



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

Case No: CU 17-21  
Proposal: Lodge with Commercial Dock  
Applicant: Michael Coady  
Owner: William Robinson Trust  
Location: Northern Middle Island  
Legal Desc.: Lots 3, 4, 5 Block 1 Middle Island Subdivision  
Zone: Large Island  
Size: 79,149, 38,681, and 56,149 square feet  
Parcel ID: 49201003, 49201004, 49201005  
Existing Use: Residential/Recreational  
Adjacent Use: Residential/Recreational, Undeveloped  
Utilities: Private: Generator, Septic, Water Catchment System  
Access: Water

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

- Past decisions by City Assembly have been to deny this permit at this location
- Impacts to neighbors/public – noise, trespass/encroachment, boat traffic, septic outlet degraded, encroachment into public pedestrian access easement
- Deficiency of utilities to meet demands
- No proof there is adequate and legally approved moorage or commercial dock – US Corps of Engineers, Alaska DNR, Alaska DEC, CBS Building Department

### **RECOMMENDATION:**

It is recommended that the Planning Commission adopt staff's analysis and findings as found in the written staff report and approve the conditional use permit subject to the attached conditions of approval. Further, it is recommended that all of the material public health and safety conditions regarding potable water, building life and safety requirements, septic system, and any state requirements such as the dock, water, or septic occur prior to occupancy.

## **ATTACHMENTS**

- |                         |                       |
|-------------------------|-----------------------|
| A. Vicinity Map         | I. Narrative          |
| B. Aerial Map           | J. Operational Plan   |
| C. Zoning and Flood Map | K. Secured Permits    |
| D. As-built             | L. Mailing List       |
| E. Floor Plans          | M. Proof of Payment   |
| F. Plats                | N. Proof of Ownership |
| G. Photos               | O. Correspondence     |
| H. Application          | P. Comments           |

## **BACKGROUND**

Middle Island Subdivision was recorded in 1989 under plat number 89-22. Lots 3, 4, and 5 of Block 1 are currently owned by William Robinson Trust. The properties are under contract to be sold, with the sale contingent upon approval of the requested conditional use permit.

Records show that Lot 3 was historically used as an unpermitted lodge for approximately 10 years until 2007, when Jim Blades pursued conditional use permits for a 12-guest lodge and a commercial dock to aid in selling the property. Concerns were raised for occupant load, encroachment of the main house onto the public access easement, generator noise, fish processing, no detailed operating plan, and impacts on residential character of larger subdivided islands. The Planning Commission voted against recommending approval for the lodge, but recommended approval for the commercial dock because "the granting of the permit may facilitate a 6-person lodge conditional use permit request in the future." The Assembly unanimously denied both requests for the lodge and dock.

After Lot 3 was sold, new owner William Robinson filed a request for a private lodge. The request then evolved to be defined as a multi-family complex. The Planning Commission recommended approval with the conditions that the property shall be used by the owner, owner's relatives, employees, and non-paying guests. Neighbors expressed concern for impacts on neighboring properties. The applicant pulled the request before the Assembly hearing.

Below is a breakdown of 2 examples of past vacation of the public easement attempts. As you can see there has been uncertainty with the jurisdiction to vacate a state easement. More, the one that was effective is similar/same to the recent direction for process that was laid out to the applicant in that we have requested the applicant start with the state. Staff have provided the applicant with the state's info on the process. If needed, we are more than happy to assist the applicant in navigating the state process. Bottom line, the applicant needs to initiate this with the state. The City will



comment and take action as needed and in-line with the state process. The local process will be simple, quick, and easy and we will be prepared to comment and process as needed. The state process will take longer and may be more complex.

### Breakdown of Past Examples of Vacation of Middle Island Public Access Easement

- Lot 3 Block 5 – Mark Gorman
  - 1993
  - Started process with DNR
  - Replat approved by Planning Commission in 1 hearing (after postponement over uncertainty of jurisdiction)
  - DNR signature on plat
  - Original request for reduction to 25 feet across entire frontage
  - Recorded easement only reduced to 25 feet at corner as required by proposed structure
- Lot 1 Block 3 – William Robinson
  - 2008
  - Vacation went through Planning Commission simultaneously with lodge/multifamily complex CUP
  - Vacation approved by Planning Commission in 1 hearing
  - Lodge/Multifamily complex CUP denied
  - Vacation process not completed with state
  - Replat not approved or recorded

The property is zoned LI Large Island.<sup>1</sup> 15 foot setbacks exist along property lines abutting other lots.<sup>2</sup> Minimum lot size is 1 acre. Lot 4 does not meet this size requirement.

Currently, there is one legal short-term rental operating on Middle Island at Lot 13 Block 1. Two other permits have expired while another was withdrawn before the Assembly decided on the permit.

### **PROJECT DESCRIPTION**

The proposal is for an 8-guest **lodge with a commercial dock**<sup>3</sup>, operating from mid-May through mid-September. The lodge operations would span across Lots 3, 4, and 5 of Block 1. The properties are already developed in a lodge-type set-up. The primary lodge is located on Lot 3, along with a shop/garage and 2 cabins. 1 cabin is located on Lot 4 and 2 cabins are on Lot 5. A trail connects the three lots. The lots are 79,149, 38,681, and 56,149 square feet in size. The main house and helicopter pad encroach into the 50 foot pedestrian access easement that runs along the waterfront.

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<sup>1</sup> Sitka General Code 22.16.135

<sup>2</sup> Sitka General Code 22.20.035(15)

<sup>3</sup> A lodge is a separate use from a commercial dock; however, a commercial dock is a prerequisite for a lodge that wants a dock. Each is a separate use requiring separate approval and conditions (though staff will suggest the conditions for each apply to the other due to the integrated nature of the project).

Owner/applicant need to work with DNR to resolve the encroachment through easement vacation or other possible means.

The commercial dock would serve 2 boats, each within the 28 to 30 foot range. The existing structure includes a 12 by 55 foot dock made of treated wood on PVC floatation. The dock is held in place by 5 metal piles. CBS records show that this dock was permitted as a personal use dock. If commercial dock approval has not been granted, applicant will need to secure the necessary permits from Alaska DNR and US Army Corps of Engineers. Applicant should also contact DNR to determine if a tideland lease is required.

**Update:** The applicant's agent has requested that the conditions of approval allow the lodge to operate for a temporary period of time, such as a year, to give them temporary use and time to address the various conditions that will take substantial time and money. The applicant's agent has indicated that some of the conditions are impossible to initiate or complete without the buyer taking possession.

Staff have three major concerns with this proposal for temporary occupancy:

- 1) By spreading out the timeline for completion of conditions it would make enforcement and oversight of the project too demanding for staff, which is opposite of the intent and motion to postpone this item from the previous hearing.
- 2) Past precedent for other lodges such as Dove Island Lodge have specifically stated all conditions must be met prior to lodge use.
- 3) Without completing the conditions of approval such as CBS Building and Safety conditions, DEC septic, and DEC potable water, it would pose an imminent risk to public health, safety, and welfare. Staff cannot offer a recommendation of approval that might impact the health or safety of prospective occupants in this case. It is also important to note, that the Planning Commission does not have the authority to waive any building code or state safety regulation.

