



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 16-21
Proposal: Request for short-term rental on a boat at Crescent Harbor 1-24
Applicant: Bruce and Ann-Marie Parker
Owner: City and Borough of Sitka
Location: 500 Lincoln Street
Legal: Portion of ATS 15
Zone: Public
Parcel ID: 1-0258-000
Existing Use: Public
Adjacent Use: Public, Residential, Commercial
Utilities: Existing
Access: Lincoln Street

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:** As a new creature of code, this topic and code revision had some growing pains. To sum, applicants meets or exceeds necessary requirements for USCG, P&H, and Planning Commission.

RECOMMENDATION:

Staff recommends that the Planning Commission find CUP 16-21 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 on a boat at Crescent Harbor 1-24 at 500 Lincoln Street.

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
Attachment M: STR on Boats Plan

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for a short-term rental on a boat at Crescent Harbor 1-24. The boat includes 5 guest cabins, bathroom facilities, and a large galley. The applicants state that smoking is not permitted, and that excessive drinking will not be tolerated. Pets, onboard fishing, fish cleaning, and jumping from the vessel are not permitted. The applicants state that they will provide airport pickup and boat orientation for guests.

The Alaska Harvest has achieved the USCG 5 Star Safety designation, meeting and exceeding the requirements of the Dockside Courtesy Exam. When in the harbor, the short-term rental would be operated as a bare boat charter.

CBS Harbormaster Stan Eliason provided comment that the owner would need to comply with proper waste disposal protocol, and that renters may find Crescent Harbor disruptive, as it is a working harbor.

Seattle treats short-term rentals, including those on boats, as accessory uses. Renters must comply with city tax regulations, harbor requirements, and be authorized by the city as an appropriate dwelling unit.

Timeline:

May 2016 - The CBS Assembly voted to list boat short term rentals as a conditional use in the Public Zone.

October 12, 2016 - Port and Harbors Commission (P&H) requested that short-term rental on boats applications go through P&H for recommendation before Planning Commission considers approval. As a result, staff recommend that the Commission postpone this item until Port and Harbors has considered the proposal and made a recommendation.

December 2016 - Port and Harbors Commission and Planning Commission discussed a short-term rentals on boats plan at a joint work session.

February 8, 2017 - Port and Harbors Commission approved the short-term rentals on boats plan.

June 9, 2017 - Port and Harbors Commission recommended approval of the conditional use permit subject to the attached conditions of approval, amended with striking condition #13, and adding a maximum occupancy of 8 guests.

22.16.020 Public Lands District

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

ANALYSIS

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

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

The boat includes 5 guest cabins. Traffic will depend on whether the owners rent cabins separately or rent the boat as a whole. 5 motel rooms would be expected to generate 28 trips per day³. 1 motel room would be expected to generate 6 trips per day. The harbor and municipal parking facilities are expected to handle frequent traffic.

b. Amount of noise to be generated and its impacts on surrounding land use: Same amount of noise to slightly more as owner-occupied, but visitors/guests will be on vacation and it is common that hotel or other transient guests can be louder than long-term renters.

c. Odors to be generated by the use and their impacts: Waste in sewage tanks may create odor; however, all boats with holding tanks may create the same issue.

d. Hours of operation: Year-round.

e. Location along a major or collector street: Boat accessed at Crescent Harbor.

¹ Table 22.16.015-1

² § 22.24.010.E

³ Spack Consulting ITE Trip Generation Rates – 9th Edition

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

g. Effects on vehicular and pedestrian safety: Renters may be unfamiliar with the harbor/boating environment. Potential impacts can be mitigated by the owners providing safety orientation.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Same ability as if the boat was owner-occupied.

i. Logic of the internal traffic layout: Not applicable.

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: Not applicable.

l. Relationship of the proposed conditional use 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. Proposal also complies with Section 2.8.1, which emphasizes the “encouragement of sightseeing and non-consumptive tourism” by providing a unique experience for visitors. In addition, by adding short-term rentals to boats, this will take some of the demand off the stick-built housing market.

m. Other criteria that surface through public comments or planning commission review: The Harbormaster has indicated that waste must be disposed of properly. Renters may be noisy, which could be bothersome to other harbor users. In addition, this harbor is a working harbor that may be noisy for the tenants.

The Planning Commission has previously discussed concern that short-term rentals may reduce the availability and affordability of long-term rentals.

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.

.....

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 for a short term rental located on a boat in Crescent Harbor 1-24, 500 Lincoln Street, in the P Public zone. The property is also known as a portion of ATS 15. The application is filed by Bruce and Ann-Marie Parker. The owner of record is the City and Borough of Sitka.

Conditions of Approval:

1. Notification of renter on board vessel to Port and Harbor Department
2. Must pay live aboard harbor fees
3. \$100 Port and Harbors Annual short term rental fee
4. The facility shall be operated in compliance with harbor regulations concerning sewage disposal and all other matters.
5. The facility shall be operated consistent with the application and plans that were submitted with the request.
6. The facility shall be operated in accordance with the narrative that was submitted with the application.
7. The applicant shall submit an annual report every year to the Planning Commission and the Port and Harbors Commission, 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.
8. The Planning Commission and/or the Port and Harbors Commission, at their discretion and upon receipt of a meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
9. 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.
10. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
11. The property owner shall provide orientation information to all renters, which shall cover boat and water safety, ingress and egress, and proper waste disposal.
12. The boat must be approved by the CBS Harbor Department as a live aboard, and appropriate live aboard fees must be paid.

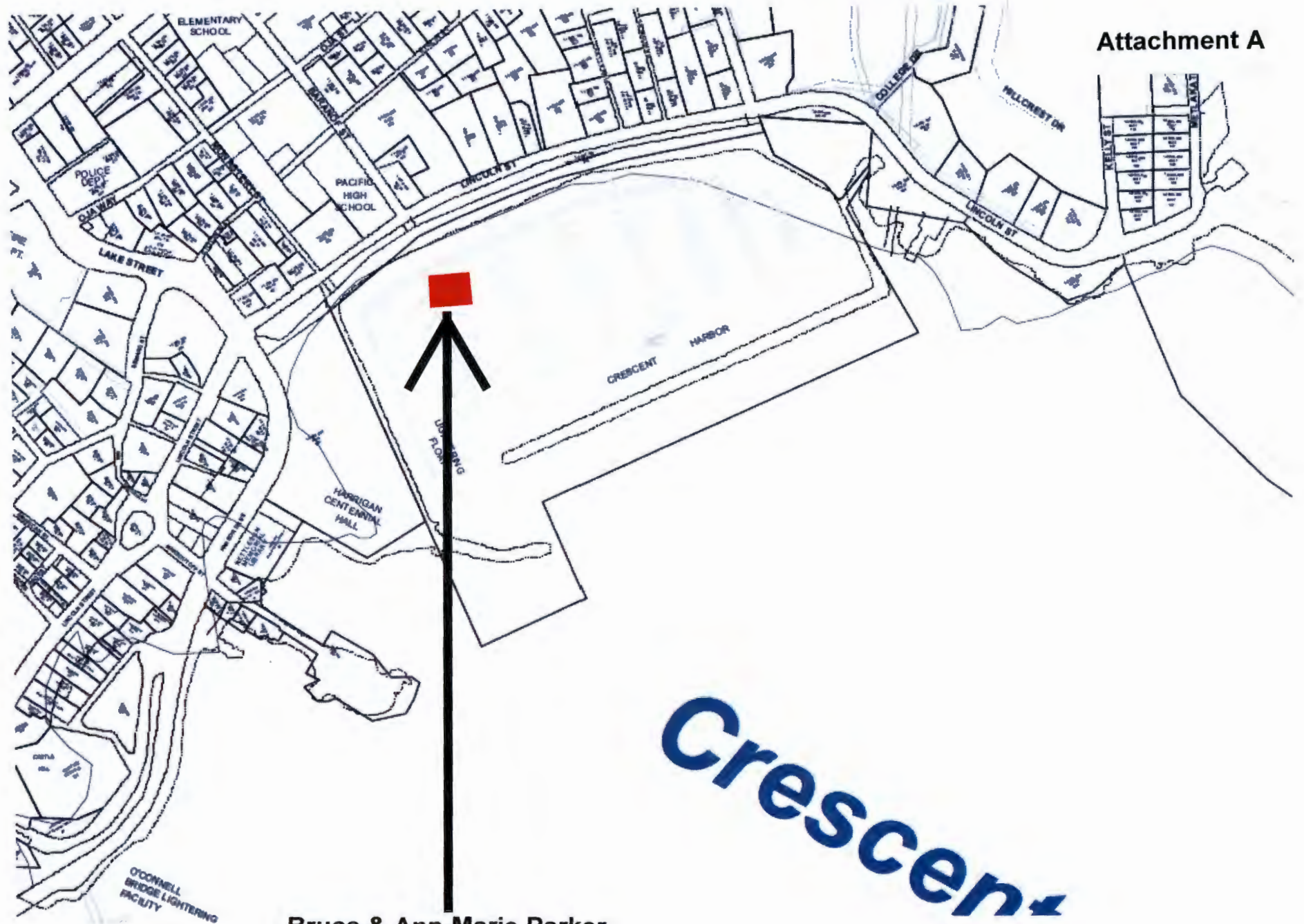
~~13. "Pursuant to SGC, Section 22.24.010(C)(2)(C), "Upon filing for sales tax and bed tax accounts, an owner shall obtain a life and safety inspection by the building department and shall comply with the requirements proposed by the department."~~

14. Shall comply with all applicable United States Coast Guard regulations regarding pleasure craft.

15. Permit to be reviewed by the Planning Commission after 6 months to address any impacts, concerns, and to allow Port and Harbors Commission the opportunity to review and comment on the permit.

16. Occupancy shall be limited to a maximum of 8 guests.

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



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

Attachment B



City of Sitka, Alaska
Selected Parcel: 500 LINCOLN ID: 10258000

Printed on 5/25/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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.

