



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: VAR 17-09
Proposal: Platting variance for substandard lot size at 422 and 430 Kogwanton Street
Applicant: Baranof Island Housing Authority
Owner: Baranof Island Housing Authority
Location: 422 and 430 Kogwanton Street
Legal: Lots 47A and 113 of Baranof Island Housing Authority Subdivision No. 1, Portion of Lot 47 Block 2 US Survey 2542
Zone: R-1 single family and duplex zoning district
Size: Current: 53, 3058, and 2726 square feet
Proposed: 2678 and 3159 square feet
Parcel ID: 1-6475-013, 1-6502-001, 1-6550-051
Existing Use: Residential
Adjacent Use: Residential
Utilities: Full city services
Access: Kogwanton Street

KEY POINTS AND CONCERNS:

1. Findings: Staff recommends findings:
 - That the proposed replat complies with the Comprehensive Plan and Sitka General Code Titles 21 and 22 by moving the property toward code conformance;
 - The tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property, *specifically, that existing lots are 53, 3058, and 2726 square feet in a zone with a minimum square footage of 8000 square feet; and*
 - That the replat would not be detrimental to the public safety, or welfare, or injurious to adjacent property.
2. Neighborhood harmony: neighboring lots are small, moving toward conformity, solving an encroachment, dissolving a small unbuildable lot

RECOMMENDATION:

Staff recommends that the Planning Commission find VAR 17-09 to be consistent with Sitka General Code Titles 21 and 22 and the Comprehensive Plan and to approve the platting variance request for 422 and 430 Kogwanton Street.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Proposed Plat
Attachment E: Current Plat

Attachment F: Parcel Pictures
Attachment G: Application
Attachment H: Flood Zone Map
Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Warranty Deed

BACKGROUND

This property consists of three small legal lots held between two separate owners, William Anderson and Baranof Island Housing Authority. These lots were created as part of the Sitka Indian Village. BIHA gained approval from the Historic Preservation Commission in 2010 to rebuild the house at 422 Kogwanton Street. Prior to construction of 422 Kogwanton, BIHA received a determination of “No Historic Properties Affected” from the Alaska State Historic Preservation Office.

PROJECT DESCRIPTION

This request is to replat the three lots into two lots. A platting variance is required because the resulting lots would be substandard sized. The properties at 422 and 430 Kogwanton Street are in the R-1 zone. The minimum lot size in the R-1 zone is 8000 square feet.¹ The replat of these three lots would result in a 2678 square foot lot and a 3159 square foot lot.

ANALYSIS

Project/Site: Two single-family homes are constructed on three existing lots of substandard size. The area has a slight incline. 422 Kogwanton is fairly rectangular and 430 Kogwanton is flag-shaped. Setbacks for 422 Kogwanton are 5 feet on all sides. Setbacks for 430 Kogwanton are 20 feet on the front, 10 feet on the rear, and 5 feet on the sides. 422 Kogwanton meets setbacks. 430 Kogwanton meets the front setback but not the rear or side setbacks. Maximum building lot coverage is 35% for both properties. 430 Kogwanton has a building lot coverage of 28.4% and 422 Kogwanton has a building lot coverage of 30.5%.

Mr. Anderson currently owns two lots and BIHA owns one lot. The house on 430 Kogwanton currently encroaches on 422 Kogwanton’s lot. This replat would bring the property closer to code conformity by combining Mr. Anderson’s two small lots and adjusting the line between 422 and 430 Kogwanton to correct an existing encroachment.

Traffic: The replat would not change existing traffic patterns.

¹ Table 22.20-1—Development Standards

Parking: A replat is not an expansion of use; therefore, parking requirements are not triggered. Parking will remain as-is. Two parking spaces are required per dwelling unit.² 422 Kogwanton Street has two parking spaces designated in a lot downhill from the property. 430 Kogwanton has a flag lot, allowing a path for access and parking.

Noise: No concerns, as the proposed land use does not differ from the current use.

Public Health or Safety: No concerns.

Habitat: No concerns.

Property Value or Neighborhood Harmony: Many neighboring lots have substandard size. This replat would dissolve one 53 square foot lot and correct an existing encroachment. Further, the lots are under separate ownership and cannot be further combined at this time.

A replat is required to remove a cloud on title and for the bank to finance the lot for an intended purchaser.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.4.19 which states, “To consistently follow and enforce land use policies, codes, regulations, and decisions...” by moving lots toward conformance with development standards.

21.48.010 Requirements for platting variances.

A variance from the requirements of this title may be granted only if the planning commission finds that:

- A. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property.
- B. The tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed replat complies with the Comprehensive Plan and Sitka General Code Titles 21 and 22 by moving the property toward code conformance;
- 2) The tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property, *specifically, that existing lots are 53, 3058, and 2726 square feet in a zone with a minimum square footage of 8000 square feet; and*

