use of the property. Presence of staff 24 hours a
_____ day will ensure quiet operation.

- **Odors to be generated by the use and their impacts:** _____
_____ Only odors typical of residential use will be
generated.

- **Hours of operation:** _____
_____ 24 hours a day, seven days a week.

- **Location along a major or collector street:** _____
_____ The property is located on Halibut Point Road.

- **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** The property is directly accessible through an easement from Halibut Point Road, through property owned and occupied by the owner of this property.

- **Effects on vehicular and pedestrian safety:** _____
_____ There should be no difference in the effects of this use
from that of the current residential use.

Mahoney

12/26/18

1421 Halibut Point Road

Last Name

Date Submitted

Project Address

- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** _____
There is excellent accessibility from Halibut Point Road for emergency calls.

There is sufficient room for vehicles to park and then turn
- **Logic of the internal traffic layout:** _____
around before exiting the property.

There will be no signage.
- **Effects of signage on nearby uses:** _____

There are
- **Presence of existing or proposed buffers on the site or immediately adjacent the site:** _____
no buffers existing or proposed.

- **Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN):** _____
Supports the Comprehensive Plan section on Housing (H1.2i) because it provides housing for a

at risk population.

- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.):** TBD

REQUIRED FINDINGS (SGC 22.30.160(C):

1. ...The granting of the proposed conditional use permit will not:

a. Be detrimental to the public health, safety, and general welfare because _____
It provides for the health and safety of victims of domestic violence.
_____;

b. Adversely affect the established character of the surrounding vicinity, because _____
It is essentially a residential use in a residential neighborhood.
_____;

c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon
_____ there will be no changes to the property from
which the proposed use is to be located, because, _____
its current residential use.
_____;

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, specifically,
_____ Housing 1.2i _____ Create housing for the
conforms to Comprehensive Plan Section _____ which states _____
homeless through public-private partnerships.

_____ will provide temporary housing for victims of domestic violence who may
because the proposal _____
otherwise be homeless.
_____;

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and
SAFV will have full time staff on the premises and the owner of the property
enforced, because _____
lives in the adjacent house.
_____.

ANY ADDITIONAL COMMENTS _____


Applicant

12/24/18
Date

Mahoney	12/26/18	1421 Halibut Point Road
Last Name	Date Submitted	Project Address



AFTER RECORDING, RETURN TO:

David A. Levesque
Mary P. Levesque
1419 Halibut Point Road
Sitka, AK 99835

AETIA55407

WARRANTY DEED
A.S. 34.15.030

The Grantors, **SHANE SNYDER and SUSAN SNYDER, husband and wife**, whose address is 1421 Halibut Point Road, Sitka, AK 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant to **DAVID A. LEVESQUE and MARY P. LEVESQUE, husband and wife, as tenants by the entirety with full right of survivorship**, Grantees, whose mailing address is 1419 Halibut Point Road, Sitka, AK 99835, the following-described real estate:

Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision and a portion of vacated Neva Street approved by the City and Borough Assembly of Sitka on September 29, 1976 and more particularly described as follows:

Beginning at the Southeasterly Corner of Lot 1 of said Hager Subdivision thence North 34 degrees 36' East, 69.43 feet; thence North 56 degrees 35' 40" West, 95.66 feet; thence South 33 degrees 37' West, 67.97 feet; thence South 54 degrees 12' East, 34.50 feet; thence South 56 degrees 35' 40" East, 60.00 feet to the true point of beginning, records of the Sitka Recording District, First Judicial District, State of Alaska

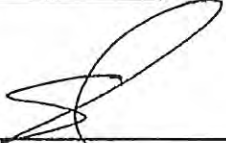
SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

WARRANTY DEED
A4350\6061\Warranty Deed

Page 1

DATED this 1 day of May, 2018.

GRANTORS:



SHANE SNYDER



SUSAN SNYDER

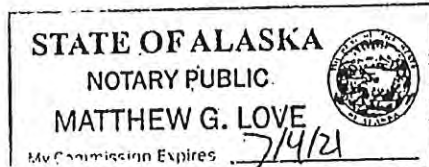
STATE OF ALASKA)

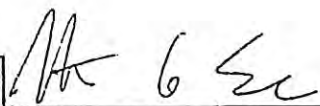
FIRST JUDICIAL DISTRICT)

ss.

The foregoing instrument was acknowledged before me this May 1, 2018, by **SHANE SNYDER and SUSAN SNYDER**.

WITNESS my hand and official seal on the day and year in this certificate first above written.





Notary Public in and for Alaska

My Commission Expires: 7/4/21

WARRANTY DEED
A4350\6061\Warranty Deed

Page 2



Parcel ID: 1-4711-000
CITY & BOROUGH OF SITKA
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-4935-000
ALBRECHT KIRK W.
ALBRECHT SHELBY J.
PO Box 1853
Sitka AK 99835-1853

Parcel ID: 1-4940-001
SHINN LARRY P.
PO Box 772
Sitka AK 99835-0772

Parcel ID: 1-4940-002
SHINN LARRY P.
PO Box 772
Sitka AK 99835-0772

Parcel ID: 1-4940-004
VIDAD JOSELITO
VIDAD VALINTA
1416 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5725-000
CALDWELL TRUST, BEVERLY &
JOSEPH
1503 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5730-000
CAYWOOD JACKIE M.
104 Lincoln St
Sitka AK 99835

Parcel ID: 1-5763-000
LEVESQUE DAVID A.
LEVESQUE MARYANN P.
1419 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5764-000
LEVESQUE DAVID A.
LEVESQUE MARY P.
1419 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5765-000
BINKIE SHERRY K.
PO Box 542
Sitka AK 9983-50542

Parcel ID: 1-5767-000
VASTOLA DAVID J.
VASTOLA CHERYL L.
1415 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5769-000
JOHNSON MOSES P.
JOHNSON BETSY L.
1413 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5771-000
KIMBALL KENNETH N.
KIMBALL SHIRLEY J.
1411 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5773-000
BAILEY DORIS M.
BAILEY ROY D.
PO Box 953
Sitka AK 99835-0953

Amy Ainslie

From: Cheryl and Dave Vastola <dcvastola@gmail.com>
Sent: Monday, January 28, 2019 2:31 PM
To: Planning Department
Subject: SAFV Temporary Residence

Planning Commission Members,

We received the notice of David Levesque's request for a conditional use permit for his residence at 1421 HPR to be used as an interim residence for the SAFV Shelter while the current one is renovated. We would like to say we support this 100% and if we can be of help in facilitating this we are happy to. Thank you.

Cheryl and David Vastola
1415 Halibut Point Road



CITY AND BOROUGH OF SITKA

Legislation Details

File #: P 18-15 Version: 1 Name:

Type: Subdivision Status: AGENDA READY

File created: 1/31/2019 In control: Planning Commission

On agenda: 2/6/2019 Final action:

Title: Public hearing and consideration of a minor subdivision for a zero lot line at 746 Alice Loop in the Waterfront District. The property is also known as Lot 2 Charlie Joseph Subdivision. The application is filed by Kris Karsunky. The owner of record is Jay Stevens.

Sponsors:

Indexes:

Code sections:

Attachments: [P 18-15 Karsunky 746 Alice Loop Staff Report 2.6.19](#)
[P 18-15 Karsunky 746 Alice Loop Aerial Map](#)
[P 18-15 Karsunky 746 Alice Loop Proposed Plat & Site Plans](#)
[P 18-15 Karsunky 746 Alice Loop Site Photos](#)
[P 18-15 Karsunky 746 Alice Loop Plat](#)
[P 18-15 Karsunky 746 Alice Loop Administrative Back-Up](#)
[P 18-15 Karsunky 746 Alice Loop Public Comment](#)

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

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department Staff Report

Case No: P 18-15
Proposal: Conceptual Plat – Minor Subdivision for a Zero Lot Line
Applicant: Kris Karsunky
Owner: Jay Stevens
Location: 746 Alice Loop
Legal Desc.: Lot 2 Charlie Joseph Subdivision
Zone: WD Waterfront District
Size: Existing: 10,499 square feet
Proposed: Lot 2A – 5,034 square feet, Lot 2B – 5,382 square feet
Parcel ID: 1-9014-002
Existing Use: Undeveloped
Adjacent Use: Residential, Undeveloped
Utilities: From Alice Loop and Easement
Access: Alice Loop

KEY POINTS AND CONCERNS:

- Lots meet dimensional development standards
- Access directly from public street
- Utilities provided by existing and proposed easements
- Creation of new lot facilitates additional opportunity for development

RECOMMENDATION: Approve the conceptual plat of the minor subdivision of 746 Alice Loop subject to the attached conditions of approval.

BACKGROUND:

746 Alice Loop was created by Charlie Joseph Subdivision in 2017, recorded as plat 2017-16. The existing lot is 10,499 square feet. The property is currently undeveloped. Access is directly from Alice Loop.

According to the covenants recorded with Charlie Joseph Subdivision, the covenants shall bind future subdivisions of the properties. If this subdivision is approved, these covenants should be cited in a plat note.

PROJECT DESCRIPTION:

The proposed minor subdivision is intended to divide Lot 2 of Charlie Joseph Subdivision into two parcels, sized 5,034 square feet (Lot 2A) and 5,382 square feet (Lot 2B) for the purpose of building a Zero Lot Line. Minimum lot size for Zero Lot Lines in the Waterfront District is 3,000 square feet.¹ Both proposed lots meet these requirements. The existing lot is primarily flat and already cleared.

Two easements exist on the property: an 80 square foot utility easement on the front of proposed Lot 2A and a 10 foot utility easement spanning the entire front of proposed Lot 2B.

Title 21

The purposes of the subdivision regulations are: to promote and protect the public, health, safety and welfare; provide for the proper arrangement of roads and streets in relation to existing or proposed roads and streets; provide for useful, adequate and convenient open space; provide for means for efficient transportation; assure adequate and properly placed utilities; provide for access for emergency services; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.²

Development Standards

The minimum lot area for a Zero Lot Line in the Waterfront District is 3,000 square feet. Both lots meet these standards.

ANALYSIS:

Site: Proposed lots to be 5,034 square feet (Lot 2A) and 5,382 square feet (Lot 2B). Both lots exceed the 3,000 square foot minimum for Zero Lot Lines in the Waterfront District.

Utilities: Utilities are available from Alice Loop and via existing easement agreements as designated on the plat. A utility easement to bring utilities to Lot 2A through Lot 2B will be included in the final plat. A plat note states that the municipality shall be a party to all easements and no changes shall be made without municipal approval.

¹ SGC Section 22.20.035

² SGC Section 21.04.020

Access, Roads, Transportation, and Mobility: Both proposed lots would have direct access from Alice Loop, a public street. Applicant should contact Public Works to discuss any required driveway permits.

Public, Health, Safety and Welfare: Locations for utilities are planned via proposed platted easements. A condition of approval requires all utility installations to undertake the required permitting processes. No concerns.

Rec, Light, Air: Lots meet development standards. Utility easements will help maintain setbacks. No concerns.

Orderly and Efficient Layout and Development: Access and utilities are provided, and proposed lots are similar, albeit somewhat smaller, than nearby lots. The same covenants that were recorded with the prior subdivision will be recorded with this subdivision. No concerns.

Comprehensive Plan

The proposed minor subdivision complies with Comprehensive Plan Section by supporting Housing Action H.1.1e to “encourage higher density development”.

Recommendation and Motions

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

- 1) **I move to approve** the conceptual plat for a Minor Subdivision for a Zero Lot Line request to result in two lots for 746 Alice Loop in the WD Waterfront District. The property is also known as Lot 2 Charlie Joseph Subdivision. The request is filed by Kris Karsunky. The owner of record is Jay Stevens.
 - a. Conditions of Approval.
 1. All utilities, including water, sewer, and electricity shall be required to have an approved permit from the municipality; and all utility permits and design shall comply with all applicable code and design polices including, but not limited to 15.04.100, 15.04.110, 15.04.240, and 15.04.250.
 2. This subdivision development and the plat, prior to recording, complies with all applicable Sitka General Code.
 3. Please note: Minor errors, corrections, and language of plat notes, may be approved by the Planning Director that do not substantially and materially impact the nature of the subdivision.
 4. All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.
 5. Charlie Joseph Subdivision covenants will be cited in a plat note.
 6. All easement agreements will be cited via plat notes.
 7. A certification will be included on the plat to state that the lots are intended to be sold for zero lot line development only.
 8. A party wall agreement will be completed prior to final plat approval. The agreement will included as a covenant to the zero lot line subdivision and cited via plat notes.
- 2) **I move to find that:**
 - a. The conceptual plat meets its burden of proof as to access, utilities, and dimensions as proposed;
 - b. That the proposed minor subdivision conceptual plat complies with Sitka General Code subdivision process; and
 - c. That the minor subdivision conceptual plat is not injurious to the public health, safety, and welfare.

