



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: CU 17-22
Proposal: Major Amendment – Add Massage Therapy Structure and Use to Existing Conditional Use Permit for a Lodge
Applicant: Duane Lambeth
Owner: Harold D. and Tracie Lambeth
Location: Dove Island
Legal Desc.: Lot 1 Dove Island Resubdivision
Zone: General Island
Size: 92,052 square feet
Parcel ID: 4-9030-001
Existing Use: Commercial - Lodge
Adjacent Use: Residential Recreational
Utilities: Existing Municipal Utilities
Access: Water – Commercial Dock

KEY POINTS AND CONCERNS:

- Lodges often offer massage therapy services. Structure and use seems inline with lodge use. No major issues here.
- General Island zone recognizes residential and commercial potential for location like Dove Island.
- Comprehensive Plan encourages and directs the promotion of year-round business, diverse tourism accommodation and recreation services, and protection of residential character and the public's health, safety, and welfare.
- Expansion of limited lodge services is not major issue so long as commercial float plane limits stay in place as conditioned in prior permits and agreements.
- Zoning code followed through process and analysis of project.

RECOMMENDATION:

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report and approve the major amendment to the conditional use permit for a lodge to allow for an incidental building and use for massage therapy and expansion of limited off-season lodge services, while continuing to enforce existing and prior limitations on commercial float plane operations.

ATTACHMENTS

- A. Vicinity Map
- B. Aerial Map
- C. Zoning and Flood Map
- D. As-built
- E. Floor Plans

- F. Plat
- G. Application
- H. Narrative (1&2)
- I. Mailing List
- J. Proof of Payment
- K. Proof of Ownership

BACKGROUND

Dove Island Lodge was issued a conditional use permit for a lodge and commercial dock in 2010. Up to 24 guests are permitted per night, with a cap of 1900 guest bed nights per summer season from May 1 through September 15th. The amount of processed fish may not fill more than an average of 2 standard 50 pound fish boxes per day. Aircraft utilizing the dock is limited to one De Havilland Beaver or similar aircraft owned or leased by the lodge owners.

The last annual reviews were in August 2016 and May 2015. Since June 2015, the staff have received one phone comment from Bradley Shaffer regarding noise and safety of plane take-off. Overall, past concerns have been related to wake, noise, and plane operations.

PROJECT DESCRIPTION

The request is to add about a 1550 square foot structure to house a Himalayan pink salt cave for meditation and massage services. Pursuant to SGC 22.30.370, a major amendment to a conditional use permit is required when there is addition and 10% of more of gross floor area is added, or changes result that modify an original condition. If under 10%, the Planning Director can approve an administrative amendment. In this case, the provided site plan is not to scale and staff cannot make a determination as to comparative scope of addition as compared to existing structures. However, the applicant has indicated that the additional structure is proposed to be open off-season to residents, which would modify the original condition that limited lodge operation to May through September 15th. Therefore, the Planning Director decided to move this amendment to the Planning Commission for decision.

INTENT OF ZONE

Staff would direct the Commission to consider the intent of the zone as a starting point in their decision making process: **Pursuant to SGC 22.16.120, “the general island district is intended to replace the open general district. One of its goals is to protect the residential character of small subdivided islands while providing for commercial uses on small unsubdivided islands. ...’** Important in this case is that Dove Island is wholly occupied by Dove Island Lodge. The surrounding islands have residential uses.

CRITERIA FOR ANALYSIS

1. ITEMS TO BE CONSIDERED IN EVALUATING ISLAND CONDITIONAL USE PERMITS INCLUDE, BUT ARE NOT LIMITED TO:¹

a. Location on the lot or island: The lodge operates on an unsubdivided island (1 lot on a single island). It is adjacent to Guertin and Ring Islands as well as several float homes.

b. Generation of noise: In the past, there have been concerns regarding noise from the float plane. This addition, is not anticipated to make any further impact to plane noise or other noise. In fact, it is anticipated that a meditation room would potential quiet things.

c. Numbers of guests and employees: Same as prior CUP.

d. Visibility from adjacent uses including waterborne traffic: Structure is anticipated to be visible from eastern side of Dove Island, but type of materials will blend well with surroundings.

e. Use of common access easements: N/A

f. Availability of necessary moorage: There are more than sufficient docking and moorage facilities. In the past, there have been some concerns with wake speed; however, that is more often attributed to pass through boat traffic versus owner/resident traffic. Signage might mitigate that if not already present. More, enforcement of wake speed is outside of CBS jurisdiction. Not high potential for high speed cut through traffic due to topography. Dock facilities are robust.

g. Use of natural or manmade screening or buffers: The natural topography, vegetation, and surrounding water will provide a natural buffer to preserve privacy, damper noise, and preserve aesthetic qualities of the surroundings.

h. Availability of municipal power: Municipal electrical is provided.

i. Distance from adjacent parcels or islands: Dove Island is at its closest points approximately 270 linear feet from Guertin Island and 100 feet from Ring Island. The proposed location of the structure is 400 feet from Guertin Island and 370 feet from Ring Island. There are no adjacent parcels on Dove Island.

j. Removal of excessive amounts of vegetation: Vegetation is part of the buffers, the aesthetic of the area, and the draw of the island. Staff suggests to applicants to preserve vegetation where possible, and remove only to improve life and safety type issues and improve maintenance of structures.

Additional Criteria Taken from Review of Impacts, Provided Documentations or Lack Thereof, and Comments Received.

¹ Sitka General Code 22.24.010(F)

k. Hours of Operation: Applicant would like to open the use of the lodge/meditation/massage room to off season. Current lodge operations are limited to May 1st through September 15th. Certain aspects of expanded lodge use such as increased float plane take-off would be potential impacts to expanded operations, otherwise staff see no reason to not consider allowing expansion of operations especially considering Comprehensive Plan direction to promote year-round employment opportunities, promote tourism and supplemental services, balance commercial use of islands with residential and recreational uses, and other health, safety, and welfare concerns. Here conditions of approval could limit aspects of operation that could be impactful, such as limiting commercial/charter float plane operation during the off-season while allowing year-round operation of other limited lodge services.

l. Ability of police, fire, and EMS to respond in emergency. The location has sufficient dock facilities and is a relatively short boat ride for any needed response. Applicant can go into more detail about emergency preparedness and communication plans.

m. Relation to Comprehensive Plan. In general to create harmony of uses, and balance interests of adjacent land owners with property owners of development projects. Unsubdivided islands are to preserve residential character while also allowing commercial uses. The Comprehensive Plan promotes year-round employment opportunities and services, encourages tourist accommodations and diversity of services, and directs the commission to mitigate real, identified impacts to the public health, safety, and welfare while balancing that against reasonable opportunity to develop property.²

n. Sufficiency of site for human habitation in regards to building safety, water, and sewage: The prior conditions of approval and the attached conditions of approval will require that all necessary DEC, Water, Sewage, and building occupancy permits be maintained and followed.

Sitka General Code 22.24.010(F)

The following is key edited language from the SGC that discusses conditional uses on small islands. It states, "Specific conditional uses may be fully appropriate in certain circumstances and on specific parcels. Uses that are well designed and/or have low impact may enhance surrounding properties and may not create any impacts...In these cases, conditional use requests can and should be handled expeditiously...If adequate mitigation cannot be accomplished or items such as necessary infrastructure are not available, applications may be denied."

FINDINGS

The required findings under SGC 22.30.160(C): The following is the text verbatim from the Sitka General Code Title 22 for required findings. The findings shall be met after consideration of all applicable criteria.

"C. Required Findings for [Conditional Use](#) Permits. The planning commission shall not approve a proposed development unless it first makes the following findings and conclusions:

² Comprehensive Plan Goals: 2.1.2, 2.2, 2.13.2, 2.4.1, 2.4.4 2.6.2,

1. The city may use design standards and other elements in this code to modify the proposal. A [conditional use](#) permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed [conditional use](#) permit will not:

- a. Be detrimental to the public health, safety, and general welfare;
- b. Adversely affect the established character of the surrounding vicinity; nor
- c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

2. The granting of the proposed [conditional use](#) permit is consistent and compatible with the intent of the goals, objectives and policies of the [comprehensive plan](#) and any implementing regulation.

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.

5. The [conditional use](#) will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

6. Burden of Proof. The [applicant](#) has the burden of proving that the proposed [conditional use](#) meets all of the criteria in subsection B of this section.

The city may approve, approve with conditions, modify, modify with conditions, or deny the [conditional use](#) permit. The city may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the [conditional use](#) permit. In considering the granting of a [conditional use](#), the assembly and planning commission shall satisfy themselves that the general criteria set forth for uses specified in this chapter will be met. The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and planning commission may require the [applicant](#) to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed [conditional use](#) upon these factors;

2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the [conditional use](#) may be permitted;

3. [Lot](#) or tract characteristics, including [lot](#) size, yard requirements, [lot](#) coverage and height of [structures](#);

4. Use characteristics of the proposed [conditional use](#) that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street

parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and [open space](#) requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.”

Staff recommends that it can be found that:

1. All applicable criteria and evidence as discussed in the written staff report have been considered. Material negative impacts have been considered and appropriate conditions of approval to mitigate those impacts have been identified.
2. The Comprehensive Plan has been consulted and it is found that this proposal is in line with the protection of residential uses, the promotion of commercial and tourism uses, and the protection of the public’s health, safety, and welfare through conditions of approval.
3. The zoning code has been followed in this process and through analysis of the proposal on an unsubdivided island zoned General Island.
4. That all substantial impacts related to this proposed expansion have been adequately mitigated through the attached conditions of approval, which can be adequately enforced.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report and approve the major amendment to the conditional use permit for a lodge to allow for an incidental building and use for massage therapy.