² Section 22.20.100.G.1—Residential Uses

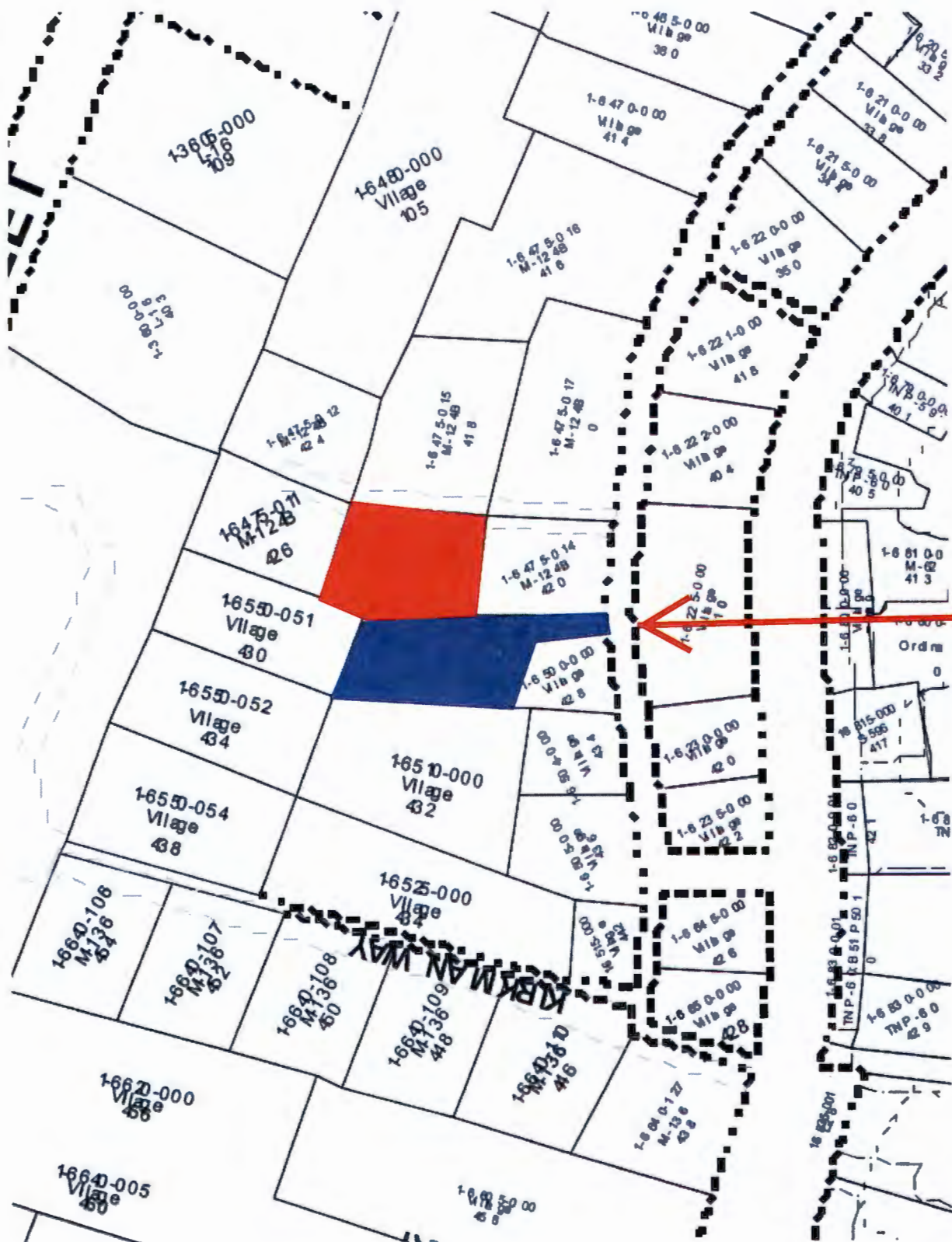
- 3) That the replat would not be detrimental to the public safety, or welfare, or injurious to adjacent property.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and move to approve the platting variance request for 422 and 430 Kogwanton Street.

RECOMMENDED MOTIONS

- 1) I move to adopt and approve the findings as discussed in the staff report.
- 2) I move to approve the platting variance request for 422 and 430 Kogwanton Street. The replat would merge three lots into two lots. The properties are also known as Lots 47A and 113 of Baranof Island Housing Authority Subdivision No. 1, Portion of Lot 47 Block 2 US Survey 2542. The request is filed by Baranof Island Housing Authority. The owners of record are Baranof Island Housing Authority and William Anderson.





City & Borough of Sitka, Alaska

Selected Parcel: 422 KOGWANTON ID: 6475013

Printed 3/15/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

10 m
50 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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.



City & Borough of Sitka, Alaska

Selected Parcel: 422 KOGWANTON ID: 16475013

Printed 3/15/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

10 m
50 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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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 _____ OWNER _____ (SIGNATURES) _____

DATE _____ OWNER _____ (SIGNATURE) _____

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 IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST
HEREIN WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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

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 MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLAYING BOARD _____

SECRETARY

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 _____ DAY _____

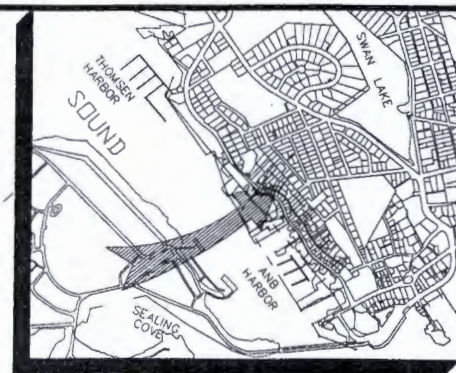
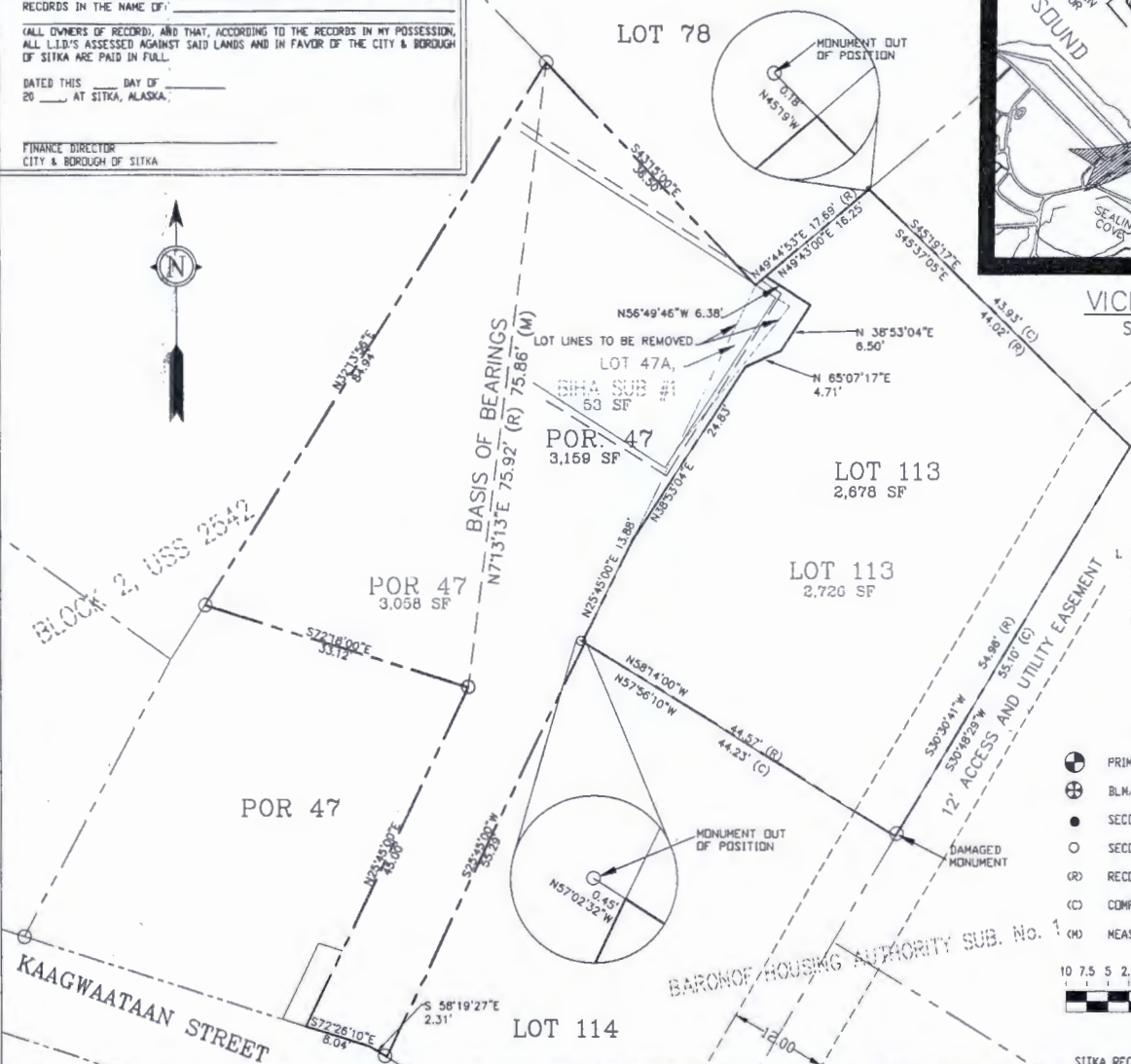
CITY AND BOROUGH CLERK