ATTACHMENTS:

Attachment A: Aerial Map
Attachment B: Site Plans
Attachment C: Photos
Attachment D: Plat
Attachment E: Proposed Plat
Attachment F: Administrative Back-Up
Attachment G: Public Comments



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND REQUESTED HEREON AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND ILLUSTRATE ALL STREETS, ALLEYS, WALLS, FENCES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE	DIVER	COUNT/TUBS
DATE	DIVER	COUNT/TUBS

STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THE 24 DAY OF DECEMBER 1964,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, HAD
PRESENTED AND READ, PERSONALLY APPEARED,

TO THE ABOVE TO BE THE IDENTICAL, UNREVOKED, SIGNED AND SEALED
ORIGINAL AND A TRUE AND CORRECT COPY OF THE SAME, SIGNED THE SAME
FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN SET FORTH.

WITNESSES MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST
WRITTEN.

SALUTE OF ALABAMA
FIRST JUDICIAL DISTRICT

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST LAMAR AND IN FAVOR OF THE CITY OF ST. LOUIS HAVE BEEN PAID IN FULL, THAT THEREFORE, I HAVE NO RECORDS OF ANY TAXES DUE TO THE CITY OF ST. LOUIS FOR THE YEAR OF _____ WILL BE DUE ON OR BEFORE _____

DATED THIS _____ DAY OF _____ AT ST. LOUIS, MISSOURI

[illegible]

DATE _____ DRAWING PLATTING BOARD _____

SUBJECT

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING A duly APPOINTED AND QUALIFIED, AND DULYY AUTHORIZED OFFICER OF THE CITY AND BOROUGH OF STAYA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF STAYA, THE FOLLOWING EXEMPTION PAYMENT IS DUE ON THE RECORDS IN THE NAME OF:

ALL PAYMENTS RECEIVED AND NOT ACCORDING TO THE RECORDS IN THE RECORDS OF THE CITY AND BOROUGH OF STAYA, AND IN FAVOR OF THE CITY & BOROUGH OF STAYA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____

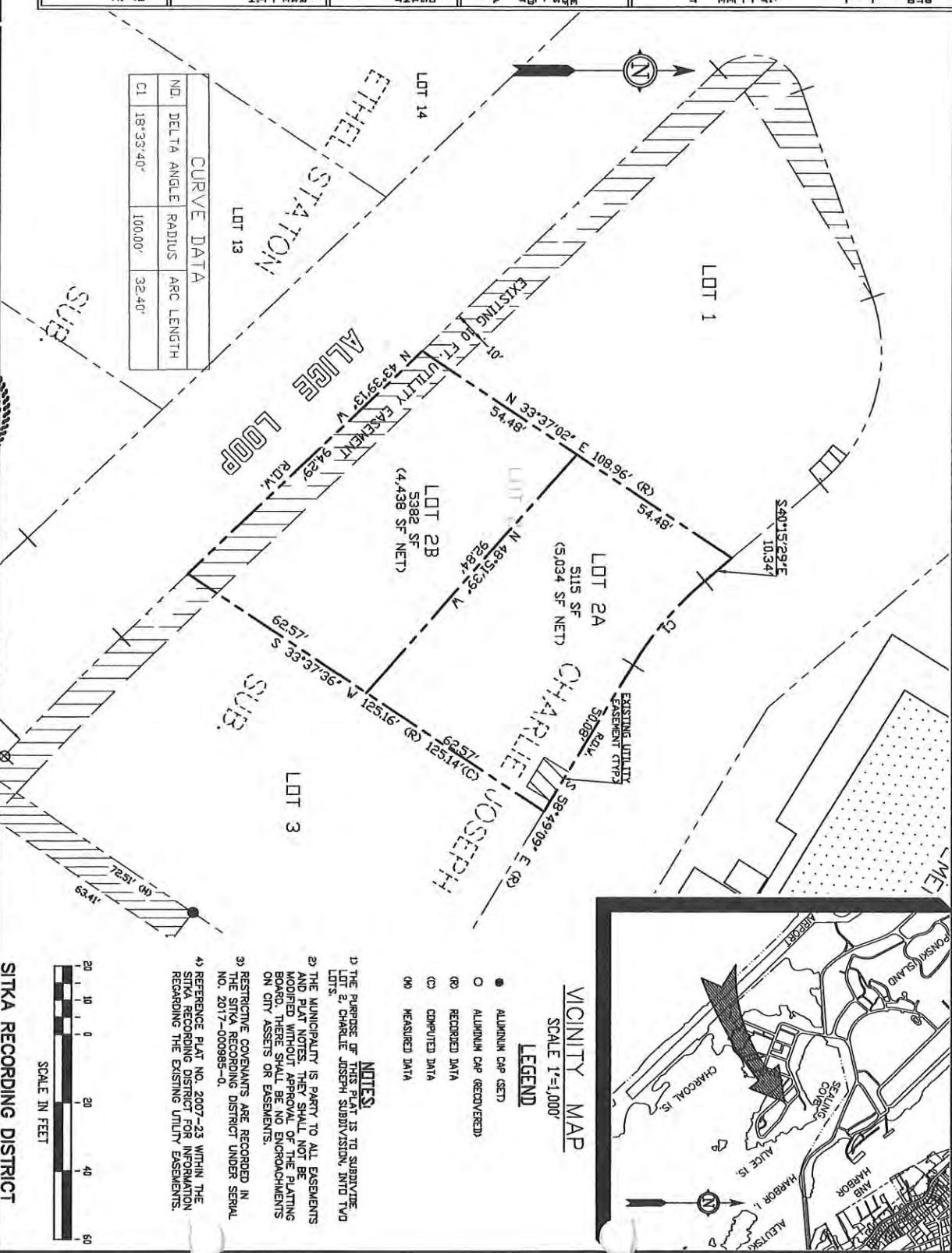
AT STAYA, ALASKA

1 HENRY CERTIFY THAT THE SUBDIVISION PLAT SPOON HESSEN HAS BEEN FILED TO
2 CORRELATE WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSOCIATION
3 AS RECORDED IN MINUTE BOOK PAGE DATED
4 AND THAT THE PLAT SPOON HESSEN HAS BEEN APPROVED FOR RECORDING IN THE
5 OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

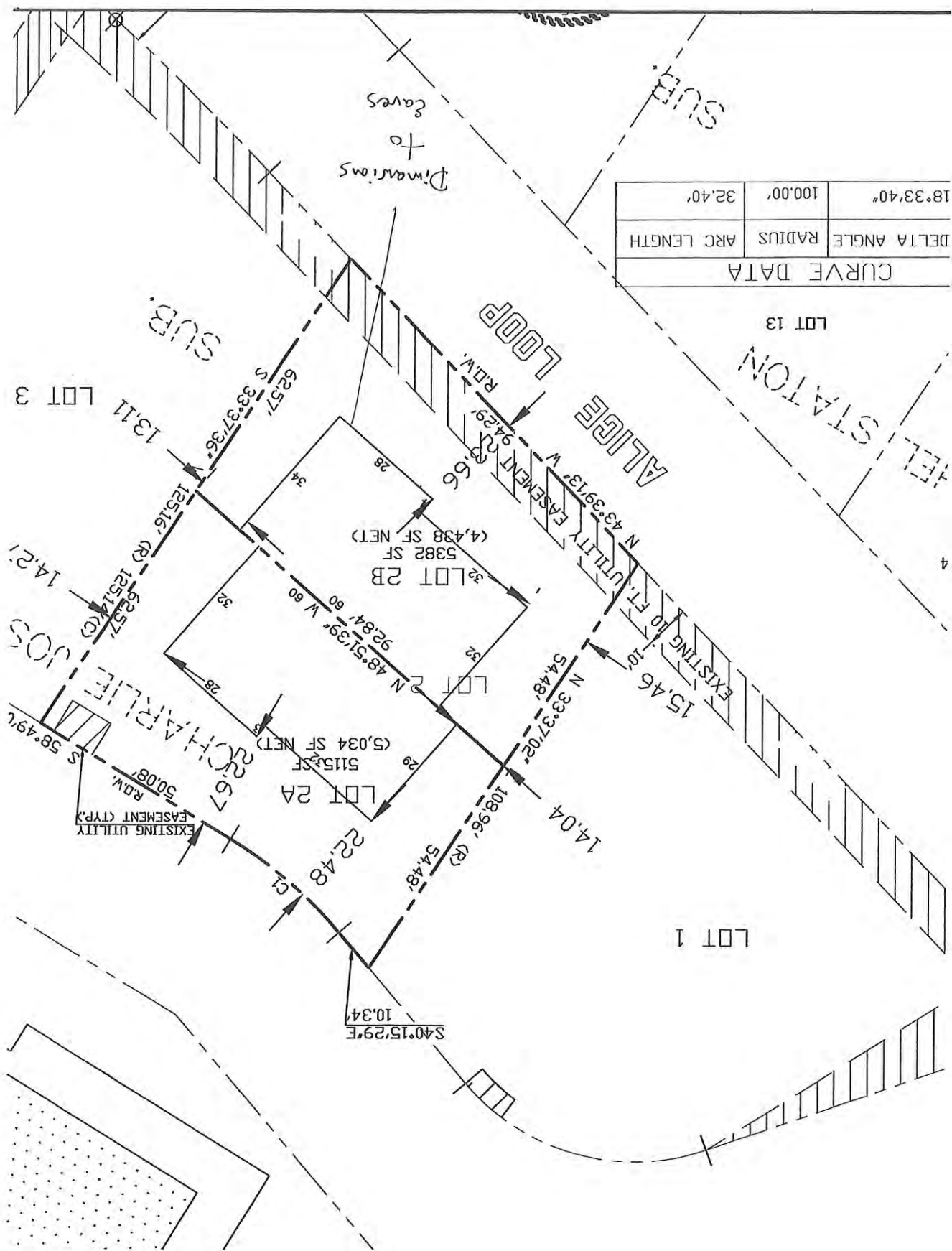
CITY AND TOWNSHIP CLERK

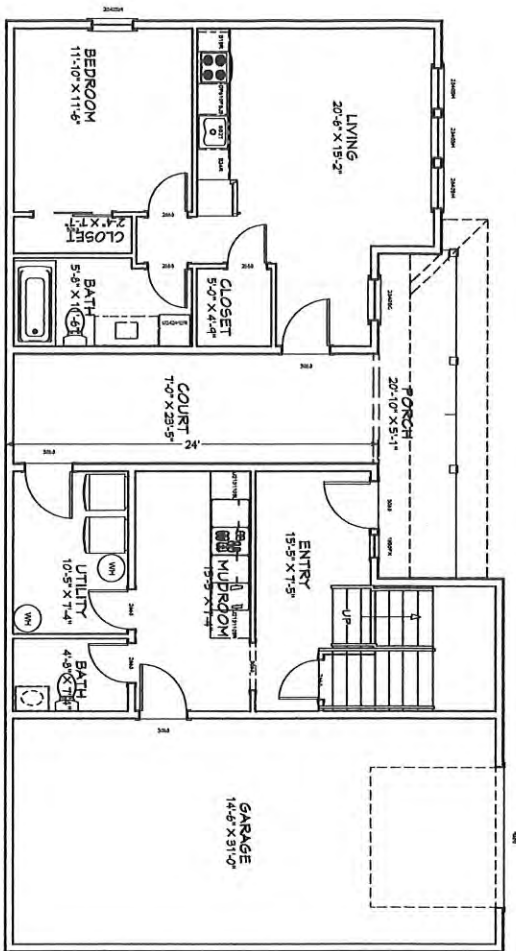
NORTH 57th
LAND SURVEYING

CROW 747-6700 255 F SMITH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99833
 EMAIL north57landscapery@yahoo.com



