



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

### **AGENDA ITEM:**

Case No: CUP 18-07  
Proposal: Request for short-term rental at 116 Knutson Drive  
Applicant: Michael Finn  
Owner: Michael and Elizabeth Finn  
Location: 116 Knutson Drive  
Legal: Lot 17A Knutson Subdivision Phase III Lot Line Adjustment  
Zone: R-2 multifamily residential district  
Size: 17,324 square feet  
Parcel ID: 3-1003-017  
Existing Use: Residential  
Adjacent Use: Residential  
Utilities: Existing  
Access: Knutson Drive and access easement

### **KEY POINTS AND CONCERNS:**

- Rental unit is a four bedroom three bath single-family house
- Sufficient parking on-site – at least 8 spaces shown
- Access via Knutson Drive and easement through one property
- No other short-term rentals on Knutson Drive
- Property exceeds minimum square footage for the zone
- Short-term rentals offer economic opportunity for homeowners but may impact long-term rental rates
- Rental will be professionally managed and will operate year-round
- Burden is on the applicant to prove that the proposal will not negatively impact the neighborhood
- Applicant has been proactive in addressing concerns unrelated to this proposal but related to other long-term rentals, by installing bear resistant trash enclosures.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission approve the conditional use permit request for a short-term rental at 116 Knutson Drive.

## **ATTACHMENTS**

Attachment A: Applicant Materials

Attachment C: Correspondence

Attachment B: Staff Materials

## **BACKGROUND/PROJECT DESCRIPTION**

The request is for a conditional use permit for a year-round short-term rental of a single-family house at 116 Knutson Drive. The house was constructed in 2005. The rental unit is 4 bedroom 3 bathroom house. The applicant proposes that the unit can house approximately 12 people, and reports that there is a need in the market for short-term rentals to house larger groups.

The rental will be professionally managed with policies and procedures in place to manage guests. Access to this lot is from Knutson Drive and an access easement through one lot. There are no other short-term rentals on Knutson Drive.

- Update: Since last meeting, the municipal attorney has opined that private recorded conditions and covenants are private enforcement issues. Private agreements are enforced by private parties – regardless of the reference to a public process. In addition, the applicant has been proactive in addressing concerns unrelated to this proposal, but related to other long-term rentals, by installing bear resistant trash enclosures.

## **ANALYSIS**

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>1</sup>**

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

Applicant reports that when his family has occupied the house, they generated regular traffic. Applicant states that the short-term rental will result in a decrease in overall traffic from its current use. Staff believe this to be a likely scenario; however, short-term visitors may encounter difficulty finding in the property resulting in impacts to neighbors. If approved, applicant should consider installing small code-compliant signage to assist renters in locating the property and as well as providing renters with detailed turn-by-turn directions.

**b. Amount of noise to be generated and its impacts on surrounding land use:** Vacationers may create noise. Applicants report that their family has regularly hosted lively social events at their house for the last 12 years, and does not believe that renters will “out perform our family functions.” Regardless, the rental agreement should state that excessive noise may be grounds for eviction.

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<sup>1</sup> § 22.24.010.E

**c. Odors to be generated by the use and their impacts:** Improperly managed garbage may attract bears. Applicants have stated that garbage will be stored in the house and/or in the 1-car garage. Storage shall occur indoors until 4 am on garbage pick-up day.

**d. Hours of operation:** Year-round short-term rental.

**e. Location along a major or collector street:** Access from Knutson Drive and an access easement through one lot.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** No cut-through scenarios. Renters may have difficulty locating the correct driveway, resulting in accidental use of neighboring driveways.

**g. Effects on vehicular and pedestrian safety:** The easement from Knutson Drive is steep and inside a turn. Knutson Drive does not have sidewalks. The owners may consider installing small code-compliant signage to minimize confusion for visiting motorists.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Same as if the unit had a long-term inhabitant.

**i. Logic of the internal traffic layout:** Applicants report at least 5 outside parking spaces and 3 garage spaces, exceeding requirements. Applicant estimates that a maximum of 3 parking spaces will be utilized on average. A condition of approval requires all parking to be located on-site.

**j. Effects of signage on nearby uses:** No proposed signage. The applicant may wish to consider small code-compliant signage to help renters find the property.

**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** Steep topography and setbacks of 61.5 feet, 53.5 feet, 31.5 feet, and 18 feet provide sufficient buffering on 4 of the 5 sides. On the fifth side, the deck eaves extend up to 7 feet of the property line (with an administrative variance), closely approaching the neighbor's garage at a 2 foot side setback (with a variance). As the structure nearest the applicant's deck is a garage, any impacts are expected to be minimal.

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Conforms to Comprehensive Plan Section 2.2.1 which emphasizes supporting "economic activities which contribute to a stable, long-term, local economic base" by allowing local homeowners to launch a small business and participate in the tourism industry and Section 2.6.2(K), which supports "development of facilities to accommodate visitors" that do not negatively impact surrounding residential neighborhoods, by operating a short-term rental with requirements to mitigate concerns for traffic, odors, and noise.

m. Other criteria that surface through public comments or planning commission review: Short-term rentals may cause the increase of long-term rental rates.

**RECOMMENDATION**

It is recommended that the Planning Commission approve the conditional use permit application for a short-term rental at 116 Knutson Drive.

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**Motions in favor of approval:**

1) I move to approve the conditional use permit application for a short-term rental at 116 Knutson Drive subject to the attached conditions of approval. The property is also known as Lot 17A Knutson Subdivision Phase III Lot Line Adjustment. The request is filed by Michael Finn. The owners of record are Michael and Elizabeth Finn.

Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation, bed tax remitted, any violations, concerns, and solutions implemented. The report is due within thirty days following the end of the reporting period.
4. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties upon receipt of meritorious complaint or evidence of violation of conditions of approval.
5. Failure to comply with all applicable tax laws, including but not limited to remittance of all sales and bed tax, shall be grounds for revocation of the conditional use permit.
6. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
7. To mitigate against the risk and impact of bears from the short term rental, the property owner shall assure all trash is deposited in trash receptacles that are stored in bear proof areas (whether enclosed garage or other bear proof area) and only placed on street for collection after 4 AM on trash collection day. Should this condition not be followed the CUP shall be revoked.

8. To mitigate against parking and traffic impacts, property owner shall provide detailed parking and traffic rules, and shall ensure all parking for all uses (residential or short-term rental) shall occur off-street, on-site, and further that should on-street parking occur at any time, the conditional use permit shall be revoked.

9. Any signs must comply with Sitka General Code 22.20.090.

10. A detailed rental overview shall be provided to renters detailing directions to the unit, appropriate access, parking, trash management, noise control, and a general admonition to respect the surrounding residential neighborhood.

12. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.

13. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

2) I move to find that:<sup>2</sup>

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

a. Be detrimental to the public health, safety, and general welfare *specifically, garbage will be kept indoors so as to not attract bears;*

b. Adversely affect the established character of the surrounding vicinity *specifically, a rental overview will be provided to detail proper access and use of the property;* 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, *specifically, the property provides on-site parking.*

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, conforms to Comprehensive Plan Section 2.2.1 which emphasizes supporting "economic activities which contribute to a stable, long-term, local economic base" by allowing local homeowners to launch a small business and participate in the tourism industry and Section 2.6.2(K), which supports "development of facilities to accommodate visitors" that do not negatively impact surrounding residential neighborhoods, by operating a short-term rental with requirements to mitigate concerns for traffic, odors, and noise.*

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, *specifically that a rental overview will be provided and violations of rules may be grounds for eviction.*

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<sup>2</sup> § 22.30.160.C – Required Findings for Conditional Use Permits

# Attachment A

## Applicant Materials



**REQUIRED SUPPLEMENTAL INFORMATION:**

For All Applications:

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Deed
- Copy of current plat
- Proof of filing fee payment

For Conditional Use Permit:

- Parking Plan
- Interior Layout

For Plat/Subdivision:

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

If Pertinent to Application:

- Drainage and Utility Plan
- Landscape Plan

**CERTIFICATION:**

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

mlkf  
Owner

2/20/18  
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



To Whom It May Concern:

I wanted to thank you for taking the time to share your concerns in regards to having a vacation rental in your neighborhood. It's only by knowing there's a problem that we have the opportunity to search for solutions. The goal of this letter is not to try and change your mind, but rather to dispel misconceptions about the vacation rental industry in Sitka.

It is my understanding there are concerns in the following areas; 1) concern that there would be a lot of partying and loud noise, 2) more trash than usual, creating a draw for bears, 3) increased traffic and less privacy in the area.

Of course your concerns are valid, having been in business for almost two years now in addition with the previous owners ten plus years experience, we have taken steps to prevent as many problems as possible in all our vacation rentals.

- 1) Partying: Sitka Travel strives to make sure our guests are good neighbors. We post notices in the home to prevent issues in addition to having guests sign a rental agreement (see attached rental agreement) before renting. In such agreement it lets guests know they are renting a house in a residential neighborhood and will be evicted if they cause a disturbance.
- 2) Regarding trash; for the same reasons your concerned, we place notices in the rental in regards to not leaving garbage outside the rental. In addition we have recycling bins in each rental. If at anytime the garbage cans are full, I will call for a midweek pickup.
- 3) Traffic: whether it's a family on vacation with one or two rental cars or the current owners with their two cars, traffic will be about the same.

With all that said, I don't expect to change your mind but rather have you understand my business has zero tolerance in regards to disrupting a neighborhood. My vacation rentals haven't had any complaints from neighbors in regards to noise, garbage or increased traffic in my two years of owning this business. I strive to keep good relationships with neighboring home owners and am always open to working with them to make this situation work for everyone.

Kind Regards,

Christine McGraw

Sitka Travel

RECEIVED APR 18 2018

Sitka Travel Rental Agreement-----

Your reservation total includes; rent, and if applicable; rent (bed) tax of 6% on your home rental, and sales tax (see below) on home rental, tours and services: Tax info and a link to the Sitka City and Borough Tax Code is provided on our website.

RESERVING FOR STAYS 29 nights OR LESS: 35% deposit is required to reserve, with balance due 60 days prior to arrival. Bookings made less than 60 days prior to arrival must be paid in full.

PAYMENT: A credit card or ACH transfer may be used on stays 29 nights or less. On stays 30 nights or longer, you are welcome to pay via electronic check at no charge. A 3% credit card processing fee is required when paying by credit card.

Property Protection Program. Our properties and their contents are valuable and reasonable care should be taken with them during their rental. Our company, including the participating rental property homeowners we represent, is an additionally-insured participant in a Property Protection Program that reimburses certain costs for unintentional accidental damage to our properties during their rental occupancy. With our participation in this Program, except in certain circumstances, we may not collect and hold refundable pet, damage, or security deposits. We charge renters a non-refundable administrative fee to defer our costs for Program participation. If, during a renter's occupancy, the renter or a member of renter's party or renter's guest causes any damage to real or personal property of our rental property as a result of unintentional accidental acts or omissions, the renter must notify our property management office at that time, and before check-out. For rentals that exceed the coverage limits of the Program, we may collect a supplementary refundable (net of any damage reimbursement) security deposit from renter upon check-in. Renter is liable to us for any damages caused by the renter or a member of renter's party or renter's guest that are not reimbursed to us or exceed the maximum per-incident limit of our coverage, and the credit card on file and/or any collected security deposit will be charged. If the renter wishes to pay a refundable (net of any damage reimbursement) damage security deposit, renter must notify us before check-in. Special or large event and/or pet deposits may be charged in certain situations.

CLEANING DEPOSIT: On extended stays 30 nights or longer, a \$500 cleaning deposit is required, from which the departure cleaning will be deducted.

**CANCELLATION:** On Stays cancelled 60 days or greater before arrival will incur a 10% cancellation or change fee. There are no refunds for stays cancelled 59 days or less prior to arrival or after arrival. It is highly suggested you purchase Trip Cancellation and Travel Insurance, either from your preferred agent, or Sitka Travel.

Trip Cancellation and Travel Insurance protection is available with your reservation. Trip Cancellation and Travel Insurance is intended to provide protection to you against losses for certain pre-paid non-refundable expenses due to certain unforeseeable circumstances that may jeopardize your travel investment and force you to incur unplanned additional costs. In addition, Island Property Services dba Sitka Travel cannot refund rental deposit payments due to circumstances beyond our control, including but not limited to tsunami, hurricane or storm-caused evacuations, road closures, inclement weather, or any illness or injury to someone within your traveling party that may cause you to cancel your trip. For these reasons, we recommend that you purchase this valuable protection, which includes benefits such as medical coverage, travel delay benefits, 24/7 emergency services and more (described in full in specific program documentation we will provide you upon request). If you do not wish to purchase this Trip Cancellation and Travel Insurance, please read and understand cancellation policy for this reservation.

**UNAVAILABILITY OF RENTAL:** If for reasons beyond our control the unit reserved becomes unavailable, we reserve the right to move you to a rental of your preference, of equal or better value, or cancel the reservation and return any rental monies paid by you within 10 business days of notice of its unavailability, whichever you prefer. Neither Christine McGraw, dba Island Property Services, nor the rental owner, is responsible for any fees beyond what you have paid for the rental.

**Home Description;** Please read the home's description for all info, but, unless otherwise listed in description, all Sitka Travel's properties are fully-furnished, including all bed and bath linens, as well as a fully-equipped kitchen. Utilities, heat and electric, as well as cable TV and internet are included. Some homes may have limited internet or cable due to location.

Electricity, Heat, Cable TV and Internet, are Very Expensive in Sitka. Movie and Music streaming is discouraged due to Sitka's limited bandwidth and overage costs. Guests are responsible and will be charged for pay per views. We want our Guests to be warm and

comfortable, but keep the heat down when you are out of the house and close the window if the heat is on. If discovered to have heaters going and windows open at same time, a "wasteful utility" charge may be added to cover wasteful utility use.

**ARRIVAL:** If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner or Sitka Travel immediately so we can remedy it. Failure to report waives any claim for reimbursement or cleaning.

**ACCESS:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner and by giving 24 hours, unless the guest contacts us requesting for immediate repair.. For stays 30 days or longer, Sitka Travel or the homeowner shall have the right to inspect once monthly for mold and will give 24 hours notice.

**LOSS OF PERSONAL BELONGINGS:** The Homeowners nor Sitka Travel, are responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

**HOUSEKEEPING:** While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. Options will be offered to you on check out should you like to add them, including; daily, weekly, and mid-stay cleaning. You may also call the office to arrange services. We also offer shopping services, if you'd prefer not to spend your vacation time shopping. 24 hours notice is required.