One additional point, staff have modified the condition regarding the vacation of the state easement to give that item additional time to initiate the vacation request (3 months) and complete the process (2 years).



## ANALYSIS

### 1. ITEMS TO BE CONSIDERED IN EVALUATING ISLAND CONDITIONAL USE PERMITS INCLUDE, BUT ARE NOT LIMITED TO:<sup>4</sup>

**a. Location on the lot or island:** Subject lots are located on the northeasterly border of Middle Island across three individual lots held in common ownership.

**b. Generation of noise:**

- Electricity is sourced from two diesel generators. Applicant's agent does not believe this will cause noise issues but states a willingness to insulate the shed if necessary. Staff visited the site, and the concern about the onsite generator making noise is minimal. During the site visit on a windy and choppy day, staff could not hear the generator over the natural noise of the wind and wave action.
- Inherently, vacationers can be celebratory to the extent that noise is created. Offered activities will include fishing trips, kayaking, wildlife viewing, and cultural tours. The narrative states that the property will not operate float planes, launch fireworks, play loud music, or otherwise participate in activities that would disturb neighbors. Hiking and firewood gathering will not be permitted. Fish processing will not occur on the properties.
- In the past, when the helicopter pad was utilized there were noise impacts to middle island. Staff suggest conditions of approval that bar the use of floatplane and helicopters to access the lodge.

**c. Numbers of guests and employees:** Maximum of 8 guests and 2 staff (owner and spouse).

**d. Visibility from adjacent uses including waterborne traffic:** Existing lodge structures are visible from the water.

**e. Use of common access easements:** 20 foot access easement runs along property line opposite the line along the water. 50 foot pedestrian access easement runs along the waterfront. Encroachments currently exist on Lot 3 (deck, helicopter pad, accessory building, house). Lot 5 has 15 feet of a 30 foot pedestrian access and utility easement along the side.

**f. Availability of necessary moorage:** Lot 3 includes an existing dock. CBS records indicate that this is a personal use dock and not a commercial dock. This fact impacts the ability to approve the conditional use permit. Further, though staff requested several times the needed documentation, we

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<sup>4</sup> Sitka General Code 22.24.010(F)

did not receive it. Therefore it is concluded the applicant has not met their burden of proof of whether there is adequate moorage and commercial dock permits.

**g. Use of natural or manmade screening or buffers:** Natural foliage provides some buffering and screening.

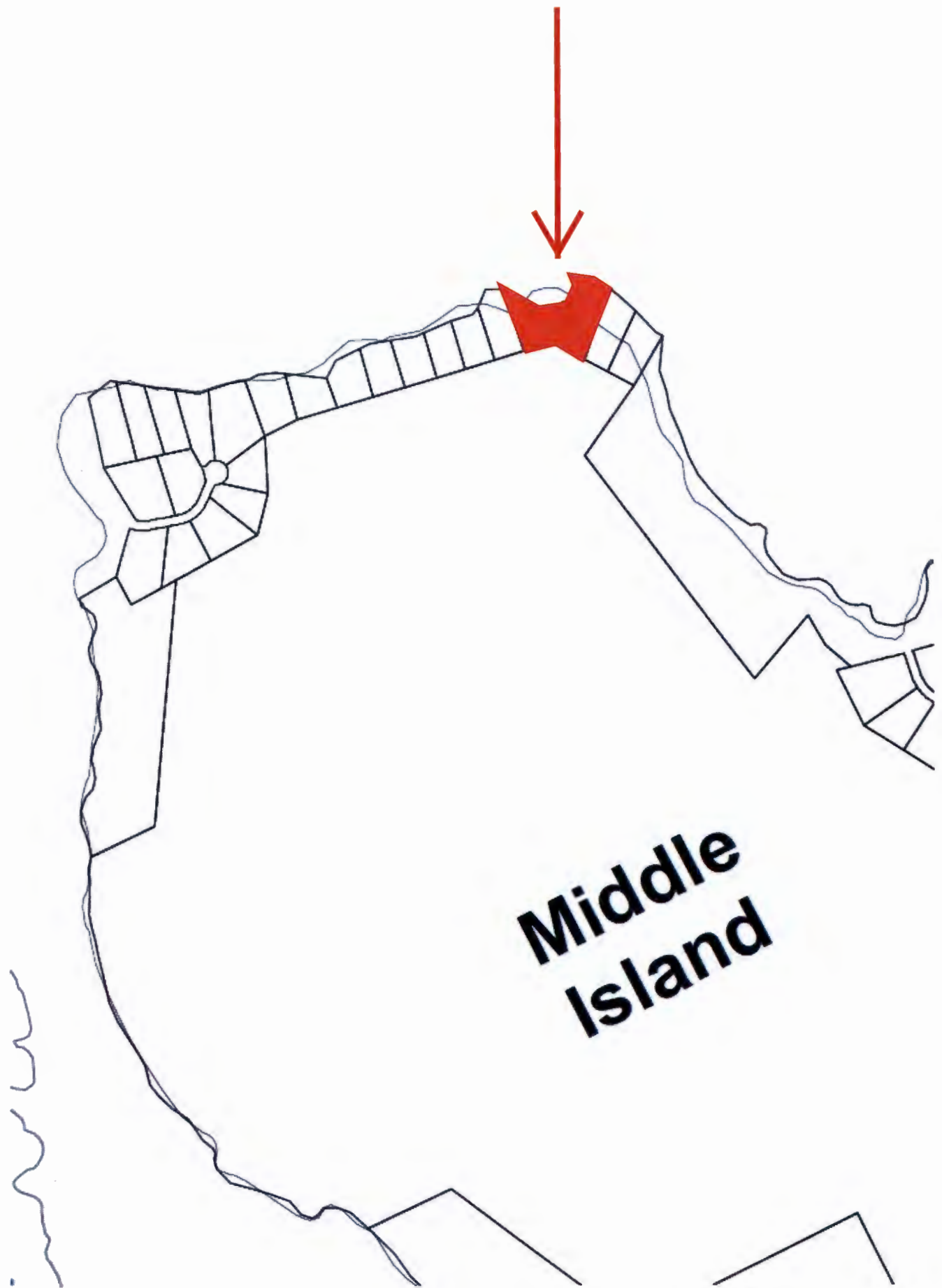
**h. Availability of municipal power:** Municipal power is not currently available on Middle Island. Private utilities are provided by 2 diesel generators, water catchment system, and septic system. Owner will bring garbage to the Jarvis Street transfer station and recyclables to the recycling center.

**i. Distance from adjacent parcels or islands:** Lot 5 cabin is within 15 feet of Lot 6. Encroaching sauna on Lot 3 will be relocated to correct the encroachment. Bunkhouse is within 6 feet of Lot 2. Garage is within 23.5 feet of Lot 2. Dock on Lot 3 angles inward toward Lot 4 and 5, under common ownership, minimizing impacts of the dock on neighboring property owners. There are encroachments into the 15 foot setbacks.