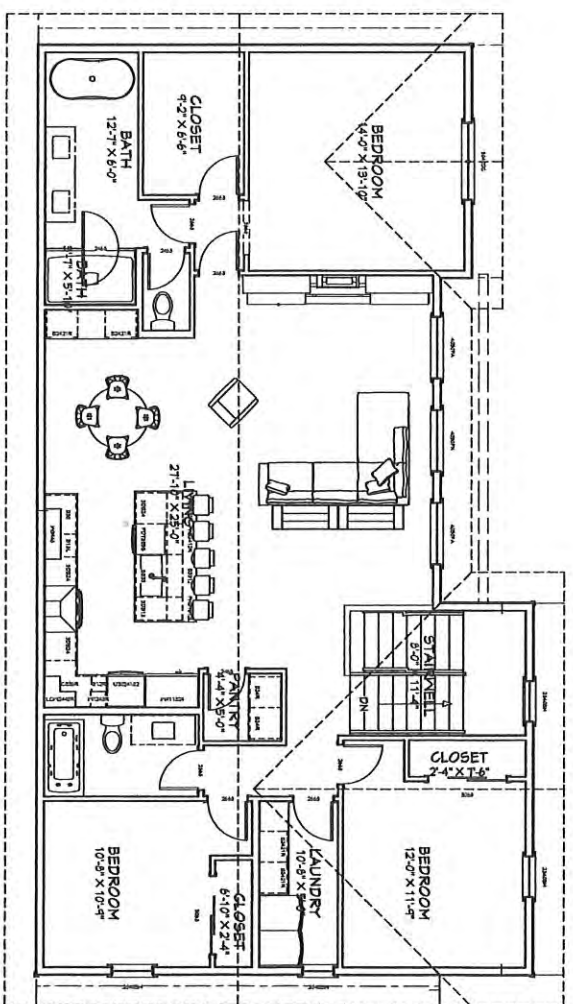
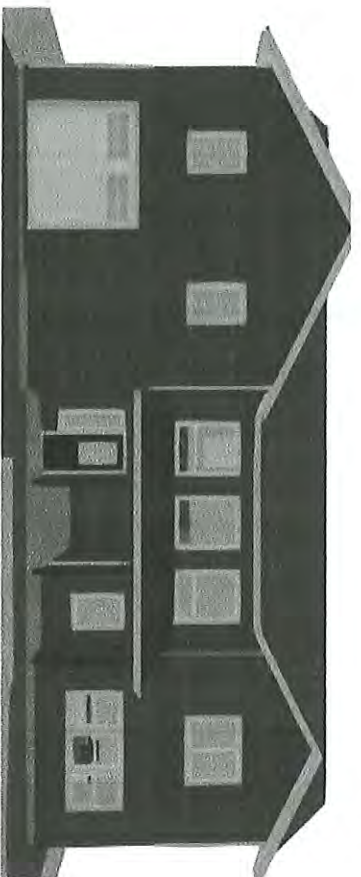
CURVE DATA		
DELTA ANGLE	RADIUS	ARC LENGTH
18°33'40"	100.00'	32.40'





1st Floor

LIVING AREA
1041 SQ. FT.



2nd Floor

LIVING AREA
1656 SQ. FT.

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:

1/7/19

SCALE:

SHEET:











CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION FORM

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

APPLICATION FOR:

☐

VARIANCE

☐

CONDITIONAL USE

☐

ZONING AMENDMENT

☒

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Subdivide Lot #2 Charlie Joseph
Subd. into two(2) lots for the purpose of a zero
lot line.

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: Jay W Stevens

PROPERTY OWNER ADDRESS: _____

STREET ADDRESS OF PROPERTY: 746 Alice Loop Rd

APPLICANT'S NAME: Kris Karsenly on behalf of Jay Stevens

MAILING ADDRESS: 312 Charteris St. Sitka AK 99835

EMAIL ADDRESS: sitkaconstruction@gmail.com DAYTIME PHONE: 907-957-0662

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-9014-002 LOT: 2 BLOCK: _____ TRACT: _____

SUBDIVISION: Charlie Joseph Subdivision US SURVEY: 39246

Last Name

Date Submitted

Project Address

REQUIRED INFORMATION:

For All Applications:

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

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

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

CERTIFICATION:

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

Owner



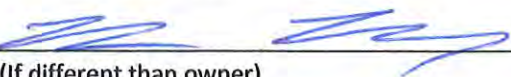
01-31-2019
Date

Owner

Date

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

Applicant (If different than owner)



1/31/19
Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

RECEIVED JAN 16 2019

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

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


Zero lot line app -

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

- SITE/DIMENSIONS/TOPOGRAPHY: The lot as it sits is approx 10,500 sq ft
almost flat. Dimensions are round about 110 x 95 +/-
- EXISTING UTILITIES AND UTILITY ROUTES: There are two utility easements
one that runs the width of the property on the ^{West} ~~East~~/SW ^{West} side. Also
a small easement on the north/northeast side for a light pole.
- PROPOSED UTILITIES AND UTILITY ROUTES: Utilities to run from the
street on the W/SW side of the lot to the center of the 2nd lot line
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: Access to/from both sides
of the property from the loop roads.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: None that we are aware of.
- PUBLIC HEALTH, SAFETY, AND WELFARE: No impact on any neighboring
property as to air or light quality. Plenty of access for emergency
vehicles.
- ACCESS TO LIGHT AND AIR: Ample access to light and air to be
maintained, no impact on neighboring properties.

- ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: Will be maintained. All layout and setbacks of structures to be permitted and allowed by city code. Per city code.
- DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:
No existing structures are present.
- EXISTENCE OF ANY ENCROACHMENTS: No encroachments.
- AVAILABILITY OF REQUIRED PARKING: Ample off street parking will be provided.
- SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: We would like to propose a minor subdivision/zero lot line of the lot. Creating approx equal lot sizes.

ANY ADDITIONAL COMMENTS We want to create a zero lot line structure that best uses the lot, while providing both a practical, usable structure and a structure that fits into the overall feel and look of the neighborhood.


Applicant Kris Karvinsky

1/16/19
Date



WARRANTY DEED

THE GRANTOR SHEE ATIKÁ HOLDINGS ALICE ISLAND, LLC, a Limited Liability Company 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 Jay Warren Stevens, the address of which is 295 Martha Drive, Winchester, OR 97495, 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 TWO (2), Charlie Joseph Subdivision, according to the plat thereof filed October 23, 2017, as Plat Number 2017-16, Sitka Recording District, First Judicial District, State of Alaska.

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 2007-23, filed October 22, 2007, Sitka Recording District, First Judicial District, State of Alaska.

(6) Covenants, conditions, restrictions, easements, rights of access, assessments and all other matters set forth within Plat 2017-16, filed October 23, 2017, Sitka Recording District, First Judicial District, State of Alaska.

(7) 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.

(8) 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.

(9) 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.

(10) Limitations, conditions, provisions, restrictions, terms and effects related to the

WARRANTY DEED - 2



2 of 5

2018-000956-0

fact that the Property is zoned Waterfront District and is proximate to tidewater and that activities and uses of similarly zoned lands in the vicinity, and/or activities and uses of such tidewater and/or adjacent shore lands 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.

(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) that as of the date of this Deed are a lien upon the Property regardless of whether or not such taxes or assessments are presently due and payable, or (ii) that accrue or arise in any fashion after the date of this Deed or (iii) that are payable 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 which are 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) Covenants, Conditions and Restrictions which do not contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to

WARRANTY DEED - 3



3 of 5

2018-000956-0

handicap but does not discriminate against handicapped persons, as provided in the following instruments:

Entitled: Declaration and Establishment of Conditions, Reservations and Restrictions

Executed By: Shee Atiká Holdings Alice Island, LLC

Recorded: September 14, 2017

Document No.: 20107-000985-0

(19) Rights of the public and/or governmental agencies in and to any portion of the above-described real property lying within any roads, streets or highways.

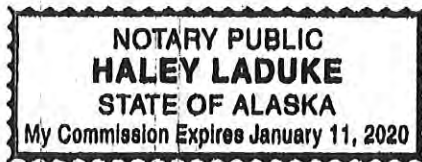
DATED this 13th day of August, 2018.

SHEE ATIKÁ HOLDINGS ALICE ISLAND, LLC

By: *Ptarmica McConnell*
Ptarmica McConnell, Chief Operating Officer

State of Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this 13 day of August, 2018, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared PTARMICA MCCONNELL, the Chief Operating Officer of Shee Atiká Holdings Alice Island, LLC, a limited liability company organized and existing under the laws of the State of Alaska, to me known and known to me to be the Chief Operating Officer of said limited liability company, and acknowledged to me that she signed the foregoing instrument freely and voluntarily for and on behalf of said limited liability company by authority of its Operating Agreement for the uses and purposes therein mentioned.



Haley Laduke
Notary Public
My Commission Expires: 1/11/2020

WARRANTY DEED - 4



4 of 5
2018-000956-0

When Recorded, Return To:

Jay Warren Stevens
295 Martha Drive
Winchester, OR 97495

WARRANTY DEED - 5



Parcel ID: 1-9000-001
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 Lincoln St Ste 300
Sitka AK 99835

Parcel ID: 1-9012-010
HELEM GORDON K
HELEM CAROLE R
1314 Sawmill Creek Rd
sitka AK 99835

Parcel ID: 1-9012-011
PETERSON TRAVIS R.
PETERSON JENNIFER J.
PO Box 2312
Sitka AK 99835-2312

Parcel ID: 1-9012-012
HAAVIG PAUL
745 Alice Lp
Sitka AK 99835

Parcel ID: 1-9012-013
HELEM REVOCABLE TRUST, GERALD
& MARY
PO Box 1811
Sitka AK 99835-1811

Parcel ID: 1-9012-014
PRATT CAPRICE D.
PRATT RONALD J.
753 Alice Lp
Sitka AK 998359450

Parcel ID: 1-9012-015
RADZIUKINAS ERIC G.
RADZIUKINAS JYNAL C.
757 Alice Lp
Sitka AK 998359450

Parcel ID: 1-9014-001
LEACH JOHN M.
LEACH ANDREA M.
1830 Edgecumbe Dr
Sitka AK 99835

Parcel ID: 1-9014-002
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 Lincoln St Ste 300
Sitka AK 99835

Parcel ID: 1-9014-003
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 Lincoln St Ste 300
Sitka AK 99835

Parcel ID: 1-9014-004
CJS PROPERTY LLC
P.O. Box 718
Sitka AK 99835

Parcel ID: 1-9022-000
SEALING COVE PROPERTIES, LLC
107 Toivo Cir
Sitka AK 99835

Amy Ainslie

From: Paul Haavig <haavig@gci.net>
Sent: Sunday, January 27, 2019 9:41 AM
To: Planning Department
Subject: Minor subdivision

My name is Paul Haavig, owner of the home on 745 Alice Loop Road. I'm responding to a zero lot line request for owner Jay Stevens on 746 Alice Loop Road. I'm writing in opposition of this request for the following reasons as I am out of town and won't be able to attend the meeting in person.

- 1) I purchased my lot and built my house under the understanding of what would be allowed in the middle lots, zero lot lines was not part of that understanding.
- 2) This will create lots much smaller than what would normally be allowed.
- 3) It will create more traffic and as well as create a lack of adequate parking.
- 4) It will set a precedence for other requests.
- 5) The owner purchased this lot with the understanding of what would be allowed so should proceed with that knowledge.

Respectfully submitted,
Paul Haavig



CITY AND BOROUGH OF SITKA

Legislation Details

File #: ZA 19-01 Version: 1 Name:

Type: Zoning Amendments Status: AGENDA READY

File created: 1/31/2019 In control: Planning Commission

On agenda: 2/6/2019 Final action:

Title: Public hearing and consideration of proposed amendments to Sitka General Code Title 22 Zoning regarding permitted, conditional, and prohibited uses in a newly created zoning Overlay District for portions of the historic Sheldon Jackson College campus. The request is filed by Chance Gray. The owners of record are Alaska Arts Southeast Inc., State of Alaska, Youth Advocates of Sitka, Sitka Sound Science Center, Sitka Summer Music Festival, Sheldon Jackson College Childcare Center, and Sitka Tribe of Alaska.