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.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 20 DAY OF AT SITKA, ALASKA.

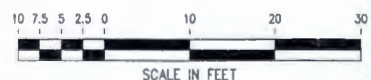
FINANCE DIRECTOR
CITY & BOROUGH OF SILKA



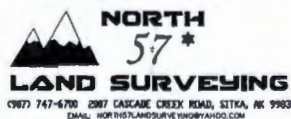
VICINITY MAP
SCALE 1"=1,000'

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN LOT 113, LOT 47A AND A PORTION OF LOT 47 OF THE BARANOF ISLAND HOUSING AUTHORITY SUBDIVISION NO. 1, THUS ELIMINATING LOT 47A.

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



SITKA RECORDING DISTRICT PRELIMINARY



BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED BY: J. MCNEILL
DRAWN BY: JCH/ACAD
CHECKED BY: JCH
DATE OF PLAT: FEB. 27, 2017 @ 3:24PM
SCALE: 1" = 10'
DRAWING NAME: 40024-02
PROJECT: 40024-02

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 PLAN 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: 11/15/01 BY: KYLE D. O'NEILL 1513329

LOT 113 AND LOT 47A BARANOF ISLAND
HOUSING AUTHORITY SUB. NO. 1

CLIENT: BARANOF ISLAND HOUSING AUTHORITY

N MY POSSESSION,
CITY & BOROUGH

LOT 78

MONUMENT OUT
OF POSITION

0.78'
N45°19'W

S43°15'00"E
36.50'

N49°44'53"E 17.69' (R)
N49°43'00"E 16.25'

S45°19'17"E
S45°37'05"E



VICINI
SCAL

N56°49'46"W 6.38'

LOT LINES TO BE REMOVED

LOT 47A,

BIHA SUB #1
53 SF

POR. 47
3,159 SF

N 38°53'04"E
6.50'

N 65°07'17"E
4.71'

43.93' (C)
44.02' (R)

LOT 113
2,678 SF

LOT 113
2,726 SF

SEMENT

1. THE
ADJ
113,
47 I
AUTI

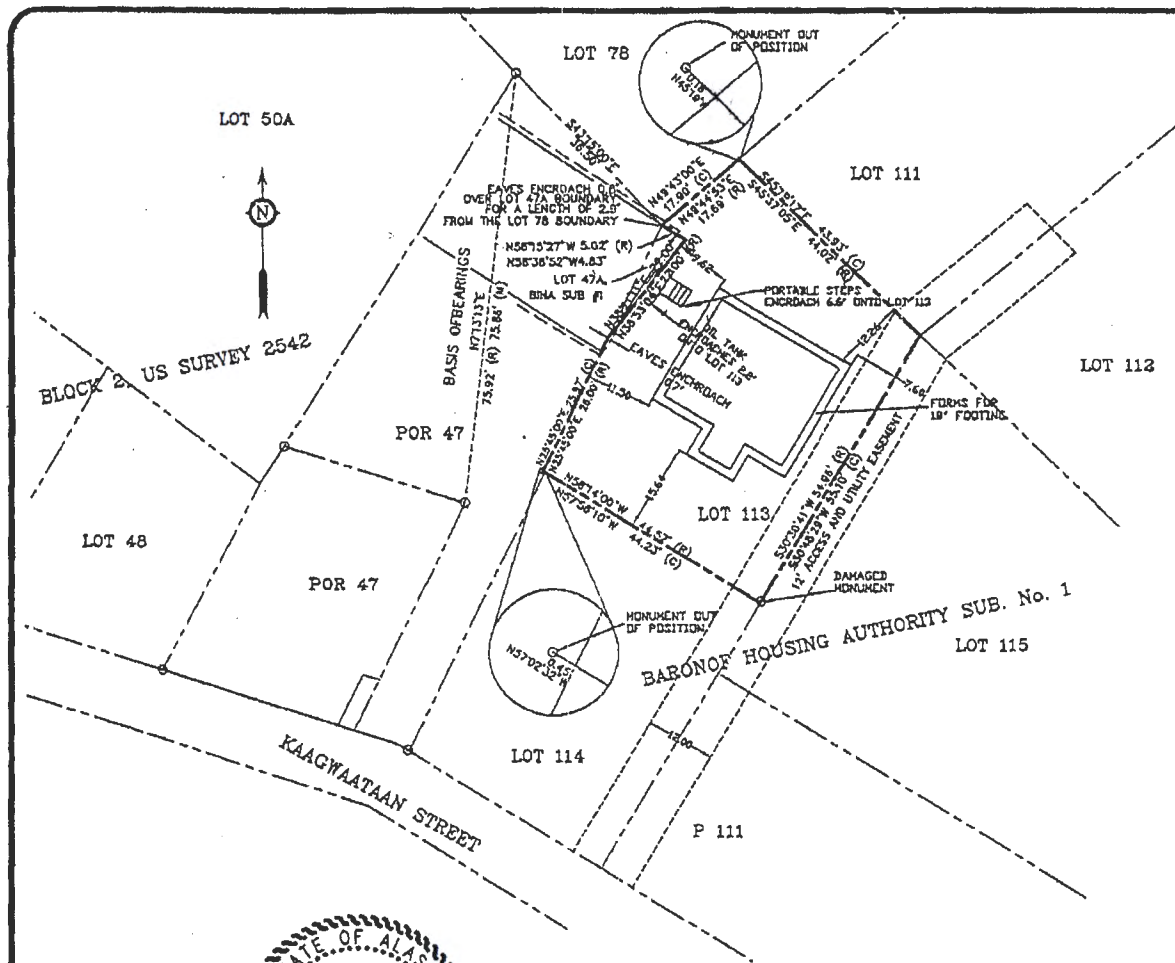
BASIS OF BEARINGS
N7°13'13"E 75.92' (R) 75.86' (M)

