

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: August 2, 2016

To: Planning Commission

From: Samantha Pierson, Planner I

Re: CU 15-10 Annual Review of a Lodge and Dock on Dove Island

GENERAL INFORMATION

Applicant: Harold D. and Tracie Lambeth

Property Owner: Harold D. and Tracie Lambeth

Property Address: Dove Island

Legal Description: Lot 1 Dove Island Resubdivision

Parcel ID Number: 4903001

Size of Existing Lot: 90,052 square feet

Zoning: G1

Existing Land Use: Lodge

Utilities: Municipal electric service provided to the island. Owners pay a fee to access city water at the harbor and for garbage disposal.

Access: Via dock

Surrounding Land Use: Residential

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion of Recommendation

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Zoning Map

Attachment D: Parcel Pictures

Attachment E: Subdivision Plat

Attachment F: Annual Reports

Attachment G: Approval

Attachment H: Mailing List

Permit Operations Update

Dove Island Lodge was issued a conditional use permit for a lodge and commercial dock in 2010. Up to 24 guests are permitted per night, with a cap of 1900 guest bed nights per summer season from May 1 through September 16th. The amount of processed fish may not fill more than an average of 2 standard 50 pound fish boxes per day. Aircraft utilizing the dock is limited to one De Havilland Beaver or similar aircraft owned or leased by the lodge owners.

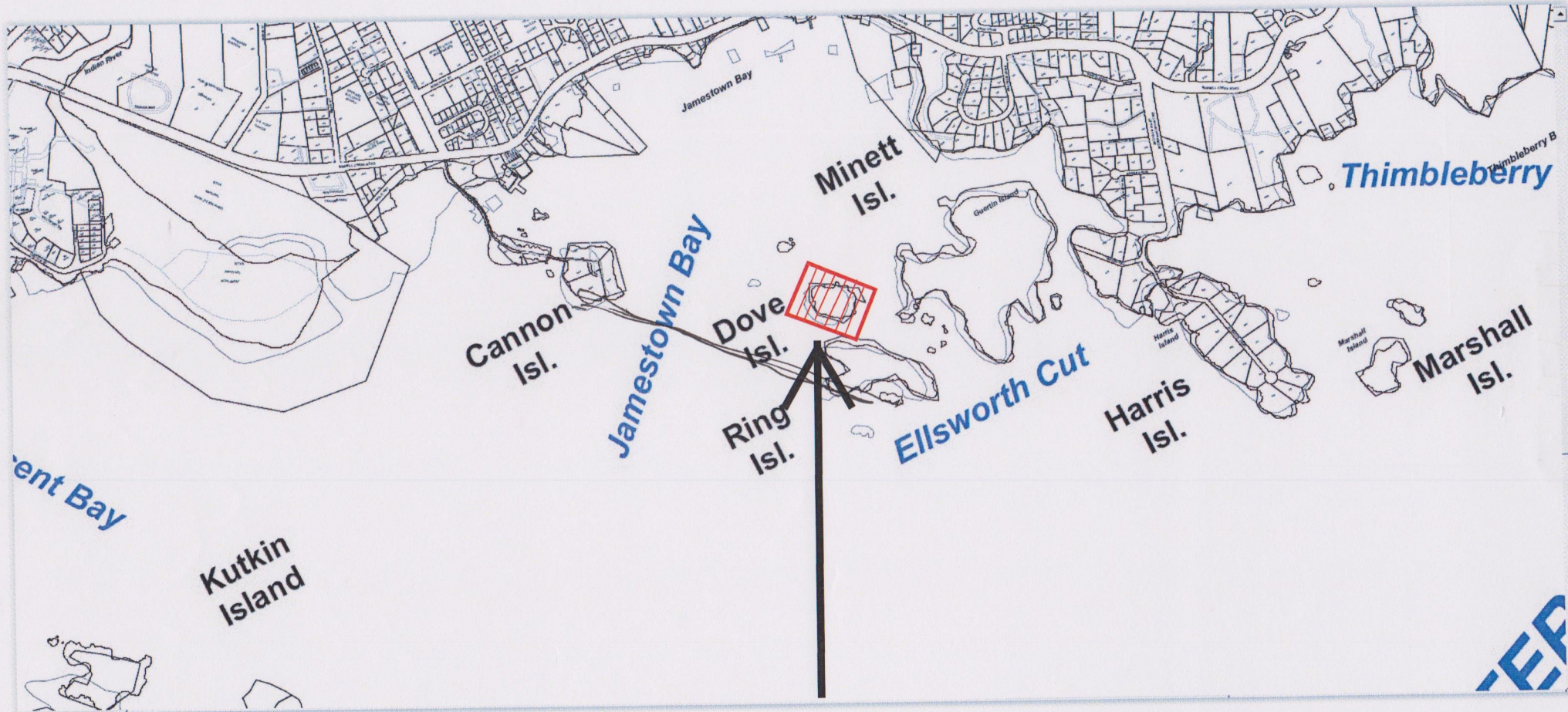
The last annual review was in May 2015. Since June 2015, the Senior Planner has received one phone comment from Bradley Shaffer regarding noise and safety of plane take-off.

