



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: CUP 17-011
Proposal: Request for short-term rental at 103 Scarlett Way
Applicant: Ty and Valerie Barkhoefer
Owner: Ty and Valerie Barkhoefer
Location: 103 Scarlett Way
Legal: Lot 3A Wingert Subdivision Lot 3 and Lot 4 Lot Line Adjustment
Zone: R-2 MHP multifamily and mobile home district
Size: 58,436 square feet
Parcel ID: 3-0645-003
Existing Use: Residential
Adjacent Use: Residential and Undeveloped
Utilities: Existing
Access: Sawmill Creek Road to Price Street to Burkhart Street to Vitskari Street to Eliason Loop to Versa Place to Scarlett Way

KEY POINTS AND CONCERNS:

1. 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.
2. Other Major Points:
 - Rental unit: three bed/two bath, portion of owner-occupied single family structure
 - Safety: sufficient parking, safety inspection to be conducted by Fire Marshal if approved
 - Neighborhood harmony: large lot provides buffer space, potential impacts of short-term rentals on long-term rental rates, house is owner-occupied which can provide oversight

RECOMMENDATION:

Staff recommends that the Planning Commission find CUP 17-11 to be consistent with Sitka General Code Title 22 and the Comprehensive Plan and to approve the conditional use permit application for a short-term rental at 103 Scarlett Way.

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
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 unit at 103 Scarlett Way in the R-2 MHP multifamily and mobile home district. The lot size is 58,436 square feet, which is greater than an acre. The owners live on the first floor and will make the second floor available for renters. The second floor includes three bedrooms, two bathrooms, and a lounge area. Renters would have access to the first floor amenities such as the kitchen and sun room. The owners state that bears can be an issue but they have plans in place to manage garbage via garage or outside trash structure.

Regardless of parking calculation, the parcel exceeds parking requirements. The applicants indicate 6 spaces but more spaces exist on-site. The property exceeds the 2 parking space requirement for a single-family residence. The property exceeds the 4 space requirement for a duplex. The property exceeds the 3 space requirement for a bed and breakfast.

Four properties border Scarlett Way. The property in question is 103 Scarlett Way. Adjacent on one side is 99 Scarlett Way which is owned by the applicants and currently undeveloped. 101 Scarlett Way is adjacent on the other side and developed as a single-family home under separate ownership. Diagonal from the property in question is 605 Versa Place which is currently undeveloped. A 25 foot wide access and utility easement exists for the four lots but does not place limitations on short-term rental usage.

The R-2 MHP 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

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

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 provides parking in excess of the required 2 spaces.

b. Amount of noise to be generated and its impacts on surrounding land use: Vacationers may create more noise than long-term residents. The provision of a rental overview and ability to address concerns can provide mitigation.

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

d. Hours of operation: Year-round operation, primarily summer.

e. Location along a major or collector street: Sawmill Creek Road to Price Street to Burkhart Street to Vitskari Street to Eliason Loop to Versa Place to Scarlett Way

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

g. Effects on vehicular and pedestrian safety: Public streets leading to the property have appropriate signage which should assist visitors in finding the property. Multiple turns required to access the property may be confusing to newcomers, necessitating detailed directions. Owners should provide renters with a rental overview to inform renters of proper access.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: No different than if occupied by long-term residents or unoccupied.

i. Logic of the internal traffic layout: The applicant has indicated the required parking spaces for a single family residence. Owners should provide detailed directions and traffic circulation information to tenants.

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: Large lot provides buffers.

² § 22.24.010.E

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(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses. 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. Provision of a rental overview would mitigate possible concerns for traffic and noise.

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 5} This unit is owner-occupied, so it does not take a long-term rental unit away from the market.

Concerns for bears, traffic, and parking can be mitigated through conditions of approval.

FINDINGS⁶

1. ...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, *specifically, the large lot provides sufficient buffers between properties;*
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, *specifically, conforms to Comprehensive Plan Section 2.6.2(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, *specifically, through the provision of a rental overview.*

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.

.....

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

⁵ Gurran & Phibbs article in JAPA Volume 83 Issue 1

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

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 103 Scarlett Way subject to the attached conditions of approval. The property is also known as Lot 3A Wingert Subdivision Lot 3 and Lot 4 Lot Line Adjustment. The request is filed by Ty and Valerie Barkhoefer. The owners of record are Ty and Valerie Barkhoefer.

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. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
8. To mitigate against the risk and impact of bears from the short term rental, the property owner shall assure all trash is deposited in trash receptacles that are stored in bear proof areas (whether enclosed garage or other bear proof area) and only placed on street for collection after 4am on trash collection day. Should this condition not be followed the CUP shall be revoked.
9. To mitigate against parking and traffic impacts, property owner shall provide detailed parking and traffic rules, and shall ensure all parking for all uses (residential

or short-term rental) shall occur off-street, on-site and further that should on-street parking occur at any time, the conditional use permit shall be revoked.

10. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.

11. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

Mental Health
1-800-800-8000
www.mh.org

VIA
AIR

21

JARVIS ST

HALEY AVENUE

MARY'S COURT

BEARDSLEE WAY

MOLLY LAKE

ARROWHEAD
ESTATES

SPRUCE GROVE
APARTMENTS

HARVEST WAY

WITSKARI ST

WITSKARI
TRAILER COURT

LENN'S BLVD

ELIASON COURT

ELIASON LOOP

3574 S 15th

NANCY COURT

SAND ACRE RD

100 FT LODGE





City & Borough of Sitka, Alaska

Selected Parcel: 103 SCARLETT ID: 30645003

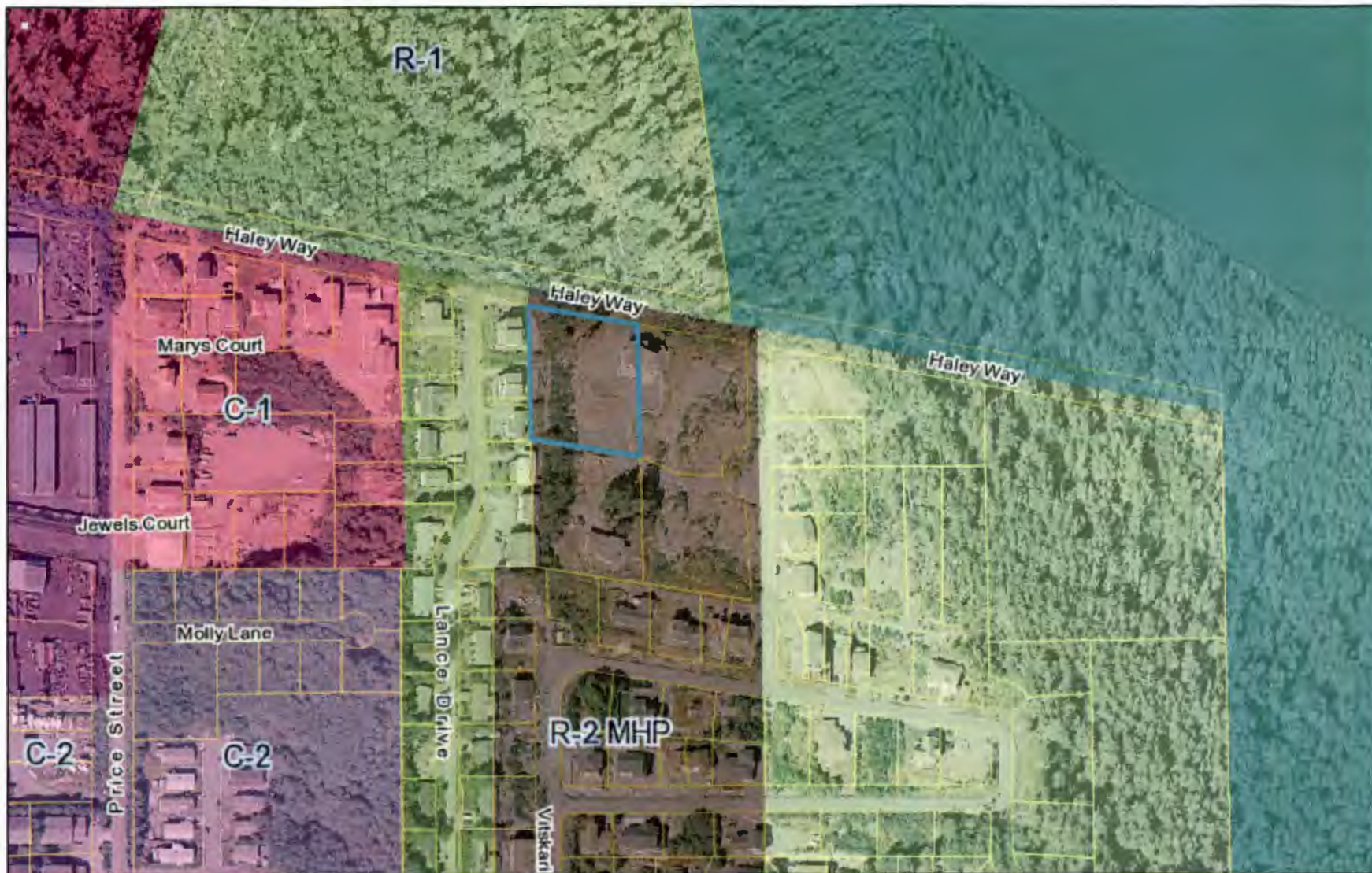
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100 m
200 ft



MainStreetGIS
MainStreetGIS, LLC
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City & Borough of Sitka, Alaska

Selected Parcel: 103 SCARLETT ID: 30645003

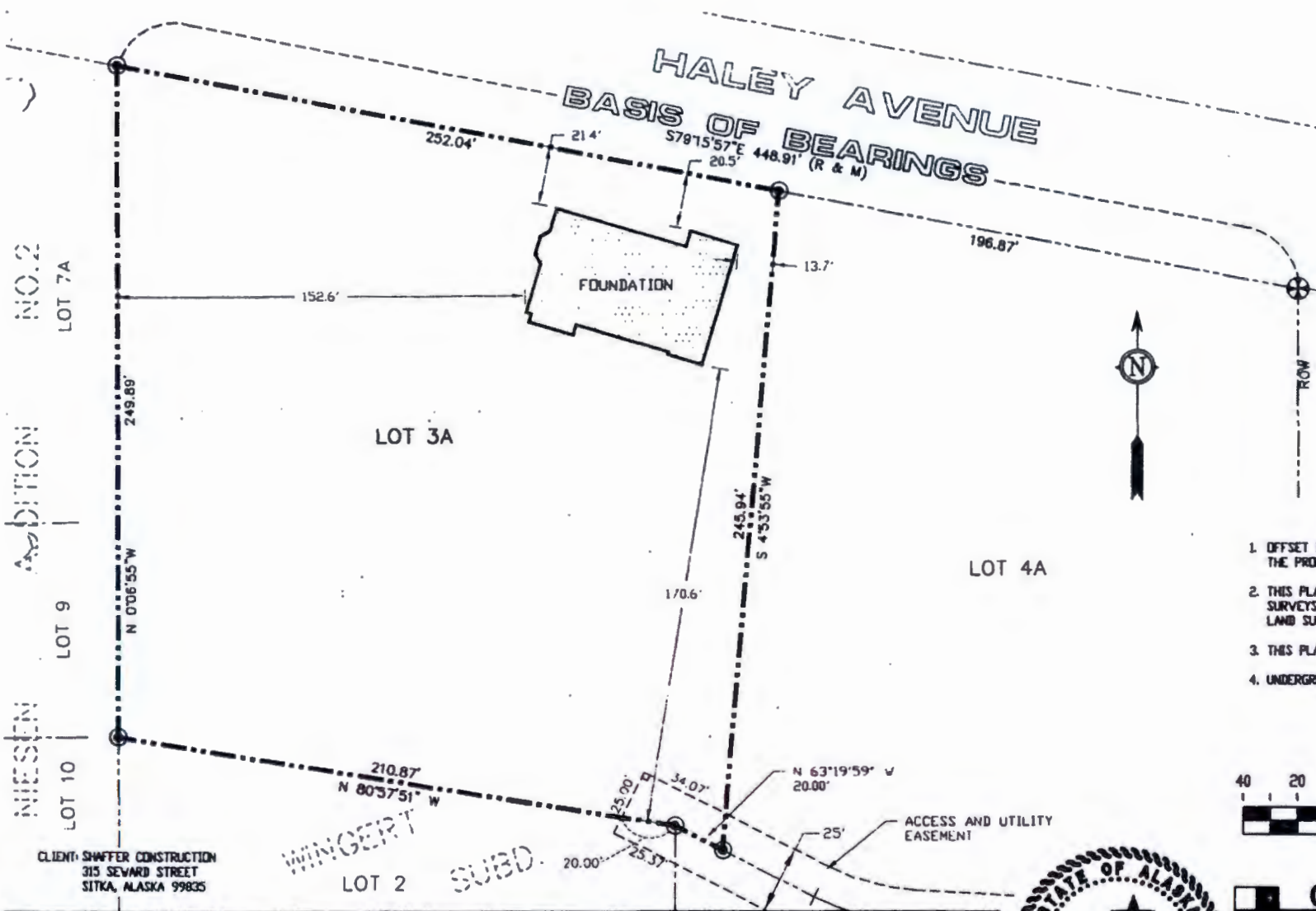
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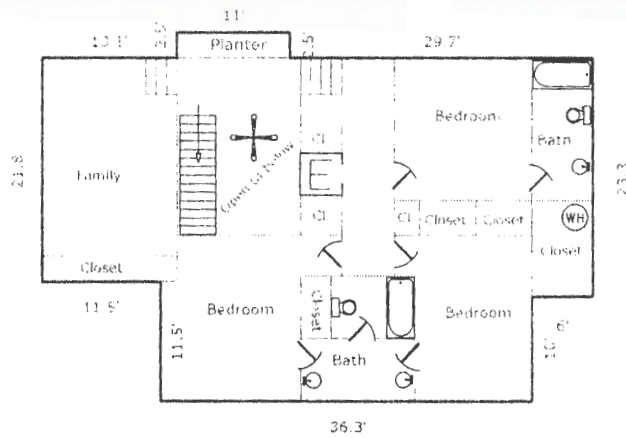