**Re: Fish;** Sitka is a Fishing community and we love our fish. But, **NO FISH PROCESSING** inside the rental; at no time is anyone to bring a fish in for cleaning/processing. Fish processing should be done at the docks, which all have processing sites setup. Failure to heed by this will result is an additional cleaning fee, which can range from \$100 and up, depending on the amount of cleaning needed and how many scales we have to peeled off the wall...

**Re: Cooking of Fish and Crab:** Again, Sitka loves their fish, but, when at all possible, please cook outside.

**PETS:** Pets are allowed only on Select Homes, Only With Prior Approval: Additional deposit may apply.

**SMOKING: WARNING:** All Sitka Travel's Vacation Rentals are Non-Smoking Rentals: If you smoke inside, you WILL forfeit your damage deposit, and/or be charged on your

credit card for; having all bedding, curtains, carpets and walls washed down and disinfected, as well as a minimum of 2 days ozone treatment to remove odors. Average price to be charged is \$600, but depending of size of home may be more. There are designated smoking areas outside with a butt disposal.

**GUEST BEHAVIOR:** Guest agrees to leave room/home in the same condition as found and to return keys (if applicable) upon departure. Most rentals have push button security codes. If your rental has a key, failure to return the key will result in a minimum of \$35 fee for replacement.

**NUMBER OF GUESTS:** The number of Guests shall not exceed the number of Guests on your rental agreement/invoice. People other than those in the Guest party set forth above may not stay overnight in the property without our office, and/or the owner's approval. If more people are found to occupy premises than on the rental agreement, you may be evicted without a refund, or, if allowed to stay, you must agree to pay for the additional people at a rate of \$50 per person, per stay for anyone over 5 years of age. If you exceed the number allowed by the city license, you may be evicted or moved and charged for the higher rental. If evicted, your reservation will not be refunded.

**Disturbance Policy:** We want all of our guests to have a good time, but keep in mind that our homes are in residential areas and as such, behavior should be considerate. If owner or neighbors are disturbed by your behavior, you may be asked to quieten down, or be asked to leave. If asked to leave due to disturbing behavior, you will not receive a refund. This is a family oriented property. If a house party develops, all vacationers will be asked to leave immediately without refund. This policy will be enforced without exception. Groups renting under false pretenses will be evicted without refund. Over occupancy is considered a **SERIOUS VIOLATION** of this lease. Hosting parties, or subletting are not permitted and are Grounds for Eviction.

**HOT TUB:** Some of our rentals have hot tubs. If the one you are renting does, the following rules apply. No children under the age of 12 permitted in hot tub at any time without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Our housekeepers sanitize and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. **DO NOT STAND ON THE HOT TUB COVERS.** Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you **WILL** be charged for replacement. Cost average \$600. Remember when not using the hot tub, leave cover on so hot tub will stay warm.

WATER ACCESS: In homes that are located on or near the water, all water-related activities, such as, but not limited to; swimming, kayaking, boating, fishing, walking, wading, beach-combing, is at your own risk. Neither Island Property Services, Sitka Travel nor its' Owners, nor the Home Owner, may be held responsible for harm that may result from these activities.

BIKES AND KAYAKS: Some of our rentals offer free use of kayaks and bikes. If the rental you are renting has these available, the following rules apply; No one under the age of 12 may use without adult supervision. Both bikes and kayaks offer certain risk hazards, such as falling and drowning. Use at your own risk. In the event that either is damaged, please be sure to report the damage.

By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

This agreement shall be governed by the laws of the state of Alaska. Each of the parties irrevocably consents to the exclusive personal jurisdiction of the federal and state courts located in Alaska, as applicable, for any matter arising out of or relating to this Agreement.

Vacation Rentals in Alaska are governed by the Hotel/Motel laws, where a guest is ensconced in a rental, failure to pay on the agreed upon dates may result in eviction with no more than 24 hour notice. Vacation Rentals are considered hotels and are governed as such.

Your Agreement: On accepting this agreement: By accepting this rental agreement, you must hereby promise to pay by check, cash, or credit card, in which case, you give permission to charge your credit card for the amounts as agreed upon in the payment schedule. You agree that all rental monies are non-refundable per cancellation policy above. By clicking I agree, you are saying "I have read my rights to purchase travel insurance and have chosen to purchase or not purchase at my own discretion through Sitka Travel or, through an outside vendor."

By signing or accepting this agreement online or in person, you are agreeing to all the rules and regulations as set forth within it.

116 Knutson Drive Short Term Rental 12 Person Conditional Use Permit  
Michael & Elizabeth Finn  
907-752-0052

This note is to address the issues of parking, trash, noise and traffic for the request of a short term rental 12 person permit for 116 Knutson Drive.

**Parking:** Currently we have a 2 car garage and 1 car garage plus parking for 5 vehicles outside of the garages. As stated below we intend to use the 1 car garage for security of our trash cans. It's been my experience with short term rentals or VRBO's that the garage is usually used to store the owners personal property. But as we intend to stay in Sitka this won't be needed and could be used to accommodate vehicles if needed. Having 12 people I don't expect to see more than 3 vehicles at a time but can handle more if needed with the 2 car garage and 3 outside spots located on the opposite side of the house from our neighbor.

**Trash:** Our intention is to keep the trash can or cans inside our 1 car garage with an access door on the inside of the home. This makes it easy for the tenant to access without going outside and give us the ability to move the trash cans on trash day without entering or disturbing the tenants. Having the trash cans inside the garage also prevents bear issues in the neighborhood.

**Noise:** We have had poker, karaoke and corn hole parties almost every weekend for 12 years and also have had two teenage boys during that same time. Although you could have those wild tenants that will need to be dealt with I don't think the level of noise or frequency will out perform our family functions.

**Traffic:** I feel that the frequency of traffic will actually decrease as a result of this change. As stated above we have had two teenage boys during most of the 12 years at this location and between dances, friends coming over and them leaving 10 times a day it won't compare to 2 or 3 tenant vehicles.

Any questions feel free to call me at my cell phone listed above or if you wish to view the property prior to the meeting.

Thanks,



Michael K. Finn

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADMIT 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 4/13/04 OWNER Michael K. Finn (SIGNATURE)  
 DATE 4/13/04 OWNER Elizabeth P. Finn (SIGNATURE)

**NOTARY'S ACKNOWLEDGMENT**

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 13 DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SOLEMN PERSONALLY APPEARED Michael K. Finn and Elizabeth P. Finn

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAN AND THEY ACKNOWLEDGED TO ME THAT THEY 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 4-15-07

Sara L. Russell  
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 OWNED BY Michael K. Finn and Elizabeth P. Finn 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 2004 WILL BE DUE ON OR BEFORE 8-31-2004.

DATED THIS 13 DAY OF April, 2004, AT SITKA, ALASKA

Russell  
ASSESSOR, CITY AND BOROUGH OF SITKA

**CERTIFICATE OF APPROVAL BY THE BOARD**

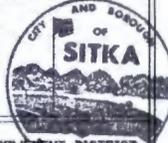
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 03A-021-1 DATED 20 AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTER, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 4-8-04 Chris Hill  
CHAIRMAN, PLATTING BOARD

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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        AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 4/12/04        MAYOR  
CITY AND BOROUGH CLERK



**CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED BY Michael K. Finn and Elizabeth P. Finn (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.

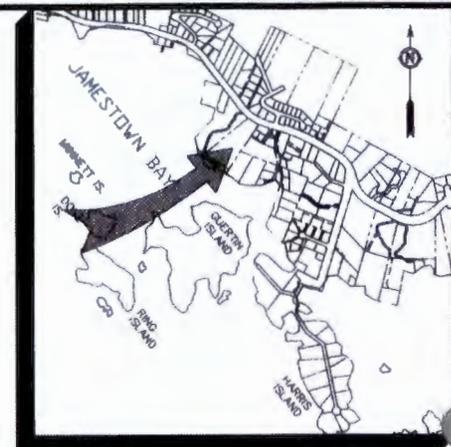
DATED THIS 22 DAY OF April, 2004, AT SITKA, ALASKA

        
FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA

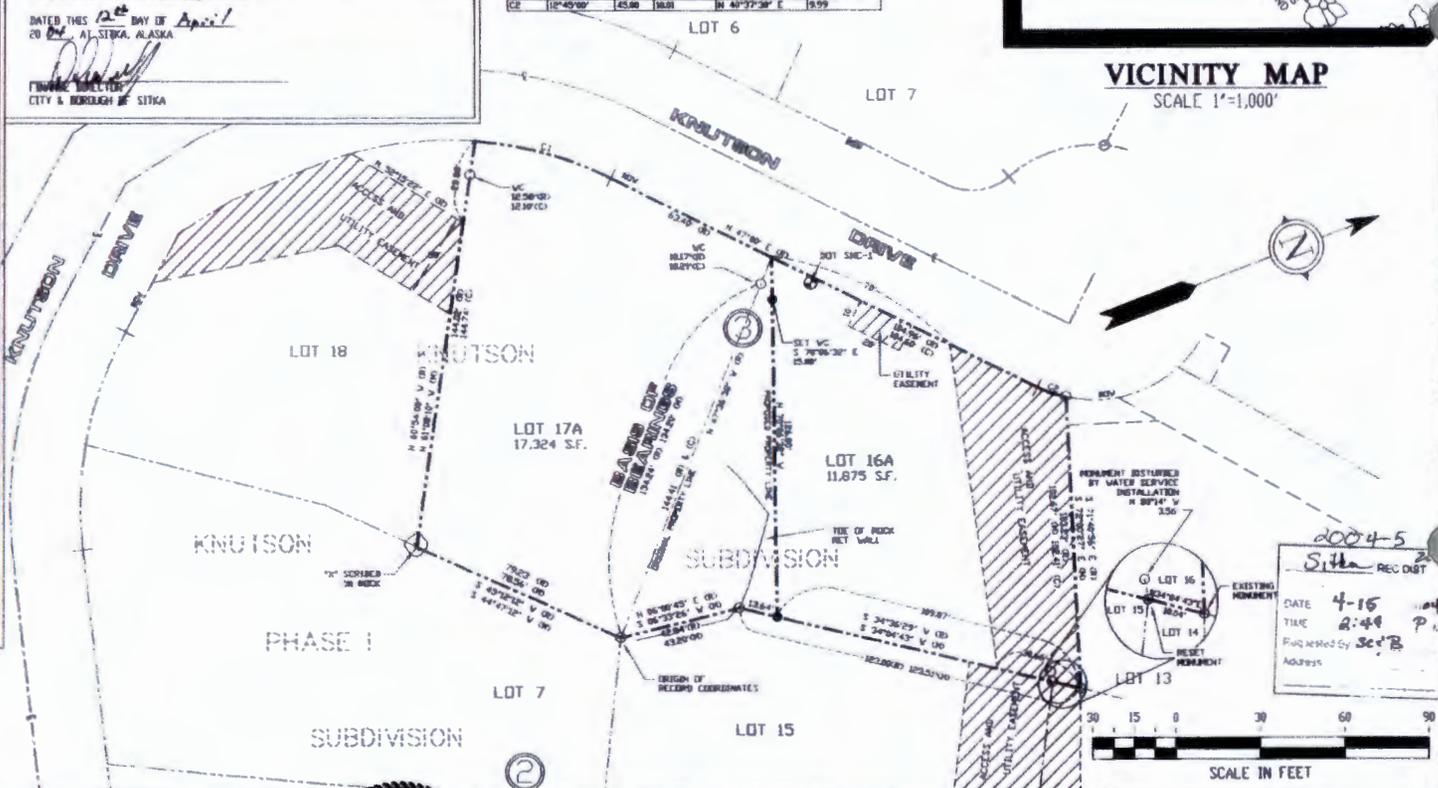
**LEGEND**

- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊗ BLN/GLO PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

CALCULATED CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BELECTION	CHORD LENGTH
CI	171°30'55"	129.74	49.76	S 36°10'47" W	49.40
CE	171°37'25"	143.00	58.70	N 40°17'30" E	58.48
RECORDED CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BELECTION	CHORD LENGTH
CI	171°30'55"	129.74	49.66	N 36°10'50" E	49.35
CE	171°40'00"	143.00	58.68	N 40°17'30" E	58.39



**VICINITY MAP**  
SCALE 1"=1,000'



2004-5  
Sitka REC DIST  
DATE 4-15  
TIME 2:48 P.  
Requested by Sec B  
Address       



**O'NEILL**  
SURVEYING AND ENGINEERING  
BOX 1849 SITKA, ALASKA 99835  
PHONE: (907) 947-6700  
FAX: (907) 942-6200  
EMAIL: o@ooneillsurvey.com