**j. Removal of excessive amounts of vegetation:** Property is already developed. No additional development of new structures is proposed at this time.

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

1. **Septic System** System was permitted in 1994. See attachments for system details. Comments received include a photo showing septic system outfall above tideline, which contradicts past permitted system (result could be from age and deterioration). This is problematic. Furthermore, if occupancy load and use of parcel increase so too will the demand on the existing septic system. There is potential impact to the public, environment, and adjacent properties. It could be conditioned that the septic system be upgraded and approved by the appropriately authorities such as the DEC and City.
2. **Potable Water**. The existing potable water system could have impacts to the health and safety of occupants. An approved water catchment system will need to be approved and completed prior to occupancy.
3. **Encroachments into Public Pedestrian Access Easement.** There is a right of the public to access the pedestrian access easement that has been encroached upon. This is a right held in trust with the State of Alaska. The planning department, as a courtesy, has informed the applicant of the state process that may resolve this. However, there is no guarantee the state







## City & Borough of Sitka, Alaska

**Selected Parcel: Middle Island ID: 49201003**

Printed 9/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

200 m  
1000 ft



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

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CU 96-02  
B&B with kayak tour  
Lot 18 Block 1  
Withdrawn

PROPOSED (blue)  
Lodge  
Lots 3, 4, 5 Block 1

CU 07-05 and 07-06  
12 guest lodge and  
commercial dock  
Lot 3 Block 1  
Denied

CU 08-07  
Multi-family complex  
Lot 3 Block 1  
Withdrawn

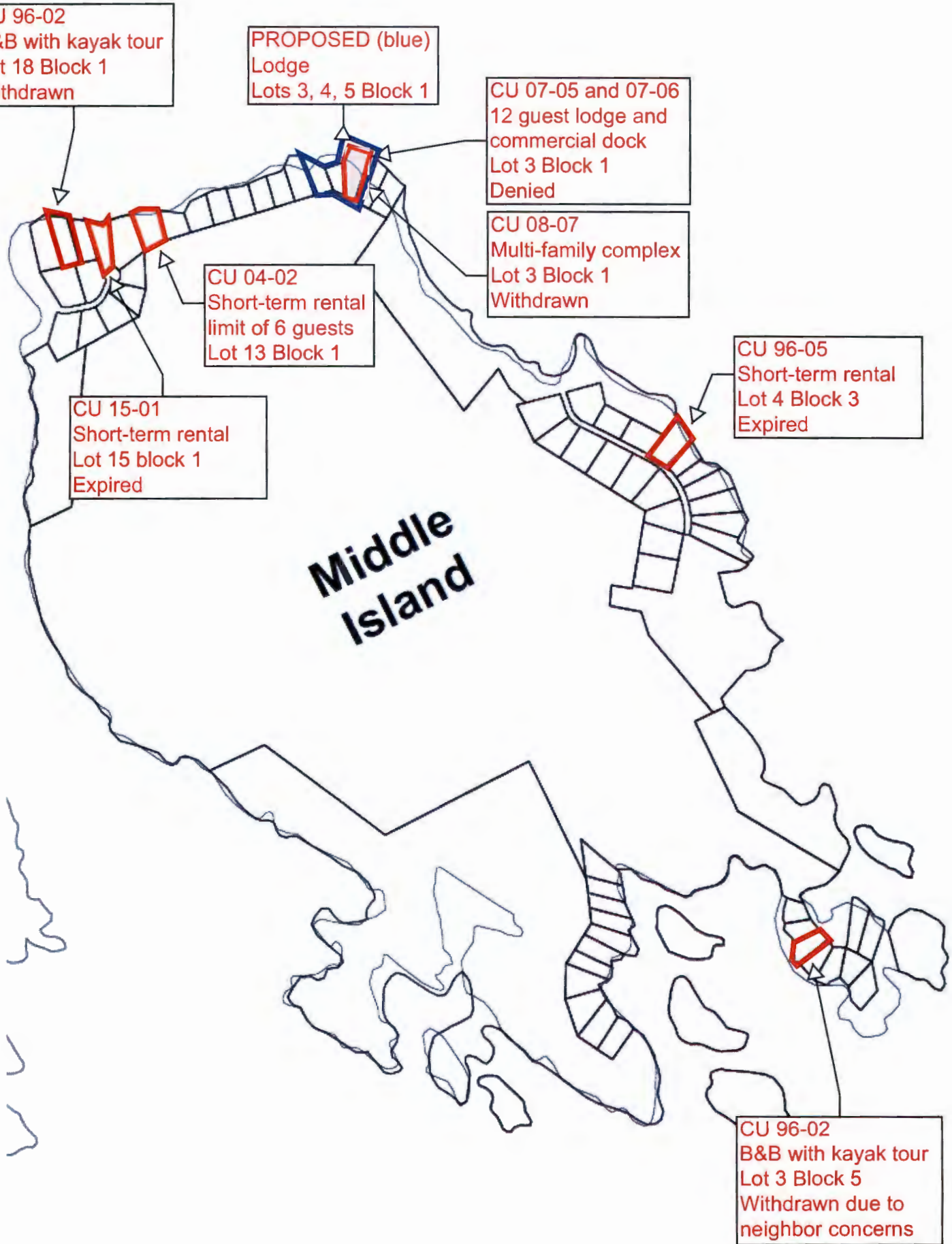
CU 04-02  
Short-term rental  
limit of 6 guests  
Lot 13 Block 1

CU 15-01  
Short-term rental  
Lot 15 block 1  
Expired

CU 96-05  
Short-term rental  
Lot 4 Block 3  
Expired

**Middle  
Island**

CU 96-02  
B&B with kayak tour  
Lot 3 Block 5  
Withdrawn due to  
neighbor concerns





## City & Borough of Sitka, Alaska

**Selected Parcel: Middle Island ID: 49201003**

Printed 9/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m  
200 ft



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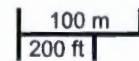




