



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: November 1, 2016

From: PCDD Staff

To: Planning Commission

Re: P 16-14 Final Plat of a Minor Subdivision at 1402 Sawmill Creek Road

GENERAL INFORMATION

Applicant: Thomas and Danine Williamson

Property Owner: same

Property Address: 1402 Sawmill Creek Road

Legal Description: Pt USS 2365, Pt USS 1947,
ATS 511 Tract A

Parcel ID Number: 3-0490-000

Size of Existing Lot: 1.8 acres

Zoning: Waterfront District

Existing Land Use: Residential/Commercial

Utilities: Full city utilities

Access: Sawmill Creek Road

Surrounding Land Use: Residential/Commercial

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 to approve the final plat

ATTACHMENTS

Attachment A: Aerial Vicinity Map
Attachment B: Vicinity Map
Attachment C: Zoning Map

Attachment D: Site Photos
Attachment E: Proposed Plat
Attachment F: Current Survey
Attachment G: Application
Attachment H: Deed
Attachment I: Mailing List
Attachment J: Proof of Payment

BACKGROUND

1402 Sawmill Creek Road is comprised of 3 legal lots: a portion of US Survey 2365, a portion of US Survey 1947, and ATS 511 Tract A. A house and storage structures exist on the property.

PROJECT DESCRIPTION

The proposed subdivision would reconfigure the existing three lots into three new lots. The applicants seek this resubdivision in order to provide access and utilities without crossing property lines. The total size of the property is 1.8 acres. The proposed lots would be 8745 square feet, 29,411 square feet, and 41,886 square feet. The lots are all in excess of Waterfront District's 6000 square foot minimum lot size.

All three lots will have ocean access. Currently, only two of the three lots have ocean access.

The plat includes an access and utility easement at approximately the midpoint of the Sawmill Creek Road boundary. Another utility easement is adjacent to the access and utility easement.

UPDATE 11/1/16 – Preliminary approval was granted with the condition of the addition of a plat note to state that the city shall be a party to all easements. This note has been added to the final plat.

Title 21 Subdivision

Plats that create no more than 4 additional lots shall comply with Chapter 21.12, Minor Subdivisions. The concept plat will be discussed at the first Planning Commission hearing, with the final plat to be considered at the second hearing.

ANALYSIS

Project/Site: The proposed lots are in excess of the minimum size requirements.

Traffic: Traffic will be determined by use. Specific uses have not been proposed at this time.

Parking: Lot sizes are ample to provide the required two parking spaces per residential property.¹ Parking for other uses would be calculated upon receipt of a building permit or business registration.

Noise: Industry is to be expected in the Waterfront District.

Public Health or Safety: No known impacts.

¹ Section 22.20.100.G.1—Residential Uses

Habitat: No known impacts.

Property Value or Neighborhood Harmony: The proposed lots are adequately sized and should not negatively impact neighboring property values.

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan section 2.6.1, which states, “To facilitate the availability of adequate land zoned for residential, commercial, industrial, and waterfront development” by reconfiguring existing waterfront land to create water access for one additional parcel.

FINDINGS:

Staff recommends the following findings:

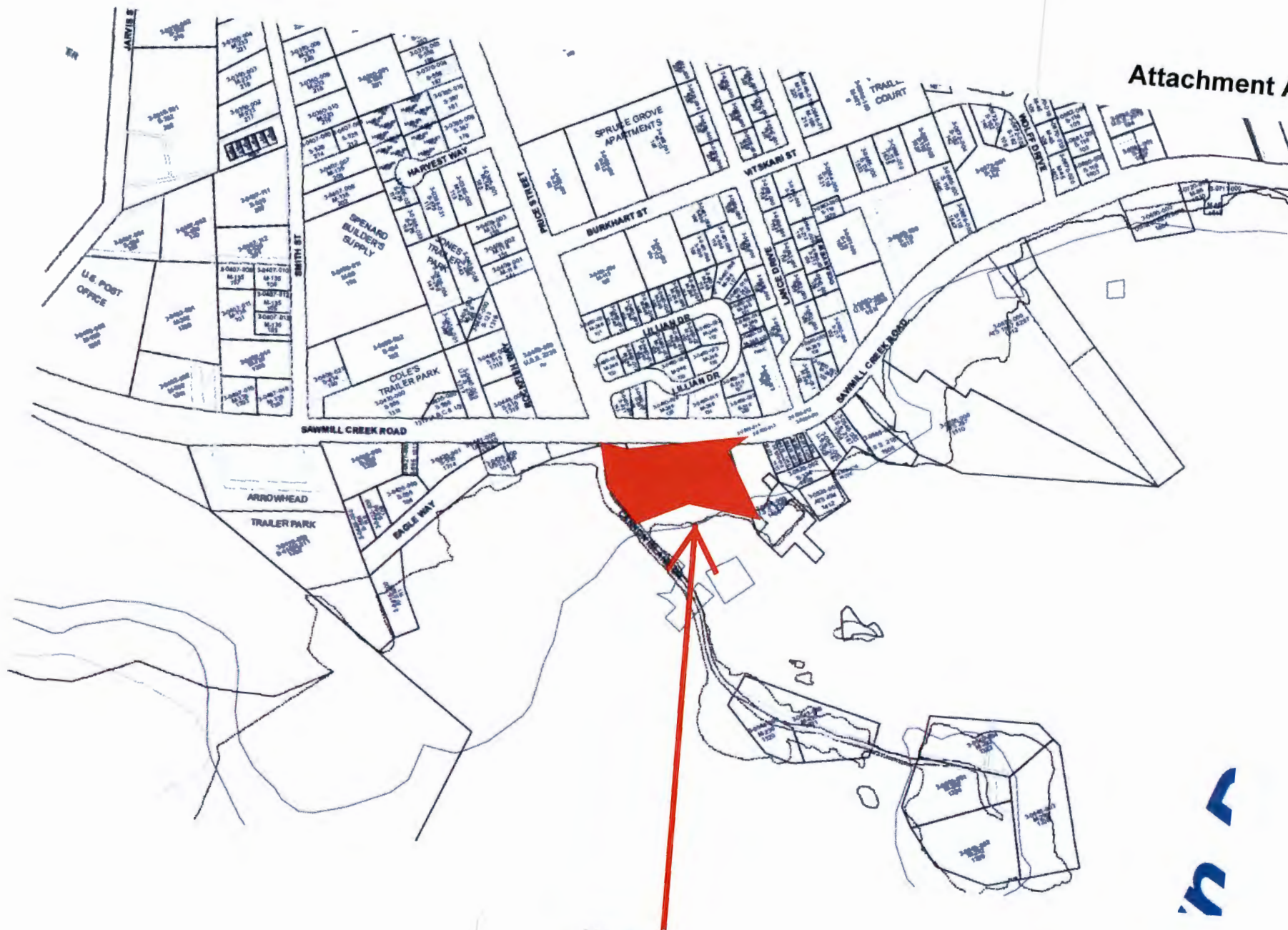
- 1) That the proposed minor subdivision complies with the comprehensive plan by providing for the reconfiguration of existing waterfront land to create water access for one additional parcel.
- 2) That the minor subdivision would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the PCDD staff’s analysis and move to approve the final plat of the minor subdivision of a portion of US Survey 2365, a portion of US Survey 1947, and ATS 511 Tract A.

