

Samantha Pierson

From: Randy Hitchcock <oceansidecustomcarpentry@hotmail.com>
Sent: Tuesday, June 28, 2016 4:59 PM
To: Samantha Pierson
Subject: Re: Subdivision
Attachments: Mail - Fine Arts Camp Commun..pdf; Mail - Rickert Commun..pdf

Sam,

Attached is my correspondence with the impacted parties regarding the easement change. So far, all communication has been very positive regarding all aspects of my request. As shown in the attached correspondence, all representatives of the Fine Arts Camp who have weighed in on the proposal have been supportive of it. The full Fine Arts Camp Board won't be meeting again any time soon, and they need to agree on a change before I can get any signatures. It's clearly stated in my request for the change in the easement that *it's contingent on agreement of all parties*. I'd like to move forward with my application. Please add the attached correspondence to the packet.

Thank you,
Randy

RANDY HITCHCOCK



OCEANSIDE CUSTOM CARPENTRY

204 JEFF DAVIS STREET SITKA, ALASKA 99835
(907) 738-2172

From: Samantha Pierson <samantha.pierson@cityofsitka.org>
Sent: Tuesday, June 28, 2016 4:19 PM
To: Randy Hitchcock
Subject: Subdivision

Randy,

We will need signatures of all impacted parties regarding the easement change. Could you get that to us this week?

Sam

Samantha Pierson
Planner I
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

RE: 204 Jeff Davis

Samuel D Skaggs

Reply |

Tue 2:20 AM

You; james poulson (photo@sitkasentinel.cor

Photos

Sounds good Randy- I will make up a packet and send this out to the Board. I will be in Sitka this coming weekend myself and will hopefully walk the easement with Roger so I can get his weigh in too.

I will get back to you as soon as I get a Board voice vote.

Regards, Sam

From: Randy Hitchcock [mailto:oceansidecustomcarpentry@hotmail.com]

Sent: Monday, June 27, 2016 6:52 PM

To: Samuel D Skaggs <sam@skaggsinvestments.com>; james poulson <photo@sitkasentinel.com>

Cc: Roger Schmidt <rschmidt@fineartscamp.org>; Bridget Hitchcock <bridgethitchcock@hotmail.com>

Subject: Re: 204 Jeff Davis

Thanks for the email Sam. I appreciate your time on this.

As far as the exact location of the water line, the location on the drawing is an estimate based on a locate the City did back in 2012 when I started the process of building the current house. It's definitely within the overall 40' easement. I'm including a surevey here from Dave Longtin at the City. This shows the water line entering the property about 25' in from the NW property corner. Since the whole "utility" easement will remain 40', it really won't matter if that service moves back and forth between the two easements.

I'm turning the paperwork into the City tomorrow. It's a slow process since this request will have to go through two Planning Commission meetings. Hopefully that will give you some time to run it by your full Board. Also, as soon as O'Neill Surveying gives me a sample of how the language of the Plat would change in relation to the easements, i'll forward that along as well. In the meantime, feel free to contact me with any questions you may have.

Thank you,
Randy

RANDY HITCHCOCK



OCEANSIDE CUSTOM CARPENTRY

204 JEFF DAVIS STREET SITKA, ALASKA 99833
(907) 738-2172

From: Samuel D Skaggs <sam@skaggsinvestments.com>
Sent: Saturday, June 25, 2016 4:39 AM
To: Randy Hitchcock; james poulson
Cc: Roger Schmidt; Bridget Hitchcock
Subject: RE: 204 Jeff Davis

Hi Randy- I spoke with James this evening after reviewing what you just sent, and on the surface we don't see any objections to your proposal. I still need to talk to Roger about this and run it by the full Board to give a final green light.

I do know we support creating more housing in downtown Sitka around the campus and this proposed subdivision keeps within the residential feel and density.

Maybe I missed it but it would be good to see the existing water line drawn on the proposed 20 foot utility easement just to show that it is within that easement (and it looks that way based on the existing as drawn). I also assume that the City has verified that this is the location of the water center line? I only say this because the water line on our lot on Charteris St was 10 feet further into our lot than drawn on the plat map.

Let me know what happens on Tuesday.

Sam

From: Randy Hitchcock [<mailto:oceansidecustomcarpentry@hotmail.com>]
Sent: Friday, June 24, 2016 5:42 PM
To: james poulson <photo@sitkasentinel.com>
Cc: Roger Schmidt <rschmidt@fineartscamp.org>; Samuel D Skaggs <sam@skaggsinvestments.com>; Bridget Hitchcock <bridgethitchcock@hotmail.com>
Subject: Re: 204 Jeff Davis

James,

Attached is the paperwork I plan on turning in to the City on Tuesday. The formal letter explaining the request has been edited a bit to reflect my reasoning for the request for the change in the wording of the easement. The attachment also contains a Subdivision Concept Drawing by O'Neill Surveying, which was requested by Michael Scarcelli. The application will be for permission to subdivide our current property into two separate lots. The second part of the application will be to change the easements as shown in the attachment (contingent upon agreement from owners of Lots 12, 9, and 13). I've spoken to the owner of Lot 12 and he has no concerns about the proposals.

