



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

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

Wednesday, August 7, 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 19-12](#) Approve the July 17, 2019 minutes.

Attachments: [12-July 17 2019 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

VI. REPORTS

B [MISC 19-16](#) Discussion on variance request VAR 19-02 to document a final decision made on July 17, 2019.

Attachments: [VAR 19-02 Finalization_Memo and Site Plan](#)

VII. THE EVENING BUSINESS

[VAR 19-03](#)

Public hearing and consideration of a zoning variance for front and side setbacks at 3603 Halibut Point Road in the R-1 MH single-family, duplex, and manufactured home zoning district. The lot is also known as Lot 2 Yannikos Subdivision. The request is filed by Larry Trani and Ann Walter. The owners of record are Larry Trani and Ann Walter.

Attachments: [V 19-03 Trani 3603 HPR Staff Report](#)

[V 19-03 Trani 3603 HPR Aerial](#)

[V 19-03 Trani 3603 HPR Site Plan](#)

[V 19-03 Trani 3603 HPR Plat](#)

[V 19-03 Trani 3603 HPR Photos](#)

[V 19-03 Trani 3603 HPR Applicant Materials](#)

[P 19-05](#)

Public hearing and consideration of a preliminary plat for a minor subdivision to result in two lots at 601 Alice Loop in the Waterfront zoning district. The property is also known as Lot 10 Alice and Charcoal Island Subdivision. The request is filed by Shee Atika Holdings Alice Island, LLC. The owner of record is Shee Atika Holdings Alice Island, LLC.

Attachments: [P 19-05 Shee Atika 601 Alice Loop Subdivision Staff Report](#)

[P 19-05 Shee Atika 601 Alice Loop Subdivision Aerial](#)

[P 19-05 Shee Atika 601 Alice Loop Subdivision Current Plat](#)

[P 19-05 Shee Atika 601 Alice Loop Subdivision Proposed Plat](#)

[P 19-05 Shee Atika 601 Alice Loop Subdivision Photos](#)

[P 19-05 Shee Atika 601 Alice Loop Subdivision Applicant Materials](#)

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:



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

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

Wednesday, July 17, 2019

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (chair), Darrell Windsor, Randy Hughey, Kevin Knox (assembly liaison)

Absent: Victor Weaver (excused)

Staff: Amy Ainslie

Public: Richard Wein, Bridget Kauffman, Jacquie Foss, Shannon Haugland, Dan Evans, Amy Blair, Victoria Curran, Anne Chadwick, Wendy Alderson, Amy Danielson

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

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

M-Windsor/S-Hughey moved to approve the July 2, 2019 minutes. Motion passed 3-0 by voice vote.

A [PM 19-11](#) Approve the July 2, 2019 minutes.

Attachments: [11-July 2 2019 DRAFT](#)

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie reported that the Floodplain Management ordinance had passed on first reading with the Assembly and would be considered for the second reading on Tuesday, July 23. There would be a work session before the Assembly's regular session to discuss the program and its implications. Ainslie shared that the Chinalski land sale that had been approved by the Commission earlier in the year was fully executed and complete. Ainslie also reminded the Commission that there was a vacant Commissioner seat and to inform Ainslie of any potential recruitment opportunities. There was no further information to share regarding the absent Planning Director position.

VI. REPORTS

VII. THE EVENING BUSINESS

B [MISC 19-15](#)

Public hearing and consideration of an extension on an initiation period for a conditional use permit for a short-term rental at 709 Lincoln Street approved under case number CUP 18-26. The property is also known as Lot 21, Block 13, Tract A, USS 1474. The request is filed by (Katharyn) Anne Chadwick. The owner of record is Lincoln Street House, LLC.

Attachments: [MISC 19-15 Chadwick Initiation Extension Memo](#)
 [MISC 19-15 Chadwick Initiation Extension Applicant Note](#)
 [MISC 19-15 Chadwick Initiation Extension Background](#)

Ainslie explained to the Commission that a conditional use permit had been issued to Anne Chadwick for a short-term rental at 709 Lincoln Street on August 20, 2018. The initiation period of conditional use permits for short-term rentals was 12 months; the permit holder was unable to meet that requirement due to construction/renovation projects that needed to happen to pass the required health/life/safety inspection. Due to those extenuating circumstances, Ainslie recommended approval of an extension.

The permit holder, Anne Chadwick came forward. Chadwick explained some of the work that needed to take place to meet the requirements of the health/life/safety inspection, including several windows which needed to be replaced to meet egress code. Chadwick felt confident with a few months extension, she could meet the inspection requirements and begin doing short-term rentals.

Commissioners were receptive to granting an extension. Spivey noted that with the variable of contractor time, he would prefer to grant a longer extension so that Chadwick would not have to get another extension or reapply for the permit. Commissioners agreed on a nine month extension.

M-Windsor/S-Hughey moved to extend the initiation period for CUP 18-26 to May 20, 2020. Motion passed 3-0 by voice vote.

C [VAR 19-02](#)

Public hearing and consideration of a zoning variance for front and side setbacks at 200 Park Street in the R-1 single-family and duplex residential district. The property is also known as A Portion of Lot 24, Block 14, Sitka Townsite. The request is filed by Zack and Jacquie Foss. The owners of record are Zack and Jacquie Foss.

Attachments: [VAR 19-02 Foss 200 Park Staff Report](#)
 [VAR 19-02 Foss 200 Park Aerials](#)
 [V 19-02 Foss 200 Park Street As Built](#)
 [VAR 19-02 Foss 200 Park Site Plan](#)
 [V 19-02 Foss 200 Park Street Photos](#)
 [VAR 19-02 Foss 200 Park Applicant Materials](#)
 [VAR 19-02 Foss 200 Park Public Comment](#)

As the request had been reviewed and postponed at the last meeting, Ainslie focused on the changes made to the proposal. The variances requested were to enable the development of 200 Park Street. The structure currently on the 4500 square foot lot was erected prior to the zoning code. The structure, with the exception of the foundation, was in tear-down condition. With eaves, the placement of the original structure encroached into the setbacks. The major changes to the previous proposal

were that the placement of the garage had been moved to the north side of the lot with the door facing north to meet safety and visibility concerns. The owners pushed the few expansions planned to the east side of the lot abutting an easement rather than the street frontages. A new parking plan had been submitted. Commissioners had questions about the arctic entry facing Etolin Street.

The applicant, Jacquie Foss came forward. Foss described the changes to the garage size and placements that had been made.

Public testimony was given by Dan Evans, Amy Blair, Wendy Alderson, Bridget Kauffman, and Victoria Curran. Evans stated that he appreciated the new placement of the garage and stated that garage orientation should be a consideration for future requests. Blair and Curran voiced concern about the arctic entry and it's proximity to Etolin Street. Alderson, Kauffman, and Curran had general concerns about higher density development in their neighborhood and further variances being granted. Curran was also felt that the lot was too small for two dwelling units. Ainslie read a letter from Nancy Jo Bleier into the record expressing support for the proposal, stating it would be an attractive, value-adding addition to the neighborhood.

Commissioners asked the applicant to come forward. Spivey asked for clarification on whether or not the arctic entry near Etolin Street was a part of the original foundation. Foss stated that she did not believe it was a part of the same foundation as the original structure which had a basement, though it was on piers and she did not yet know the depth of those piers. Foss stated that in the interest of moving forward with the rest of the proposal, she had an alternative plan to relocate an entry way to the west side of the house and eliminate the arctic entry. Commissioners took a ten minute recess to allow the public to look at the revised plans and would open the floor for public comment again at the end of the recess.

Amy Danielson, Alderson, and Kauffman restated previous concerns about granting variances and housing density in general. Unrelated to the proposal, Evans made comments about the use and conditions of the roads in the neighborhood, namely Etolin Street and Park Street.

Spivey clarified that the R-1 zoning district was for single-family and duplex residences, so the construction of a duplex was within the rights of the property owners. Further, Spivey also provided information on why changes to the development standards were made earlier in the year. Commissioners noted that fewer variances had been requested since the change of development standards. Commissioners discussed the changes to the plan since the prior meeting, Hughey and Windsor stated they were happy with the plans.

Ainslie clarified that the setbacks were as follows: The front south setback on Etolin Street would be decreased from 14 feet to 7 feet, the front west setback on Park Street would be decreased from 14 feet to 8 feet, and the east side setback would be decreased from 5 feet to 0 feet. The conditions of approval would be amended to meet these dimensions.

M-Hughey/S-Windsor moved to approve the zoning variance request for 200 Park Street in the R-1 zoning district subject to the listed conditions of approval. The property was also known as Lot 24, Block 14, Sitka Townsite. The request is filed by Zack and Jacquie Foss. The owners of record were Zack

and Jacquie Foss. Motion passed 3-0 by voice vote.

M-Hughey/S-Windsor moved to adopt the required findings for variances involving major structures or expansions. Motion passed 3-0 by voice vote.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey moved to adjourn the meeting at 8:10 pm.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

To: Chair Spivey and the Planning Commission

From: Amy Ainslie, Planner I

Subject: VAR 19-02 Finalization

Date: August 2, 2019

The purpose of this memo is to finalize the approved variances and site plan for VAR 19-02.