RECOMMENDED MOTION

- 1) Move to approve the findings 1) that the proposed minor subdivision complies with the comprehensive plan by providing for the reconfiguring existing waterfront land to create water access for one additional parcel; and 2) that the minor subdivision would not be injurious to the public health, safety, and welfare.
- 2) Move to approve the final plat of a minor subdivision of 1402 Sawmill Creek Road, also known as a portion of US Survey 2365, a portion of US Survey 1947, and ATS 511 Tract A. The request is filed by Thomas and Danine Williamson. The owners of record are Thomas and Danine Williamson.



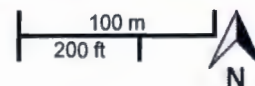
Williamson
Minor Subdivision
1402 Sawmill Creek Road



City & Borough of Sitka, Alaska

Selected Parcel: 1402 SAWMILL CREEK ID: 30490000

Printed on 9/26/2016 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.

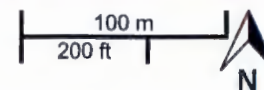
Williamson
Minor Subdivision
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City & Borough of Sitka, Alaska

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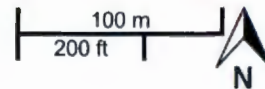
Williamson
Minor Subdivision
1402 Sawmill Creek Road



City & Borough of Sitka, Alaska

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Williamson
Minor Subdivision
1402 Sawmill Creek Road









CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADVERTISE 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: _____ DONOR: _____ COUNTERSIGNED: _____

DATE: _____ DONOR: _____ COUNTERSIGNED: _____

NOTARY'S ACKNOWLEDGMENT
 US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

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

TO ME KNOWN TO BE THE (SEVERAL INDIVIDUALS) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 20____, WILL BE DUE ON OR BEFORE AUGUST 31, 20____, DATED THIS _____ DAY OF _____.

ASSESSOR, CITY AND BOROUGH OF SITKA

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

DATE: _____ CHAIRMAN, PLATTING BOARD
 SECRETARY: _____

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

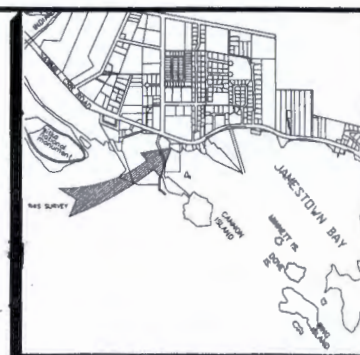
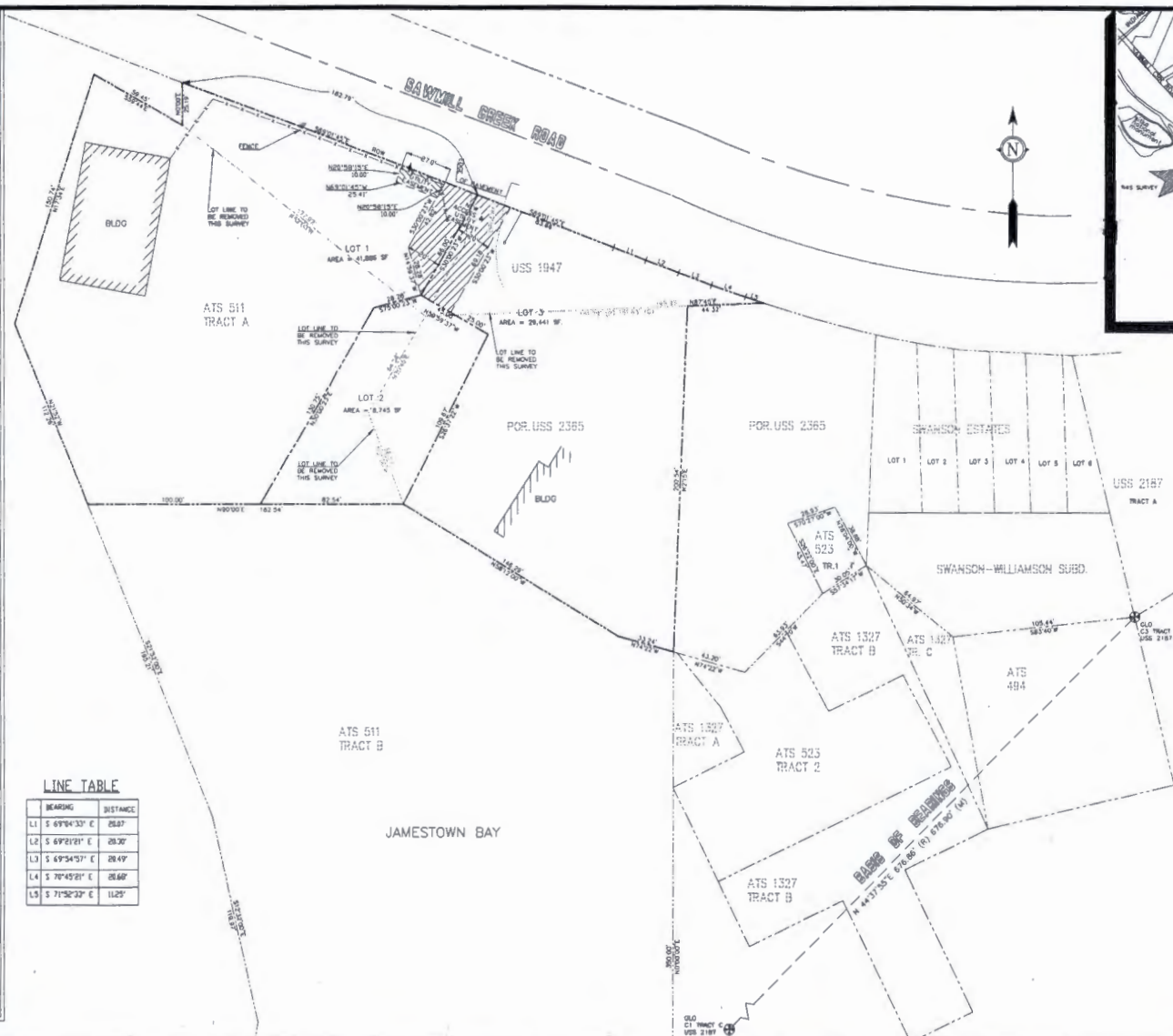
DATE: _____ MAYOR
 CITY AND BOROUGH CLERK: _____