At the meeting we'll take any public comment and provide the opportunity for any commissioner questions. The primary objective of the meeting is to determine if there are steps that need to be taken to mitigate effects of the lodge on adjacent properties.

Conditions of approval stated that Planning Commission review should occur each year for the first 5 years of the permit. Annual reviews occurred in January 2011 and May 2015. In the past, conditional use permit reviews have not been in conformance with code requirements, but this has been corrected. This review is of the sixth year of the permit, and is the final scheduled annual review. The lodge and dock will now only come before the board on an as-needed basis.

Recommendation

Move to approve the annual review of the conditional use permit granted to Duane and Tracie Lambeth for a lodge and commercial dock on Dove Island, in the GI General Island zone. The property is also known as Lot 1 Dove Island Resubdivision. The owners of record are Harold D. and Tracie Lambeth.

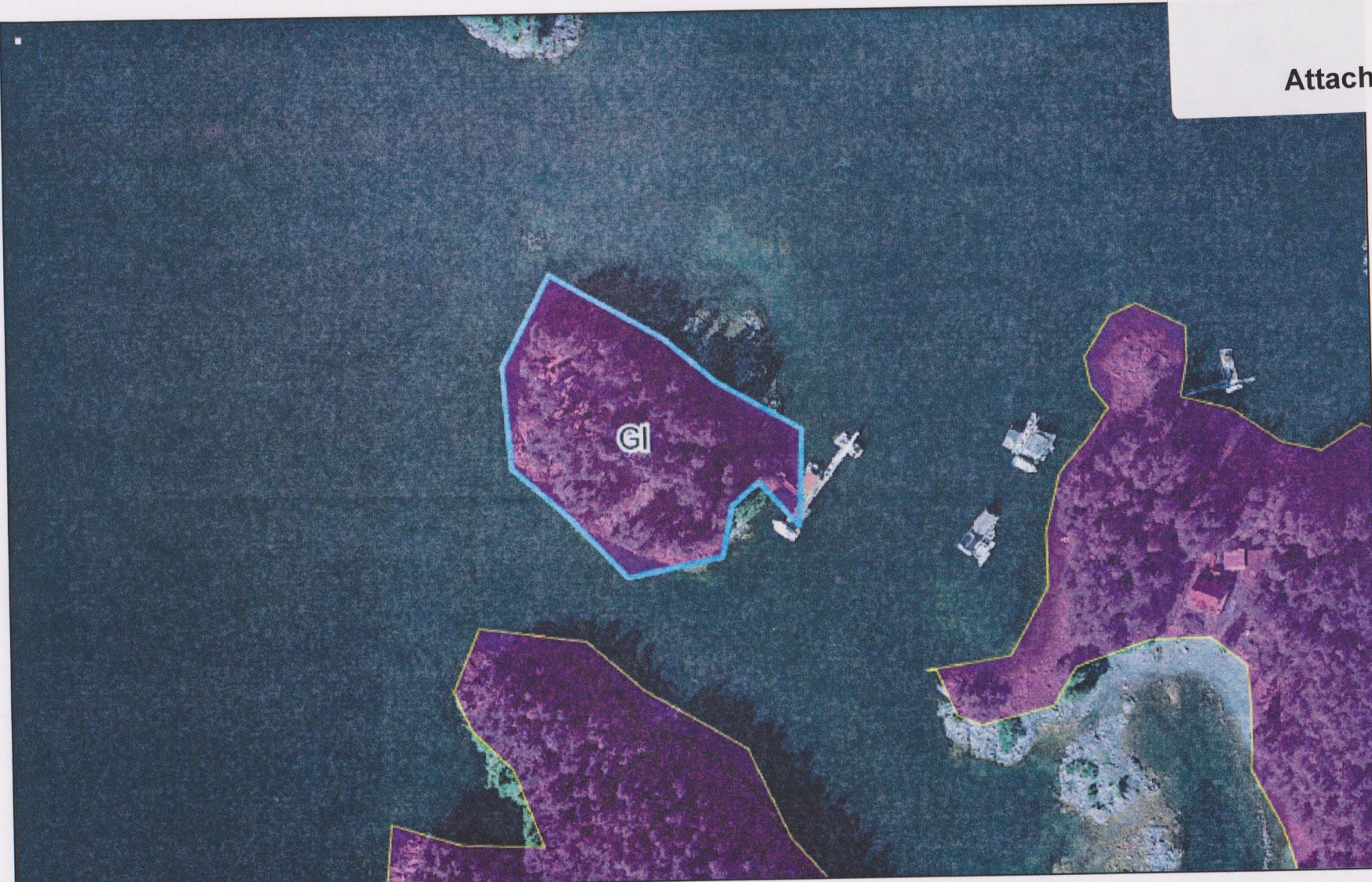


Duane Lambeth
CUP Annual Review
Dove Island Lodge

Attachment B



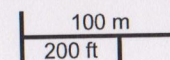
Duane Lambeth
CUP Annual Review
Dove Island Lodge



City & Borough of Sitka, Alaska

Selected Parcel: DOVE ISLAND ID: 49030001

Printed on 7/26/2016 from <http://www.mainstreetmaps3.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.

Attachment D



Duane Lambeth
CUP Annual Review
Dove Island Lodge

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

1-09 *Harold O. Lambeth*
OWNER (SIGNATURE)
1-09 *Madeline Lambeth*
OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC
STATE OF ALASKA