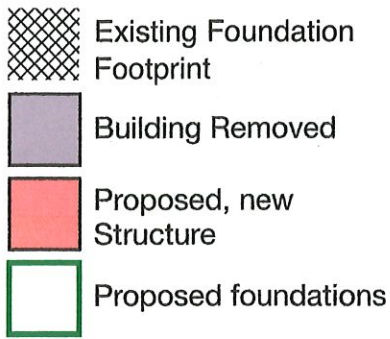
VAR 19-02 was approved by the Commission at their July 17, 2019 meeting. In order to accommodate community and neighborhood concerns, changes to the plan (and subsequent conditions of approval) were changed at the meeting. At Chair Spivey's recommendation, staff produced this memo and site plan to finalize and document the decision made.

The variances approved are as follows:

1. The front west setback (on Park Street) was decreased from 14 feet to no less than 8 feet.
2. The front south setback (on Etolin Street) was decreased from 14 feet to no less than 7 feet.
3. The side east setback was decreased from 5 feet to 0 feet.

A copy of the site plan which corresponds to these approved variances is attached. PCDD staff will ensure that any foundation and building permit plans that are submitted are consistent to the attached plans. Any significant alterations would require further Commission review. A copy of this memo and site plan will be added the case file for VAR 19-02.

Proposed Building for 200 Park Street, Option 3

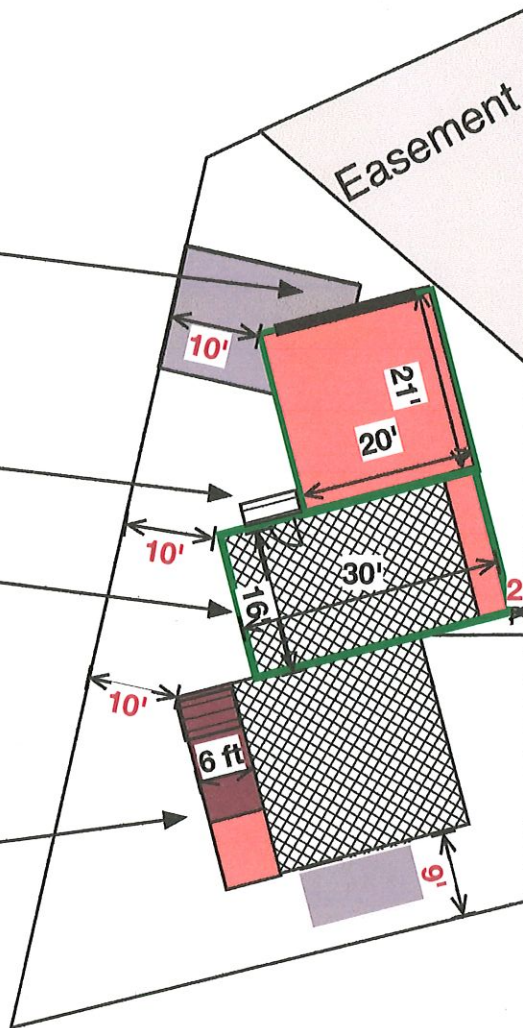


Garage door
faces north, does
not face park St.

Entry stairs

add stemwall under
existing covered porch
to support 2nd story

Covered deck along the
front of the house facing
Park Street



1. Existing shed would be removed to make room for garage and parking
2. Setback would be 10' from front property line on Park to foundation corners of garage and house.
3. Rear setback would be 2' to foundation at 1 point then trend NNW
4. All measurements are to the foundation. There would be 2' eave and gutters surrounding the house, reducing setbacks at the top of the building but still allowing for parking along all of Park Street
5. Can remove bump out along Etolin and rebuild the active entry plus porch and stairs. deck would be 6' wide with 2' eaves on park.

1 inch = 20 feet.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM

Case No: VAR 19-03
Proposal: Reduce front setback from 14' to 8'
Reduce side setback from 5' to 3'
Applicant: Larry Trani and Ann Walter
Owner: Larry Trani and Ann Walter
Location: 3603 Halibut Point Road
Legal: Lot 2 Yannikos Subdivison
Zone: R-1 MH Single-family, duplex, and manufactured home zoning district
Size: 5,719
Parcel ID: 2-5599-000
Existing Use: Vacant
Adjacent Use: Residential
Utilities: Existing
Access: Halibut Point Road

KEY POINTS AND CONCERNS

- The existing foundation placement for the garage requires a variance for reconstruction; foundation of garage already encroach into setbacks.
- New home to be built on lot will not require variances.
- Potential negative impacts to public health and safety, neighborhood harmony, and property values are minimal, foundation is existing in place and lot is otherwise vacant.

RECOMMENDATION

Staff recommends that the Planning Commission approve the zoning variance.

BACKGROUND/PROJECT DESCRIPTION

The property is located on the highway at 3603 Halibut Point Road on the ocean-side of the highway. The lot is currently vacant with the exception of a 22 by 32 foot foundation already in place. Due to the good condition of the foundation, the owners would like to make use of it by erecting a garage. A house will be built on the lot as well; any new foundation or structures built will be built within the setbacks.

There are approximately 30 feet between the edge of the asphalt on Halibut Point Road and the property line, meaning that the garage door would be approximately 40 feet back from the road. This ensures ample space for entering and exiting the garage and suitable visibility while doing so.

The proposal makes best use of existing foundation on the site, allowing for orderly development of the lot while preserving a safe buffer between the structure and the road. Staff recommends approval of the variance request.

ANALYSIS

Setback requirements

The Sitka General Code requires 14 foot front setbacks and 5 foot side setbacks in the R-1 MH zone¹.

22.20.040 Yards and setbacks.

A. Projections into Required Yards. Where yards are required as setbacks, they shall be open and unobstructed by any structure or portion of a structure from thirty inches above the general ground level of the graded lot upward.

Per the code, no structures over 30” may be located within the side setback. The foundation for the home, which staff estimates was built around 1986, did not abide by the setbacks at the time. Requiring the construction of the garage to abide by the development standards is counterproductive to orderly development.

Note: There is a footnote (8) to the Development Standards table that states, “Front yard setback shall be ten feet when lots abutting street rights-of-way are equal to or greater than eighty feet”². The interpretation of this note is unclear, as arguments could be made that the eighty foot or greater requirement applies to the size of the lot width, the lot’s right-of-way frontage, or right-of-way itself. If it were interpreted to mean lot width and/or the lot’s right-of-way frontage, that would mean that the required front setback for this lot is 10 feet rather than 14 feet. In either case, the construction of the garage would require a variance, but the requested 8 feet would be a smaller variance if the former interpretation were made.

Alaska Statute 29.40.040(b)(3) states that a variance may not be granted solely to relieve financial

¹ SGC Table 22.20-1

² SGC Table 22.20-1, Footnote 8

hardship or inconvenience. A required finding for variances involving major structures or expansions in the Sitka General Code echoes this statement by stating that there must be “...special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner”. In this case, the placement of existing structures is the justification for granting a variance.

Potential Impacts

The construction of the garage and home structure would be an improvement to the property and the neighborhood, as it is currently in a vacant/unused state. The granting of the variance does not increase traffic, density, or other impacts beyond the residential use that was intended for the lot. Further, there is an adequate distance between the property line and Halibut Point Road such that a car could exit the garage with sufficient visibility. Therefore, staff believes potential adverse impacts to neighborhood harmony and public health and safety are minimal, and the proposal is consistent with the character of the neighborhood.

Comprehensive Plan Guidance

This proposal is consistent with one of the housing actions in the Sitka Comprehensive Plan 2030; H2.4 “encourage housing stock rehabilitation”. The proposal makes practical use of the foundation in place while preserving buildable area for a home within the setbacks. The lot in its current use/state offers little use or utility – construction on the lot is a good use of existing, buildable land in a residential zone.

Conclusion

Overall, the neighborhood would be minimally affected, if not improved, by this proposal as long as the garage and home are constructed in accordance with the application materials provided for the variance request.

RECOMMENDATION

It is recommended that the Planning Commission move to approve the zoning variance subject to the attached conditions of approval.

ATTACHMENTS

Attachment A: Aerial Photo
Attachment B: Site Plan
Attachment C: Plat
Attachment D: Photos
Attachment E: Applicant Materials

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Motions to Approve the Zoning Variance

- 1) I move to approve the zoning variance for front and side setbacks at 3603 Halibut Point Road in the R-1 MH single-family, duplex, and manufactured home zoning district subject to the conditions of approval. The lot is also known as Lot 2 Yannikos Subdivision. The request is filed by Larry Trani and Ann Walter. The owners of record are Larry Trani and Ann Walter.