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24



City & Borough of Sitka, Alaska

Selected Parcel: 500 LINCOLN ID: 10258000

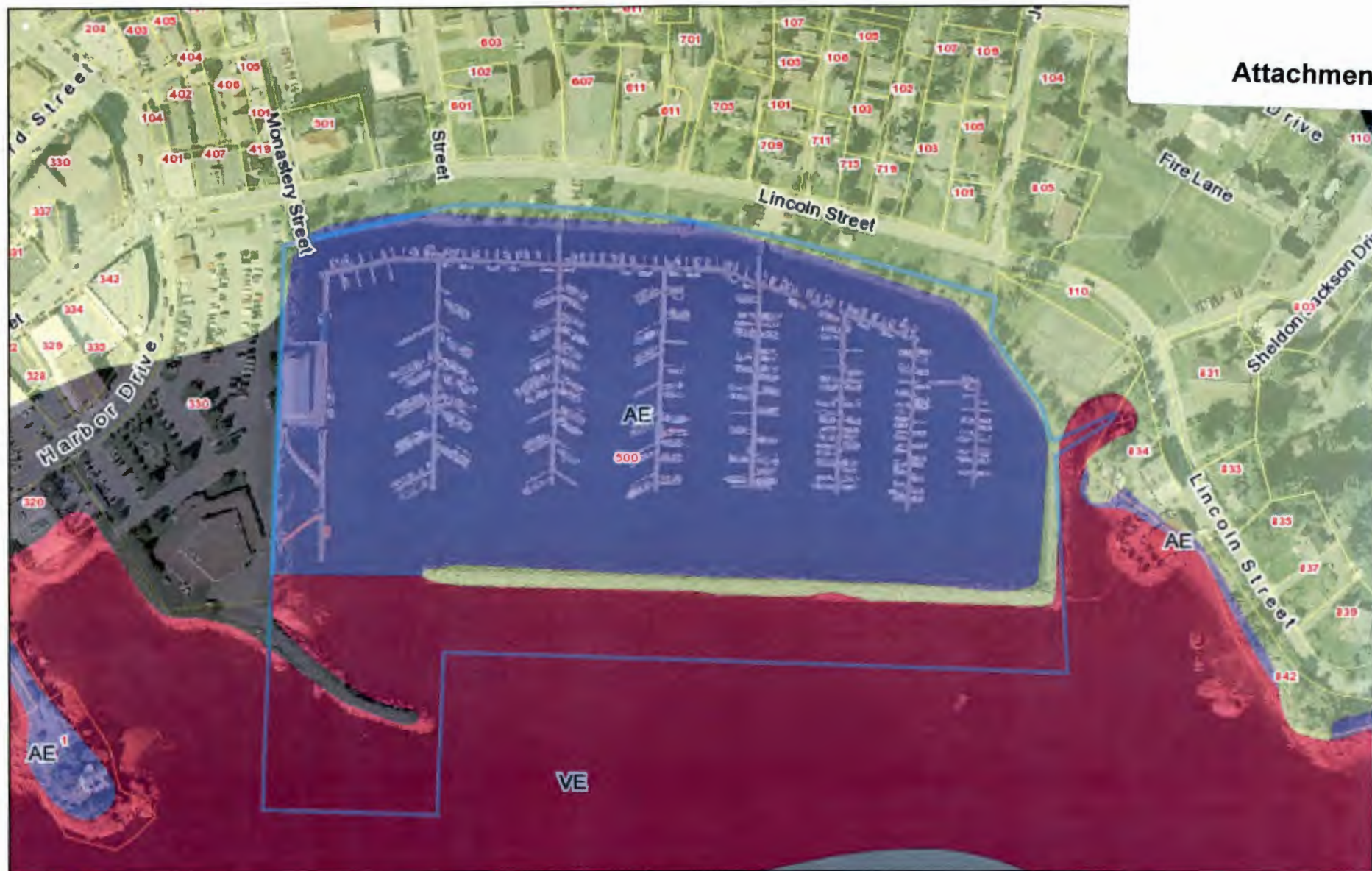
Printed on 5/25/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land.



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

No legal responsibility for the information contained herein.



City & Borough of Sitka, Alaska

Selected Parcel: 500 LINCOLN ID: 10258000

Printed on 5/25/2016 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.



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

We assume no legal responsibility for the information contained herein.

Attachment E



CITY & BOROUGH OF SITKA
P.O. BOX 79
SITKA, ALASKA 99583
DRAWN BY N. C. R. SCALE
CHECKED BY DATE 12-10-80



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor 1-24



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor 1-24



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24



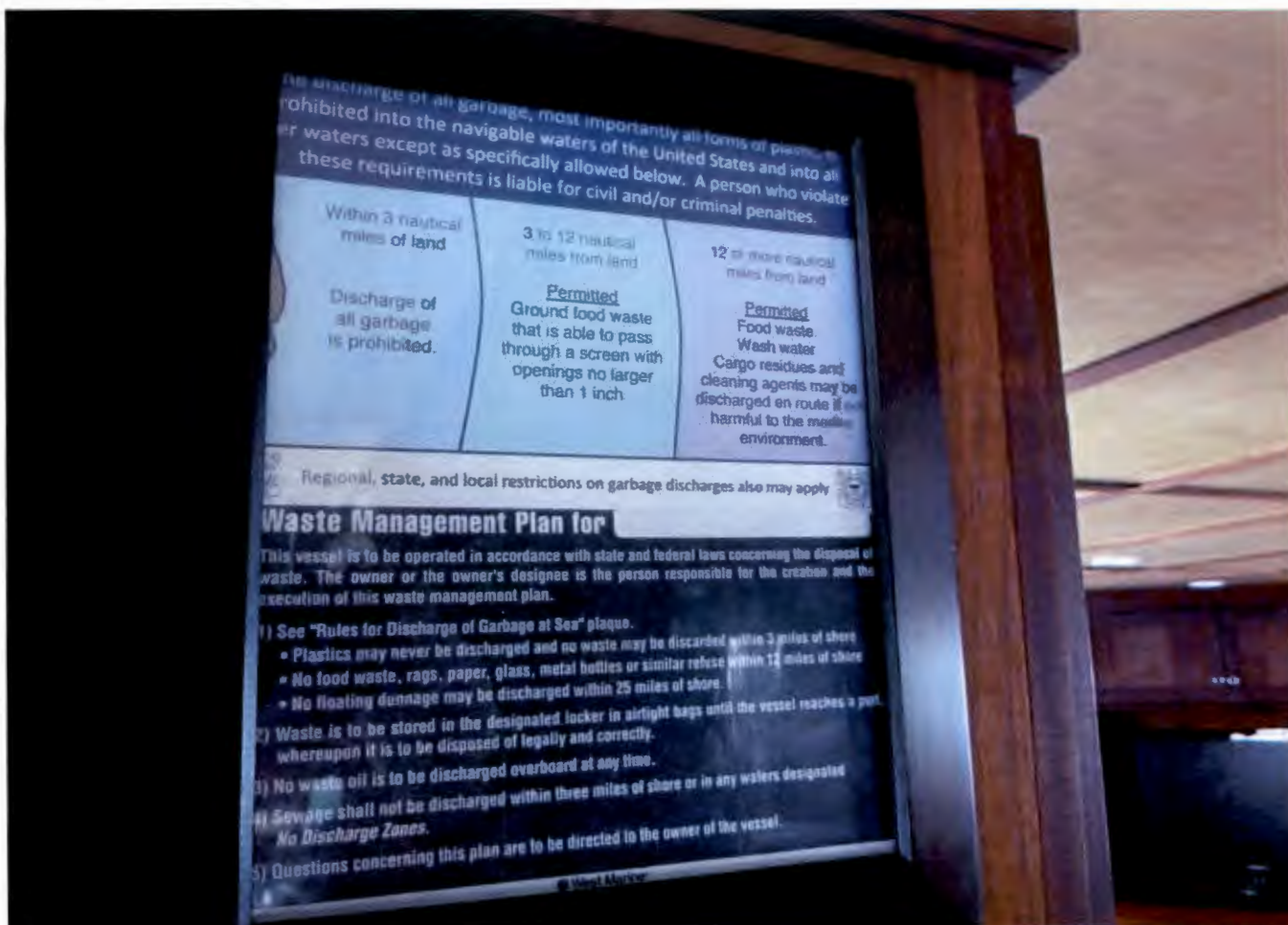
Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24











main lounge area.



upstairs bath



wheelhouse

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

you can relax in after an awesome day of sightseeing in and around Sitka.

For more information about the Alaskan Harvest Yacht
Contact Ann-Marie Parker (907) 738-6766
email: ParkerguideService@gmail.com



Full Galley on main level



upstairs shared full bath

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24



with private full bath.

Front stateroom sleeps four

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

PLANNING DEPARTMENT
SHORT-TERM RENTAL AND BED & BREAKFAST

Conditional
*p

Attachment G

APPLICANT'S NAME: Bruce & Ann-Marie Parker
PHONE NUMBER: 738-6766
MAILING ADDRESS: PO Box 6290 Sitka

OWNER'S NAME: Bruce & Ann-Marie Parker
(If different from applicant)
PHONE NUMBER: 738-6766
MAILING ADDRESS: PO Box 6290

RECEIVED MAY 25 2016

PROJECT ADDRESS: Crescent Harbor
LEGAL DESCRIPTION Lot: _____ Block: Crescent 1-24
Subdivision: _____
U.S. Survey: _____ Zoning Classification: _____

☒ List specific request: Conditional use of MN Alaskan Harvest to be used for short term rentals in Crescent Harbor.

☒ State all reasons for justifying request: New approval of this possibility by the city has given us the opportunity to allow large groups visiting Sitka & affordable housing options within pristine harbor setting. Our vessels are self contained water/sewer and 5 star USCG rating would be ideal for this type of visitor.

☒ List all features and details of request: requesting approval of short term conditional use permit to allow visitors to stay aboard our 80ft vessel at Crescent Harbor, C-1-24.

☒ State the schedule and timing of request: As soon as possible.

Please attach drawings, maps, and additional narrative as appropriate.

The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT: R. Marie Park Date: 5-21-16
SIGNATURE OF OWNER: " Date: 5-21-16
(If different from the applicant)

Approval will be based on plans submitted
or approved by the Planning Commission or Assessor

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor 1-24

Configured to meet the needs of visitors to Sitka Alaska, our luxury yacht is a warm and comfortable way to experience our lovable town.

The main cabin, constructed with beautiful interior hardwoods includes:

- **4 Guest Cabins for 1-3 Guests Each**
- **1 Guest Cabin for 1-4 Guests (5 total guest cabins)**
- **Large viewing windows and upper and lower deck to enjoy the views of Crescent Harbor, located in the heart of downtown Sitka.**
- **A lounge with plush sofas.**
- **A 37" flat screen TV with a full selection of movies**
- **A large dining area with a large table and a 4-person settee**
- **A large galley with full oven, stovetop, dishwasher, microwave, refrigerator and bbq on the upper deck.**

We are located just a 5 minute walk from the convention center, the Sitka Fine Arts Camp campus, and right on the bus line, which can take you anywhere you want to go. Airport pick up would be included in your stay to show you the boat and go over everything.

Rules - There is no smoking is allowed on the vessel because of fuel reasons. There is a short walk up the ramp with covered areas in which to smoke. No excessive drinking or behavior will be tolerated. Pets, fishing onboard the vessel, jumping or swimming off the vessel, and processing of fish are not allowed. This is our home away from home and we would like to share it with you and yours.

More about the staterooms...

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

There are four separate guest staterooms. Each stateroom has either a double or queen and a single bunk and includes a shower, head and sink. The 80' luxurious yacht M/V Alaskan Harvest is your home on the water —a comfortable “base camp” you can relax in after an awesome day of sightseeing in and around Sitka.

