



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

### **Major Amendment of Conditional Use Permit Marijuana Cultivation at 4614 Halibut Point Road**

Case No: CU 17-12  
Proposal: Expansion of Marijuana Cultivation  
Applicant: Aaron Bean for Green Leaf  
Owner: Connor and Valorie Nelson  
Location: 4614 Halibut Point Road  
Legal Desc.: Lot 3 Carlson Resubdivision  
Zone: C-2 General commercial mobile home  
Size: 14,372 square feet  
Parcel ID: 25875003  
Existing Use: Commercial  
Adjacent Use: Commercial and Residential  
Utilities: Full Services  
Access: Halibut Point Road

### **KEY POINTS AND CONCERNS:**

- Odor: Applicant has provided filtration in prior cultivation permit and shall be required to include this expansion with adequate odor filtration.
- Security: Applicant has provided a security plan as required by state license and that shall include this expansion. City conditions will also mandate the same.
- Waste management : state regs and conditions of approval require a waste management plan
- On site traffic circulation and parking: adequate. Cultivation has low traffic and parking demand. Site is more than sufficient for such use.
- No known sensitive uses within 500 feet.
- Annual report required.
- No other concerns about location or use outside of standard conditions.

**RECOMMENDATION:** Approve the conditional use permit subject to the attached conditions of approval.

### **ATTACHMENTS**

- |                           |                     |
|---------------------------|---------------------|
| A. Vicinity Map           | F. Existing Plat    |
| B. Aerial Map             | G. Photos           |
| C. Zoning Map             | H. Application      |
| D. Site Plan with Parking | I. Mailing List     |
| E. Floor Plan             | J. Proof of Payment |
|                           | K. Warranty Deed    |

### **BACKGROUND/PROJECT DESCRIPTION**

The proposal is for a minor expansion (which is a major amendment under code) of an existing marijuana cultivation facility in a General Commercial Mobile Home zoning district (C-2) located at 4614 Halibut Point Road. Therefore, the proposed use is subject to approval of the amendment of an existing conditional use permit to be able to operate subject to section 22.24.026.

The grow operation is located on two floors: one the ground level are two grow rooms, a storage room, and a secure room; on the upper floor, there is another grow room, storage, office, and work rooms for cultivation processes. Each floor is approximately 984 gross square feet (minus build out that reduces that). This proposed expansion is for approximately 10 flower benches. **Details of square footage will have to be detailed by applicant.**

### **ANALYSIS**

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

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

First, our Department does not have traffic engineering software to calculate traffic impacts, nor does it have the equipment to conduct or own objective traffic studies. However, I was able to glean information from other objective traffic studies. Using a study from Boulder, Colorado, Marijuana Cultivation was studied with actual traffic and parking observations and also compared and contrasted to similar light industrial, manufacturing and pharmacy businesses to calculate a range of traffic and parking impacts. Using observation and modeling, the average trip rate for cultivation was about 6.97 trips per 1,000 square feet per day. Average peak parking was about 6 spaces in the highest hour and day. There was correlation between square footage and trip rates for cultivation. There was not a correlation between retail size and impacts, instead that seemed to be determined by market variables (such as supply, demand, density of similar uses in area).

In addition, Cultivation does not appear to create high traffic peak demand per hour nor per day that exceeds the existing road system and layout.

**b. Amount of noise to be generated and its impacts on surrounding land use:**

There is no objective analysis regarding noise. Subjectively, cultivation use would not appear to create any noise impacts to a General Commercial Area any more so than other commercial uses. In reviewing other planning analysis of such marijuana cultivation uses, I found no concerns about noise impacts in commercial zones.

**c. Odors to be generated by the use and their impacts:** Odors are a concern.

State regulations and also City conditions of approval will require odor mitigation via high-grade commercial filtration such as HVAC and/or HEPA filtration systems.

Therefore, odor is a concern, and while it may appear, from code, that no odor can be detected, it also reads that a local government can address odor as it sees fit for the location. Taking both of these into account, it appears prudent to condition a high level of odor control, but recognize absolute elimination may not be feasible, practical, or necessary depending upon surrounding land use.

Staff suggests at a minimum, numerous charcoal air filters. In addition, some use ozone or masking agents. Please be aware about the potential harms of ozone for human health.

**d. Hours of operation:** Shall be allowed to fullest extent allowable by zoning.

**e. Location along a major or collector street:** Located along state highway, Halibut Point Road adequate for the proposed use.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** Proposed use is in an existing building. The use itself will not create or alter any access.

**g. Effects on vehicular and pedestrian safety:** None anticipated or identified.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Part of the operating plan will include emergency access. Due to operating plan and regulations, emergency access may be better than average use. Positive impact only.