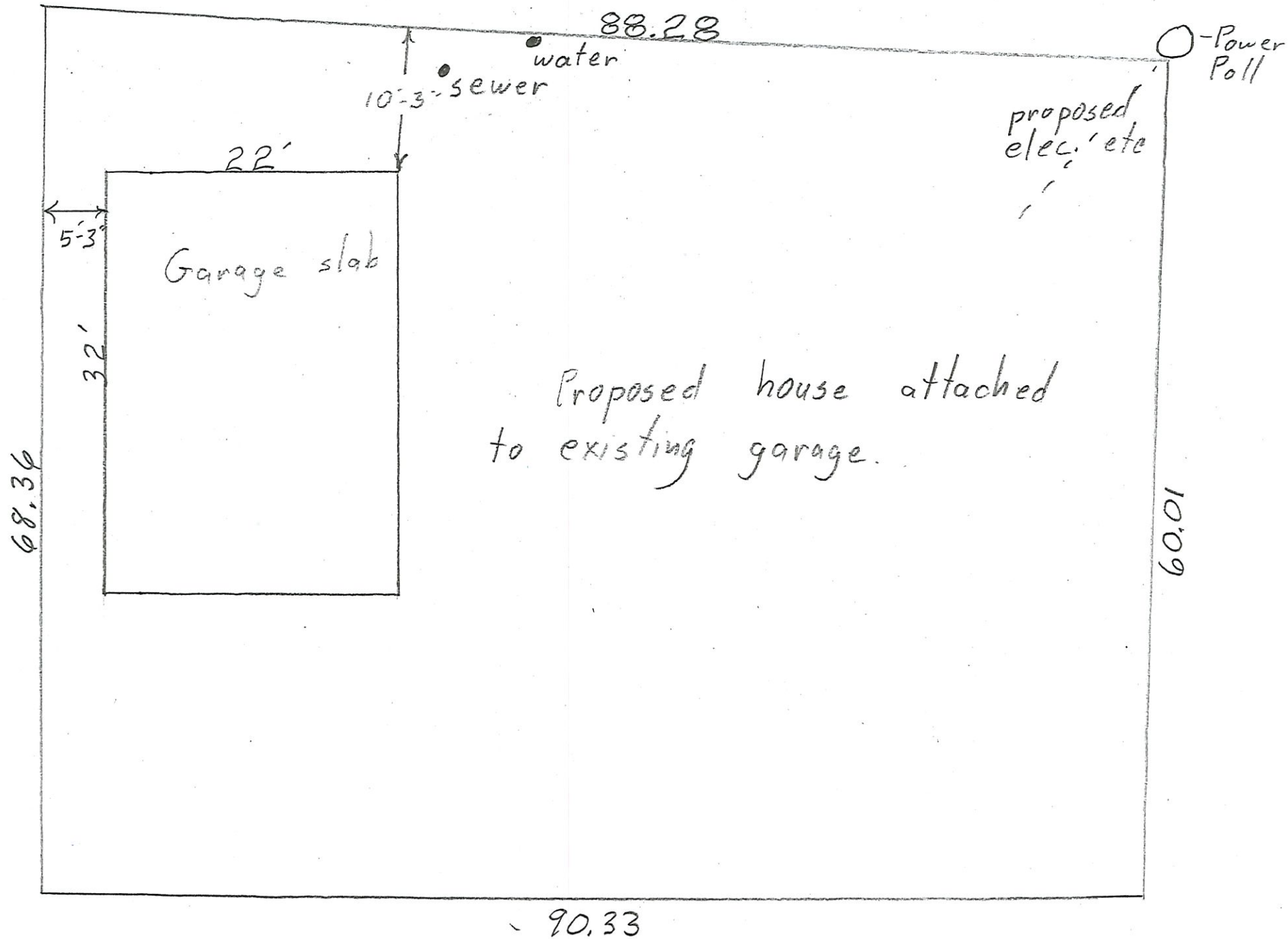
Conditions of Approval:

- a. The front (east) setback will be decreased from 14 feet to no less than 8 feet.
 - b. The side (north) setback will be decreased from 5 feet to no less than 3 feet.
 - c. Building plans shall remain consistent with the narrative and plans provided by the applicant for this request. Any major changes (as determined by staff) to the plan will require additional Planning Commission review.
-
- 2) I move to adopt and approve the required findings for variances involving major structures of expansions. Before any variance is granted, it shall be shown³:
 - a. That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner;
 - b. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity;
 - c. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure
 - d. That the granting of such a variance will not adversely affect the comprehensive plan.

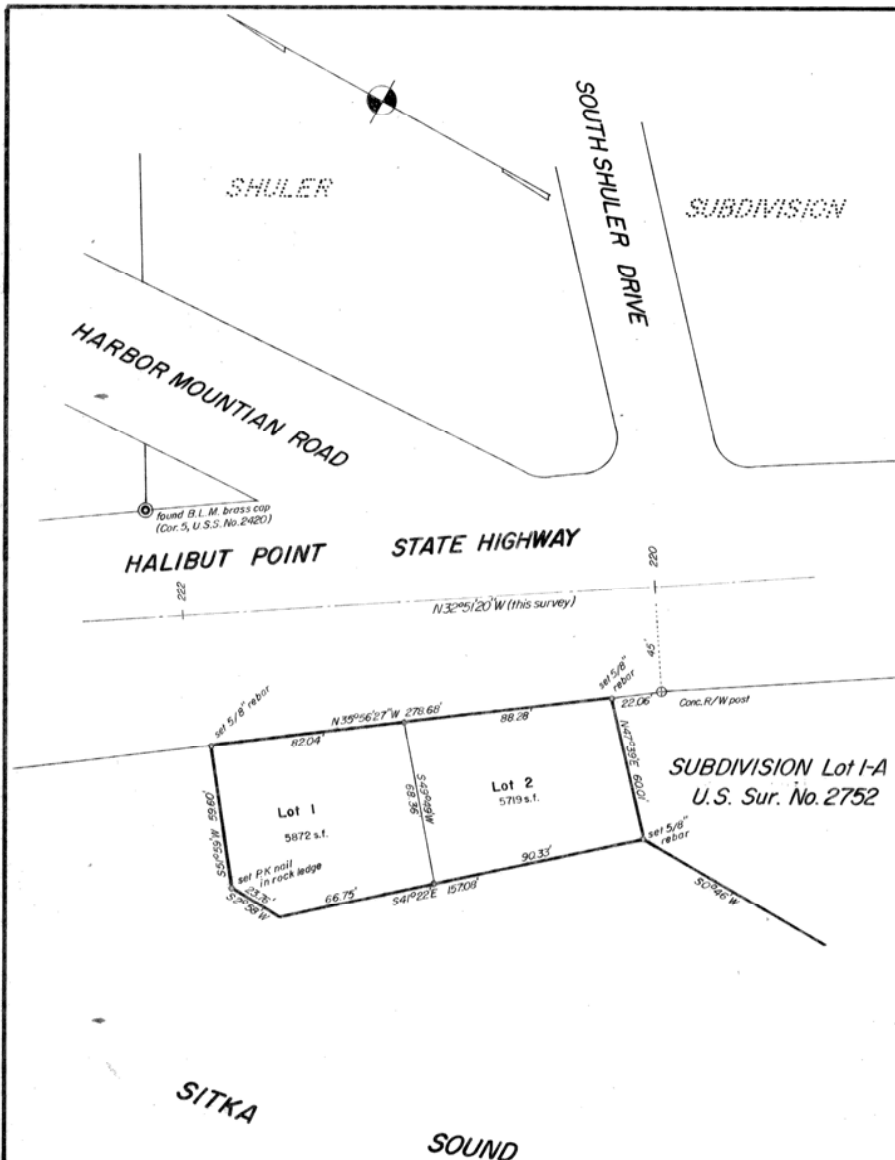
³ Section 22.30.160(D)(1)—Required Findings for Major Variances



3603 HPR - 5719



Proposed house attached
to existing garage.



SITKA

SOUND

CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer and that this plat represents the survey made by me or under my direct supervision, and the monuments shown thereon actually exist as located, and that all dimensions and other data are correct.

May 16, 1972
Date

Larry Stratton
Civil Engineer No. 1416-E

CERTIFICATE

STATE OF ALASKA } ss.
First Judicial District)

I, the undersigned, being duly appointed and qualified, and acting assessor for the City and Borough of Sitka, do hereby certify that, according to the records of the City and Borough of Sitka, the following described property is carried in the tax records to the name of:

Peter Yannikos
located in:
Lot 2 of Subdivision Lot 1-A
U.S. Survey 2752 - Yannikos Subdivision

and that, according to the records in my possession, all taxes assessed against said lands due to the City and Borough of Sitka and paid in full; that current taxes for the year 1972 will be due on or before July 31, 1972.

DATED this 18th day of MAY, 1972
at SITKA, ALASKA.

Kenneth R. Olsen
Assessor, City & Borough

CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Sitka, and that said plat has been approved by the Board by Plat Resolution No. dated _____, 1972 and that the plat shown hereon has been approved for recording in the office of the district court, ex-officio recorder, SITKA, ALASKA.

5/17/72 Jud Fager
Date Chairman, Planning Board

ATTEST:
Joan L. Davis
Secretary

CERTIFICATION OF APPROVAL BY THE ASSEMBLY

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Sitka, and that said plat has been approved by the assembly as recorded in Minute Book _____, page _____, dated _____, 1972, and that the plat shown hereon has been approved for recording in the office of the district court, ex-officio recorder, SITKA, ALASKA.

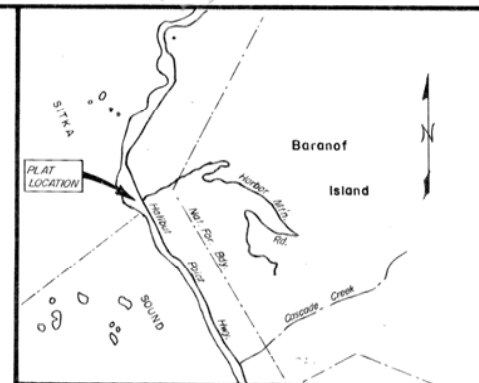
7/2/72 John E. Dapenich
Date

ATTEST:
Myrtle V. Flynn
City and Borough Clerk



Plat File #116

SITKA
Serial 72-845



Scale: 1" = 1 mi.