**For more information about the Alaskan Harvest Yacht
Contact Ann-Marie Parker (907) 738-6766
email: [ParkerguideService@ gmail.com](mailto:ParkerguideService@gmail.com)**

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Policy Number: PHPK1450821

Agent # 100729

☒ See Supplemental Schedule

LIMITS OF INSURANCE

\$	2,000,000	General Aggregate Limit (Other Than Products – Completed Operations)
\$	2,000,000	Products/Completed Operations Aggregate Limit
\$	1,000,000	Personal and Advertising Injury Limit (Any One Person or Organization)
\$	1,000,000	Each Occurrence Limit
\$	100,000	Rented To You Limit (Any One Premises)
\$	5,000	Medical Expense Limit (Any One Person)

FORM OF BUSINESS: CORPORATION

Business Description: Guides and Outfitters

Location of All Premises You Own, Rent or Occupy: **SEE SCHEDULE ATTACHED**

AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED: This policy is not subject to premium audit.

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./ Ops.	Prod./ Comp. Ops	Prem./ Ops.	Prod./ Comp. Ops.
SEE SCHEDULE ATTACHED						
TOTAL PREMIUM FOR THIS COVERAGE PART:					\$ 3,099.00	\$

RETROACTIVE DATE (CG 00 02 ONLY)

This insurance does not apply to "Bodily Injury", "Property Damage", or "Personal and Advertising Injury" which occurs before the retroactive date, if any, shown below.

Retroactive Date: NONE

FORM (S) AND ENDORSEMENT (S) APPLICABLE TO THIS COVERAGE PART: Refer To Forms Schedule

Countersignature Date

Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BELL ENDORSEMENT



**PHILADELPHIA
INSURANCE COMPANIES**

A Member of the Tokio Marine Group

One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
610.617.7900 Fax 610.617.7940
PHLY.com

Unless otherwise stated herein, the terms, conditions, exclusions and other limitations set forth in this endorsement are solely applicable to coverage afforded by this endorsement, and the policy is amended as follows:

I. SCHEDULE OF ADDITIONAL COVERAGES AND LIMITS

The following is a summary of Limits of Liability or Limits of Insurance and/or additional coverages provided by this endorsement. This endorsement is subject to the provisions of the policy to which it is attached.

COVERAGE	LIMITS OF INSURANCE
Business Travel Accident Benefit	\$50,000
Conference Cancellation	\$25,000
Donation Assurance	\$50,000
Emergency Real Estate Consulting Fee	\$50,000
Fundraising Event Blackout	\$25,000
Identity Theft Expense	\$50,000
Image Restoration and Counseling	\$50,000
Key Individual Replacement Expenses	\$50,000
Kidnap Expense	\$50,000
Political Unrest	\$5,000 per employee: \$25,000 policy limit
Temporary Meeting Space Reimbursement	\$25,000
Terrorism Travel Reimbursement	\$50,000
Travel Delay Reimbursement	\$1,500
Workplace Violence Counseling	\$50,000



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/17/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Venneberg Insurance Inc. 225 Harbor Drive Sitka, AK 99835	CONTACT NAME: Amy Watson	
	PHONE (A/C, No, Ext): (907) 747-8625 FAX (A/C, No): (907) 747-5065	
	E-MAIL ADDRESS: amy@venneberginsurance.com	
INSURED Parker Guide Service, Inc. P.O. Box 6290 Sitka, AK 99835	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Philadelphia Indemnity Ins Co	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: GL 2014

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		PHPK1149951	4/1/2014	4/1/2015	MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:					
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Show Michigan Corp., ShowSpan, Inc., and their officers, officials, agents, and employees are named as additional insureds.

CERTIFICATE HOLDER

CANCELLATION

mollyh@showspan.com Show Michigan Corp. and Showspan, Inc. 2121 Celebration Drive NE Grand Rapids, MI	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Michael Venneberg/AJN



City and Borough of Sitka

100 Lincoln Street
Sitka, AK 99835
Phone 907-747-1843, Fax 907-747-4779
FORWARDING SERVICE REQUESTED

Website: www.cityofsitka.com

Bill Date 04/28/2016
Due Date 05/27/2016

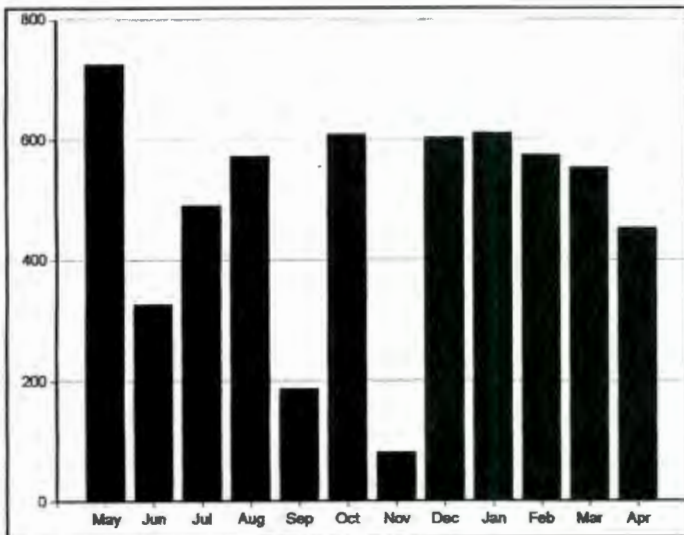
Customer Message

PARKER GUIDE SERVICE
PO BOX 6290
SITKA, AK 99835

Billing Period 03/28/2016 - 04/27/2016

Account Number		Service Address		Route Number	Number of Days in Cycle
4589-007		CRES 1-24			31
Meter Number	Previous Read Date	Previous Read	Current Read Date	Current Read	Current Consumption
000100124	03/22/2016	69,662	04/21/2016	70,116	454

Consumption	Actual	Multiplier	Billed
	454	1	454



Previous Balance 87.90
Payments - Thank You 87.90-
Adjustments 0.00
Penalties 0.00

Current Activity

EL Consumption 70.18
Sales Tax 4.22
Refuse Drop 0.00
Fuel Surcharge 0.00

Total Current Charges 74.40
Paid on Credit Card 74.40-
Balance Due 0.00

Detach and return with payment

Bill Date 04/28/2016
Account # 4589-007
Name PARKER GUIDE SERVICE
Address CRES 1-24

Current Due Date	Past Due Amount	Current Charges	Balance Due	Amount Enclosed
05/27/2016	0.00	74.40	0.00	



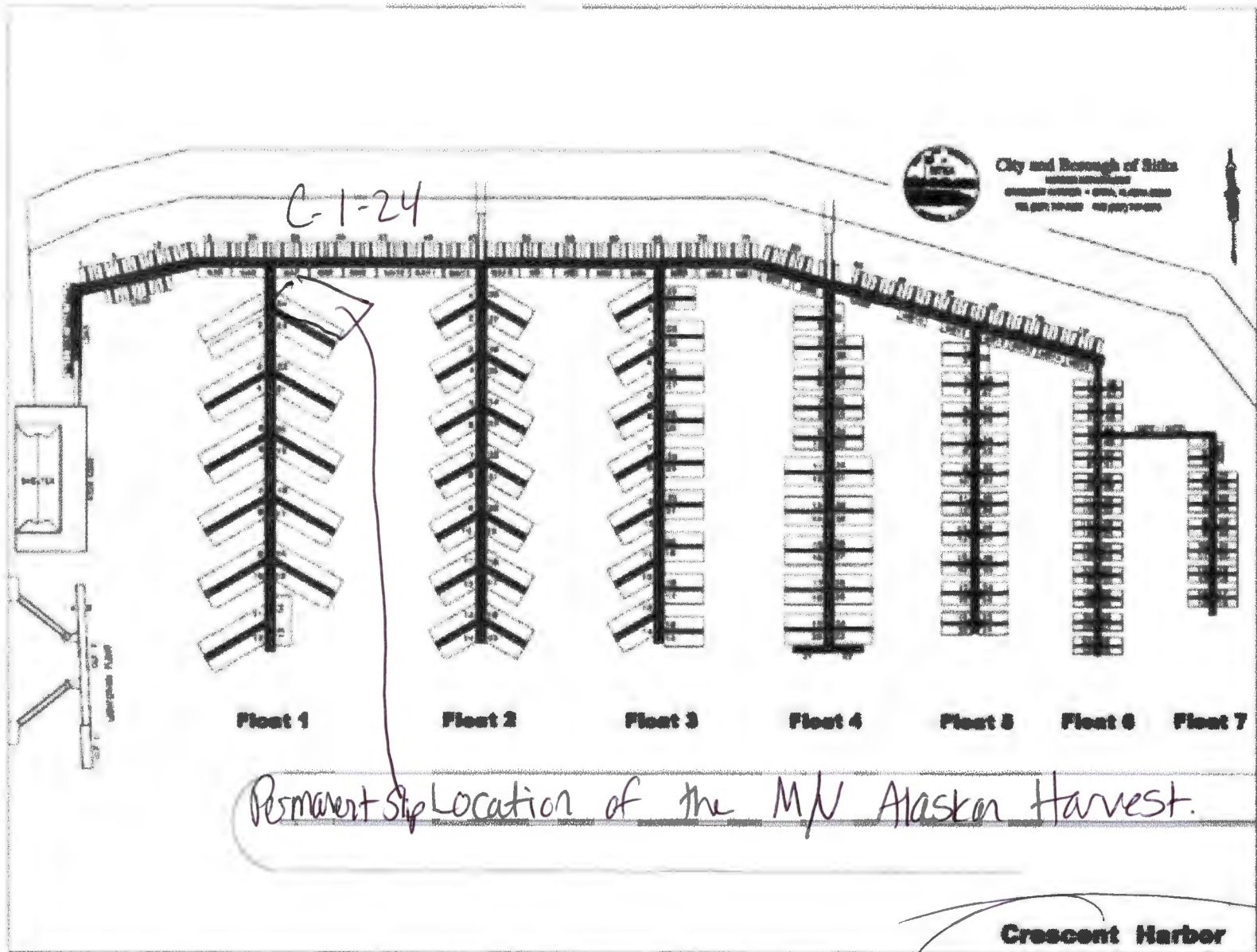
BALANCE DUE WILL BE AUTOMATICALLY PAID BY CREDIT CARD

City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

Billing questions call 907-747-1843

Credit card payments call 907-747-1818



Bruce & Ann-Marie Parker
 Conditional Use Permit Request
 Crescent Harbor I-24

Vessel Name ALASKA HARVEST			Registration or Documentation # 608668		Name: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator Parker Guide Service		Examination Date 3-17-16	
Length 68.4	Beam 22.0	Draft 12.0	Net Tonnage 77	Year MFG. 1979		Mailing Address PO Box 6790		
Vessel Color(s) Hull Gry Deck Gry Super Structure White			Vessel Make (MFG) DESCO		City, State, Zip SITKA, AK 99835			
Vessel Model: Cabin Cruiser			Street Address if Different than Mailing 306 Thrice St			Work Phone Number (907) 747-6026		
Usage <input checked="" type="checkbox"/> UPV		Fuel Type <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Diesel <input type="checkbox"/> Other	Horse-power 450	Propulsion Type <input checked="" type="checkbox"/> Inboard <input type="checkbox"/> Outboard <input type="checkbox"/> Sail		City, State, Zip SITKA AK 99835		Cell or Home Number (907) 738-6760
Email Addresses @GMAIL ParkerGuideService			Web Site Address AlaskaBoatHunt.com			Operator U.S. Coast Guard License Number USA000189784		
Name of License Holder Bruce E Parker			License Expiration Date: 19 March 2018			Operator US Coast Guard License Type PC		
Hull Structure <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Steel <input type="checkbox"/> Aluminum			Hull Identification Number 608668		Marina Slip # C-1-24		Vessel Exam Location Crescent HSR SITKA, AK 99835	
Sector Command <input type="checkbox"/> Anchorage <input checked="" type="checkbox"/> Juneau			Charter Association Membership Information <input type="checkbox"/> Not a Member					
Drug Testing Consortium Name: Beacon Occupational HHS			Address: 800 Cordova St					
City/State/Zip Anchorage, AK 99501			Address:					
Telephone: 907-222-7612			Phone Number			Email Address		
If available, Crewmember Names and Most Recent Drug Test Date Name : Drug Test Date:			UPV Decal Issued: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No UPV Decal Number: 4550			5 Star Participant: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
1. BAE Widmier 10-27-2015			Initial Issue <input type="checkbox"/> Renewal: <input checked="" type="checkbox"/>			Number Stars Earned: 5		
2. Ashley Lowe 08-31-2015			Issue Date: 17 March 2016			Expiration Date: 31 December 2017		
3. Carl Brent 08-14-2015			Expiration Date: 31 December 2017					

A voluntary UPV dockside examination has been completed. However a UPV Safety Decal cannot be issued due to the following deficiencies: (note deficiency by item number, with an explanation, and identify any Extremely Hazardous Conditions (EHC). Use additional or back of sheet as required.

