



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: February 6, 2017

To: Planning Commission

From: PCDD Staff

Re: CU 17-03 Conditional Use Permit for STR at 2840 Sawmill Creek Road

GENERAL INFORMATION

Applicant: Michael Coleman

Property Owner: Michael and Tessie Coleman

Property Address: 2840 Sawmill Creek Road

Legal Description: Lot 1 R&C Hammack Subdivision
Lot Line Adjustment

Parcel ID Number: 3-1740-001

Size of Existing Lot: 57,755 square feet

Zoning: R-1 LDMH

Existing Land Use: Residential

Utilities: Full city services

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 of Recommendation

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Zoning Map

Attachment D: Site Plan

Attachment E: Floor Plan

Attachment F: Subdivision Plat

Attachment G: Parcel Pictures

Attachment H: Application

Providing for today...preparing for tomorrow

Attachment I: Flood Zone Map
Attachment J: Mailing List
Attachment K: Proof of Payment
Attachment L: Warranty Deed

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for a short-term rental of a single family structure at 2840 Sawmill Creek Road in the R-1 LDMH single-family or duplex low density or single-family low density manufactured home district. The property exceeds the 2 parking space requirement. The proposed short-term rental unit has three bedrooms and two baths on a single level. The property is bounded by the owner's residence to the north and commercially zoned property, which has historically offered vacation rentals, to the south. The applicants intend for Sitka Travel to manage the rental.

22.16.035 R-1 LDMH single-family or duplex low density or single-family low density manufactured home district.

The R-1 LDMH zoning district may allow short-term rentals as a conditional use subject to the ability to mitigate any adverse effects to nonexistent or minimal and reasonable for the zone and in harmony with surrounding land uses.¹

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.²

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

The property has a driveway that provides space in excess of the required 2 parking spaces. Sufficient space is available for vehicle turn-around, so backing out onto Sawmill Creek Road is not a concern. No impacts anticipated.

b. Amount of noise to be generated and its impacts on surrounding land use: Renters can be known to create more noise due to being on vacation than typical families might. However, the provision of a rental overview and ability to address concerns adequately mitigate this.

c. Odors to be generated by the use and their impacts: No additional odors.

¹ Table 22.16.015-1 and Sections 22.24.010(B) and (C) (Bed and Breakfast and Short-term Rental respectively).

² § 22.24.010.E

d. Hours of operation: Year-round.

e. Location along a major or collector street: Sawmill Creek Road.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: No concerns.

g. Effects on vehicular and pedestrian safety: None identified that would be different than existing use or significant in impact.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: No concerns.

i. Logic of the internal traffic layout: The applicant has indicated more than the required parking spaces for a single-family residence.

j. Effects of signage on nearby uses: No proposed signage.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: Foliage and a driveway provide buffers.

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 2.6.2, which states, "To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas;" and Section 2.6.2(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses. A rental overview will mitigate any concerns for noise and traffic. In addition, the Comprehensive Plan identifies the goal of providing various housing opportunities and housing options for seasonal, temporary, emergency, and transitional needs.³ This application conforms to the above sections by creating short-term transient housing.

m. Other criteria that surface through public comments or planning commission review: Short-term rentals may increase long-term rental rates for the overall community.⁴

FINDINGS

³ Comprehensive Plan 2.5.11, 2.10.3, and 2.10.4.

⁴ Planning: The Magazine of the American Planning Association, February 2016, p. 31

C. Required Findings for Conditional Use Permits. The planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:⁵

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity; 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.
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.
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.

The city may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit. The city may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the conditional use permit. In considering the granting of a conditional use, the assembly and planning commission shall satisfy themselves that the general criteria set forth for uses specified in this chapter will be met. The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and planning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;
2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in

⁵ § 22.30.160.C – Required Findings for Conditional Use Permits

evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted;

3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures;
4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.

Conclusion on Findings: The required findings of fact have been met as the conditional use as conditioned would not be detrimental to the public's health, safety, or welfare; that the conditions of approval have satisfactorily mitigated any potential harm or impact to the surrounding land uses and properties through the conditions of approval, by meeting all applicable SGC regulations, and by being in support of the Comprehensive Plan regarding transient housing supply.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and required findings as found in the staff report and grant the requested conditional use permit subject to attached conditions of approval.