POR 47
3,058 SF

N25°45'00"E 13.88'

N38°53'04"E

24.83'

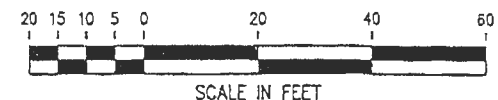


LEGEND

- PRIMARY BRASS CAP (RECOVERED)
- REBAR AND PLASTIC CAP (RECOVERED)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

PLAT NOTES

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



CLIENT: BARONOF HOUSING AUTHORITY
245 KATLAN STREET
SITKA, ALASKA 99835

O'NEILL
SURVEYING AND ENGINEERING
P.O. BOX 1849 SITKA, ALASKA 99835
FOOTING FORMS AS-BUILT
LOT 113
BARONOF HOUSING AUTHORITY SUB. No. 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREIN BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. 8 CODES SET.

DATE 30 July 2014

Wayne A. Dye
WAYNE A. DYE 9458

DRAWN BY: WAD/ACAP
CHECKED BY: PBO
DATE PLATTED: 29 JULY 2014
DATE SURVEYED: 24 JULY 2013
SCALE: 1" = 20'
SURVEYOR: PATRICK K. O'NEILL
PROJ NO: 20163-26



THIS SUBDIVISION

PHASE II

KATLIAN

LEGEND

ALIGNED AND UNALIGNED VARIABLES
EXISTING AND NEW
NEW LUT LINES DIFF EXISTING LUT LINES
NEW LUT LINES
CONTENT LINE KATILAM VIDEET
BLOOR REPORT

EXISTING LUT

LUT NUMBER OF THIS ENTRY

KOGWANTON

STREET

KATLIAN

STREET

STREET

1. 证明: 若 $f(x)$ 在 $[a, b]$ 上连续, 且 $f(a) = f(b)$, 则存在 $\xi \in (a, b)$, 使得 $f'(\xi) = 0$.
 2. 证明: 若 $f(x)$ 在 $[a, b]$ 上连续, 且 $f(a) = f(b)$, 则存在 $\xi \in (a, b)$, 使得 $f'(\xi) = 0$.
 3. 证明: 若 $f(x)$ 在 $[a, b]$ 上连续, 且 $f(a) = f(b)$, 则存在 $\xi \in (a, b)$, 使得 $f'(\xi) = 0$.
 4. 证明: 若 $f(x)$ 在 $[a, b]$ 上连续, 且 $f(a) = f(b)$, 则存在 $\xi \in (a, b)$, 使得 $f'(\xi) = 0$.
 5. 证明: 若 $f(x)$ 在 $[a, b]$ 上连续, 且 $f(a) = f(b)$, 则存在 $\xi \in (a, b)$, 使得 $f'(\xi) = 0$.

$$A_n = \{A_n(x, y, z) \in \mathbb{R}^3 \mid x, y, z \in \mathbb{R}, x^2 + y^2 + z^2 = 1, x, y, z \geq 0\}$$

RECORDED
SITKUM
JUNE 4 80
1:14 P
CITY PLANS
304 TALKS ST.
SITKUM, ALASKA

Plot 86-14

BARANOF HOUSING AUTHORITY
SUBDIVISION NO. 1

A SALE OF CERTAIN LOTS WITHIN U.S.C.	
SEAS A & B, CHUKA INDIAN VILLAGE	
DATE: 1990	
DATE: 1990	
REMARKS: SEE	CHEFF
MARTIN CONTINUATION	
100-1 NORTH LAKES	2 OF 4
100-1 NORTH LAKES	

$$\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4}$$













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: VARIANCE FOR SUBSTANDARD
LOT 422

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____
CURRENT LAND USE(S): RESIDENTIAL PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: BARANOF ISLAND HOUSING AUTHORITY (BIHA)
PROPERTY OWNER ADDRESS: 245 KATHAN ST.
STREET ADDRESS OF PROPERTY: 422 KAGWANSTOWN ST.
APPLICANT'S NAME: Cliff Richter
MAILING ADDRESS: 245 KATHAN ST. — SITKA, AK 99835
EMAIL ADDRESS: cliff@bihasitka.org DAYTIME PHONE: 907-738-4151
OR 947-5088

PROPERTY LEGAL DESCRIPTION:

TAX ID: 16475013 LOT: 113 BLOCK: #1 TRACT: -
SUBDIVISION: BARANOF HOUSING AUTHORITY US SURVEY: -
SUB. No. 1

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.