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

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

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

FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA



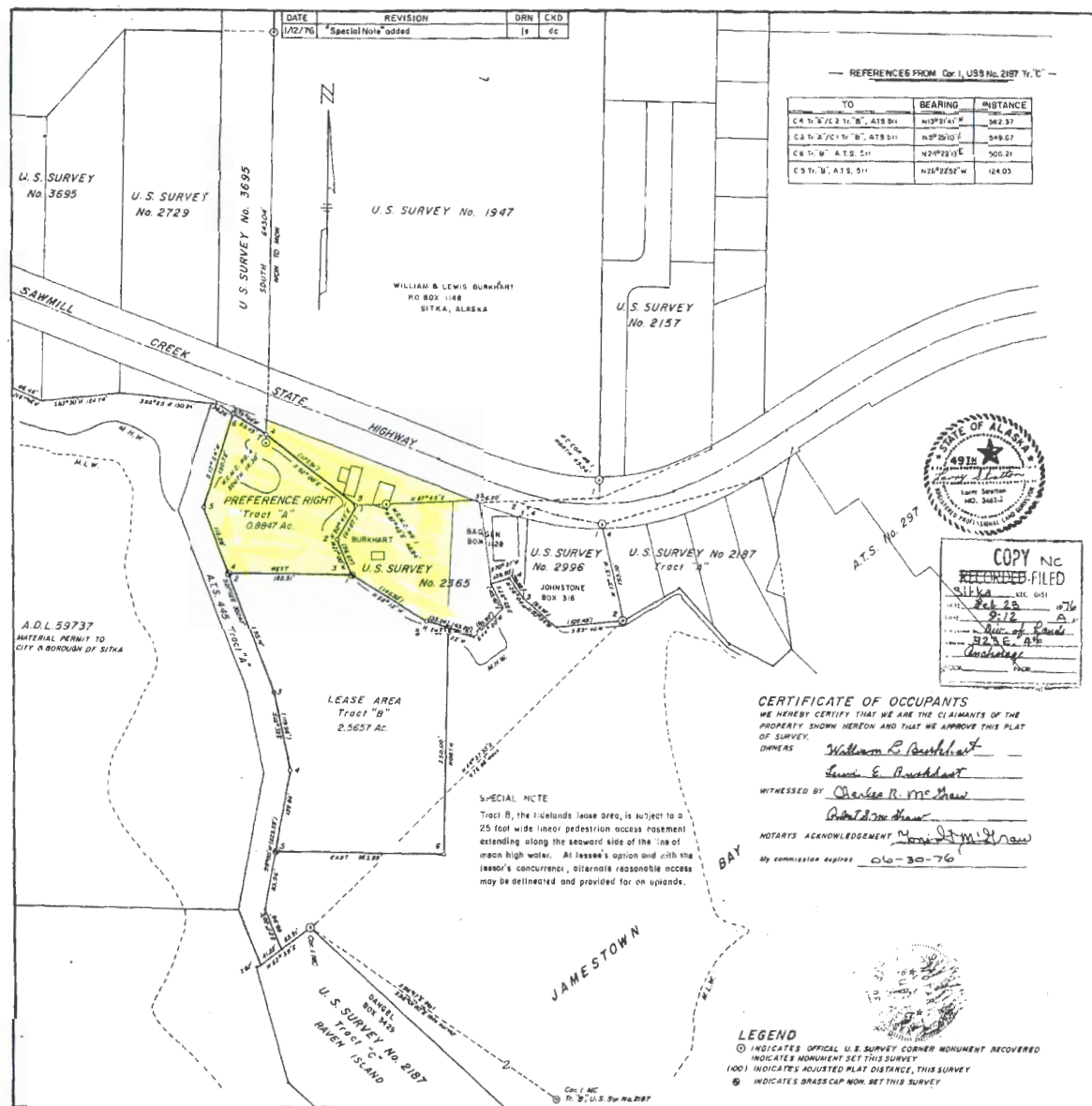
- VICINITY MAP**
 SCALE 1"=1,000'
- LEGEND**
- ⊙ PRIMARY CONTROL, MONUMENT (RECOVERED)
 - ⊕ GLOBE/BLM PRIMARY BRASS CAP (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - SECONDARY MONUMENT (RECOVERED)
 - (C) RECORDED DATA
 - (D) COMPUTED DATA
 - MEASURED DATA
- NOTES**
1. THE PURPOSE OF THIS PLAT IS SUBDIVIDE USS 1947, TRACT A OF ATS 511, AND A PORTION OF USS 2365 INTO THREE LOTS.
 2. THE CITY AND BOROUGH OF SITKA SHALL BE A PARTY TO ALL ACCESS AND UTILITY EASEMENTS AND THE EASEMENTS SHALL NOT BE MODIFIED OR RELOCATED WITHOUT MUNICIPAL APPROVAL.
 3. MAINTENANCE RESPONSIBILITY FOR UTILITIES, LIES WITH THE OWNER DERIVING BENEFIT FROM THEM. IF TWO OR MORE OWNERS DERIVE BENEFIT, THE COSTS SHALL BE DIVIDED EQUALLY.
 4. A MAINTENANCE AGREEMENT FOR THE ACCESS ROAD IS FILED UNDER SERIAL NO. _____