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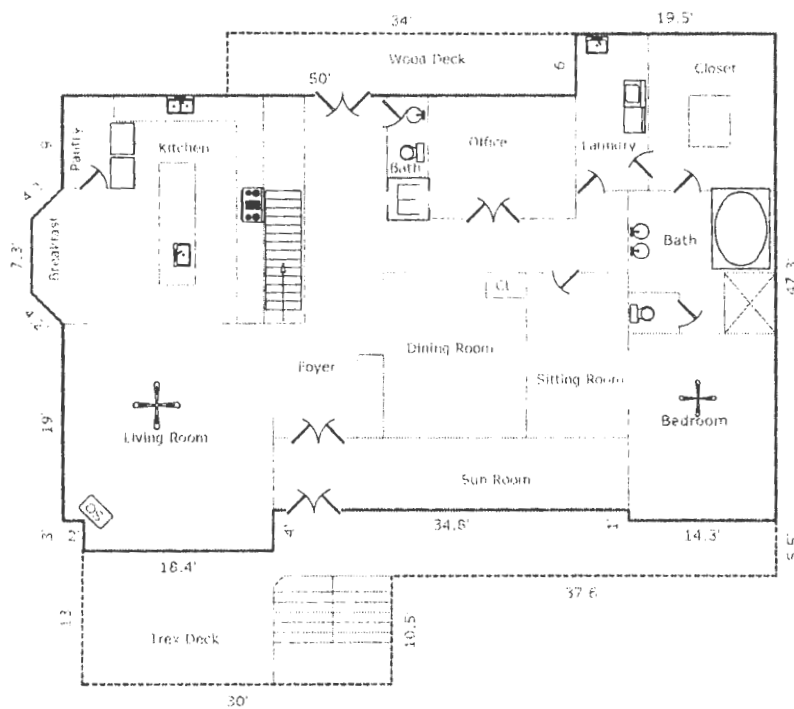
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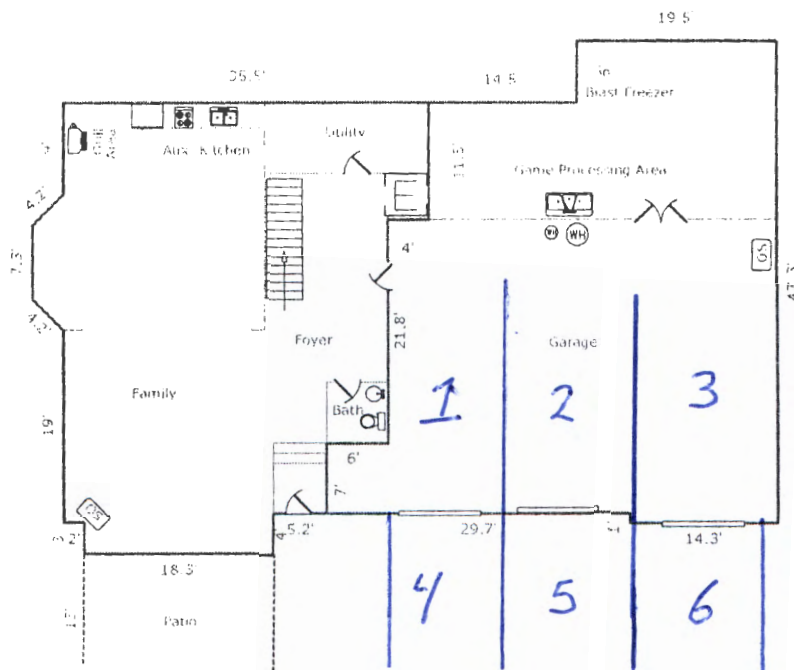
Second Floor



First Floor



Basement



1-6
Parking

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND RECORDED HEREON AND THAT WE HEREBY ADAPT 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: 12/12/06
 SIGNATURE: Clark Wingert
 President of Wingert Development, Inc.

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF DECEMBER 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND EXPIRATION DATE 01/01/2008, PERSONALLY APPEARED CLARK WINGERT, President of Wingert Development, Inc.

TO BE KNOWN TO BE THE IDENTICAL UNDIVIDEDLY INTERESTED AND WHO EXECUTES THE VOUCHER PLAT AND, IN ACKNOWLEDGMENT TO ME THAT S.A. ISSUES 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.

STATE OF ALASKA
 NOTARY PUBLIC
 JILL HARRIS
 BY COMMISSION EXPIRATION 01/01/2008

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 CLARK WINGERT, President of Wingert Development, Inc.

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 2006, WILL BE DUE ON OR BEFORE AUGUST 31, 2007, DATED THIS 12th DAY OF DECEMBER 2006.