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

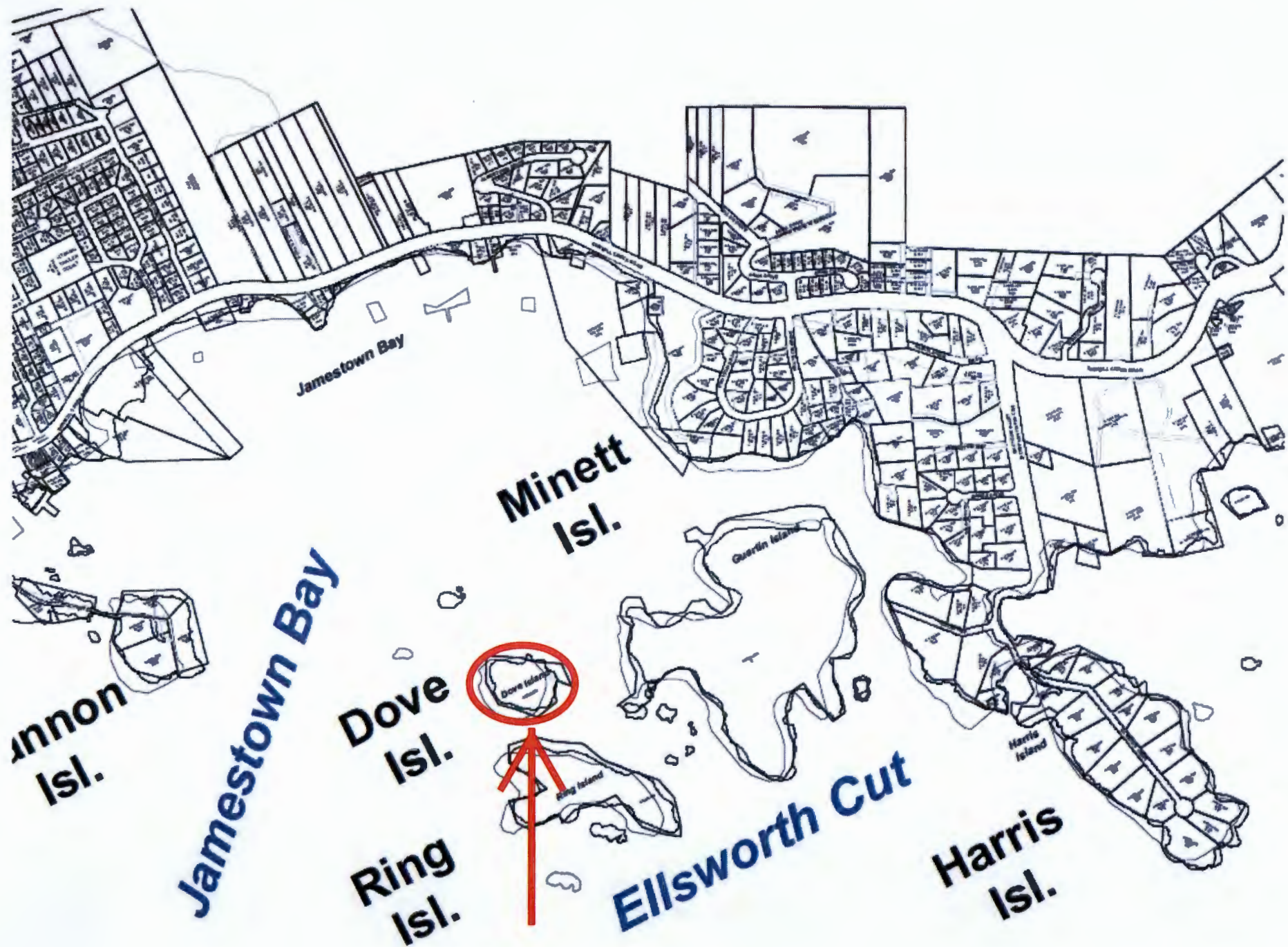
1) I move to find that:

- a) All applicable criteria and evidence as discussed in the written staff report have been considered. Material negative impacts have been considered and appropriate conditions of approval to mitigate those impacts have been identified.
- b) The Comprehensive Plan has been consulted and it is found that this proposal is in line with the protection of residential uses, the promotion of commercial and tourism uses, and the protection of the public’s health, safety, and welfare through conditions of approval.
- c) The zoning code has been followed in this process and through analysis of the lodge proposal on an unsubdivided island zoned General Island.
- d) That all substantial impacts related to this proposed expansion have been adequately mitigated through the attached conditions of approval, which can be adequately enforced.

2) I move to **approve** a major amendment to a conditional use permit for a lodge at Dove Island. The request would add an accessory structure and use for massage therapy. The property is also known as Lot 1 Dove Island Resubdivision. The property is zoned General Island. The request is filed by Duane Lambeth. The owners of record are Harold D. Lambeth and Tracie Lambeth

Conditions of Approval:

- a) The following conditions are amendments to the main and primary conditional use permits and agreements. All prior conditions remain except as modified in the amended conditions of approval here.
- b) The facility shall be operated consistent with the application and plans that were submitted with the request.
- c) The facility shall be operated in accordance with the narrative that was submitted with the application.
- d) The facility including the lodge and commercial dock shall follow all applicable conditions of prior conditional use permits and applicable agreements except as modified in this permit amendment.
- e) The operation of limited lodge services which shall include services and accommodations such as lodging, fishing, hunting, recreation, dining, massage, and other accessory lodge uses **shall be allowed year-round.**
- f) The use of any float plane shall be governed by prior conditions of approval that limits is use. The expansion of limited lodge services shall not include the expansions of commercial float plane services off-season.
- g) All necessary permits such as DEC permits for water and sewage shall be maintained and followed.
- h) All federal, state, and local permits related to building safety and occupancy shall be maintained and followed
- i) The Planning Commission, at its discretion, may schedule a public hearing to address meritorious issues with the conditional use such as violation of a conditions of approval or material impact to the public's health, safety, or welfare.
- j) A one-year review will be scheduled to assess any impacts to neighboring properties.
- k) 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.
- l) Failure to comply with any of the above conditions may result in revocation and/or failure to activate the conditional use permit.

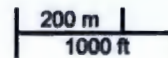




City & Borough of Sitka, Alaska

Selected Parcel: Dove Island ID: 49030001

Printed 11/2/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



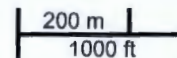
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City & Borough of Sitka, Alaska

Selected Parcel: Dove Island ID: 49030001

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City & Borough of Sitka, Alaska

Selected Parcel: Dove Island ID: 49030001

Printed 11/2/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

200 m
1000 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEEDS ALL STREETS, ALLEYS, VALES, PANS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

12-14-09

OWNER

12-14-09

NOTARY PUBLIC

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 14th day of December 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Harold O. Lambeth, and Frank Lambeth, and that according to the records in my possession, all taxes assessed against said land and in favor of the City & Borough of Sitka are paid in full that same date of this year 2009, VOL. 16, PAGE 20, IN OR BEFORE 2009, DATED THIS 21st day of December 2009.

WITNESSES MY HAND AND NOTARY SEAL, THIS DAY AND YEAR FIRST MENTIONED.

Notary Public in and for the State of Alaska
MY COMMISSION EXPIRES 4/15/2012

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS LOCATED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF Harold O. Lambeth, and Frank Lambeth, and that according to the records in my possession, all taxes assessed against said land and in favor of the City & Borough of Sitka are paid in full that same date of this year 2009, VOL. 16, PAGE 20, IN OR BEFORE 2009, DATED THIS 21st day of December 2009.

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD, AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT REGISTRATION NO. 91-09, DATED 12/13/2009. AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA, DATED 12/13/2009.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY, AS RECORDED IN MINUTE BOOK, PAGE 2, DATED 12-21-09. AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA, DATED 12-21-09.

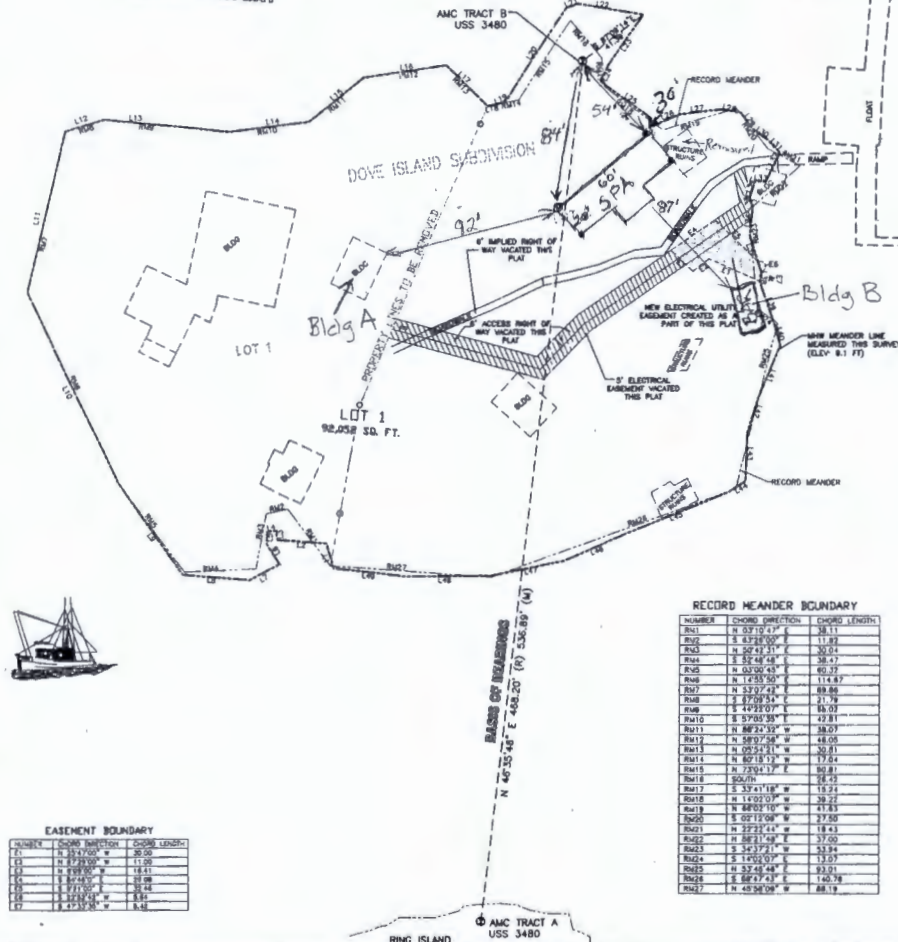
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF Harold O. Lambeth, and Frank Lambeth, and that according to the records in my possession, all taxes assessed against said land and in favor of the City & Borough of Sitka are paid in full.