Sponsors:

Indexes:

Code sections:

Attachments: [ZA 19-01 SJ Overlay District Staff Report 2.6.19](#)
[ZA 19-01 SJ Overlay District Aerial Map & District Boundaries](#)
[ZA 19-01 SJ Overlay District Draft Ordinance](#)
[ZA 19-01 SJ Overlay District Application](#)
[ZA 19-01 SJ Overlay District Notice & Mailing List](#)
[ZA 19-01 SJ Overlay District Public Comment](#)

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

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department Staff Report

AGENDA ITEM:

Case No: ZA 19-01
Proposal: Zoning text and map amendment
Applicant: City and Borough of Sitka
Owner: Alaska Arts Southeast Inc, State of Alaska, Youth Advocates of Sitka, Sitka Sound Science Center, Sitka Summer Music Festival, Sheldon Jackson College Childcare Center, and Sitka Tribe of Alaska
Location: 801, 803, 805, 831, 834 Lincoln Street, and 104, Jeff Davis Street, and 111, 121 John Brady Street
Legal: See attachment
Zone: Current: R-2 Multifamily residential district
Proposed: Create Overlay District to establish additional standards that apply over the existing R-2 zoning district
Existing Use: Various uses including residential, educational, institutional
Adjacent Use: Residential, recreational

INTRODUCTION and BACKGROUND

Overlay districts are a planning tool with well-established precedent in various jurisdictions throughout the country. They are typically used to promote specific purposes, for example, economic development, wetlands protection, or historic preservation. They tailor regulations to specific properties and districts to meet specific community goals.

An overlay district is a zoning district applied over one or more previously established zoning districts, establishing additional stricter or more relaxed standards and criteria for covered properties in addition to those of the underlying zoning district. Sitka has not previously created an overlay district.

In this case, the proposal is to allow in the overlay district a variety of commercial and retail uses on the historic Sheldon Jackson campus which would not normally be allowed in the underlying R-2 Multifamily Residential District. Uses proposed to be allowed within the overlay zoning district, but not otherwise allowed within the R-2 zone, include but are not limited to: lodging, retail sales, food services, and a dock, which support the educational, scientific, and artistic missions of the organizations which operate on the historic campus.

Many of the activities and uses proposed under the overlay district are legally non-conforming, commonly called grandfathering. The uses predate the establishment of zoning districts in the area.

PROJECT DESCRIPTION

This request is to create the Sheldon Jackson Overlay District, to apply to an area that approximates the historic Sheldon Jackson campus. See attached map. Creation of the Overlay District will allow for a variety of commercial and retail uses not currently allowed in the underlying R-2 zoning district, including a day-care center and dock. The text change includes the creation of a new category in the zoning tables and amendments to the use and development tables in Title 22.

ANALYSIS

Subsequent to the closure of Sheldon Jackson College as an institute of higher learning, much of the campus and its buildings were transferred to a variety of non-profit organizations. These organizations, dedicated to various artistic, scientific, and educational missions, serve the local community as well as attract many visitors to their programs, bringing a much-needed economic boost to our town.

Several of the activities taking place on the campus are not allowed under R-2 zoning, but are legal non-conforming, commonly referred to as “grandfathered”, such as lodging (without a CUP), retail sales, small scale food service, and office rentals.

The intent of the Overlay District in this context is to both formally allow activities now occurring, and to provide greater opportunities for the various non-profits to engage in activities which directly support their operations.

Staff anticipates minimal negative impacts from the proposed zone change. The major reason is that the area in question has historically been used as the proposed overlay district would allow.

Inevitably, some operations would increase in scale and scope. The potential for impacts to or from traffic, parking, noise, public health and safety, habitat, property values, and neighborhood harmony may increase somewhat because of the increased level of activity over time.

There may also be a concern that activities would compete with and draw business away from core downtown businesses. But given the history of the programs on campus we anticipate impacts to be modest and in keeping with the overall character of the greater neighborhood.

Table 22.20-1 Development Standards is unchanged under this proposal.

KEY POINTS AND CONCERNS:

- This proposal is arguably more sweeping, with longer term impacts, than the typical zoning text change. The full text of the code changes was not available to the public until February 1, not providing much time for interested parties to consider all the changes to Title 22 and in particular the six distinct use tables. Depending on public testimony tonight, it might be prudent to bring this item back before the Commission for another public hearing before formal Commission action.

- If uses should scale up and deviate from direct support of operations benefiting non-profit organizations, to simply large scale commercial enterprise (say, a national chain hotel), there is no mechanism in place to assure compliance except after-the-fact enforcement. Hard experience shows that after-the-fact enforcement is difficult, time-consuming, politically unpopular, and often enough, ultimately ineffective. A conditional use permit process for some or all of the activities proposed would create an ongoing oversight tool. A conditional use permit process would, of necessity, take more staff and Planning Commission time.

RECOMMENDATION:

POSSIBLE MOTIONS

- I move to postpone formal action and bring this item back for further discussion at the next Planning Commission meeting.

or

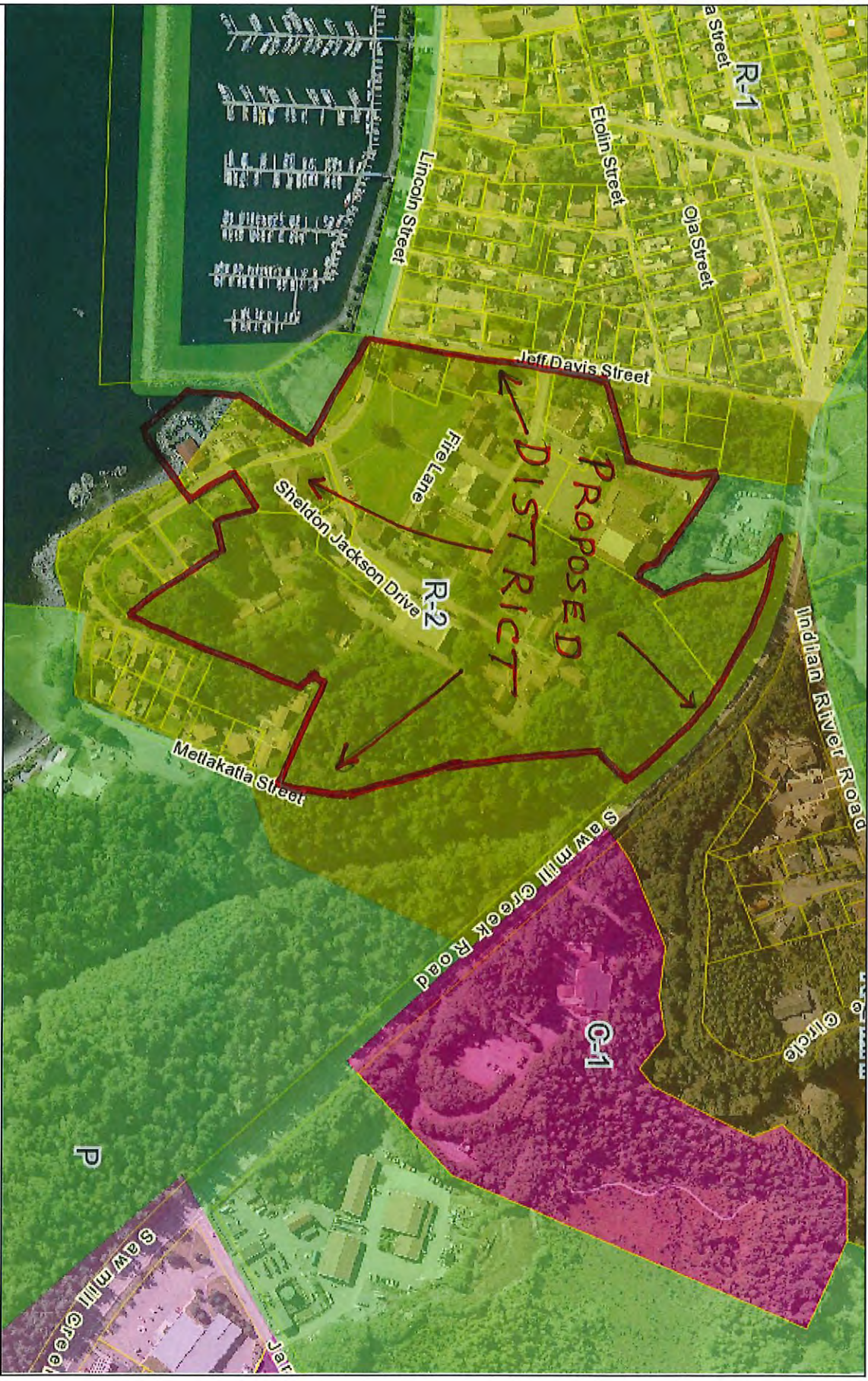
- I move that the Planning Commission recommend approval to the Assembly of the zoning text and map amendment (ZA 19-01) that would create a Sheldon Jackson Overlay District.

FINDINGS

1. The zoning text and map amendment does not negatively impact the public health, safety, and welfare;
2. The zoning map amendment has followed all code regarding amending the official zoning map in regards to public process; and
3. The zoning map amendment comports with the Comprehensive Plan, in particular:
 - Land Use Goal LU 3.2: "In the former Sheldon Jackson Campus area, encourage uses that support Sitka's education, art, and sciences economy, while preserving and enhancing the historic character."
 - Historic, Cultural, and Arts Resources Action Goal HCA 4.1c: "Create a historical zoning district or overlay for the Sheldon Jackson Campus allowing for a broader range of uses."

ATTACHMENTS

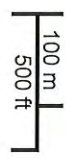
Map showing boundaries of proposed district
Draft ordinance creating overlay district
Application
Mailing list
Written public comment



City & Borough of Sitka, Alaska

Printed 2/1/2019 from <http://www.mainstreetmaps.com/ak/sitka/public.asp>

This map is for informational purposes only. It is not for appraisal of, description



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

no legal responsibility for the information contained herein.

Chance Gray

Sitka Sound Science Center

Zoning Text Change - Sheldon Jackson Historic Campus

CITY AND BOROUGH OF SITKA

ORDINANCE NO. XXXX-19

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING SITKA GENERAL CODE TITLE 22 ZONING MAPS AND BOUNDARIES SPECIFICALLY TITLE 22.12.010 "DISTRICTS ESTABLISHED," TITLE 22.16 DISTRICT REGULATIONS ADDING A SECTION 22.16.180 SJOD – SHELDON JACKSON OVERLAY DISTRICT, AND ADDING A COLUMN TO TABLES 22.16.015-1 THROUGH 22.16.015-6

- CLASSIFICATION.** This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.
- 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 and circumstances shall not be affected thereby.
- PURPOSE.** The purpose of this ordinance is to 1) allow a variety of business, retail, and lodging uses in the Sheldon Jackson Overlay District not otherwise permitted in the underlying R-2 zoning district.
- ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that SGC Chapter 22.16.015 is amended to read as follows (new language underlined; deleted language stricken):

Chapter 22.16 DISTRICT REGULATIONS

* * *

22.12.010 SJOD Sheldon Jackson Overlay District

22.16.015 Permitted, conditional and prohibited uses.

* * *

Table 22.16.015-1
Residential Land Uses

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	O S	GP (13)	<u>SJ</u> <u>(16)</u>
RESIDENTIAL																			
• Single-family detached		P	P	P(4)	P(4)	P(4)	P(4)	P(4)		P	P	P		P	P	P	P		<u>P</u>
• Townhouse				C(5)	C(5)	C(5)	C(5)	C(5)	C	P	P	P		C	C				<u>P</u>

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	O S	GP (13)	SJ (16)
• Duplex				P	P		P	P		P	P	P		P	P				<u>P</u>
• Residential zero lot line				P	P	P	P	P		P	P	P							<u>P</u>
• Multiple- family				C(5)	C(5)	C(5)	P(5)	P(5)	P(5,8)	P(5)	P(5)	P(5)		C	C				<u>P</u>
• Single manufactured home on an individual lot					P	P		P			P			C	C				
• Mobile home park								P			P	P							
• Accessory dwelling unit				P(14) C	C	C	P(14) C	C											<u>P</u>
GROUP RESIDENCE S														C	C				<u>P</u>
• Assisted living	C						C	C						C	C				
• Bunkhouse for transient workers							C	C				C		C					<u>P</u>
• Dormitory	C(4)						C	C											<u>P</u>
• Quasi- institutional	C			C	C	C	C	C						C	C				
TEMPORARY LODGING																			
• Hostel							C	C		P	P	P							<u>P</u>
• Hotel/motel									P	P	P	P		PU/ CS	C	C			<u>P</u>