When these deficiencies are corrected, please call this number to schedule a re-examination:
Examiner Name: _____ Phone Number: _____

Congratulations! Your vessel is in compliance with all applicable UPV regulations. The decal is valid for 2 years provided that all regulatory and operating requirements remain current. **Please keep this form on board and show it to the Coast Guard if the vessel is boarded.**

I CERTIFY that I have personally examined the vessel and find it meets the requirements of this report at the time of the examination.

Theodore Allio **Theodore Allio** **D17-01-03**
Examiner Printed Name Examiner Signature Examiner Unit

By accepting this UPV decal I pledge to always maintain my vessel and equipment to the standard of safety qualified for during this examination. I will remove this decal if the vessel is sold or the vessel no longer meets these requirements.

[Signature] **11 March 2016**
Vessel Representative Signature: Date:

USCGD17 UPV Examination Check List:
Vessel Name: ALASKA HARVEST

1/2012 Edition

Page: 2/3

Subject	Y	N	N/A	Subject	Y	N	N/A
1. DISPLAY OF NUMBERS, NAME, MARKINGS: Name, hailing port, proper size, current AK sticker. State vessels - 33 CFR 173. Documented vessels - 46 CFR 67.	✓			15. FUEL SYSTEM: Tanks secure, Over 7 gallons are considered permanent & must be grounded / vented. Approved hoses in good condition, no leaks. 33 CFR 183.514, 524, 528, & 572.	✓		
2. NAVIGATION LIGHTS: Proper navigation lights and all around anchor light. 33 CFR 84, COLREGS 72. Rule 20 and 23.	✓			16. POLLUTION PLACARD: Vessels 26 ft. & over w/machinery compartment. 33 CFR 155.450.	✓		
3. SOUND PRODUCING DEVICE: Vessels less than 12m. (39.4 ft) require means to make efficient sound: whistle, horn, or other. 72 COLREGS Rule 33.			✓	17. ELECTRICAL SYSTEMS: Batteries secure, terminals covered, well organized wiring, proper fuses/circuit breaker. 33 CFR 183.420.	✓		
3a. SOUND PRODUCING DEVICE: Vessel 12m or greater; whistle required. If 20m (65.6 ft) or greater, whistle and 11.8 inch bell. 72 COLREGS Rule 33.	✓			18. MARINE SANITATION DEVICE - (MSD) Installed MSDs must be approved and operable, overboard discharge secured by acceptable method. 33 CFR 159.7.	✓		
4. REGISTRATION OR DOCUMENTATION AK registration or Documentation must be current & onboard. 46 CFR 67. 33 CFR 173.	✓			19. GALLEY / HEATING SYSTEMS: Secure system, proper tank installation. No flammable material nearby. 46 CFR 25.45.	✓		
5. HULL IDENTIFICATION NUMBER or OFFICIAL Number: HIN permanently marked-33 CFR 181.23 or Official # permanently affixed- 46 CFR 67.121. If mono-hull < 20 ft, CG Capacity Plate visible. 33 CFR 183.23.	✓			20. MARINE TRASH PLACARD: Must be displayed on vessels 26 ft. and over. 33 CFR 151.59.	✓		
6. USCG LICENSE: On board, current, licensed for area of operation & tonnage. 46 CFR 15.605 & .905; 46 CFR 26.20 & 15.401.	✓			21. OVERALL VESSEL CONDITION: Bilge & Equipment area clean, well maintained. Not overloaded or overpowered. Hull sound. No visible rot.	✓		
Note : TWIC no longer required for UPV operations.			✓	22. CHARTS & PUBLICATIONS: International Rules apply. Charts, Coast Pilot, light list, tide & current table or extracts on board. 46 CFR 26.03-4.	✓		
7. TWO LICENSED OPERATORS. Operator aware of requirement for adequate watches for voyages >12 hrs. 46 USC 8104(b).			✓	23. COMMUNICATIONS: Power driven Vessel 65.6 ft (20 m) or over: Radiotelephone (VHF-FM) required. 33 CFR 26.03. Note: FCC station license not required for typical UPV unless int'l voyage.	✓		✗
8. PFDs: ONE APPROVED READILY AVAILABLE TYPE I or commercial TYPE V (Type V must be worn when not in enclosed space) of appropriate size for EACH PERSON ON BOARD. Inspect Type 5 cylinder. 46 CFR 25.25.	✓			24. WASTE MANAGEMENT PLAN: Ocean going vessels 40 ft or greater must have written plan. 33 CFR 151.57. Ocean going = greater than 3 miles beyond boundary line.	✓		
8a. EACH Type I or V PFD equipped with retro reflective material (31 sq. in) and in good serviceable condition. 46 CFR 25.25-15.	✓			25. SAFETY ORIENTATION GIVEN BEFORE EACH VOYAGE. 46 CFR 26.03 (or instructional placard provided).	✓		
8b. PFD LIGHT REQUIRED if operating beyond boundary line. Dated batteries required. 46 CFR 25.25-13.	✓		✗	26. EMERGENCY INSTRUCTIONS POSTED. 46 CFR 26.03 Instruction should cover rough weather, man overboard, and fire.	✓		
8c. CHILD PFD: USCG approved Type I, II, or III PFD must be worn by child under 13 in open skiff or on deck. AS 05.25.010(g) / 33 CFR 175.15.	✓			27. PASSENGER COUNTS TAKEN. 46 USC 3502 Note : If 100 GT or greater, master must prepare and pass ashore voyage plan with crew and passenger list. 46 CFR 26.03-9.	✓		
9. TYPE IV THROWABLE: For Vessels 16 ft. or greater and < 26': one Type IV Device. 33 CFR 175.11	✓			28. OPERATOR AWARE OF PROPER ACCIDENT AND CASUALTY REPORTING. 46 CFR 4.05.	✓		
10. RING BUOY: At least One CG approved 20 inches or greater on vessels 26 ft. and greater. Immediately available with GRAB LINE, serviceable condition. 46 CFR 25.25-5 (d).	✓			29. DRUG TESTING PROGRAM IN EFFECT: (Pre-employment, random, periodic, probable cause, serious casualty) 46 CFR 16.	✓		
11. VISUAL DISTRESS SIGNALS (VDS) INTERNATIONAL - Minimum 3 day/night flares/aerial rockets or approved signals, NOT EXPIRED. Watertight container. 33 CFR 175.110/130/135	✓			29a. CREWMEMBERS in safety sensitive position enrolled in drug testing program 46 CFR 16.210.	✓		
12. FIRE EXTINGUISHERS: CG approved, proper number & size, mounted, gauges or current inspection tags. 46 CFR 25.30.	✓			29b. MEANS FOR 2 HR ALCOHOL TEST ON BOARD following serious marine incident. 46 CFR 16.240.	✓		
13. BACKFIRE FLAME ARRESTOR: For gasoline engines only, approved type, properly installed, and clean. 46 CFR 25.35.			✓	30a. If 100 GT or greater (12 pack) , operating more than 3 miles seaward of territorial sea base line, must have EBIRB CAT 1, float free 406 EPIRB on board and registered. 46 CFR 25.26-10.	✓		
14. VENTILATION: Gas engines w/ closed compartments. WARNING Label by ignition switch. Installed blower must be operable - test. 46 CFR 25.40.			✓	30b. If 100 GT or greater (12 pack), must have survival craft for ocean voyage with capacity for all on board. 46 CFR 25.25-17.	✓		
				30c. If 100 GT or greater (12 pack), 3 life rings 20 in or greater. 46 CFR 25.25-5 (d)	✓		

USCGD17 5 Star Safety Enrollment and Examination Check List

Vessel Name ALASKA Harvest
Date: MARCH 17, 2016

Page 3/3

5 STAR SAFETY REQUIREMENTS:

Optional Examination:

One Star awarded for each requirement satisfied.

Does the vessel request to participate in the 5 Star Program?

Y	N
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Pre-requisite: The vessel meets all UPV decal requirements on page 2 of this form.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

1. Vessel has a safety training program and the training program is documented.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

2. Vessel has high capacity bilge pump and audible high water alarm. Alarm must be heard in all parts of vessel. Test alarm and pump.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

3. Portable handheld 5 watt VHF FM Radio or properly functioning Satellite telephone. Test operation

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

4. Properly mounted and registered 406 MHZ Cat. I or Cat. II EPIRB. Tested monthly.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

5. CG Approved life raft or Inflatable Buoyant Apparatus (IBA), valise or canister type, w/ minimum capacity for all passengers carried or equivalent.

or

If operating inside the Boundary Line, a commercial quality inflatable skiff with a rated capacity for all passengers, fully inflated, in good serviceable condition, is an acceptable alternative if always carried on board and ready for immediate deployment.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

D17 UPV/ 5 star Website:

<http://www.alaska5star.us>

Was a UPV Decal Issued?

☒ Yes ☐ No

UPV Decal #

4550

DATE EXPIRES:

12/31/17

5 Star Participant

☒ Yes ☐ No

Number Safety Stars Earned:

5

NOTICE

This check list is furnished for your information. There is no assumption of liability of any kind for either services given or any options expressed in connection with this examination. BY ACCEPTING THE UPV DECAL, YOU ARE PLEDGING TO MAINTAIN YOUR BOAT AND EQUIPMENT TO THE STANDARDS OF SAFETY EXHIBITED DURING THE EXAMINATION. THIS EXAMINATION IS NOT AN OFFICIAL BOARDING FOR LAW ENFORCEMENT PURPOSES. It is recommended that you correct any deficiencies noted for your own safety and / or compliance with regulations. ALL INFORMATION GIVEN TO THE U.S. COAST GUARD EXAMINER IS VOLUNTARY. REMOVE THE DECAL(S) IF THIS VESSEL IS SOLD or CONDIITIONS ARE NO LONGER MET.