DATE: 12-21-09
BY: Frank Lambeth
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA



JAMESTOWN BAY



MEASURED MEANDER BOUNDARY

NUMBER	CHORD DIRECTION	CHORD LENGTH
L1	N 87°20'15" E	13.97
L2	N 49°07'15" W	23.77
L3	N 71°30'24" E	2.95
L4	N 60°17'25" W	5.11
L5	S 60°18'58" W	8.36
L6	S 60°28'25" W	12.84
L7	S 70°08'25" W	18.83
L8	S 49°20'51" W	35.89
L9	S 72°01'15" E	80.84
L10	N 14°50'50" E	114.87
L11	N 53°07'01" E	88.88
L12	S 87°08'24" E	21.79
L13	S 44°22'07" E	82.1
L14	S 27°05'25" E	26.07
L15	S 68°24'25" W	26.07
L16	N 58°07'58" W	48.05
L17	S 68°24'25" W	30.81
L18	N 60°19'15" E	8.43
L19	S 79°18'58" E	5.77
L20	S 79°18'58" E	58.81
L21	S 70°41'51" E	8.48
L22	S 67°28'58" E	26.1
L23	S 79°08'08" E	37.50
L24	S 68°01'07" E	8.83
L25	N 14°50'50" E	28.88
L26	S 72°48'21" E	12.42
L27	S 37°21'18" E	10.84
L28	S 71°30'24" E	10.88
L29	S 71°30'24" E	10.73
L30	S 71°30'24" E	8.78

MEASURED MEANDER BOUNDARY

NUMBER	CHORD DIRECTION	CHORD LENGTH
L31	S 57°01'08" E	8.91
L32	S 68°48'53" W	17.48
L33	S 72°48'21" E	1.43
L34	S 58°28'25" W	8.36
L35	S 20°42'25" W	15.93
L36	S 61°14'25" W	10.83
L37	S 32°52'24" W	20.75
L38	S 31°19'15" W	22.88
L39	S 24°18'58" W	13.38
L40	S 81°42'25" E	31.31
L41	S 81°42'25" E	31.31
L42	S 81°42'25" E	18.80
L43	S 81°42'25" E	18.80
L44	N 81°42'25" E	11.00
L45	N 71°30'24" W	38.87
L46	N 71°30'24" W	38.88
L47	N 81°42'25" W	38.88
L48	N 81°42'25" W	20.73

*Elevations-FF
143" Above:
AMCTRACT B
1253480
31" Above Bldg A
56" Above Bldg B

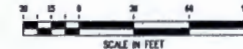
VICINITY MAP
SCALE 1"=1,000'

LEGEND

- GLENN BRASS CAP AUXILIARY MEANDER CORNER
- SECONDARY MEANDER CORNER
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

NOTES

- THE PURPOSE OF THIS PLAN IS TO ELIMINATE THE LOT LINE BETWEEN LOT 1 AND LOT 2 CREATING A SINGLE LOT ENCOMPASSING ALL OF DOVE ISLAND, TO LOCATE EXISTING UTILITY AND ACCESS EASEMENTS, AND TO CREATE A NEW ELECTRICAL UTILITY EASEMENT AS SHOWN.
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDARY OF THE TRACT. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT BOUNDARY LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- REFERENCE DOVE ISLAND ROCK ACCESS AND MAINTENANCE AGREEMENT, BOOK 84, PAGES 877 THRU 884, SITKA RECORDING DISTRICT, RECORDED SEPT. 14, 1991, FOR RIGHT OF WAY ACCESS INFORMATION.
- THE ELECTRICAL EASEMENT CREATED HEREON IS FOR THE CITY AND BOROUGH OF SITKA ELECTRICAL DEPARTMENT FOR ACCESS TO AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND CABLE.



SITKA RECORDING DISTRICT

DOVE ISLAND RESUBDIVISION

LOTS 1 & 2 OF THE DOVE ISLAND
SUBDIVISION (PLAT NO. 91-09)

CLIENT: RUANE LAMBETH

O'NEILL
SURVEYING AND ENGINEERING

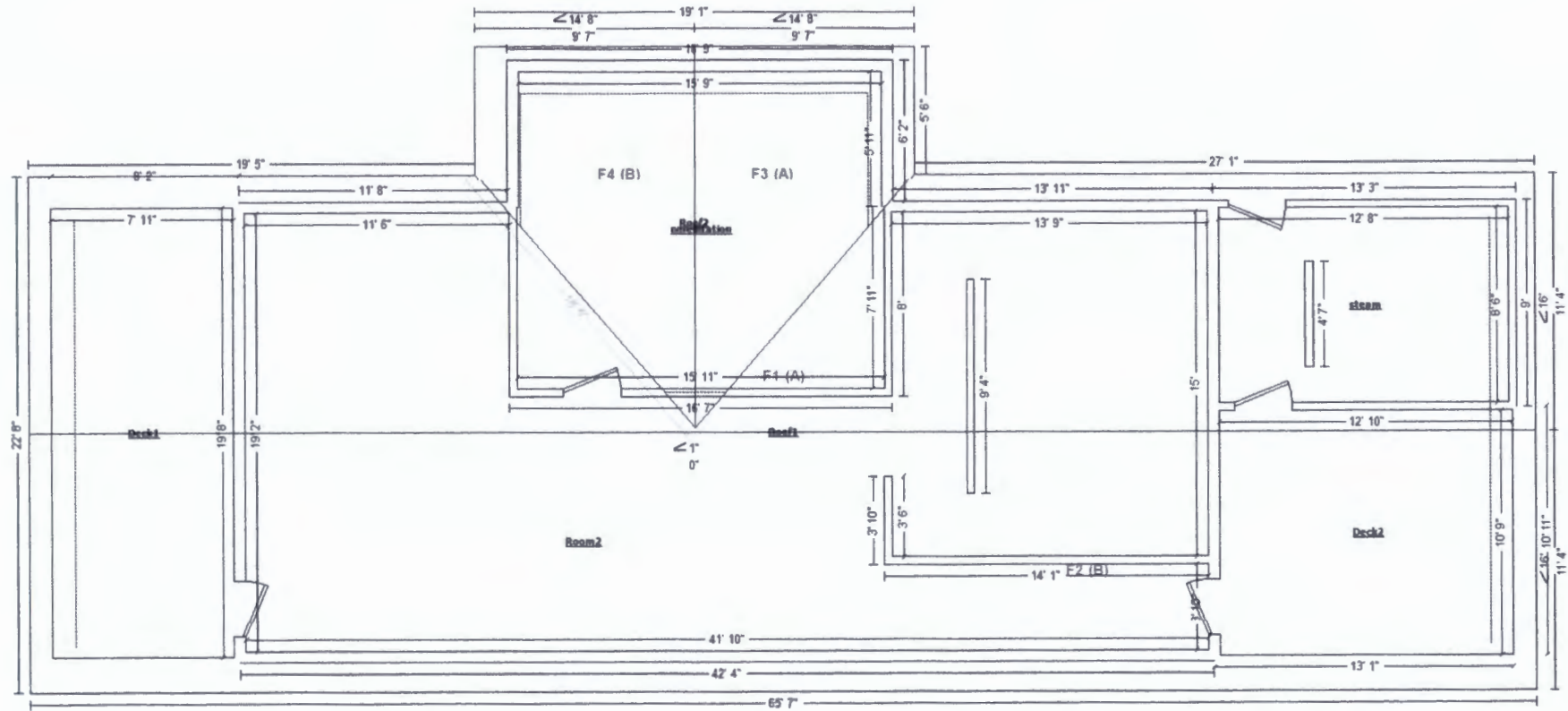
BOX 1849 SITKA, ALASKA 99585
PHONE: (907) 742-0700
FAX: (907) 742-7999
EMAIL: don@oneillengr.com



DESIGNED: P. O'NEILL
DRAWN: J. O'NEILL
CHECKED: DSI
DATE OF PLAT: 12-21-09
SCALE: 1"=20'
DRAWING NO.: 09-01-01
PROJECT NO.: 30661-03

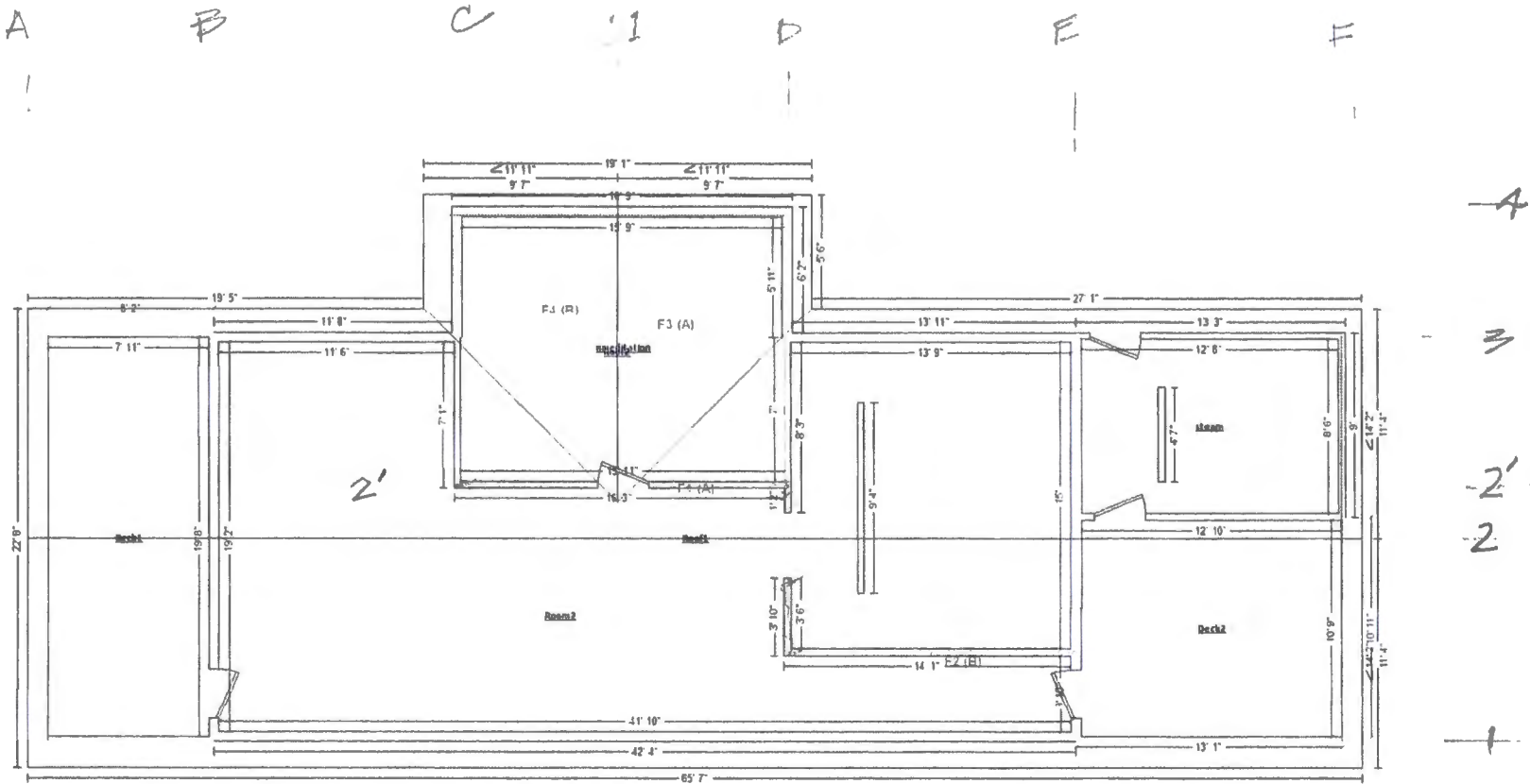
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OBEYANCE THEREOF, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES BY SAID SURVEYOR, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
DATE: 12/14/09
SIGNATURE: Patrick J. O'Neill
PATRICK J. O'NEILL, L.S. 4284

