



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

### **AGENDA ITEM:**

Case No: CUP 17-16  
Proposal: Bed and Breakfast - 1 Bedroom  
Applicant: Kathryn Petrabor  
Owner: Kathryn Petrabor  
Location: 2101 Sawmill Creek Road  
Legal: Lot 1 Anna Peterson Subdivision  
Zone: R-1 LDMH single-family low density manufactured home district  
Size: 20,347 square feet  
Parcel ID: 3-1530-001  
Existing Use: Residential  
Adjacent Use: Residential, Commercial (Church)  
Utilities: Existing  
Access: Sawmill Creek Road

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

1. Findings: The required findings of fact have been met as the conditional use as conditioned would not be detrimental to the public's health, safety, or welfare; that the conditions of approval have satisfactorily mitigated any potential harm or impact to the surrounding land uses and properties through the conditions of approval, by meeting all applicable SGC regulations, and by being in support of the Comprehensive Plan regarding transient housing supply.
2. Other Major Points:
  - Rental unit: one bedroom within an owner-occupied single-family structure
  - Safety: sufficient parking on-site, access from state highway, safety inspection to be conducted by Fire Marshal if approved
  - Neighborhood harmony: vacation rentals are sparse in the vicinity, potential impacts of short-term rentals on long-term rental rates
  - Current Code Violation: Outside animals in excess of 5

### **RECOMMENDATION:**

Staff recommends that the Planning Commission find CUP 17-16 to be consistent with Sitka General Code Title 22 and the Comprehensive Plan and to approve the conditional use permit application for a one-bedroom bed and breakfast at 2101 Sawmill Creek Road with standard conditions of approval and the condition that the small animals housed outside are remedied within 6 months through code amendment, conditional use permit, or other appropriate means.

## **ATTACHMENTS**

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Zoning Map

Attachment D: Site Plan

Attachment E: Floor Plan

Attachment F: Subdivision Plat

Attachment G: Parcel Pictures

Attachment H: Application

Attachment I: Flood Zone Map

Attachment J: Mailing List

Attachment K: Proof of Payment

Attachment L: Warranty Deed

## **BACKGROUND**

2101 Sawmill Creek Road resulted from Anna Peterson Subdivision, recorded in 2003 as plat 2003-3. The lot is 20,347 square feet and is triangular in shape. The structure was constructed in 1950, prior to zoning code. The 1088 square foot structure is situated 7 feet from the front property line and 0 feet from the southeasterly side property line. The rear portion of the lot is boggy. A 2006 variance request to expand the structure and encroach further into the front setback was denied.

## **PROJECT DESCRIPTION**

The request is for a conditional use permit for a one-bedroom bed and breakfast at 2101 Sawmill Creek Road in the R-1 LDMH single-family low density manufactured home district. The property meets the 3 parking space requirement for a one-bedroom bed and breakfast within a single-family residence. The applicant occupies the 2 bedroom, 1 bathroom house. One bedroom would be rented out via Airbnb while the occupying owner is in town. The property is accessed via Sawmill Creek Road, a state highway. Nearby short-term rentals include 2116 Sawmill Creek Road and 119 Anna Drive.

The R-1 LDMH single-family low density manufactured home district may allow short-term rentals as a conditional use subject to the ability to mitigate any adverse effects to nonexistent or minimal and reasonable for the zone and in harmony with surrounding land uses.<sup>1</sup>

When conducting a site visit, staff noticed that there were more animals housed outside on the property than the 5 allowed by code.<sup>2</sup> Staff observed 9 ducks and a pen of uncounted chickens. Two dogs and a cat were also observed but live primarily inside the house. If the permit for bed and breakfast is approved, a condition of approval should be included to require that the concern for small animals housed outside is remedied within 6 months through code amendment,

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

<sup>2</sup> SGC 22.20.130

conditional use permit, or other appropriate means.

## **ANALYSIS**

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>3</sup>**

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

The proposal requires 3 parking spaces: 2 for the primary residence and 1 for the rental room. The property provides the required 3 spaces. Owners should provide traffic circulation information to tenants, and all parking should occur on-site.