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	O S	GP (13)	<u>SJ</u> (16)
• Bed and breakfast				C(7)	C(7)	C(7)	C(8)	C(8)	P	P	P	P		P	C				<u>P</u>
• Short-term rental	C(15)			C	C	C	C	C	P	P(9)	P(9)	P(9)		P	C	P(9)			<u>P</u>
• Rooming house							C	C	C	P	P	P		C	C				<u>P</u>
• Lodge										P	P	P		PU/ CS	C				<u>P</u>
• Limited storage				C(6)	C(6)	C(6)	C(6)	C(6)						P	C				

* * *

C. Residential Uses Table 22.16.015-1 Footnotes.

16. Unless otherwise indicated, all requirements of the underlying R-2 zone apply.

Table 22.16.015-2
Cultural/Recreational Uses

ZONES	P(1)	SF (7)	SF LD (7)	R-1 (7)	R-1 MH (7)	R-1 LD MH (7)	R-2 (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> (13)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				
• Conference center							C	C	P	P	P			C	C				<u>P</u>
• Church		C	C	C	C	C	C	C	P	P	P			PU	C				<u>C</u>

Table 22.16.015-2
Cultural/Recreational Uses

ZONES	P(1)	SF (7)	LD (7)	R-1 (7)	MH (7)	R-1 LD MH (7)	R-2 (7)	MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> <u>(13)</u>
														/C S					
• Art gallery	P			C(4)	C(4)	C(4)	C(4)	C(4)	P	P	P	C		C	C				<u>P</u>
• Radio station												P							
RECREATIONAL																			
• Park and recreation														P	P				<u>P</u>
• Park	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		<u>P</u>
• Trails	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
• Campground	P													C	C		P		
• Resort										P	P			C	C	P			
• Marina	P									P	P	P		C	C	C	P		
• Travel trailer/recreational vehicle park	C									P	P	C		C	C				
• Ballpark/athletic field	P	C	C	C	C	C	C	C		P	P	P	P	P	C	P			<u>P</u>
• Amusement and entertainment														PU /C S	C				<u>P</u>
• Theater									P	P	P			C	C				<u>P</u>
• Theater, drive-in										P	P			C	C				

Table 22.16.015-2
Cultural/Recreational Uses

ZONES	P(1)	SF (7)	LD (7)	R-1 (7)	R-1 MH (7)	LD MH (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> (13)
• Outdoor amphitheater	P							P	P	P			PU /C S	C		P		<u>P</u>
• Bowling center								P	P	P			C	C				
• Sports club and yacht club	C								P	P	P		C	C		C (5)		
• Golf facility	P								P	P			C	C				
• Shooting range—indoor	C								C	C			PU /C S					
• Shooting range—outdoor									C	C			PU /C S					
• Arcades								P	P	P			C	C				
• Community center	C						C	C	P				C	C				
• Personal use docks—accommodating waterborne aircraft		C(6)	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)			P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks—perimeter of dock and float exceed 300 linear feet		C	C	C	C	C	C	C			P		P(8)	P(8)	P(8)	P(8)		

Table 22.16.015-2
Cultural/Recreational Uses

ZONES	P(1)	SF (7)	LD (7)	R-1 (7)	R-1 MH (7)	R-1 LD MH (7)	R-2 (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> (13)
• Personal use docks—one lease slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter restriction, allowing liveaboards, and allowing float planes												P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks—no perimeter restrictions, no restrictions on liveaboards and float planes. Float houses allowed if permitted in accordance with Sitka Coastal Management Program										P	P	P	P	P(8)	P(8)	P(8)	P(8)		
• Personal use docks—one nonfee liveaboard		P	P	P	P	P						P		P(8)	P(8)	P(8)	P(8)		

Table 22.16.015-2
Cultural/Recreational Uses

ZONES	P(1)	SF (7)	SF LD (7)	R-1 (7)	R-1 MH (7)	R-1 LD MH (7)	R-2 (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> <u>(13)</u>
• Personal use docks—liveaboards, no more than 300-foot perimeter							P	P				P		P(8)	P(8)	P(8)	P(8)		
• Community personal use docks		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• Commercial use docks									P	P	P	P	C	C	C	C			<u>P</u> <u>(14)</u>

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

R-1 MH: Single-Family/Duplex/Manufactured Home District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low [Density](#) Districts

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

C-1/C-2: General [Commercial](#) and

General Commercial/ [Mobile](#)

[Home](#) Districts

WD: Waterfront District

I: [Industrial](#) District

GI: General Island District

LI: Large Island District

R: Recreational District

OS: [Open Space](#) District

GP: Gary Paxton Special District

SJ: Sheldon Jackson Overlay District

Footnotes: 13. Unless otherwise indicated, all requirements of the underlying R-2 zone apply.

14. Docks and moorage allowed only for direct support of operations.

Table 22.16.015-3
General Services Uses

ZONES	P(1)	SF	LD	R-1 (6)	R-1 MH (6)	R-1 LDMH (6)	R-2	MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI (3)	R	OS	GP (8)	SJ
PERSONAL SERVICES																			
• General services									P	P	P			C					
• Dry cleaning									P	P	P								
• Industrial laundry										C	C		P						
• Funeral home/crematorium									C	P	P			C					
• Cemeteries/mausoleum	P													C	C				
• Day care/kindergartens	P			P(6)	P(6)	P(6)	P(5)	P(5)	C	P(5)	P(5)			P	P				<u>P</u>
• Veterinary clinic							(7)		C	C	C		P	C					
• Automotive repair									C	P	P	P	P	C					
• Automotive service									C	P	P	P	P	C					
• Miscellaneous repair									P	P	P	P	P	C	C				
• Social service agencies									P	P	P	C		CU/ S	C				
• Stable	C									C	C			PU/C S		C			
• Kennel										C	C		C	P					
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				
• Massage treatments																C			<u>P</u>

ZONES	P(1)	SF	LD	R-1 (6)	R-1 MH (6)	R-1 LDMH (6)	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI (3)	R	OS	GP (8)	<u>SJ</u>
HEALTH SERVICES																		
• Offices/outpatient clinic							C	C	P	P	P		C	C				
• Hospital	C(4)							C	P	P			C	C				
• Medical/dental laboratory							C	C	P	P	P	P	C	C				
• Marijuana testing facility								C	C	C	C	C	C	C			C	
• Miscellaneous health facility							C	C	C	C			C	C				
EDUCATIONAL SERVICES																		
• Elementary school	P						C	C	C	C	C		C	C				<u>P</u>
• Middle/junior high school	P						C	C	C	C	C		C	C				<u>P</u>
• Secondary/high school	P						C	C	C	C	C		C	C				<u>P</u>
• Vocational school	P						C	C	C	C	C		C	C				<u>P</u>
• Specialized instruction school	P						C	C	C	C	C		C	C				<u>P</u>
• College/university	P							C	C	C			C	C				<u>P</u>
• School district support facility (excluding bus barns)	P						C	C	C	P	P	P	C	C				<u>P</u>
• Auditorium	P																	<u>P</u>

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

R-1 MH: Single-Family/Duplex/Manufactured Home District

C-1/C-2: General [Commercial](#) and

General Commercial/ [Mobile](#)

[Home](#) Districts

WD: Waterfront District

I: [Industrial](#) District

GI: General Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low [Density](#) Districts

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

LI: Large Island District

R: Recreational District

OS: [Open Space](#) District

GP: Gary Paxton Special District

SJ: Sheldon Jackson Overlay District

Table 22.16.015-4
Public Facilities Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI(3)	R	OS	GP (6)	<u>SJ</u>
GOVERNMENT SERVICES										C									
• Public agency or utility office	P								P	C				PU/CS	C				
• Public agency or utility service yard	P									C		P	P	C	C				
• Public agency warehouse	P									C		P	P	C	C				
PUBLIC SERVICES																			
Courts	P								P					C	C				
Police station	P								P	P	P			C	C				
Fire station	P			C	C	C	C	C	P	P	P	C	C	PU/CS	C	C			<u>C</u>
Utility facilities (transformers, pump stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Solid waste transfer facility	C(4)									C	C	C	C	C	C				
Landfill	P													C	C	C			
Land clearing landfills	C													C					
Wastewater treatment plant	C									C	C	P	P	C	C				
Public water supply facility	P									P	P	P	P	C	C	P			

Table 22.16.015-4
Public Facilities Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI(3)	R	OS	GP (6)	<u>SJ</u>
Public transportation facility/airport	C								C	C	C	P(5)	P	C					
Animal shelter	P									C	C		C	C					
Recycling facility	C																		
Housing support facility (7)							C	C											<u>P</u>

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

R-1 MH: Single-Family/Duplex/Manufactured Home District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low [Density](#) Districts

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

C-1/C-2: General [Commercial](#) and

General Commercial/ [Mobile](#)

[Home](#) Districts

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R: Recreational District

OS: [Open Space](#) District

GP: Gary Paxton Special District

SJ: Sheldon Jackson Overlay District

Table 22.16.015-5

Manufacturing/Storage Uses

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD	C -1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	S	O P (7)	G P <u>SJ</u>
MANUFACTURING																			
• Food products include seafood processing										C	C	P	P	C	C	C			<u>P</u>
• Mariculture												P		C	C				<u>P</u>
• Winery/brewery, small scale									C	C	C	P	P	C	C				
• Textile mill products										C	C	P	P	C	C				
• Apparel and textile products										C	C	P	P	C	C				
• Wood products, except furniture										C	C	P	P	PU/C S	C				
• Furniture and fixtures										P	P	P	P	P	C				
• Paper and allied products										C	C	P	P	C	C				
• Petroleum refining and related products										C	C	P	P						
• Rubber and plastics products										C	C	P	P						
• Leather and leather goods										P	P	P	P	C	C				
• Tannery										C	C								
• Stone, clay, glass and concrete products										C	C	P	P	C	C				
• Primary metal products										C	C	P	P	C	C				
• Asphalt plant/concrete batch													C						

Table 22.16.015-5

Manufacturing/Storage Uses

ZONES	P(1)	SF	LD	R-1	R-1 MH	R-1 LD	R-2	R-2 MHP	CBD	C -1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	O	P	G SJ
plant																			
• Fabricated metal products										C	C	P	P	C					
• Industrial and commercial machinery										C	C	P	P						
• Heavy machinery and equipment										C	C	P	P						
• Computer and office equipment										P	P	P	P	C	C				
• Electronic and electric equipment										P	P	P	P	PU/C S	C				
• Miscellaneous vehicle manufacturing										C	C	P	P	C					
• Boat building										C	C	P(5)	P	C					
• Tire retreading										C	C	P	P						
• Other manufacturing										C	C	P	P(6)	C	C				
• Marijuana cultivation facility									C	C	C	C	C	C	C			C	
• Marijuana cultivation facility, limited									C	C	C	C	C	C	C			C	
• Marijuana product manufacturing facility									C	C	C	C	C	C	C			C	
• Marijuana product manufacturing facility, extract only									C	C	C	C	C	C	C			C	
STORAGE AND WAREHOUSING													P						
• Marine										P	P	P	P	PU/C	C				

Table 22.16.015-5
Manufacturing/Storage Uses

ZONES	P(1)	SF	SF LD	R-1 MH	R-1 LD MH	R-2 MHP	CBD	C -1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	S	O	P	G SJ
equipment/ commercial fishing gear/material storage												S						
• Boat storage								P	P	P	P							
• Construction materials storage							P	P	P	P	P	C	C	C				
• Trucking, courier and taxi service facilities							P	P	P	P(5)	P	C	C					
• Warehousing and wholesale trade							P	P	P	P(5)	P	C						
• Self-service storage							P	P	P	P	P	C						
• Log storage	C							C	C	P	P	C		P				
• Freight and cargo services							P	P	P	P(5)	P	C						
• Equipment rental services							P	C	C	P	P	C						
• Vehicle rental services							P	P	P	P	P	C						
• Natural resource extraction and mining support facilities										C	C	C	C				C	
• Storage of explosives											C							
• Bulk fuel storage										C								

P: Public Lands District

SF: Single-Family District

C-1/C-2: General [Commercial](#) and

General Commercial/ [Mobile](#)