**i. Logic of the internal traffic layout:** Property has proper layout.

**j. Effects of signage on nearby uses:** None anticipated.



**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** Existing lot orientation is proper. There is residential use on site and within the vicinity that could be impacted by odor or other impacts of commercial cultivation.

**l. Relationship of the proposed conditional use to the goals, policies, and objectives of the comprehensive plan:** There are many goals, policies, and objectives that this proposal could fall under, these include but are not limited to: 2.1.2 economic growth, 2.1.3 foster quality family life (condition to protect these), 2.1.10 diverse and vital local job base, 2.1.13 diversified industry and utilizing Sitka's resources for best return on investment (renewable electricity), 2.2.1 economic base, 2.2.3 produce high quality goods, 2.2.5 protect health and welfare of community (through conditions), 2.2.10 respect social and community values (70% support recreational marijuana), 2.3.6 focus on waste water and watershed protection (through conditions and operating plan), 2.4.1 orderly use, 2.4.4 resolve conflicts of use through public process, and 2.6.2 commercial development without substantial negative impacts (through conditions and regulations). Overall, the conditional approval with appropriate conditions and default state regulations appears to offer the best economic development by providing jobs, tax revenue, utilizations of electricity that has extra supply, comports with existing community values, and creates harmony of use for the area.

Some of the positive impacts include increasing jobs directly and indirectly through on-site employees, contractors for building and business design, sale tax revenue, tourism incentives, and sale of electricity. Potential negative impacts are adequately mitigated through stringent state regulations incorporated into the municipal conditional use permit via security protocols, tracking system, diversion protocols, camera and security features, odor control, other means.

**m. Other criteria that surface through public comments or planning commission review**

**1. Any impact or criteria that surfaces through public comment, planning staff review, or planning commission review.**

Safety: Building Safety is being reviewed by the Building Department and shall be governed by Conditions of Approval:

1. All licensed facilities shall comply with all life and safety regulations as promulgated by the municipal Building Official.
2. All licensed manufacturing and cultivation uses shall provide a fire safety plan, material handling plan, and comply with all fire safety regulations that satisfies the Fire Marshal or their designee and the Building Official.

In addition, all public, health and safety has been adequately addressed with the operating plan and proposed conditions regarding parking compliance and odor control. Emergency access, security, and diversion programs have all addressed any other potential safety concerns.

Parking: Per section 22.20.100, the applicant shall provide parking in compliance with code. Though applicant can meet parking requirements, a condition will require the applicant to provide a parking plan.

### **Marijuana 500 Foot Buffers**

The state requires a 500 foot buffer from sensitive uses that include educational facilities, recreational centers, youth centers, churches, or correctional facilities. This is measured in different ways. Educational, recreation center, and youth center type uses are measured from the public entrance of the marijuana establishment to the outer boundary of the sensitive use by the shortest pedestrian route (determined by State AMCO Board); or 2) from the public entrance of the marijuana establishment to the main public entrance of the religious or correctional facility measured by the shortest pedestrian route (determined by State AMCO Board). There are no state regulated sensitive uses that staff is aware of per site visit. However, this is conditioned to comply with state buffers and burden is upon applicant.

**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:

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 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.

#### **Specific Guidance from 22.24 on Findings for Marijuana Uses**

Findings of Fact: Upon review and considerations of the required criteria, the Planning Commission shall determine whether the proposed use(s) at the proposed project location are found to not present a negative impact to the public's health, safety, and welfare.

- 1.If such a finding can be made, than the proposed use shall be approved with standard regulations, dimensions, and setbacks.



2. In the alternative, where the Planning Commission finds negative impacts are present, the Planning Commission shall only approve conditional use permits where the negative impacts can be adequately mitigated by conditions of approval that preserve the public's health, safety, and welfare. These conditions of approval shall be case by case specific and in addition to the standard regulations.

3. If negative impacts to the public's health, safety, and welfare cannot be mitigated through conditions of approval than the Planning Commission shall so find and deny the proposed conditional use permit.

### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Senior Planner's analysis and required findings as found in the staff report.

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

1) I move to find that the zoning code has been followed, that the comprehensive plan has consulted, and that there are no negative impacts present that have not been adequately mitigated by the attached conditions of approval for the proposed major amendment to the existing marijuana cultivation conditional use.

2) I move to approve the major amendment to the existing marijuana cultivation conditional use permit request filed by Aaron Bean at 4614 Halibut Point Road, in the C-2 General Commercial and Mobile Home zone. The property is also known as Lot 3 of Carlson Resubdivision. The owners of record are Connor K. Nelson and Valorie L. Nelson.