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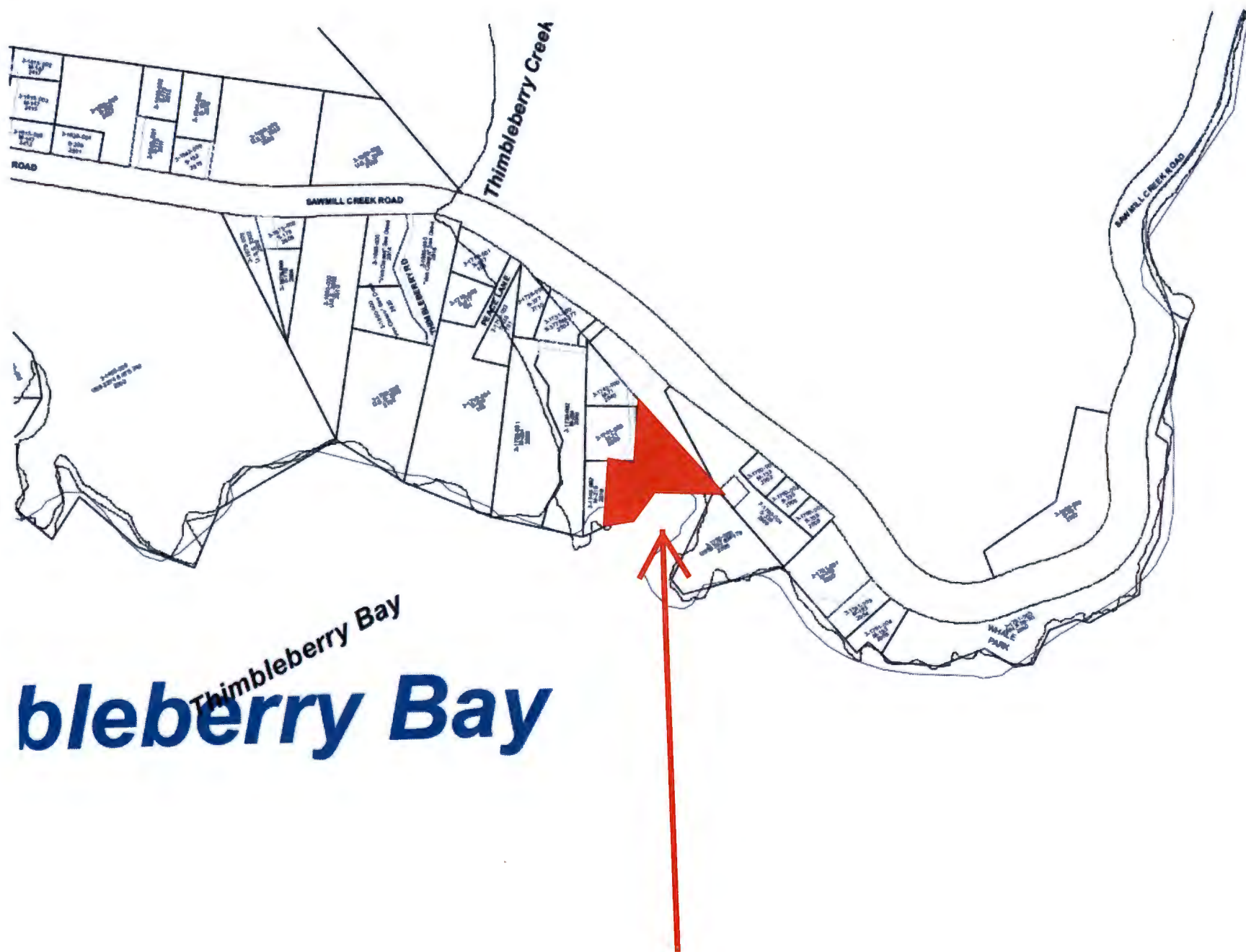
Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for conditional use permits as discussed in the staff report.
- 2) I move to approve the conditional use permit application for a short-term rental at 2840 Sawmill Creek Road subject to the attached conditions of approval. The property is also known as Lot 1 R&C Hammack Subdivision Lot Line Adjustment. The request is filed by Michael Coleman. The owners of record are Michael and Tessie Coleman.

Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application and plans that were submitted with the request.

3. The facility shall be operated in accordance with the narrative that was submitted with the application.
4. 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. The report is due within thirty days following the end of the reporting period.
5. 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.
6. 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.
7. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.
8. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
9. Owners shall provide renters with a brief rental overview including respecting the residential neighborhood and regarding directions and traffic circulation patterns to mitigate any potential traffic impacts.



Thimbleberry Bay
bleberry Bay



City & Borough of Sitka, Alaska

Selected Parcel: 2840 SAWMILL CREEK ID: 31742000

Printed 1/30/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 10-2-97 OWNER Bill & Rose (SIGNATURE)
 DATE 10-9-97 OWNER Harold D. Foster (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF October, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SHOWN PERSONALLY APPEARED William D. Foster and Bill & Rose (as parties) TO ME KNOWN TO BE THE IDENTICAL 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.

Bill & Rose
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 7-1-99

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 4-2-97 OWNER Charles D. Hammack (SIGNATURE)
 DATE 4-2-97 OWNER Charles D. Hammack (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF April, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SHOWN PERSONALLY APPEARED Charles D. Hammack TO ME KNOWN TO BE THE IDENTICAL 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.

Charles D. Hammack
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 11-18-97

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 Bill & Rose and Charles D. Hammack and THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 1997, including on 3002B-01-00 amounting to \$1,100.00 are paid in full on the DAY OF October, 1997.

Bill & Rose
 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. 3002B-01-00, DATED 4-23-97, 1997, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 6/24/97 Tom Wright
 DISTRICT MAGISTRATE BOARD

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 100, PAGE 100, DATED 6/18/97, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 6/23/97 Tom Wright
 CITY AND BOROUGH OF SITKA

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 Bill & Rose and Charles D. Hammack and THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 2nd DAY OF June, 1997, AT SITKA, ALASKA.

Bill & Rose
 FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA

O'NEILL
 LAND SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
 (907) 747-6700

BY	DATE	REV	DESCRIPTION OF CHANGE



DESIGNED: P. O'NEILL
 DRAWING: GOE/ACAD
 CHECKED: GOE
 DATE OF PLAT: AM 20 1997 4 23 97
 SCALE: 1"=80'
 DRAWING NAME: 3002B-01
 PROJECT NO.: 3002B-01-00