Vicinity Map

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby submit this plan of subdivision with due free consent, and dedicate all streets, alleys, walks, paths and other open spaces to public or private use as noted.

July 11, 1972 Pete Yannikos
Date Owner
Larry Stratton (Pete YANNIKOS)
Witness Ouger

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA } ss.
First Judicial District)

This is to certify that on this 11 day of JULY 1972, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared PETE

YANNIKOS and
to me known and known to me to be the persons named in the foregoing Certificate of Ownership and Dedication and that they individually acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 11th day of the year in this certificate named first above.

Myrtle V. Flynn
Notary Public for State of Alaska
My commission expires MARCH 20, 1976

PLAT	
YANNIKOS SUBDIVISION	
CITY & BOROUGH OF SITKA, ALASKA	
Dated: May 17, 1972	Scale: 1" = 40'
Prepared By LARRY STRATTON - CIVIL ENGINEER BOX 1374 SITKA, ALASKA	
Surveyed By: L.C.S.	Traced By:
Drawn By: L.C.S.	Checked By:

Drawer # 7

File # 116





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:

Current structure is 5'-3" from N property line & 10'-3" from front property line. Request a 1'-9" variance for both N + front property line, to accommodate for 2' roof overhang.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): same

APPLICANT INFORMATION:

PROPERTY OWNER: Larry Trani / Ann Walter

PROPERTY OWNER ADDRESS: 2008 HPR

STREET ADDRESS OF PROPERTY: 3603 HPR

APPLICANT'S NAME: Larry Trani

MAILING ADDRESS: 2008 HPR

EMAIL ADDRESS: ltranigci.net DAYTIME PHONE: 907-738-0417

PROPERTY LEGAL DESCRIPTION:

TAX ID: 2-5599-000 LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: Yannikas US SURVEY: 2752

Trani
Last Name

7-3-19
Date Submitted

3603 HPR
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



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
VARIANCE

APPLICATION FOR

- ☐ ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS
☒ ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS
☐ PLATTING VARIANCE – WHEN SUBDIVIDING

RATIONALE - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

Current structure is located where a future garage will be. Structure is sound (ir-Xrayed by CBC for rebar size + location in slab, Analysis by structural engineer - sound, load tested w/ 8000# center span w/ no deflection) Saves lots of work if kept.

POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- TRAFFIC Current structure will be incorporated into future house plans
- PARKING None
- NOISE None
- PUBLIC HEALTH AND SAFETY None
- HABITAT None
- PROPERTY VALUE/NEIGHBORHOOD HARMONY Increase property value - parking in garage
- COMPREHENSIVE PLAN None

REQUIRED FINDINGS (Choose ONE applicable type and explain how your project meets these criterion):

★ Major Zoning Variance (Sitka General Code 22.30.160(D)1)

Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

- a. That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner, specifically, incorporate existing concrete structure into proposed residence
- b. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity, specifically, current concrete will be utilized as a double garage.
- c. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure, specifically, This structure was a garage for the past 40 yrs. Structural integrity is sound - concrete Xrays, engineer analysis, load testing
- d. That the granting of such a variance will not adversely affect the comprehensive plan, specifically, (cite section and explain) _____
- _____
- _____

Minor Zoning Variance (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

- a. The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions, specifically, _____
- _____;
- b. The granting of the variance is not injurious to nearby properties or improvements _____
- _____;
- c. The granting of the variance furthers an appropriate use of the property, specifically, _____
- _____.

Last Name

Date Submitted

Project Address

Platting Variance (Sitka General Code 21.48.010)

A variance from the requirements of this title may be granted only if the planning commission finds that:

X A. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property, specifically, _____
_____.

B. The tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property, specifically, _____
_____.

ANY ADDITIONAL COMMENTS _____

Larry Trani
Applicant

7-3-19
Date

Last Name

Date Submitted

Project Address



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 19-05
Proposal: Preliminary Plat – minor subdivision to result in 2 lots
Applicant: Shee Atika Holdings Alice Island, LLC
Owner: Shee Atika Holdings Alice Island, LLC
Location: 601 Alice Loop
Legal Desc.: Lot 10 Alice and Charcoal Island Subdivision
Zone: WD Waterfront District
Size: Existing: 148,975.20 square feet
Proposed: Lot 1 – 60,518 square feet, Lot 2 – 78,161 square feet
Parcel ID: 1-9000-001
Existing Use: Commercial Real Estate
Adjacent Use: Vacant, Residential, Commercial, Harbor
Utilities: Alice Loop
Access: Alice Loop

KEY POINTS AND CONCERNS:

- Lots will easily meet dimensional development standards of 6,000 square feet net of access easements.
- Direct vehicular and utility access from Alice Loop.
- Existing infrastructure in place to provide parking, access, and utilities.

RECOMMENDATION:

Approve the preliminary plat of the minor subdivision of 601 Alice Loop subject to the attached conditions of approval.

ATTACHMENTS:

Attachment A: Aerial Photos
Attachment B: Current Plat
Attachment C: Proposed Plat
Attachment D: Photos
Attachment E: Applicant Materials

BACKGROUND:

The property at 601 Alice Loop is currently a large, mostly undeveloped lot in the Waterfront zoning district. A building most commonly known as the former Mt. Edgumbe Elementary School fronts the right-of-way on Alice Loop, with a large amount of vacant, unused land surrounding it. Future plans will likely include a major subdivision of the newly created Lot 2, which is why the applicant has included siting for a wide access and utility easement across Lots 1 and 2. This minor subdivision is a first step in enabling the future development of the area.

PROJECT DESCRIPTION:

The proposed minor subdivision is intended to divide Lot 10 of the Alice and Charcoal Island Subdivision. The newly created parcels would both exceed the development standards for the Waterfront district; the minimum lot size in this zone is 6,000 square feet. In the proposed subdivision, Lot 1 would be 60,512 square feet (49,246 square feet net of access easements) and Lot 2 would be 78,161 square feet (65,351 square feet net of access easements).

Both lots make contact with the right-of-way, Alice Loop. An access and utility easement is platted here overlapping Lots 1 and 2 to enable future development and further subdivision of Lot 2. A utility easement was also added to the north portion of Lot 1 as another utility point for future development of Lot 2. Maintenance agreements for these easements will be developed, recorded, and cited via plat note.

Title 21

The purposes of the subdivision regulations are: to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying. ¹ These factors are analyzed in the below Analysis section.

Development Standards

The minimum lot area for the WD District is 6,000 square feet. Both resulting lots will meet these minimums.

ANALYSIS:

Site: Proposed Lot 1 will be 60,518 square feet (49,246 square feet net of access easements). Lot will retain existing structure and parking lot. Lot 2 will be 78,161 square feet (65,351 square feet net of access easements).

¹ SGC Section 21.04.020

Utilities: Utilities are available from Alice Loop, multiple utility easements are also platted to ensure future development options as well. Easement on the south end of the new Lot 2 is retained. Plat notes shall be added to cite recorded agreements for utility easements.

Access, Roads, Transportation, and Mobility: Lots are directly accessed from Alice Loop, and a new access easement through both lots is platted for future development.

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. Creates developable, waterfront lot in a residential/multi-use neighborhood.

Orderly and Efficient Layout and Development: Subdivision separates existing structure primarily used for commercial purposes from vacant, buildable land in a way that preserves future development opportunities on Lot 2.

COMPREHENSIVE PLAN

The proposed minor subdivision preliminary plat complies with the Comprehensive Plan by following the subdivision process, and enables economic development of otherwise vacant land.

RECOMMENDED MOTION

1. I move to approve the preliminary plat for a minor subdivision to result in two lots at 601 Alice Loop in the Waterfront zoning district. The property is also known as Lot 10 Alice and Charcoal Island Subdivision. The request is filed by Shee Atika Holdings Alice Island, LLC. The owner of record is Shee Atika Holdings Alice Island, LLC

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) All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.
- 4) Easement maintenance agreements for the access and utility easements shall be developed and recorded before final plat approval.

- 5) All easement agreements will be cited via plat notes. The City and Borough of Sitka is a party to all easements.

2. I move to adopt the following findings:

- a. The preliminary plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed minor subdivision preliminary plat complies with the Comprehensive Plan by following the subdivision process, and enables economic development of otherwise vacant land;
- c. The proposed minor subdivision preliminary plat complies with the subdivision code; and
- d. The minor subdivision preliminary plat is not injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public's health, safety and welfare.



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, WATER, SEWER AND ELECTRICAL UTILITIES TO PUBLIC OR PRIVATE USE AS NOTED. DEDICATION AND TRANSFER OF OWNERSHIP OF RIGHTS OF WAY AND PUBLIC UTILITIES SHALL BECOME EFFECTIVE UPON WRITTEN ACCEPTANCE BY THE MUNICIPALITY OF THOSE FACILITIES.