### **Required Standard Conditions of Approval:<sup>1</sup>**

1. Owners, operators, and staff of conditional uses shall comply with all state and municipal licensing regulations.
2. All licensed facilities shall comply with all life and safety regulations as promulgated by the municipal Building Official.
3. All licensed manufacturing and cultivation uses shall provide a fire safety plan, material handling plan, and comply with all fire safety regulations that satisfies the Fire Marshal or their designee and the Building Official.

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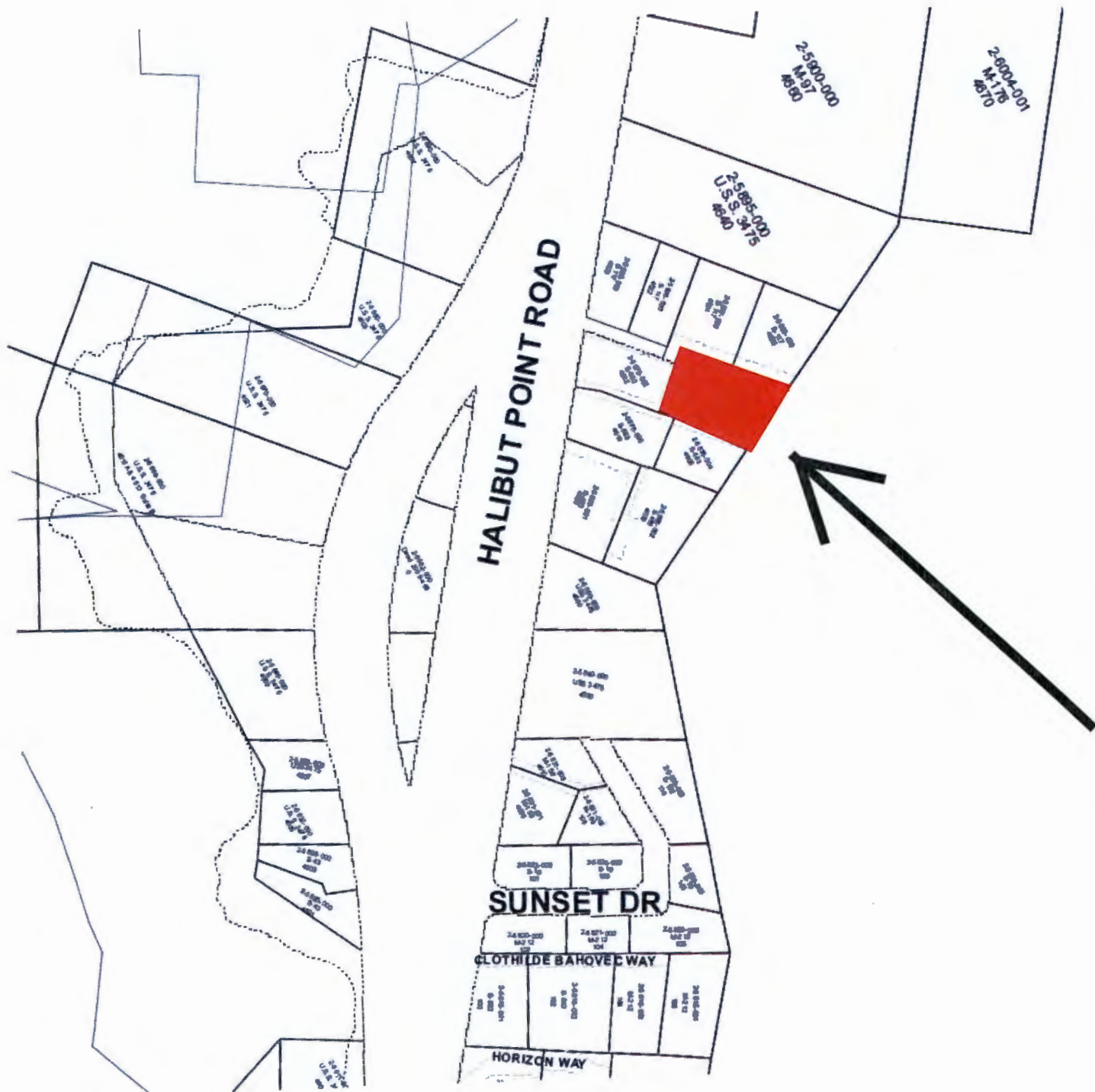
<sup>1</sup> §22.24.026(C)