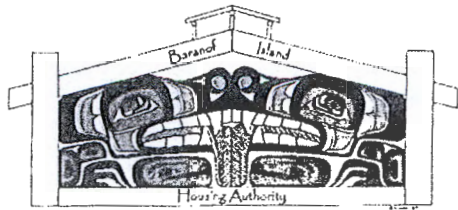
Owner

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



Baranof Island Housing Authority

245 Katlian Street

Sitka AK 99835

(907) 747-5088 • fax (907) 747-5701

Monday, March 6, 2017

Mr. William Anderson

P.O. Box 704

Sitka, AK 99835

Subject: Removal of Property Encroachments at 422 Kaagwaantaan Street

Dear Mr. Anderson,

The purpose of this letter is to resolve a physical encroachment that exists on Baranof Island Housing Authority's (BIHA's) property located at 422 Kaagwaantaan St, which is legally described as Lot 113, Baranof Housing Authority Subdivision No.1. An as-built survey performed in July 2014 indicates that the house and fuel tank located 430 Kaagwaantaan St. encroach onto Lot 113 by as much as 6.6 feet. (That parcel is legally described as a Portion of Lot 47, Block 2, U.S. Survey 2542.) While the fuel tank has since been relocated, an encroachment of the building, as well as the fuel tank, onto BIHA property remains.

It is BIHA's desire to eliminate the encroachment as expeditiously as possible. As a result, we are proposing a subdivision re-plat that would adjust our shared lot lines to mutually benefit both landowners and result an increase of approximately 48 square feet to your Lot 47 – and a resulting decrease of approximately 48 square feet to BIHA's Lot 113.

In order for this change to take place, the subdivision re-plat must be reviewed and subsequently approved by the City of Sitka's Planning Commission at their upcoming meeting on Tuesday evening, March 21, 2017.

Additionally, as part of this re-plat, the CBS Planning Department has requested that your 53 square foot Lot 47A is combined with your Lot 47 to become a single parcel. This minor change is of no consequence to BIHA and, again, comes at the request of the planning department in their continuing effort to "clean up property lines in Sitka's Indian Village neighborhood."

Thank you for your cooperation. In order to move forward with these changes, we will need your consent, as the property owner of 430 Kaagwaantaan Street (Lots 47 and 47A). If you are in agreement with the proposed changes indicated on the attached Lot Line Adjustment drawing, please provide your consent by signing below. Thank you.

Sincerely,

Cliff Richter

Development Coordinator

ACKNOWLEDGED BY (sign & date): 3-6-2017

William Anderson, OWNER (430 Kaagwaantaan St.)

ATTACHMENTS:

- Proposed Lot Line Adjustment, dated 02/27/2017
- As-Built Survey, dated 07/30/2014

Samantha Pierson

From: Cliff Richter <cliff@bihasitka.org>
Sent: Wednesday, March 01, 2017 11:49 AM
To: Samantha Pierson
Subject: BIHA Lot 113 replat/lot line adjustment
Attachments: 40024-02-Layout2.pdf

Sam,

Attached is the updated replat drawing with before-and-after lot areas included as requested.

Also, here is a list of the lot areas as calculated by North 57 Surveying (O'Niell Surveying)

Original Lot sizes

Lot 47A = 53 SF (52.6)

POR. Lot 47 = 3,058 sf

Lot 113 = 2,726 sf

New Lot Sizes

Lot 47A = 0.0

Lot 113 = 2,678 SF

POR Lot 47 = 3,159 SF

Let me know when is a good time to swing by and meet with you this afternoon. I'm free today between 2pm and 4pm. Or anytime tomorrow (Thursday) morning 8:30am and 11:30am. I'll plan to submit my permit application fee payment at that time as well.

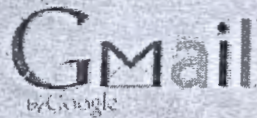
See attached!

Thank you!

CLIFF RICHTER, P.E.
DEVELOPMENT COORDINATOR

Baranof Island Housing Authority

245 KATLIAN STREET
SITKA, AK
907.747.5088 office
907.738.4151 cell
WWW.BIHASITKA.ORG



Cliff Richter <cliff@bihasitka.org>

FW: Sitka property

Elliott, Sylvia H (DNR) <sylvia.elliott2@alaska.gov>
To: "cliff@bihasitka.org" <cliff@bihasitka.org>

Thu, Jul 24, 2014 at 4:06 PM

Hi Cliff,

Attached please find the Determination of Effect for new construction at 422 Kaagwaantaan Street, as shown on the drawings submitted by the Baranof Island Housing Authority.

Sylvia Elliott
Architectural Historian, Review & Compliance
Office of History & Archaeology
550 West 7th Ave. Suite 1310
Anchorage, Alaska 99501-3565
907-269-8724
sylvia.elliott2@alaska.gov

-----Original Message-----

From: OHA@alaska.gov [mailto:OHA@alaska.gov]
Sent: Thursday, July 24, 2014 4:18 PM
To: Elliott, Sylvia H (DNR)
Subject: Scanned from a Xerox multifunction device

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf, Multi-Page

multifunction device Location: machine location not set
Device Name: XRX_9C934E03DC64

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34K

7-24-14

31301R-HUD

Hello Ms. Rickman. I am following up with you on a project that was initiated in December of 2010. The home, owned by Baranof Island Housing Authority, was demolished as planned in June of 2014. New home construction will begin on the cleared site this summer. The new plans including elevation drawings are attached for your use and as previously requested. Please see additional attachments including a photo of the original (now demolished) home at 422 Kaagwaantaan Street in Sitka, AK and previous correspondence with you/SHPO from December 2010. Let us know if you have any questions or if you would like to discuss any details of the project as we move forward with the construction phase. Thank you for your assistance.

Sincerely,

CLIFF RICHTER, P.E.