**b. Amount of noise to be generated and its impacts on surrounding land use:** Vacationers may create more noise than long-term residents. The provision of a rental overview and on-site owners can provide mitigation. Fencing and foliage provide buffers.

**c. Odors to be generated by the use and their impacts:** Improperly handled garbage may create odors and attract bears. Proper garbage management instructions should be included in the rental overview. The B&B will only operate while owners are on-site, providing supervision for garbage handling.

**d. Hours of operation:** Year round.

**e. Location along a major or collector street:** Access directly from Sawmill Creek Road.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** No concerns for cut through traffic. Access is directly from a state highway.

**g. Effects on vehicular and pedestrian safety:** Driveway access directly from Sawmill Creek Road. Owners should provide tenants with information regarding safe traffic circulation.

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

**i. Logic of the internal traffic layout:** Driveway access directly from Sawmill Creek Road. Owners should provide tenants with information regarding safe traffic circulation.

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

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<sup>3</sup> § 22.24.010.E

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

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Conforms to Comprehensive Plan Section 2.6.2(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses. In addition, the Comprehensive Plan identifies the goal of providing various housing opportunities and housing options for seasonal, temporary, emergency, and transitional needs.<sup>4</sup> This application conforms to the above sections by creating short-term transient housing. Provision of a rental overview would mitigate possible concerns for traffic and noise.

**m. Other criteria that surface through public comments or planning commission review:** Short-term rentals may increase long-term rental rates for the overall community.<sup>5 6</sup>

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

## **FINDINGS<sup>7</sup>**

1. ...The granting of the proposed conditional use permit will not:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity; nor
  - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located, *specifically, the property has on-site parking and foliage buffers.*
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation, *specifically, conforms to Comprehensive Plan Section 2.6.2(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, *specifically, through the provision of a rental overview.*

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<sup>4</sup> Comprehensive Plan 2.5.11, 2.10.3, and 2.10.4.

<sup>5</sup> Planning: The Magazine of the American Planning Association, February 2016, p. 31

<sup>6</sup> Gurran & Phibbs article in JAPA Volume 83 Issue 1

<sup>7</sup> § 22.30.160.C – Required Findings for Conditional Use Permits

## **RECOMMENDATION**

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

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

- 1) I move to adopt and approve the required findings for conditional use permits as discussed in the staff report.
- 2) I move to approve the conditional use permit application for a one-bedroom bed and breakfast at 2101 Sawmill Creek Road subject to the attached conditions of approval. The property is also known as Lot 1 Anna Peterson Subdivision. The request is filed by Kathryn Petraborg. The owner of record is Kathryn Petraborg.

#### Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application and plans that were submitted with the request.
3. The facility shall be operated in accordance with the narrative that was submitted with the application.
4. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation. The report is due within thirty days following the end of the reporting period.
5. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with all applicable tax laws, including but not limited to remittance of all sales and bed tax, shall be grounds for revocation of the conditional use permit.
7. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
8. To mitigate against the risk and impact of bears from the short term rental, the



property owner shall assure all trash is deposited in trash receptacles that are stored in bear proof areas (whether enclosed garage or other bear proof area) and only placed on street for collection after 4am on trash collection day. Should this condition not be followed the CUP shall be revoked.

9. To mitigate against parking and traffic impacts, property owner shall provide detailed parking and traffic rules, and shall ensure all parking for all uses (residential or short-term rental) shall occur off-street, on-site and further that should on-street parking occur at any time, the conditional use permit shall be revoked.