4. All licensed facilities and/or uses shall provide screening from public view of any marijuana related commercial, retail, cultivation, or manufacturing use.
5. All licensed facilities and/or uses shall establish an active sales account and business registration with the Municipality and shall comply with all standard & required accounting practices.
6. It shall be a standard regulation that all conditional uses comply with all applicable state regulations and licensing laws or it shall be deemed to abandon and extinguish and associated municipal license or conditional use permit.
7. All approved conditional use permits shall comply with all Sitka General Code or shall be deemed to abandon and extinguish any associated municipal license or conditional use permit

**Additional Recommended Conditions**

8. Applicant shall provide a Parking Plan that complies with Section 22.20.100 for all uses present and proposed at the current property including striped parking spaces where feasible (i.e. concrete or asphalt areas).
9. Odor Control shall include reasonable best means (such as high quality Commercial HEPA filter or HVAC systems) to limit and mitigate odor impacts to surrounding uses. Should a meritorious odor complaint be received, the Planning Commission may require additional odor control measures to mitigate any actual negative impacts.
10. The proposed cultivation site shall not be located within 500 feet of any school grounds, recreation or youth center, religious service building, or correctional facility that was legally established prior to approval of this conditional use permit as intended by licensing restriction and regulations of the state in 3 AAC Chapter 306.
11. The permittee shall report, annually, to the planning commission on gross sales, sales tax amounts, complaints, police or other law or regulation enforcement activity, and summary of operations.
12. The permit is subject to review should there be a meritorious complaint, impact to public health safety or welfare, or violation of a condition of approval. The review may occur at the discretion of the Planning Director or by motion of the Planning Commission to address meritorious issues or complaints that may arise. During this review, based on the evidence provided, existing code and conditions of approval, the permit may be amended or revoked to address impacts to public health, safety, and welfare.