SURVEYOR'S CERTIFICATE

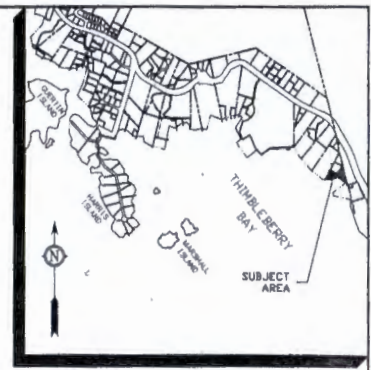
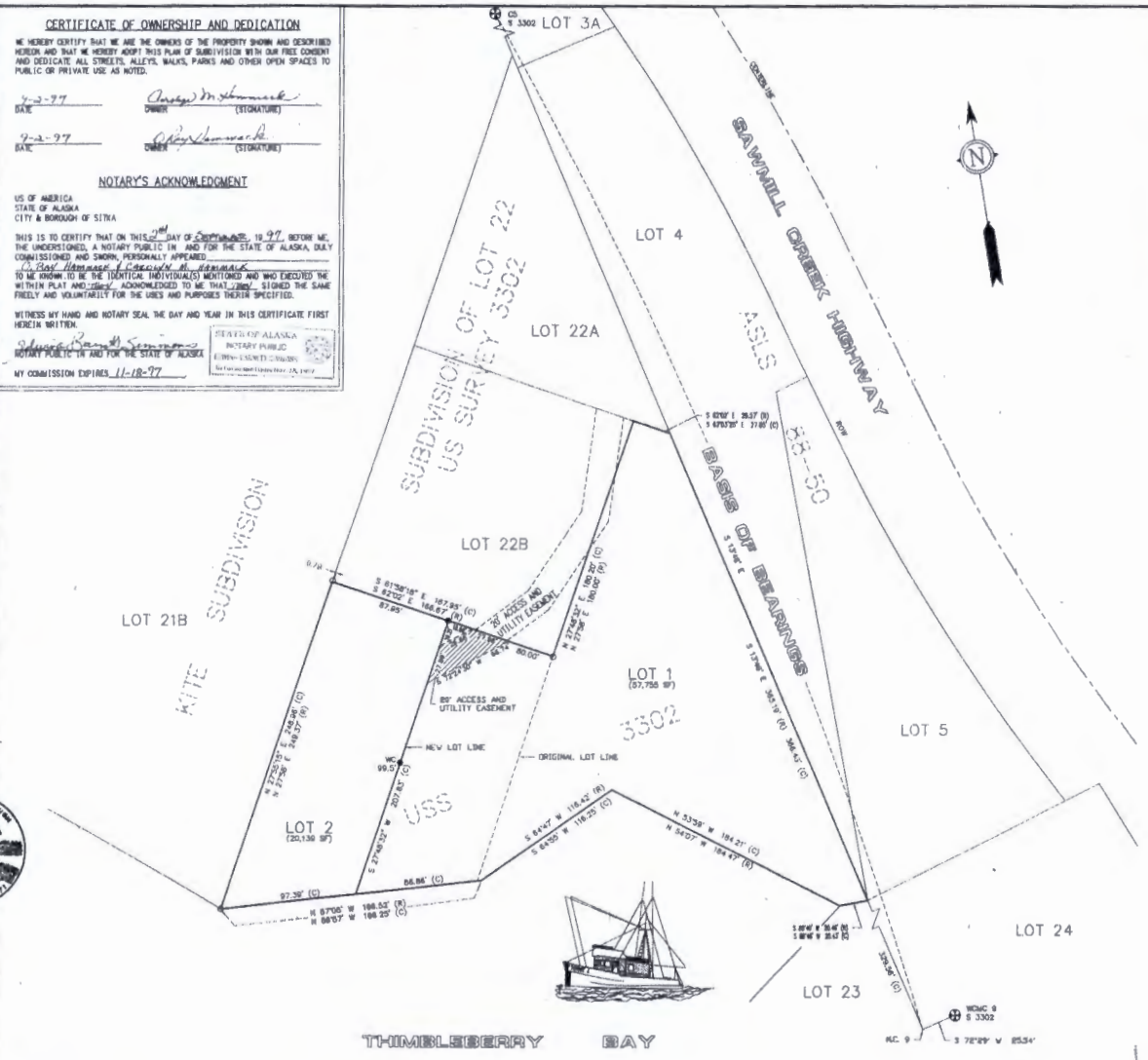
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN January, 1997, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 4-2-97
P. O'Neill
 PATRICK R. O'NEILL IS 6304

R. & C. HAMMACK SUBDIVISION
- LOT LINE ADJUSTMENT -

A LOT LINE ADJUSTMENT BETWEEN LOTS 1 AND 2 OF THE R. & C. HAMMACK SUBDIVISION

CLIENT: BILL FOSTER, 403 LINCOLN STREET, SUITE 236, SITKA, ALASKA 99835

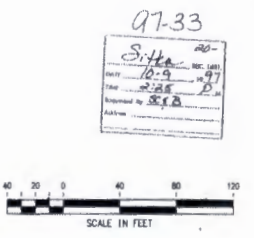


VICINITY MAP
 SCALE 1"=1,000'

- LEGEND**
- PRIMARY CONTROL MONUMENT (RECOVERED)
 - ⊕ GLO/BLM PRIMARY BRASS CAP (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - SECONDARY MONUMENT (RECOVERED)
 - 4x4 WOOD POST (RECOVERED)
 - (R) RECORDED DATA
 - (C) COMPUTED DATA
 - (M) MEASURED DATA

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO MOVE THE PROPERTY LINE BETWEEN LOTS 1 AND 2 80' TO THE WEST.