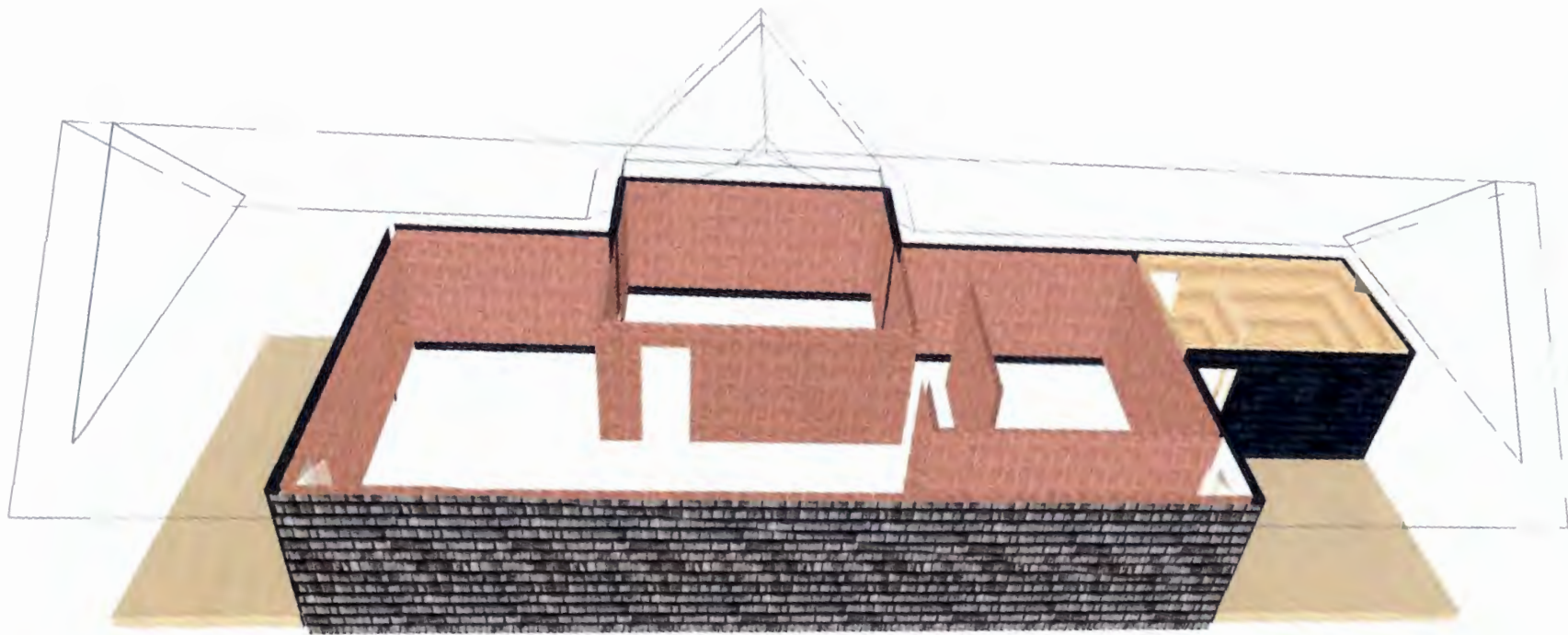
BY	DATE	REV	DESCRIPTION OF CHANGE
			RECORD OF REVISIONS

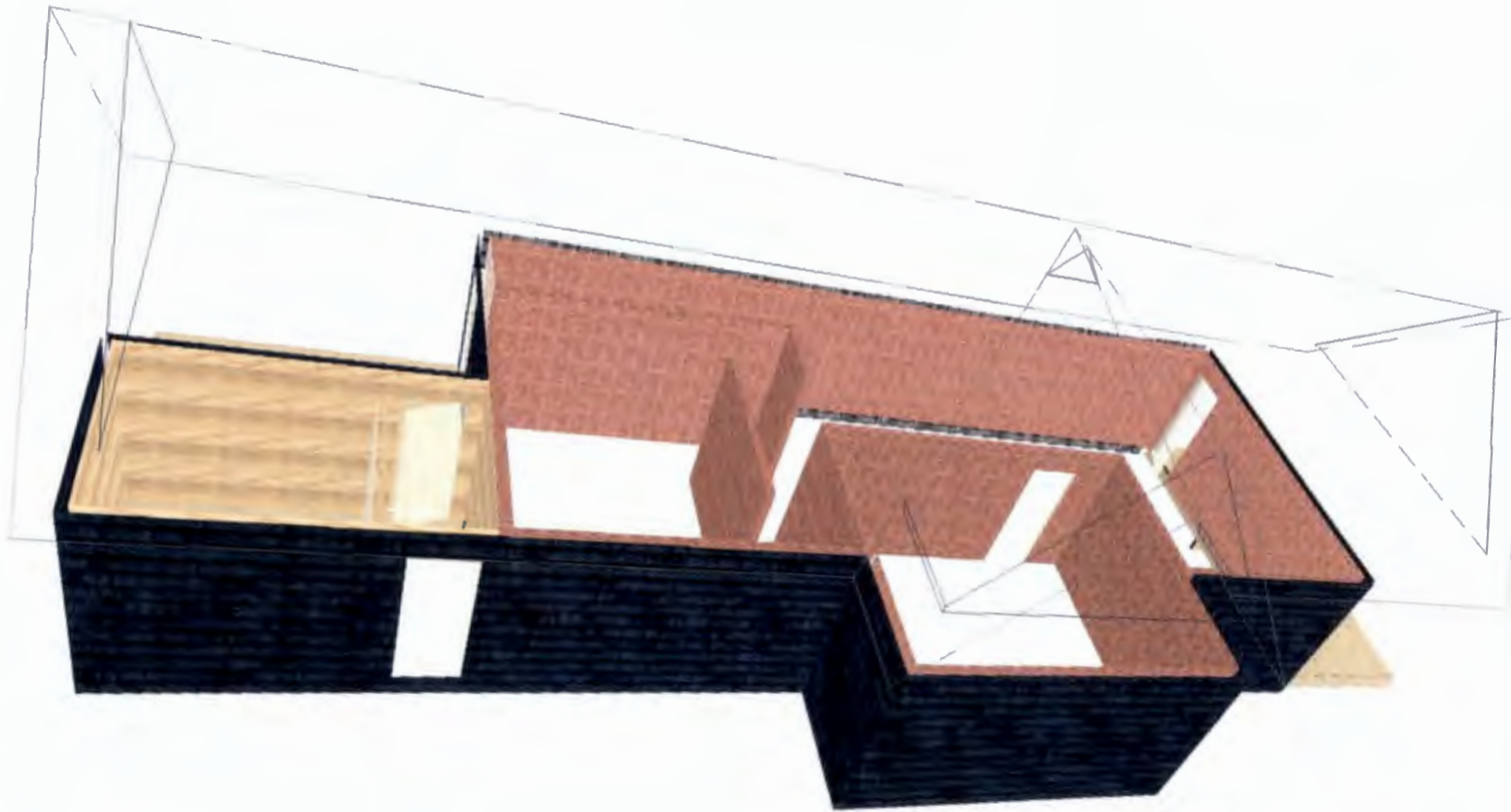


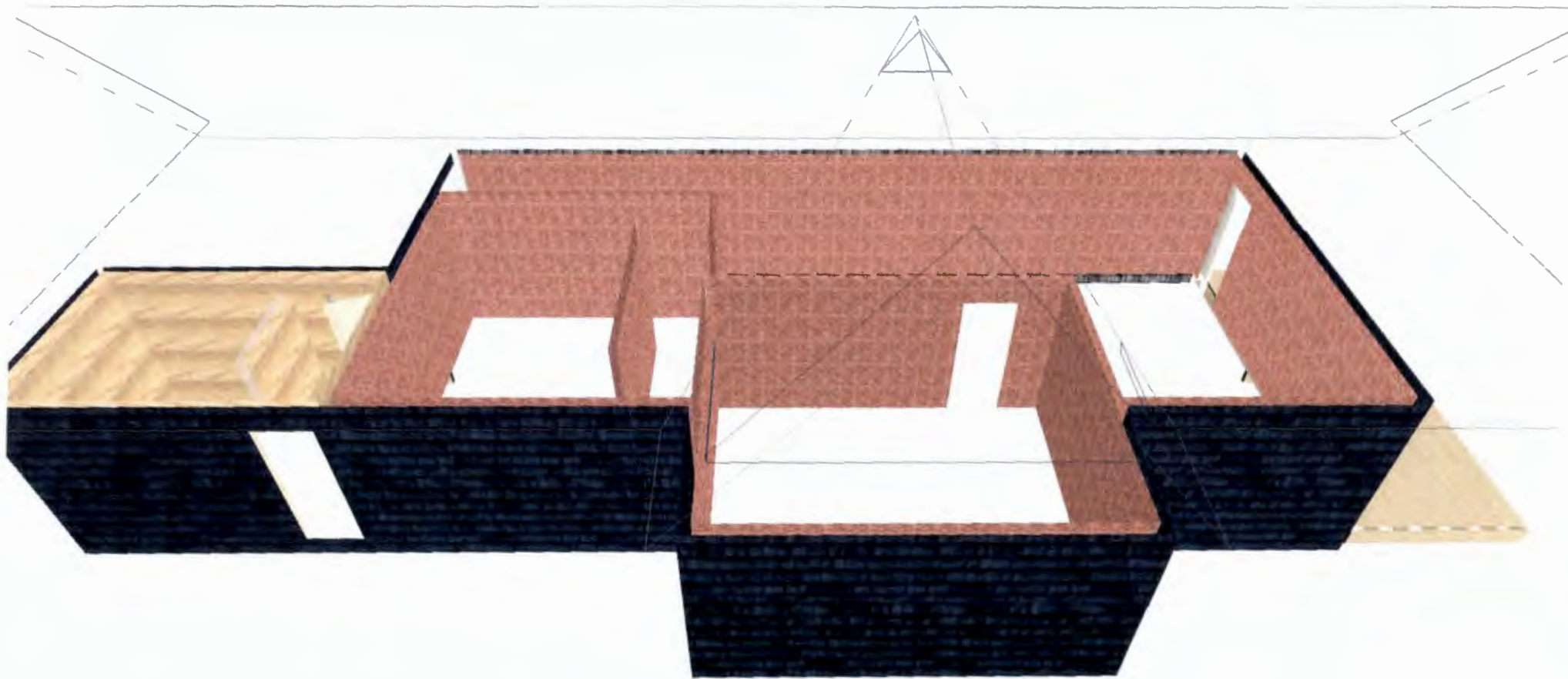
Main Level

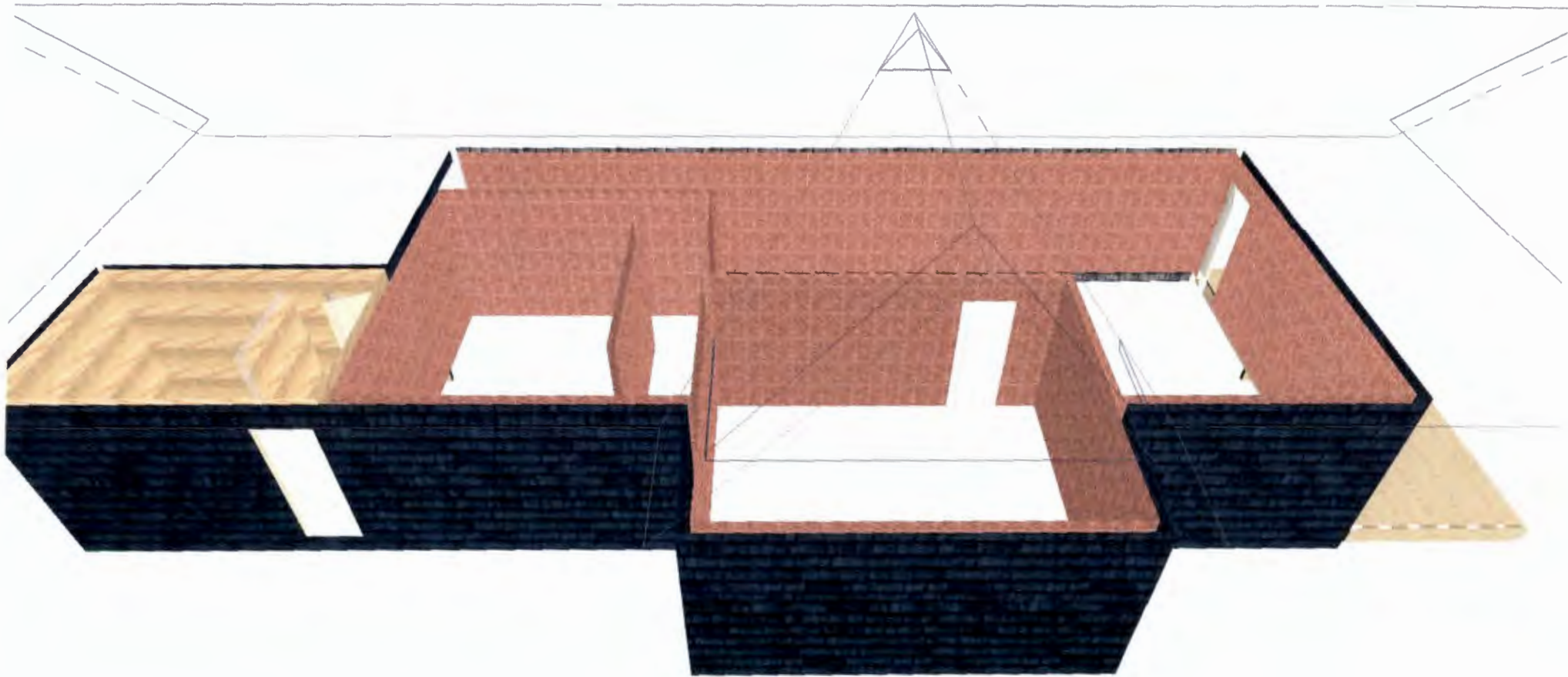
Main Level (Existing)