## City & Borough of Sitka, Alaska

**Selected Parcel: 4614 HALIBUT POINT ID: 25875003**

Printed on 5/3/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

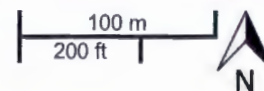




## City & Borough of Sitka, Alaska

**Selected Parcel: 4614 HALIBUT POINT ID: 25875003**

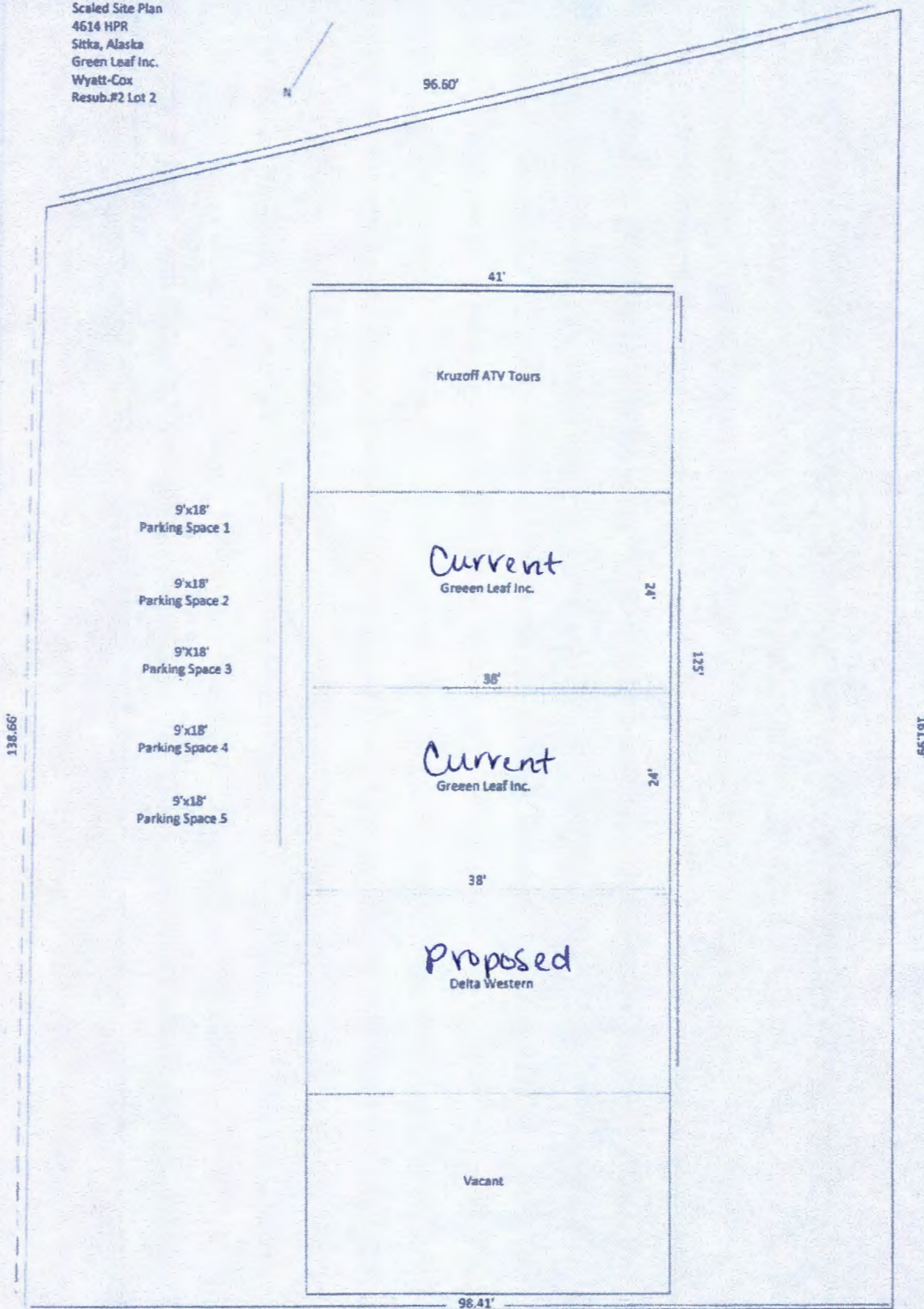
Printed 3/29/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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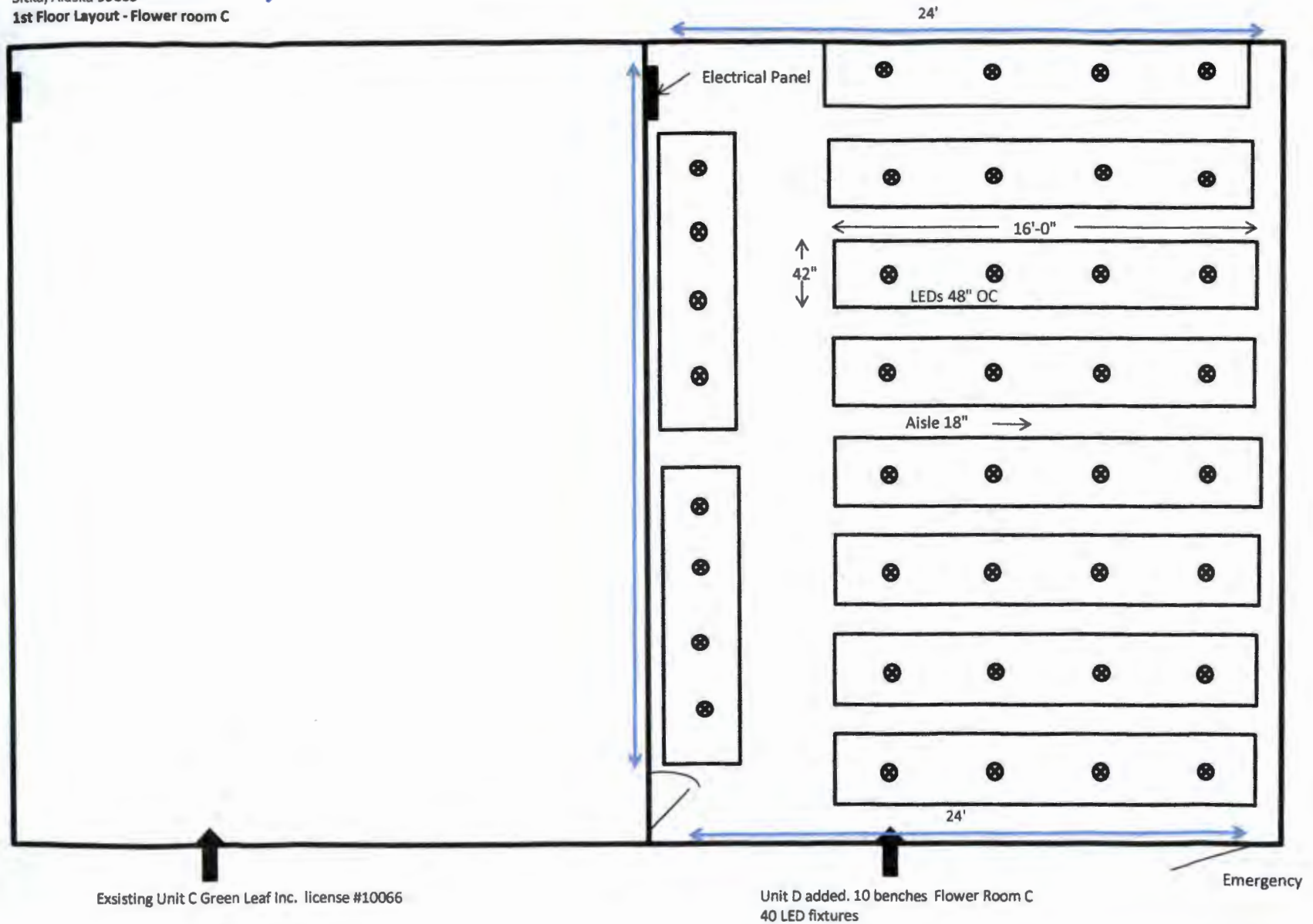