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

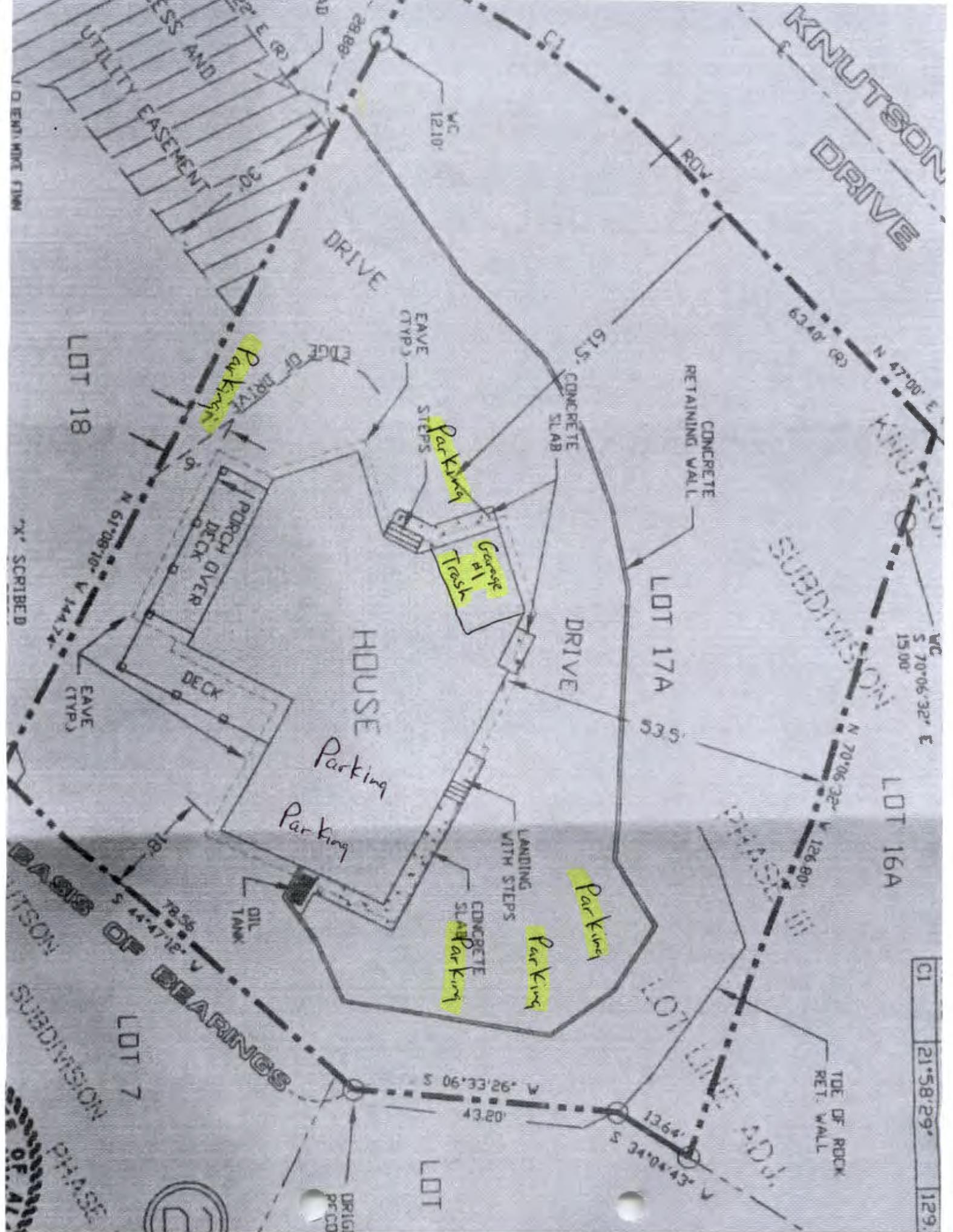


DESIGNED BY P. O'NEILL  
DRAWN BY             
CHECKED BY             
DATE OF PLATTING BY             
SCALE: 1" = 30'  
DRAWING NUMBER: 01-00  
PROJECT NO. 30485-01-00

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED BY THE STATE OF ALASKA, AND THAT IN March, 2004 A SURVEY OF THE ABOVE DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL BEARINGS AND DISTANCES ARE CORRECT ACCORDING TO SAID FIELD NOTES.

3-22-04 Patrick S. O'Neill  
PATRICK S. O'NEILL, L.S. 4078

**KNUTSON SUBD. PHASE III  
LOT LINE ADJUSTMENT**  
LOT 16 AND 17,  
KNUTSON SUBDIVISION PHASE III  
CLIENT: MIKE AND LIZ FINN



KNUTSON DRIVE

CONCRETE RETAINING WALL

LOT 17A

LOT 16A

HOUSE

Parking

Parking

Parking

Parking

CONCRETE SLAB Parking

LOT

LOT 7

LOT 18

SUBDIVISION

KNUTSON SUBDIVISION PHASE

\*X\* SCRIBED

C1	21°58'29"	129.
----	-----------	------

TOE OF ROCK RET. WALL

LANDING WITH STEPS

Garage Trash

EAVE (TYP)

STEPS

DRIVE

DRIVE

ROW

CONCRETE SLAB

12.10'

EDGE OF IMPVA

Porch Over Deck

DECK

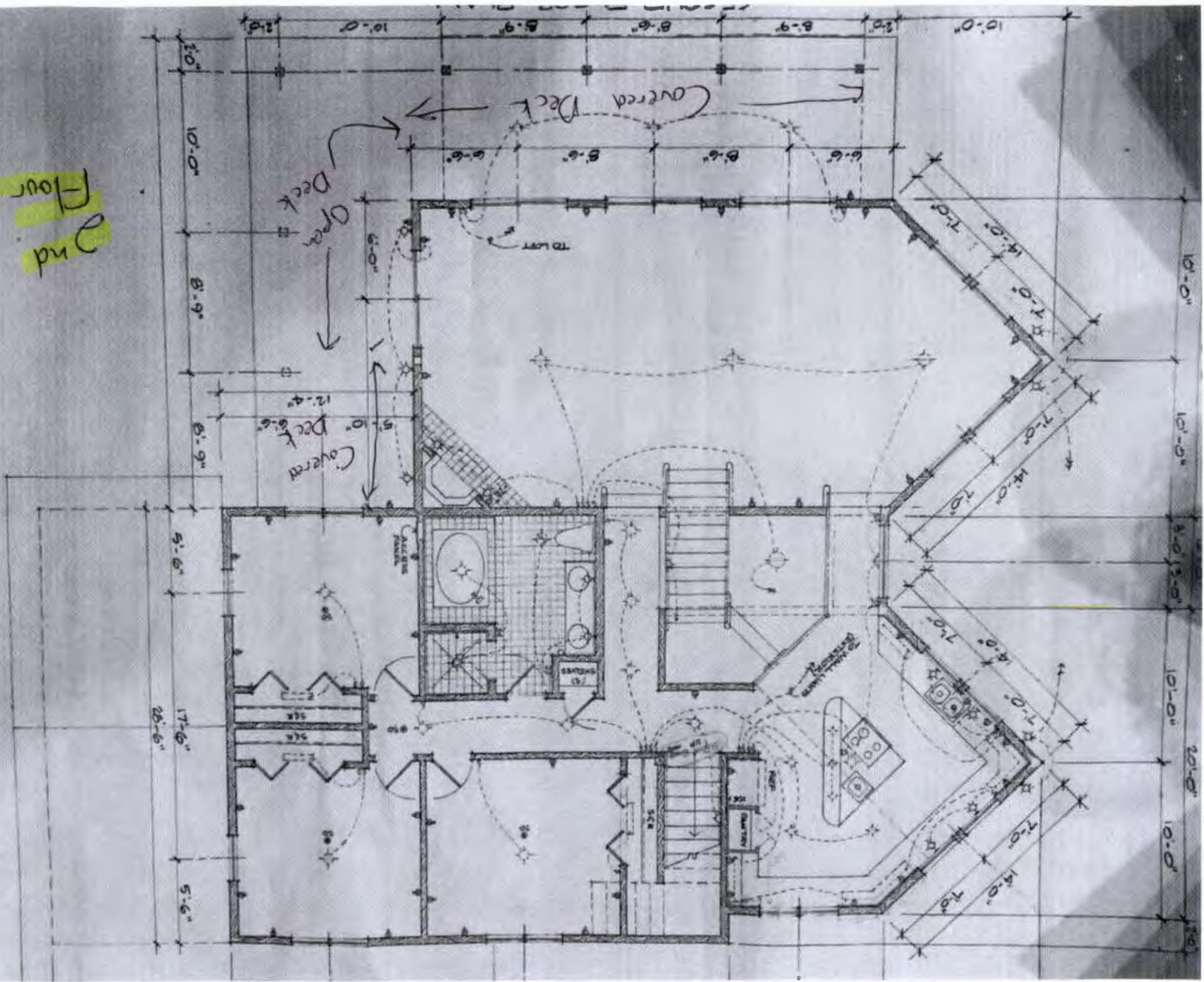
EAVE (TYP)

OIL TANK





2nd Floor





RECEIVED APR 18 2018



## PUBLIC RECORDS REQUEST FORM

Name: <del>Michael K Finn</del> Michael K Finn	Address: 116,110, 108 Knutson Drive
City: Sitka	State: Ak Zip: 99835
Phone No.: 907-752-0052	Cell No.: Same
E-Mail: photo@gci.net	

The employee having custody of public records shall give, on request and pre-payment of the fee established under 1.25.010 or Section 1.25.050 unless pre-payment is waived a copy of the public record. The employee having custody of the public records shall respond within ten (10) working days of the request (do not count day request received, or Saturday, Sunday or CBS holidays). This time frame may be extended by written notification of the need for additional time before expiration of the response period. If the request is denied in whole or in part, you will be notified in writing. You may appeal the denial to the CBS Assembly, if written appeal is filed within ten working days. Your appeal will be heard at the next regular scheduled Assembly meeting. Any appeal from the Assembly's final decision is to Sitka Superior Court as an administrative agency appeal.

Title of Record(s):	Noise Complaints
Date of Record(s):	4/1/95 - 3/29/18
Description of Record(s):	Please provide any additional information that will assist us in locating the record(s) for you as quickly as possible: Looking for any complaints filed on these 3 properties that I own.
Requestor's Signature:	<i>[Signature]</i>
Date:	3/29/18

\*\*\* Please Note: This form must be completed and returned to the Municipal Clerk's Office for processing. \*\*\*

## FOR OFFICE USE ONLY

• Photocopies	\$ .25 per page + tax	\$ _____
• Assembly Packets	\$ 10.00 each packet + tax	\$ _____
• Audio Copy	\$ 10.00 each + tax	\$ _____
• Video Copy	\$ 25.00 each + tax	\$ _____
• Mylar Copies of Plats	\$ 20.00 per mylar copy + tax	\$ _____
• Certified Copies	\$ 1.25 1 <sup>st</sup> page .25 each additional page	\$ _____
• Copy of Budget	\$ 25.00 each + tax	\$ _____
• Other _____	Price to be determined	\$ _____
• The salary of an employee(s)	\$ _____ labor x _____ hours + tax	\$ _____

(hourly rate plus benefits) filling a request, when retrieval and duplication of the documents requested generate labor in excess of one hour.

The municipality may reduce or waive a fee when the municipality determines that the reduction or waiver is in the public interest. Fee reductions and waivers shall be uniformly applied among persons who are similarly situated. The municipality may waive a fee of five dollars or less if the fee is less than the cost would be to the municipality to arrange for payment.

TAX \$ \_\_\_\_\_  
TOTAL CHARGES \$ \_\_\_\_\_

Date Request Received: \_\_\_\_\_ Completed By or Referred to (check a box below) Name: \_\_\_\_\_

Request for Record(s) Copy(ies) total \$ 0 was received on \_\_\_\_\_ and provided or mailed/emailed on 4-11-18

Record(s) or Information is exempt from disclosure and public access is denied and the requestor was notified on \_\_\_\_\_

Record(s) or Information cannot be located and the requestor was notified on \_\_\_\_\_

Record(s) or Information available online at [www.cityofsitka.com](http://www.cityofsitka.com)

The departments that have a check mark have been copied to assist in filling this records request.

- |                                              |                                            |                                           |                                              |
|----------------------------------------------|--------------------------------------------|-------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Administration      | <input type="checkbox"/> Finance           | <input type="checkbox"/> IS - Email       | <input type="checkbox"/> Planning Department |
| <input type="checkbox"/> Assessing           | <input type="checkbox"/> Fire Department   | <input type="checkbox"/> Library          | <input type="checkbox"/> Police Department   |
| <input type="checkbox"/> Centennial Building | <input type="checkbox"/> Harbor Department | <input type="checkbox"/> Legal Department | <input type="checkbox"/> Public Works        |
| <input type="checkbox"/> Electric Department | <input type="checkbox"/> Human Resources   | <input type="checkbox"/> Municipal Clerk  | <input type="checkbox"/> Other: _____        |

**CERTIFICATION OF RECORDS**

This document is intended to meet the requirements set forth in Alaska Rules of Evidence, Rule 803(6), and Sitka General Code. Section 1.25.010.

I swear or affirm that, to the best of my knowledge and belief, each of the following is true regarding the attached records:

1. I am an employee of the City and Borough of Sitka, Alaska (the "Municipality") and the custodian of the attached records, Bates stamped-pages 001 through 022, or I am an employee familiar with the manner and process in which these records are created and maintained by virtue of my duties and responsibilities;
2. The attached records, Bates stamped-pages 001 through 022, is/are a true and correct copy/ies of records made by staff working for the Municipality at or near the time of, or from an individual with knowledge of, the business activity;
3. All of these records were kept in the course of regularly conducted business activities for the Municipality; and,
4. It was the regular practice of staff working in the Municipality to keep records of this nature in the normal course of business.

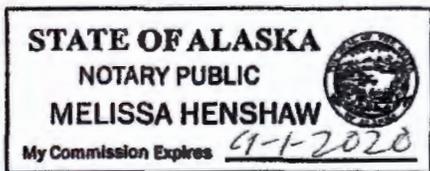
4-11-18  
Date

CITY & BOROUGH OF SITKA, ALASKA

Sara Peterson

By: Sara Peterson  
Its: Municipal Clerk  
100 Lincoln Street  
Sitka, Alaska 99835  
Telephone: 907-747-3294

Subscribed and sworn to before me, a Notary Public, this 11<sup>th</sup> day of April, 2018.