Examiner's Printed Name: Theodore Allio

Signature: Theodore Allio

Telephone Number: 907-747-5124

Owner/ Operator Printed Name: Parker Guide Service

Signature: [Signature]

Telephone Number: 907-738-6766

Distribution:

Original: Vessel Owner or Operator

Copy: USCGD17(dpi), UPV Mgr, PO Box 25517, Juneau, AK 99802

USCG Marine Safety Manual, Vol. II: Materiel Inspection

SECTION B: DOMESTIC INSPECTION PROGRAMS

CHAPTER 4: INSPECTION PROCEDURES APPLICABLE TO VESSEL TYPES, CLASSES, AND CATEGORIES**5. Public Vessels**

Public (e.g., U.S. Navy and National Oceanic and Atmospheric Administration (NOAA)) vessels as defined in 46 U.S.C. 2101(24) operated for oceanographic research are not required to be inspected and certificated by the Coast Guard. However, such vessels may be inspected and certificated upon request by the parent agency and upon an interagency agreement to this effect. When public vessels are alternatively furnished a letter indicating some degree of compliance with the regulations, every effort should be made to obtain one compartment subdivision and damage stability calculations when only 100 percent lifeboatage is provided.

NOTE: Refer to Chapter B5 of this Manual; Inspection of Public Vessels.

I. CRAFT ROUTINELY OPERATED DOCKSIDE (C-ROD)

1. Purpose and Intent

- a. The intent of this part is to give the COTPs/OCMIs guidance in determining if a Craft that is Routinely Operated Dockside (C-ROD) a vessel and subject to Inspection for Certification. Some examples of such C-RODs are showboats, theaters, hotels, gaming sites, restaurants, museums, attraction vessels, and business offices either self propelled or not.
 - b. This policy applies to any craft, including existing craft, that routinely operates dockside and does not usually get underway.
 - c. This policy does not apply to semi-submersible platforms, which are not listed as "vessels subject to inspection" under 46 U.S.C. 3301. Based on their work on the OCS, semi-submersible platforms are inspected under 43 U.S.C. 1333.
 - d. Nothing in this policy alters requirements for attraction vessels outlined in Section B of this Manual. While attraction vessels may be considered to be routinely operated dockside, they are still vessels.
 - e. OCMIs are not required to make any Vessel/PMC determinations unless an application for inspection is submitted to the OCMI by the craft operator and the OCMI has reason to believe the craft is or will not be a vessel.
-

2. Discussion

- a. In 2005, the Supreme Court issued its decision in *Stewart v. Dutra Construction Company, Inc.*, 543 U.S. 481, 125 S.Ct. 1118 (2005). That case held that a dredge is a “vessel” under 1 U.S.C. 3. The Supreme Court decided that 1 U.S.C. 3 provides the defining criteria for determining what constitutes a vessel wherever the U.S.C. refers to “vessel” as a jurisdictional criterion. In determining whether a particular craft is also a vessel, the “question remains in all cases whether the watercraft’s use ‘as a means of transportation on water’ is a practical possibility or merely a theoretical one.” 543 U.S. at 496.
- b. Prior to this Supreme Court decision, various circuit courts of appeal had applied different tests to determine whether a particular craft was a vessel, depending on statute and the individual facts of each case.
- c. Historically, the Coast Guard attempted to apply the different tests so as to provide maximum flexibility in achieving the purpose of the particular statute being administered. After *Stewart v. Dutra Construction Company, Inc.*, it is clear that an OCMI must apply the single test of whether a craft is used, or is practically capable of being used, as a means of transportation on water.
 - (1) *Stewart v. Dutra Construction Company, Inc.* implies that a “permanently moored vessel” is an oxymoron, since such a craft is neither used nor practically capable of being used as transportation on water, and therefore cannot be considered a vessel.
 - (2) Only a vessel can be inspected by the Coast Guard under the authority of 46 U.S.C. 3301.
- d. In order to conform to *Stewart v. Dutra Construction Company, Inc.*, an OCMI will only issue Certificates of Inspection to craft that routinely operate dockside and do not normally get underway if they also constitute “vessels” as defined in 1 U.S.C. 3 and interpreted in *Stewart v. Dutra Construction Company, Inc.*.
- e. The Coast Guard published a Notice of Policy in the *Federal Register* on May 11, 2009 announcing this change. (FR Vol. 74 No. 89 page 21814; Docket No. USCG–2004–17674.)

3. Definitions

- a. Craft means any artificial contrivance designed to float or operate on the water including “vessels” as defined below. Every vessel is a craft, but not every craft is a vessel.
- b. Craft Routinely Operated Dockside (C-ROD) means a craft which engage in commercial operations at its moorings without getting underway. C-RODs include both permanently moored craft and vessels.

SECTION B: DOMESTIC INSPECTION PROGRAMS

CHAPTER 4: INSPECTION PROCEDURES APPLICABLE TO VESSEL TYPES, CLASSES, AND CATEGORIES

- c. Permanently Moored Craft (PMC) means a craft of design and mooring arrangement such that they do not have a practical capability of being used as transportation on the water.
- d. Vessel, as defined in 1 U.S.C. 3, includes every description of watercraft or other artificial contrivance used, or capable of being used, as a means of transportation on water.

4. Vessel or PMC Determination

- a. If there is a question as to whether any specific craft is or will be a vessel as defined in 1 U.S.C. 3 and interpreted in *Stewart v. Dutra Construction Company, Inc.*, it is up to the cognizant OCMI to make such a determination.
- b. If an owner or operator submits an Application for Inspection to the OCMI, the OCMI will evaluate the craft in accordance with this part and will advise the craft's owner or operator of this determination in writing, as well as any appeal rights should the owner or operator wish to contest the OCMI's determination.
- c. In order to be inspected and certificated as a vessel by the Coast Guard, the craft owner or operator must demonstrate, to the OCMI's satisfaction, the craft's practical capability to operate as a means of transportation on water. When determining if a craft possesses this capability, OCMI's and vessel owners should consider the questions included in the non-exclusive list following this paragraph. This list should be considered under the totality of the circumstances presented in each instance:
 - (1) Is the craft surrounded by a cofferdam, land, or other structure, such that although floating, it is in a "moat" with no practical access to navigable water?
 - (2) Is the craft affixed to the shore by steel cables, I-beams, or pilings; or coupled with land based utility connections for power, water, sewage, and fuel?
 - (3) If the craft were operated in navigation, would it be thereby endangered because of its construction?
 - (4) What is the purpose, function, or mission of the craft?

- (5) Can the craft get underway in less than 8 hours? If more than 8 hours are required, the OCMI will determine if the delay was attributable to factors outside the owner's or operator's control, in which case the delay may be overlooked.
 - c. "Getting underway" consists of operating in the navigation channel and conducting propulsion tests, steering tests, and drills including the launching of rescue boats, all to the satisfaction of the OCMI. This may occur at the time of inspection for certification or at least annually. Non-self propelled craft may get underway with the assistance of an appropriate towing vessel. A craft that cannot demonstrate its ability to get underway to the satisfaction of the OCMI will be deemed a land structure and will no longer be inspected for certification by the Coast Guard, except for temporary grandfathering of certain PMCs.
-

5. C-ROD Determined to be Vessels

- a. C-ROD determined to be vessels by the OCMI must demonstrate their practical use as transportation on the water through compliance with Paragraph I.4.c of this Chapter.
 - b. Craft that have been determined to be vessels are subject to all applicable requirements, including Coast Guard inspection and certification requirements. Such craft must remain in compliance with approved plans at all times, even if they do not normally get underway but routinely engage in dockside operations.
 - c. The Coast Guard may grant authorized exceptions and equivalencies. For example, 46 CFR Part 199 allows an OCMI to conduct a safety assessment on passenger vessels over 100 tons by using risk based decision-making principles to allow departures from traditional lifesaving equipment requirements. Sliding scale manning tables have also been found acceptable.
-

6. C-ROD Determined to be PMCs

- a. If a craft owner/operator submits an Application for Inspection to the OCMI and the OCMI determines a craft to be a PMC rather than a vessel, the OCMI must provide the owner/operator a letter stipulating this determination.
 - (1) The OCMI should provide a copy of this letter to appropriate authorities such as the USACE, EPA, fire marshal, building inspector, or other government agency that would have regulatory authority over the structure to ensure appropriate parties are aware to the Coast Guard determination.
 - (2) An example of such a letter is included at the end of this Part.
- b. Craft built with the intent to be PMCs should comply with applicable local building codes or regulations specified by the local jurisdiction. The Coast Guard will not

SECTION B: DOMESTIC INSPECTION PROGRAMS

CHAPTER 4: INSPECTION PROCEDURES APPLICABLE TO VESSEL TYPES, CLASSES, AND CATEGORIES

provide inspection oversight to any craft that intends to operate as a PMC or that cannot demonstrate that it is or will be a vessel as described in this part.

7. Change of Status

- a. The OCMI must take appropriate action to determine PMC status in accordance with the provisions of this Part when a certificated vessel changes its operations or configuration such that it may no longer be considered a vessel.
- (1) An operator must advise the OCMI of their intent to convert a vessel to a PMC.
 - (2) An operator must also advise the OCMI of their intent to operate as a PMC storing oil for transfer to or from shore. See Section B.4.D.1 of this Manual for risks and other government agency notifications that should be evaluated for Permanently Moored Tank Craft.
 - (3) An operator must submit a Letter of Intent to the COTP requesting designation as a 33 CFR Part 154 facility if they intend to operate as a PMC storing oil or hazardous materials for transfer to or from a vessel.
 - (4) The OCMI should be satisfied that the proposed operation and craft configuration are such that the craft is no longer considered a vessel in accordance with the guidance in this Part. If the OCMI determines the craft in question is no longer a vessel, the COI must be surrendered and the action documented in MISLE.
 - (5) The OCMI/COTP should coordinate regulatory oversight transition to the appropriate federal, state and local government agencies; e.g., USACE, EPA, and fire marshal.
-

8. Local or State Authorities

Any craft that has been determined to not be a vessel is not subject to Coast Guard inspection law and regulation and becomes the jurisdiction of the state or local government. The craft must comply with either local building codes or applicable standards as stipulated by the appropriate state or local government entity.