## City & Borough of Sitka, Alaska

**Selected Parcel: Middle Island ID: 49201003**

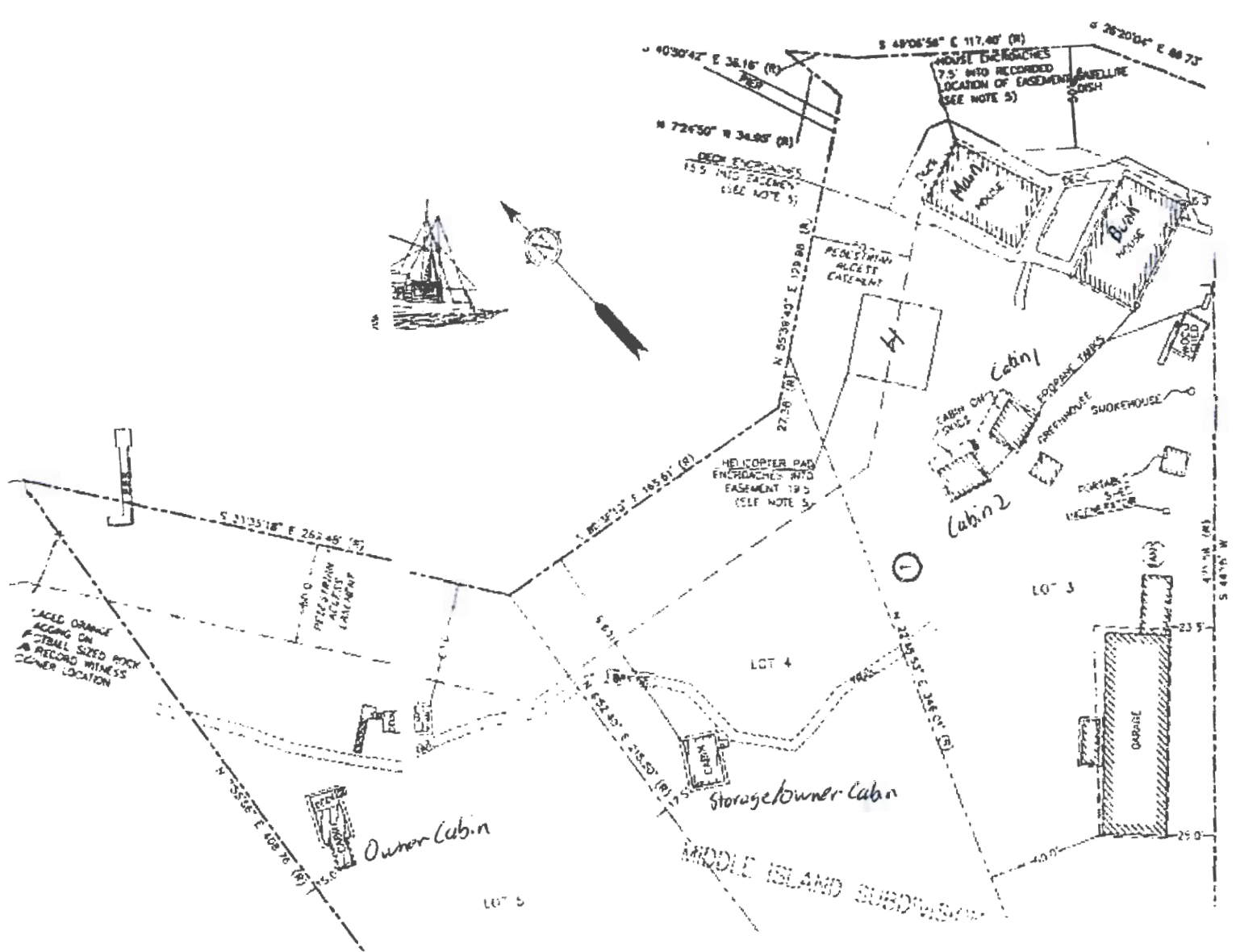
Printed 9/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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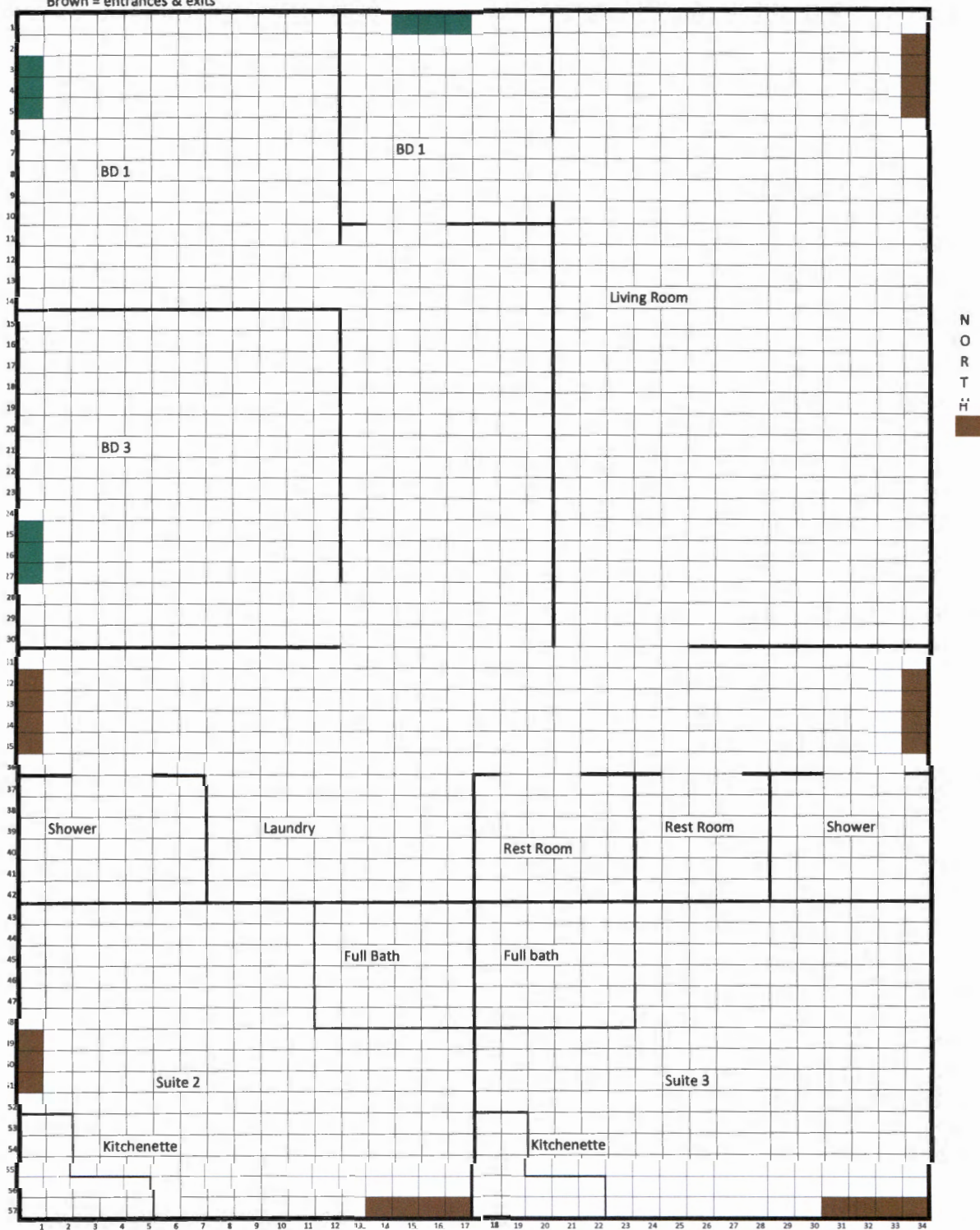