Scaled Site Plan  
4614 HPR  
Sitka, Alaska  
Green Leaf Inc.  
Wyatt-Cox  
Resub.#2 Lot 2



**Aaron Bean**  
Conditional Use Permit Request  
4614 Halibut Point Road

Green Leaf  
4614 Halibut Point Road Unit D  
Sitka, Alaska 99835  
1st Floor Layout - Flower room C





WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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.

3/5/13  
DATE

3/5/13  
DATE

Cameron K. Nelson  
OWNER (SIGNATURE)

Patricia L. Nelson  
OWNER (SIGNATURE)

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 5<sup>th</sup> DAY OF March, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Conner K. Nelson  
and Valerie L. Nelson

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND they 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.

MY COMMISSION EXPIRES 9-1-2016

Melissa Henshaw  
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, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF CAROL K NELSON AND  
VALORIE L NELSON

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 2013 WILL BE DUE ON OR BEFORE AUGUST 31ST 2013

DATED THIS FIFTH DAY OF MARCH 2013, AT SITKA, ALASKA.

*Paul M. Hughes*  
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. P12-07 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 3/8/2013 Lexemé Twaddle  
CHAIRMAN, PLANNING BOARD

Melissa Henshaw

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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 HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

3/6/13 *Mimi McConnell*



O'NEILL

SURVEYING AND ENGINEERING

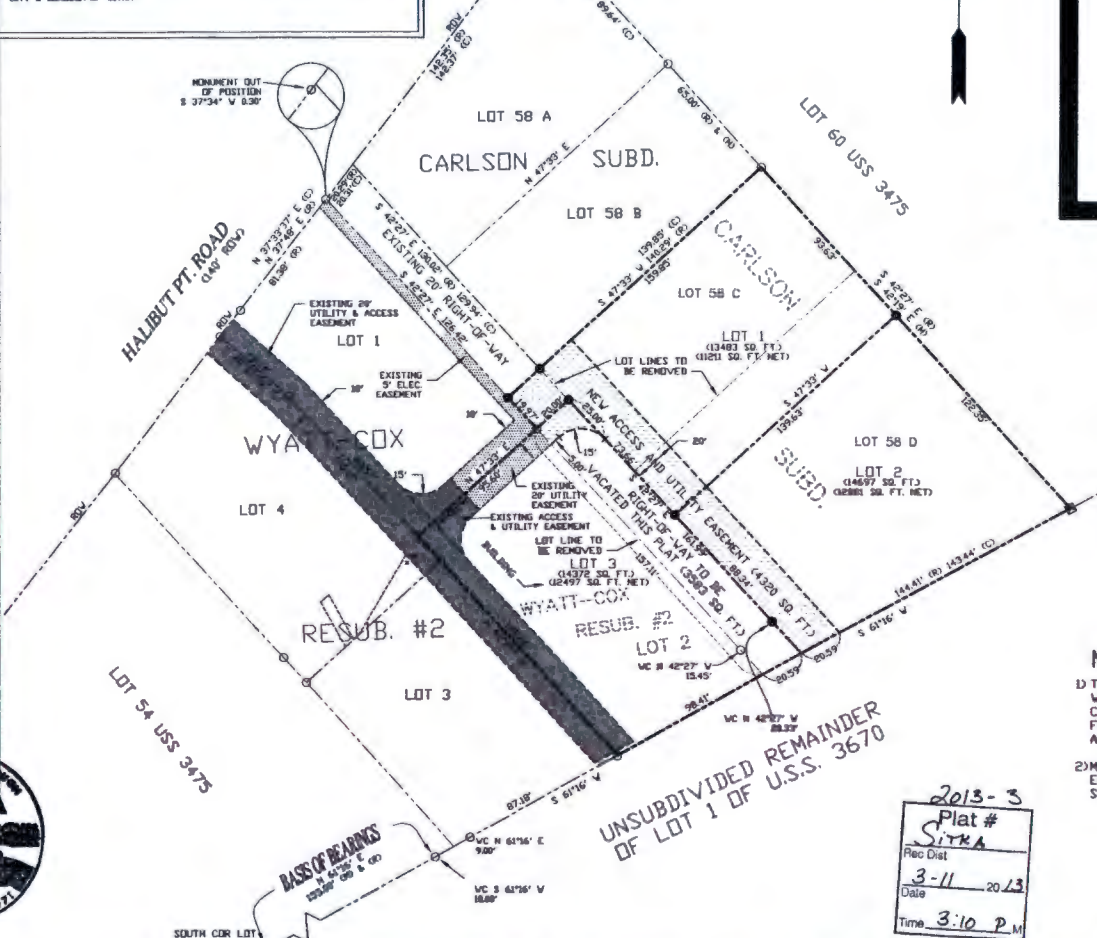
BOX 1849 SITKA, ALASKA 99835  
PHONE: (907) 747-6700  
FAX: (907) 747-7590  
EMAIL: [enallang@aol.net](mailto:enallang@aol.net)