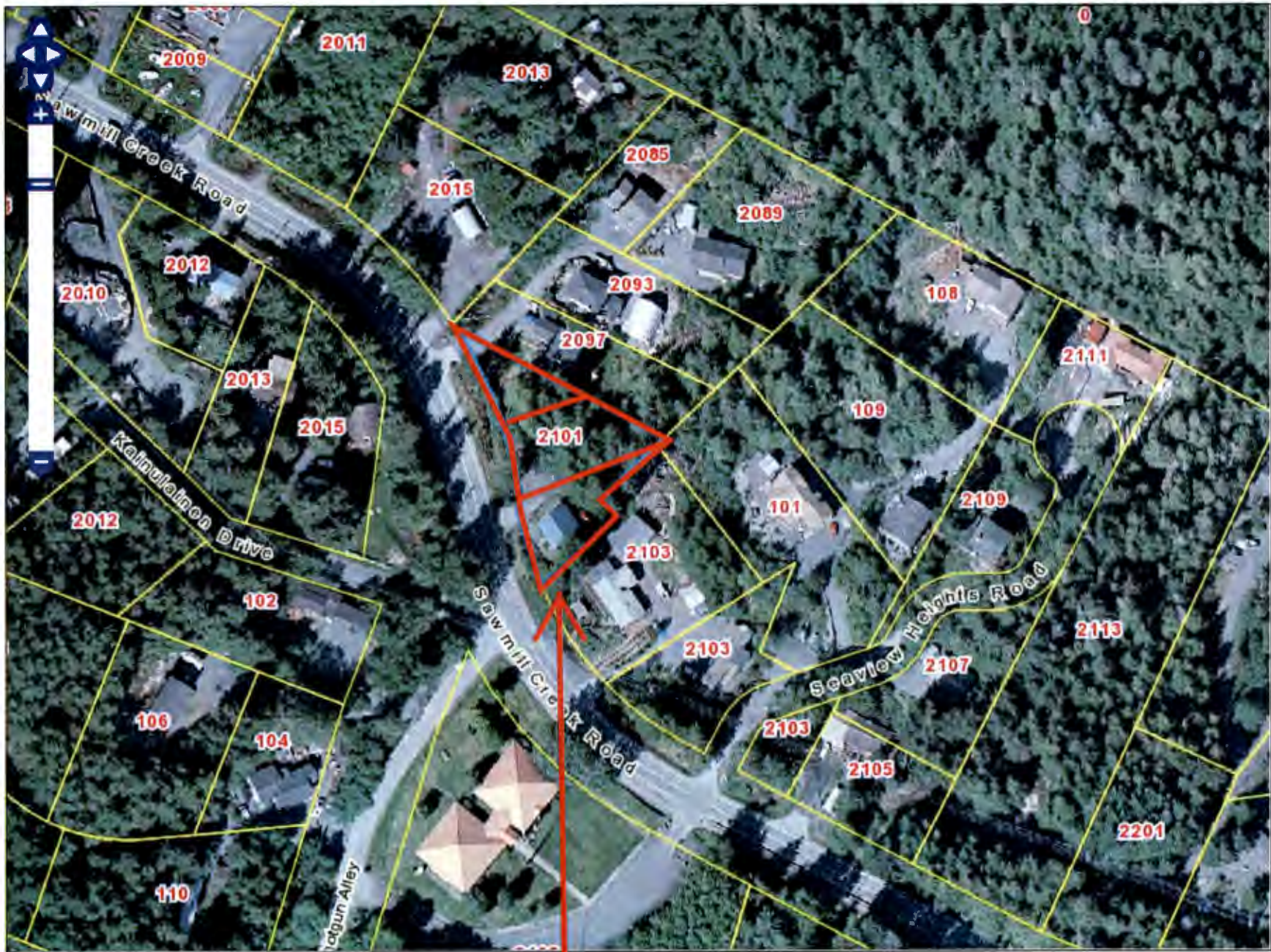
10. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.

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

12. The concerns for small animals housed outside are remedied within 6 months through code amendment, conditional use permit, or other appropriate means.













# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ASSESS THIS PLAN IN SUBDIVISION WITH DEDICATION AND RESERVE ALL RIGHTS, EASES, EASEMENTS, AND OTHER INTERESTS TO PUBLIC OR PRIVATE USE AS NOTED.