9. Waterways Management

- a. PMCs are considered to be structures on the water and must be permitted by the United States Army Corps of Engineers (USACE) as appropriate.
 - (1) The USACE has the sole authority to issue site permits.
 - (2) Per the Coast Guard/USACE Memorandum of Agreement in MSM Volume X, Interagency Agreements and Acronyms, COMDTINST M16000.15A (Series), the USACE will seek COTP input on new site permit applications and approvals at the earliest opportunity.
 - (3) The COTP may address concerns for navigation safety or other waterways management issues by providing comment to the USACE during the permitting process.
- b. As PMCs are not vessels, the COTP cannot compel operators to undergo a formal risk assessment prior to placing the craft in its location or intended operation.
 - (1) COTPs should work closely with the cognizant USACE District Engineer to identify and mitigate navigation safety concerns.
 - (2) Mooring arrangements must be acceptable to the COTP; they must pose no risk to the port, waterway, or environment and must be capable of withstanding the location's wind, ice, and water conditions.
 - (3) Special consideration must also be given to extreme weather that may occur, including, but not limited, to hurricane force winds, current, or high water.
 - (4) PMCs storing oil or hazardous materials for transfer to or from a vessel must satisfy 33 CFR Parts 154, and 156 requirements.
- c. PMCs storing oil for transfer to or from shore must satisfy EPA secondary containment requirements.
 - (1) The EPA's Oil Pollution Prevention requirements (spill prevention, control and countermeasure plans) in 40 CFR Part 112 are applicable to non-transportation related facilities (Permanently Moored Tank Craft).

SECTION B: DOMESTIC INSPECTION PROGRAMS

**CHAPTER 4: INSPECTION PROCEDURES APPLICABLE TO VESSEL TYPES,
CLASSES, AND CATEGORIES**

- d. OCMI should notify the cognizant USACE District Engineer and the Regional EPA Administrator when vessel owners/operators initiate a change in a craft's status to a PMC. The OCMI should also advise the craft owner/operator to seek the appropriate permits from the USACE and EPA.
 - (1) Permits are the responsibility of the owner/operator and are not tied to any determination by the OCMI or COTP.
 - (2) OCMI should not delay determinations of PMC status, nor should OCMI compel continued compliance with Coast Guard Vessel Inspection regulations, in the absence of or while waiting for the owner/operator to obtain an USACE permit.
- e. The COTP may require lighting of the PMC under the provisions of 33 CFR Part 64.

10. Vessel Documentation

- a. Craft that are determined not to be vessels are ineligible for vessel documentation. In situations where such a craft holds a valid Certification of Documentation (COD), that COD would become invalid because the craft no longer meets the requirements of 46 U.S.C. 12135. The owners would then be required to surrender the COD. The OCMI shall notify the National Vessel Documentation Center (NVDC) of any craft that holds a Certificate of Documentation and is determined no longer to be a vessel. The OCMI must also advise the craft operator of its ineligibility.
- b. When the craft is the subject of an outstanding mortgage properly filed or recorded in accordance with 46 U.S.C. Chapter 121 and applicable regulations, the COD, but not the trade endorsement thereon, remains valid for certain purposes. The COD would remain valid for the purposes of 46 U.S.C. Chapter 313 and instruments filed or recorded before the date of invalidation, including the craft's current, preferred, mortgage and assignments or notices of claim of lien filed after that date. See 46 CFR 67.161.
- c. If the craft owners plan to refinance or obtain additional financing, the new mortgage could not be recorded as outlined in 46 U.S.C. Chapter 313 and would not be able to enjoy the protections of preferred mortgage status under that chapter. The same is true for any mortgages the owners might plan to obtain in the future after the current mortgage has been satisfied, unless the craft is altered so that it is eligible to regain its status as a vessel.

11. MISLE Activity

- a. Newly built craft that are not deemed vessels will not be entered into the MISLE database as vessels. Field units will change the MISLE status of any former vessels in MISLE that becomes permanently moored such that they no longer meet the definition of vessel to "DEACTIVATED." COIs will be removed from these craft and deactivated.**
- b. Newly built craft and vessels converted to PMCs that operate as a Facility Transferring Oil or Hazardous Materials in Bulk to or from a vessel should have their 33 CFR Part 154 facility status noted in MISLE.**
- c. Retain all historical vessel inspection records in MISLE for vessels converted to PMCs. These records should be provided to federal, state or local agencies that have jurisdiction over the PMC.**

12. Correspondence

An example of a PMC determination letter is provided in the following page.

1
2 Project: Short-term rental on boat in municipal harbor
3 Street Address: Crescent Harbor 1-24, 500 Lincoln Street
4 Legal Description: Portion of ATS 15
5 Zoning: Public
6 Applicant: Bruce and Ann-Marie Parker
7 Owner: City and Borough of Sitka
8

9
10 To the Planning Commission,
11

12
13 There is an overwhelming opposition to this proposal within the community of Crescent
14 Harbor. The undersigned are stepping forward to voice the concerns of many, in hopes that this
15 request will be denied.
16

17
18 No persons contacted the undersigned, who are adjacent neighbors to the applicant's
19 vessel in Crescent Harbor, prior their application submission. It is presumed that the applicants
20 were aware that there would be a strong opposition and neglected to follow the suggestions on
21 page 4 of the B&B/STR FAQ sheet through the City of Sitka. (See attachment B.)
22

23
24 Allowing short-term rentals in Crescent Harbor will have overwhelming impacts to its
25 users, its old infrastructure, parking, and historical use. We implore you to vote this request
26 down for Crescent Harbor and keep it as it is; some things have greater value left as is.
27 Crescent Harbor is one of those great things.

1
2 Crescent Harbor has historically been a non-transient harbor, as it is in the center of
3 town and there has always been a high concern for transient vessels bringing an unsavory
4 demographic to the area. Until recent years, over-night stay was prohibited within the harbor
5 for similar concerns to the community. The Crescent Harbor shelter is center for community
6 activities.

7
8 The Crescent Harbor parking lot is already very limited for the hard-working
9 community members who need to make a living within the harbor system and out fishing.
10 Short-term rentals in Sitka are required to have 2 parking spaces per unit. (See, attachment B.)
11 For the applicant's proposed 5 unit rental, they would need to allot 10 parking spaces. This
12 should not be taken away from year-round, moorage-paying, community members, let alone the
13 business owners and employees who often utilize parking spaces in the summer months to
14 accommodate seasonal employees within close proximity.

15
16 This type of venture the applicant is pursuing has been going on for years in Eliason
17 Harbor by several large corporate-owned yachts who lease out to a private clientele. They are
18 moored on the outer transient floats of Eliason Harbor. They fall into the definition of short-
19 term rentals and seem to be of little impact where they are located. Specifically, the vessels are
20 not on a shared finger float, and they are in a transient harbor. Eliason Harbor would seem to be
21 the proper place to stage such short-term rentals in the Sitka Harbor System, not in a confined,
22 congested, and shared space. Since the vessel according to the owners attached description says
23

1
2 that it is possible to have up to 16 people renting rooms, this is more like a lodge/hotel and
3 should not be allowed in Crescent Harbor.
4

5 Existing short-term rentals on vessels in Sitka are also required to have a USCG
6 Licensed Captain onboard at all times when rented out, even while in moorage, per USCG
7 regulations. (See, Attachment D.) Having a licensed captain onboard a vessel with passengers
8 for hire is required. This is for safety, per USCG regulations, and addresses many concerns of
9 having onboard management and accountability for transient peoples.
10

11 Although the Ports and Harbors voted to allow short-term rentals in the harbor system in
12 December of 2016, they did it with a broad stroke of the pen. They did so without recognition
13 of the non-transient status of Crescent Harbor. This status is unique, as opposed to the other
14 local harbors where transients are allowed to differing degrees. Short-term rentals are a non-
15 conforming use to Crescent Harbor and should not be allowed, as there are harbors much better
16 suited for this intent, such as Eliason Harbor.
17

18 The Harbormaster has strong enough reservations about liability, that he imposed a
19 condition of a large insurance policy for the short-term rental applicant. This was a good start,
20 but it does nothing to cover the adjacent vessels who share the finger float or are within close
21 proximity to the applicant who conduct business, who come and go at all hours of the day and
22 night, all year-round. It is cringe-worthy to imagine the potential for catastrophe if the shared
23 float is occupied by a group of people who are not aware of the process of tying up a vessel

1
2 loaded with product in the middle of the night. Mooring vessels occasionally bump the dock
3 and can knock people into the water, where it is tragically critical they not be in the direct path
4 of a vessel. Transient people are more than likely unaware of the critical necessity to be out of
5 the way in this type of scenario. It is far too realistic that casualties can occur, especially when
6 the hypothetical transient people are allowed to consume alcohol in large groups.

7
8 It is great that the applicant would encourage their clients not to consume "excessive"
9 amounts of alcohol, though it is unclear how any of their suggestions would be enforced.
10 Similarly, the harbor regulations stating that there should be no loud noise after 8pm would be
11 difficult to enforce on a vessel with up to 16 people on vacation.

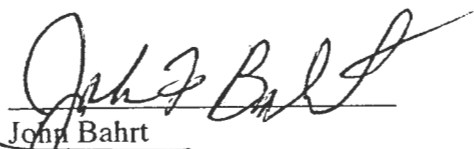
12
13 We urge you to deny this Conditional Use request at stall 1-24, and consider placing
14 any requests like this in Eliason Harbor where they would be better suited with much less
15 negative impact to users and the harbor system alike.

16
17 A particular concern for the said applicant vessel is not having enough fire escapes for
18 the amount of people to be on-board at any given time. The placement of staterooms, escape
19 routes, and accessibility are all things to consider. Having clients unable to evacuate in an
20 emergency is not safe for anybody. It is suggested that the applicant's vessel have an inspection
21 to ensure safety of passengers if any permit should be approved in the future.
22
23

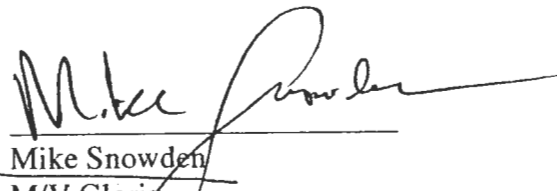
1
2 Please remember that floats 1-6 in Crescent Harbor are over 90% working fishing
3 vessels, who contribute greatly every day of every month of every year to our community.
4 These owners' vessels are not just "homes away from home" they are the community
5 members' livelihoods. Please do not negatively impact the lives of these community members
6 by approving this conditional use request.
7

8 The undersigned strongly oppose the approval of this application and request the
9 application be denied. The content of this letter is true and accurate to the best of our
10 knowledge. Thank you for hearing our concerns for the safety and well-being of our
11 community.
12
13

14
15 DATED: 5/16/17


John Bahrt
FW Kristina
Sitka, Alaska 99835

16
17
18
19 DATED: 5/16/17


Mike Snowden
M/V Gloria
Sitka, Alaska 99835

20
21
22
23
cc: City Admin.
City Assembly

From: Stan Eliason
Sent: Tuesday, June 07, 2016 9:41 AM
To: Samantha Pierson
Subject: RE: Boat short-term rental

Samantha, we need to make it clear that this harbor is a working harbor. Commercial/Charter vessels coming and going at all times during the mornings and evenings. Their guests could find this disruptive. Also, we need to make it clear that no sewage raw or treated will be discharged into the waters of the harbor.

From: Samantha Pierson
Sent: Tuesday, June 07, 2016 9:12 AM
To: Stan Eliason <stan.eliason@cityofsitka.org>
Subject: Boat short-term rental

Stan,

We have received a request for a short-term rental for a boat in the harbor. I have attached the supporting documents. Please let me know if you have any comments or concerns. Thanks!