LINE TABLE

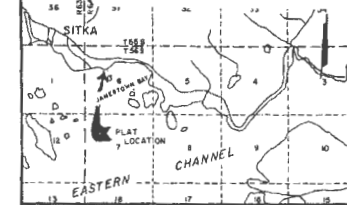
BEARING	DISTANCE
L1 S 69°04'33" E	25.87
L2 S 69°21'01" E	25.30
L3 S 69°34'51" E	28.49
L4 S 70°45'01" E	25.60
L5 S 71°52'32" E	11.25



O'NEILL SURVEYING AND ENGINEERING BOX 1849 SITKA, ALASKA 99835 PHONE: (907) 747-6700 FAX: (907) 747-7590 EMAIL: oneillengr@aol.net	RECORD OF REVISIONS <table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>REV</th> <th>DESCRIPTION OF CHANGE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	BY	DATE	REV	DESCRIPTION OF CHANGE						DESIGNED: P. O'NEILL DRAWN: J. MACADAM CHECKED: END DATE OF PLAT: 06-28-2008 SCALE: 1"=40' DRAWING NAME: 30039-07 PROJECT NO: 30039-07	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.	TOM'S PLACE SUBDIVISION A SUBDIVISION OF A PORTION OF USS 2365, USS 1947, AND TRACT A OF ATS 511 CLIENT: TOM WILLIAMSON
BY	DATE	REV	DESCRIPTION OF CHANGE										



Attachment F



Scale 1" = 1 mile
LONG. 135° 18' W AT CORNER NO. 1 OF TRACT "A"

VICINITY MAP

BASIS OF BEARINGS: THE BEARING OF ORIGIN FOR THIS SURVEY ORIGINATED BETWEEN COR. 1 AND COR. 2 OF U.S. SURVEY NO. 2365, OFFICIALLY REPORTED AS N 1° 45' E.

LEGAL DESCRIPTION

TRACT "A": BEGINNING AT COR. NO. 1 OF U.S. SURVEY NO. 2365 AS COR. NO. 1 OF THIS DESCRIPTION AND TRUE POINT OF BEGINNING, THENCE S 30° 45' W A DISTANCE OF 64.57 FEET TO COR. NO. 2, THENCE S 81° 00' E A DISTANCE OF 362.37 FEET TO COR. NO. 3, THENCE DUE WEST A DISTANCE OF 182.51 FEET TO COR. NO. 4, THENCE N 1° 45' E A DISTANCE OF 10.26 FEET TO COR. NO. 5, THENCE N 17° 54' E A DISTANCE OF 150.72 FEET TO COR. NO. 6, THENCE S 39° 44' E A DISTANCE OF 59.45 FEET TO COR. NO. 7, THENCE S 55° 00' E A DISTANCE OF 17.81 FEET TO COR. NO. 1 AND TRUE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 0.8847 ACRES. PREFERENCE RIGHT CLAIMANT: WILLIAM & LEWIS BURKHART, P.O. BOX 1148, SITKA, ALASKA 99555.

TRACT "B": BEGINNING AT COR. NO. 1 OF U.S. SURVEY NO. 2365, THENCE S 30° 45' W A DISTANCE OF 64.57 FEET TO A POINT, THENCE S 81° 00' E A DISTANCE OF 362.37 FEET TO COR. NO. 1 OF THIS DESCRIPTION AND TRUE POINT OF BEGINNING, THENCE DUE WEST A DISTANCE OF 182.51 FEET TO COR. NO. 2, THENCE S 81° 00' E A DISTANCE OF 182.51 FEET TO COR. NO. 3, THENCE S 39° 44' E A DISTANCE OF 59.45 FEET TO COR. NO. 4, THENCE S 55° 00' E A DISTANCE OF 17.81 FEET TO COR. NO. 5, THENCE DUE NORTH A DISTANCE OF 10.26 FEET TO COR. NO. 6, THENCE N 17° 54' E A DISTANCE OF 150.72 FEET TO COR. NO. 7, THENCE S 39° 44' E A DISTANCE OF 59.45 FEET TO COR. NO. 8, THENCE N 1° 45' E A DISTANCE OF 10.26 FEET TO COR. NO. 1 AND TRUE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 2.3657 ACRES OF LAND. LEASE APPLICANT: WILLIAM & LEWIS BURKHART, P.O. BOX 1148, SITKA, ALASKA 99555.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 12-26-75 SURVEYOR: Laurence C. Stratton, 3662-5