CITY AND BOROUGH OF SITKA
CERTIFY THAT ON THIS 14 DAY OF December 2009, BEFORE ME, NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, JULY D AND SEVERAL PERSONALLY APPEARED *Harold O. Lambeth and Madeline Lambeth*

AND TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE T AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

HAND AND NOTARY SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ITEN.

M. Jones
NOTARY PUBLIC FOR THE STATE OF ALASKA
ON EXPIRES 4/12/2012

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

SIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE UGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY I, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX THE CITY & BOROUGH OF SITKA, IN THE NAME OF *Harold Lambeth and Madeline Lambeth* ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL THAT CURRENT 6 YEAR DUES WILL BE DUE ON OR BEFORE AUGUST 31, 2010. DATED DAY OF December 2009

Paul
CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 12, DATED 20, AND THAT THE PLAT SHOWN I BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT EX-OFFICIO RECORDER, SITKA, ALASKA.

009 *Paul*
CHAIRMAN, PLATTING BOARD
Madeline Lambeth

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING IN MINUTE BOOK PAGE DATED 20, HE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

09 *Paul*
NAYOR
Madeline Lambeth
CHAIRMAN, PLATTING BOARD

STATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

RESIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR 'A' & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE THE NAME OF *Harold O. Lambeth and Madeline Lambeth* OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH IS PAID IN FULL.