### Bunk House

Scale 1 Square = 1 foot

Green = Windows that meet egress standards

**Brown = entrances & exits**



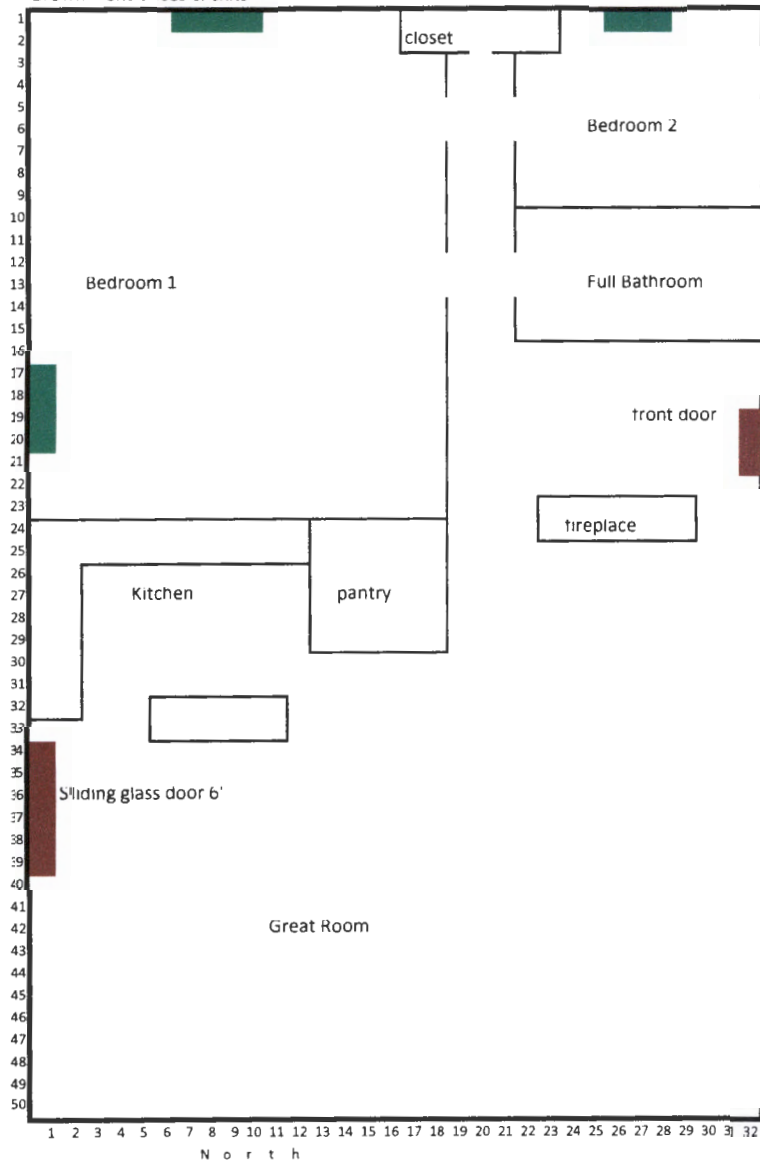


## Main House Interior Layout

Scale: 1 square = 1 foot

Green = Windows that meet egress standards

Brown = entrances & exits

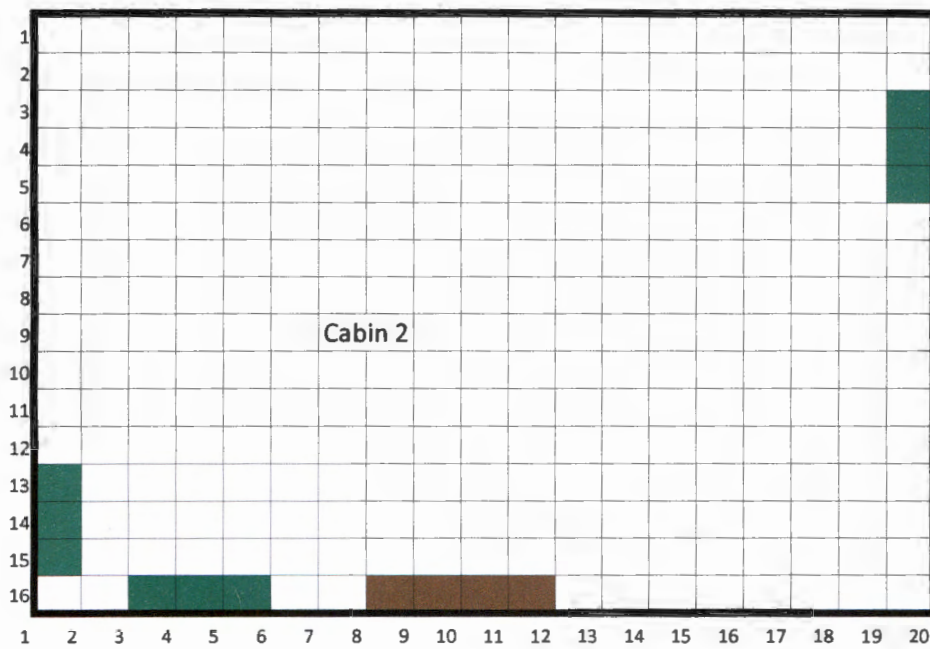
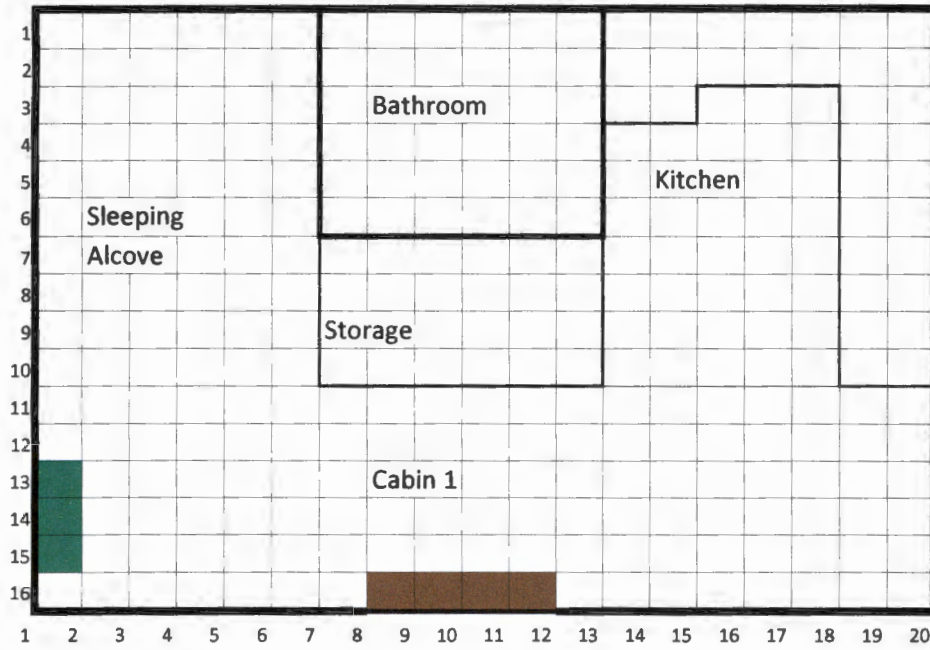