DATE 12/5/01 Robert A. Rucelle
CHIEF EXECUTIVE OFFICER SHEE ATKA INC. (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF December 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHEE ATKA INC.
CHIEF EXECUTIVE OFFICER ROBERT A. RUCELLE

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

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

Alvin Rucelle
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES Nov. 18, 2005

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

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

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2002 WILL BE DUE ON OR BEFORE AUGUST 31, 2002, DATED THIS 10th DAY OF December 2001

Alvin Rucelle
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 200-19, DATED November 20, 2001, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/10/01 Alvin Rucelle
CHAIRMAN, PLANNING BOARD

Alvin Rucelle
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK 17, PAGES 9657 DATED December 20, 2000, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/5/01 Alvin R. Wilson
MAYOR

Alvin R. Wilson
CITY AND BOROUGH CLERK

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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

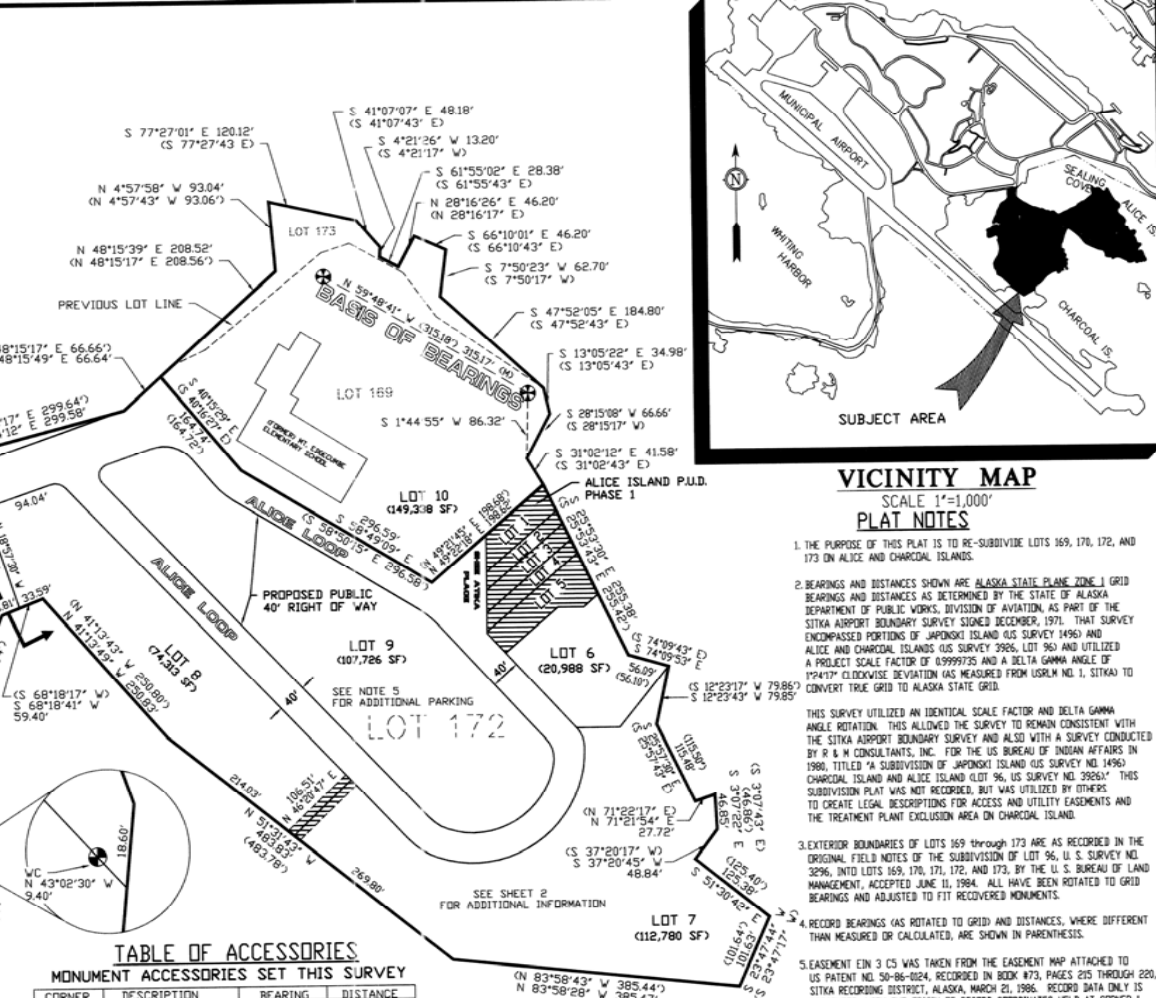
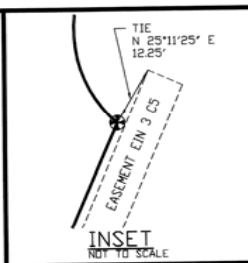
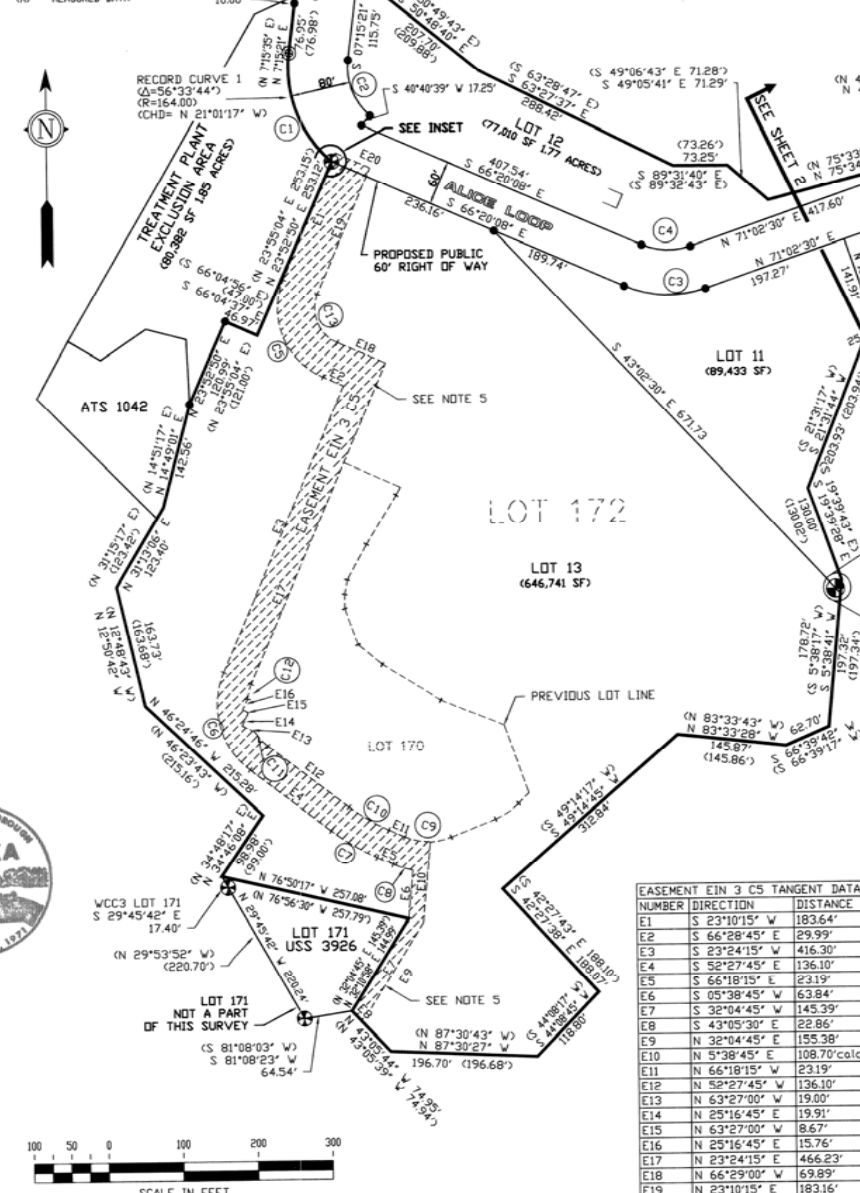
(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 11th DAY OF December 2001, AT SITKA, ALASKA.