ADL 24039

DATE OF SURVEY DECEMBER 7, 1974	NAME OF SURVEYOR Laurence C. Stratton
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA	
ALASKA TIDELANDS SURVEY A.T.S. NO. 511 (T.56S, R.64E., C.R.M.)	
DRAWN BY Jerry D. Simpson	APPROVAL RECOMMENDED Mickie J. Kelly Acting Chief Land Surveyor
DATE APPROVED 6/6/75	APPROVED L. C. Stratton Acting Chief of Lands
SCALE 1" = 100'	CHECKED F. L. NO. 1 ATS 511

MICROFILMED D

76-1

Drawer #5

Williamson
Minor Subdivision
1402 Sawmill Creek Road

P L A T
of
U. S. S U R V E Y No. 1947
of the
HOMESTEAD CLAIM
of
TURNER L. BURKHART
Executed under provisions of the Act of Congress approved
June 20, 1918.

situate
Along the road from Sitka to Saw Mill
Creek, 1 1/2 miles east of Sitka

TERRITORY OF ALASKA

Area: 21.15 acres
Declinations: 72° E.
Scale: 3 chains to the inch.

Lat. 57°02'42" N.

Long. 135°18' W.

as executed by

CHAS. P. SEELYE
U. S. Transitman

June 25-26, 1931.

CERTIFICATE OF APPROVAL
PUBLIC SURVEY OFFICE
Juneau, Alaska, April 30, 1932.

The original field notes of Survey No. 1947, of the
Homestead Claim of Turner L. Burkhardt, from which this
plat has been made, have been examined and approved, and
are on file in this office, and I hereby certify that
they furnish such an accurate description of said claim
as will, if incorporated into a patent, serve fully to
identify the premises, and that such reference is made
therein to natural objects and permanent monuments, as
will perpetuate and fix the locus thereof.

And I further certify that this is a correct plat of
said claim, made in conformity with said original field
notes of the survey thereof, and the same is hereby ap-
proved.

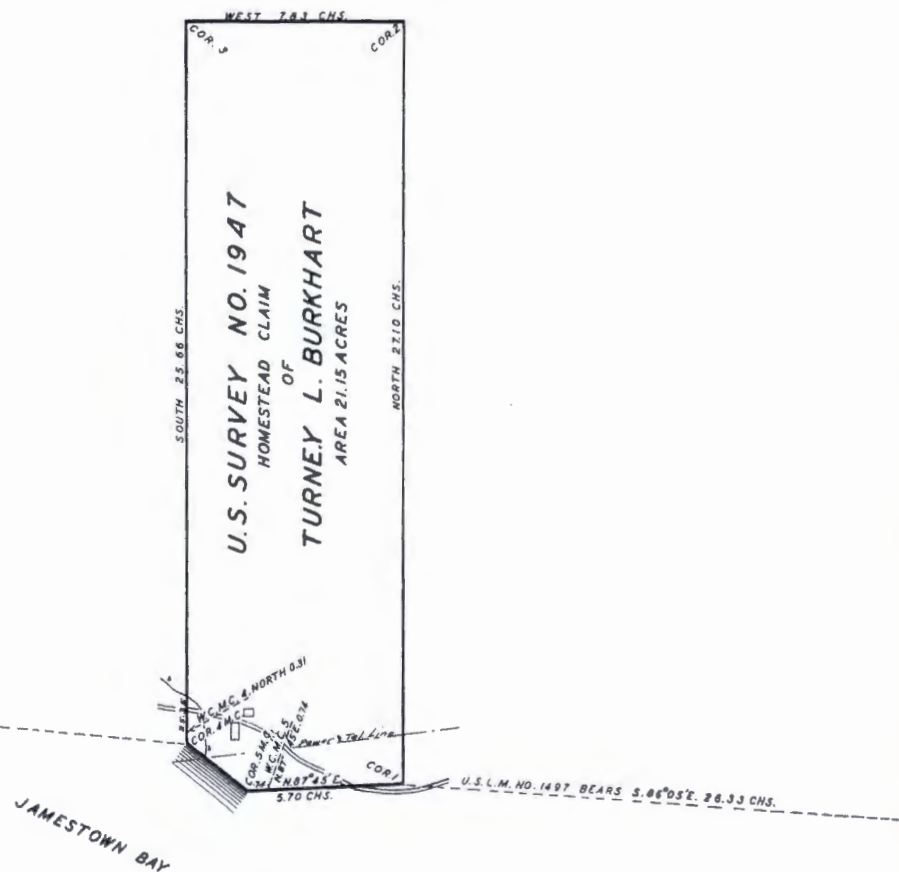
Chas. P. Seelye
Cadastral Engineer in Charge

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
Washington, D. C., September 26, 1932

The survey represented by this plat having been cor-
rectly executed in accordance with the requirements of
law and the regulations of this office, is hereby ac-
cepted.

Thos. O. Howell
Assistant Commissioner.

MEANDERS
From Cor. 4 M.O.
1. S. 52° E., 2.70 chs.
To Cor. 5 M.O.



ORIGINAL

PLAT

of
U.S. SURVEY NO. 2365
of the
HOMESTEAD

of
EDWARD E. WINBERG

Executed under the Act of Congress,
Approved JUNE 28, 1918

situated

ON SOUTH SIDE OF SITKA HIGHWAY ABOUT 1 1/4 MILES EAST
OF SITKA, BETWEEN HIGHWAY AND JAMESTOWN BAY

TERRITORY OF ALASKA

Area: 1.06 acres
Declination: 30°00' E.
Scale: 1 chain to the inch

Latitude 57°02' 50" N. Longitude 135°00' 18" W

Survey executed by

F. W. WILLIAMSON, CADASTRAL ENGINEER G. L. O.
OCTOBER 19 - 24, 1937

CERTIFICATE OF APPROVAL
PUBLIC SURVEY OFFICE
Juneau, Alaska, MAY 28, 1938

The original field notes of Survey No. 2365, of the

HOMESTEAD OF EDWARD E. WINBERG

from which this plat has been made, have been examined
and approved, and are on file in this office, and I hereby
certify that they furnish such an accurate description of
said claim as will, if incorporated into a patent, serve fully
to identify the premises, and that such reference is made
therein to natural objects and permanent monuments, as
will perpetuate and fix the locus thereof.