JOHN A. FRANK
 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 PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 2006-002 DATED 12-12-06, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTRAR, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE: 12-12-06
 SIGNATURE: [Signature]
 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 AND RECORDS IN MINUTE BOOK PAGE 10, DATED 12-12-06, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTRAR, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE: 12-12-06
 SIGNATURE: [Signature]
 CITY AND BOROUGH CLERK

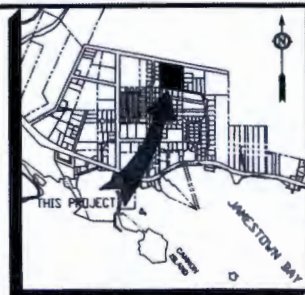
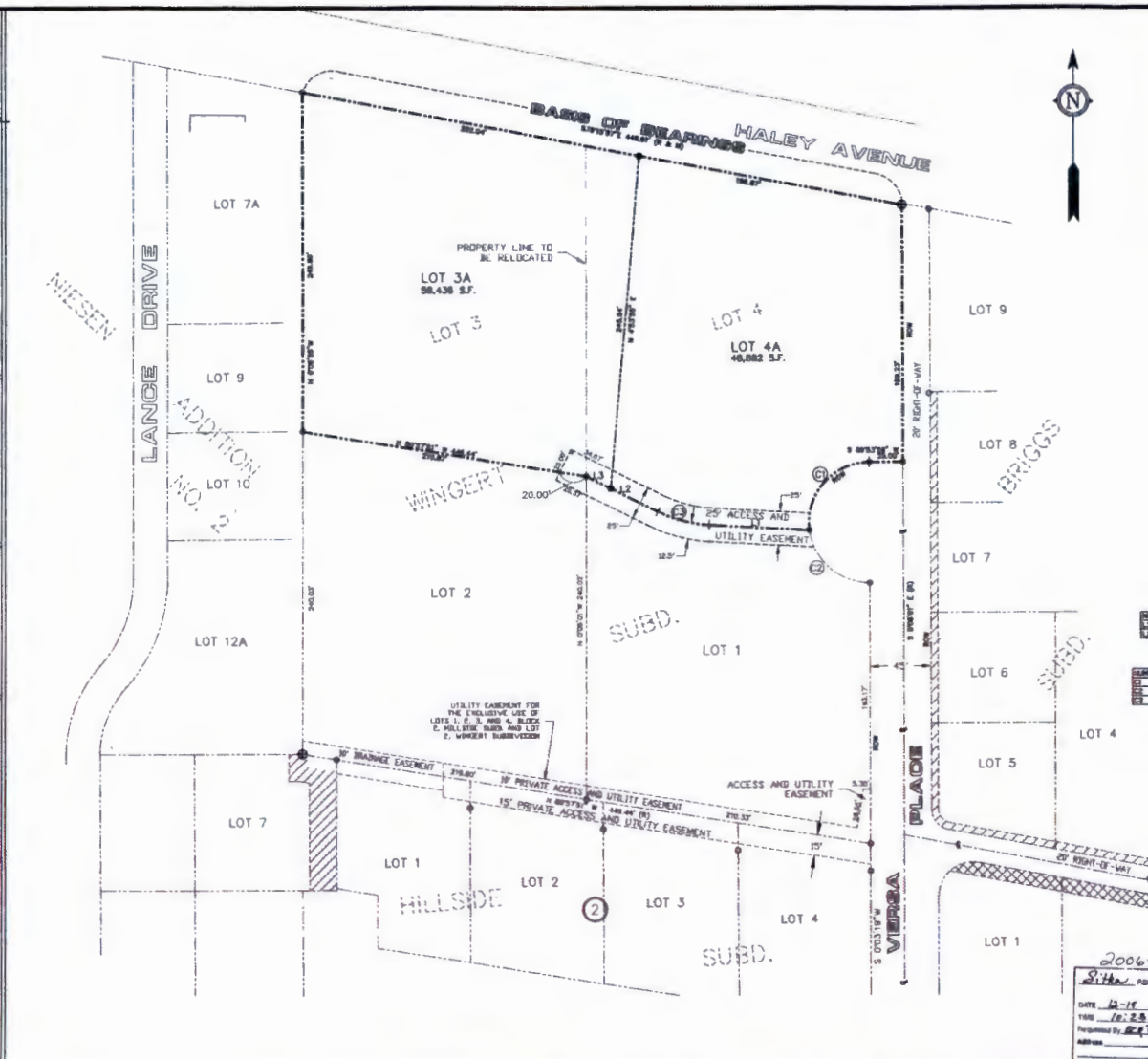
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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 CLARK WINGERT, President of Wingert Development, Inc.

ALL TAXES OF RECORD, AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LIABILITIES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 12th DAY OF DECEMBER 2006
 IN SITKA, ALASKA

FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA



VICINITY MAP
 SCALE 1"=1,000'

LEGEND

- ① PROPERTY CORNER, WINGERT REDEVELOPMENT GRASS CITY
- ② BLVD PROPERTY CORNER OF REDEVELOPMENT
- ③ REDEVELOPMENT PROPERTY CORNER
- ④ REDEVELOPMENT PROPERTY CORNER
- ⑤ CORNER DATA
- ⑥ CORNER DATA
- ⑦ REDEVELOPMENT DATA

CURVE AND EASEMENT DATA

CURVE DATA			
CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
N 89°45'00" E	17.000'	S 89°45'00" W	17.000'

EASEMENT DATA			
CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
N 89°45'00" E	17.000'	S 89°45'00" W	17.000'

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 3 AND 4 OF THE WINGERT SUBDIVISION.
2. A REVERSE POOP WILL BE REQUIRED FOR LOT 3A.
3. A REVERSE POOP WILL BE REQUIRED FOR THE ACCESS AND UTILITY EASEMENT BETWEEN ALL FOUR LOTS IN LOT 3 OF THE SITKA RECORDING OFFICE, GRID NO. 2006-002-001.
4. INSURANCE FOR THE UTILITIES PASSING THROUGH THE ABOVE DESCRIBED EASEMENT AND THE WIDE RESPONSIBILITY OF THE OWNER OF LOT 3A.
5. ANY INSURANCE FOR RELOCATION OF ANY OF THE EASEMENTS SHOWN ON THIS PLAT MUST BE OBTAINED FROM WINGERT DEVELOPMENT, INC. NO INSURANCE SHALL BE PLACED IN THE EASEMENTS WITHOUT WRITTEN WRITTEN APPROVAL.
6. THE LOTS CREATED BY THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED IN THE FUTURE.
7. ANY FUTURE RELOCATION, STRUCTURE OR BE BUILT BY EACH LOT. STRUCTURES SHALL BE LIMITED TO ONE ON EACH LOT.