### Guest Cabins 1 & 2

Scale 1 Square = 1 foot

Green = Windows that meet egress standards

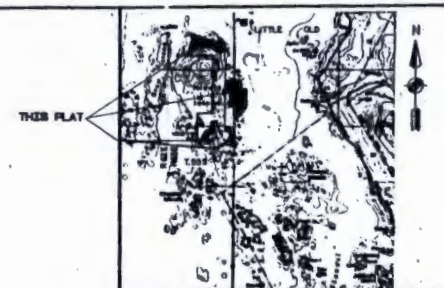
Brown = entrances & exits





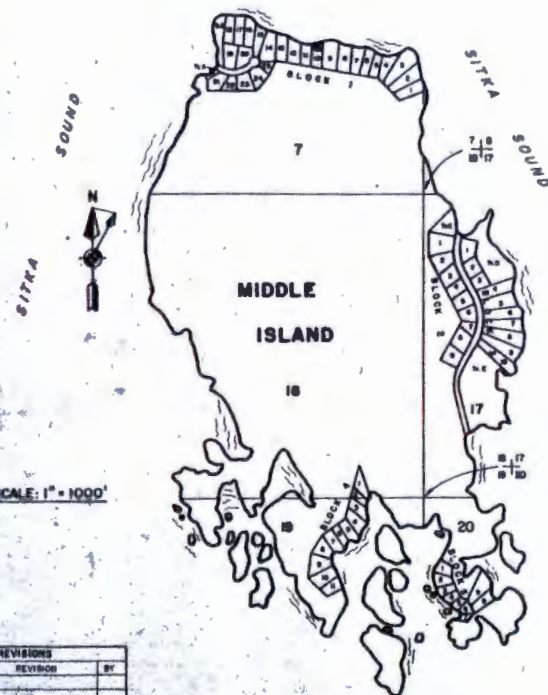
# MIDDLE ISLAND SUBDIVISION

A.S.L.S. 87-129



VICINITY MAP  
USGS QUAD SITKA A-5, 1951, 1975  
1" = 1 MILE

DRAWING INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	BLOCK 1 (NORTH)
3	BLOCK 2 AND 3 (EAST)
4	BLOCK 4 AND 5 (SOUTH)
5	NOTES, CERTIFICATES, AND DETAILS



NOTE 1 - THIS PLAT IS AMENDED TO CORRECT THE TIE FROM USGS STA. "LITTLE" AND THE LATITUDE AND LONGITUDE FOR THE WORK COMMON TO TR. 8 AND LOT 18 (SHEET 2 OF 5) WHICH WERE REVERSED WITH THE TIE FROM USGS STA. "LITTLE" AND THE LATITUDE AND LONGITUDE FOR THE WORK COMMON TO TRACT D AND LOT 4 (SHEET 3 OF 5) ON THE ORIGINAL PLAT. THIS AMENDED PLAT CORRECTS THOSE ERRORS AND IS THE ONLY CHANGE MADE.

SITKA RECORDING DISTRICT  
SELECTION INFORMATION  
N.P.C.S. NO. 218  
Tentative Approval dated 9-25-88

ACREAGE SUMMARY	
BLOCK 1	49.282
BLOCK 2	23.600
BLOCK 3	18.428
BLOCK 4	19.807
BLOCK 5	12.111
LOTS-TOTAL	110.134
TRACTS	53.135
R.O.W.	6.662
TOTAL	158.931

## AMENDED PLAT

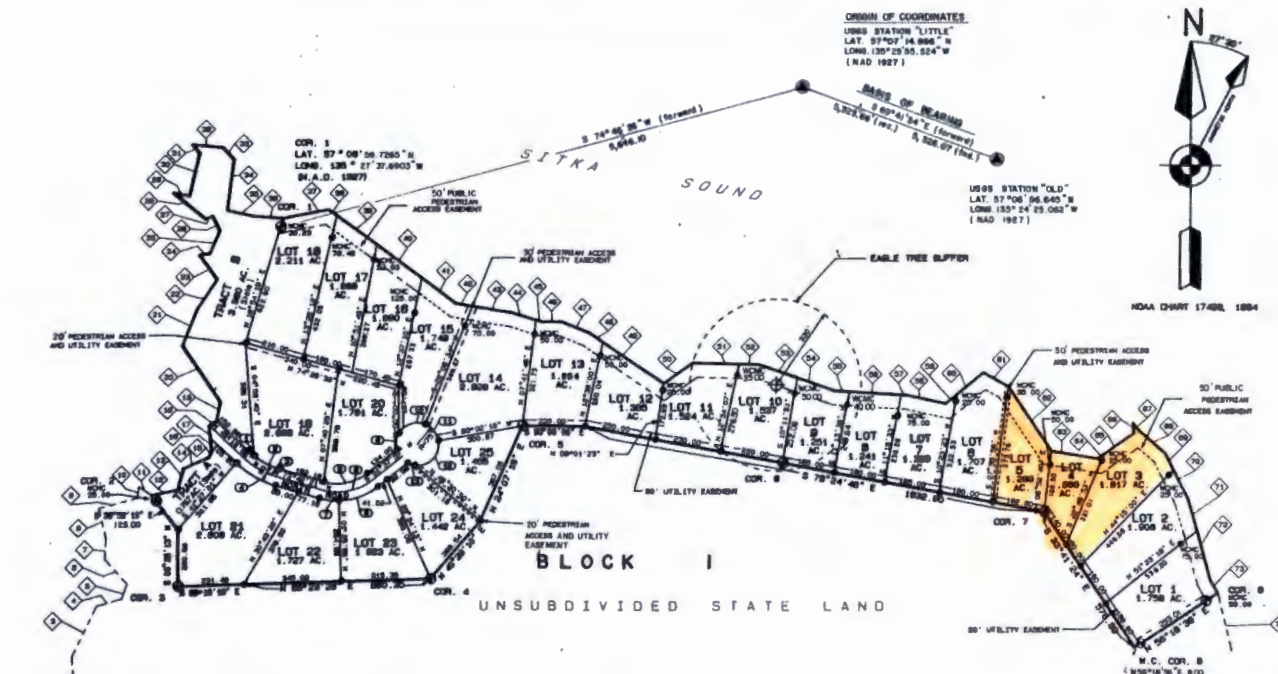
DATE OF SURVEY Beginning MAY 5, 1987 Ending JULY 27, 1987	NAME OF SURVEYOR STANLEY G. HARRIS SITKA, ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT ANCHORAGE, ALASKA	
ASLS 87-129 MIDDLE ISLAND SUBDIVISION	
LOCATED AT/THRU SECTION 1, 2, 13, 14, 15 & 16, T. 105 N. R. 10 E. S. 10 E. & 11 E.	
DRAWN BY: G.H.	APPROVAL: [Signature] 6/16/88
DATE: 5/87	DATE: 6/16/88
SHEET 1 OF 5	SCALE: 1" = 1 MILE