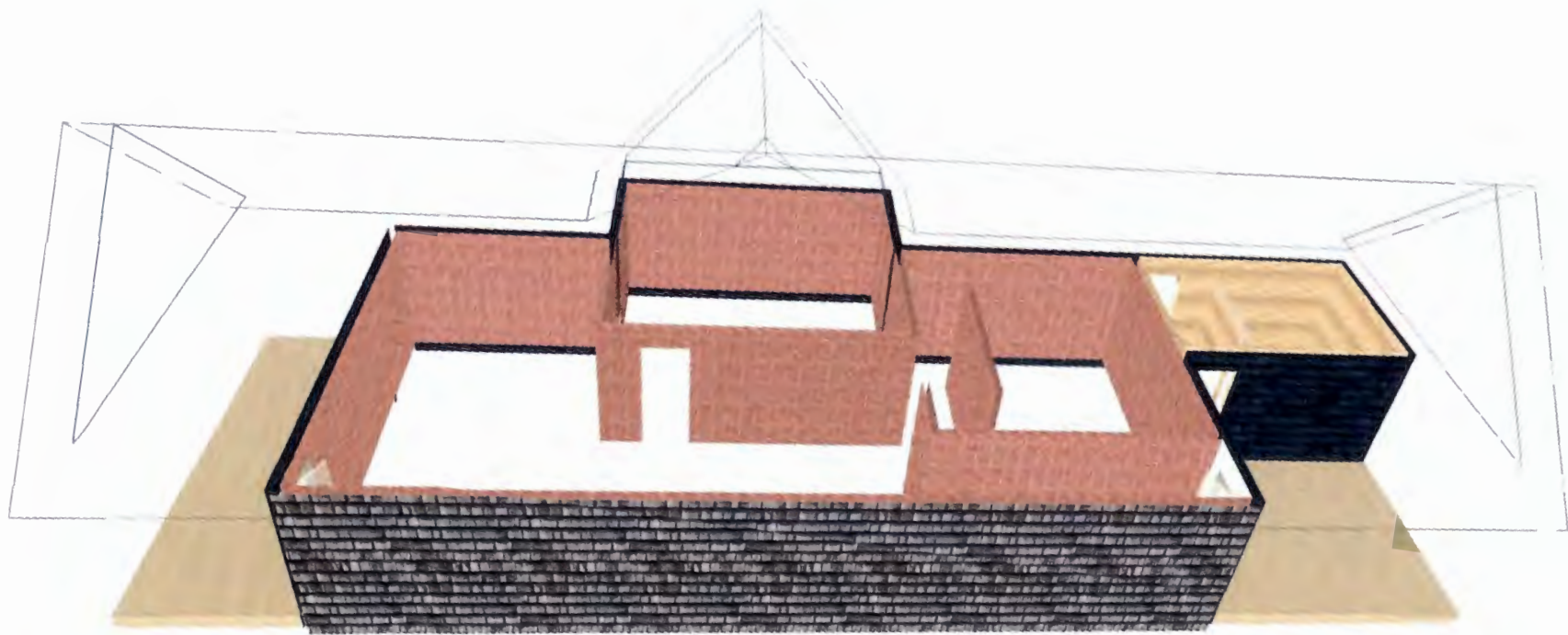


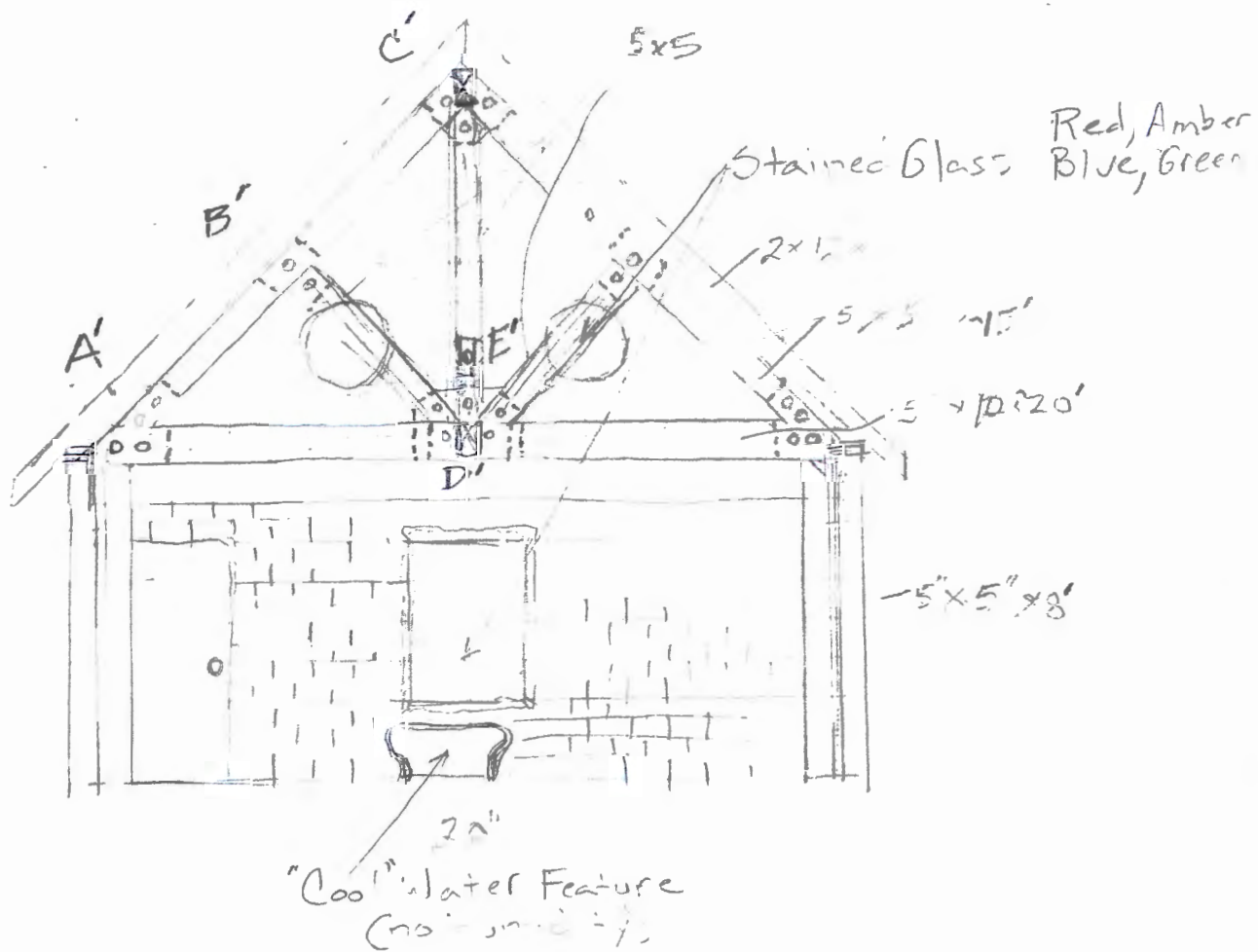








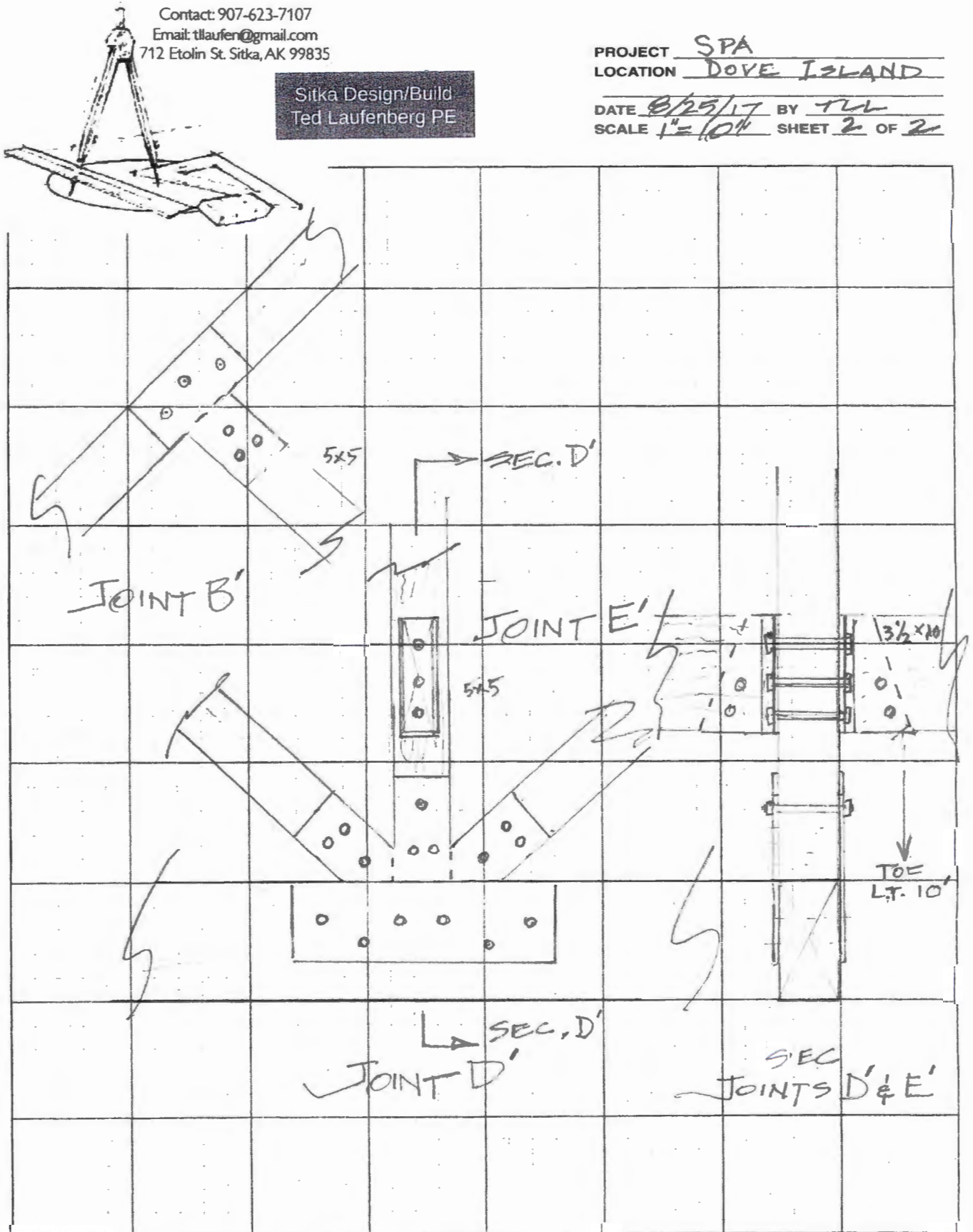




Contact: 907-623-7107
Email: tllaufen@gmail.com
712 Etolin St. Sitka, AK 99835

Sitka Design/Build
Ted Laufenberg PE

PROJECT SPA
LOCATION DOVE ISLAND
DATE 8/25/17 BY TLL
SCALE 1"=10' SHEET 2 OF 2

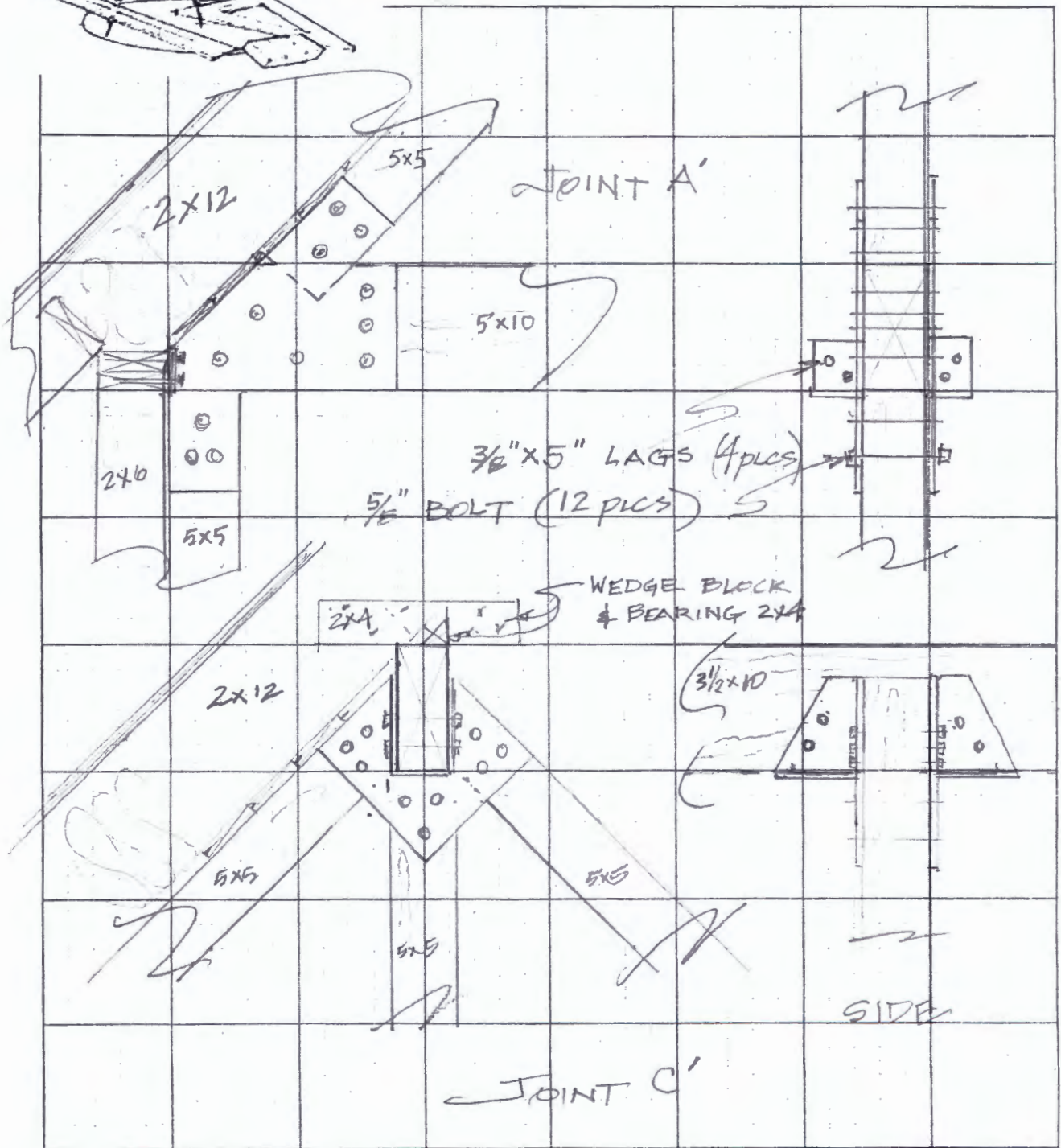




Contact: 907-623-7107
Email: tllaufen@gmail.com
712 Etolin St. Sitka, AK 99835

Sitka Design/Build
Ted Laufenberg PE

PROJECT SPA
LOCATION DOVE ISLAND
DATE 8/24/17 BY TLW
SCALE 1"=10" SHEET 1 OF 2



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADVERTISE THIS PLAN OF SUBDIVISION WITH OUR TRUE CONSENT AND RESOLVE ALL EASEMENTS, ALLEYS, VALUAS, PAVES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

12-14-09

[Signature]

18-14-09

[Signature]

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF December 2009, before me, the undersigned a Notary Public in and for the State of Alaska, my Commission Expires 12/14/2012, and I am personally acquainted with *[Name]*, and *[Name]*.

TO ME DEDICATE TO BE THE "DOVE ISLAND RESUBDIVISION" AND WHO THEREBY THE WITHIN PLAY AND EASEMENTS, ACKNOWLEDGED TO ME THAT THEY HAVE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR FIRST HEREIN WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 12/14/2012