O'NEILL SURVYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
 PHONE: (907) 747-4700
 FAX: (907) 747-7000
 EMAIL: ooneill@ooneill.com

RECORD OF REVISIONS

BY	DATE	REV	DESCRIPTION OF CHANGE

RECEIVED & INDEXED

RECEIVED: [Signature]
 INDEXED: [Signature]
 DATE OF PLATING & INDEX: [Signature]
 DRAWING NUMBER: 2006-002-001
 PROJECT NO: 30519-05-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT ON 12/12/06, A SURVEY OF THE WINGERT REDEVELOPMENT LOTS 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.

S. B. B. #6
 DATE: 12/12/06
 SIGNATURE: [Signature]
 WINGERT DEVELOPMENT, INC.

WINGERT SUBDIVISION - LOT 3 AND LOT 4 LOT LINE ADJUSTMENT

LOTS 3 AND 4, WINGERT SUBDIVISION

CLIENT: HAWKEYE, LLC
 303 ISLANDER DR.
 SITKA, AK 99835

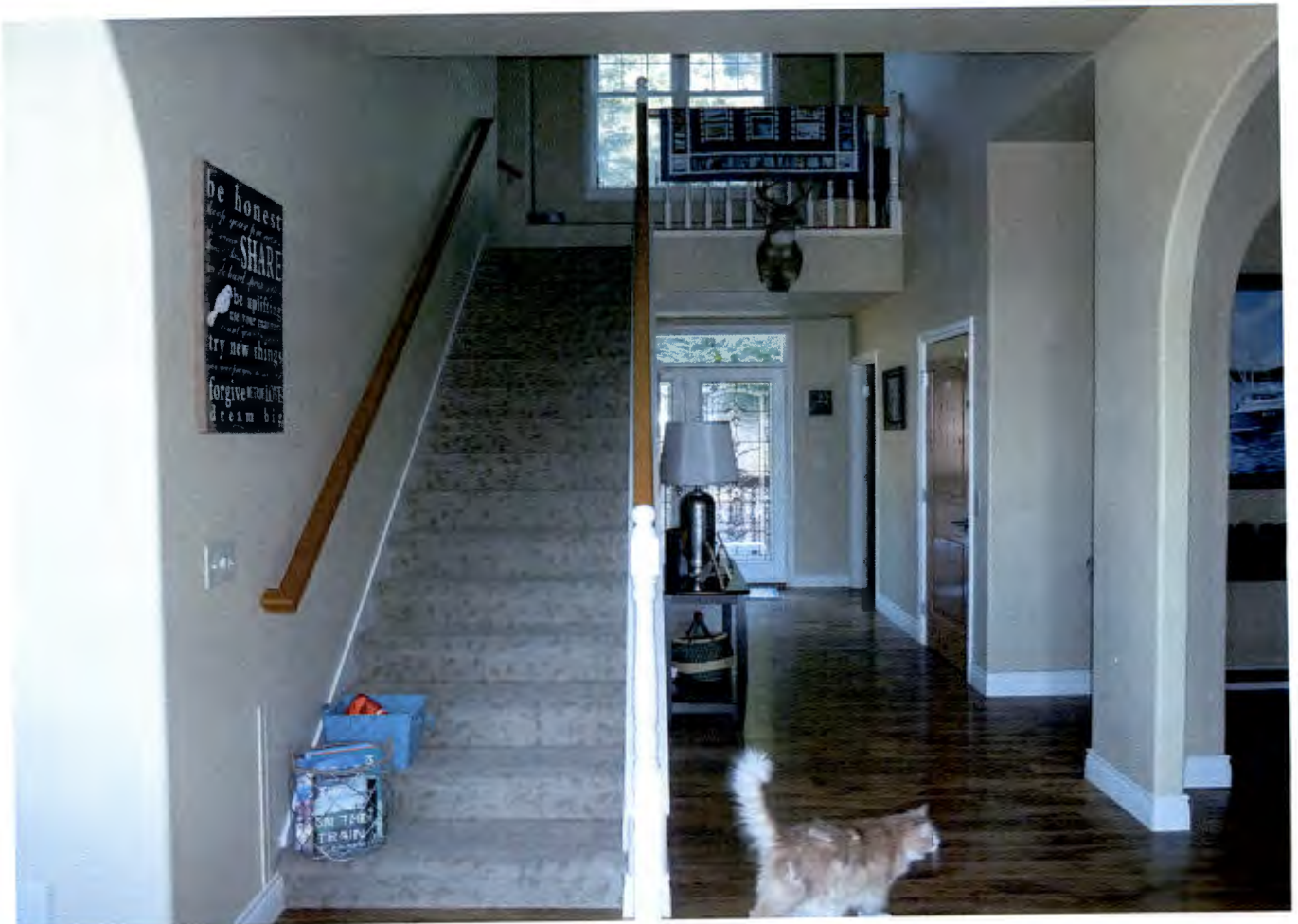


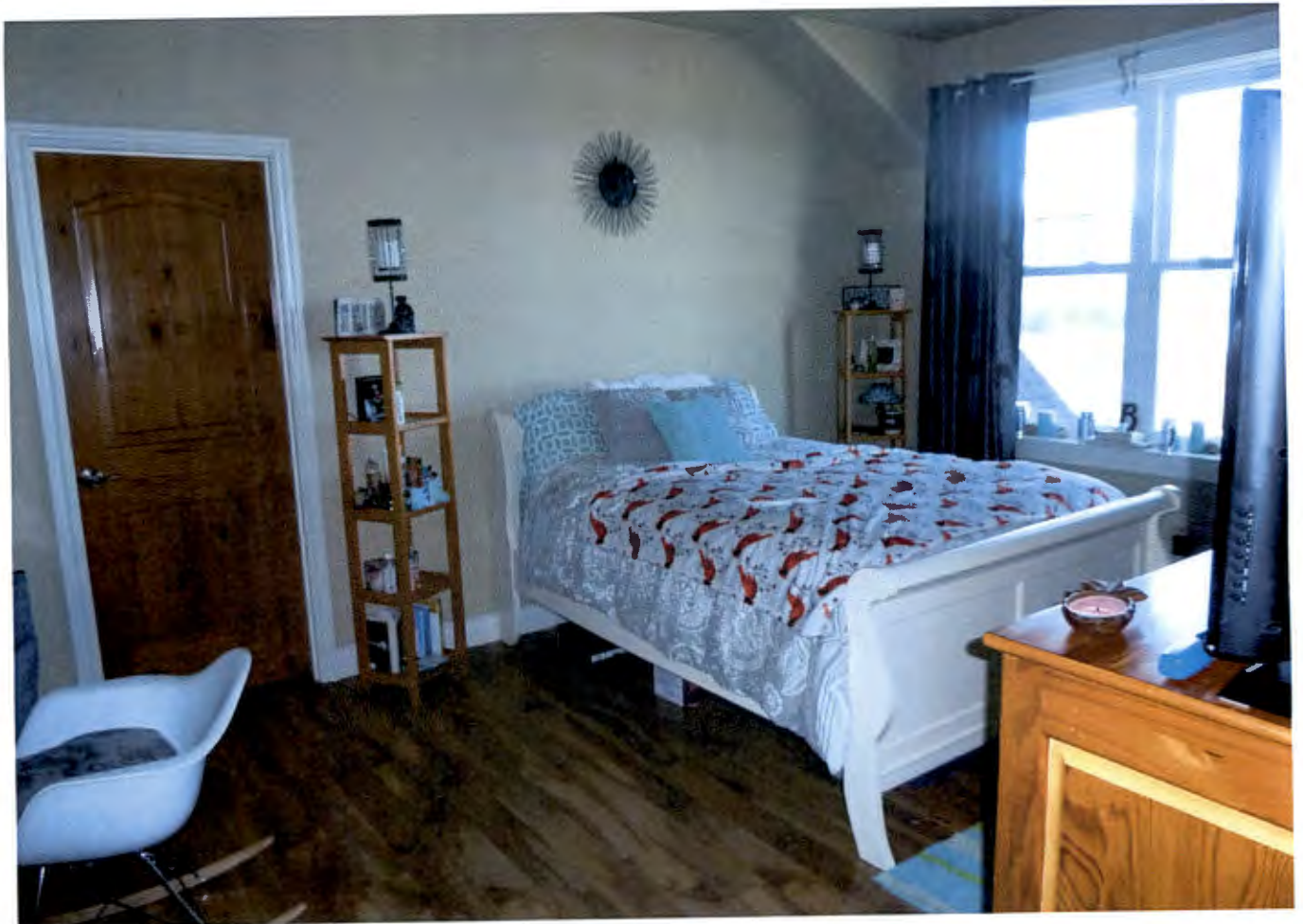
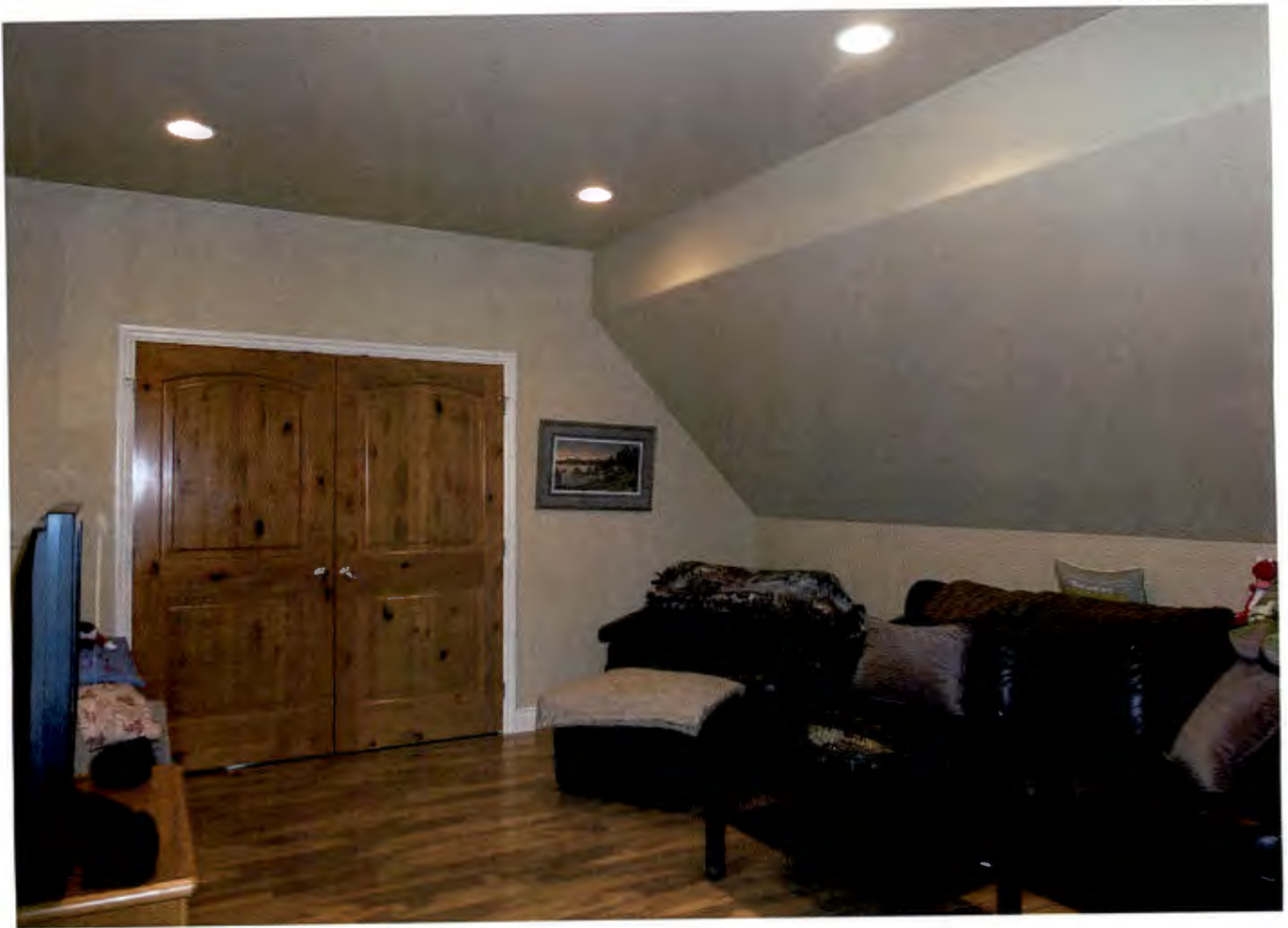
















CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

RECEIVED MAR 27 2017

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: (short term rental) We would like to use our home for summer rental / room options for visitors + or year round option for those in need of a place to stay.