DEVELOPMENT COORDINATOR

No Historic Properties Affected ~~SE~~
Alaska State Historic Preservation Officer
Date: 7-24-14 File No.: 31301R-HUD
Please review: 36 CFR 800.13 / A.S. 41.35.070(d)

BARANOF ISLAND HOUSING AUTHORITY

245 KATLIAN STREET

SITKA, ALASKA
907.747.5088 x223

WWW.BIHASITKA.ORG

----- Forwarded message -----

From: **Jim Way** <jim@bihasitka.org>
Date: Mon, Jul 21, 2014 at 9:37 AM
Subject: Fwd: Blueprint pages
To: Cliff Richter <cliff@bihasitka.org>

Jim Way

Const./Wx Manager

Baranof Island Housing Authority

(907)747-3737

jim@bihasitka.org

From: Cliff Richter (cliffbiha@yahoo.com)
To: summer.rickman@alaska.gov;
Date: Wed, December 1, 2010 2:03:21 PM
Cc: jimway@ymail.com;
Subject: Re: Request AK-SHPO Concurrence of No Historic Properties Affected - 422 Kaagwaantaan, Sitka

Summer: This is all we need for now. We will proceed with demolition activities and check back with you prior to construction. Thanks and please keep us posted. You rock! -CLIFF

CLIFF RICHTER, P.E.
Development Coordinator

BARANOF ISLAND HOUSING AUTHORITY (BIHA)
P.O. Box 517
304 Baranof Street
Sitka, Alaska 99835

OFFICE: 907.747.5088
FAX: 907.747.5701
EMAIL: cliffbiha@yahoo.com

From: "Rickman, Summer L (DNR)" <summer.rickman@alaska.gov>
To: Cliff Richter <cliffbiha@yahoo.com>
Sent: Wed, December 1, 2010 1:39:12 PM
Subject: RE: Request AK-SHPO Concurrence of No Historic Properties Affected - 422 Kaagwaantaan, Sitka

Cliff- After reviewing the project I agree with Doug that the demolition of the current building will not be a problem. I also agree that it would be a good idea for us to review the planned new construction because it is in a historic area. Thus I am giving a conditional concurrence so that you may proceed with the demolition. I will also be sending you a letter stating the conditional concurrence and laying out what we will wish to see prior to new construction (we will just want to insure that whatever is built in its place does not diminish the historic nature of the area).

Please let me know if you need anything else from me or if this email is enough for you to proceed with demolition. It will most likely be Friday or Monday before I can get a hard copy letter sent out.

Summer

Also, let me know who the funding source is for our filing. Thanks

Summer Rickman
Architectural Historian, Review and Compliance
Alaska State Historic Preservation Office/ Office of History and Archaeology
550 W 7th Ave, Ste 1310, Anchorage Alaska 99501-3565
907-269-8755 Phone 907-269-8908 Fax
Summer.Rickman@alaska.gov

From: Cliff Richter [mailto:cliffbiha@yahoo.com]
Sent: Wednesday, December 01, 2010 12:41 PM
To: Rickman, Summer L (DNR)

Cc: Doug Gasek; Gasek, Douglas F (DNR); Jimi Way

Subject: Request AK-SHPO Concurrence of No Historic Properties Affected - 422 Kaagwaantaan, Sitka

Dear Ms. Summer Rickman / AK-SHPO:

Yesterday I spoke with Mr. Doug Gasek of your office, and he said I should contact you directly for a review of this construction project. I am requesting Alaska SHPO concurrence of BIHA's determination of NO HISTORIC PROPERTIES AFFECTED as a result of this undertaking.

Baranof Island Housing Authority (BIHA) has proposed to demolish an existing, small 2-story home located at 422 Kaagwaantaan Street (or Back Street) in Sitka. It is located in what is locally referred to as the "Indian Village" neighborhood. See attached PDF location map. This Google Maps link will also direct you to the neighborhood although the actual address label is incorrectly located...

http://maps.google.com/maps?q=422+Kaagwaantaan+Street,+sitka,+ak&oe=utf-8&rls=org.mozilla:en-US:official&client=firefox-a&um=1&ie=UTF-8&hq=&hnear=422+Kaagwaantaan+St,+Sitka,+AK+99835&gl=us&ei=Ebb2TLabG5OgsQOz0ZWbDw&sa=X&oi=geocode_result&ct=title&resnum=1&ved=0CBMQ8gEwAA

This home was constructed by BIHA and the Sitka Tribe of Alaska (STA) in the early 1980's. It is vinyl sided with vinyl windows and a metal roof on a concrete perimeter foundation. The home is approximately 30 years old and is in very poor condition. We've assessed that it makes more sense financially and in the long run for us to tear down and rebuild a similar home to higher building standards than to attempt to rehabilitate the deteriorating building. We are proposing to demolish this structure in the very near future (this month) and then rebuild a very similar-sized home on the same building footprint so as not to adversely impact the neighborhood.

The local **Sitka Historic Preservation Commission** has concurred with this determination and proposed undertaking, as documented in the attached regular meeting minutes (refer to Page 4 of 5) prepared by the Commission.

We are requesting that you please review and respond promptly to our determination of No Historic Properties Affected. This project is federally funded and this request is being submitted to you as required to comply with the Section 106 Historic Preservation process.

Mr. Gasek yesterday suggested that there would likely be no issues with the demolition of the 30-year old home, but you may have comments in regard to the new home to be constructed. If this is indeed the case, I would request that you please give our organization the quick go-ahead for demolition because time is of the essence and we would like to complete demolition before Christmas, if possible. Upon your conditional approval, we will then be sure to work cooperatively with your office and carefully consider your comments prior to construction of the new 2-story dwelling unit. If a response has not been received from your office within 30 days of the date of this notification, we will proceed with the project as proposed under the assumption of AK-SHPO approval.

Thank you and have a good day. You can email back or call me at 907-747-5088 with any questions or comments. Please let me know if you need any additional information as you review this project. **Again, immediate approval of the demolition phase only would be a BIG HELP to us at this time.** I look forward to hearing back from you. Your cooperation is appreciated.