[Home](#) Districts

SFLD: Single-Family Low [Density](#) District

WD: Waterfront District

R-1: Single-Family/Duplex District

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R-2: Multifamily District

OS: [Open Space](#) District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

SJ: Sheldon Jackson Overlay District

Table 22.16.015-6
Retail and Business Uses

ZONES	P(1)	SF	SF LD	R-1 MH	R-1 LDMH	R-2 MHP	CB D (8)	C- 1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	OS	GP	<u>SJ</u>
RETAIL USES																	
• Building , hardware and garden materials								P	P		P	C	C			P	
• Bulk forest products sales							P	P	P	P	P	P				P	
• Retail forest products sales								P	P	P	P					C	
• Art galleries and sales of art							P	P	P	P							<u>P</u>
• Department and variety stores							P	P	P	P(5)		C	C				<u>P</u>
• Food stores							P	P	P	P(5)		C	C	C(6)		C	
• Agricultural product sales								P	P		P	C	C			P	
• Motor vehicle and boat dealers							P(7))	P	P	P(5)		C				P	

Table 22.16.015-6
Retail and Business Uses

ZONES	P(1)	SF	LD	R-1	MH	R-1	LDMH	R-2	MHP	CB	D	C-1	C-2	WD	I(3)	GI(4)	LI(4)	R	OS	GP	SJ
• Auto supply stores										P	P	P				C	C			P	
• Gasoline service stations										C	P	P		P		C	C			C	
• Apparel and accessory stores										P	P	P	P(5)			C	C				<u>P</u>
• Furniture and home furnishing stores										P	P	P				C				C	
• Eating and drinking places										P	P	P	P	C		PU/ CS	C			C	<u>P</u>
• Drug stores										P	P	P				C	C				
• Liquor stores										P	P	P	P(5)			C	C				
• Used goods, secondhand stores										P	P	P	P(5)			C	C			C	
• Sporting goods										P	P	P	P(5)			C	C				
• Book, stationery, video and art supply										P	P	P	P(5)			C	C				<u>P</u>
• Jewelry stores										P	P	P	P(5)			C	C				
• Monuments, tombstones and gravestones										P	P	P		P		C	C			P	
• Hobby, toy, game stores										P	P	P				C	C				
• Photographic and electronic stores										P	P	P	P(5)			C	C				<u>P</u>
• Fabric stores										P	P	P				C	C				
• Fuel dealers											P	P		P		C	C			C	
• Florists										P	P	P				C	C				<u>P</u>
• Medical supply										P	P	P				C	C				

Table 22.16.015-6
Retail and Business Uses

ZONES	P(1)	SF	LD	R-1	MH	R-1 LDMH	R-2	MHP	CB D (8)	C- 1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	OS	GP	<u>SJ</u>
stores																			
• Pet shops									P	P	P			C	C				
• Sales of goods that are wholly manufactured at Gary Paxton industrial park GPIP																		P	
• Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIP permitted use business																		P	
• Stand alone souvenir and gift shops									P	P	P	P							<u>P</u>
• Bulk retail										P	P			C	C				
• Commercial home horticulture	P	C	C	C(9)	C(9)		C(9)	C(9)	P	P	P	P		PU/ CS(9)	C(9)	P	P		
• Horticulture and related structures	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C			C	
BUSINESS SERVICES																		P	
• General business services									P	P	P	P(5)	P	C	C			C	<u>P</u>
• Professional offices							C	C	P	P	P	P(5)		C	C			P	<u>P</u>

Table 22.16.015-6
Retail and Business Uses

ZONES	P(1)	SF	LD	R-1	MH	R-1 LDMH	R-2	MHP	CB D (8)	C-1	C-2	WD (2)	I(3)	GI(4)	LI(4)	R	OS	GP	SJ
• Communication services									P	P	P	P(5)		C	C			P	
• Research and development services									C	P	P	C(5)	P	C	C			P	P

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

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OS: [Open Space](#) District

GP: Gary Paxton Special District

SJ: Sheldon Jackson Overlay District

22.16.180 SJOD Sheldon Jackson Overlay District

A. Intent. The Sheldon Jackson Overlay District is intended to provide opportunity for business activities within the district which support, and are consistent with, the missions of the educational, scientific, and artistic organizations which operate within the district on the historic campus. Development and zoning standards of the underlying R-2 zoning district remain the same, except as specifically amended in the use tables in Title 22.

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

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this xx day of xx, 2019.

Gary Paxton, Mayor

ATTEST:

Sara Peterson, CMC
Municipal Clerk

DRAFT



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

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

APPLICATION FOR:

☐

VARIANCE

☐

CONDITIONAL USE

☒

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Request for zoning map amendment to create an overlay zone that will encompass the core historic Sheldon Jackson campus. The purpose of the overlay is to allow uses of the campus properties that support education, arts, and sciences in Sitka.

PROPERTY INFORMATION:

CURRENT ZONING: R-2 PROPOSED ZONING (if applicable): SJ Historic Institutional Overlay

CURRENT LAND USE(S): education, arts, science PROPOSED LAND USES (if changing): same uses

APPLICANT INFORMATION:

PROPERTY OWNER: Sitka Sound Science Center

PROPERTY OWNER ADDRESS: 834 Lincoln St. / Sitka, Ak 99835

STREET ADDRESS OF PROPERTY: 834 Lincoln St. / Sitka, Ak 99835

APPLICANT'S NAME: Chance Gray

MAILING ADDRESS: 834 Lincoln St. / Sitka, Ak 99835

EMAIL ADDRESS: cgray@sitkascience.org DAYTIME PHONE: 903-5506 or 747-8878 x 25

PROPERTY LEGAL DESCRIPTION:

TAX ID: 26-1253084 LOT: 7 BLOCK: _____ TRACT: _____

SUBDIVISION: SJCM US SURVEY: 407B

Gray

Last Name

1/16/19

Date Submitted

834 Lincoln St.

Project Address

REQUIRED INFORMATION:

For All Applications:

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

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

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

CERTIFICATION:

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

Owner

Date

Owner

Date

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

Applicant (if different than owner)

Date

Last Name

Date Submitted

Project Address

Gray

1/23/19

834 Lincoln St.

copy

ZA-19-01



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
ZONING AMENDMENT APPLICATION

APPLICATION FOR

☒ ZONING MAP AMENDMENT

☐ ZONING TEXT AMENDMENT

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

- NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL: See attached

- PUBLIC BENEFIT OF PROPOSAL: _____

- CONSISTENCY WITH COMPREHENSIVE PLAN (Cite Section and Explain): _____

- CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.): _____

- DOES NOT RESULT IN SPOT ZONING BECAUSE: _____

- PUBLIC HEALTH, SAFETY, AND WELFARE: _____

Chance
Applicant

A stylized signature of the applicant, Chance.

1/16/19
Date

Gray
Last Name

1/16/19
Date Submitted

834 Lincoln St.
Project Address

01/16/2019

SUPPLEMENT TO CHANCE GRAY, SSSC
APPLICATION

APPLICATION FOR: ZONING MAP AMMENDMENT

NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL

The Sitka Sound Science Center, Sitka Fine Arts Camp, Summer Music Festival, Sitka Youth Advocates, Stratton Library, and Sheldon Jackson Museum are situated on the historic Sheldon Jackson Campus. The campus was previously zoned R-2 by the City and Borough of Sitka for lack of an existing zone fitting the institutional use of the property. The Sheldon Jackson College never fit into the R-2 zoning and has been considered an exempt pre-existing use since the R-2 zoning was implemented. These uses included food service, salmon hatchery facilities, retail sales, lodging, community events, commercial office rentals and more.

The current inhabitants of the Sheldon Jackson Campus are working to continue the tradition of the college through education, arts, sciences, public services, and events. Due to the R-2 zoning definition we have not been able to conduct several programs and have been required to cease others that provide services to the community.

The Sitka Sound Science Center and other Sheldon Jackson campus stakeholders are applying for a zoning map amendment that will allow for continuing economic development in support of education, arts, sciences, and community services in Sitka. The proposed uses include, but are not limited to, food service, long term housing, short term housing, retail sales, salmon hatchery, commercial office space and a small boat dock to support science and education.

PUBLIC BENEFIT OF PROPOSAL

The proposed overlay will allow organizations to expand education, arts, and science programs on the Sheldon Jackson campus. The programs put on by SJ stakeholders have directly benefited the Sitka community. Current programs are designed specifically to enhance the experience of Sitka locals, these include summer camps, classroom outreach, workshops, special events, shows, performances, and food service. Additionally, campus stakeholders have developed programs that directly bring visitors to Sitka and provide economic boosts through camps, field courses, visiting researchers, and guest artists. Several organizations also provide services to the visitor industry in Sitka such as, historical and cultural engagement, guided tours, education opportunities, environmental interactions, and food service.

CONSISTENCY WITH COMPREHENSIVE PLAN

To be completed by CBS Planning Department.

CONSISTENCY WITH PHYSICAL BOUNDARIES

The proposed overlay will include 7-10 major properties within the core Sheldon Jackson campus. The area is defined to the North and East by the Sitka Fine Arts Camp property line along Sawmill Creek Road, Indian River, and Kelly Avenue. The southern boundary includes the SFAC property along Hillcrest Drive, Stratton Library property, Sitka Sound Science Center, and following Lincoln Street to Jeff Davis Street. The western edge of the overlay will follow Jeff Davis up to and including the Sheldon Jackson Day Care and Hames Center.

CBS will help clarify physical boundary definition.

DOES NOT RESULT IN SPOT ZONING BECAUSE

The proposed overlay includes 7-10 major properties that encompass the core Sheldon Jackson campus. The campus has been, and continues to be, rehabilitated to better promote education, arts, and science in Sitka. The overlay zone covers a large and well-defined area that should not have been zoned R-2 at any point.

The adjacent R-2 areas also include multiple properties and are well-defined by property lines, public lands, and Indian River.

PUBLIC HEALTH, SAFETY, AND WELFARE

The SJ campus stakeholders have developed interactive programs and events for all ages that give the public opportunities to expand their education, experience the arts, and engage in science. The programs provided establish safe places and activities for the community and enhance the experience, health, and welfare of the public. The overlay zone will allow the campus organizations to build on our existing programs and provide more opportunities for the Sitka community.

CBS requested a traffic report from the Sitka Police Department, this report showed 0 traffic incidents and 4 violations. Traffic at the east end of Lincoln Street is a complex issue that includes visitors to the national park, SJ campus and the new community playground. The improvements scheduled for the Sawmill Building at SSSC include an updated parking plan that has been approved by CBS. This parking plan will help to alleviate some of the traffic/parking concerns directly related to SSSC. We do not expect that the zone overlay will change traffic patterns.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

NOTICE OF APPLICATION AND PUBLIC HEARING ZA 19-01

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a zoning text and map change for portions of the historic Sheldon Jackson College campus. The Planning Commission will hold a public hearing at 7:00 PM at Harrigan Centennial Hall on 2/6/2019 to take testimony and consider the approval of:

Project Description: Zoning text amendment and map amendment to create a zoning Overlay District for portions of the historic Sheldon Jackson College campus.

Street Address: 801, 803, 805, 831, 834 Lincoln Street, 104 Jeff Davis Street, and 111, 121 John Brady Street

Legal Description: see attachment

Zoning: R-2

Applicant: Chance Gray, Sitka Sound Science Center

Owners: Alaska Arts Southeast Inc, State of Alaska, Youth Advocates of Sitka, Sitka Sound Science Center, Sitka Summer Music Festival, Sheldon Jackson College Childcare Center, and Sitka Tribe of Alaska.

A site plan is printed on the reverse side of this notice. The full application and all associated documents are available for viewing in the PCDD office on the first floor of City Hall. Anyone wishing to comment on this proposal may do so in writing and/or by testifying at the hearing.