Melissa Henshaw  
Notary Public in and for the State of Alaska  
My commission expires: 9-1-2020



3/30/18  
12:07:33

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
051830062

D I S P O S I T I O N S

1 011 NR - No Report

Case# 1 - 00-000000 Unit: A16



3/30/18  
12:10:25

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
100840003

Person Type: OTHR	Other Person Involved		User ID: TARAS
Race.:	Sex:	Age: -	Hgt: -
Weapon:	Build.:	Hair...:	Eyes:
Hat...:	Jacket:	Shirt...:	Pants:
Shoes:	Facial:	Glasses:	SSN: 0

Flight Dir:	Mode:	OL#:	/
Last: :	F:	M: M	
DOB:			
Addr: 0		Apt:	
City:	Phone#:	( )	
		( )	
		Last Changed: 3/25/10 1:50:10	

Additional:

A15 Unit Status History Information

3/25/10	1:40:15	4 Dispatched	D	102 BANDY,BIL
3/25/10	1:40:17	32 Enroute To Scene	ES	
3/25/10	1:42:57	15 Stop Unit Time Check	SP	
3/25/10	1:44:46	6 At Scene	AS	
3/25/10	1:47:20	15 Stop Unit Time Check	SP	
3/25/10	2:02:06	20 Available	AV	

A16 Unit Status History Information

3/25/10	1:38:42	4 Dispatched	D	108 OVERTURF,PAU
3/25/10	1:38:42	11 Assigned as Primary	PR	
3/25/10	1:38:43	32 Enroute To Scene	ES	
3/25/10	1:40:17	32 Enroute To Scene	ES	
3/25/10	1:42:57	15 Stop Unit Time Check	SP	
3/25/10	1:44:46	6 At Scene	AS	
3/25/10	1:47:20	15 Stop Unit Time Check	SP	
3/25/10	2:02:06	20 Available	AV	

DISPOSITIONS

1 011 NR - No Report

Case# 1 - 00-000000 Unit: A16



3/30/18  
12:11:05

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
161640075

Flight Dir: Mode: OL#: 192216745 /UT  
Last: F: M:  
DOB:  
Addr: 0 Apt:  
City: Phone#: - ( )  
- ( )

Last Changed: 6/12/16 23:56:07

Additional:

\*NONE Unit Status History Information

6/12/16 23:41:27 17 911 Received Time E9 |

A21 Unit Status History Information

6/12/16 23:41:49	4 Dispatched	D	156 CLARK, ISA
6/12/16 23:41:49	11 Assigned as Primary	PR	
6/12/16 23:41:57	32 Enroute To Scene	ES	
6/12/16 23:45:36	6 At Scene	AS	
6/12/16 23:59:25	16 Reset Unit Time Chec	RS	
6/13/16 0:04:20	16 Reset Unit Time Chec	RS	
6/13/16 0:10:04	16 Reset Unit Time Chec	RS	
6/13/16 0:13:31	43 In Custody/Arrested	IC	
6/13/16 0:47:35	20 Available	AV	

A42 Unit Status History Information

6/12/16 23:41:49	4 Dispatched	D	142 ECCLESTON, ERI
6/12/16 23:41:57	32 Enroute To Scene	ES	
6/12/16 23:45:02	6 At Scene	AS	
6/12/16 23:59:25	16 Reset Unit Time Chec	RS	
6/13/16 0:04:20	16 Reset Unit Time Chec	RS	
6/13/16 0:10:04	16 Reset Unit Time Chec	RS	
6/13/16 0:15:54	44 Enroute to Jail	EJ	
6/13/16 0:22:13	45 At Jail	AJ	
6/13/16 0:29:04	20 Available	AV	

A D D I T I O N A L C A L L A D D R E S S E S

1 413 ALICE LOOP RD Apt: EAST  
City: SITKA ST: ZIP: Block#: 400  
Common Name: AT&T TOWER

D I S P O S I T I O N S

1 001 Incident Report Case# 1 - 16-000723 Unit: A21

3/30/18  
12:11:42

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
131950048

Call Number: 131950048 SI Call Type.: 004 ANIMAL Police  
Entry Day/Tm: 7/14/13 12:36:53 513 TELEPHONE MESSAGE Police

CmnN: Agency.....: 001 Sitka Police Depa  
Location...: 108 KNOTSON DR Apt:  
City.....: SITKA Block#: 100 Loc ID: Mapr: 19R1  
Intersectn.: SAWMILL CREEK DEAD END

Caller Name: L: F: M:  
Address...: DR Apt:  
City/State: Phone#: Source: SI

Call Taker.: 133 DUNLAP MICHAELA DISP1  
Dispatcher.: 133 DUNLAP MICHAELA DISP1

NARRATIVE

Caller reported a white dog with brown shorthair, possibly 14:37:03  
Call change from PC to ANIMAL BY DISP1 P 01 0000000133 12:38:52  
a German Shorthair, had approached her residence. The dog 14:38:22  
was no wearing a tag, and the dog went away from her. 14:38:22  
She was advised that if it comes back and she wants to she 14:38:22  
can bring it to the outside pen at the Animal Shelter. 14:38:22  
The owner will be advised of it's last seen location if they 14:38:22  
call looking for it. 14:38:33  
14:38:33  
CC: Dispatch, ACO BUCKMASTER 14:38:33

D1 Unit Status History Information

7/14/13 12:36:53 4 Dispatched D  
7/14/13 12:36:53 6 At Scene AS  
7/14/13 12:36:53 11 Assigned as Primary PR  
7/14/13 12:40:39 20 Available AV

ADDITIONAL CALL ADDRESSES

1 304 LAKE ST Apt:  
City: SITKA ST: ZIP: Block#: 300  
Common Name: SITKA POLICE DEPARTMENT

3/30/18  
12:11:42

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
123150107

Call Number: 123150107 SI Call Type.: 011 ASSIST Police  
Entry Day/Tm: 11/10/12 20:42:41 513 TELEPHONE MESSAGE Police

CmnN: Agency.....: 001 Sitka Police Depa  
Location...: 108 KNUTSON DR Apt:  
City.....: SITKA Block#: 100 Loc ID: Mapr: 19R1  
Intersectn.: SAWMILL CREEK DEAD END

Caller Name: L: F: M:  
Address...: Apt:  
City/State: Phone#: Source: SI

Call Taker.: 133 DUNLAP MICHAELA DISP1  
Dispatcher.: 133 DUNLAP MICHAELA DISP1

NARRATIVE

Call change from PC to SUSPA BY DISP1 P 01 0000000133 20:43:22

Caller stated she has an on-going issue with a male stalking her. She said he often is seen watching her. She had just been told by her father that he saw the male sitting outside her home, looking towards it. He had left, she said, five minutes prior to the call and she had not seen him. Ofc CARRATALA was advised when available and contacted the female via phone, advising her of the procedure for

Call change from SUSPA to STALK BY DISP1 P 01 0000000133 21:31:52

getting a Stalking Protective Order. He responded to the male subject's residence and spoke with him concerning the incident. When asked about it, he said he had had car trouble at that location. He agreed to leave the female alone.

Call change from STALK to ASSIST BY DISP2 P 01 0000000010 8:32:59

PERSON INFO

Person Type: OTHR Other Person Involved User ID: MICHAELA  
Race.: Sex: Age: - Hgt: - Wgt: - Person #: 1  
Weapon: Build.: Hair...: Eyes:  
Hat...: Jacket: Shirt...: Pants:  
Shoes: Facial: Glasses: SSN: 0

Flight Dir: Mode: OL#: /  
Last: F: I M:  
DOB: 0  
Addr: 0 Apt:  
City: Phone#: - ( )  
- ( )

Additional:

Last Changed: 11/10/12 20:43:13

3/30/18  
12:11:42

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
123150107

A18 Unit Status History Information

11/10/12	21:23:51	4	Dispatched	D	135 CARRATALA, RIN
11/10/12	21:23:51	11	Assigned as Primary	PR	
11/10/12	21:24:02	32	Enroute To Scene	ES	
11/10/12	21:25:49	6	At Scene	AS	
11/10/12	21:35:45	20	Available	AV	

UNIT LOCATIONS

1 719 SAWMILL CREEK RD Apt: 11/10/12  
City: SITKA ST: ZIP: Block#: 700 21:24:00  
Common Name:

D1 Unit Status History Information

11/10/12	20:42:41	4	Dispatched	D
11/10/12	20:42:41	6	At Scene	AS
11/10/12	20:42:41	11	Assigned as Primary	PR
11/10/12	20:46:10	20	Available	AV

ADDITIONAL CALL ADDRESSES

1 304 LAKE ST Apt: 300  
City: SITKA ST: ZIP: Block#: 300  
Common Name: SITKA POLICE DEPARTMENT

3/30/18  
12:11:42

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
072210005

Call Number: 072210005      Call Type.: 070 BEAR      Police  
Entry Day/Tm: 8/09/07 0:36:04      070 BEAR      Police

CmnN:      Agency.....: 001 Sitka Police Depa  
Location...: 108      KNUTSON      DR      Apt:  
City.....: SITKA      Block#: 100      Loc ID:      Mapr: 19R1  
Intersectn.: SAWMILL CREEK      DEAD END

Caller Name: L:      F:      M:  
Address...:                Apt:  
City/State:      Phone#:           Source:

Call Taker.:      67 WILLIAMS      JENNIFER      DISPL  
Dispatcher.:      67 WILLIAMS      JENNIFER      DISPL

NARRATIVE

COMPLAINANT reported a bear hanging around the stairs to her house.      0:36:20  
COMPLAINANT stated she returned home for the evening and was unable to get out of her vehicle as a bear was outside her residence.      0:38:02  
COMPLAINANT stated she had to call and wake her husband to get him to come out and scare the bear off in order for her to leave her residence.      0:38:02  
COMPLAINANT also stated the bear has been around her residence for about a month now and is continually getting into the garbage in the area.      0:38:02  
COMPLAINANT stated she wanted the information passed on to Fish and Game and Fish and Wildlife.      0:39:01  
The information was passed on.      0:39:01

Status: CLOSED      0:39:01

Cc: F&G & Phill Mooney JW 08/09/07      0:39:01

D1      Unit Status History Information

8/09/07	0:36:06	4 Dispatched	D
8/09/07	0:36:06	11 Assigned as Primary	PR
8/09/07	0:36:07	6 At Scene	AS
8/09/07	0:39:19	20 Available	AV

DISPOSITIONS

1 011 NR - No Report      Case# 1 - 00-000000 Unit: D1

3/30/18  
12:11:42

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
063460025

Call Number: 063460025 Call Type.: 046 SUSPICIOUS ACTIVITY Police  
Entry Day/Tm: 12/12/06 12:17:21 046 SUSPICIOUS ACTIVITY Police

CmnN: Agency.....: 001 Sitka Police Depa  
Location...: 108 KNUTSON DR Apt:  
City.....: SITKA Block#: 100 Loc ID: Mapr: 19R1  
Intersectn.: SAWMILL CREEK DEAD END

Caller Name: L: F: M:  
Address...: DR Apt:  
City/State: Phone#: Source:

Call Taker.: 10 BLANKENSHIP LYN DISPR  
Dispatcher.: 10 BLANKENSHIP LYN DISPR

N A R R A T I V E

Complainant reported her bank card being used in CA. She 12:17:40  
has already filed a complaint with her bank, but would 12:18:02  
like it documented with the Police Department. 12:18:02  
12:22:43  
Sgt. JOHNSON spoke with the complainant and gave her 12:22:43  
the Internet Crime Complaint Center (ICCC). 12:22:43

A13

Unit Status History Information

12/12/06 12:17:23	4 Dispatched	D	30 JOHNSON, DAV
12/12/06 12:17:23	11 Assigned as Primary	PR	
12/12/06 12:17:25	6 At Scene	AS	
12/12/06 12:22:47	20 Available	AV	

D I S P O S I T I O N S

1 011 NR - No Report

Case# 1 - 00-000000 Unit: A13

3/30/18  
12:11:51

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
051150054

Call Number: 051150054      Call Type.: 016 CRIMINAL MISCHIEF      Police  
Entry Day/Tm: 4/25/05 20:06:56      016 CRIMINAL MISCHIEF      Police

CmnN:      Agency.....: 001 Sitka Police Depa  
Location...: 108      KNUTSON      DR      Apt:  
City.....: SITKA      Block#: 100      Loc ID:      Mapr: 19R1  
Intersectn.: SAWMILL CREEK      DEAD END

Caller Name: L:      F:      M:  
Address...:      DR      Apt:  
City/State: SITKA      AK Phone#:      Source:

Call Taker.:      59 CALDWELL      ANDREW      DISPL1  
Dispatcher.:      59 CALDWELL      ANDREW      DISPL1

NARRATIVE

Caller reported someone broke their windshield.      20:06:56  
See report for details.      21:01:57

VEHICLE INFO

Vehicle Type: INVL Involved  
License#      Year:      Make: CHEV      Model: PK  
State:      Type:      VIN :      Color: BLU/

\*NONE      Unit Status History Information

4/25/05 20:11:20      18 Route Call Time      RT |

A17      Unit Status History Information

4/25/05 20:25:44      4 Dispatched      D      56 WHEELER, BRA  
4/25/05 20:25:44      11 Assigned as Primary      PR  
4/25/05 20:25:48      32 Enroute To Scene      ES  
4/25/05 20:42:12      6 At Scene      AS  
4/25/05 21:02:00      20 Available      AV

DISPOSITIONS

1 001 Incident Report      Case# 1 - 05-000766 Unit: A17  
2 034 End Call      Case# 1 - 00-000000 Unit: A17



3/30/18  
12:11:51

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
050420006

Flight Dir: Mode: OL#: /  
 Last: F: M:  
 DOB:  
 Addr: Apt:  
 City: Phone#: - ( )  
 - ( )  
 Last Changed: 2/11/05 1:38:05

Additional:

Person Type: INV My Involvement User ID: DREWR  
 Race.: Sex: Age: - Hgt: - Wgt: - Person #: 3  
 Weapon: Build.: Hair...: Eyes:  
 Hat...: Jacket: Shirt...: Pants:  
 Shoes: Facial: Glasses: SSN: 0

Flight Dir: Mode: OL#: /  
 Last: F: M:  
 DOB:  
 Addr: ST Apt:  
 City: Phone#: - ( )  
 - ( )  
 Last Changed: 2/11/05 1:39:36

Additional:

A22

Unit Status History Information

2/11/05	1:25:28	4	Dispatched	D	81 GEORGE, BRA
2/11/05	1:25:28	11	Assigned as Primary	PR	
2/11/05	1:25:30	32	Enroute To Scene	ES	
2/11/05	1:35:02	6	At Scene	AS	
2/11/05	1:46:44	20	Available	AV	

DISPOSITIONS

1 011 NR - No Report

Case# 1 - 00-000000 Unit: A22

3/30/18  
12:11:51

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
051170048

Call Number: 051170048      Call Type.: 011 ASSIST      Police  
Entry Day/Tm: 4/27/05 14:20:30      056 HARASSMENT      Police

CmnN:      Agency.....: 001 Sitka Police Depa  
Location...: 108      KNOTSON      DR      Apt:  
City.....: SITKA      Block#: 100      Loc ID:      Mapr: 19R1  
Intersectn.: SAWMILL CREEK      DEAD END

Caller Name: L:      F:      M:  
Address...:      Apt: A  
City/State:      Phone#:      Source:

Call Taker.:      64 SMITH      TARA      DISPL1  
Dispatcher.:      64 SMITH      TARA      DISPL1

NARRATIVE

Caller reported she was threatened by her neighbor after she 14:21:31  
had been playing her music too loud. 14:22:09  
Ofc GEORCE will contact the other party in this incident. 14:22:09  
Officers were unable to contact the neighbor. Information 18:47:07  
was passed onto the on-coming shift. 18:47:07

Call change from HARASS to ASSIST BY DISPL1 P 01 0000000010 7:18:30

PERSON INFO

Person Type: OTHR      Other Person Involved      User ID: TARAS  
Race.:      Sex:      Age:      -      Hgt:      -      Wgt:      -      Person #: 1  
Weapon:      Build.:      Hair...:      Eyes:  
Hat...:      Jacket:      Shirt...:      Pants:  
Shoes:      Facial:      Glasses:      SSN: 0