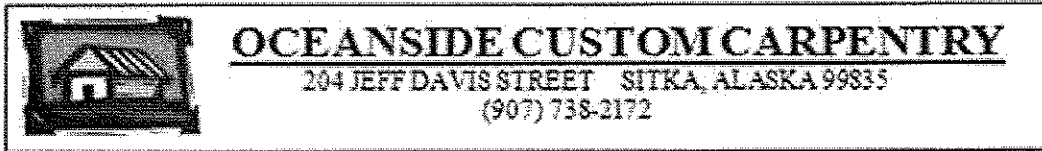
O'Neill Surveying is also drawing up the wording in the plat notes that would accompany the easement change. I'm supposed to have it from them by Monday. I will forward that to you when I receive it.

I understand that this is a busy time for you and all involved with Alaska Arts Southeast and I apologize for the inconvenience. It would be great to get some positive feedback from you about my proposal before Tuesday, but I realize that may not happen due to the timing and your busy schedules. I am fully aware and supportive of the fact that there can be **no change in the easement** without the agreement of all parties who benefit from it. Also, I hope you've seen that I have no interest in changing the basic structure and intent of the easement. The overall easement width of 40' would remain, all emergency use rights would remain, and the water line to the Hames Center would be protected within the easement.

If it would be helpful to meet face to face with any of you, please let me know. I'd be happy to do it at a time that's most convenient for you. Thanks again for your time on this.

-Randy

RANDY HITCHCOCK



From: james poulson <photo@sitkasentinel.com>

Sent: Wednesday, June 22, 2016 1:10 AM

To: Randy Hitchcock

Cc: Roger Schmidt; Samuel D Skaggs

Subject: Re: 204 Jeff Davis

Howdy Randy,

I am ccing our president and director.

From an Alaska Arts Southeast standpoint we need to maintain the emergency access to the back of Hames. Speaking for myself and maybe others on the board, we would like to maintain the character of the neighborhood with its fairly low density and generous green spaces.

That said, I think re-categorizing a 20-foot-wide strip of the 40-foot-wide access and utility easement into a utility easement doesn't give me too much heartburn, as long as nothing is built, except landscaping, in the reclassified utility easement, I think it would be in keeping with the original land sale agreement. Our board just met and so we won't be meeting again very soon, which is not much help to you since making a change in the easement agreement would take a board vote, I think.

Putting on my other hat:

About the historic preservation commission vote: in order to pass, the motion needed 4 yes votes (majority of the 7-person panel) in favor to recommend the subdivision proposal, since there were only 4 people at the meeting the motion failed, even though three of us voted in favor. - James

On Jun 21, 2016, at 1:44 PM, Randy Hitchcock wrote:

Hi James,

I'm sorry, but I'd like to add a bit more to the previous email. I spoke with Kelly O'Neill this afternoon about drawing up an official plat to include in the final paperwork. For a variety of reasons, he suggested that I include the request for the change in easements at this time. Would you please include your thoughts on such a request? The request would look as follows: 1) reduce the existing 40' wide "Access and Utility" Easement to 20', 2) create a 20' wide "Utility" Easement that borders and runs parallel to the "Access and Utility" Easement. Again, except for changing the official "Access" width, it would keep the overall 40' wide easement in place, protecting all utility and access rights.

I'm still unsure if I will ask for such a change at this time, but it would be nice to hear if the Fine Arts Camp has any objections to such a proposal.

Thanks again,
Randy

<OutlookEmoji-1457393986700_email.jpg>

I wanted to touch base with you about my request to the City to subdivide my property at 204 Jeff Davis Street into two separate lots. I've attached a drawing that shows the proposed subdivision, as well as the letter I provided to the City outlining my request. I'm contacting you because I've been told you are the representative for the Sitka Fine Arts Camp in relation to these matters. The Sitka Fine Arts Camp benefits from the access/utility easement that runs through the property. There exists "Emergency Use" rights, as well as the main water supply line to the Hames Center within this easement. It would be great to get some feedback in writing about any objections or concerns you may have related to this request. Some words of support would be greatly appreciated as well. The only other property that benefits from the easement is Lot 12, which is owned by Kim Rickert. I have also shared this proposal with him.

I want to make clear that I have no interest in changing the 40' wide "Access and Utility" Easement. However, I'd like to keep open the future possibility of reducing the "Access" Easement to 20' wide while still maintaining the 40' wide "Utility" Easement. This would essentially maintain the existing easements, but allow the new home to meet the City's requirement for "parking" spaces. Please keep in mind that the only reason for such a wide easement is because of the water line. A 20' wide "Access" Easement is standard.

In order to meet application deadlines for the next Planning Commission meeting, I need to submit all of my paperwork into the City by next Monday, June 28. It would be nice to get some feedback from you before then if possible. I greatly appreciate your time on this. Please call or email with any questions you may have.

-Randy

Re: City Application for Minor Subdiv.

Kim Rickard

Reply |

Tue 7:59 AM

You

You replied on 6/29/2016 12:43 AM.

Randy, I have considered all of the detailed data you forwarded to me regarding the potential subdivision of your Lot # 17. The project shows great merit in the utilization of space on the property as well as helping to standardize the various easements in the area. As the City of Sitka has shown great flexibility in helping those who seek to make improvements in the community, I'm positive those who oversee this project will consider it worthwhile as I do. . Kim Rickard, owner of Lot # 12.

On Monday, June 27, 2016 3:50 PM, Randy Hitchcock <oceansidecustomcarpentry@hotmail.com> wrote:

Kim,

Here is the application i'm turning in tomorrow to the City. It would be great to get an email of support back from you if you don't mind. Something short will be just fine.

Thanks so much,
Randy

RANDY HITCHCOCK



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