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: Candice K Nelson and Valerie L

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

DATED THIS 6 DAY OF March  
20 19 AT SITKA, ALASKA.

*John Sweeney, III*  
FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA



UNSUBDIVIDED REMAINDER  
OF LOT 1 OF U.S.S. 3670

2013-3  
Plat #  
SITKA  
Rec Dist  
3-11 2013  
Date  
Time 3:10 P.M.



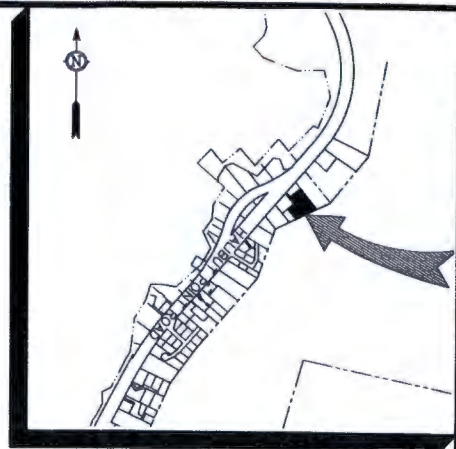
DESIGNED BY P. D'NEILL  
DRAWN BY MACAL  
CHECKED BY MACAL  
DATE OF PLAT. 26 FEB 2013  
SCALE: 1" = 40'  
DRAWING NAME 30042-21(C)  
PROJECT NO. 30042-21-00

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Feb., 2012 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.

3/1/13 Prison K O'Brien  
DATE: PATRICK M. JONES, J.D. 2004

**LOTS 58C AND 58D, CARLSON SUBDIVISION;  
AND LOT 2 WYATT-COX RESUBDIVISION #2**

CLIENT: CONNOR NELSON



VICINITY MAP  
SCALE 1"=1,000'

- ☒ BLM/GLO PRIMARY BRASS CAP (RECOVERED)
- ☒ BLM/GLO WOOD POST (RECOVERED)
- ☒ SECONDARY MONUMENT (SET)
- ☐ SECONDARY MONUMENT (RECOVERED)
- ☐ RECORDED DATA
- ☐ COMPUTED DATA
- ☐ MEASURED DATA

1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT 2, WYATT-COX RESUBDIVISION #2; AND LOTS 58C AND 58D, CARLSON SUBDIVISION; TO VACATE THE 20' RIGHT OF WAY FRONTING LOTS 58C AND 58D; AND TO CREATE AN ACCESS AND UTILITY EASEMENT AS SHOWN.

2) MAINTENANCE AGREEMENTS FOR ACCESS AND UTILITY  
EASEMENTS ARE FILED UNDER SERIAL NO. 2018-000325-0  
SITKA RECORDING DISTRICT.



SCALE IN FEET  
SITKA RECORDING DISTRICT

















# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

RECEIVED MAR 28 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:

To add an additional flower room  
to existing marijuana cultivation facility. license #10066

### PROPERTY INFORMATION:

CURRENT ZONING: C-2 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): Commercial PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: Arren Bean Connor Nelson

PROPERTY OWNER ADDRESS: 1111 HPR S. K AK 99835

STREET ADDRESS OF PROPERTY: \_\_\_\_\_

APPLICANT'S NAME: ARRAN BEAN / Green Leaf Inc.