Flight Dir:      Mode:      OL#:      /  
Last:      F:      3      M:  
DOB:  
Addr:      Apt: B  
City:      Phone#:      -      ( )  
-      ( )  
Last Changed: 4/27/05 14:25:03

Additional:

\*NONE      Unit Status History Information

4/27/05 14:24:18      18 Route Call Time      RT      |

A22      Unit Status History Information

4/27/05 14:20:31      4 Dispatched      D      |      81 GEORGE, BRA  
4/27/05 14:20:31      11 Assigned as Primary      PR  
4/27/05 14:24:16      20 Available      AV

3/30/18  
12:11:51

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
051170048

D I S P O S I T I O N S

1 011 NR - No Report

Case# 1 - 00-000000 Unit: A22

3/30/18  
12:12:26

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
051560036

Call Number: 051560036      Call Type.: 020 DRUG ABUSE      Police  
Entry Day/Tm: 6/05/05 17:49:48      020 DRUG ABUSE      Police

CmnN:      Agency.....: 001 Sitka Police Depa  
Location...: 108      KNUTSON      DR      Apt: #A  
City.....: SITKA      Block#: 100      Loc ID:      Mapr: 19R1  
Intersectn.: SAWMILL CREEK      DEAD END

Caller Name: L:      F:      M:  
Address...:      DR      Apt: B  
City/State: SITKA      AK Phone#:      Source:

Call Taker.:      67 WILLIAMS      JENNIFER      DISPR  
Dispatcher.:      67 WILLIAMS      JENNIFER      DISPR

NARRATIVE

COMPLAINANT reported smelling marijuana coming from their neighbors apartment. COMPLAINANT stated the smell was really stong and she wanted officers to check out the residence. Due to a higher priority call officers were not able to respond at the time of the call. A while later the owner of the apartment complex, Mike FINN, called and also reported the marijuana smell coming from the apartment and requested officers assistance. Dispatch advised FINN officers were on a higher priority call and when one became availble the would be advised of the situation. 17:53:52  
Sgt SMITH and Ofc MARTHAUER responded to the scence and made contact with a was 18:17:52  
uncooperative about the situation and refused to speak to Sgt SMITH. Sgt SMITH advised of the complaint. 18:19:58  
CLOSED 18:19:58

PERSON INFO

Person Type: OWNR      Owner      User ID: JENNW  
Race.:      Sex:      Age:      -      Hgt:      -      Wgt:      -      Person #: 1  
Weapon:      Build.:      Hair...:      Eyes:  
Hat...:      Jacket:      Shirt...:      Pants:  
Shoes:      Facial:      Glasses:      SSN: 0

Flight Dir:      Mode:      OL#:      /  
Last: FINN      F: MICHAEL      M:  
DOB:      0  
Addr:      0      Apt:  
City:      Phone#:      -      (      )  
Last Changed: 6/05/05 18:11:03

Additional:

Person Type: SUSP      Suspect      User ID: JENNW  
Race.:      Sex:      Age:      -      Hgt:      -      Wgt:      -      Person #: 2  
Weapon:      Build.:      Hair...:      Eyes:  
Hat...:      Jacket:      Shirt...:      Pants:  
Shoes:      Facial:      Glasses:      SSN: 0

3/30/18  
12:12:26

SunGard CAD  
CAD CALL INFORMATION

PAGE 2  
051560036

Flight Dir: Mode: OL#: /  
 Last: F: M:  
 DOB: 0  
 Addr: 108 KNUTSON DR Apt: A  
 City: SITKA AK Phone#: - ( )  
 - ( )  
 Last Changed: 6/05/05 18:12:10

Additional:

A14 Unit Status History Information

6/05/05 17:59:44	4 Dispatched	D	33 SMITH, WAL
6/05/05 17:59:44	11 Assigned as Primary	PR	
6/05/05 17:59:49	32 Enroute To Scene	ES	
6/05/05 18:04:13	6 At Scene	AS	
6/05/05 18:20:03	20 Available	AV	

A20 Unit Status History Information

6/05/05 17:59:44	4 Dispatched	D	77 MARTHALER, KEL
6/05/05 17:59:49	32 Enroute To Scene	ES	
6/05/05 18:07:40	6 At Scene	AS	
6/05/05 18:20:03	20 Available	AV	

DISPOSITIONS

1 011 NR - No Report

Case# 1 - 00-000000 Unit: A14

3/30/18  
12:12:27

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
063270026

Call Number: 063270026      Call Type.: 048 PARKING      Police  
Entry Day/Tm: 11/23/06 20:13:25      048 PARKING      Police

CmnN:      Agency.....: 001 Sitka Police Depa  
Location...: 108      KNOTSON      DR:      Apt: #B  
City.....: SITKA      Block#: 100      Loc ID:      Mapr: 19R1  
Intersectn.: SAWMILL CREEK      DEAD END

Caller Name: L:      F:      M:  
Address...:      Apt:  
City/State: SITKA      AK Phone#:      Source:

Call Taker.:      64 SMITH      TARA      DISPL1  
Dispatcher.:      64 SMITH      TARA      DISPL1

NARRATIVE

Caller reported that a van had parked blocking his driveway.      20:13:38  
Dispatch contacted the owner's residence and spoke to his      20:15:06  
nephew who said he would go check on the van.      20:15:06  
About 30 minutes later the van moved and no further      20:15:06  
assistance was needed.      20:15:06

VEHICLE INFO

Vehicle Type:  
License#      Year: 02      Make: GMC      Model: SAF  
State: AK      Type:      VIN :      Color: MAR/ MAR

PERSON INFO

Person Type: OWNR      Owner      User ID: TARAS  
Race.:      Sex:      Age: -      Hgt:      Wgt: -      Person #: 1  
Weapon:      Build.:      Hair...:      Eyes:  
Hat...:      Jacket:      Shirt...:      Pants:  
Shoes:      Facial:      Glasses:      SSN: 0

Flight Dir:      Mode:      OL#: /  
Last:      F:      M: D  
DOB: 0  
Addr: 0      Apt:  
City:      Phone#: - ( )  
- ( )  
Last Changed: 11/23/06 20:15:54

Additional:

DISPOSITIONS

1 011 NR - No Report      Case# 0 - 00-000000 Unit: \*NONE

3/30/18  
12:12:27

SunGard CAD  
CAD CALL INFORMATION

PAGE 1  
053350022

Call Number: 053350022      Call Type.: 012 AGENCY ASSIST      Police  
Entry Day/Tm: 12/01/05 6:45:53      012 AGENCY ASSIST      Police

CmnN:      Agency.....: 001 Sitka Police Depa  
Location...: 108      KNOTSON      DR      Apt: B  
City.....: SITKA      Block#: 100      Loc ID:      Mapr: 19R1  
Intersectn.: SAWMILL CREEK      DEAD END

Caller Name: L:      F: -      M:  
Address...:      DR      Apt: A  
City/State:      Phone#:      Source:

Call Taker.: 59 CALDWELL      ANDREW      DISPL1  
Dispatcher.: 59 CALDWELL      ANDREW      DISPL1

NARRATIVE

Caller reported a fire alarm going off.      6:55:51  
Fire and an officer responded to the area. It was      6:56:40  
determined that fresh painting had set off the alarm.      6:56:40  
CLOSED      6:56:40

A22      Unit Status History Information

12/01/05	6:49:35	4 Dispatched	D	81 GEORGE, BRA
12/01/05	6:49:35	11 Assigned as Primary	PR	
12/01/05	6:49:40	32 Enroute To Scene	ES	
12/01/05	6:53:48	6 At Scene	AS	
12/01/05	6:56:55	20 Available	AV	

ADDITIONAL CALL ADDRESSES

1      108      KNOTSON      DR      Apt: A  
City: SITKA      ST:      ZIP:      Block#: 100  
Common Name:

DISPOSITIONS

1      011      NR - No Report      Case# 1 - 00-000000 Unit: A22

**Attachment B**

**Staff Materials**

RESTRICTIVE AND PROTECTIVE COVENANTS

PHASE THREE

KNUTSON SUBDIVISION

One adjacent plat identifies this as phase II?

The restrictive and protective covenants as recorded on August 20th, 1993 is herewith amended to make the paragraph 1 to read as follows:

"Land Use and Building type: No lot shall be used for other purposes other than residential. Allowed types are: Duplexes, threeplexes and fourplexes. Any structure shall fall under the scrutiny of public hearings and public covenant hearings. No lot within said plat shall be divided for any purpose save and except for the purpose of increasing the size of the building sites by providing two building sites from three lots. No more than one residence shall be constructed on any lot."

Dated this 22nd day of August 1994.

KNUTSON SUBDIVISION

By: T. E. Thompson, Owner and Developer

STATE OF ALASKA )  
FIRST JUDICIAL DIVISION) ss.

On this day personally appeared before me THOMAS E. THOMPSON, TO ME KNOWN TO BE THE DEVELOPER OF KNUTSON SUBDIVISION that executed the foregoing instrument to be the free and voluntary act and deed of said developer, for uses and purposes therein mentioned, and that the seal affixed is the seal of the developet.

GIVEN UNDER MY HAD AND OFFICIAL SEAL THIS 22 day of August 1994.

[Signature]

Notary Public in and for the State of Alaska, residing in Sitka, Alaska.

My commission expires 1-25-96



RESTRICTIVE AND PROTECTIVE COVENANTS  
FOR  
KNUTSON SUBDIVISION

KNUTSON SUBDIVISION, being the developer and owner of the tract of land of the same name, hereby declares and established the restrictions and covenants contained herein as running with the land and buildings upon the future owners and their heirs, successors, and assigns of the KNUTSON SUBDIVISION and all properties and lots within KNUTSON SUBDIVISION shall be subject to the conditions contained herein.

Legal Description. The real estate subject to these Restrictive and Protective Covenants is as follows:

The plat of Knutson Subdivision as recorded in the office of the Sitka Recording District in volume 93-19 of plats, and on page 163.

1. Land Use And Building Type. No lot shall be used for other purpose other than residential. Allowed types are: Modular, duplexes, threeplexes and four-plexes. Any structure shall fall under the scrutiny of public hearings and public covenant hearings. No lot within said plat shall be divided for any purpose save and except for the purpose of increasing the size of the building sites by providing two building sites from three lots. No more than one residence shall be constructed on any lot.
2. Structures To Be Completed Within One Year - Temporary Structures. Any structure built on any lot shall be completed to the extent of completion and painting of exterior walls and roof, including windows and exterior doors, within one (1) year of commencement of construction. No structure of a temporary character shall be used as dwellings, such as trailers during and for the period of construction.
3. Lot Clearing and Landscaping. In most cases in S. E. Alaska, trees over forty feet in height are considered dangerous trees. If they are exposed to prevailing wind and within close proximity of dwellings, it behooves the the owners option to remove. Required landscaping must be completed within one year after completion of construction; however, extensions may be granted by the city of Sitka planning and building officials as well as the local public hearing and covenant process.
4. Lot Division. Lot division is covered by Sitka Planning and Zoning Commission regulations.
5. Minimum Improvement Zize: Minimum size is covered by City and Borough of Sitka regulations.
6. Water, Sewer and utilities. Installation to the lot line will be included for each lot, but will be under the control of the City and Borough of Sitka.
7. Businesses. No type business or commercial activity shall be conducted on any lot or within any dwelling or structure that is visible to the public view. No forms of advertising shall be allowed that is visible to the public view. This is covered by City and Borough regulations.
8. Signs: No sign of any kind shall be displayed to the public view on any lot, building or structure, except signs by the building to advertise the property during or after construction or by a homeowner or his or her designated representative advertising for sale or rent. This item is also controlled by City and Borough of Sitka regulations.
9. Fences and Street Visibility. This item is covered by City and Borough of Sitka regulations.
10. Lot use. This item is controlled by City and Borough of Sitka regulations.

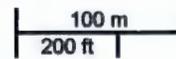




### City & Borough of Sitka, Alaska

**Selected Parcel: 116 Knutson Dr ID: 31003017**

Printed 2/28/2018 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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.