1-10-03 *Tim Eddy* (SIGNATURE)  
DATE OWNER (NAME)

DATE OWNER (NAME)

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF January, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DELY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

Tim Eddy

TO ME KNOWN TO BE THE OWNER, INDIVIDUALS MENTIONED AND WHO EXECUTES THE WITHIN PLAT AND STATE ACKNOWLEDGED TO ME THAT SAID SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESSED BY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

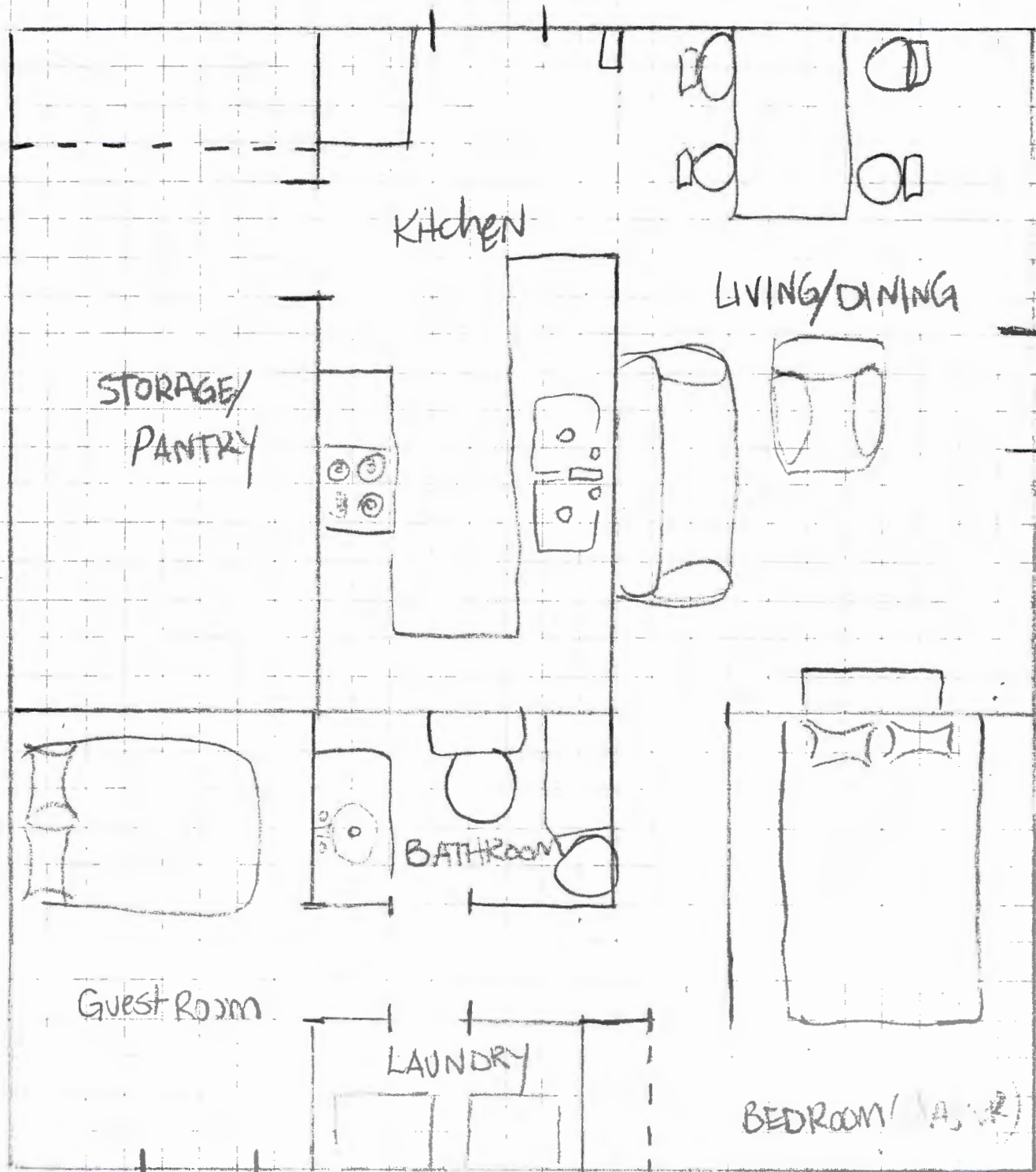
*John R. Smith* (SIGNATURE)  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES Nov. 18, 2005

## CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

1. THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACCORDING TO THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF Tim Eddy.