And I further certify that this is a correct plat of
said claim, made in conformity with said original field
notes of the survey thereof, and the same is hereby ap-
proved.

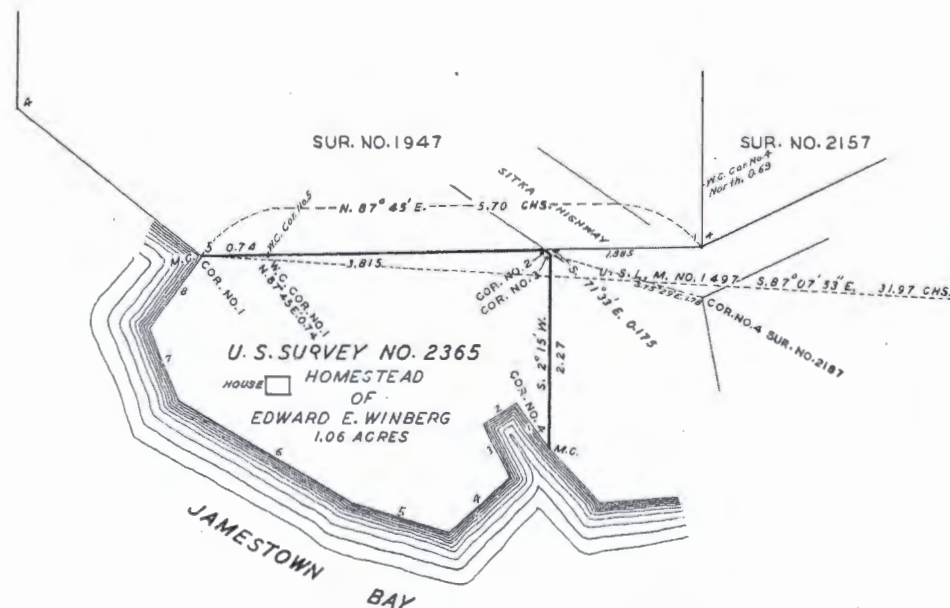
E. A. Parker
District Cadastral Engineer

UNITED STATES
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
Washington, D.C., OCT. 3, 1938

The survey represented by this plat having been cor-
rectly executed in accordance with the requirements of
law and the regulations of this office, is hereby accepted.

Antoinette Frank

Assistant Commissioner.



MEANDERS		
NO.	COURSE	DIST.
1	N. 28° 04' W.	0.59 CHS.
2	S. 70° 27' W.	0.44 "
3	S. 28° 22' E.	0.09 "
4	S. 44° 20' W.	0.97 "
5	N. 74° 23' W.	1.18 "
6	N. 58° 12' W.	2.22 "
7	N. 21° 00' W.	0.86 "
8	N. 30° 43' E.	0.98 "



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

Attachment G

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR: VARIANCE CONDITIONAL USE
ZONING AMENDMENT PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Resubdivide existing 3 lots to provide access and utilities without crossing property lines.

PROPERTY INFORMATION:

CURRENT ZONING: Waterfront PROPOSED ZONING (if applicable): Same

CURRENT LAND USE(S): Equipment yard PROPOSED LAND USES (if changing): Same

APPLICANT INFORMATION:

PROPERTY OWNER: Thomas and Danine Williamson

PROPERTY OWNER ADDRESS: P.O. Box 2135 Sitka AK 99835 1404 SMC

STREET ADDRESS OF PROPERTY: 1400 Sawmill Creek

APPLICANT'S NAME: Thomas + Danine Williamson

MAILING ADDRESS: P.O. Box 2135 Sitka AK 99835

EMAIL ADDRESS: williamsondanine@hotmail.com DAYTIME PHONE: 907-747-8113 cell 907-738-8113

PROPERTY LEGAL DESCRIPTION:

TAX ID: 3-0490-000 LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: 2365, 1947, ATS 511TR

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

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

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

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

If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility 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 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.

Donna Williamson
Owner

9/22/16
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

Williamson
Minor Subdivision
1402 Sawmill Creek Road

SOUTHEASTERN TITLE AGENCY, INC.
1277 210 LAKE STREET
SITKA, ALASKA 99635
ORDER NO. 90-5-1167

THIS S

Attachment H

FILED FOR RECORD AT REQUEST OF

BOOK 89 PAGE 965
Sitka Recording District

WHEN RECORDED RETURN TO

Name.....
Address.....
City, State, Zip.....
RETURN TO:
SOUTHEASTERN TITLE AGENCY, INC.
P.O. BOX 1223 210 LAKE STREET
SITKA, ALASKA 99635

Statutory Warranty Deed

THE GRANTOR WILLIAM LEE BURKHART AND LEWIS EMERALD BURKHART, 1613 SAWMILL CREEK ROAD,
SITKA, ALASKA 99835

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00)

in hand paid, conveys and warrants to THOMAS WILLIAMSON AND DANINE J. WILLIAMSON, HUSBAND AND WIFE
P.O. BOX 2135, SITKA, ALASKA 99835

the following described real estate, situated in the SITKA Recording District, FIRST Judicial
District, State of Alaska:

SEE ATTACHED EXHIBIT "A"

Dated AUGUST 8, 1990

William L. Burkhart
WILLIAM LEE BURKHART

Lewis E. Burkhart
LEWIS EMERALD BURKHART

ACKNOWLEDGEMENT

STATE OF ALASKA

CITY OF SITKA

THIS CERTIFIES that on this 8th day of AUGUST 1990
before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared
WILLIAM LEE BURKHART AND LEWIS EMERALD BURKHART
to me known and known to me to be the person(s) named as grantor(s) in the foregoing deed and
THEY (individually) acknowledged to me that THEY executed the same freely and
voluntarily for the uses and purposes therein mentioned.