89-22  
RECORDED - RELEASED  
SITKA  
DATE: 12-4-87  
BY: J. B. P.  
REASON: AS/DANIEL  
SITKA

88-17  
PLAT 88-17  
SITKA  
DATE: 7-17-88  
BY: [Signature]  
REASON: S.W. 1/4 SEC. 10  
SITKA, AK 99501

SITKA PLAT 89-22

88-17



TABLED A.S.L.S. 87-129 BOUNDARY  
① = MEANDER COURSE

COURSE	BEARING	DISTANCE	REMARKS
1	S 89° 21' 30" E	300.00	
2	S 89° 48' 24" E	300.00	
3	S 89° 38' 54" E	300.00	
4	S 84° 28' 30" E	300.00	
5	S 81° 48' 00" E	300.00	
6	S 81° 38' 51" W	300.00	
7	S 84° 18' 00" E	300.00	
8	S 84° 18' 00" E	300.00	
9	S 84° 18' 00" E	300.00	
10	S 84° 18' 00" E	300.00	
11	S 84° 18' 00" E	300.00	
12	S 84° 18' 00" E	300.00	
13	S 84° 18' 00" E	300.00	
14	S 84° 18' 00" E	300.00	
15	S 84° 18' 00" E	300.00	
16	S 84° 18' 00" E	300.00	
17	S 84° 18' 00" E	300.00	
18	S 84° 18' 00" E	300.00	
19	S 84° 18' 00" E	300.00	
20	S 84° 18' 00" E	300.00	
21	S 84° 18' 00" E	300.00	
22	S 84° 18' 00" E	300.00	
23	S 84° 18' 00" E	300.00	
24	S 84° 18' 00" E	300.00	

BEARING TREE TABLE  
MIDDLE ISLAND SUBDIVISION  
A.S.L.S. 87-129  
BLOCK NO. 1

COURSE	BEARING	DISTANCE	REMARKS
1	S 84° 00' 00" E	300.00	
2	S 84° 00' 00" E	300.00	
3	S 84° 00' 00" E	300.00	
4	S 84° 00' 00" E	300.00	
5	S 84° 00' 00" E	300.00	
6	S 84° 00' 00" E	300.00	
7	S 84° 00' 00" E	300.00	
8	S 84° 00' 00" E	300.00	
9	S 84° 00' 00" E	300.00	
10	S 84° 00' 00" E	300.00	
11	S 84° 00' 00" E	300.00	
12	S 84° 00' 00" E	300.00	
13	S 84° 00' 00" E	300.00	
14	S 84° 00' 00" E	300.00	
15	S 84° 00' 00" E	300.00	
16	S 84° 00' 00" E	300.00	
17	S 84° 00' 00" E	300.00	
18	S 84° 00' 00" E	300.00	
19	S 84° 00' 00" E	300.00	
20	S 84° 00' 00" E	300.00	
21	S 84° 00' 00" E	300.00	
22	S 84° 00' 00" E	300.00	
23	S 84° 00' 00" E	300.00	
24	S 84° 00' 00" E	300.00	

CURVE DATA  
① = R.O.W. CURVE COURSE

CURVE	BEARING	DISTANCE	REMARKS
1	S 84° 00' 00" E	300.00	
2	S 84° 00' 00" E	300.00	
3	S 84° 00' 00" E	300.00	
4	S 84° 00' 00" E	300.00	
5	S 84° 00' 00" E	300.00	
6	S 84° 00' 00" E	300.00	
7	S 84° 00' 00" E	300.00	
8	S 84° 00' 00" E	300.00	
9	S 84° 00' 00" E	300.00	
10	S 84° 00' 00" E	300.00	
11	S 84° 00' 00" E	300.00	
12	S 84° 00' 00" E	300.00	

LEGEND

- ① USGS TRIANGULATION STATION RECOVERED
- ② PRIMARY MONUMENT SET THIS SURVEY
- ③ SECONDARY MONUMENT SET THIS SURVEY
- ④ WITNESS CORNER MEANDER CORNER
- ⑤ WITNESS DISTANCE
- ⑥ MEANDER COURSE
- ⑦ CURVE DATA

89-22  
RECORDED - FILED  
SITKA  
JUL 26 1987  
SITKA ALASKA  
SITKA REC 9985

AMENDED PLAT  
SCALE: 1" = 200'

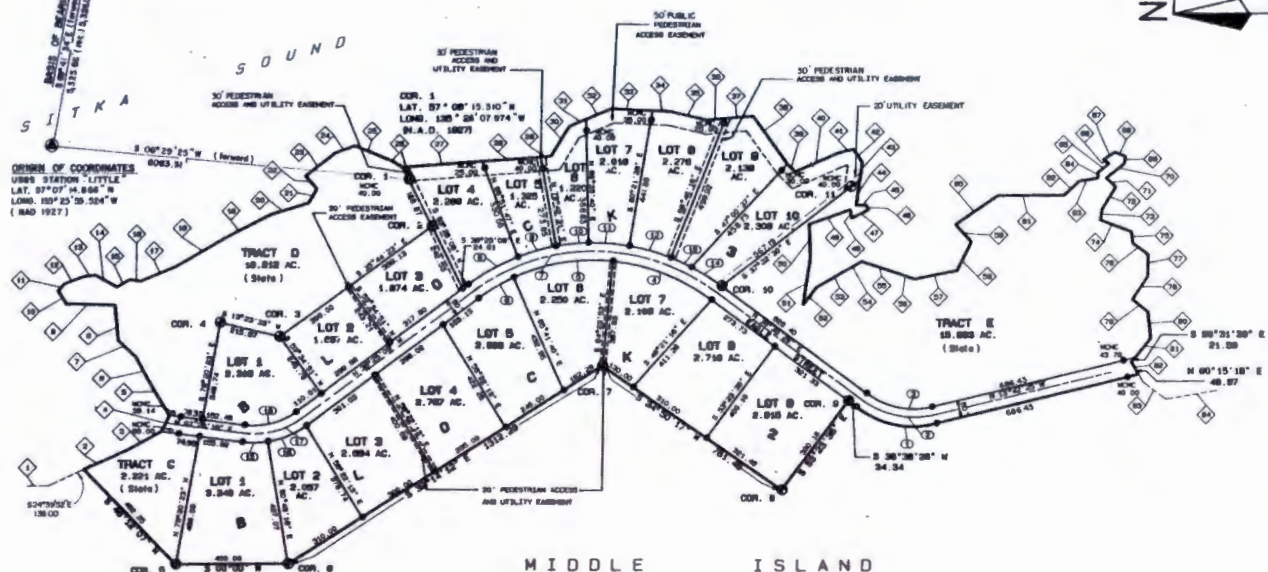


DATE OF SURVEY Beginning MAY 18 1987 Closing JULY 26 1987		NAME OF SURVEYOR STANLEY ENGINEERING SERVICES SITKA, ALASKA 99581	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT JEDDAH, ALASKA		ASLS 87-129 MIDDLE ISLAND SUBDIVISION	
SECTION 7, 8, 17, 18, 19 & 20, T.100 S. R. 83 E., C. 1 N.		LISHED WITHIN	
DRAWN BY: CAJ	APPROVAL: RECOMMENDED	DATE: 8/87	
DATE: 8/87	DATE: 8/87	SHEET 2 OF 2	
SCALE: 1" = 200'		CHECKED: M.F.S. P.L.S. NO. 87-129	