27 DAY OF December
Madeline Lambeth
OWNER
Paul
OWNER
CITY AND BOROUGH OF SITKA

BILL

BY/ING AND ENGINEERING

1 SITKA, ALASKA 99835
(907) 747-0700
747-7590
adillon@sealnet

BY DATE REV DESCRIPTION OF CHANGE
RECORD OF REVISIONS



DESIGNED BY: P. O'NEILL
DRAWN BY: J. O'NEILL
CHECKED BY: P. O'NEILL
DATE OF PLAT: DEC. 2009 & 10/2009
SCALED 1" = 30'
DRAWING NAME: 00661-03
PROJECT NO. 30661-03

SURVEYOR'S CERTIFICATE

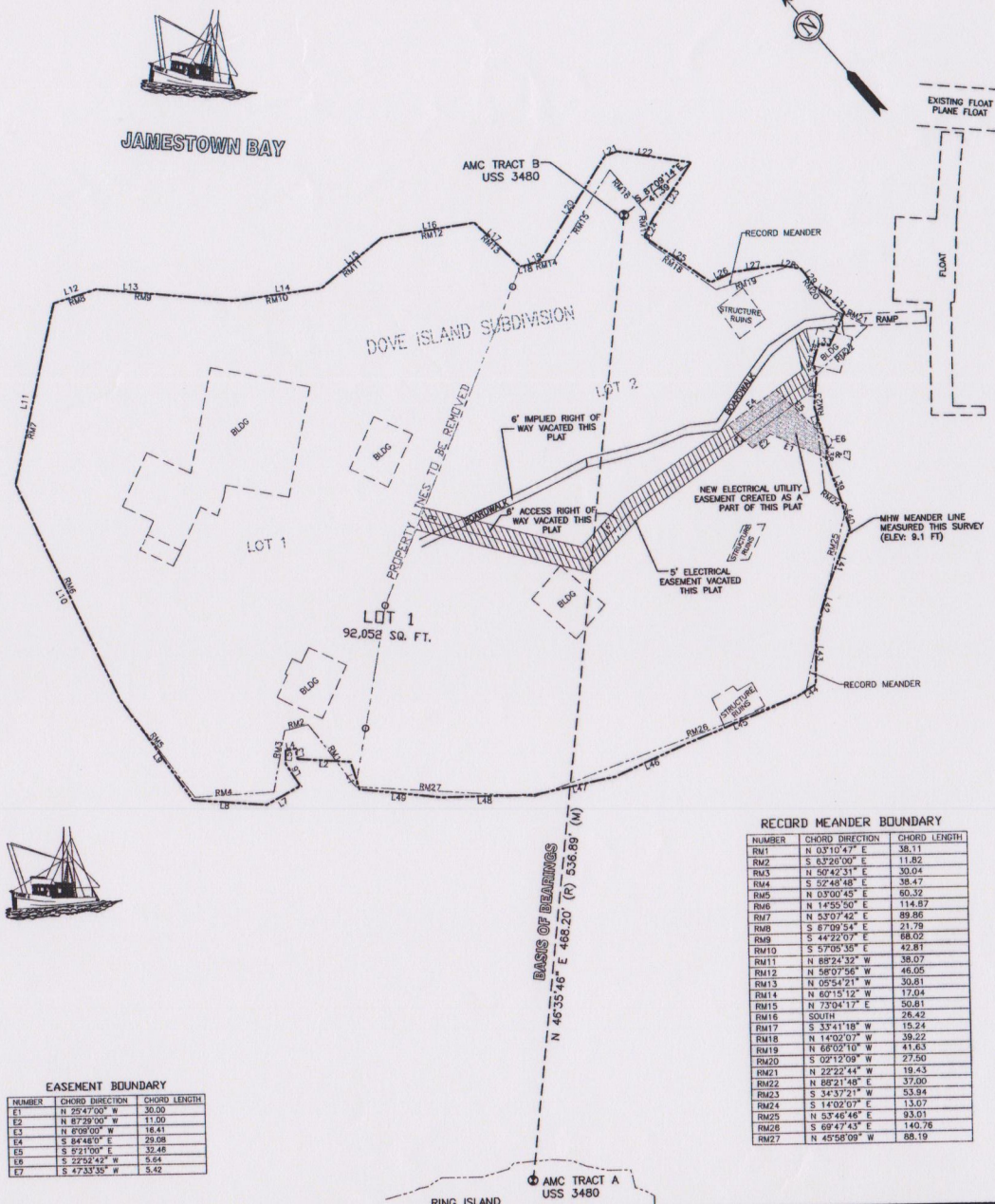
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT BY DEC. 2009, 3002, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 12/14/09
PATRICK K. O'NEILL, L.S. 6394