Sawmill Cr. Rd

additional
Parking
3 spaces

2820
SMC

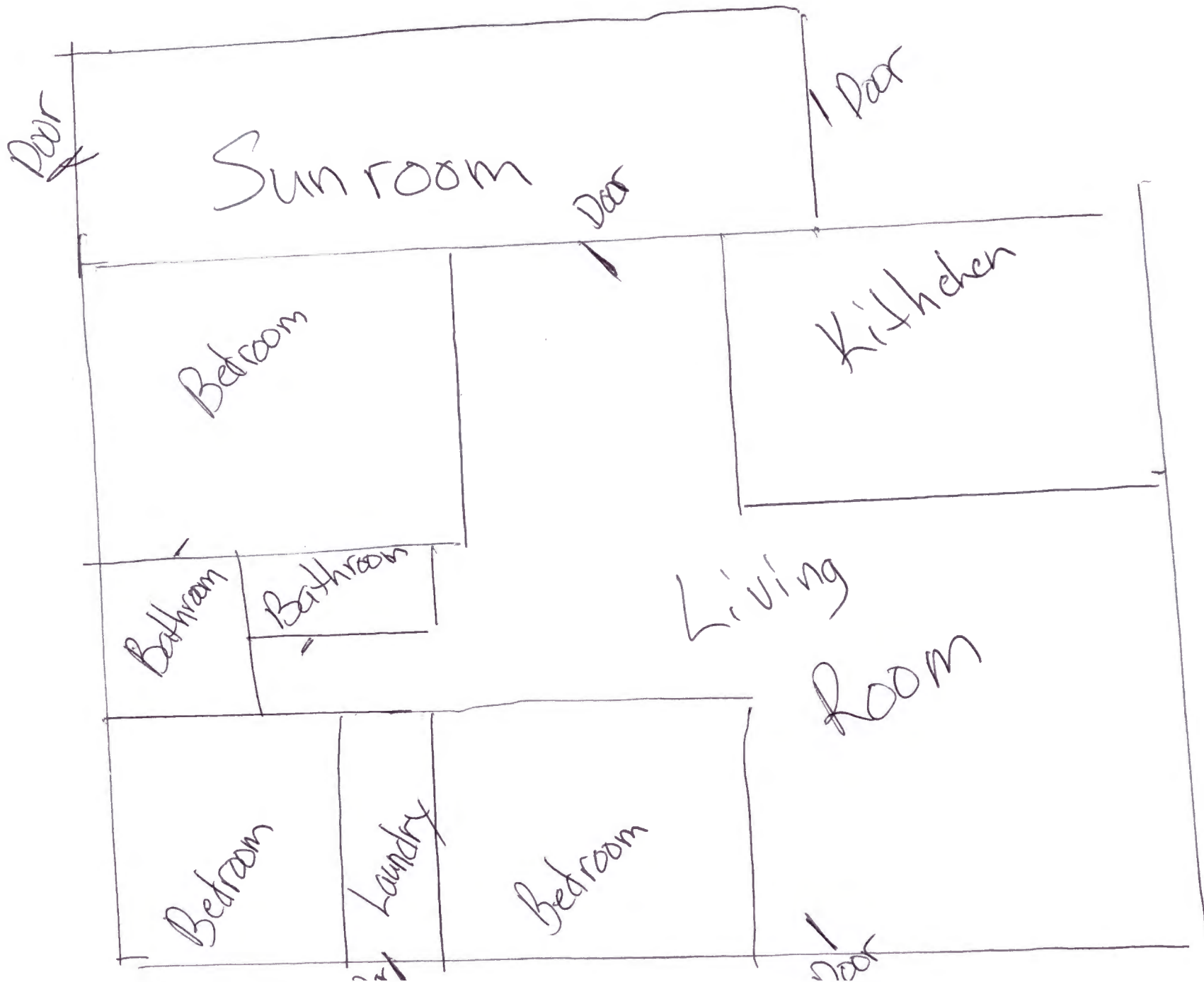
Parking

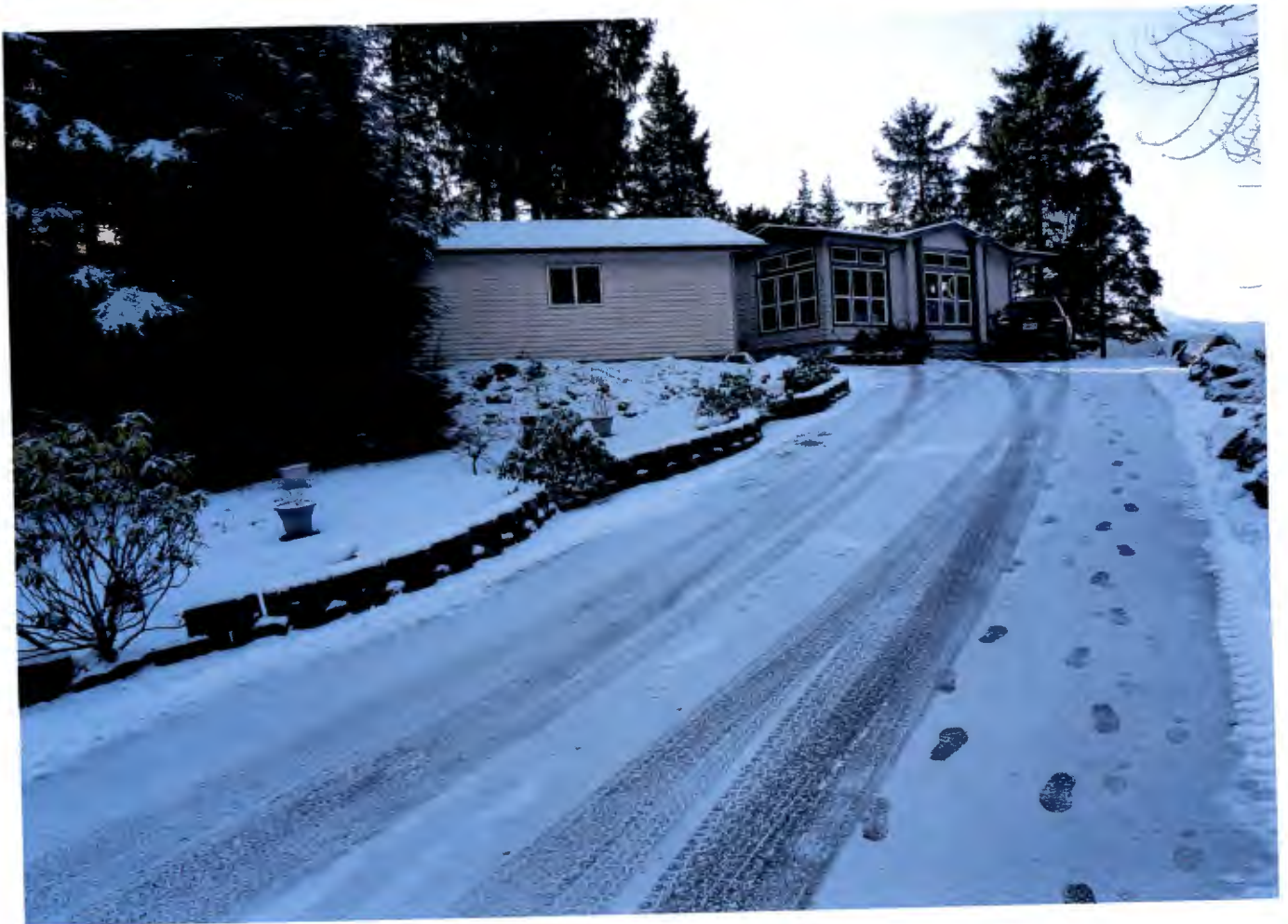
area

3 spaces

2840

SMC















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

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: full time short term
rental managed by Christine McGraw
(Island Property Services LLC)

PROPERTY INFORMATION:

CURRENT ZONING: R-1 LDMH PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Michael Coleman

PROPERTY OWNER ADDRESS: 2840 Sawmill Creek Rd

STREET ADDRESS OF PROPERTY: Same

APPLICANT'S NAME: Michael Coleman

MAILING ADDRESS: 2820 Sawmill Creek Rd

EMAIL ADDRESS: tessvadina@hotmail.com DAYTIME PHONE: 907-738-3851

PROPERTY LEGAL DESCRIPTION:

TAX ID: 31740001 LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: _____

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.