Alvin Rucelle
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

LEGEND

- PRIMARY CONTROL MONUMENT (SET)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED NOVEMBER 2000)
- SECONDARY MONUMENT (SET)
- ROCK TABLET (SET)
- REBAR (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA



VICINITY MAP SCALE 1"=1,000' PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOTS 169, 170, 172, AND 173 ON ALICE AND CHARCOAL ISLANDS.
- BEARINGS AND DISTANCES SHOWN ARE ALASKA STATE PLANE ZONE 1 GRID BEARINGS AND DISTANCES AS DETERMINED BY THE STATE OF ALASKA DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, AS PART OF THE SITKA AIRPORT BOUNDARY SURVEY SIGNED DECEMBER, 1971. THAT SURVEY ENCOMPASSED PORTIONS OF JAPANESE ISLAND (US SURVEY 1496) AND ALICE AND CHARCOAL ISLANDS (US SURVEY 3926, LOT 96) AND UTILIZED A PROJECT SCALE FACTOR OF 0.9999735 AND A DELTA GAMMA ANGLE OF 124417' CLOCKWISE. DEVIATION (AS MEASURED FROM USRLM NO. 1, SITKA) TO CONVERT TRUE GRID TO ALASKA STATE GRID.
- THIS SURVEY UTILIZED AN IDENTICAL SCALE FACTOR AND DELTA GAMMA ANGLE ROTATION. THIS ALLOWED THE SURVEY TO REMAIN CONSISTENT WITH THE SITKA AIRPORT BOUNDARY SURVEY AND ALSO WITH A SURVEY CONDUCTED BY R & H CONSULTANTS, INC. FOR THE U.S. BUREAU OF INDIAN AFFAIRS IN 1980, TITLED 'A SUBDIVISION OF JAPANESE ISLAND (US SURVEY NO. 1496) CHARCOAL ISLAND AND ALICE ISLAND (LOT 96, US SURVEY NO. 3926)'. THIS SUBDIVISION PLAT WAS NOT RECORDED, BUT WAS UTILIZED BY OTHERS TO CREATE LEGAL DESCRIPTIONS FOR ACCESS AND UTILITY EASEMENTS AND THE TREATMENT PLANT EXCLUSION AREA ON CHARCOAL ISLAND.
- EXTERIOR BOUNDARIES OF LOTS 169 THROUGH 173 ARE AS RECORDED IN THE US PATENT NO. 50-86-024, RECORDED IN BOOK 173, PAGES 215 THROUGH 220, SITKA RECORDING DISTRICT, ALASKA, MARCH 21, 1986. RECORD DATA ONLY IS PRESENTED, WITH THE ORIGIN OF RECORD COORDINATES HELD AT CORNER 1 OF LOT 171 (S.E. CORNER). AN ERROR IN THE EASEMENT DESCRIPTION OCCURS AT THE SOUTH END OF THE EASEMENT. CALCULATED BEARINGS AND DISTANCES ALONG THE WEASER LINE ARE 5.430544' E 26.9 FEET. THE RECORD DATA RESULTS IN A GAP OF APPROX. 0.4 FEET BETWEEN THE EASEMENT AND THE BLM BOUNDARY AT CORNER 14, LOT 172. THE EASEMENT BOUNDARY DIVERGES FROM THE BLM BOUNDARY AT THE ANGLE OF 0°42'30" AT THIS POINT.
- THE DESCRIBED EASEMENT WIDTH ALONG THE PUBLIC HEALTH MUSEUM ACCESS ROAD IS 30 FEET PER THE PATENT AND ASSOCIATED EASEMENT RESERVATION, CROOK 73, PAGES 215 THROUGH 220, A 25 FOOT ROAD WIDTH WAS RESERVED.
- PARKING FOR GUESTS OF TOWNHOME OWNERS (LOTS 1 THROUGH 5) WILL BE PROVIDED WITHIN LOT 9 AT A RATE OF 15 PARKING SPACES PER TOWNHOME.
- THE TOWNHOME COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN BOOK 157, PAGES 520-528, FILED IN THE SITKA RECORDING DISTRICT.
- NO LOT, TRACT, OR PARCEL WITHIN THIS SUBDIVISION MAY BE CONVEYED BY THE SHEE ATKA CORP. OWNER UNTIL SERVED BY ROAD, WATER, SEWER, AND ELECTRICITY AND SAID IMPROVEMENTS HAVE BEEN INSPECTED, APPROVED, AND ACCEPTED FOR MAINTENANCE BY THE CITY AND BOROUGH OF SITKA, ALASKA.
- EASEMENT EIN 3 C5 WITHIN LOT 11 IS RESERVED FOR THE USE OF THE OWNERS OF LOT 171, US SURVEY 3926. MAINTENANCE OF THE ROAD AND ANY UTILITIES WITHIN THE EASEMENT IS THE RESPONSIBILITY OF THE LOT 171 OWNERS.
- UTILITY EASEMENTS ALONG THE COMMON BOUNDARY OF LOTS 5 AND 6 AND CROSSING THROUGH THE INTERIOR PORTIONS OF LOTS 2 THROUGH 5 ARE FOR ELECTRICAL AND COMMUNICATION UTILITY SERVICES. THE COST OF MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE OWNER OF THE INDIVIDUAL SERVICE, OR IF THE SERVICE IS A COMMON USE LINE, COSTS ARE TO BE EQUALLY SHARED BY ALL OWNERS DERIVING BENEFIT FROM THAT LINE.
- UTILITY COMPANIES ARE INDIVIDUALLY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THEIR UTILITY MAINS WITHIN THE DESIGNATED EASEMENTS.

TABLE OF ACCESSORIES

MONUMENT ACCESSORIES SET THIS SURVEY

CORNER	DESCRIPTION	BEARING	DISTANCE
LOT 10 160' WC	DOT MON. 30" SPRUCE	S 22°21' W S 51°54' E	30.88' 43.10'
LOT 9	POWER POLE #138 12" Ø PINE 24" Ø SPRUCE	S 76°39' E S 7°09' E S 42°06' W	85.80' 80.40' 15.35'
LOT 11 940' WC	16" Ø SPRUCE 24" Ø SPRUCE	N 23°42' W S 27°52' W	97.58' 93.17'
LOT 8 & 11 RDV	HYDRANT POWER POLE POWER POLE	S 74°57' W N 78°56' W N 41°44' E	131.80' 82.96' 90.98'

NOTE: ALL BEARING TREES HAVE A BEARING TREE TAG ATTACHED.

ALICE LOOP ROAD CURVE DATA				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	56°34'40"	163.92	161.86	N 21°02'01" W
C2	56°34'39"	83.92	82.87	N 21°02'01" W
C3	42°37'22"	150.00	111.59	S 87°38'49" E
C4	42°37'22"	90.00	66.95	S 87°38'49" E

EASEMENT EIN 3 C5 CURVE DATA				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C5	89°39'15"	100.00	156.47	N 21°39'15" W
C6	78°58'00"	110.00	145.63	S 14°31'45" E
C7	13°50'27"	295.00	71.24	S 59°23'00" E
C8	13°10'00"	120.00	27.58	S 72°53'15" E
C9	23°23'44"	80.00	32.67	N 78°00'00" W
C10	13°50'30"	255.00	61.61	N 59°23'00" W
C11	21°24'00"	70.00	26.15	N 41°45'30" W
C12	16°25'30"	70.00	20.07	N 15°11'30" E
C13	89°39'15"	50.00	78.23	N 21°39'15" W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN REG. - 3001, 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.

ALICE AND CHARCOAL ISLAND SUBDIVISION AND ALICE ISLAND - PLANNED UNIT DEVELOPMENT - PHASE 1

LOTS 169, 170, 172 AND 173
OF SUBD. OF LOT 96, US SURVEY 3926

O'NEILL SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590



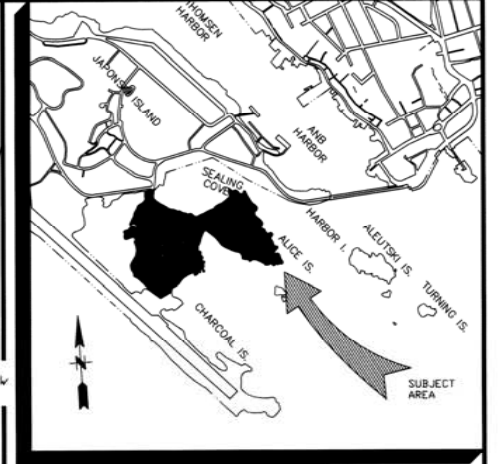
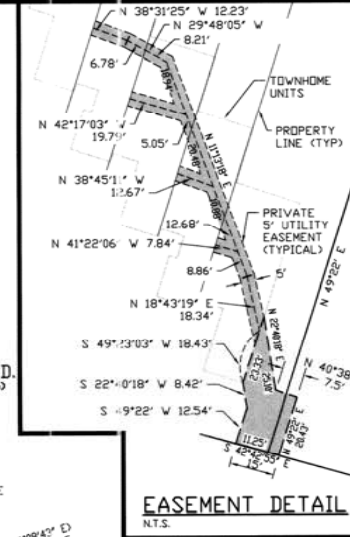
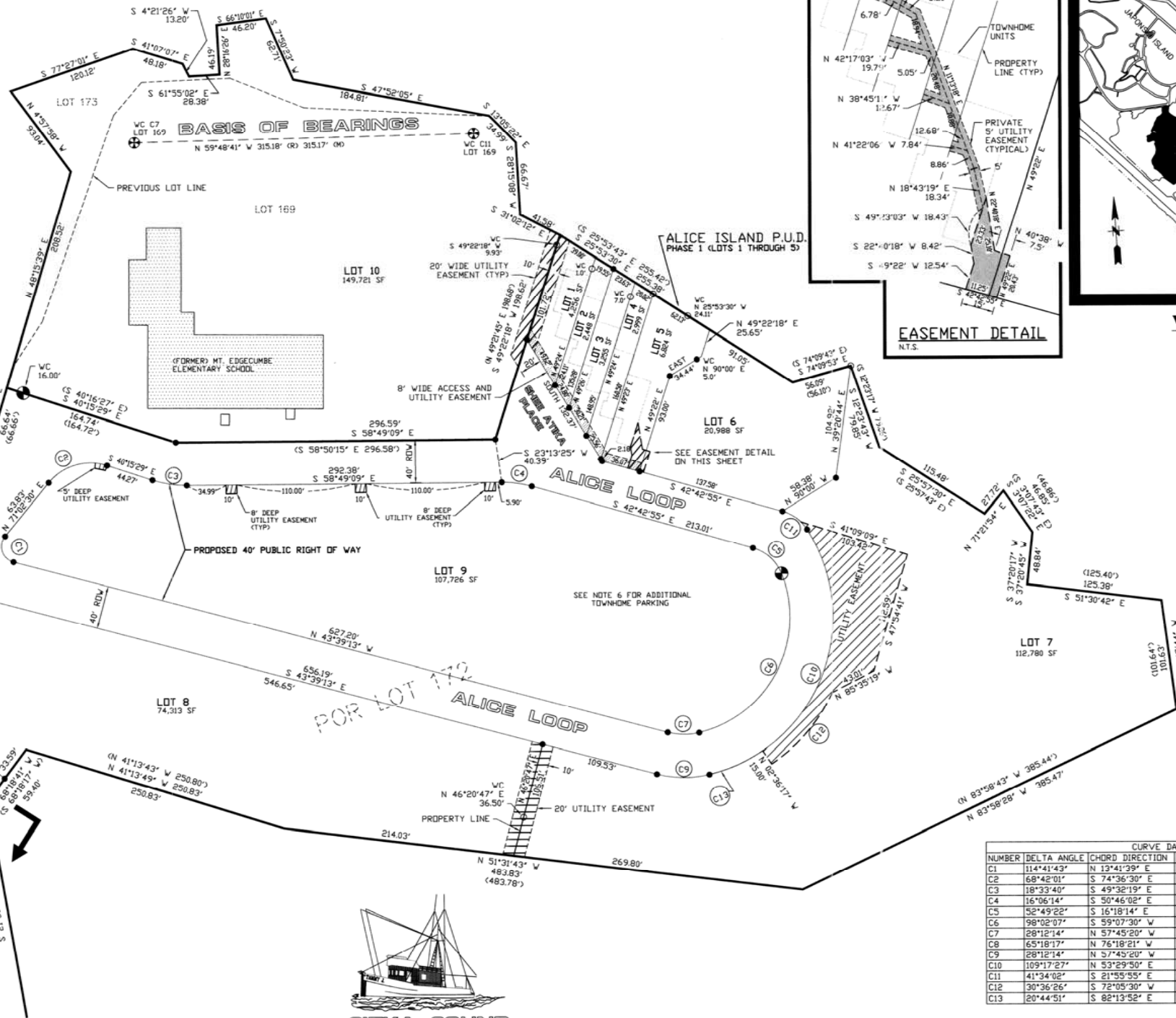
DESIGNED: P. O'NEILL
DRAWN: GDS/KJA/ACAD
CHECKED: PKO
DATE OF PLAT: DEC. 02, 2001 = 162231
SCALE: 1"=100'
DRAWING NAME: 30008A02