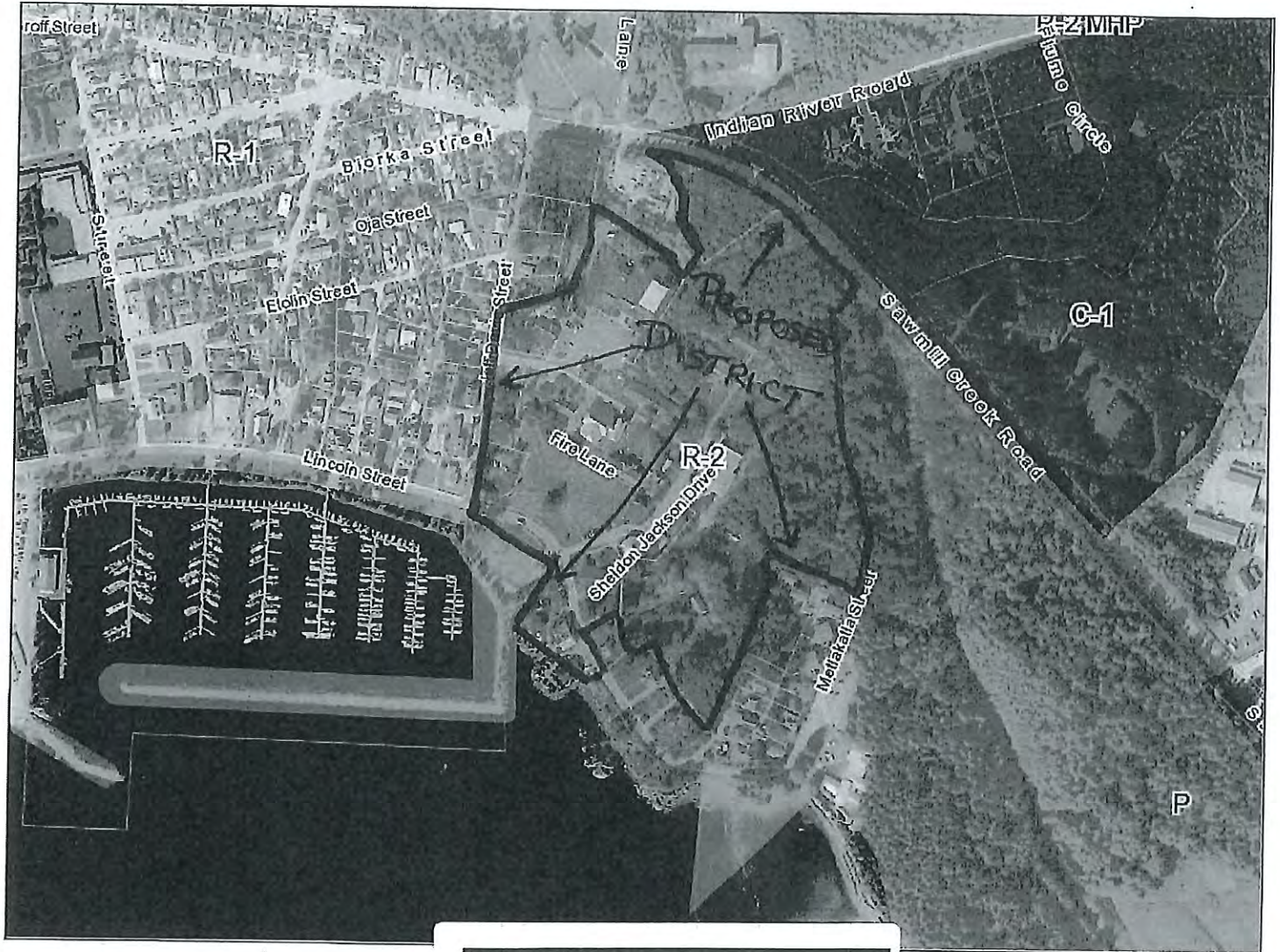
Supplementary background to Project Description: An overlay district is a zoning district which is applied over one or more previously established zoning districts, establishing additional stricter or more relaxed standards and criteria for covered properties in addition to those of the underlying zoning district. Sitka has not previously created an overlay district.

In this case, the proposal is to allow a variety of commercial and retail uses not normally allowed in the underlying R-2 District. Uses proposed to be allowed within the overlay zoning district, but not otherwise allowed within the R-2 zone, include but are not limited to, lodging, retail sales, food services, and a dock, which support the educational, scientific, and artistic missions of the organizations which operate on the historic campus.

Send written comments and requests for information to:

planning@cityofsitka.org or (907) 747-1814
100 Lincoln Street, Sitka, AK 99835

Attachment: Legal descriptions of properties in proposed overlay district



Chance Gray
 Sitka Sound Science Center
 Zoning Text Change - Sheldon Jackson Historic Campus

Attachment: Legal description of properties in proposed overlay district

801 Lincoln St

Lot One-A (1-A), Sitka Fine Arts Campus Subdivision, according to the official plat thereof, filed August 29, 2016, as Plat No. 2016-13, Records of the Sitka Recording District, First Judicial District, State of Alaska.

803 Lincoln St

Lot A, Sheldon Jackson Museum Subdivision, as indicated on Plat Number 85-34, Sitka Recording District, State of Alaska, more particularly described as follows:

Beginning at a brass capped monument marked "Meander Corner, City of Sitka" delineating a meander corner of the Tidelands boundary of the Sitka Tidelands Survey of 1961, (A.T.S. 15), from which bears the W.C.M.C. of Corner No. 1 of U.S.S. 1474, Tract A, N 35° 32' 33" W, 666.63 feet, said brass cap being situated approximately 57.5 feet southeasterly from the northeast corner of an existing metal clad storage building, thence N 07° 45' 13' W, 426.45 feet to a point which bears S 82° 24' W, 13.84 feet from the most southerly corner of the entrance porch of the building known as the Sheldon Jackson Museum and the true point of beginning of this description, thence around the building and addition the following courses, to wit:

S 40° 00' 00" E, 48.00 feet, thence;
S 81° 00' 00" E, 110.00 feet, thence;
N 38° 00' 00" E, 190.00 feet, thence;
N 52° 00' 00" W, 80.00 feet, thence;
S 38° 00' 00" W, 130.00 feet, thence;
N 81° 00' 00" W, 73.00 feet, thence;
S 54° 00' 00" W, 46.00 feet, thence;
S 08° 37' 03" W, 27.24 feet to the true point of beginning, containing 23,188 square feet (0.53 acres), as near as may be, together with the Access, Parking, and Utility Easements described below and subject to the Temporary Reservation of Roadway Easement and the Reservation of Utility Easements described below.
Records of the Sitka Recording District, First Judicial District, State of Alaska.

805 Lincoln St

Lot 4-2, Sheldon Jackson Campus Subdivision Number 2, A Subdivision of Lot 1, Sheldon Jackson Campus Subdivision, according to plat 2010-13, Records of the Sitka Recording District, First Judicial District, State of Alaska.

831 Lincoln Street

Lot Three (3), Sheldon Jackson Campus Subdivision, according to Plat 2009-8, a Resubdivision of lots 1, 2A, 2B, 3A and 3B of the SJC-Lincoln Subdivision, according to Plat 2005-20 and 2008-9, situated in the Sitka Recording District, First Judicial District, State of Alaska.

834 Lincoln St

Lot Seven (7), SHELDON JACKSON CAMPUS SUBDIVISION, a replat of Lot 3, Sheldon Jackson College Subdivision, according to Plat 2009-8, Records of the Sitka Recording District, First Judicial District, State of Alaska.

AND

(Tract A)

Those Tidelands adjacent to USS 407, Tract B, more particularly described as:

Beginning at Corner No. 1 a point on meander 3 of USS 407 from whence an X on a rock, marked COR D-2 bears N 53°08' W 146.91 feet distant; thence along the following courses:

S 54°51' W, 3.38 feet to a point, thence;
S 35°09' E, 7.02 feet to a point, thence;
S 54°51' W, 38.23 feet to a point, thence;
S 35°09' E, 11.10 feet to a point, thence;
S 56°58' W, 28.81 feet to a point, thence;
S 72°38' W, 20.15 feet to a point, thence;
S 50°57' W, 47.98 feet to a point, thence;
S 39°03' E, 29.38 feet to a point, thence;
N 52°34' E, 82.87 feet to a point, thence;
S 35°09' E, 27.01 feet to a point, thence;
N 54°51' E, 74.54 feet to a point, thence;
N 53°08' W, 70.74 feet to the true point of beginning.

AND

(Tract B)

Beginning at a brass capped monument marked "Meander Corner, City of Sitka" delineating a meander corner of the Tidelands boundary of the Sitka Tidelands Survey of 1961, (ATS 15) from which bears the W.C.M.C. Of Corner No. 1 of USS 1474, Tract A, N 35°32'33" W 666.63 feet, said brass cap being situated approximately 57.5 feet southeasterly from the northeast corner of an existing metal clad storage building, thence along the meander line of ATS 15, N 53°08' W, 43.00 feet; thence continue along the meander line of A.T.S. 15, N 53°08' W, 172.62 feet to the true point of beginning of Tract B, thence along the following courses:

S 33°49'12" W, 112.90 feet to a point, thence;
S 02°10' E, 32.14 feet to a point, thence;
N 38°34' E, 12.62 feet to a point, thence;
N 33°55'30" E, 125.26 feet to a point, thence;
N 53°08' W, 20.19 feet to the true point of beginning.

104 Jeff Davis Street

Lot 3-2, Sheldon Jackson Campus Subdivision No. 2,
a subdivision of Lot 1, Sheldon Jackson Campus
Subdivision, according to Plat 2010-13, Records of the
Sitka Recording District, First Judicial District, State of
Alaska.

111 John Brady Street

Lot 13, Sheldon Jackson Campus Subdivision, according to
the official plat thereof, filed under Plat No. 2009-8, Sitka
Recording District, First Judicial District, State of Alaska.

121 John Brady Street

Lot Nine (9), Sheldon Jackson Campus Subdivision, according to
the official plat thereof, filed under Plat No. 2009-8, Sitka
Recording District, First Judicial District, State of Alaska.

Sawmill Creek Road, Property tax id 18562055

Lot 2-2, SHELDON JACKSON CAMPUS SUBDIVISION
NUMBER 2, a Subdivision of Lot 1, Sheldon Jackson
Campus Subdivision, according to Plat 2010-13, Records
of the Sitka Recording District, First Judicial District, State of Alaska.

MSLOCATION	MSOWNERA	MSOWNERB	MSMADDA	MSMCITY	MSMSTATE	MSMZIP
100 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
1000 Raptor Way	ALASKA RAPTOR REHAB CENTER		1000 Raptor Way	Sitka	AK	99835
101 Jeff Davis St	ROCHELEAU BARBARA L. W.		PO Box 1924	Sitka	AK	99835-1924
101 Metlakatla St	SIMPSON MARC SLOANE-SIMPSON, BECKY	SIMPSON DIANNE	PO Box 766	Sitka	AK	99835-0766
102 Barlow St	BAGGEN GEORGE E.	BAGGEN VICKI R.	102 Barlow St	Sitka	AK	99835
102 Kelly St	SIPE CONNIE		102 Kelly St	Sitka	AK	99835
103 Barlow St	PHILLIP WYMAN REVOCABLE TRUST		PO Box 2507	Sitka	AK	99835-2507
103 Jeff Davis St	REIF MICHAEL K.		PO Box 2346	Sitka	AK	99835-2346
103 Metlakatla St	BROWN LIFE ESTATE, GRETCHEN, B.		PO Box 536	Sitka	AK	99835
104 Barlow St	REIF MICHAEL K.	BROWN LAURA & ELLEN	PO Box 2346	Sitka	AK	998352346
104 Jeff Davis St	SITKA SUMMER MUSIC FESTIVAL		PO Box 3333	Sitka	AK	99835-3333
104 Kelly St	POOK CATHLEEN	POOK STEWART	104 Kelly St	Sitka	AK	99835
105 Barlow St	TRAINOR BETSY	TRAINOR MICHAEL J.	105 Barlow St	Sitka	AK	99835
105 Jeff Davis St	CORAK JENNIFER M.		105 Jeff Davis St	Sitka	AK	99835
105 Metlakatla St	WEATHERS STUART		PO Box 1734	Sitka	AK	99835
106 Barlow St	PATTISON WAYNE & LYNETTE C/O CARRIE PATTISON		2919 SE 2nd Ave	Carnaf	WA	98607
106 Kelly St	MULLEN PETER C.		1822 NE Ravenna Blvd	Seattle	WA	98105
107 Jeff Davis St	DOW ERIC	POULSON REBECCA	107 Jeff Davis St	Sitka	AK	99835
107 Metlakatla St	DIEHL SHERRY D.		110 Oceanview St	Sitka	AK	99835
108 Kelly St	JACOBS HAROLD F.	DEASIS LORRAINE M.	1821 Wickersham Ave	Juneau	AK	99801
109 Jeff Davis St	TILLIE PAUL MANOR, LLC		1 Maksoutoff St	Sitka	AK	99835
109 Metlakatla St	KITKA HERMAN	C/O KITKA HARVEY	110 Oceanview St	Sitka	AK	99835
110 Kelly St	HALL GORDON		PO Box 2663	Sitka	AK	99835
111 Jeff Davis St	HANSON DALE H.	HANSON CATHY L.	PO Box 2870	Sitka	AK	99835
111 John Brady Dr	SHELDON JACKSON COLLEGE CHILDCARE CENTER		111 John Brady Dr	Sitka	AK	99835
111 Metlakatla St	SITKA COUNSELING & PREVENTION SERVICES, INC.		113 Metlakatla St	Sitka	AK	99835
112 Finn Alley	JOHNSON KATHRYN L.	JOHNSON STANLEY C.	108 Seaview Hts	Sitka	AK	99835
113 Jeff Davis St	WEIN RICHARD		PO Box 2424	Sitka	AK	99835
113 Metlakatla St	SITKA COUNSELING & PREVENTION SERVICES, INC		113 Metlakatla St	Sitka	AK	99835
115 Jeff Davis St	WEIN RICHARD		PO Box 2424	Sitka	AK	998352424
117 Jeff Davis St	BEHNKEN NANCY		117 Jeff Davis St	Sitka	AK	99835
119 Jeff Davis St	FOUST SHAWN B		PO Box 504	Silverton	OR	973810504
121 Jeff Davis St	THOMS ANDREW	LORENTE TERESA	121 Jeff Davis St	Sitka	AK	99835
121 John Brady Dr	ALASKA ARTS SOUTHEAST, INC		110 College Dr, 111	Sitka	AK	99835
121 Orion Ln	SITKA COUNSELING & PREVENTION SERVICES, INC.		113 Metlakatla St	Sitka	AK	99835
124 Jeff Davis St	BARGE STANLEY M.	BARGE NANCY A.	124 Jeff Davis St	Sitka	AK	99835
130 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
132 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
140 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
200 Jeff Davis St	PALOF DANIEL J.	PALOF MARY B.	200 Jeff Davis St	Sitka	AK	99835
201 Jeff Davis St	MONAHAN NATHANIEL J.		PO Box 875	Sitka	AK	99835-0875