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE 14th RECORD OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF *[Name]*, and *[Name]*, and THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL FOR THE CURRENT TAXES FOR THE YEAR 2009. I WILL BE PAID ON OR BEFORE AUGUST 31, 2010. DATED THIS 21st DAY OF December 2009.

[Signature]
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD, AND THAT THIS PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT REGISTRATION NO. 91-03, DATED 12/13/2009.

AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

12/13/2009

[Signature]

[Signature]

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY, AND THAT THIS PLAN HAS BEEN APPROVED BY THE ASSEMBLY BY PLAT REGISTRATION NO. 91-03, DATED 12/13/2009.

AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

12/13/2009

[Signature]

[Signature]

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, BY HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE 14th RECORD OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF *[Name]*, and *[Name]*.

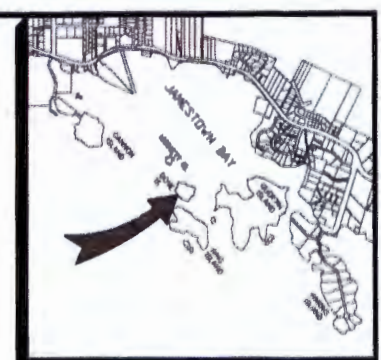
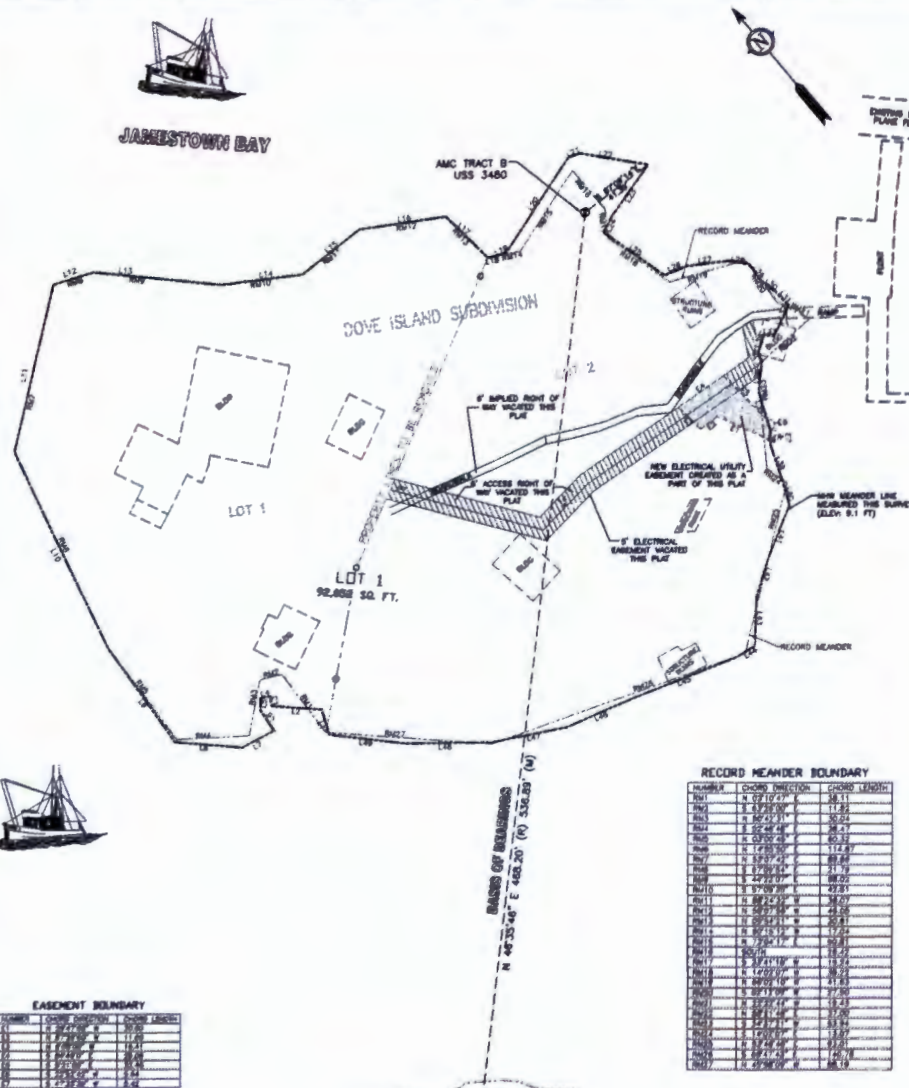
ALL TAXES ASSESSED AGAINST SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 21st DAY OF December 2009