LEGEND

- PRIMARY CONTROL MONUMENT (SET)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED NOVEMBER 2000)
- SECONDARY MONUMENT (SET)
- ROCK TABLET (SET)
- REBAR (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA
- UTILITY EASEMENT (TYPICAL)



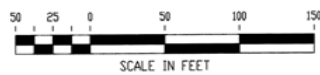
SEALING COVE



VICINITY MAP
SCALE 1"=1,000'

2001-20-
Sitka
12-12-01
10:42
Sc: B

CURVE DATA					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	114°41'43"	N 13°41'39" E	15.00	30.03	25.26
C2	68°42'01"	S 74°36'30" E	50.00	59.95	56.42
C3	18°33'40"	S 49°32'19" E	100.00	32.40	32.25
C4	16°06'14"	S 50°46'02" E	100.00	28.11	28.01
C5	52°49'22"	S 16°18'14" E	40.00	36.88	35.59
C6	98°02'07"	S 59°07'30" W	110.00	188.21	166.08
C7	28°12'14"	N 57°45'20" W	60.00	29.53	29.24
C8	65°18'17"	N 76°18'21" W	20.00	22.80	21.58
C9	28°12'14"	N 57°45'20" W	100.00	49.22	48.73
C10	109°17'27"	N 53°29'50" E	150.00	286.12	244.68
C11	41°34'02"	S 21°55'55" E	40.00	29.02	28.39
C12	30°36'26"	S 72°05'30" W	165.00	88.14	87.10
C13	20°44'51"	S 82°13'52" E	150.00	54.32	54.02



SITKA SOUND

O'NEILL
SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: sitkasurvey@worldnet.att.net

BY	DATE	REV	DESCRIPTION OF CHANGE



DESIGNED: P. O'NEILL
DRAWN: GOS/KOL/ACAD
CHECKED: PKO
DATE OF PLAT: DEC 03, 2001 # 162308
SCALE: 1"=50'
DRAWING NAME: 30008-02

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN FEBRUARY, 2001, 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.

ALICE AND CHARCOAL ISLAND SUBDIVISION AND ALICE ISLAND - PLANNED UNIT DEVELOPMENT - PHASE 1

LOTS 169, 170, 172 AND 173
OF SUBD. OF LOT 96, US SURVEY 3826

OF
SHEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____ (SIGNATURE)

DATE _____ OWNER _____ (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

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

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

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF PAYMENT OF TAXES

(STATE OF ALASKA)

(FIRST JUDICIAL DISTRICT)

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

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

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

ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

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

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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

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

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

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

DATE _____ MAYOR

CITY AND BOROUGH CLERK

MINOR ISLANDS

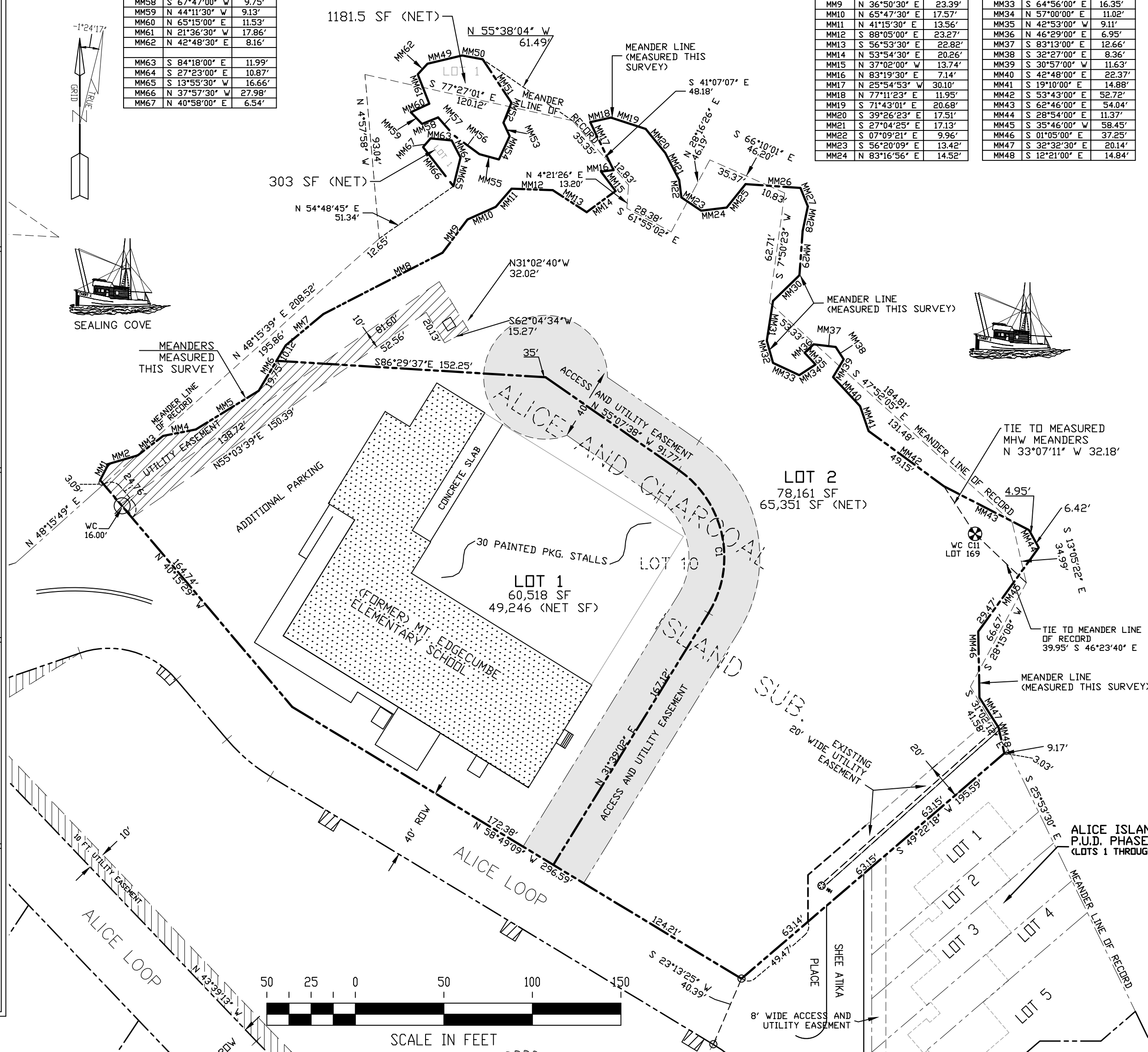
DESCRIP.	BEARING	DISTANCE
MM49	N 76°37'30" E	20.15'
MM50	S 79°41'30" E	11.73'
MM51	S 33°35'30" E	29.43'
MM52	S 21°47'00" W	12.19'
MM53	S 24°38'30" E	8.35'
MM54	S 24°38'00" W	14.48'
MM55	N 75°04'30" W	11.45'
MM56	N 53°29'30" W	18.37'
MM57	N 40°58'30" W	13.06'
MM58	S 67°47'00" W	9.75'
MM59	N 44°11'30" W	9.13'
MM60	N 65°15'00" E	11.53'
MM61	N 21°36'30" W	17.86'
MM62	N 42°48'30" E	8.16'
MM63	S 84°18'00" E	11.99'
MM64	S 27°23'00" E	10.87'
MM65	S 13°55'30" W	16.66'
MM66	N 37°57'30" W	27.98'
MM67	N 40°58'00" E	6.54'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	86°46'28"	N 11°44'02" W	60.00	90.87	82.44