PROPERTY INFORMATION:

CURRENT ZONING: R2 MHP PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Ty + Valerie Barkhoefer

PROPERTY OWNER ADDRESS: 103 Scarlett Way

STREET ADDRESS OF PROPERTY: 103 Scarlett Way

APPLICANT'S NAME: Ty + Valerie Barkhoefer

MAILING ADDRESS: 103 Scarlett Way

EMAIL ADDRESS: vbarkhoefer@yahoo.com DAYTIME PHONE: 747-6251 or 738-0113

PROPERTY LEGAL DESCRIPTION:

TAX ID: 30645003 LOT: 3A BLOCK: _____ TRACT: _____

SUBDIVISION: Wingst S/p Lot 3 + Lot 4 LLA US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION	<input checked="" type="checkbox"/>	SITE PLAN	<input checked="" type="checkbox"/>
NARRATIVE	<input checked="" type="checkbox"/>	CURRENT PLAT	<input checked="" type="checkbox"/>
FEE	<input checked="" type="checkbox"/>	PARKING PLAN	<input checked="" type="checkbox"/>

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.

Tyler Gao Boulanger
Owner

3/13/17
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

March 27, 2017

To: City of Sitka

Re: Short Term Rental Plan

We would like to use our home for short term rental options for summer guests or those in need of renting a room or space, year round possibly. Summer is busy for Sitka and I feel we have a perfect space to provide guests an enjoyable place to stay while they visit.

Our home is spacious with 3 stories. Downstairs is roomy, we have a half bath downstairs along with full living room & kitchen and room to sleep 4 comfortable. The main floor is where we reside and its kitchen can also be available to guests, a sun room for sitting & relaxing, and another half bath. Upstairs we have 3 rooms available to rent out and two full bathrooms on this floor. Each room can either be set up with 2 twins or double beds or large enough for queen so each room can fit 2-3 guests comfortably. Total we have 4 spaces available. This floor also includes a lounge or sitting area to watch TV or relax.

It has been a dream of mine to have a B&B but after talking to the city rep. he suggested a short term rental for our situation. We would like to have our home be a place visitors would return to Sitka year after year to visit us and enjoy all our town has to offer. This is something I would love to do and I think our home and property would be a great place to do this. We have two pieces of property that are side by side & our property is big enough and far enough away from neighbors that I don't see noise or traffic being an issue. Parking is not an issue as noted in our site plan. We will supply our neighbor that is closes to use our phone numbers in case there were ever an issue with a guest but I do not anticipate problems. We were unable to talk to our neighbors Ed & Sue Beach as they are out of town but intend to do so when they return to discuss their feelings or concerns & will do our best to resolve or find resolve as their input is important. We do share a private drive and traffic may be a concern to neighbors but in reality it would not bring any more traffic than if the owners of the other property were using there lots. Currently only two of us use our drive and two lots are empty.

We do live where Bears can be an issue if there were ever garbage left out, we have had no issues with ours and have a garage to store trash or we can build an outside enclose for trash as well. This is be part of our guest information we provide them along with directions to get to our place.

Sincerely,

Val Barkhoefer

907-738-0113

Ty & Valerie Barkhoefer

103 Scarlett Way Sitka,AK 99835

Dear City of Sitka :

Enclosed is our application for Conditional Use for short term rental options in our home. See copies of proof of ownership, site plan, narrative, list solutions for neighbors should of problem arise, proof of filing fee, instructions on how to get to our home, and a copy of current plat.

Please call my cell phone below should you need any other information.

Sincerely,

Val Barkhoefer

907-738-0113

Garbage Plan:

We will use our garage for guest trash until day of garbage pick up. Another option is to build a enclosure for our trash can outside.

Noise: I do not see noise being an issue where we live but in case of a noise disturbance please call us at 738-0113 or 747-6251.

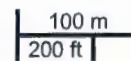
Val Barkhoefer



City & Borough of Sitka, Alaska

Selected Parcel: 103 SCARLETT ID: 30645003

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MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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Parcel ID: 18580000
ALASKA MENTAL HEALTH TLO
ALASKA MENTAL HEALTH TLO
ANCHORAGE AK 99501

Parcel ID: 18590000
U.S. FOREST SERVICE
U.S. FOREST SERVICE
2108 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 30615000
IRENIO/TAMMY SUMAUANG
SUMAUANG, IRENIO, J./TAMMY, K.
220 LANCE DR, #A
SITKA AK 99835

Parcel ID: 30643011
RONALD/CHRISTIN DAVISON
DAVISON, RONALD/CHRISTINE
107 MARYS COURT
SITKA AK 99835

Parcel ID: 30644001
STEVEN/KATHLEEN
HUDDLESON/MILLER
HUDDLESON, STEVEN & MILLER,
KATHLEEN
P.O. BOX 2995
SITKA AK 99835-2995