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 THIS CURRENT YEAR FOR THE YEAR 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 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Location: 2101 SAWMILL CREEK ROAD





PENNY  
SUBDV.  
LOT 2B

ANNA PETERSON  
SUBDIVISION

LOT 3  
20,477 SF

LOT 2  
20,131 SF

LOT 1  
20,847 SF

#### CURVE DATA

NUMERICAL	DELTA ANGLE	PI/180	ARC LENGTH	CHORD DIST.	CHORD BEARING
104.716°	45.826°	21.61	104.716°	104.716°	104.716°
104.716°	45.826°	21.61	104.716°	104.716°	104.716°

#### LEGEND

- PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- FENCE
- EAVES

#### PLAT NOTES

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

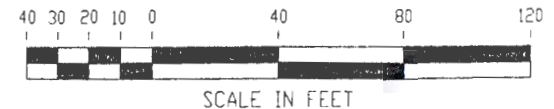
#### BASIS OF BEARINGS

N 39°21' W 132°13' (R) 132°08' (M)  
C 27 S 3302

C 26 S 3302

SPIRAL  
CHD. BRG. N 16°32'06" W  
CHORD 106.04'

SPIRAL  
CHD. BRG. N 16°23'07" W  
CHORD 91.08'



CLIENT: FIRST BANK  
BOX 1829  
SITKA, ALASKA 99835

DRAWN BY: WAD/ACAD  
CHECKED BY: PKD  
DATE PLATTED: 21 NOV 05  
DATE SURVEYED: 23 NOV 05  
SCALE: 1" = 40'  
SURVEYOR: PATRICK K. O'NEILL  
PROJ NO.: 30075-40

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. 0 CORRS SET

23 NOV 05  
DATE

Wayne A. Dye  
WAYNE A. DYE L.S. 9458



O'NEILL  
SURVEYING AND ENGINEERING

P.O. BOX 1849 SITKA, ALASKA 99835

AS-BUILT SURVEY

LOT 1  
ANNA PETERSON SUBDIVISION







































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

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

**APPLICATION FOR:**

☐ VARIANCE

☒ CONDITIONAL USE

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

**BRIEF DESCRIPTION OF REQUEST:** Short term housing Rental of  
1 single Room via AirBnb. owner occupied

**PROPERTY INFORMATION:**

CURRENT ZONING: R1LDMH PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): R1LDMH PROPOSED LAND USES (if changing): \_\_\_\_\_

**APPLICANT INFORMATION:**

PROPERTY OWNER: Kathryn Rose Petraborg

PROPERTY OWNER ADDRESS: 2101 Sawmill Creek Rd

STREET ADDRESS OF PROPERTY: 2101 Sawmill Creek Rd

APPLICANT'S NAME: Kathryn Rose Petraborg

MAILING ADDRESS: 2101 SMC

EMAIL ADDRESS: Sitka koala@yahoo.com DAYTIME PHONE: 907 738 6886

**PROPERTY LEGAL DESCRIPTION:**

TAX ID: 3-1530-001 LOT: 1 Anna Peterson BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ US SURVEY: \_\_\_\_\_

**OFFICE USE ONLY**

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	



## REQUIRED SUPPLEMENTAL INFORMATION:

### For All Applications:

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat

### For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

### For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

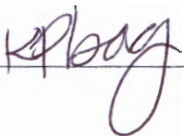
### If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

## CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Owner



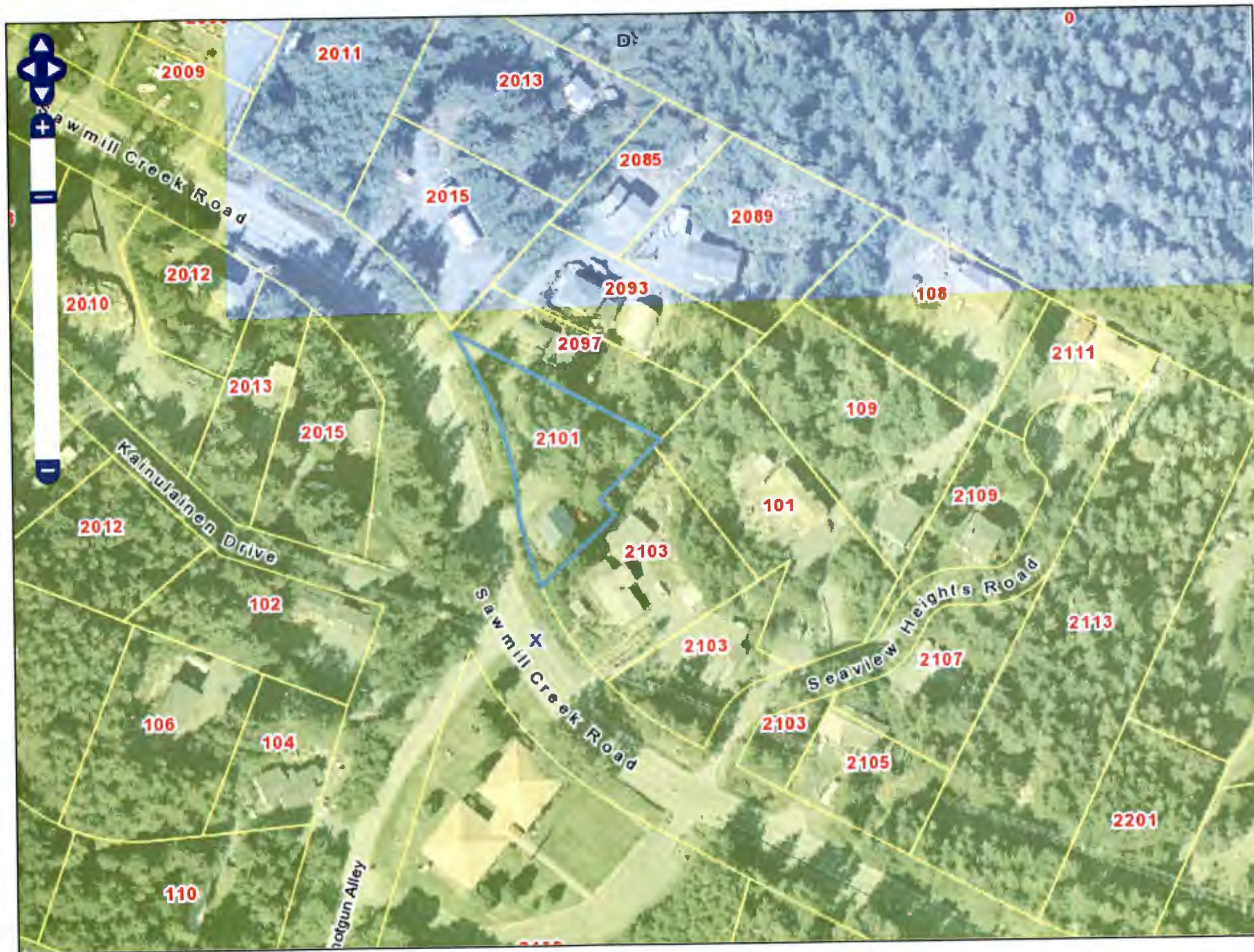
Date

12 July 2017

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: 31040001  
BENJAMIN/LORI DOWNING  
DOWNING, BENJAMIN, C./LORI, M.  
2012 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31040002  
TRENT BAYNE  
BAYNE, TRENT, L.  
P.O. BOX 3002  
SITKA AK 99835-3002

Parcel ID: 31041001  
RANDALL/HILLARY NUTTING/MARTIN  
NUTTING, RANDALL & MARTIN,  
HILLARY  
2015 KAINULAINEN DR.  
SITKA AK 99835

Parcel ID: 31041002  
ROBERT/CAROL POTRZUSKI  
POTRZUSKI, ROBERT, D./CAROL, S.  
2013 KAINULAINEN DR.  
SITKA AK 99835

Parcel ID: 31043001  
GERALD KAINULAINEN  
KAINULAINEN, G., DALE  
101 KIKSADI CT  
SITKA AK 99835-9787

Parcel ID: 31046002  
MICHAEL/MICHELL MAHONEY  
MAHONEY, MICHAEL & MICHELLE  
204 NEW ARCHANGEL ST, #A  
SITKA AK 99835

Parcel ID: 31215000  
CHURCH OF J.C. LATTER DAY SAINTS  
ALASKA PM GROUP  
CHURCH OF J.C. LATTER DAY SAINTS  
P.O. BOX 771185  
EAGLE RIVER AK 99577