Sincerely,

CLIFF RICHTER, P.E.
Development Coordinator

BARANOF ISLAND HOUSING AUTHORITY (BIHA)
P.O. Box 517
304 Baranof Street
Sitka, Alaska 99835

Assembly Liaison Hackett and Deputy Chair DeArmond expressed appreciation to Sitka Historical Society for consult with Historic Preservation Commission.

b) BIHA Request for Review: 422 Kogwonton St. Demolition of Building

This project was summarized. The thirty year old building is not considered to have any significant historical context. BIHA plans to build a new house, about the same size, on the existing foundation. It is in the historic village area; the building is not listed on the Alaska Heritage Resource Survey.

M-DeArmond/S-Eliason to approve the BIHA request for review to demolish the building at 422 Kogwonton Street. Motion carried.

APPROVED

Ms. Henshaw asked how the Planning and Building Departments become informed of Commission action on a requests for review. A revision to the form was proposed. The approved request will be returned to the Planning Department with the action of the Commission noted, signed and dated. Commissioner Kircher will revise the form and Ms. Henshaw will place it on the City's web site.

c) Letter of Thanks to Community on DDD Designation & Review of Events

The Daily Sitka Sentinel was thanked for promoting events off February 6th. As reported earlier, a Letter to the Editor appeared on this date's issue of the Daily Sitka Sentinel thanking Sitkans for their part in bringing about the designation.

Assembly Liaison Hackett noted one of the most difficult things in preparing the application was being limited as to what to include.

Member of the Public William E. Davis thanked Commissioners for bringing this distinction to Sitka. Commissioners gratefully acknowledged the stellar efforts of Commissioner Pollnow, assisted by Assembly Liaison Hackett, to prepare materials in a few days and submit the successful application.

Sitka's 2010 Dozen Distinctive Destinations video can be viewed at <http://www.preservationnation.org/travel-and-sites/sites/western-region/sitka-alaska.html>.

- d) Certified Local Government State Historic Preservation Grants (CLG Grants)
Deputy Chair DeArmond reviewed 2009 fall grant proposals submitted from Sitka Sound Science Center and Sitka National Historical Park via Southeast Alaska Indian Cultural Center. The current round of funding presents another narrow time line to request letters of interest, review proposals and submit applications. Fr. Elia will be informed as he may want to submit a proposal for St. Michael's Cathedral in this round of funding. The State Historic Preservation Office is very helpful with guidance and technical assistance as needed.

M-DeArmond/S-Eliason to move ahead with advertising the CLG Grants as soon as possible. Motion carried.

A timeline to advertise and review proposals was determined. A special meeting was scheduled for February 22, 2010.



City & Borough of Sitka, Alaska

Selected Parcel: 422 KOGWANTON ID: 16475013

Printed 3/15/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

10 m
50 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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.

Parcel ID: 13600000
ELAINE STRELOW
STRELOW, ELAINE
P.O. BOX 1896
SITKA AK 99835-1896

Parcel ID: 13605000
GRAY FAMILY TRUST
GRAY FAMILY TRUST
P.O. BOX 575
SITKA AK 99835-0575

Parcel ID: 13610000
ALASKA HOUSING FINANCE CORP.
LOW INCOME HOUSING
ALASKA HOUSING FINANCE CORP.
P.O. BOX 101020
ANCHORAGE AK 99510

Parcel ID: 16220000
KITKA ESTATE
KITKA, D/A/H WALTERS, E
KITKA ESTATE % KITKA,
D/THEMEYER, M
380 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16221000
KITKA ESTATE
KITKA, D/A/H WALTERS, E
KITKA ESTATE %
KITKA, D/THEMEYER, M
% 380 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16222000
KITKA ESTATE
KITKA, D/A/H WALTERS, E
KITKA ESTATE %
KITKA, D/THEMEYER, M
% 380 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16225000
ALEX ANDREWS
% PETERS, IDA DAWSON
ANDREWS, ALEX
P.O. BOX 733
SITKA AK 99835-0733

Parcel ID: 16230000
SCOTT SALINE
SALINE, SCOTT, K.
P.O. BOX 3183
SITKA AK 99835-3183

Parcel ID: 16235000
MARTHA LITTLEFIELD ESTATE
% JOHN LITTLEFIELD
LITTLEFIELD ESTATE, MARTHA, C.
P.O. BOX 2336
SITKA AK 99835-2336

Parcel ID: 16475011
GERALD DIDRICKSON
DIDRICKSON, GERALD, E.
P.O. BOX 900
SITKA AK 99835-0900

Parcel ID: 16475012
TIMOTHY/TAMMY MEARS
MEARS, TIMOTHY, A./TAMMY
P.O. BOX 1156
SITKA AK 99835-1156

Parcel ID: 16475013
BARANOF ISLAND HOUSING
AUTHORITY
BIHA
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16475014
SONYA HOFFAY
HOFFAY, SONYA
420 KAAGWAANTAAN ST
SITKA AK 99835-7518

Parcel ID: 16475015
DOUGLAS SALLENBACH
SALLENBACH, DOUGLAS, R. A.
418 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16475016
VIOLET WILLIS
WILLIS, VIOLET, M.
416 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16475017
BARANOF ISLAND HOUSING
AUTHORITY
BIHA
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16480000
ROBERT/SHERYL GINN
GINN, ROBERT, A./SHERYL, G.
105 ERLER ST.
SITKA AK 99835

Parcel ID: 16500000
CHRISTOPHER JACKSON
JACKSON, CHRISTOPHER, J.
428 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16502000
WILLIAM ANDERSON
ANDERSON, WILLIAM
P.O. BOX 704
SITKA AK 99835-0704

Parcel ID: 16504000
HEATHER SALINE
SALINE, HEATHER
434 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16505000
DAVID KITKA ESTATE
KITKA, DAVID SR., ESTATE OF
436 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16510000
LILA KIRKMAN ESTATE
% RICK PADEN
KIRKMAN ESTATE, LILA
103 PETER SIMPSON RD
SITKA AK 99835

Parcel ID: 16515000
JOHNNIE JOHN ESTATE
% STA
JOHN, JOHNNIE ESTATE
456 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16525000
BERTRAND KIRKMAN
C/O RICK PADEN
KIRKMAN, BERTRAND
103 PETER SIMPSON RD
SITKA AK 99835