Parcel ID: 30644002
CHRISTOPHER BALOVICH
BALOVICH, CHRISTOPHER
P.O. BOX 6133
SITKA AK 99835-6133

Parcel ID: 30644003
PATRICK/AMBER SWEDEEN
SWEDEEN, PATRICK & AMBER
P.O. BOX 2183
SITKA AK 99835-2183

Parcel ID: 30644004
CHRISTOPHER/WAY HASHIGUCHI
HASHIGUCHI, CHRISTOPHER/WAYNE
P.O. BOX 2626
SITKA AK 99835-2626

Parcel ID: 30644005
JON/Alice WOLCOTT
WOLCOTT, JON, A./ALICE, M.
231 LANCE DR.
SITKA AK 99835

Parcel ID: 30644006
JON/Alice WOLCOTT
WOLCOTT, JON, A./ALICE, M.
231 LANCE DR.
SITKA AK 99835

Parcel ID: 30644007
BRANDI/TODD FLEMING
FLEMING, BRANDI & TODD
1107 EDGE CUMBE DR
SITKA AK 99835

Parcel ID: 30644009
THOMAS/DIANNE BRYAN
BRYAN, THOMAS, P./DIANNE, E.
2368 HAMPTON WAY
CLOVIS CA 93611

Parcel ID: 30644010
STEPHEN/VALERIE DODSON
DODSON, STEPHEN/VALERIE
226 LANCE DR
SITKA AK 99835

Parcel ID: 30644011
TRIPLE S, LLC
TRIPLE S, LLC
P.O. BOX 2335
SITKA AK 99835-2335

Parcel ID: 30645001
CHARLTON CAPITAL MANAGEMENT
CHARLTON CAPITAL MANAGEMENT
4307 E. SOUTH SHORE DR, SOUTH
ERIE PA 16511

Parcel ID: 30645002
EDWIN/SUSAN STEWART/BEACH
STEWART, EDWIN/BEACH, SUSAN
101 SCARLETT WAY
SITKA AK 99835

Parcel ID: 30645003
TY/VALERIE BARKHOEFER
BARKHOEFER, TY & VALERIE
P.O. BOX 595
SITKA AK 99835-0595

Parcel ID: 30645004
TY/VALERIE BARKHOEFER
BARKHOEFER, TY & VALERIE
P.O. BOX 595
SITKA AK 99835-0595

Parcel ID: 30647007
GALEN PEARSON
PEARSON, GALEN, P.
P.O. BOX 2296
SITKA AK 99835-2296

Parcel ID: 30647008
CHARLTON CAPITAL MANAGEMENT,
L.P.
CHARLTON CAPITAL MANAGEMENT,
LP
4307 E. SOUTH SHORE DR
ERIE PA 16511

Parcel ID: 30647009
STANLEY/LAURIE JOHNSON
JOHNSON, STANLEY III/LAURIE
405 LOUISE COURT
SITKA AK 99835

Parcel ID: 30647010
JACOB/KATELYN YLITALO
YLITALO, JACOB & KATELYN
403 LOUISE CT
SITKA AK 99835

Parcel ID: 30647111
JERROD GALANIN
GALANIN, JERROD, M.
P.O. BOX 1804
SITKA AK 99835-1804

Parcel ID: 30648006
REBECCA/DARRIN PHILLIPS
PHILLIPS, REBECCA & DARREN
P.O. BOX 645
SITKA AK 99835-0645

Parcel ID: 30648007
CHARLES GARNER
GARNER, CHARLES
P.O. BOX 1291
SITKA AK 99835-1291

Parcel ID: 30648008
CHARLES GARNER
GARNER, CHARLES
P.O. BOX 1291
SITKA AK 99835-1291

Parcel ID: 30648009
CHARLES/DOROTHY GARNER/BROWN
GARNER, CHARLES & BROWN
DOROTHY
P.O. BOX 1291
SITKA AK 99835-1291

P&Z Mailing
April 7, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 3/27/17

To:

PAID

MAR 27 2017

ACCOUNT # 100-300-320-3201.000

CITY & BOROUGH OF SITKA

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



AFTER RECORDING, RETURN TO:

Ty F. Barkhoefer
Valerie L. Barkhoefer
413 Arrowhead St.
Sitka, AK 99835

AETIA 45379

WARRANTY DEED
A.S. 34.15.030

The Grantors, **VERNON R. HANSEN** or **LUCY J. HANSEN**, as the duly appointed, qualified and authorized Trustees of The Revocable Living Trust Agreement of **Vernon R. Hansen and Lucy J. Hansen**, whose address is 1253 Wildlife Rd. Neosho, MO 64850, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration hand paid, the receipt of which is hereby acknowledged, convey and warrant to **TY F. BARKHOEFER and VALERIE L. BARKHOEFER**, husband and wife, as tenants by the entirety with full right of survivorship, Grantees, whose mailing address is 413 Arrowhead St. Sitka, AK 99835 the following-described real estate:

**Lot Three-A (3A), Wingert Subdivision, according to Plat No. 2006-30,
Sitka Recording District, First Judicial District, State of Alaska**

SUBJECT TO the rights or claims of parties in possession not shown by the Public Records.

FURTHER SUBJECT TO the easements, or claims, of easement, not shown by the Public Records.

FURTHER SUBJECT TO the encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.

FURTHER SUBJECT TO any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

FURTHER SUBJECT TO the taxes or special assessments which are not shown as existing liens by the Public Records.

FURTHER SUBJECT TO (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

FURTHER SUBJECT TO the rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way)

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent and acts relating thereto.

FURTHER SUBJECT TO the reservations and exceptions as contained in the State of Alaska Patent and acts relating thereto.

FURTHER SUBJECT TO the easements and notes as shown on Plat No. 2006-15 and Plat No. 2006-30.

FURTHER SUBJECT TO the easement and the terms and conditions thereof to Grantee current and future owners of Lots 1, 2, 3, and 4, Block 2, of the Hillside Subdivision for the purpose of access and utility easement dated March 17, 2006 and recorded May 16, 2006 as Document No. 2006-000883-0. Affects a portion of said property as depicted on a sketch, recorded as a part of said easement.

FURTHER SUBJECT TO the Agreement and the terms and conditions thereof regarding the current and any future owners of Lots 1, 2, 3, and 4 of the Wingert Subdivision agree to share the expenses of maintenance and repair of the drainage and roadway located within the 25 ft. wide easement (approximately 190 lineal feet total) identified as "Scarlett Way," recorded August 23, 2006 as Document No. 2006-001580-0.



DATED this 15 day of October, 2013.

GRANTORS: The Revocable Living Trust Agreement of Vernon R. Hansen and Lucy J. Hansen

By: [Signature]
Vernon R. Hansen, Trustee

By: [Signature]
Lucy J. Hansen, Trustee

STATE OF Missouri)
)
COUNTY OF Newton) ss.

The foregoing instrument was acknowledged before me this October 15, 2013, by **VERNON R. HANSEN** and **LUCY J. HANSEN**, as the duly appointed, qualified and authorized Trustees of The Revocable Living Trust Agreement of Vernon R. Hansen and Lucy J. Hansen.

WITNESS my hand and official seal on the day and year in this certificate first above written.

[Signature]
Notary Public in and for Missouri
My Commission Expires: 09/23/2017

Joelene A. Olsbo
Notary Public - Notary Seal
State of Missouri
Newton County
My Commission Expires: 09/23/2017
Commission # 13873138