DOVE ISLAND RESUBDIVISION

LOTS 1 & 2 OF THE DOVE ISLAND
SUBDIVISION (PLAT NO. 91-9)

CLIENT: DUANE LAMBETH



RECORD MEANDER BOUNDARY

| NUMBER | CHORD DIRECTION | CHORD LENGTH |
|--------|-----------------|--------------|
| RM1 | N 03°10'47" E | 38.11 |
| RM2 | S 63°26'00" E | 11.82 |
| RM3 | N 50°42'31" E | 30.04 |
| RM4 | S 52°46'48" E | 38.47 |
| RM5 | N 03°00'45" E | 60.32 |
| RM6 | N 14°55'50" E | 114.87 |
| RM7 | N 53°07'42" E | 89.86 |
| RM8 | S 67°09'54" E | 21.79 |
| RM9 | S 44°22'07" E | 68.02 |
| RM10 | S 57°05'30" E | 42.81 |
| RM11 | N 88°24'32" W | 38.07 |
| RM12 | N 58°07'56" W | 46.05 |
| RM13 | N 05°54'21" W | 30.81 |
| RM14 | N 60°15'12" W | 17.04 |
| RM15 | N 13°04'11" E | 50.81 |
| RM16 | SOUTH | 26.42 |
| RM17 | S 33°41'18" W | 15.24 |
| RM18 | N 14°02'07" W | 39.22 |
| RM19 | N 66°02'10" W | 41.63 |
| RM20 | S 02°12'09" W | 27.50 |
| RM21 | N 22°22'44" W | 19.43 |
| RM22 | N 68°14'40" E | 37.00 |
| RM23 | S 34°57'21" W | 53.94 |
| RM24 | S 14°02'07" E | 13.07 |
| RM25 | N 53°46'46" E | 93.01 |
| RM26 | S 68°47'43" E | 140.78 |
| RM27 | N 45°58'09" W | 88.19 |

MEASURED MEANDER BOUNDARY

| NUMBER | CHORD DIRECTION | CHORD LENGTH |
|--------|-----------------|--------------|
| L1 | N 22°38'15" E | 13.97 |
| L2 | N 49°50'13" W | 25.97 |
| L3 | N 31°38'04" E | 5.05 |
| L4 | N 60°12'27" W | 5.11 |
| L5 | S 40°16'56" W | 6.36 |
| L6 | S 06°28'24" W | 12.84 |
| L7 | N 78°08'32" W | 18.82 |
| L8 | N 45°20'55" W | 35.89 |
| L9 | N 42°51'44" E | 60.84 |
| L10 | N 14°55'50" E | 114.87 |
| L11 | N 53°07'42" E | 89.86 |
| L12 | S 67°09'54" E | 21.79 |
| L13 | S 44°22'07" E | 68.02 |
| L14 | S 57°05'30" E | 42.81 |
| L15 | N 88°24'32" W | 38.07 |
| L16 | N 58°07'56" W | 46.05 |
| L17 | N 05°54'21" W | 30.81 |
| L18 | N 60°15'12" W | 17.04 |
| L19 | S 33°41'18" W | 15.24 |
| L20 | N 73°19'01" E | 58.81 |
| L21 | S 70°47'11" E | 6.46 |
| L22 | S 40°28'09" E | 36.21 |
| L23 | S 75°05'09" W | 32.50 |
| L24 | S 68°01'07" W | 9.93 |
| L25 | S 14°32'18" E | 38.98 |
| L26 | S 72°49'21" E | 12.42 |
| L27 | S 57°04'44" E | 22.64 |
| L28 | S 40°22'18" E | 10.88 |
| L29 | S 37°47'58" W | 10.73 |
| L30 | S 13°45'23" E | 9.76 |