Parcel ID: 16550051
WILLIAM ANDERSON
ANDERSON, WILLIAM
P.O. BOX 704
SITKA AK 99835-0704

Parcel ID: 16550052
LILA KIRKMAN
% RICK PADEN
KIRKMAN ESTATE, LILA
103 PETER SIMPSON RD
SITKA AK 99835

Parcel ID: 16550054
PHOEBE BRUMFIELD
BRUNFIELD, PHOEBE
2071 SE ERWIN RD
PORT ST. LUCIE FL 34952-5521

Parcel ID: 16640106
ISAAC/JESSICA CLARK
CLARK ISAAC & JESSICA
454 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16640107
ANNE JOHNSON
JOHNSON, ANNE, H.
452 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16640108
JUDITH BRADY
BRADY, JUDITH A.
450 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16640109
JACOB PAYENNA
PAYENNA, JACOB, S.
448 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16645000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE

Parcel ID: 16795000
FRANK KITKA
& THIEMEYER, M.
KITKA, FRANK %
KITKA, D/A/H/A/WALTERS
380 KOGWANTON ST

Parcel ID: 16800000
CITY & BOROUGH OF SITKA
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

P&Z Mailing
March 10, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 3/1/17

To: BIHA

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

Variance.....	75.00
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.....	
TOTAL.....	125.00

Thank you

PAID

MAR 01 2017

CITY & BOROUGH OF SITKA

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Main body of handwritten text, appearing to be a letter or document. The text is mostly illegible due to extreme fading and blurring.

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AND ALSO:

The south part of Lot 43, Block 2, U.S. SURVEY No. 2542 A & B, Sitka Indian Village, Sitka Recording District, First Judicial District, State of Alaska.

BEGINNING at the southeast corner of said Lot 43, a point on the north boundary line of the Back Street in said Sitka Indian Village, hereinafter called Corner No. 1;
THENCE N 40°09' W a distance of 48.00 feet to Corner No. 2;
coincident with the southwest corner of said Lot 43;
THENCE N 49°43' E for a distance of 72.86 feet to Corner No. 3;
THENCE S 40°09' E for a distance of 48.00 feet to Corner No. 4;
THENCE S 49°43' W for a distance of 72.86 feet to the point of beginning;

AND ALSO:

Lots 3, 8, and 25, Block 3, U.S. Survey 2542A&B, SITKA INDIAN VILLAGE, Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO:

1. Reservations and exceptions as contained in the U.S. Patent and acts relating thereto.
2. Easement, including the terms and provisions thereof:

Disclosed by Instrument

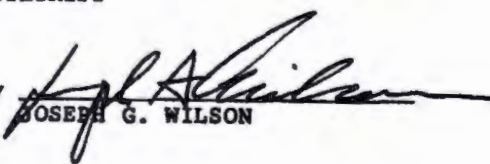
RECORDED: June 17, 1965, in Book 10, at Page 58
FOR: Underground water and sewer pipes
(Affects Lot 44, Block 2)

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

Dated at Sitka, Alaska, the day and year first herein written.

TLINGIT-HAIDA REGIONAL HOUSING
AUTHORITY

By


JOSEPH G. WILSON

UNITED STATES OF AMERICA,) ss. (Corporate Acknowledgment)
STATE OF ALASKA,)

THIS IS TO CERTIFY that on this 22nd day of May, 1986, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared JOSEPH G. WILSON to me known to be the Executive Director of the corporation described in and which executed the above and foregoing instrument, and acknowledged to me said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation.

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

My Commission expires 2/16/87

James C. [Signature]



86-0930

1600

RECORDED-FILED
SITKA REC.
DISTRICT

MAY 22 1 30 PM '86

REQUESTED BY FB

ADDRESS 202 Lake St.

Sitka, AK 99835

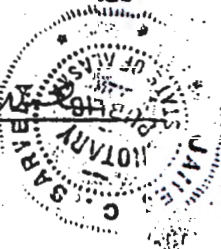
UNITED STATES OF AMERICA,) ss. (Corporate Acknowledgment)
STATE OF ALASKA,)

THIS IS TO CERTIFY that on this 22nd day of May, 1986, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared JOSEPH G. WILSON to me known to be the Executive Director of the corporation described in and which executed the above and foregoing instrument, and acknowledged to me said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation.

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

My Commission expires 2/16/87

James C. [Signature]



86-0930

1600

RECORDED-FILED
SITKA REC.
DISTRICT

MAY 22 1 00 PM '86

REQUESTED BY FB

ADDRESS 202 Lake St.
Sitka, AK 99835

**AFTER RECORDING MAIL TO:**

William Anderson
PO Box 704
Sitka, AK 99835

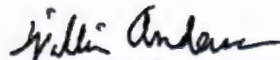
PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, William Anderson, Personal Representative of the Estate of **George Anderson**, in Sitka Superior Court Case No. 1SI-13-11PR, in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and quitclaims to **GRANTEE, William Anderson**, of PO BOX 704, Sitka, Alaska 99835 the following real property situated in the Recording District of Sitka, Alaska:

The following described portion of Lot 47, Block 2, Sitka Indian Village, of US Survey number 2542 A and B; beginning at the most northerly corner of Lot 47; thence S. 43° 15' E., 36.50 feet; thence S. 25° 45' W., 103.00 feet; thence N. 58° 14' W., 2.06 feet; thence N. 72° 18' W., 8.00 feet; thence N. 25° 45' E., 45.00 feet; thence N. 72° 18' W., 33.11 feet; thence N. 32° 12' E., 77.11 feet to the point of the beginning.

Subject to reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated this 25 day of June, 2014.



William Anderson
Personal Representative
Of Estate of George Anderson

STATE OF ALASKA)

FIRST JUDICIAL DISTRICT)

ss.



THIS IS TO CERTIFY that on this 25 day of June, 2014, **William Anderson**, before me, the undersigned, a Notary Public in and for Alaska, personally appeared, to me known to be the person described in the foregoing instrument, and who acknowledged to me that he had, in his official capacity aforesaid, executed the foregoing instrument for the uses and purposes therein stated. WITNESS my hand and official seal the day and year in this certificate first above written.


Notary Public in and for Alaska.

My Commission Expires: June 1, 2018