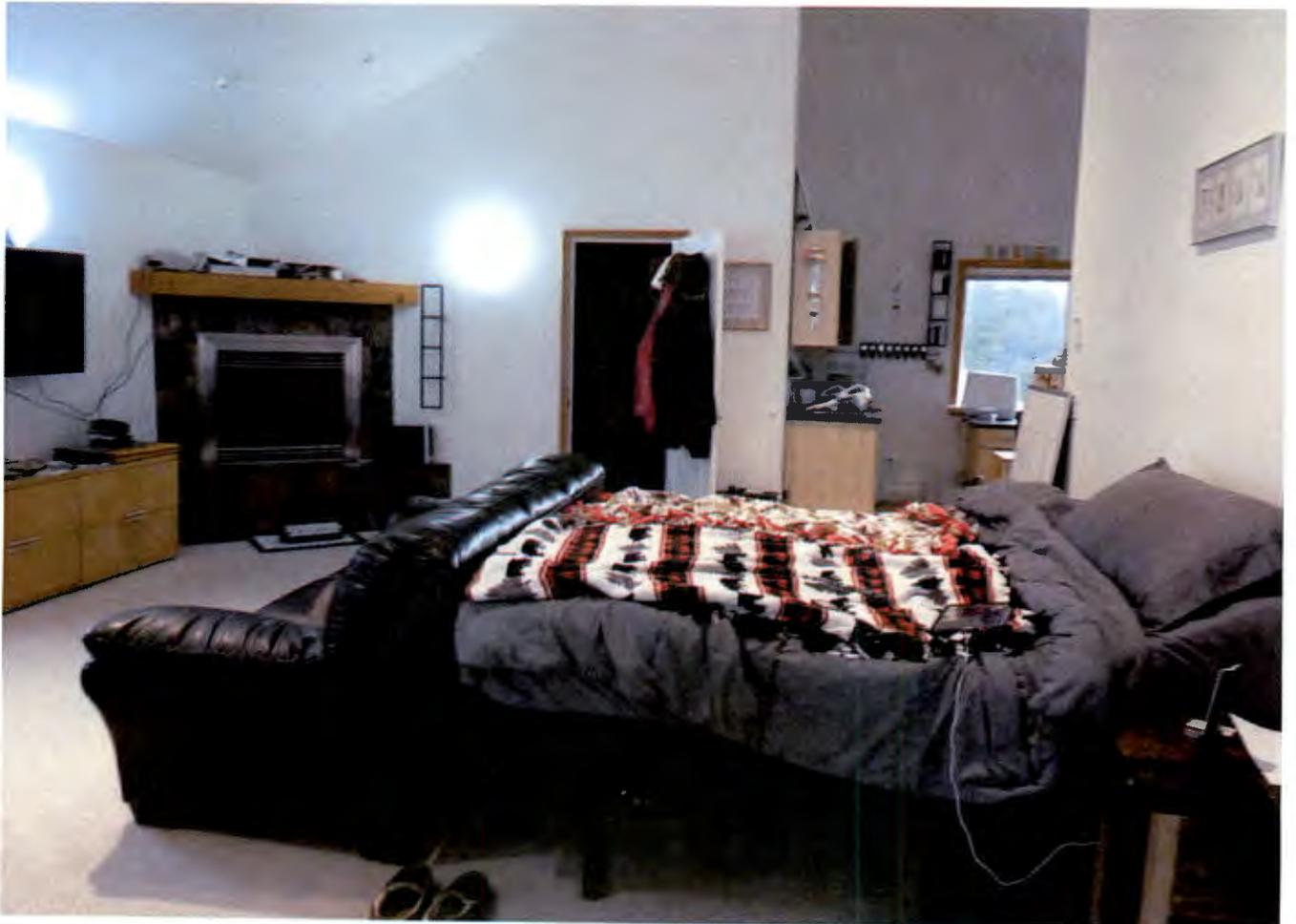




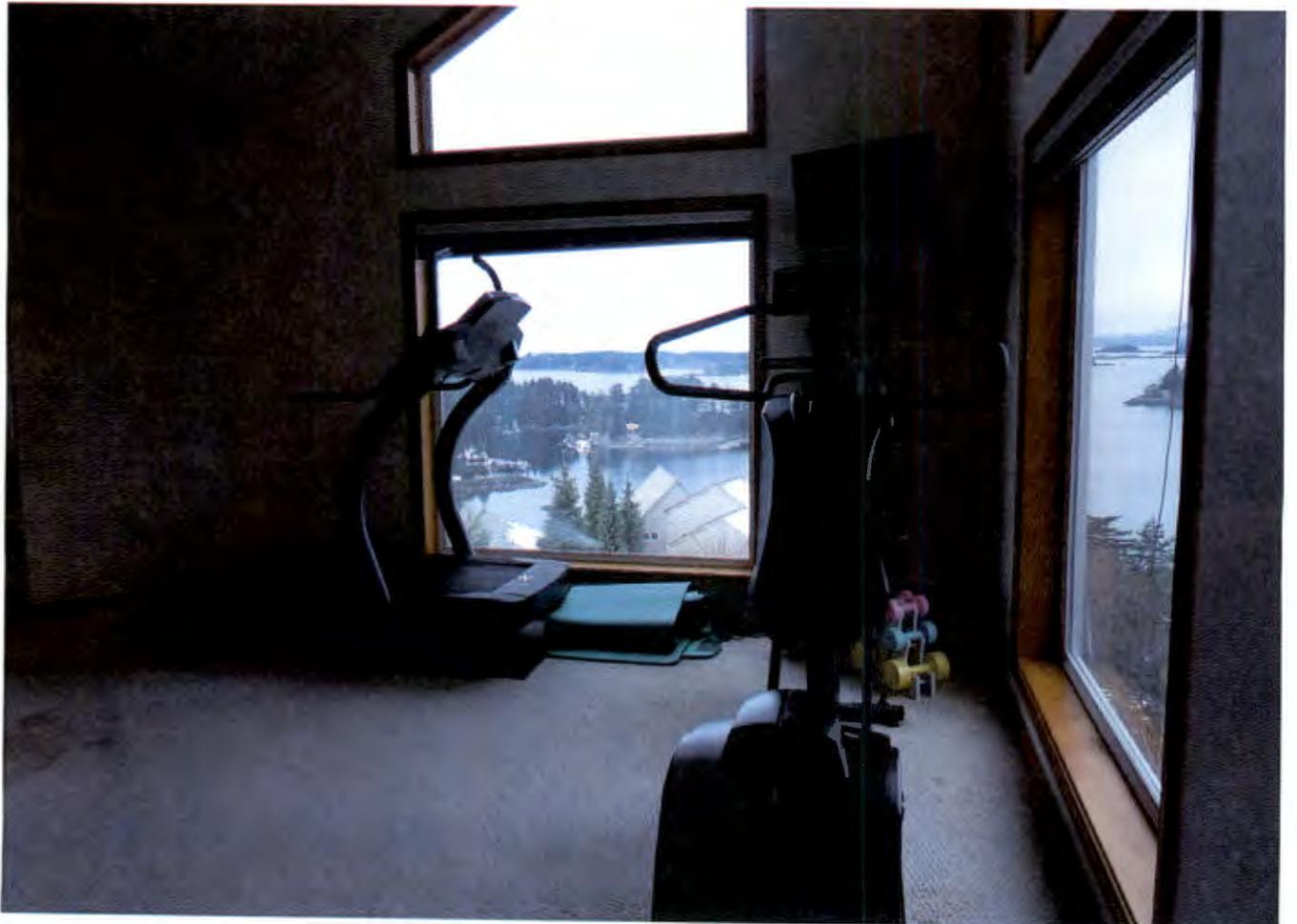














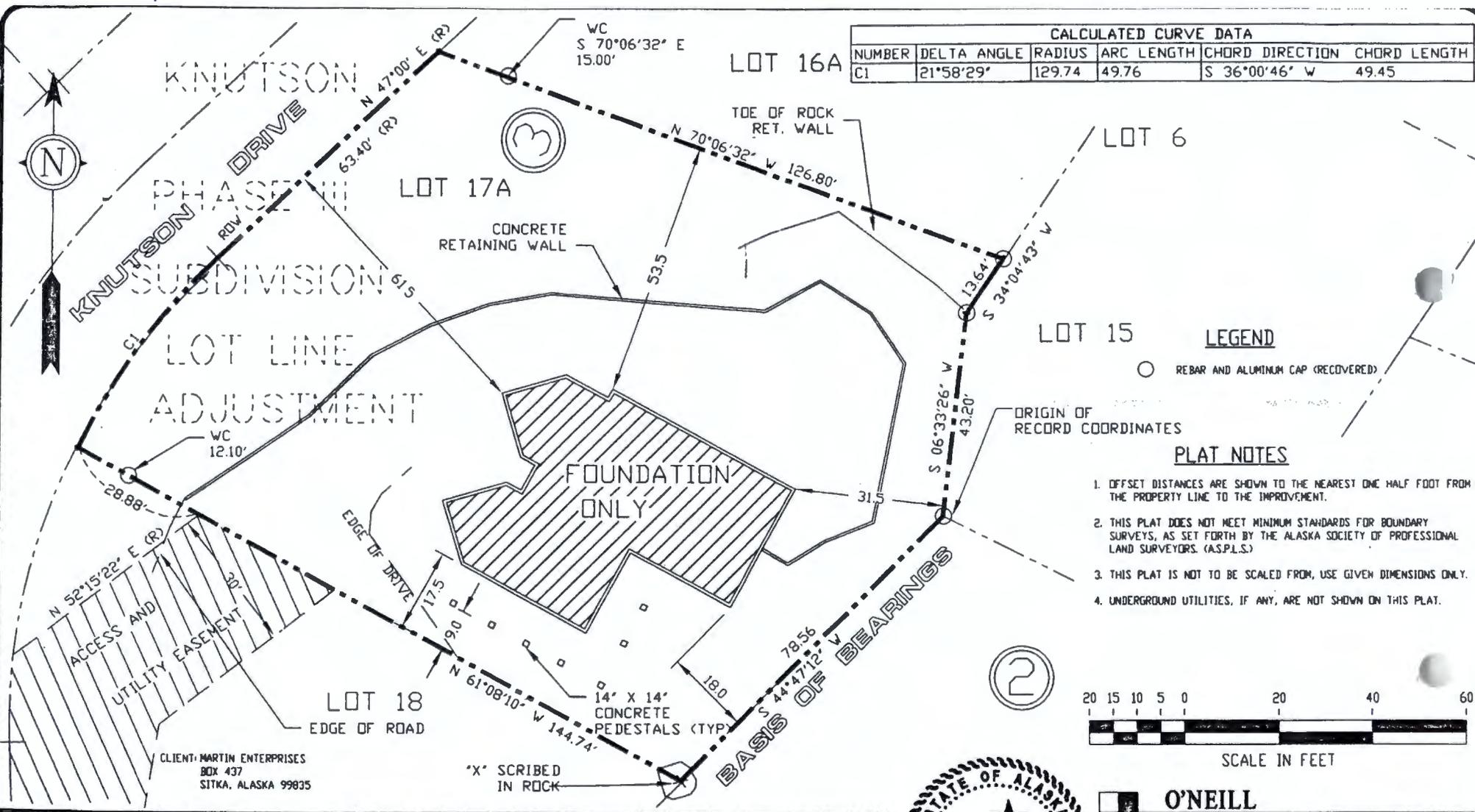




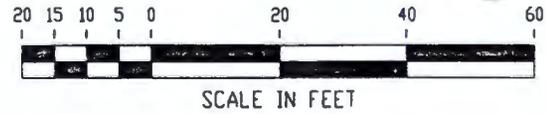


116 Knutson

CALCULATED CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	21°58'29"	129.74	49.76	S 36°00'46" W	49.45



- LEGEND**
- REBAR AND ALUMINUM CAP (RECOVERED)
- PLAT NOTES**
1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST ONE HALF FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
  2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS. (AS.P.L.S.)
  3. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
  4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.



DRAWN BY: VAR/ACAD  
 CHECKED BY: PKO  
 DATE PLATTED: 20 JUL 04  
 DATE SURVEYED: 9 JUL 04  
 SCALE: 1"=20'  
 SURVEYOR: PATRICK K. O'NEILL  
 PROJ NO: 30038-35-00

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. 0 CORRS. SET.

*Patrick K O'Neill*  
 PATRICK K O'NEILL LS 6304

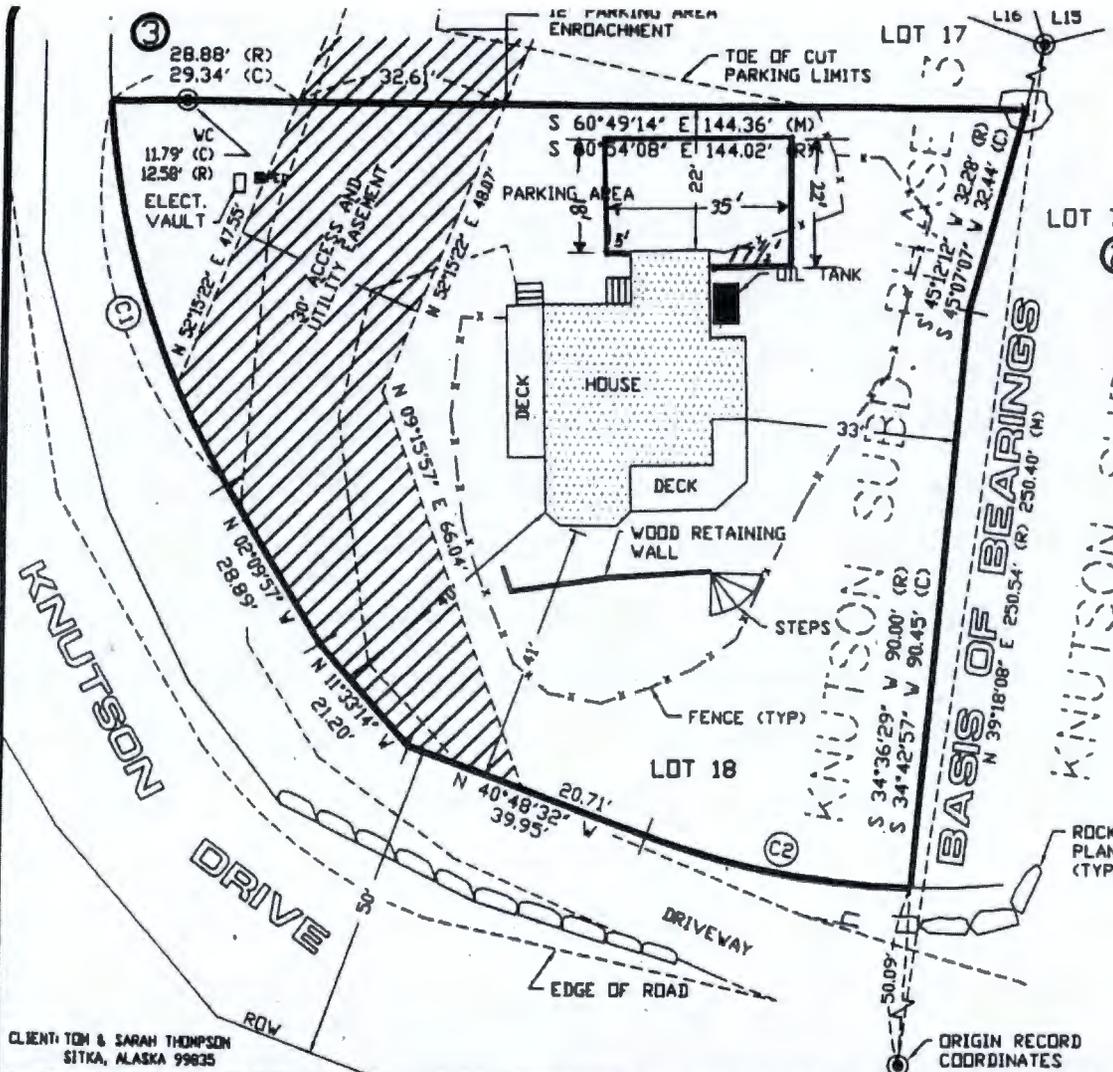


**O'NEILL**  
**SURVEYING AND ENGINEERING**  
 P.O. BOX 1849 SITKA, ALASKA 99835  
**FOUNDATION AS-BUILT SURVEY**  
**LOT 17A**  
**KNUTSON PHASE III**  
**LOT LINE ADJUSTMENT**

JUL 20, 2004 11:12:34

04-26

114 Knutson



RECORD CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	27°14'13"	129.74	61.68	N 11°27'01" E	61.10
C2	18°46'00"	129.74	42.50	N 50°11'20" W	42.30
CALCULATED CURVE DATA					
C1	27°35'30"	129.74	62.48	N 11°37'48" E	61.88
C2	18°48'20"	129.74	42.59	N 50°12'01" W	42.40

**LEGEND**

- (X) "X" SCRIBED IN LOT (RECOVERED)
- (●) REBAR AND ALUMINUM CAP (RECOVERED)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- ▬▬▬ UTILITY PEDISTAL

**PLAT NOTES**

1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST ONE FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS. (A.S.P.L.S.)
3. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.
5. THE POSITION OF MONUMENTED PROPERTY CORNERS DIFFERS SUBSTANTIALLY FROM RECORD LOCATIONS. MEASURED (M) OR CALCULATED (C) DATA REPRESENT THE LINE AS MONUMENTED OR CALCULATED TO BEST FIT THE MONUMENTATION.