IN SITKA, ALASKA

[Signature]

FINANCE DIRECTOR, CITY & BOROUGH OF SITKA



VICINITY MAP
SCALE 1"=1,000'

LEGEND

- ① OLD/NEW BRASS CAP AUXILIARY MEASUREMENT CORNER
- ② SECONDARY MEASUREMENT RECORDS/NOTES
- ③ RECORDED DATA
- ④ COPIED DATA
- ⑤ MEASURED DATA

MEASURED MEASUREMENT BOUNDARY

NUMBER	CHORD	DIRECTION	CHORD LENGTH
1.1	0.2281	E	12.87
1.2	0.2281	E	12.87
1.3	0.2281	E	12.87
1.4	0.2281	E	12.87
1.5	0.2281	E	12.87
1.6	0.2281	E	12.87
1.7	0.2281	E	12.87
1.8	0.2281	E	12.87
1.9	0.2281	E	12.87
2.0	0.2281	E	12.87
2.1	0.2281	E	12.87
2.2	0.2281	E	12.87
2.3	0.2281	E	12.87
2.4	0.2281	E	12.87
2.5	0.2281	E	12.87
2.6	0.2281	E	12.87
2.7	0.2281	E	12.87
2.8	0.2281	E	12.87
2.9	0.2281	E	12.87
3.0	0.2281	E	12.87

RECORD MEASUREMENT BOUNDARY

NUMBER	CHORD	DIRECTION	CHORD LENGTH
1.1	0.2281	E	12.87
1.2	0.2281	E	12.87
1.3	0.2281	E	12.87
1.4	0.2281	E	12.87
1.5	0.2281	E	12.87
1.6	0.2281	E	12.87
1.7	0.2281	E	12.87
1.8	0.2281	E	12.87
1.9	0.2281	E	12.87
2.0	0.2281	E	12.87
2.1	0.2281	E	12.87
2.2	0.2281	E	12.87
2.3	0.2281	E	12.87
2.4	0.2281	E	12.87
2.5	0.2281	E	12.87
2.6	0.2281	E	12.87
2.7	0.2281	E	12.87
2.8	0.2281	E	12.87
2.9	0.2281	E	12.87
3.0	0.2281	E	12.87

MEASURED MEASUREMENT BOUNDARY

NUMBER	CHORD	DIRECTION	CHORD LENGTH
1.1	0.2281	E	12.87
1.2	0.2281	E	12.87
1.3	0.2281	E	12.87
1.4	0.2281	E	12.87
1.5	0.2281	E	12.87
1.6	0.2281	E	12.87
1.7	0.2281	E	12.87
1.8	0.2281	E	12.87
1.9	0.2281	E	12.87
2.0	0.2281	E	12.87
2.1	0.2281	E	12.87
2.2	0.2281	E	12.87
2.3	0.2281	E	12.87
2.4	0.2281	E	12.87
2.5	0.2281	E	12.87
2.6	0.2281	E	12.87
2.7	0.2281	E	12.87
2.8	0.2281	E	12.87
2.9	0.2281	E	12.87
3.0	0.2281	E	12.87

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LOT LIES BETWEEN LOT 1 AND LOT 2 CREATING A SINGLE LOT ENCOMPASSING ALL OF DOVE ISLAND TO LOCAL EASEMENT TRAIL AND ACCESS EASEMENTS, AND TO CREATE A NEW ELECTRICAL UTILITY EASEMENT AS SHOWN.
- THE NATURAL MEASUREMENTS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDARY OF THE TRACT. THE APPROXIMATE LINE OF ORDINARY HIGH WATER IS SHOWN, IS FOR AREA COMPUTATION ONLY, WITH THIS TRACT TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT BOX LINES AND THEIR INTERSECTION WITH THE NATURAL MEASUREMENTS.
- REFERENCE DOVE ISLAND ADJACENT AND MAINTENANCE AGREEMENT, BOOK 84, PAGES 277-280, SITKA RECORDING DISTRICT, RECORDED DEPT. 16, 1981, FOR AREA OF TRACT ACCESS INFORMATION.
- THE ELECTRICAL EASEMENT SHOWN HEREIN IS FOR THE CITY AND BOROUGH OF SITKA ELECTRICAL DEPARTMENT FOR ACCESS TO AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND CABLE.



SITKA RECORDING DISTRICT

O'NEILL SURVEYING AND ENGINEERING BOX 1949 SITKA, ALASKA 99805 PHONE: (907) 747-4700 FAX: (907) 743-7090 EMAIL: ooneill@rednet.net		RECORD OF REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REV.</th> <th>DESCRIPTION OF CHANGE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	REV.	DESCRIPTION OF CHANGE													ALASKA STATE OF ALASKA DEPARTMENT OF REVENUE DIVISION OF LANDS 1400 2010		SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN <i>[Signature]</i> , A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL EASEMENTS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. DATE: 12/14/09 SIGNATURE: <i>[Signature]</i> PRINTED NAME: J. O'NEILL		DOVE ISLAND RESUBDIVISION LOTS 1 & 2 OF THE DOVE ISLAND SUBDIVISION (PLAT NO. 91-9) CLIENT: DUANE LAMBETH	
NO.	DATE	REV.	DESCRIPTION OF CHANGE																						



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: Himalayan Pink Salt Cave for
meditation and massage therapy with no added guest
quarters or facilities.

PROPERTY INFORMATION:

CURRENT ZONING: GI PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Harold Duane Lambeth II & Tracie Lee Lambeth

PROPERTY OWNER ADDRESS: Lot 1 Dove Island

STREET ADDRESS OF PROPERTY: Lot 1 Dove Island

APPLICANT'S NAME: Harold Duane Lambeth II

MAILING ADDRESS: P.O. Box 1512, Sitka, AK 99835

EMAIL ADDRESS: gofish@doveislandlodge.com DAYTIME PHONE: 907-747-5660

PROPERTY LEGAL DESCRIPTION:

TAX ID: 37-1473905 LOT: 1 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
- ☐ Deed
- ☐ Copy of current plat
- ☐ Proof of filing fee payment

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

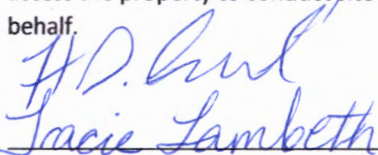
- ☐ Three (3) copies of concept plat
- ☐ Topographic information
- ☐ Proof of Flagging
- ☐ Plat Certificate from a title company

If Pertinent to Application:

- ☐ Drainage and Utility Plan
- ☐ Landscape 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 understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. 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.

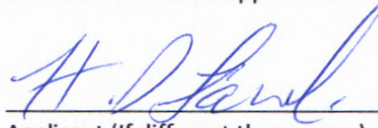

Jacie Lambeth

Owner

11-1-17

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.


Applicant (If different than owner)

11-1-17

Date

Pore Island Spa Details

Himalayan Salt Rock meditation and massage therapy room. During the off-season they hope to allow residents visit if they are suffering from any respiratory issues. Their thought is maybe one day a week similar times as when they have guests out for dinners & special occasions.

DOVEISLANDSPA

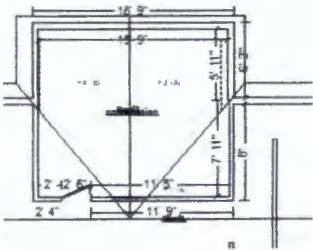
Existing Main Level

Main Level

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
1. Batt insulation - 6" - R21	2,432.14 SF	141.07	[]
2. Batt insulation - 12" - R38	984.17 SF	78.49	[]
3. House wrap (air/moisture barrier)	2,432.14 SF	46.66	[]
4. Siding - cedar shingle	2,432.14 SF	1,026.31	[]
5. Soffit - box framing - 2' overhang	LF	0.00	[]
6. FRAMING & ROUGH CARPENTRY 1x6 t&g	984.09 EA	0.00	[]
17. Batt insulation - 4" - R13	228.67 SF	10.81	[]
19. Joist - floor or ceiling - 2x12 - w/blocking	1,032.00 LF	290.29	[]
21. Timber truss - 12x12, 12/12 pitch - King/Queen/Scissor	LF	0.00	[]

Total: Main Level

1,593.62



nmeditation

Height: 8'

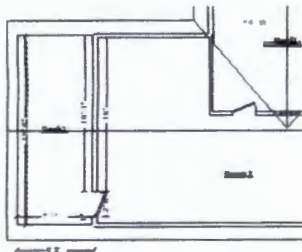
474.67 SF Walls
693.86 SF Walls & Ceiling
59.33 LF Ceil. Perimeter

219.19 SF Ceiling
219.19 SF Floor
59.33 LF Floor Perimeter

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
20. Joist - floor or ceiling - 2x12 - w/blocking	184.00 LF	51.76	[]

Totals: nmeditation

51.76



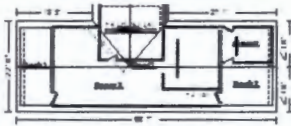
Deck1

Height: 3'

55.60 LF Floor Perimeter

CONTINUED - Deck1

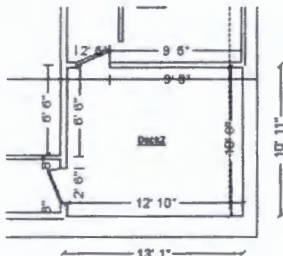
ITEM	QUAN/UNIT	ALLOWED	COMPLETED
	QUAN/UNIT	ALLOWED	COMPLETED
13. Deck guard rail - cedar - High grade	55.60 LF	128.48	[]
16. Deck planking - treated lumber (per SF)	155.45 SF	67.86	[]
Totals: Deck1		196.33	



Roof1

1,952.09 Surface Area	19.52 Number of Squares
176.19 Total Perimeter Length	65.58 Total Ridge Length