MEASURED MEANDER BOUNDARY

| NUMBER | CHORD DIRECTION | CHORD LENGTH |
|--------|-----------------|--------------|
| L31 | S 02°51'08" E | 8.91 |
| L32 | S 65°46'53" W | 17.46 |
| L33 | S 43°29'21" E | 5.43 |
| L34 | S 48°58'02" W | 9.39 |
| L35 | S 20°42'52" W | 5.46 |
| L36 | S 46°14'22" W | 15.92 |
| L37 | S 22°02'42" W | 28.75 |
| L38 | S 47°33'35" W | 5.42 |
| L39 | S 21°19'12" W | 22.68 |
| L40 | S 24°18'58" W | 13.48 |
| L41 | S 61°43'15" W | 31.31 |
| L42 | S 56°50'18" W | 19.90 |
| L43 | S 42°12'51" W | 26.34 |
| L44 | N 61°43'43" W | 11.00 |
| L45 | N 71°51'06" W | 59.67 |
| L46 | N 73°44'26" W | 36.88 |
| L47 | N 61°24'56" W | 39.96 |
| L48 | N 50°44'38" W | 45.72 |
| L49 | N 43°27'59" W | 40.63 |

Attachment E



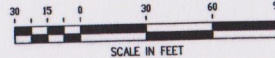
VICINITY MAP
SCALE 1"=1,000'

LEGEND

- OLD/BLK BRASS CAP AUXILIARY MEANDER CORNER
- SECONDARY MONUMENT (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

NOTES

- THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINE BE 1 AND LOT 2 CREATING A SINGLE LOT ENCOMPASSING ALL OF ISLAND, TO VACATE EXISTING UTILITY AND ACCESS EASEMENTS, & CREATE A NEW ELECTRICAL UTILITY EASEMENT AS SHOWN.
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER THE TRUE BOUNDS OF THE TRACT. THE APPROXIMATE LINE OF HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. NO TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRAC LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- REFERENCE DOVE ISLAND DOCK ACCESS AND MAINTENANCE AGR 1 BOOK 94, PAGES 577 THRU 580, SITKA RECORDING DISTRICT, 1 SEPT. 16, 1991, FOR RIGHT OF WAY ACCESS INFORMATION.
- THE ELECTRICAL EASEMENT CREATED HEREON IS FOR THE CITY BOROUGH OF SITKA ELECTRICAL DEPARTMENT FOR ACCESS TO / MAINTENANCE OF ELECTRICAL EQUIPMENT AND CABLE.



SCALE IN FEET

SITKA RECORDING DISTRICT

2009-24
SITKA RECORDING DISTRICT
DATE: 12-29-09
TIME: 1:51 PM
DRAWN BY: J. O'NEILL
ADDRESS: 1000 1ST AVE, SITKA, AK 99835

Samantha Pierson

Attachment F

From: doveislandlodge@gmail.com on behalf of Gofish <gofish@doveislandlodge.com>
Sent: Tuesday, July 05, 2016 3:13 PM
To: Planning Department
Subject: Fwd: Report from dove island

Report for the city

2015

First guest arrived: may 12, 2015

Last guest departed: sept 9, 2015

Total guest nights sold: 1391

Nights of 18+ guests: 22

Capacity (24-guest) nights: 0

Fish box: 301

Sincerely,

Nicole

Dove Island Lodge, Manager

907-747-5660 ofc

907-738-1543 cell

From: Duane <duanelambeth@gmail.com>
Sent: Monday, April 27, 2015 4:51 PM
To: maegan@cityofsitka.com
Cc: carole@cityofsitka.com
Subject: reports for Dove Island Lodge

Dear Maegan,

Just wanted to touch base with you an update you on the history of Scotts request for reports he needed to proceed with a building permit we have requested. When Dove Island Lodge received our CUP, part of of our conditions were to provide to the city (if requested for a period of 5 years) detailed guest night reports that go beyond the reports we submit for our bed taxes. In October of 2010 Wells Williams requested a report for the summer of 2010. December 1st of 2010 we submitted this report to the planning office. Since that time no one has requested another report until we submitted a proposed building for Dove Island Lodge a few months ago. At that time Scott Brylinski requested to have the reports for 2011, 2012, 2013, and 2014. Enclosed below are the reports.