202 Jeff Davis St	MARTELLO REBECCA A.	MARTELLO MICHAEL T.	202 Jeff Davis St	Sitka	AK	99835
203 Jeff Davis St	HAMBERG BARTH T.		203 Jeff Davis St	Sitka	AK	99835
204 Jeff Davis St	HITCHCOCK RANDY		204 Jeff Davis St	Sitka	AK	99835
205 Jeff Davis St	KEILMAN TRUST, IRVIN, W.		825 Willana St	Milan	MI	48160
207 Jeff Davis St	DALQUIST STEVEN J.	DALQUIST SHIRLEY M.	PO Box 45	Sitka	AK	99835
208 Jeff Davis St	HITCHCOCK RANDY A.	HITCHCOCK BRIDGET M.	204 Jeff Davis St	Sitka	AK	99835
212 Jeff Davis St	RICKARD KIM	RICKARD MARY	3315 Halbut Point Rd	Sitka	AK	998359525
500 Lincoln St	CITY & BOROUGH OF SITKA		100 Lincoln St	Sitka	AK	99835
711 Etoilin St	GRUTTER FABIAN U.	GRUTTER EVENING STAR H.	711 Etoilin St	Sitka	AK	99835
712 Etoilin St	KAUFFMAN BRIDGET	LAUFENBERG THEODORE L.	712 Etoilin St	Sitka	AK	99835
713 Etoilin St	JACKSON LARRY L.	KREISS KATHLEEN	713 Etoilin St	Sitka	AK	99835
714 Etoilin St	ALDERSON FRANCES W	GIERTSEN JASON E	714 Etoilin St	Sitka	AK	99835
715 Lincoln St	PHILIP WYMAN REVOCABLE TRUST		PO Box 2507	Sitka	AK	99835
716 Etoilin St	MATTES ERIC	MATTES ERIN	716 Etoilin St	Sitka	AK	99835
719 Etoilin St	CICI EVELYN J.		PO Box 374	Silverado	CA	92676-0374
719 Lincoln St	CARL & LISBET JACOBSON REVOCABLE LIVING TRUST	TRAVERSO TRUST DAVID L.	2349 Harbor Ave 106	Seattle	WA	98126
722 Biorka St	THIELKE PETER L.		1656 Happy Ln	Ojai	CA	93023
800 Sawmill Creek Rd	DAVIS JOINT REVOCABLE TRUST, WILLIAM & NANCY		701 Lincoln St	Sitka	AK	99835
801 Lincoln St	ALASKA ARTS SOUTHEAST, INC		110 College Dr 111	Sitka	AK	99835
802 Sawmill Creek Rd	CITY & BOROUGH OF SITKA		100 Lincoln St	Sitka	AK	99835
803 Lincoln St	ALASKA, STATE OF		6860 Glacier Hwy	Juneau	AK	99801
803 Sawmill Creek Rd	SITKA NATIONAL CEMETERY		PO Box 149971	Austin	TX	78714
805 Lincoln St	YOUTH ADVOCATES OF SITKA, INC		805 Lincoln St	Sitka	AK	99835
805 Sawmill Creek Rd	SITKA CEMETERY ASSOCIATION, INC.		221 Lincoln St	Sitka	AK	99835
831 Lincoln St	STATE OF ALASKA, DEPT OF EDUCATION		801 W 10th St	Juneau	AK	99801
833 Lincoln St	PATTERSON TRISTA M.		833 Lincoln St	Sitka	AK	99835
834 Lincoln St	SITKA SOUND SCIENCE CENTER		834 Lincoln St	Sitka	AK	99835
835 Lincoln St	VICKERY CHAD	VICKERY COURTNEY	835 Lincoln St	Sitka	AK	99835
837 Lincoln St	CHRISTNER MATTHEW J.	CHRISTNER NAOMI L.	837 Lincoln St	Sitka	AK	99835
839 Lincoln St	MILLER DAVID E.	MILLER STEVEN P.	839 Lincoln St	Sitka	AK	99835
842 Lincoln St	CITY & BOROUGH OF SITKA		100 Lincoln St	Sitka	AK	99835
865 Sawmill Creek Rd	UNITED STATES OF AMERICA	C/O DEPT. OF VETERAN AFFAIRS	810 Vermont Ave NW	Washington DC		20420
877 Sawmill Creek Rd	ALASKA, STATE OF		6860 Glacier Hwy	Juneau	AK	99801
901 Lincoln St	GOLDSBURY ELIZABETH L.	PATTERSON JOSEPHINE M.	901 Lincoln St	Sitka	AK	99835
Indian River Rd	SOUTHEAST ALASKA LAND TRUST		119 Seward St 2	Juneau	AK	99801
Lincoln St	ALASKA ARTS SOUTHEAST, INC		110 College Dr 111	Sitka	AK	99835
Sawmill Creek Rd	SITKA TRIBE OF ALASKA		456 Katlian Ave	Sitka	AK	99835

Ludvig's Bistro
256 Katlain Street
Sitka, Alaska 99835

1/15/19

To Whom It May Concern:

This is a letter of support for changing the zoning from Residential to Commercial for the property at the Sitka Sound Science Center. Most importantly, my business depends on this change. I am the Chef/Owner of Ludvig's Bistro, on Katlain St. and Ludvig's Chowder Cart, at the Gift Shop in the Mill Building of the Sitka Sound Science Center. We have been a proud local business for 16 years and we have a wonderful business relationship with the SSSC moving into our 7th season. Without this zoning change, removing our business from our "famed location" would be a detriment to our business, our staff, our community, our tourism and the SSSC.

Our Chowder Cart offers employment for 4 full-time local students, single mothers, teachers and restaurant professionals. The chowder cart is a Summer time staple in Sitka. The local Sitkans look forward to its opening every year. It provides Sitka residents with an option for lunch that is a quick and nourishing bite for them when time is limited during the work day. We are also a successful business with income tax revenue for the city of Sitka.

As for tourism, having the Chowder Cart in this location is great for the walking and touring visitors coming to our town. There is no food for tourists between downtown and the National Park. Many tourists stop into the SSSC retail shop looking for drinks or a bite to eat on their way to or from the park, and are disgruntled when the response is that they have to walk back downtown to get anything. Ludvig's Bistro and our chowder are very well known by travelers. It is often times a must stop while in Sitka, because most of the cruise ship passengers are not here long enough to attend dinner at the Bistro.

We are so fortunate to operate our food cart at the SSSC with the beautiful beachside dining. We are proud to support them as much as they support us.

"Thank you so much for your continued support of the Science Center. We really love working with you and your business."- Alex Thorne, Business Development Director, SSSC

Without the foot traffic from the chowder cart, the SSSC retail shop is looking at having its revenue cut in half during the summer, which is the biggest time of year for us.

There is also a new parking plan that was approved based on having a food service out of the Mill Building.

Thank you for reading my letter and I hope this will give some insight to the importance of changing the zoning from residential to commercial to sustain the success of both the Ludvig's Chowder Cart and the Sitka Sound Science Center.

Sincerely,

Chef Colette Nelson
Owner, Ludvig's Bistro and Chowder Cart

Scott Brylinsky

From: Palosaari, Naomi <naomi.palosaari@sitkatriben-sn.gov>
Sent: Friday, February 01, 2019 11:53 AM
To: cgray@sitkascience.org
Cc: Gassman, Lisa; Scott Brylinsky
Subject: RE: Sheldon Jackson Historic Overlay zone
Attachments: sjc_application_for_zoning_map_amendment.pdf; overlay_map_amendment.pdf

Mr. Gray,

Thank you for contacting STA on January 23 to provide notice of your plans to submit a re-zoning application for the Sheldon Jackson campus. The next meeting of the Governance Committee is on February 4, and the next meeting of the Tribal Council is on February 6. Therefore, we suggest that the application be considered at a later meeting of the planning commission. STA may have some concerns about the ramifications of the re-zoning due to the nature of the properties nearby. STA owns a small parcel of land that contains gravesites that may be affected, so we would like sufficient opportunity for our Council and Committee to review the proposal.

Sincerely,
Naomi Palosaari

----- Forwarded message -----

From: Chance Gray <cgray@sitkascience.org>
Date: Wed, Jan 23, 2019 at 11:27 AM
Subject: Sheldon Jackson Historic Overlay zone
To: lisa.gassman@sitkatriben-sn.gov <lisa.gassman@sitkatriben-sn.gov>

Hi Lisa,

Thank you for taking the time to review this. We are hoping to bring this in front of the Planning Commission on February 6. There really is nothing the STA needs to complete to be included in the zoning amendment, SSSC is completing all application requirements.

Like I mentioned over the phone, we are working to create a zone overlay for the core Sheldon Jackson campus. The first draft of the overlay definition is below, CBS is working on an updated definition. The update will likely include language and uses that are outlined in the application document attached to this email. We do not want to turn the campus into a commercial zone, we simply want to conduct our programs and services to the best of our ability. This zoning amendment is designed to allow the SJ campus organizations to continue growing in our support of education, arts, and sciences.

If you have any questions please email or call, my number is at the bottom of this email.

Institutional/ Cultural Overlay Zone

Purpose

The purpose of the institutional zone is to allow for various institutional land uses with special needs and impacts to be located in the community in a manner which is compatible with surrounding land uses through

public involvement and provides predictability to the institution and the public.

The institutional zone is intended to allow for the establishment, expansion, and revision of institutional uses including, but not limited to, colleges, schools, hospitals, government facilities, and social services located in use zones where such uses are not already listed as permitted uses. Such uses and closely related uses ancillary to the principal institutional use shall be established through the public process.

Either the sponsoring institution or the city may initiate the establishment of an institutional overlay zone. The institutional overlay zones in the City include Sheldon Jackson Campus Area.

Thank you again for your time,

Chance Gray

Operations Manager

Sitka Sound Science Center

(907) 747-8878 ext. 25

(907) 903-5506

www.sitkascience.org

--

Naomi Palosaari
Tribal Attorney
Sitka Tribe of Alaska
456 Katlian Street
Sitka, AK 99835

907.747.7163
naomi.palosaari@sitkatriben-sn.gov

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