30309-01 APR 24, 2001 11:05:40

CLIENT: TOM & SARAH THOMPSON  
SITKA, ALASKA 99835

DRAWN BY: GBS/ACAR  
CHECKED BY: PKO  
DATE PLOTTED: 4-23-01  
DATE SURVEYED: 4-20-01  
SCALE: 1"=20'  
SURVEYOR: PATRICK K. O'NEILL  
PROJ. NO.: 30309-01-00

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREIN BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES, & CERS. SET.

4/24/01  
DATE

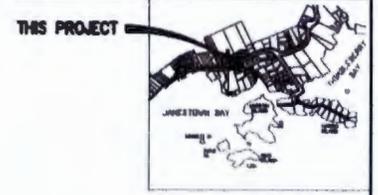
*Patrick K. O'Neill*  
PATRICK K. O'NEILL LS 6304



**O'NEILL**  
SURVEYING AND ENGINEERING  
P.O. BOX 1849 SITKA, ALASKA 99835  
**AS-BUILT SURVEY**  
LOT 18, BLOCK 3  
KNUTSON SUBDIVISION PHASE 3

V 01-09

Mike Finn  
trash bins



VICINITY MAP  
SCALE 1" = 1000'

**CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT**  
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING FINANCE DIRECTOR 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 ON THE RECORDS IN THE NAME OF:  
Michael K. Finn & Elizabeth P. Finn  
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.  
DATED THIS 20th DAY OF May, 1997  
AT SITKA, ALASKA.  
Sue A. Smith  
FINANCE DIRECTOR, CITY AND BOROUGH OF SITKA.

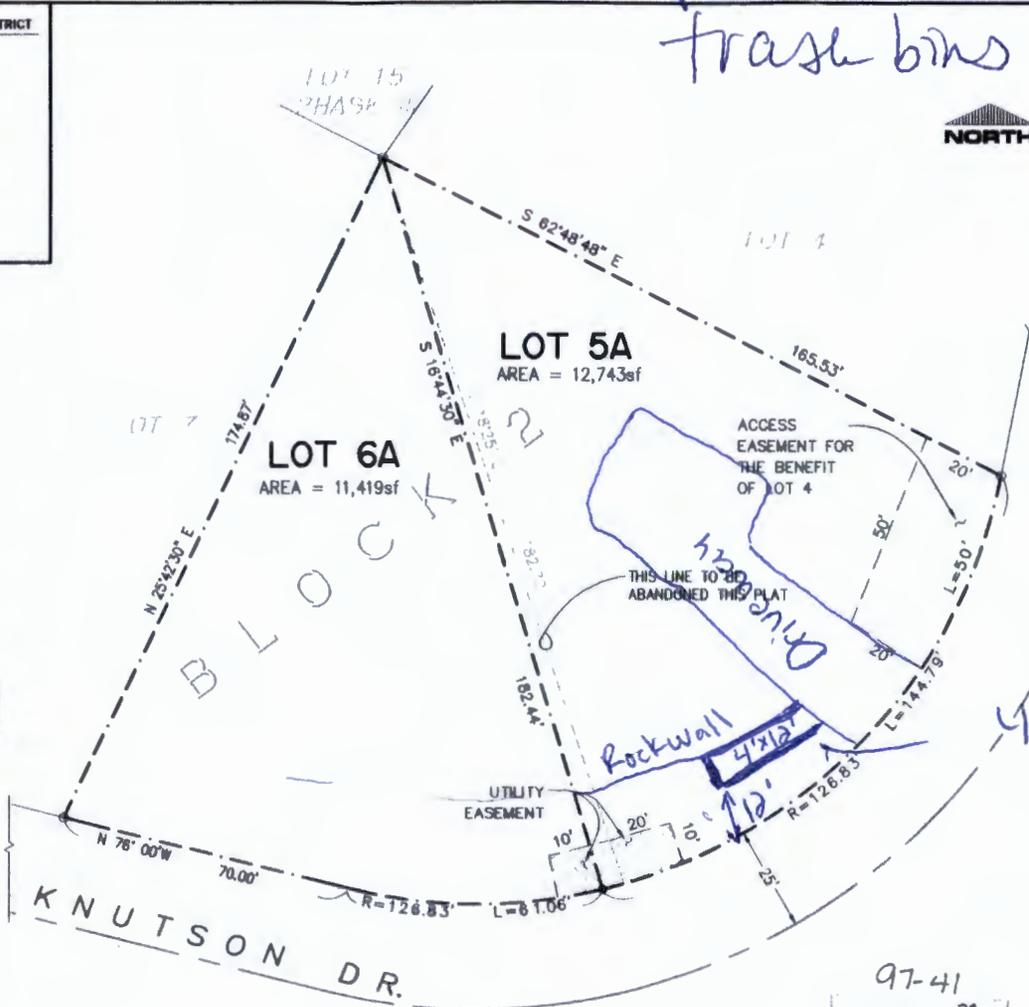
**CERTIFICATE OF APPROVAL BY THE BOARD**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA PLATING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 97-10 DATED 12-30-97 AND THAT THE PLAT HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.  
DATE 5/19/97 Jean Scott  
CHAIRMAN-ACTING  
ATTEST:  
Judith Bantle Semmer  
SECRETARY  
SEAL

**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 AND BOROUGH OF SITKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE 48 DATED 5/2/97 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.  
DATE 5/2/97 R. Hallgren  
MAYOR  
ATTEST:  
Christina M. Hoope  
CLERK  
AND BOROUGH OF SITKA  
DECEMBER 3, 1971

**CERTIFICATE**  
STATE OF ALASKA } SS  
1ST 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 ON THE TAX RECORDS IN THE NAME OF:  
Michael K. Finn & Elizabeth P. Finn  
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY AND BOROUGH OF SITKA IN FULL, THAT CURRENT TAXES FOR THE YEAR 1997 WILL BE DUE ON OR BEFORE: August, 1997.  
DATED THIS 21st DAY OF May, 1997  
AT SITKA, ALASKA.  
R. J. O'Connell  
ASSESSOR, CITY AND BOROUGH OF SITKA.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
DATE 5/27/97  
Michael K. Finn Elizabeth P. Finn  
OWNER

**PLAT PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOT 5 & LOT 6, BLOCK 2, KNUTSON PHASE I SUBDIVISION INTO THE CONFIGURATION SHOWN HEREON THIS PLAT, WHICH CREATING LOTS 5A & LOT 6A, BLOCK 2, KNUTSON PHASE I SUBDIVISION.  
49 19 19  
Seal of the State of Alaska  
No. 3337-S



As long as structure remains moveable and not permanent, site plan approval.

MJS PC-DD CBS  
4-13-15

97-41  
Sitka  
Date: 12-31-97  
Time: 1:31 P.M.  
By: MJS  
Title: ASSESSOR

**THE NOTARY'S ACKNOWLEDGEMENT**  
UNITED STATES OF AMERICA } SS  
STATE OF ALASKA }  
CITY AND BOROUGH OF SITKA }  
THIS IS TO CERTIFY THAT ON THIS 27 DAY OF May, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AS SWORN, PERSONALLY APPEARED Michael K. Finn  
Elizabeth P. Finn  
TO ME KNOWN TO BE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THAT THEY THEY ACKNOWLEDGED TO ME THAT THEY THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.  
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.  
Judith Bantle Semmer  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA.  
MY COMMISSION EXPIRES 11-18-2001.

**LOT LINE ADJUSTMENT FOR:**  
**LOT 5 & LOT 6, BLOCK 2**  
**KNUTSON PHASE I SUBDIVISION**

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOT 5 & LOT 6, BLOCK 2, KNUTSON PHASE I SUBDIVISION INTO THE CONFIGURATION SHOWN HEREON THIS PLAT, WHICH CREATING LOTS 5A & LOT 6A, BLOCK 2, KNUTSON PHASE I SUBDIVISION.  
JOB NO. 2883 CHECKED BY: MJS DATE: 04.22.97  
DRAWN BY: PS SCALE: AS NOTED  
PREPARED FOR:  
Mr. Michael Finn  
10 Knutson Drive  
Sitka, Alaska 99835

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A CORRECT AND ACCURATE STATEMENT OF THE REALITY AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT.  
DATE 4/13/15  
Michael J. Stragier  
REGISTERED LAND SURVEYOR  
NOEL F. STRAGIER 3337-S



PREPARED BY:  
**STRAGIER ENGINEERING SERVICES, INC.**  
CIVIL ENGINEERING  
LAND SURVEYING  
804 Birchfield St., Sitka, Alaska 99833 (907-747-5843)  
Head Office: Sitka, Alaska, P.E., R.L.S., Professional



Attachment C

Correspondence

## Samantha Pierson

---

**From:** Mike <photo@gci.net>  
**Sent:** Wednesday, April 18, 2018 5:58 PM  
**To:** Samantha Pierson  
**Subject:** Fwd: Letter for Planning and Zoning meeting  
**Attachments:** Letter for Planning and Zoning meeting.docx

RECEIVED APR 19 2018

I'm at our home in Hoonah now and not near my computer to convert this so I have copied and pasted it below.

"To Whom it may concern,

I have been a tenant of the Finns for the past two years and am now going on my third. I have been extremely impressed with their quick response to any issue that may arise. They are kind and fair to their tenants' needs. I've come to learn they are being scrutinized for some issues involving garbage and noise from former/present tenants and maybe myself. I can say with 100% accuracy our garbage has never been touched by any form of wildlife. My girlfriend and I produce one bag of garbage a week and put it in our bin the day of pickup. We are quiet folks who keep to ourselves and don't have parties. We may have the occasional guest or two over for dinner. Our upstairs neighbors are a quiet couple as well and put their garbage in the bins the day of pickup also. In the time I have lived there I have seen garbage cans from other homes that are not the Finns' properties get hit by wildlife. The folks over the hill from the Finns' properties have their garbage cans sprawled about on the side of the road and have had garbage gotten into. I have only witnessed one occurrence where maybe a can had been rummaged through by wildlife that may have belonged to one of their tenants. In short, it seems to me the Finns are taking all precautions to adhere to any complaints being brought to their attention. I know that they are working on putting in an enclosed area now to avoid any future garbage-related issues. I feel neighbors should be neighbors and if you have an issue, start by going to the source before taking drastic measures. We all want to live peacefully and respectfully on Knutson Dr. I'm sure if they were notified beforehand the problems could have been solved accordingly. I would hope if there was a complaint about you in the neighborhood, you would respect someone coming to you first. It's all about conflict resolution and for those who are business owners in the neighborhood, I would hope you could appreciate that.

Sincerely,  
Ernie Engelman and Dawn Male  
110B Knutson Dr."

Thanks for your help  
Mike  
~Stereon Electronics Store, Sitka  
~Stereon Electronics Store, Hoonah  
DBA Cabin Cache  
~Northern Lights LED Distributor  
~Bear Country Coffee  
~Northern Lights Tanning Salon  
~Artesian Spa Dealer

~Tidal Fit Swim Pool Dealer  
~Wallas Stove & Heater Dealer  
Sitka, Alaska  
[907-752-0052](tel:907-752-0052) cell phone

Begin forwarded message:

**From:** Ernie Engelman <[eengelman@alaskandreamcruises.com](mailto:eengelman@alaskandreamcruises.com)>  
**Date:** April 18, 2018 at 5:44:20 PM AKDT  
**To:** "photo@gci.net" <[photo@gci.net](mailto:photo@gci.net)>  
**Subject:** Letter for Planning and Zoning meeting

Hi Mike,

Here is my letter for the meeting. If you think I should do a little wordsmithing I can certainly tweak it somemore.

Ernie Engelman  
Senior Hotel Manager  
Alaskan Dream Cruises  
Ph: (907)747-8133  
Fax: (907) 747-8874  
E-Mail- [eengelman@alaskandreamcruises.com](mailto:eengelman@alaskandreamcruises.com)  
[www.alaskandreamcruises.com](http://www.alaskandreamcruises.com)

RECEIVED APR 18 2018

To whom it may concern,

We have lived at 110 Knutson A since December 1<sup>st</sup> 2015. There was one incident that a bear had gotten into our trash cans on September 19<sup>th</sup> (The Morning of garbage collection day) The mess was promptly cleaned up and there has never been an issue since. During the time of year when bears are present we take our trash to the dump. During the rest of the year, organic trash is kept in a collection unit on our deck 15 feet above the ground and not transferred to the cans until Monday morning. In the 2.5 years we have been there, we have only seen a bear one time on our street and that was the same day the one decided to feast on our trash. Since then there has not been one sighting or incident with bears getting into the trash of ours or our neighbors.

Kind Regards,

Joseph List and Lisa Langenfeld

To Whom it may concern,

I am writing this letter in response to Venneberg's and Michener's letters that were enclosed at the last Sitka planning and zoning meeting. As a resident of Sitka for 37 years and living on Knutson drive for 23 of those I find it hard to believe that my neighbors can't approach me about issues. Especially someone like Mike Venneberg who I have know since my sophomore year in high school, purchased my business and personal insurance with for 27 years and have been a neighbor of for 23 years. Mike Venneberg states that they have been "patience" neighbors leaving us to assume we have been horrible neighbors to them and yet they don't take the time to even contact us until we apply for a short term permit. I have never had a bad word with Mike or his family and in fact have plowed his driveway in heavy snow years more times than I can count. Michener's, Arnold's and Campbell's that were at the last meeting to speak haven't been around for a heavy snow years yet and have no idea that me and the boys plow every driveway and snow berm on Knutson drive. The boys when younger even used to shovel the walkways of the older folks while I did their driveway in the quad. I was also the one that got the paving project going for Knutson and worked on it from start to finish with the help of city staff. I spent many hours getting this done because I cared about making a difference in our neighborhood and being a good neighbor. Most never knew that two property owners attempted to sue us because they didn't want it done and tried going after us for starting it.