Sam

Samantha Pierson
Planner I
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
(907) 747-1814

I can't believe the issue of a short-term rental in Crescent Harbor has gotten as far as it has in your meetings.

Liveaboards are limited in Crescent Harbor for several reasons. A short-term renter is definitely a liveaboard.

The boat owners claim their boat has several toilets but that doesn't necessarily mean it is equipped with a required holding tank which can only be pumped out by going out more than three miles offshore. Will the owners do this on a regular basis? I hope someone verifies that the boat does have a holding tank and won't be pumping raw sewage into Crescent Harbor should you decide to allow the short-term rental there.

Any of the other harbors are available for liveaboards and the boat owners could move to one of them if they are determined to go ahead with their plans.

Thanks for your consideration and work on the commission.

21 Sept 16

To CITY COUNCIL,

MY COMMENT ON THE REQUEST
TO HAVE A SHORT TERM RENTAL IN
ANY OF OUR HARBORS IS A VERY
SLIPPERY SLOPE! IF ONE BOAT CAN DO
THIS THEN ALL THE REST OF THE BOATS
IN OUR HARBORS CAN BE RENTED OUT!
WE DON'T NEED RENTALS IN OUR
HARBORS; PERIOD.

Roger Hol

RECEIVED

SEP 23 2016

City & Borough of Sitka-
Clerk's Office

To Planning Commission

RECEIVED JUL 18 2016



City and Borough of Sitka

100 Lincoln Street
Ph: 747-1808

Sitka, Alaska 99835
Fax: 747-7403

PUBLIC COMMENT FORM

☐ Compliment

☒ Comment

☐ Complaint

Date: July 15, 2016

Name: Marcia Strand

Address: 402 Baranof

Phone: 752-0438

Statement:

LOTS of reasons overnight rentals for Visitors onto Docked boats in Crescent Harbor... *are a bad idea -*

1. Absentee boat owners -

a. Poor accountability *most likely -*

b. No liability insurance required (not even by banks).

2. Clients unfamiliar (with equipment and boat life)...walk off airplane, check-in, no switches or levers to control surroundings...

leisure expectations like a motel room.

a. Little awareness of propane, carbon monoxide, grey water.

b. Budgeting electricity usage not on the "radar."

3. OTHER:

Alcohol/drug impairments more lethal results on a docked boat.

Even leisure time use of lit candles unattended away from harbors have expensive consequences let alone in all scenarios above.

4. Will hirees and city services be adequately compensated for all

above??????

For
Office Use
Only

Referred to

Department:

Signed by:

Response/date provided (forward to Administrator):

- 4) Assembly Liaison – Mayor Matthew Hunter let the commission know that he had a meeting with USCG. The USCG is doing pulmonary studies on basing two new cutters in Sitka. The Cutters would each have a crew of 24 staff. They are looking at locations for the location of the cutters. Mayor Mathew Hunter, stated that he knew the USCG was interested in extending the maple dock, however they could be interested in the marine service center dock. Mayor Hunter, felt this maybe a great location and another way the City could reduce their infrastructure.
- 5) Other (s) - None

VIII. UNFINISHED BUSINESS

None.

IX. NEW BUSINESS

- 1) Short term rental – Ann-Marie Parker, Crescent 1-24
M – Gordon/S- Arnold made a motion to recommend approval of the conditional use permit, subject to the attached conditions of approval, amended with striking condition #13, and adding a maximum occupancy of 8 guests. Motion carried unanimously.
- 2) Short term rental – Brooks Areson, Cameo Padilla, Eliason Harbor 3-08
Cameo Padilla presented their short term rental plan for their vessel in Eliason Harbor float 3, stall 8.
- 3) Zoning map amendment for ANB and Eliason/Thomsen to become public lands zone.
M-Jones/S- Arnold made a motion to recommend the approval of the zoning map amendment to rezone municipal harbors, (Eliason, Thomsen and ANB Harbors) located at 211 and 617 Katlian Avenue, to Public Lands district. The properties are also known as, Lot 5 Block 5 Sitka Indian Village U.S Survey 2542, a Portion of ATS15, ATS1496 Tract A, and Block 10 Dan Moller Subdivision. The request is filed by the City and Borough of Sitka. The owner of record is the City and Borough of Sitka. Motion carried unanimously.

X. SET NEXT MEETING DATE AND AGENDA ITEMS

- 1.) The next regular meeting would be held Wednesday, Sept 13, 2017.
- 2.) Agenda Items for next meeting; Infrastructure reduction, moorage rates, Sealing Cove boat trailer issues.

XI. ADJOURNMENT

M – Chair Nurco/S – Arnold made a motion that the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 7:35pm.

Attest:
Chuck Hackett, Deputy Harbormaster

Parcel ID: 10258000
CITY & BOROUGH OF SITKA
CRESCENT HARBOR TIDELANDS
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11675000
BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 11220000
NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT.INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 12150000
CITY & BOROUGH OF SITKA
BARANOF SCHOOL
CITY & BOROUGH OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11665000
THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

P&Z Mailing
June 9, 2017

Mike Snowden
Box 257
Sitka AK, 99835

Kevin Kambak
Box 426
Sitka AK, 99835

Moses Johnson
1413 HPR
Sitka AK, 99835

Todd Miller
Box 1626
Sitka AK, 99835

Roger W. Bleir
702 Biorka St.
Sitka AK, 99835

Phil Wyman
Box 2507
Sitka AK, 99835

Scott Winnop
Box 6500
Ocean View HI,96737-6500

Mark Young
Box 2016
Sitka AK, 99835

Eric Blankenship
1808 Edgumbe Dr
Sitka AK,99835

Bert Stromquist
Box 3107
Sitka AK, 99835

Nick Olney-Miller
3006 Barker St.
Sitka AK,99835

Bae Olney-Miller
505 O'Cain Ave.
Sitka AK, 99835

Rachel Slabaugh
Box 1574
Homer AK,99603

Christopher Brewton
7 Maksoutoff St.
Sitka AK, 99835

Lee Hanson
Box 2594
Sitka AK, 99835

Allen Marine Inc.
Box 1049
Sitka AK, 99835

Brian Blankenship
4316 Vallhalla Dr.
Sitka AK, 99835

Paul Blankenship
500 Lincoln St. #B6
Sitka AK,99835

Frances K. Bahrt
Box 1654
Sitka AK, 99835

P&Z Mailing
June 9, 2017

Parcel ID: 10258000
CITY & BOROUGH OF SITKA
CRESCENT HARBOR TIDELANDS
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11675000
BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 11220000
NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT. INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 12150000
CITY & BOROUGH OF SITKA
BARANOF SCHOOL
CITY & BOROUGH OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11665000
THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

P&Z Mailing
May 5, 2017

Mike Snowden
Box 257
Sitka AK, 99835

Kevin Kambak
Box 426
Sitka AK, 99835

Moses Johnson
1413 HPR
Sitka AK, 99835

Todd Miller
Box 1626
Sitka AK, 99835

Roger W. Bleir
702 Biorka St.
Sitka AK, 99835

Phil Wyman
Box 2507
Sitka AK, 99835

Scott Winnop
Box 6500
Ocean View HI,96737-6500

Mark Young
Box 2016
Sitka AK, 99835

Eric Blankenship
1808 Edgecumbe Dr
Sitka AK,99835

Bert Stromquist
Box 3107
Sitka AK, 99835

Nick Olney-Miller
3006 Barker St.
Sitka AK,99835

Bae Olney-Miller
505 O'Cain Ave.
Sitka AK, 99835

Rachel Slabaugh
Box 1574
Homer AK,99603

Christopher Brewton
7 Maksoutoff St.
Sitka AK, 99835

Lee Hanson
Box 2594
Sitka AK, 99835

Allen Marine Inc.
Box 1049
Sitka AK, 99835

Brian Blankenship
4316 Vallhalla Dr.
Sitka AK, 99835

Paul Blankenship
500 Lincoln St. #B6
Sitka AK,99835

Frances K. Bahrt
Box 1654
Sitka AK, 99835

P&Z Mailing
May 5, 2017

Parcel ID: 10258000
~~CITY & BOROUGH OF SITKA~~
~~CRESCENT HARBOR TIDELANDS~~
~~C/B OF SITKA~~
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11675000
BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 11220000
NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT.INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 12150000
~~CITY & BOROUGH OF SITKA~~
~~BARANOF SCHOOL~~
~~CITY & BOROUGH OF SITKA~~
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11665000
THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

P&Z Mailing
December 9, 2016

Attachment I

Parcel ID: 10258000

CITY & BOROUGH OF SITKA
CRESCENT HARBOR TIDELANDS
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11220000

NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT.INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 11665000

THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

Parcel ID: 11675000

BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 12150000

CITY & BOROUGH OF SITKA
BARANOF SCHOOL
CITY & BOROUGH OF SITKA
100 LINCOLN ST
SITKA AK 99835

Attachment I

Parcel ID: 11165000
SANDRA BURGESS
PARADISE COURT
BURGESS, SANDRA, K.
1494 SW GRANDVIEW AVE
CHEHALIS WA 98532

Parcel ID: 11180000
CHRIS/TAMARA FONDELL
FONDELL, CHRISTOPHER/TAMARA
P.O. BOX 1771
SITKA AK 99835-1771

Parcel ID: 11190000
GARY/RUTH MCMASTER
MCMASTER, GARY/RUTH
1722 EDGE CUMBE DR
SITKA AK 99835

Parcel ID: 11192000
U. S. PARK SERVICE
U. S. PARK SERVICE
103 MONASTERY ST
SITKA AK 99835

Parcel ID: 11195000
SITKA ART REALTY ASSOC., LLC
SITKA ART REALTY ASSOC., LLC
419 LINCOLN ST
SITKA AK 99835

Parcel ID: 11205000
DAVID/SUSAN CONNER
BAYVIEW TRADING COMPANY
CONNER, DAVID & SUSAN
143 VALLEY VIEW DR.
OROVILLE CA 95966

Parcel ID: 11210000
CHARLES/CHRISTI HORAN
HORAN, CHARLES, E./CHRISTINE, M.
P.O. BOX 2003
SITKA AK 99835-2003

Parcel ID: 11220000
NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT. INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 11610000
EPISCOPAL CHURCH
EPISCOPAL CHURCH
611 LINCOLN ST
SITKA AK 99835

Parcel ID: 11635000
DIOCESE OF SITKA & ALASKA
BECCC LEASE
DIOCESE OF SITKA & AK, ORTHODOX
CHURCH
P.O. BOX 210569
ANCHORAGE AK 99521

Parcel ID: 11665000
THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

Parcel ID: 11670000
R. J./DIXIE MCCLINTOCK
MCCLINTOCK, R. J./DIXIE
102 BARANOF ST.
SITKA AK 99835

Parcel ID: 11675000
BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 10258000
~~CITY & BOROUGH OF SITKA~~
~~CRESCENT HARBOR TIDELANDS~~
~~C/B OF SITKA~~
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11675000
BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 11220000
NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT.INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 12150000
CITY & BOROUGH OF SITKA
~~BARANOF SCHOOL~~
CITY & BOROUGH OF SITKA
~~100 LINCOLN ST~~
SITKA AK 99835