Parcel ID: 31510002  
LORETTA NESS  
NESS, LORETTA, J.  
102 WINCHESTER WAY  
SITKA AK 99835

Parcel ID: 31520000  
JAMES PENNY  
PENNY, JAMES, P.  
2013 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31521000  
JAMES PENNY  
PENNY, JAMES, P.  
2013 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31530001  
KATHRYN PETRABORG  
PETRABORG, KATHRYN, R.  
2101 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31530002  
DIANE ANZIVINO  
ANZIVINO, DIANE  
2097 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31530003  
BENJAMIN/MARGAR WHITE  
\*WHITE, BENJAMIN, C./MARGARET, A.  
2093 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31530004  
PAUL/DINA BUSBY/AMAYA  
BUSBY, PAUL/AMAYA, DINA, P.  
2085 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31530005  
JACQUELINE/WYAT THOM/OJALA  
THOM, JAQUELINE & OJALA, WYATT  
2089 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 31540001  
DALE/LORI ADAMS  
ADAMS, DALE, L./LORI, L.  
P.O. BOX 6021  
SITKA AK 99835-6021

Parcel ID: 31540002  
KIM HANSEN REVOCABLE LIVING  
TRUST  
KIM HANSEN REV. LIVING TRUST  
P.O. BOX 1095  
SITKA AK 99835-1095

Parcel ID: 31541000  
JOHN KIDD  
KIDD, JOHN, D.  
P.O. BOX 566  
SITKA AK 99835-0566

Parcel ID: 31542000  
ROBERT/ANNE CHADWICK  
CHADWICK, ROBERT/ANNE  
P.O. BOX 583  
SITKA AK 99835-0583

Parcel ID: 31543000  
STANLEY/KATHRYN JOHNSON  
JOHNSON, STANLEY & KATHRYN  
108 SEAVIEW HEIGHTS RD  
SITKA AK 99835

**P&Z Mailing**  
August 4, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 7/12/17

To: Kate Petrabor

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

**PAID**

JUL 13 2017

CITY & BOROUGH OF SITKA

Variance.....	
Conditional Use Permit.....	<u>B+B 1bed</u> <u>35.00</u>
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.....	<u>2.10</u>
TOTAL.....	<u>37.10</u>

Thank you



A  
L  
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A

**2012-001153-0**

Recording Dist: 103 - Sitka

8/7/2012 10:44 AM Pages: 1 of 2



File for Record at Request of:  
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: Kathryn Rose Petraborg

Address: P.O. Box 6067

Sitka, AK 99835

File No.: **0241-1878350 (JRN)**

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### STATUTORY WARRANTY DEED

THE GRANTOR, **Chesa Cofini**, whose mailing address is **2491 Greenwell Court, Wilmington, NC 28409**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Kathryn Rose Petraborg, a single woman**, residing at **PO Box 6067, Sitka, AK 99835**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

**Lot 1, ANNA PETERSON SUBDIVISION**, according to the official plat thereof, filed under Plat Number **2003-3**, Records of the **Sitka** Recording District, **Third** Judicial District, State of **Alaska**.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: June 19, 2012.

Chesa Cofini  
Chesa Cofini



0241-1878350 (JRN)

Statutory Warranty Deed-continued

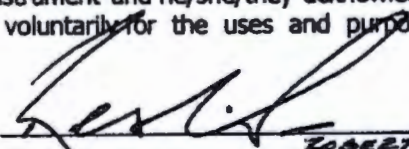
May 15, 2012

STATE OF North Carolina )  
 ) SS.  
Judicial District )

THIS IS TO CERTIFY that on this 19<sup>TH</sup> day of June 2012, before me the undersigned Notary Public, personally appeared **Chesa Cofini**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



  
ROBERT L. ALLEN  
Notary Public in and for North Carolina  
My commission expires 04/24/2014