I took it upon myself to have the Sitka Police Dept look up any complaints filed against me from 1995-2018 at 116 Knutson and our tenants at 110 and 108 Knutson. I knew of the one time my kids at age 5 and 10 were lighting off fireworks with my permission and officers came by so we stopped and never had an issue again. When filing this request I decided I would present it to the planning and zoning board no matter what the results showed as I have nothing to hide in this process. I didn't know what I would find but since no names are used I have enclosed the full report good or bad. Amazingly I don't find one call regarding trash, noise, traffic or parking in which both letters especially Venneberg's address as a constant problem. I have further taken steps to address the trash issue that Micheners have brought up and would have done this long ago had I known. I still don't feel it's a problem because we are very picky about who we put in these units out of respect for our neighbors. As shown by the police report they take very good care in dealing with the trash, noise and parking. Even so I will be spending the money to put in a bear protection bin that will hold all 4 trash cans to help contain any trash that is getting on to their property. This trash bin was just approved by city staff on Tuesday April 17th so we will be moving forward with that when I fly back from Hoonah for this meeting. In our application from the last meeting we addressed every issue the city requested us to: trash, parking, noise and traffic and feel that we have a design/plan that will not impact any of our neighbors. We are also hiring a Sitka Travels a professional agent that addresses these same issues in the contracts and makes it a point to make sure there is no impact on neighbors. I feel that this board should move forward with approving this short term permit which I believe would make both parties happy. One it gets me the permit I need to start our business and two it gets me out of the neighborhood where some of my neighbors feel our family is an issue. Our family has always tried to be helpful and considerate of our neighbors but when false rumors get spread I feel the need to defend our family and our tenants who we consider our friends.

Mike, Liz, Brandon, Casey and Simba.

116 Knutson Drive  
Sitka, AK. 99835

## Samantha Pierson

---

**From:** Pat Swedeen  
**Sent:** Wednesday, March 28, 2018 4:09 PM  
**To:** Samantha Pierson  
**Subject:** RE: Bear Mitigation - Trash Concerns

If it is under 120 square feet, has no plumbing or electrical, and is not attached to an existing structure a building permit is not required.

## Pat Swedeen

Building Inspector, City of Sitka Bldg Dept.  
100 Lincoln St., Sitka, AK 99835  
907-747-1832

**From:** Samantha Pierson  
**Sent:** Wednesday, March 28, 2018 3:13 PM  
**To:** Pat Swedeen <pat.swedeen@cityofsitka.org>  
**Subject:** FW: Bear Mitigation - Trash Concerns

Pat,

Under what circumstances would something like this require a building permit?

## *Sam*

Samantha Pierson  
Planner I  
City and Borough of Sitka  
100 Lincoln Street  
Sitka, AK 99835  
(907) 747-1814

**From:** Michael Scarcelli  
**Sent:** Friday, March 23, 2018 1:25 PM  
**To:** [photo@gci.net](mailto:photo@gci.net)  
**Cc:** Samantha Pierson <[samantha.pierson@cityofsitka.org](mailto:samantha.pierson@cityofsitka.org)>  
**Subject:** Bear Mitigation - Trash Concerns

Hello Michael and Elizabeth,

Overall, I am really flexible on what you propose. No need for overkill. But something like this, is something I can agree and make a recommendation to the Planning Commission that I feel it adequately and reasonably mitigates any potential impact from bears/birds/trash due to STR.

Some copied images from internet (images may be subject to copyright)

DBA Cabin Cache  
~Northern Lights LED Distributor  
~Bear Country Coffee  
~Northern Lights Tanning Salon  
~Artesian Spa Dealer  
~Tidal Fit Swim Pool Dealer  
~Wallas Stove & Heater Dealer  
Sitka, Alaska  
[907-752-0052](tel:907-752-0052) cell phone

On Mar 23, 2018, at 1:25 PM, Michael Scarcelli <[michael.scarcelli@cityofsitka.org](mailto:michael.scarcelli@cityofsitka.org)> wrote:

Hello Michael and Elizabeth,

Overall, I am really flexible on what you propose. No need for overkill. But something like this, is something I can agree and make a recommendation to the Planning Commission that I feel it adequately and reasonably mitigates any potential impact from bears/birds/trash due to STR.

Some copied images from internet (images may be subject to copyright)

<image001.jpg>

Or

<image003.jpg>

Or

<image002.jpg>

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



Or



Or



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

## Samantha Pierson

---

**From:** Michael Scarcelli  
**Sent:** Friday, March 23, 2018 3:18 PM  
**To:** Samantha Pierson  
**Subject:** FW: Bear Mitigation - Trash Concerns

FYI for file.

**From:** Mike [mailto:photo@gci.net]  
**Sent:** Friday, March 23, 2018 2:07 PM  
**To:** Michael Scarcelli <michael.scarcelli@cityofsitka.org>  
**Subject:** Re: Bear Mitigation - Trash Concerns

Mike,

Ok I will look at possible places to put this would I need a city permit to build one of these in the 20' setback on the front of my property by the road? Here is a picture of Mr. Micheners trash cans this morning at the top of his driveway...with two in the ditch and I'm the problem☺👉



Thanks again for your help,

Mike  
~Stereon Electronics Store, Sitka  
~Stereon Electronics Store, Hoonah

## Samantha Pierson

---

**From:** Michael Scarcelli  
**Sent:** Friday, March 23, 2018 1:25 PM  
**To:** photo@gci.net  
**Cc:** Samantha Pierson  
**Subject:** Bear Mitigation - Trash Concerns

Hello Michael and Elizabeth,

Overall, I am really flexible on what you propose. No need for overkill. But something like this, is something I can agree and make a recommendation to the Planning Commission that I feel it adequately and reasonably mitigates any potential impact from bears/birds/trash due to STR.

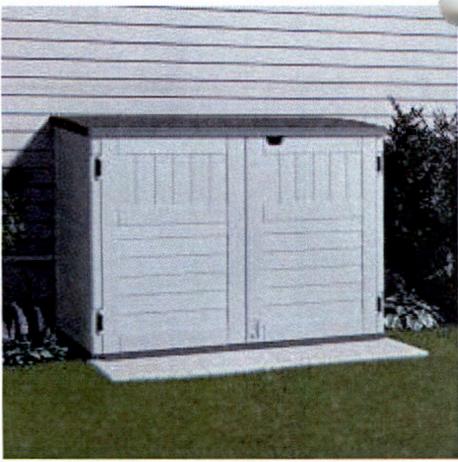
Some copied images from internet (images may be subject to copyright)



Or



Or



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

Samantha,

RECEIVED MAR 23 2018

I would like this email added into the record for CUP 18-07.

My name is Jim Michener. My wife Darcy and I are the owners/residents at 105 Knutson Dr. I would like to express a couple of concerns about the proposed conditional use permit under consideration for 116 Knutson Drive.

While I am a firm believer that property owners have the right to use their property for financial gain it should not come with a cost to their neighbors.

My two major concerns are with 1) parking and 2) garbage. If both of these concerns are addressed with a defined and enforceable set of requirements, I will withdraw my objection to this application.

**PARKING** - If there is adequate parking available on site as stated on the application there should be no reason to have street parking on Knutson Dr. I would ask that the permit prohibit any street parking on Knutson Dr. for rental occupants or their guests. This needs to have some sort of teeth to make it enforceable.

**GARBAGE** - This is an issue that we feel strongly about. We have lived in our current residence for 13 years and have had trouble with bears on a regular basis, every year that we have lived here. We routinely have bags of garbage dragged into our backyard by bears. We had a bear come on to our back porch last summer while we were 12 feet away on the porch. The root cause is always garbage. The intensity of our bear visits can be correlated directly to the care of the neighborhoods adherence to the statutes on file for garbage disposal. Some years are better than others and a longer length of residency seems to help. Longer term residents seem to understand the necessity of keeping garbage secure better than new or short term residents.

The Finn's own 5 long term rental properties adjacent to the top of our driveway. The renters of those properties have habitually not obeyed CBS garbage ordinances. 3 - 5 times per year we spend hours collecting all of the garbage that has been strewn by bears and wind onto both our, and our neighbors property. The average collection is 2 - 35 gallon garbage bags of strewn refuse. My property today has over 50 pieces of garbage on it that have originated from those properties in the last two weeks.

We have had the same trouble with 109 and 115 Knutson Dr. when new renters begin occupancy. Those addresses share our driveway and garbage can pick up area. Action by the home owners has been helpful in rectifying the situation.

With the trouble that we have had with long term renters on Knutson Dr., I have deeper concerns about short term rental occupants. Short term visitors will be less aware of

the bear issues, unknowing of other safe places to take smelly garbage and less likely to obey the designated 4am day of pick up ordinance.

I bring all of this up in detail not to derail the Finn's application process but to assure that all of these concerns be addressed before the process continues.

I would hope that there would be at minimum:

A written plan for parking and garbage that would be part of the CUP and clearly posted for the renters in the residence and reviewed with the renters by the owner/agent during check in.

A plan for garbage removal from the property by the Finn's or their agent at the end of every tenant's stay and on garbage collection days.

Garbage storage, fish coolers and other attractants be stored in garage or other locked space.

The CUP be reviewed for renewal after one year with public notice of neighboring properties.

Thank you for your time and consideration of this matter,

Jim Michener  
105 Knutson Dr.  
Sitka, AK

## Samantha Pierson

---

**From:** James Michener <michener@gci.net>  
**Sent:** Thursday, March 22, 2018 6:27 PM  
**To:** Samantha Pierson  
**Subject:** 116 Knutson Dr CUP 18-07

Samantha,

I would like this email added into the record for CUP 18-07.

My name is Jim Michener. My wife Darcy and I are the owners/residents at 105 Knutson Dr. I would like to express a couple of concerns about the proposed conditional use permit under consideration for 116 Knutson Drive.

While I am a firm believer that property owners have the right to use their property for financial gain it should not come with a cost to their neighbors.

My two major concerns are with 1) parking and 2) garbage. If both of these concerns are addressed with a defined and enforceable set of requirements, I will withdraw my objection to this application.

**PARKING -** If there is adequate parking available on site as stated on the application there should be no reason to have street parking on Knutson Dr. I would ask that the permit prohibit any street parking on Knutson Dr. for rental occupants or their guests. This needs to have some sort of teeth to make it enforceable.

**GARBAGE -** This is an issue that we feel strongly about. We have lived in our current residence for 13 years and have had trouble with bears on a regular basis, every year that we have lived here. We routinely have bags of garbage dragged into our backyard by bears. We had a bear come on to our back porch last summer while we were 12 feet away on the porch. The root cause is always garbage. The intensity of our bear visits can be correlated directly to the care of the neighborhoods adherence to the statutes on file for garbage disposal. Some years are better than others and a longer length of residency seems to help. Longer term residents seem to understand the necessity of keeping garbage secure better than new or short term residents.

The Finn's own 5 long term rental properties adjacent to the top of our driveway. The renters of those properties have habitually not obeyed CBS garbage ordinances. 3 - 5 times per year we spend hours collecting all of the garbage that has been strewn by bears and wind onto both our, and our neighbors property. The average collection is 2 - 35 gallon garbage bags of strewn refuse.

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With the trouble that we have had with long term renters, I have deeper concerns about short term rental occupants. Short term visitors will be less aware of the bear issues, unknowing of other safe places to take smelly garbage and less likely to obey the designated 4am day of pick up ordinance.

I bring all of this up in detail not to derail the Finn's application process but to assure that all of these concerns be addressed before the process continues.

I would hope that there would be at minimum:

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A plan for garbage removal from the property by the Finn's or their agent at the end of every tenant's stay and on garbage collection days.

Garbage storage, fish coolers and other attractants be stored in garage or other locked space.

The CUP be reviewed for renewal after one year with public notice of neighboring properties.

Thank you for your time and consideration of this matter,

Jim Michener  
105 Knutson Dr.  
Sitka, AK

## Samantha Pierson

---

**From:** Mike Venneberg <mike@venneberginsurance.com>  
**Sent:** Thursday, March 22, 2018 9:15 AM  
**To:** Michael Scarcelli  
**Cc:** tdvenneberg@gmail.com; Samantha Pierson  
**Subject:** Re: Short Term Rental - Knutson Drive

Thanks Michael. Here are my concerns.

Our family has lived at 125 Knutson Drive for the last 23 years. I do not remember anyone ever requesting a short term rental, as the neighborhood is not conducive to this activity.

I do have specific concerns with this proposal.

1. **Parking.** The applicant has a history of guests parking on the street below the access drive. The drive is not designed for multiple vehicles transiting and parking at the site. It seems unlikely that people unfamiliar with the drive will find the arrangement workable.
2. **Hazards of the Access Drive.** The drive exits onto uphill traffic. While those familiar with the site have become accustomed to this, guests driving up and down this drive would create a safety hazard to traffic and pedestrians.
3. **Noise.** We have been patient neighbors, as the applicant does have a history of social gatherings. I would anticipate more disruption from a 12 person rental.
4. **Garbage.** The applicant does have good plans to keep garbage containers in the garage. Unfortunately, with their long term rentals on Knutson Drive, this has not been followed. These properties have a history of cans being left out and tipped over. This has contributed to a bear problem in the neighborhood.

The layout of property on Knutson Drive does not allow for short term rentals to work without impacting neighbors. I encourage the planning commission to deny this request.

Thank you for your consideration.

Mike Venneberg  
Cell (907)738-6017

> On Mar 22, 2018, at 9:40 AM, Michael Scarcelli <michael.scarcelli@cityofsitka.org> wrote:

- >
- > Hello Mike,
- >
- > You can send it here and I will enter it on the record tonight.
- >
- > Thank you,
- >
- >
- > Michael Scarcelli, J.D.
- > Planning and Community Development Director
- > 100 Lincoln Street, Room 109
- > Sitka, AK 99835

> (907) 747-1815

> michael.scarcelli@cityofsitka.org

>

>

>

> -----Original Message-----

> From: Mike Venneberg [mailto:mike@venneberginsurance.com]

> Sent: Thursday, March 22, 2018 4:30 AM

> To: Michael Scarcelli <michael.scarcelli@cityofsitka.org>

> Cc: tdvenneberg@gmail.com

> Subject: Short Term Rental - Knutson Drive

>

>

> Michael,

>

> I am away from Sitka this week and unable to attend the planning commission meeting.

>

> I would like to send my written concerns to this request. Can you please confirm the best email to use.

>

> Thank you,

>

> Mike Venneberg

> Cell (907)738-6017