2011

First guest arrived: may 25, 2011
Last guest departed: sept 16, 2011
Total guest nights sold: 1363
Nights of 18+ guests: 31
Capacity (24-guest) nights: 0
Fish box: 186

2012

First guest arrived: may 24, 2012
Last guest departed: sept 1, 2012
Total guest nights sold: 1341
Nights of 18+ guests: 21
Capacity (24-guest) nights: 0
Fish box: 279

2013

First guest arrived: may 3, 2013
Last guest departed: sept 30, 2013
Total guest nights sold: 1300
Nights of 18+ guests: 9
Capacity (24-guest) nights: 0
Fish box: 225

2014

First guest arrived: April 30, 2014
Last guest departed: sept 10, 2014
Total guest nights sold: 1517
Nights of 18+ guests: 40
Capacity (24-guest) nights: 3
Fish box: 339

If there is anything else that you need please feel free to call me directly

Sincerely,

Duane Lambeth
Dove Island Lodge
907-738-0856

Attachment F

Sent from my iPad=

BEFORE THE BOARD OF ADJUSTMENT OF THE
CITY AND BOROUGH OF SITKA

IN THE MATTER OF THE)
APPLICATIONS OF DUANE AND TRACIE LAMBETH)
FOR TWO CONDITIONAL USE PERMIT APPLICATIONS)
FOR DOVE ISLAND LODGE)
_____)

FINDINGS OF FACT AND DECISION

The City and Borough of Sitka Assembly sat as the Board of Adjustment (BOA) on March 30, 2010, pursuant to Sitka General Code ("SGC") 22.30.060B, regarding two conditional use permit applications from Duane and Tracie Lambeth for Dove Island Lodge. One of the applications concerned the lodge and the number of allowable guests and on-site resident employees. The other application concerned the commercial dock, and in particular, dock use concerning a plane and fish processing.

After considering the record, hearing arguments, conducting a public hearing, and deliberating in accordance with applicable Sitka General Code provisions, BOA approved the following motions, which generally accepted the attached Planning Commission's motions and Findings of Fact, which included conditions [Exhibit A], regarding the two conditional use permit applications:

Accepted the recommended motions and findings of fact made by the Planning Commission regarding the conditional use permit application filed by Duane and Tracie Lambeth for Dove Island Lodge for the number of guests ~~[16 maximum]~~ and on-site employees [5] at Dove Island Lodge, while striking any reference to contractors – VOTE 5-2. 24 guests
~~except that the number of guests is modified to allow for "up to a maximum of 24 guests/day or a cap of 1900 guest bed nights per summer season"~~
 Accepted the recommended motions and findings of fact made by the Planning Commission regarding the conditional use permit application filed by Duane and Tracie Lambeth for Dove Island Lodge for operation of a commercial dock by Dove Island Lodge – VOTE 5-2. 5/1-9/15

**** Excerpt from the Planning Director's Memo dated March 16, 2010 included for your reference at the suggestion of the Legal Department. ****

The specific motion that was approved on the lodge conditional use request was:

The Planning Commission, after carefully considering all the evidence provided by the applicant, public testimony, and independent analysis, recommends approval of a conditional use permit for Dove Island lodge of up to a maximum of 16 guests, 5 on-site employees (family members included), 6 contractors living off-site during the season, and no contractors living on Dove Island, with conditions.

The motion passed 4-1.

The motion on the recommended conditions was:

The Planning Commission has approved a previous motion on February 16, 2010 that recommended approval of a lodge of up to 16 guests on Dove Island with conditions. The Planning Commission in this motion herewith details the conditions in support that are directly tied and associated with the recommended conditional use permit.

- Dove Island shall obtain and provide to the Municipality copies of the issuance of DEC water and wastewater permit, Corps of Engineers dock permit, and written statement from the Alaska DNR that permitting is proceeding prior to May 1, 2010. The permit that shall be received prior to May 1, 2010, shall be an approval from DEC for water and wastewater operations on the site.
- Dove Island shall open the appropriate municipal water and utility account for water obtained from municipal harbors or any other municipal source prior to May 1, 2010.
- Dove Island Lodge shall be current on all water and other utility permits for the life of the conditional use permit. The requirement for a water and utility account shall meet the criterion established by the Finance department.
- Transport of non overnight guests by aircraft to and from Dove Island is prohibited.
- Structures on Dove Island shall not be used as a resort, conference center, or for business or corporate meetings without obtaining a conditional use permit.
- Dove Island Lodge shall provide written certification that all sales, property, and all other Municipal taxes are current on January 1 of each calendar year.
- Dove Island Lodge shall provide a summary of lodge operations to the Planning Office no later than December 1 of each calendar year.
- Planning Commission shall review the summary of lodge operation, provided by Dove Island, no later than the first Planning Commission meeting in January of every calendar year. A public hearing shall be held as part of the review.
- Failure to comply with any of the conditions shall result in automatic cancellation of conditional use permits approvals.
- The Planning Commission further requires that the annual review at the discretion of the Assembly be completed by the Planning Commission and the Assembly with a minimal review by the Planning Commission and the Assembly determining at its own discretion whether to further undertake that annual review.
- That an annual review be conducted consistent with the conditions above on an annual basis for at least at the Planning Commission level each year for the first 5 years of the conditional use permit.
- The conditional use permit shall not be granted prior to the issuance of all DEC water and wastewater permits and the issuance of the Corps of Engineer permits. These permits must be in place prior to the approval of the conditional use permit.