LOT 10 UPLAND

DESCRIP.	BEARING	DISTANCE
MM1	N 27°20'00" E	10.33'
MM2	N 73°37'00" E	17.17'
MM3	N 58°33'30" E	18.00'
MM4	N 78°40'30" E	18.92'
MM5	N 58°27'30" E	41.60'
MM6	N 30°42'00" E	29.88'
MM7	N 50°16'00" E	27.71'
MM8	N 62°45'00" E	75.71'
MM9	N 36°50'30" E	23.39'
MM10	N 65°47'30" E	17.57'
MM11	N 41°15'30" E	13.56'
MM12	S 88°05'00" E	23.27'
MM13	S 56°53'30" E	22.82'
MM14	N 53°54'30" E	20.26'
MM15	N 37°02'00" W	13.74'
MM16	N 83°19'30" E	7.14'
MM17	N 25°54'53" W	30.10'
MM18	N 77°11'23" E	11.95'
MM19	S 71°43'01" E	20.68'
MM20	S 39°26'23" E	17.51'
MM21	S 27°04'25" E	17.13'
MM22	S 07°09'21" E	9.96'
MM23	S 56°20'09" E	13.42'
MM24	N 83°16'56" E	14.52'

DESCRIP.	BEARING	DISTANCE
MM25	N 38°46'21" E	17.07'
MM26	S 85°55'51" E	31.08'
MM27	S 21°51'46" E	11.24'
MM28	S 11°55'36" W	14.14'
MM29	S 04°12'30" W	25.11'
MM30	S 45°45'00" W	20.88'
MM31	S 08°42'00" W	22.68'
MM32	S 15°22'00" E	13.02'
MM33	S 64°56'00" E	16.35'
MM34	N 57°00'00" E	11.02'
MM35	N 42°53'00" W	9.11'
MM36	N 46°29'00" E	6.95'
MM37	S 83°13'00" E	12.66'
MM38	S 32°27'00" E	8.36'
MM39	S 30°57'00" W	11.63'
MM40	S 42°48'00" E	22.37'
MM41	S 19°10'00" E	14.88'
MM42	S 53°43'00" E	52.72'
MM43	S 62°46'00" E	54.04'
MM44	S 28°54'00" E	11.37'
MM45	S 35°46'00" W	58.45'
MM46	S 01°05'00" E	37.25'
MM47	S 32°32'30" E	20.14'
MM48	S 12°21'00" E	14.84'



VICINITY MAP

SCALE 1"=1,000'

LEGEND

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

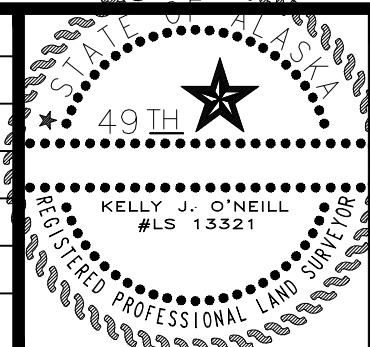
NOTES:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 10 ALICE AND CHARCOAL ISLAND SUBDIVISION INTO TWO (2) LOTS.
- THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.
- A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. _____.
- A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. _____.
- RECORD BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE FROM THE ETHEL STATION SUBDIVISION PLAT, PLAT NO. 2007-23, AND ARE ALASKA STATE PLANE ZONE 1 (NAD 1927) GRID BEARINGS AND DISTANCES WITH SCALE FACTOR 0.9999735 AND DELTA GAMMA ANGLE OF -1°24'17". TO CONVERT ALASKA STATE GRID TO TRUE GRID, DIVIDE GRID DISTANCE BY THE SCALE FACTOR AND ADD THE DELTA GAMMA ANGLE TO THE GRID AZIMUTH.
- THE SEAWARD BOUNDARY OF THIS SUBDIVISION IS THE ACTUAL LINE OF MEAN HIGH WATER (MHW) AT ELEVATION 9.2 FT. THE MEANDER LINE OF RECORD IS THAT DEPICTED ON THE BLM PLAT "SUBDIVISION OF LOT 96, U.S. SURVEY 3926." IT WAS NOT INTENDED TO REPRESENT THE ACTUAL BOUNDARY, BUT RATHER, IS AN APPROXIMATION ONLY, USED TO DETERMINE THE GENERAL SHAPE OF THE SHORELINE AND QUANTITY OF LAND EMBRACED ON THAT SURVEY.

PRELIMINARY
SITKA RECORDING DISTRICT

NORTH
57
LAND SURVEYING
(907) 747-6700 2007 CASCADE CREEK ROAD, SITKA, AK 99835

BY	DATE	REV.	DESCRIPTION OF CHANGE
RECORD OF REVISIONS			



DESIGNED: K. O'NEILL
DRAWN: JCH/ACAD
CHECKED: KD
DATE OF PLAT: JULY 02, 2019 # 94621
SCALE: 1" = 50'
DRAWING NAME: LOT10MINORCDS
PROJECT NO. 40034-01

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
DATE _____ KELLY J. O'NEILL, LS 13321

DR. WALTER SOBOLEFF SUBDIVISION

LOT 10, ALICE AND CHARCOAL
ISLAND SUBDIVISION

CLIENT: SHEE ATIKA INC.

1
OF
1
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 10 of the Alice and Charcoal Island Subdivision
into two lots.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): Commercial Real Estate PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Shee Atika Holdings Alice Island, LLC

PROPERTY OWNER ADDRESS: 315 Lincoln Street, Suite 300, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 601 Alice Loop Rd

APPLICANT'S NAME: Kenneth Cameron for Shee Atika Holdings Alice Island, LLC

MAILING ADDRESS: 315 Lincoln Street, Suite 300, Sitka, AK 99835

EMAIL ADDRESS: ken.sheeatika@gmail.com DAYTIME PHONE: 907-747-3534

PROPERTY LEGAL DESCRIPTION:

TAX ID: 92-0045953 LOT: 10 BLOCK: _____ TRACT: _____

SUBDIVISION: Alice and Charcoal Island Subdivision US SURVEY: _____

Shee Atika Holdings Alice Island, LLC
Cameron

July 16, 2019

601 Alice Loop Rd, Sitka, AK

Last Name

Date Submitted

Project Address

REQUIRED INFORMATION:

For All Applications:

- ☒ Completed General Application form (attached)
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities (see plat from North 57)
- ☐ 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 President/CEO, Shee Atika Holdings Alice Island, LLC Date July 16, 2019

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

Shee Atika Holdings Alice Island, LLC
Cameron

July 16, 2019

601 Alice Loop Rd

Last Name

Date Submitted

Project Address



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

APPLICATION FOR

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

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

- SITE/DIMENSIONS/TOPOGRAPHY: See preliminary plat for dimensions/site.
Parcel is all on level ground.
- EXISTING UTILITIES AND UTILITY ROUTES: Some existing utilities exist to the existing building and an existing electrical box
- PROPOSED UTILITIES AND UTILITY ROUTES: AS Shown on plat
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: AS Shown on plat
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: None
- PUBLIC HEALTH, SAFETY, AND WELFARE: No impact
- ACCESS TO LIGHT AND AIR: yes

Shee Atika Holdings Alice Island, LLC July 16, 2019 601 Alice Loop
Last Name Date Submitted Project Address
Cameron

- ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: See plat

- DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:

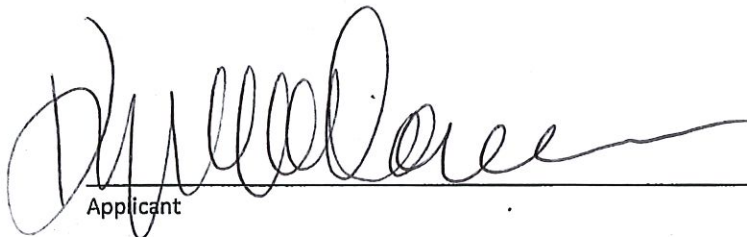
Former Mt. Edgecumbe Elementary School, currently used as office building
Parking for this buildings use is beyond sufficient.

- EXISTENCE OF ANY ENCROACHMENTS: No

- AVAILABILITY OF REQUIRED PARKING: parking for the existing structure is beyond
sufficient

- SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: Agreements will be
prepared and recorded prior to final subdivision plat

ANY ADDITIONAL COMMENTS Development of this property would
provide a positive impact to the community.


Applicant

July 16, 2019
Date

Hobbs Alice Island LLC
Sheri Atika Inc.
Last Name
Cameron

July 16, 2019
Date Submitted

601 Alice Loop
Project Address