Williamson
Minor Subdivision
1402 Sawmill Creek Road

Notary Public for Alaska

My commission expires: 2-22-91

90-1272

BOOK 89 PAGE 966
Sitka Recording District1300
RECORDED-FILED
SITKA REC.
DISTRICT

Aug 9 9 36 AM '90

REQUESTED BY STATEADDRESS Sitka

EXHIBIT A

90-S-1167

PARCEL I-Part of U. S. Survey 1947 and more fully described as beginning the Southernmost point of said survey as corner 1 herein; thence N 52° 00' W a distance of 178.2 ft to corner #4 of said survey as corner #2 herein; thence due North 20.5 ft to a point as corner #3 herein; thence S 69° 33' E a distance of approximately 350.0 ft., but in any event for such distance as to reach a point on the SSE side line of said survey 1947 (between corners #1 and #5 of said survey) as corner #4 herein; thence S 87° 15' W a distance of approximately 180 ft. along said SSE side of said survey to corner #1 herein and the place of beginning. This fractional part of U. S. Survey 1947 is that part between Jamestown Bay and the Sawmill Creek Road. Sitka Recording District, First Judicial District, State of Alaska. EXCEPTING therefrom any portion with the right of way of Sawmill Creek Highway.

PARCEL II-U. S. Survey 2365 EXCEPT that portion more fully described as: A fractional part of U. S. Survey No. 2365, situated at Jamestown Bay, near Sitka, Alaska, more fully described as follows: Beginning at Corner No. 2 of said U. S. Survey 2365, hereinafter called Corner No. 1 hereof; thence South 87° 45' West for a distance of 100 ft. to Corner No. 2 hereof; thence South 02° 15' West a distance of 199.9 ft. more or less, until intersection is made with the mean high tide line of Jamestown Bay (identical with the southerly boundary of said survey) as Corner No. 3; thence Meandering along the mean high tide line of Jamestown Bay South 74° 22' East a distance of 43.20 ft to Corner No. 4; thence continuing meandering along said Bay North 44° 20' East a distance of 64.02 ft. to Corner No. 5; thence continuing meandering North 22° 26' West a distance of 45.54 ft. to Corner No. 6; thence continuing meandering North 70° 27' East a distance of 29.04 ft. to Corner No. 7; thence continuing meandering south 28° 04' East a distance of 38.94 ft. to Corner No. 8; thence North 02° 12' West a distance of 149.82 ft to Corner No. 9; thence North 71° 33' West a distance of 11.55 ft. to Corner No. 1, the point of beginning, Sitka Recording District, First Judicial District, State of Alaska.

PARCEL III-Known as A.T.S. No. 511, Tract A: Beginning at Cor. No. 1 of U. S. Survey No. 2365 as Cor. No. 1 of this description and true point of beginning, thence S 30° 45' W a distance of 64.57 feet to Cor. No. 2, thence S 21° 00' E a distance of 56.67 feet to Cor. No. 3, thence due west a distance of 182.51 feet to Cor. No. 4, thence N 21° 52' W a distance of 112.28 feet to Cor. No. 5, thence N 17° 34' E a distance of 150.72 feet to Cor. No. 6, thence S 59° 44' E a distance of 59.45 feet to Cor. No. 7, thence S 52° 00' E a distance of 177.91 feet to Corner No. 1 and true point of beginning. Described area contains 0.8847 acres, Sitka Recording District, First Judicial District, State of Alaska.

Williamson
Minor Subdivision
1402 Sawmill Creek Road



WHEN RECORDED RETURN TO:

Name: SOUTHEASTERN TITLE AGENCY, INC.
Address: P.O Box 1223
Sitka, AK 99835

DEED OF RECONVEYANCE

WHEREAS, the indebtedness secured to be paid by the Deed of Trust executed by Thomas S. Williamson and Danine Williamson, husband and wife to Southeastern Title Agency, Inc., an Alaska corporation, as Trustee, dated November 14, 2012, and recorded November 28, 2012 with the Serial Number 2012-001714-0, in the Sitka Recording District, First Judicial District, State of Alaska, has been fully paid.

NOW THEREFORE, in consideration of the payment of said indebtedness, Southeastern Title Agency, Inc., as Trustee, does hereby grant, bargain, sell and convey unto the parties entitled thereto, without warranty, all the estate and interest derived to said Trustee, under said Deed of Trust, in the lands therein described, to-wit:

U, S, Survey 2365 excepting therefrom that portion more fully described as follows: Beginning at Corner No. 2 of said U. S. Survey 2365 hereinafter called Corner No. 1 of this description and point of beginning; thence S 87°45' W a distance of 100.00 feet to Corner No. 2 thereof S 02°15' W a distance of 199.9 feet more or less until intersection is made with the mean high tide line of Jamestown Bay (identical with the southerly boundary of said survey) as Corner No. 3; thence meandering along the mean high tide line of Jamestown Bay S 74°22' E a distance of 43.20 feet to Corner No. 4; thence continuing meandering along Jamestown Bay N 44° 20' E a distance of 64.02 feet to Corner No. 5; thence meandering N 22°26' W a distance of 45.54 feet to Corner No. 6; thence meandering N 70°27' E a distance of 29.04 feet to Corner No. 7; thence meandering S 28° 04' E a distance of 38.94 feet to Corner No. 8; thence N 02°12' W a distance of 149.82 feet to Corner No. 9; thence N 71°33' W a distance of 11.55 feet to Corner No.1 the point of beginning. Sitka Recording District, First Judicial District, State of Alaska..

To have and to hold the same, with the tenements, hereditaments and appurtenances thereunto belonging, or any anywise appertaining, unto the said Grantee.