The motion on the recommendation on the commercial dock, that contained conditions, was:

Recommend approval to the Assembly of a modification to the commercial dock conditional use permit for Dove Island for seafood processing and float plane operations with the following criteria:

- The amount of fish processed shall not fill more than an average of 2 standard 50 pound fish boxes per day calculated from May 1 – September 15 season.
- All seafood byproducts or waste shall be disposed of at least ½ mile true south of the tip of Ring Island.
- Aircraft shall be limited to the De Havilland Beaver aircraft or a similar replacement aircraft for the owners. No aircraft access to the establishments docks, except for the one aircraft or replacement aircraft owned by the Dove Island lodge owners.
- Aircraft serving the establishment shall not take off or land in Jamestown Bay except for emergencies. While in Jamestown Bay, the aircraft shall not step taxi. No take-offs before 7:00 a.m. The mooring of aircraft shall be done in a manner that does not involve increasing engine power above that required to taxi. A wench must be used to bring the aircraft on/off the dock.
- Aircraft shall not operate before 7:00 a.m. or after 7:00 p.m. except for emergency for safety considerations after 7:00 p.m. In no circumstances shall there be any exception including emergencies prior to 7:00 a.m.
- For the purpose of the conditional use permit, Jamestown Bay shall consist of all navigable waters with a line drawn from the Westernmost part of Ring Island and the Southwestern most part of Cannon Island (57 degrees, 2 minutes, 16.5 seconds N - 135 degrees 17 minutes 39.9 second W and 57 degrees 2 minutes 33 seconds N - 135 degrees 18 minutes 6.54 second W).

This motion passed unanimously.

In addition, three additional motions, that passed unanimously, include:

Moved to approve the following:

A review of the modification of conditional use permit for commercial dock for Dove Island occur and meet all the requirements of the previously recommended conditional use permit for Dove Island Lodge, such as a mandatory review every year, for next 5 years and the timeframes associated thereof.

Moved to make the following recommendation to the City Assembly:

The Planning Commission further recommends in addition to the recommendations and conditions attached to the Dove Island Lodge that the approval be based on the plans submitted and that there shall be no expansion of buildings with the exception of those mandated by environmental agencies without a formal modification of the conditional use permit.

Moved to make the following recommendation to the City Assembly:

The Planning Commission further recommends as part of the aforementioned for approval of a modification for a commercial dock for Dove Island for seafood processing and float plane use that no expansion of the dock and the approval is based on plans submitted with the application, and any expansion of the commercial dock outside of those permitted shall not occur without the approval of a modification of a conditional use permit.

Attachment H

Parcel ID: 49020000
PAUL/JUSTIN BLANKENSHIP/BROWN
BLANKENSHIP, PAUL & BROWN,
JUSTIN
500 LINCOLN ST, #B-6
SITKA AK 99835

Parcel ID: 49030001
HAROLD/TRACIE LAMBETH
LAMBETH, HAROLD D./TRACIE
P.O. BOX 1512
SITKA AK 99835-1512

Parcel ID: 49040000
CHRISTIANSON TRUST
C/O THOR CHRISTIANSON
CHRISTIANSON TRUST
500 LINCOLN ST., #A-9
SITKA AK 99835

Dove Island Lodge
Conditional Use Permit Review
Dove Island

P&Z Mailing
August 5, 2016