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
8. Metal roofing - Premium grade	1,952.09 SF	1,044.16	[]
11. Ridge vent - Metal roofing - High grade	65.58 LF	195.22	[]
12. Valley "W" flashing for metal roofing	LF	0.00	[]
Totals: Roof1		1,239.38	

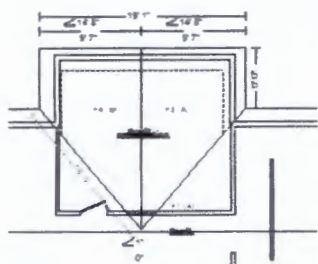


Deck2

Height: 3'

47.94 LF Floor Perimeter

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
14. Deck guard rail - cedar - High grade	47.94 LF	110.78	[]
15. Deck planking - treated lumber (per SF)	137.55 SF	60.04	[]
Totals: Deck2		170.82	



Roof2

324.49 Surface Area

3.24 Number of Squares

40.32 Total Perimeter Length

16.63 Total Ridge Length

ITEM	QUAN/UNIT	ALLOWED	COMPLETED
9. Metal roofing - Premium grade	324.49 SF	173.57	[]
10. Ridge vent - Metal roofing - High grade	16.63 LF	49.50	[]
Totals: Roof2		223.07	
Totals: Main Level		3,474.99	
Totals: Existing		3,474.99	
Line Item Totals: DOVEISLANDSPA		3,474.99	

Labor Unit Breakdown

Labor Code	Description	Labor Units
CARP-FRM	Carpenter - General Framer	709.20
INS	Insulation Installer	277.02
RFG	Roofer	1,462.45
SDG	Siding Installer	1,026.31
Total Labor Units		3,474.98

Grand Total Areas:

2,432.14 SF Walls	984.09 SF Ceiling	3,416.23 SF Walls and Ceiling
984.17 SF Floor	109.35 SY Flooring	407.56 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	304.02 LF Ceil. Perimeter
984.17 Floor Area	1,084.81 Total Area	2,950.12 Interior Wall Area
1,670.19 Exterior Wall Area	119.25 Exterior Perimeter of Walls	
2,276.58 Surface Area	22.77 Number of Squares	216.52 Total Perimeter Length
82.22 Total Ridge Length	0.00 Total Hip Length	

Dove Island Spa

Plan and Construction Notes

A set of plans for foundation/post footings and building layout with timber frame concepts were provided by Chris Jacoby for this project on Dove Island, owner Duane Lambeth. In reviewing the plans, some basic information on dimensions, member sizes and associated details were needed. In the following notes are some critical structural details to be used. The contractor is responsible for control of all erection sequencing/procedures and meeting other requirements of the local building code.

Loading was assumed to be:

Dead Load for Floor, Roof & Decks: 20 psf

Live Load for Floors & Decks: 100 psf

Snow Load for Roof: 50 psf

Combined Dead and Live load of Decks limited to 120 psf.

Line load for Salt walls: 180 plf if one-sided. 320 plf if two-sided.

Wind loading 130mph for 3 sec gust, Exposure D

Seismic loading $S_s=.97g$ $S_1=.50g$

Materials:

Use treated wood or AK Yellow Cedar for all wood installed within 18" of grade, exposed to direct weather, water or surf. Glue-laminated beams to be Douglas fir-Larch with $F_b=2400$. Any glulam located within 18" of grade to be likewise, treated.

All steel connections, straps, fasteners etc. to be HDG or stainless.

Footings for Post bases: Post pad excavation to be down to rock using a 10'x10' reference grid (+/- 3.0"). Reinforce with epoxy-coated #4 rebar, three 18" long bars each way. Pour minimum 8" concrete (min. 3000psi) in 2'x2' pads with 6x6 post base (Simpson PB66 or equivalent) incorporated. When poured onto solid rock, incorporate minimum two #6 epoxy-coated rebar (or equivalent such as SS 3/4" all-thread) 16" long using epoxy (HIT-HY-200), to bond into rock 8" and extending into the concrete post footing 8" (*photo verification of reinforcement and rock pinning*).

Post and Beam Understructure:

All posts to be minimal 6x6. All beams to be 5.125x15 (preservative-treated) glulam running along gridlines 1 through 4. Cantilever of beams over posts is limited to 16" beyond face of post. At beam connections over posts, use a Simpson CC66 column cap (or equal). Install 2x8 treated cross-bracing in a minimum of two bays in both directions at each end of structure and at the decked area and the wing. Attachment of cross braces to posts to be minimum of two 3/4" thru-bolts or equal. Install short 6x6 block to stabilize braces crossings.

Floor and Deck Structure:

Interior floor and rim joists to be 2x12 at 12" oc. Maximum span of 10' with full-width bearing (5.125") on the beam structure below. Maximum floor structure cantilever beyond beams is limited to 16".

Interior floor sheathing to be 1.125" CDX plywood. Use full-depth single 2x12 blocking between joists at all wall locations running perpendicular to joists; interior and exterior; unsalted, single or double. Double blocking to be installed under all posts, corners and truss loading locations (i.e. A1, A3, B1, B3, C1, C3, C4, D1, D3, D4, E1, E3, F1, F3) to carry roof, wall, and floor loads to post and beam structure below. Assure a minimum of three (3) floor joists ganged (nail-laminated) under all single salt wall locations running parallel to joists and any double-sided salt walls shall have five (5) ganged floor joists.

Flashing and isolation required for connections between joists in floors connected to treated wood in deck. Both decks are over-roofed. Deck joists (Deck 1 and Deck 2) to be minimum 2x10 at 12" o.c. and deck surface to be 2x material. Both decks to have under-joist bracing of flatwise 2x6 to carry racking loads.

Wall Structure: 2x6 studs to be used with a double top plate. To ensure adequate shear resistance of the walls:

- 1) 5/8" CDX panel will be used for exterior sheathing, all edges will be blocked to fall over solid wood, nailed with 10p with spacing of 3" at edges and 6" in the field,
- 2) A 1/2" CDX panel will be used for sheathing one side of all interior walls; all edges will be blocked to fall over solid wood, nailed with 10p with spacing of 3" at edges and 6" in the field.
- 3) The south wall of the meditation room along G/L 2' (between G/L C & D) to be balloon-framed (studs run from floor to ceiling) to a double top plate attached to the underside of the 2x12 rafters, sheathed both sides with 1/2" CDX and framed to receive the south end of the

3½"x 10" brace strut and roof ridge beams emanating from the truss at G/L 4. These beams to be "sandwiched" by the balloon-framed 2x6s (2 on each side) and through-bolted with 2 – 5/8" bolts at each beam pocket. Infill studs between these full-length studs shall carry any column loads.

Walls under major truss lines (Grid points A-F/1 and A-F/3) shall have a built-up column of 4-2x6s in line with the trusses, a nominal 5x5 post shall be installed under the truss heel, and a minimum of 3 – 5/8" through bolts will be used to connect each truss post to the built-up column in the exterior shear wall.

Roof Structure: Roof pitch to be 12:12. Seven site-built Palladian (King Post) trusses will be built for G/L 4, A, B, C, D, E, and F with a 5"x10" lower chord and all other elements 5"x5". Material to be glulam or AYC. Trusses at G/L A, F, and 4 to be protected with appropriate finish and overhang or use treated wood. All connections will have epoxy-coated steel plate gussets, .25" thick with .625" diameter thru-bolts. Ridge beam pockets to be .1875" steel plate, 3.5"W x 5"D x 9"H to be full depth penetration welded to gussets at G/L 2 to carry the ridge beam. Brace

A roof ridge beam 3.5"x10" is to be saddle-framed through the truss gussets to support the rafters along G/L 2. Roof rafters to be 2x12 (for R-38 insulation) will fall over the ridge beam at 24" o.c. with 5/8" CDX sheathing and a fully ventilated ridge. Full bearing area to be assured for all rafters (3.5"x1.5") crossing over the ridge beam. Lower chord strut braces 3.5"x10" will be installed/bolted to steel saddles between all trusses (G/L A-F and C1) at G/L 2 and C1 at elevation of not more than 10'0" to the bottom of the strut.

Load Path Continuity and Strapping: All structure shall have connectivity to the base pad rock anchors to carry all overturning wind or seismic forces. Roof rafters, rakes and other structural appurtenances shall have a minimum of one H2.5A at 2'oc. to connect the structural elements to the double top plate.

Oversite: Engineer to review structural systems, materials, sizes, fastening and protection at each construction phase to assure structure meets design objectives.

T. Laufenberg, P.E.

8/25/17

Parcel ID: 4-9020-000
Blankenship, Paul
Brown, Justin
500 Lincoln St, #B-6
Sitka AK 99835

Parcel ID: 4-9030-001
Lambeth, Harold, D
Lambeth, Tracie
P.O. Box 1512
Sitka AK 99835-1512

Parcel ID: 4-9040-000
Christianson Trust
c/o Christianson, Thor, R
500 Lincoln St., #A-9
Sitka AK 99835

P&Z Mailing
November 9, 2017

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

Date: 11/01/2017
Receipt: 2018-00022224
Cashier: Front Counter
Received From: DOVE ISLAND LODGE

PLAN - Planning Permits/Zoning 100.00
STL - Sales Tax 4th Quarter 5.00

Receipt Total 105.00

Total Check 105.00

Total Remitted 105.00

Total Received 105.00

PAID
NOV - 1 2017
CITY & BOROUGH OF SITKA

INVOICE	
CITY AND BOROUGH OF SITKA	
100 LINCOLN STREET, SITKA ALASKA 99835	
DATE:	11/1/17
To:	Dove Island Lodge
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.....	5.00
TOTAL.....	105.00
Thank you	

ALASKA

2009-000306-0

Recording Dist: 103 - Sitka

3/10/2009 10:25 AM Pages: 1 of 2



AFTER RECORDING MAIL TO:

Name: Duane & Tracie Lambeth

Address: P.O. Box 1512

Sitka, Ak 99835


QUIT CLAIM DEED

THE GRANTOR, **Harold Lambeth and Corlene Lambeth, Husband and Wife**, whose address is **30290 N. Highway 1, Fort Bragg, CA 95437**, for and in consideration of **Ten Dollars and Other Good and Valuable Consideration**, conveys and quit claims to **Harold D. Lambeth and Tracie Lambeth, Husband and Wife**, whose address is **P.O. Box 1512, Sitka, AK 99835**, the following described real estate, situated in the Recording District of **Sitka, First Judicial District, State of Alaska**:

Lot 1, Dove Island Subdivision, according to the official plat thereof, filed under Plat Number 91-9, Records of the Sitka Recording District, First Judicial District, State of Alaska

together with all after acquired title of the Grantor(s) therein.

Dated: 3-7-09, 2009.


Harold Lambeth


Corlene Lambeth

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of **Los Angeles**

On March 7th 2009 before me, **Luis A. Meza, Notary Public**

personally appeared Harold D Lambeth, Corlene B Lambeth



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