Owner

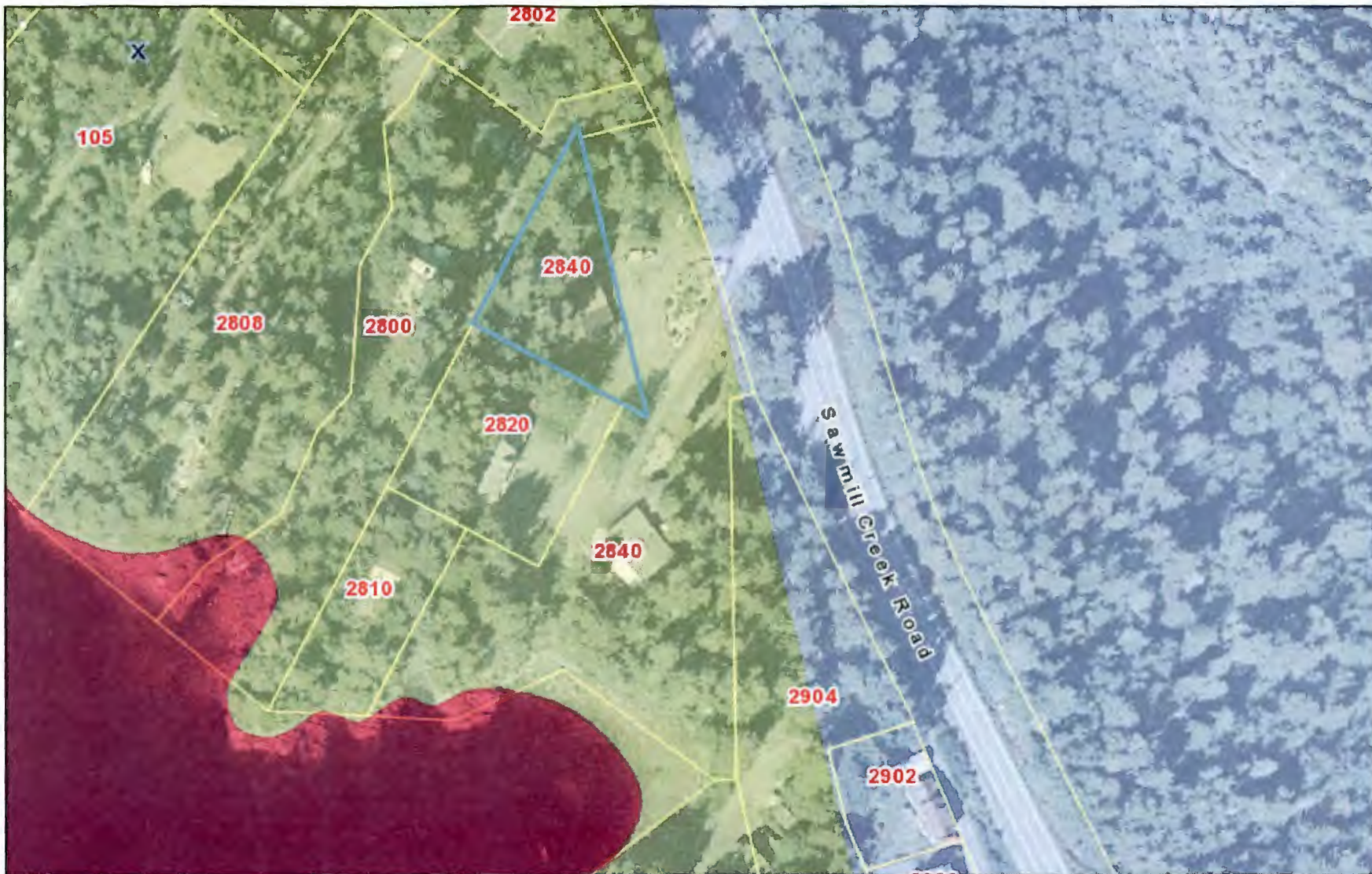
1-30-17

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



City & Borough of Sitka, Alaska

Selected Parcel: 2840 SAWMILL CREEK ID: 31742000

Printed 1/30/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS
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www.mainstreetgis.com