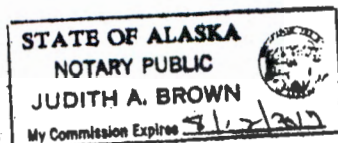
DATE: August 5, 2015

SOUTHEASTERN TITLE AGENCY, INC.
as Trustee

BY: DUANE L. KAUFFMAN
President

THIS IS TO CERTIFY that on this 5 day of August, 2015 before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Duane L. Kauffman to me known to be the person(s) described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.



Notary Public in and for the State of Alaska
My commission expires: August 12, 2017

Parcel ID: 30428000
STATE OF ALASKA
STATE OF ALASKA
6860 GLACIER HWY
JUNEAU AK 99801

Parcel ID: 30450000
EAGLE BAY INN, LLC
EAGLE BAY INN, LLC
P.O. BOX 740301
NEW ORLEANS LA 70174

Parcel ID: 30459001
RONALD/SANDRA RUDY
RUDY, RONALD, G./SANDRA, L.
P.O. BOX 898
LYNNWOOD WA 98046-0898

Parcel ID: 30459002
RONALD/SANDRA RUDY
RUDY, RONALD/SANDRA
P.O. BOX 898
LYNNWOOD WA 98046-0898

Parcel ID: 30460013
SHIRLEY BURKHART
BURKHART, SHIRLEY, L.
1613 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30460015
DUANE/LAURIE SEEHAFFER
SEEHAFFER, DUANE/LAURIE
131 LILLIAN DR
SITKA AK 99835

Parcel ID: 30460025
GARY/DAVID/D/R
BERNHARDT/VILANDRE/WHITE
BERNHARDT, G. & D., WHITE, &
VILANDRE
1511 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 30460260
JEREMY/KRYSTAL STRONG
STRONG, JEREMY & KRYSTAL
143 LILLIAN DR
SITKA AK 99835

Parcel ID: 30460261
MICHAEL HARMON
HARMON, MICHAEL
P.O. BOX 791
SITKA AK 99835-0791

Parcel ID: 30490000
THOMAS/DANINE WILLIAMSON
WILLIAMSON, THOMAS/DANINE J.
P.O. BOX 2135
SITKA AK 99835-2135

Parcel ID: 30500000
THOMAS/DANINE WILLIAMSON
WILLIAMSON, THOMAS/DANINE J.
P.O. BOX 2135
SITKA AK 99835-2135

Parcel ID: 30520002
LLOYD/VICKI SWANSON
SWANSON, LLOYD
1412 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30520010
LLOYD/VICKI SWANSON
COMMON AREA
SWANSON, LLOYD
1412 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30520013
TIFFANY JANSSEN
JANSSEN, TIFFANY, L.
1410-C SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30520014
SUSAN/KENNETH SUAREZ/OWEN
SUAREZ, SUSAN & OWEN, KENNETH
1410 SAWMILL CREEK RD, #D
SITKA AK 99835

Attachment I

Parcel ID: 30428000
STATE OF ALASKA
STATE OF ALASKA
6860 GLACIER HWY
JUNEAU AK 99801

Parcel ID: 30450000
EAGLE BAY INN, LLC
EAGLE BAY INN, LLC
P.O. BOX 740301
NEW ORLEANS LA 70174

Parcel ID: 30459001
RONALD/SANDRA RUDY
RUDY, RONALD, G./SANDRA, L.
P.O. BOX 898
LYNNWOOD WA 98046-0898

Parcel ID: 30459002
RONALD/SANDRA RUDY
RUDY, RONALD/SANDRA
P.O. BOX 898
LYNNWOOD WA 98046-0898

Parcel ID: 30460013
SHIRLEY BURKHART
BURKHART, SHIRLEY, L.
1613 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30460015
DUANE/LAURIE SEEHAFFER
SEEHAFFER, DUANE/LAURIE
131 LILLIAN DR
SITKA AK 99835

Parcel ID: 30460025
GARY/DAVID/D/R
BERNHARDT/VILANDRE/WHITE
BERNHARDT, G. & D., WHITE, &
VILANDRE
1511 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 30460260
JEREMY/KRYSTAL STRONG
STRONG, JEREMY & KRYSTAL
143 LILLIAN DR
SITKA AK 99835

Parcel ID: 30460261
MICHAEL HARMON
HARMON, MICHAEL
P.O. BOX 791
SITKA AK 99835-0791

Parcel ID: 30490000
THOMAS/DANINE WILLIAMSON
WILLIAMSON, THOMAS/DANINE J.
P.O. BOX 2135
SITKA AK 99835-2135

Parcel ID: 30500000
THOMAS/DANINE WILLIAMSON
WILLIAMSON, THOMAS/DANINE J.
P.O. BOX 2135
SITKA AK 99835-2135

Parcel ID: 30520002
LLOYD/VICKI SWANSON
SWANSON, LLOYD
1412 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30520010
LLOYD/VICKI SWANSON
COMMON AREA
SWANSON, LLOYD
1412 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30520013
TIFFANY JANSSEN
JANSSEN, TIFFANY, L.
1410-C SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30520014
SUSAN/KENNETH SUAREZ/OWEN
SUAREZ, SUSAN & OWEN, KENNETH
1410 SAWMILL CREEK RD, #D
SITKA AK 99835

Williamson
Minor Subdivision
1402 Sawmill Creek Road

P&Z Mailing
October 7, 2016

CITY & BOROUGH OF SITKA
100 LINCOLN STREET
SITKA, AK 998357540

Merchant ID: 000000002754907
Term ID: 04090014
40920P114835

Sale

VISA

XXXXXXXXXXXX0962

Entry Method: Swiped

Apprvd: Online Batch#: 000995

09/22/16 11:32:13

Inv #: 000008 Appr Code: 093370

Total: \$ 53.00

Customer Copy

INV

Attachment J

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 9/22/16

To:

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	
Minor Subdivision.....	50.00
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	3.00
TOTAL.....	53.00

Thank you

PAID

SEP 22 2016

CITY & BOROUGH OF SITKA

Williamson
Minor Subdivision
1402 Sawmill Creek Road