MAILING ADDRESS: PO Box 464 Sitka AK 99835

EMAIL ADDRESS: arren.bean@greenleafalaska.com DAYTIME PHONE: 907-738-8923

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 25875003 LOT: 3 BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: Carlson Resubdivision 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

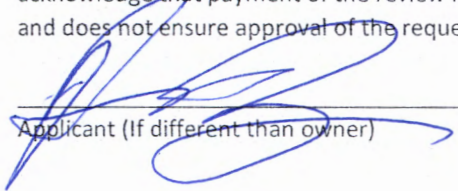
## CERTIFICATION:

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

\_\_\_\_\_  
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

Parcel ID: 25850000  
EARLE JOHNSON  
JOHNSON, EARLE, W.  
P.O. BOX 1173  
SITKA AK 99835-1173

Parcel ID: 25865001  
DOUGLAS/OLGA BORLAND  
BORLAND, DOUGLAS & OLGA  
P.O. BOX 1268  
SITKA AK 99835-1268

Parcel ID: 25865002  
DOUGLAS/OLGA BORLAND  
BORLAND, DOUGLAS & OLGA  
P.O. BOX 1268  
SITKA AK 99835-1268

Parcel ID: 25875002  
CONNOR/VALORIE NELSON  
NELSON, CONNOR/VALORIE  
P.O. BOX 2094  
SITKA AK 99835-2094

Parcel ID: 25875003  
CONNOR/VALORIE NELSON  
SEE 2-5875-031, 2, 3, 4, 5  
NELSON, CONNOR/VALORIE  
P.O. BOX 2094  
SITKA AK 99835-2094

Parcel ID: 25875004  
SITKA TRIBE OF ALASKA  
SITKA TRIBE OF ALASKA  
456 KATLIAN AVE  
SITKA AK 99835

Parcel ID: 25875005  
CONNOR/VALORIE NELSON  
NELSON, CONNOR/VALORIE  
P.O. BOX 2094  
SITKA AK 99835-2094

Parcel ID: 25885000  
PAUL/LAMOYNE SMITH  
SMITH, PAUL, J./LAMOYNE, K.  
P.O. BOX 1006  
SITKA AK 99835-1006

Parcel ID: 25886000  
PAUL/LAMOYNE SMITH  
SMITH, PAUL, J./LAMOYNE, K.  
P.O. BOX 1006  
SITKA AK 99835-1006

Parcel ID: 25887000  
JOSHUA/BRIAN  
JOHNSON/BLANKENSHIP  
JOHNSON, JOSHUA/BLANKENSHIP,  
BRIAN  
103 HORIZON WAY  
SITKA AK 99835

Parcel ID: 25888000  
JOSHUA/BRIAN  
JOHNSON/BLANKENSHIP  
JOHNSON, JOSHUA/BLANKENSHIP,  
BRIAN  
103 HORIZON WAY  
SITKA AK 99835

Parcel ID: 25895000  
RICHARD/MARILYN GUHL  
GUHL, RICHARD, J./MARILYN, G.  
721 SIRSTAD ST.  
SITKA AK 99835

Parcel ID: 26004000  
CITY & BOROUGH OF SITKA  
CITY & BOROUGH OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

**P&Z Mailing**  
April 7, 2017



RECEIVED MAR 28 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 3/28/17

To:

Aaron Bear

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

MASDA Amendment

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

MAR 28 2017

CITY & BOROUGH OF SITKA

SOUTHEASTERN TITLE GUARANTEE CO.  
P. O. BOX 1224  
SITKA, ALASKA 99835  
No. 88-S-9316

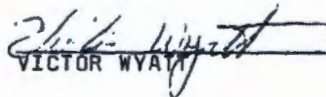
BOOK 81 PAGE 920  
Sitka Recording District

STATUTORY WARRANTY DEED

The Grantor, VICTOR WYATT, a single man, of Post Office Box 372, Sitka, Alaska 99835, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, conveys and warrants to CONNOR K. NELSON and VALORIE L. NELSON, husband and wife as tenants by the entirety with right of survivorship, Grantees, of Post Office Box 1356, Sitka, Alaska 99835, the following described real property located in the State of Alaska:

Lots Fifty-Six-A (56-A), Fifty-Six-B (56-B) and Fifty-Six-C (56-C) Wyatt-Cox Subdivision according to the plat thereof filed June 18, 1981 as Plat No. 81-29, Sitka Recording District, First Judicial District, State of Alaska.

DATED this 3 day of June, 1988.

  
VICTOR WYATT

STATE OF ALASKA                    )  
  ) ss.  
FIRST JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on this 3 day of June, 1988, before me, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared VICTOR WYATT, to me known to be the person described in and who executed the foregoing instrument in my presence, and acknowledged to me that he signed and sealed the same freely and voluntarily and for the uses and purposes therein mentioned.

BOOK 81 PAGE 921  
Sitka Recording District

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

Edward A. Stahl  
Notary Public for Alaska  
My Commission Expires: 2/10/99

RETURN TO:  
Law Offices Edward A. Stahl  
315 Seward Street  
Sitka, Alaska 99835



88-0967

RECEIVED 1300  
SITKA  
DISTRICT

JUN 6 2 02 PM '98

REQUESTED BY STAL  
ADDRESS Sitka

EAS/ps  
D170Doc8  
31-091-09