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Parcel ID: 31710003
EVANS SPARKS
SPARKS, JR, EVANS, W.
101 PEACE LANE
SITKA AK 99835

Parcel ID: 31710004
RALPH JUNKER REVOCABLE TRUST
JUNKER REVOCABLE TRUST, RALPH,
E.
P.O. BOX 911
SITKA AK 99835-0911

Parcel ID: 31728000
DAVID/DORIS CLARKE
CLARKE, DAVID, S./DORIS, L.
P.O. BOX 255
SITKA AK 99835-0255

Parcel ID: 31730001
MICHAEL MAYO
MAYO, MICHAEL, J.
2808 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31730002
SHERYL MAYO
MAYO, SHERYL, L.
2800 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31731000
JOHN/LARISSA WILEY
WILEY, JOHN & LARISSA
2802 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31740001
O. RAY/CAROLYN HAMMACK
HAMMACK, O., RAY/CAROLYN, M.
2840 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31740002
JOHN/MARNIE EVERSON/CHAPMAN
EVERSON, JOHN, M./CHAPMAN,
MARNIE
2810 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31741000
MICHAEL/TESSIE COLEMAN
COLEMAN, MICHAEL, R./TESSIE, B.
2820 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31742000
O. RAY/CAROLYN HAMMACK
HAMMACK, O., RAY/CAROLYN, M.
2840 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31750000
JANET EDDY
EDDY, JANET, L.
P.O. BOX 21
SITKA AK 99835-0021

Parcel ID: 31760001
GORDON/SARAH BLUE
BLUE, GORDON, K./SARAH
411 GOLD ST
JUNEAU AK 99801-1128

Parcel ID: 31760002
DONOVAN/MAXINE DUNCAN
DUNCAN, DONOVAN & MAXINE
2906 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31760003
GAYLE/DIANA ERICKSON
ERICKSON, GAYLE, D./DIANA, K.
2908 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31760004
JANET EDDY
EDDY, JANET, L.
P.O. BOX 21
SITKA AK 99835-0021

Parcel ID: 31770000
UNIVERSITY OF ALASKA
UNIVERSITY OF ALASKA
1815 BRAGAW ST, STE 101
ANCHORAGE AK 99508-2506

P&Z Mailing
February 15, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE:

1/30/17

To:

Michael Coleman

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	100.00
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	5.00
TOTAL.....	105.00

Thank you

PAID

JAN 30 2017

CITY & BOROUGH OF SITKA



WHEN RECORDED RETURN TO:

Name: Michael & Tessie Coleman
Address: 2820 Sawmill Creek Road
City, State, Zip: Sitka, Alaska 99835

QUITCLAIM DEEDTHIS INDENTURE, made and entered into this date, September 1, 2016 by and between

O. Ray Hammack

whose mailing address is 23515 Beaver Falls Road, Clatskanie, OR 97016 **GRANTOR**, and

Michael R. Coleman and Tessie B. Coleman, husband and wife

whose mailing address is: 2820 Sawmill Creek Road, Sitka, Alaska 99835, **GRANTEE****WITNESSETH:**

That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, does by these presents convey and quitclaim unto the said Grantee, all of the following described property, to wit:

Lot One (1), R. & C. Hammack Subdivision Lot Line Adjustment according to the plat filed October 9, 1997 as Plat 97-33 Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO covenants, conditions, easements, restrictions, reservations and rights-of-way of record, if any.

TO HAVE AND TO HOLD the premises, with the appurtenances unto the said Grantee, and to its heirs and assigns forever.

Dated: September 1, 2016

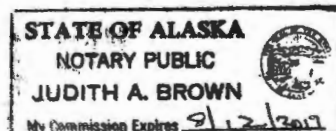
O Ray Hammack by Dawn Gluth his attorney in fact
O. Ray Hammack by Dawn Gluth,
His attorney in fact

State of Alaska)

) ss.

First Judicial District)

On this day personally appeared before me Dawn Gluth as Power Attorney for O. Ray Hammack, to me known to be the individual(s) described in and who executed the above and foregoing instrument, and acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on September 1, 2016.

J. A. Brown
Notary Public in and for the State of Alaska
My commission expires: 9/12/2017