Parcel ID: 11665000
THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

P&Z Mailing
June 10, 2016

Parcel ID: 10256000
~~CITY & BOROUGH OF SITKA~~
~~CENTENNIAL BLDG.~~
~~C/B OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

Parcel ID: 10258000
~~CITY & BOROUGH OF SITKA~~
~~CRESCENT HARBOR TIDE LANDS~~
~~C/B OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

Parcel ID: 11165000
SANDRA BURGESS
PARADISE COURT
BURGESS, SANDRA, K.
1494 SW GRANDVIEW AVE
CHEHALIS WA 98532

Parcel ID: 11180000
CHRIS/TAMARA FONDELL
FONDELL, CHRISTOPHER/TAMARA
P.O. BOX 1771
SITKA AK 99835-1771

Parcel ID: 11190000
GARY/RUTH MCMASTER
MCMASTER, GARY/RUTH
1722 EDGE CUMBE DR
SITKA AK 99835

Parcel ID: 11192000
U. S. PARK SERVICE
U.S. PARK SERVICE
103 MONASTERY ST
SITKA AK 99835

Parcel ID: 11195000
SITKA ART REALTY ASSOC., LLC
SITKA ART REALTY ASSOC., LLC
419 LINCOLN ST
SITKA AK 99835

Parcel ID: 11205000
DAVID/SUSAN CONNER
BAYVIEW TRADING COMPANY
CONNER, DAVID & SUSAN
143 VALLEY VIEW DR.
OROVILLE CA 95966

Parcel ID: 11210000
CHARLES/CHRISTI HORAN
HORAN, CHARLES, E./CHRISTINE, M.
P.O. BOX 2003
SITKA AK 99835-2003

Parcel ID: 11220000
NATIONAL PARK SERVICE
RUSSIAN BISHOP'S HOUSE
NATIONAL PARK SERVICE
(DEPT. INTERIOR)
P.O. BOX 738
SITKA AK 99835-0738

Parcel ID: 11610000
EPISCOPAL CHURCH
EPISCOPAL CHURCH
611 LINCOLN ST
SITKA AK 99835

Parcel ID: 11635000
DIOCESE OF SITKA & ALASKA
BECCC LEASE
DIOCESE OF SITKA & AK, ORTHODOX
CHURCH
P.O. BOX 210569
ANCHORAGE AK 99521

Parcel ID: 11665000
THE CORP OF THE CATHOLIC BISHOP
OF JNU
CORP OF THE CATHOLIC BISHOP
P.O. BOX 495
SITKA AK 99835-0495

Parcel ID: 11670000
R. J./DIXIE MCCLINTOCK
MCCLINTOCK, R. J./DIXIE
102 BARANOF ST.
SITKA AK 99835

Parcel ID: 11675000
BOVEE IRREVOCABLE CHILDREN'S
TRUST
BOVEE IRREVOCABLE CHILDREN'S
TRUST
601-B LINCOLN ST.
SITKA AK 99835

Parcel ID: 12150000
~~CITY & BOROUGH OF SITKA~~
~~BARANOF SCHOOL~~
~~CITY & BOROUGH OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

P&Z Mailing
July 8, 2016

Bruce & Ann-Maïe Parker
Conditional Use Permit Request
Crescent Harbor I-24



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Attachment J

Date: 05/25/2016
Receipt: 2016-00059336
Cashier: Front Counter
Received From: BRUCE/ANN MARIE PARKER

PLAN - Planning Permits/Zo
ning 100.00
STL - Sales Tax 2nd quarte
r CY 6.00

Receipt Total 106.00

Total check 106.00

Total Remitted 106.00

Total Received 106.00

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 5/25/16

To: Bruce + Anne-Marie Parker

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

Variance.....	
Conditional Use Permit.....	100.00
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	6.00
TOTAL.....	106.00

PAID
MAY 25 2016
CITY & BOROUGH OF SITKA

Thank you

Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

Batch #: 19454600 / Doc #: 29 / File Date: 5/8/2014 1:25:00 PM

Attachment K

Recording Requested By:
Wells Fargo Bank, N.A.
PO Box 8203, Mac # U1851-015
Boise, ID 83707-2203

When recorded, please return to:
PARKER GUIDE SERVICE, INC.
PO BOX 6290
SITKA AK 99835-6290

RE: 1437312498FS

**SATISFACTION/RELEASE OF MORTGAGE
OR CLAIM OF LIEN**

NOTE: Prepare and submit in duplicate—one instrument must have original signatures; one may be a copy.

VESSEL NAME AND
OFFICIAL-NUMBER: ~~Alaskan Harvest O/N 608668~~

Name of Mortgagor, if any: **Parker Guide Service Inc.**

Name of Mortgagee OR CLAIMANT: **Wells Fargo Bank, National Association**

Amount of Mortgage or Claim of Lien: [REDACTED]

Recorded in Batch 644895, Doc ID 9053890

Mortgagee hereby affirms that the indebtedness referenced above is to be removed from the record of subject vessel.

DATED this 30 day of April, 2014.

Wells Fargo Bank, National Association

Amber Reinecker

Amber Reinecker -Officer

STATE OF IDAHO

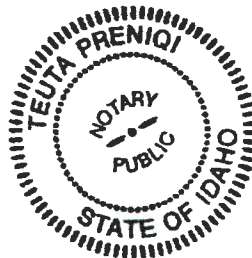
ss.

COUNTY OF ADA

On this 30 day of April, 2014, before me, the undersigned Notary Public, personally appeared Amber Reinecker and known to me to be the Officer, authorized agent for Wells Fargo Bank, National Association, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.

[Signature]
Idaho Notary Public

My commission expires: 3.7.14



Bruce & Ann-Marie Parker
Conditional Use Permit Request
Crescent Harbor I-24

U.S. Department of
Homeland Security

United States
Coast Guard



Director
National Vessel Documentation Center

792 T. J. Jackson Drive
Falling Waters, WV 25419
Phone: (800) 700-8362
Fax: 304-271-2405

August 27, 2014

**PARKER GUIDE SERVICE INC
306 PRICE ST
PO BOX 6290
SITKA AK 99835**

Regarding your recent submission to the National Vessel Documentation Center

This cover letter with enclosure(s) is sent in response to a submission made to this office. If you have any questions, please contact the National Vessel Documentation Center at the number shown above.

Enclosures:

(1) Satisfaction O/N: 608668 1 PAGE(S)

TOTAL: 2 PAGE(S) (including cover page)



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Short-term Rentals on Boats

Joint planning by the Port & Harbor Commission and the Planning Commission

The purpose of this plan is to create a framework of approval for short term rentals in boats. In 2015, an interested citizen approached the Planning Department with a zoning text change application to allow short term rentals in the P public zone and more specifically in the municipal harbors. After discussion, the Planning Commission recommended approval to the Assembly and the Assembly approved the ordinance.

Since taking effect, there have been two applications for short term rental on a boat. Both have been in Crescent Harbor however the type and size of the vessels have varied.

Upon adjudicating, it became clear that more definition on the process of approval, collaboration on permitting with the United States Coast Guard, notification procedures, etc. was needed.

This plan is a result of a joint worksession between the Port and Harbor Commission and the Planning Commission.

The goal of the plan is to clearly state the review process so applicants can be aware prior to submitting.

Attachments:

Zoning Text Change Application

Planning Commission Minutes

Assembly Ordinance and Minutes

Review Process

1. Consultation with Planning Department on application requirements.
2. Consultation with USCG and inspection. Dockside Courtesy Exam would be completed to address fire, bilge, smoke and carbon monoxide, and sewer.
Vessel then falls into one of the three USCG classifications; 1) Bare Boat Charters, 2) Uninspected Passenger Vessel with Captain on Board at all times or 3) COI- Certificate of Inspection.
3. Completed application is submitted to the Planning Department. Fee is collected.
4. Short term rental on boats plan is consulted to ensure application meets all requirements.
5. Application is forward to Port and Harbor Department for review.
6. Port and Harbor Department scheduled review by the Port and Harbor Commission at their next regularly scheduled meeting.
7. If approved by Port and Harbor Commission, application will be scheduled for review by the Planning Commission at their next regularly scheduled meeting.
8. If approved applicant must fill out paperwork for business license and bed tax.
9. Short term rental Annual Report will be required and submitted to the Planning Department annual.
10. Any meritorious complaints will be addressed at a regularly scheduled Port and Harbor Commission meeting. Should the Commission feel the applicant is not in compliance with Port and Harbor Regulations and/or conditions associated with the permit approval, the Commission has the authority to revoke the short term rental on boats permit.

Notification Process

The public notification process will be increased from current SGC standards due to the harbor environment.

Notification for both the Port and Harbor Commission and Planning Commission meetings for approval will include:

- 1.) Newspaper agenda notification
- 2.) E-gov email notification to subscribers of Port and Harbor Department or Planning Department
- 3.) Harbor bulletin board notification
- 4.) Notification posted on vessel
- 5.) Mail notification to all float renters

Conditions of Approval

1. Notification of renter on board vessel to Port and Harbor Department
2. Must pay live aboard harbor fees
3. \$100 Port and Harbors Annual short term rental fee
4. The facility shall be operated in compliance with harbor regulations concerning sewage disposal and all other matters.
5. The facility shall be operated consistent with the application and plans that were submitted with the request.
6. The facility shall be operated in accordance with the narrative that was submitted with the application.
7. The applicant shall submit an annual report every year to the Planning Commission and the **Port and Harbors Commission**, 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.
8. The Planning Commission and/or the **Port and Harbors Commission**, at their discretion and upon receipt of a meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
9. 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.
10. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
11. The property owner shall provide orientation information to all renters, which shall cover boat and water safety, ingress and egress, and proper waste disposal.
12. The boat must be approved by the CBS Harbor Department as a live aboard, and appropriate live aboard fees must be paid.
13. ~~The boat shall meet all Fire Marshal requirements, including but not limited to smoke alarms, carbon monoxide alarms, fire extinguishers, ventilation, emergency lighting, and emergency escape openings.~~ ***"Pursuant to SGC, Section 22.24.010(C)(2)(C), "Upon filing for sales tax and bed tax accounts, an owner shall obtain a life and safety inspection by the building department and shall comply with the requirements proposed by the department."***
14. Shall comply with all applicable United States Coast Guard regulations regarding pleasure craft.
15. ~~Shall receive review and recommendations to Planning Commission from the Port and Harbors Commission.)~~ ***"Permit to be reviewed by the Planning Commission after 6 months to address any impacts, concerns, and to allow Port and Harbors Commission the opportunity to review and comment on the permit."***
16. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

Number of Short Term Rentals on Boats

Harbormaster Stan Eliason is recommending that there be a limit of 2 short term rentals on boats per harbor resulting in a total of no more than 10 short term rentals on boats.

This number may change based on a recommendation from the Port and Harbor Commission.

Should the need arise, a waitlist will be developed and kept at the Port and Harbor Office.