SITKA PLAT 89-22 88-17



USGS STATION "OLD"  
LAT. 57° 08' 55.648" N  
LONG. 135° 24' 25.062" W  
(NAD 1983)



VICINITY MAP  
MIDDLE ISLAND SUBDIVISION  
1" = 1 MILE

TABULATED A.S.L.S. 87-129 BOUNDARY  
◇ = MEANDER COURSE

LINE	BEARING	DISTANCE	REMARKS
1	S 00° 51' 12" E	76.37	
2	S 24° 38' 50" E	174.27	
3	S 28° 57' 20" E	108.11	
4	S 05° 21' 15" E	63.33	
5	S 59° 28' 28" E	111.54	
6	N 01° 14' 37" E	123.85	
7	N 60° 15' 10" E	87.14	
8	S 04° 57' 40" E	125.25	
9	N 01° 11' 37" E	109.28	
10	S 58° 18' 30" E	54.48	
11	S 51° 20' 20" E	26.08	
12	S 10° 30' 14" E	74.33	
13	S 07° 07' 30" E	42.31	
14	S 28° 54' 21" W	65.09	
15	S 20° 08' 17" E	71.46	
16	S 07° 07' 30" E	42.31	
17	S 22° 57' 12" E	155.00	
18	S 28° 11' 51" E	104.16	
19	S 28° 38' 54" E	109.07	
20	S 17° 08' 10" E	126.01	
21	S 28° 48' 10" E	78.36	
22	N 48° 21' 09" E	80.21	
23	S 27° 18' 14" E	127.05	
24	S 18° 28' 12" E	74.36	
25	S 28° 51' 10" E	112.38	
26	S 28° 33' 48" E	71.85	
27	S 04° 10' 40" E	277.49	
28	S 04° 10' 40" E	276.18	
29	S 04° 10' 40" E	28.39	
30	S 28° 51' 46" E	107.17	
31	S 28° 44' 14" E	64.87	
32	S 22° 44' 14" E	67.08	
33	S 02° 30' 35" E	145.81	
34	S 28° 38' 54" E	109.07	
35	S 17° 08' 10" E	126.01	
36	S 28° 48' 10" E	78.36	
37	S 04° 10' 40" E	277.49	
38	S 04° 10' 40" E	276.18	
39	S 04° 10' 40" E	28.39	
40	S 28° 51' 46" E	107.17	
41	S 28° 44' 14" E	64.87	
42	S 22° 44' 14" E	67.08	
43	S 02° 30' 35" E	145.81	
44	S 28° 38' 54" E	109.07	
45	S 17° 08' 10" E	126.01	
46	S 28° 48' 10" E	78.36	
47	S 04° 10' 40" E	277.49	
48	S 04° 10' 40" E	276.18	
49	S 04° 10' 40" E	28.39	
50	S 28° 51' 46" E	107.17	
51	S 28° 44' 14" E	64.87	
52	S 22° 44' 14" E	67.08	
53	S 02° 30' 35" E	145.81	
54	S 28° 38' 54" E	109.07	
55	S 17° 08' 10" E	126.01	
56	S 28° 48' 10" E	78.36	
57	S 04° 10' 40" E	277.49	
58	S 04° 10' 40" E	276.18	
59	S 04° 10' 40" E	28.39	
60	S 28° 51' 46" E	107.17	
61	S 28° 44' 14" E	64.87	
62	S 22° 44' 14" E	67.08	
63	S 02° 30' 35" E	145.81	
64	S 28° 38' 54" E	109.07	
65	S 17° 08' 10" E	126.01	
66	S 28° 48' 10" E	78.36	
67	S 04° 10' 40" E	277.49	
68	S 04° 10' 40" E	276.18	
69	S 04° 10' 40" E	28.39	
70	S 28° 51' 46" E	107.17	
71	S 28° 44' 14" E	64.87	
72	S 22° 44' 14" E	67.08	
73	S 02° 30' 35" E	145.81	
74	S 28° 38' 54" E	109.07	
75	S 17° 08' 10" E	126.01	
76	S 28° 48' 10" E	78.36	
77	S 04° 10' 40" E	277.49	
78	S 04° 10' 40" E	276.18	
79	S 04° 10' 40" E	28.39	
80	S 28° 51' 46" E	107.17	
81	S 28° 44' 14" E	64.87	
82	S 22° 44' 14" E	67.08	
83	S 02° 30' 35" E	145.81	
84	S 28° 38' 54" E	109.07	
85	S 17° 08' 10" E	126.01	
86	S 28° 48' 10" E	78.36	
87	S 04° 10' 40" E	277.49	
88	S 04° 10' 40" E	276.18	
89	S 04° 10' 40" E	28.39	
90	S 28° 51' 46" E	107.17	
91	S 28° 44' 14" E	64.87	
92	S 22° 44' 14" E	67.08	
93	S 02° 30' 35" E	145.81	
94	S 28° 38' 54" E	109.07	
95	S 17° 08' 10" E	126.01	
96	S 28° 48' 10" E	78.36	
97	S 04° 10' 40" E	277.49	
98	S 04° 10' 40" E	276.18	
99	S 04° 10' 40" E	28.39	
100	S 28° 51' 46" E	107.17	

CURVE DATA

LINE	PC	PT	LC	CHORD BEARING	CHORD DISTANCE
1	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
2	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
3	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
4	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
5	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
6	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
7	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
8	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
9	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
10	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
11	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
12	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
13	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
14	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
15	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
16	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
17	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
18	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
19	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
20	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E

BEARING TREE TABLE  
MIDDLE ISLAND SUBDIVISION  
A.S.L.S. 87-129

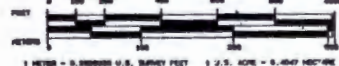
LINE	PC	PT	LC	CHORD BEARING	CHORD DISTANCE
1	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
2	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
3	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
4	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
5	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
6	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
7	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
8	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
9	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
10	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
11	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
12	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
13	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
14	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
15	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
16	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
17	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
18	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
19	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E
20	249.09	264° 15' 05"	100.000	269.098	N 11° 27' 05" E

LEGEND

- USGS TRIANGULATION STATION RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- WITNESS CORNER MEANDER CORNER
- WITNESS DISTANCE
- MEANDER COURSE
- CURVE DATA

88-17  
SITKA  
7-19-88  
301/243 ST  
SITKA, AK 99801

89-22  
RECORDED  
SITKA  
12-4-89  
1:55  
AS/CD/MB  
RSC



DATE OF SURVEY: MAY 5, 1987  
DRAWN BY: CAJ  
DATE: 8/87

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF LAND & WATER MANAGEMENT

ASLS 87-129  
MIDDLE ISLAND SUBDIVISION

SECTION 1, S. 17, T. 14 S., R. 14 E., S. 40 E., C. 14 N.

APPROVAL: [Signature]  
DATE: 8/87

FILE NO. 87-129

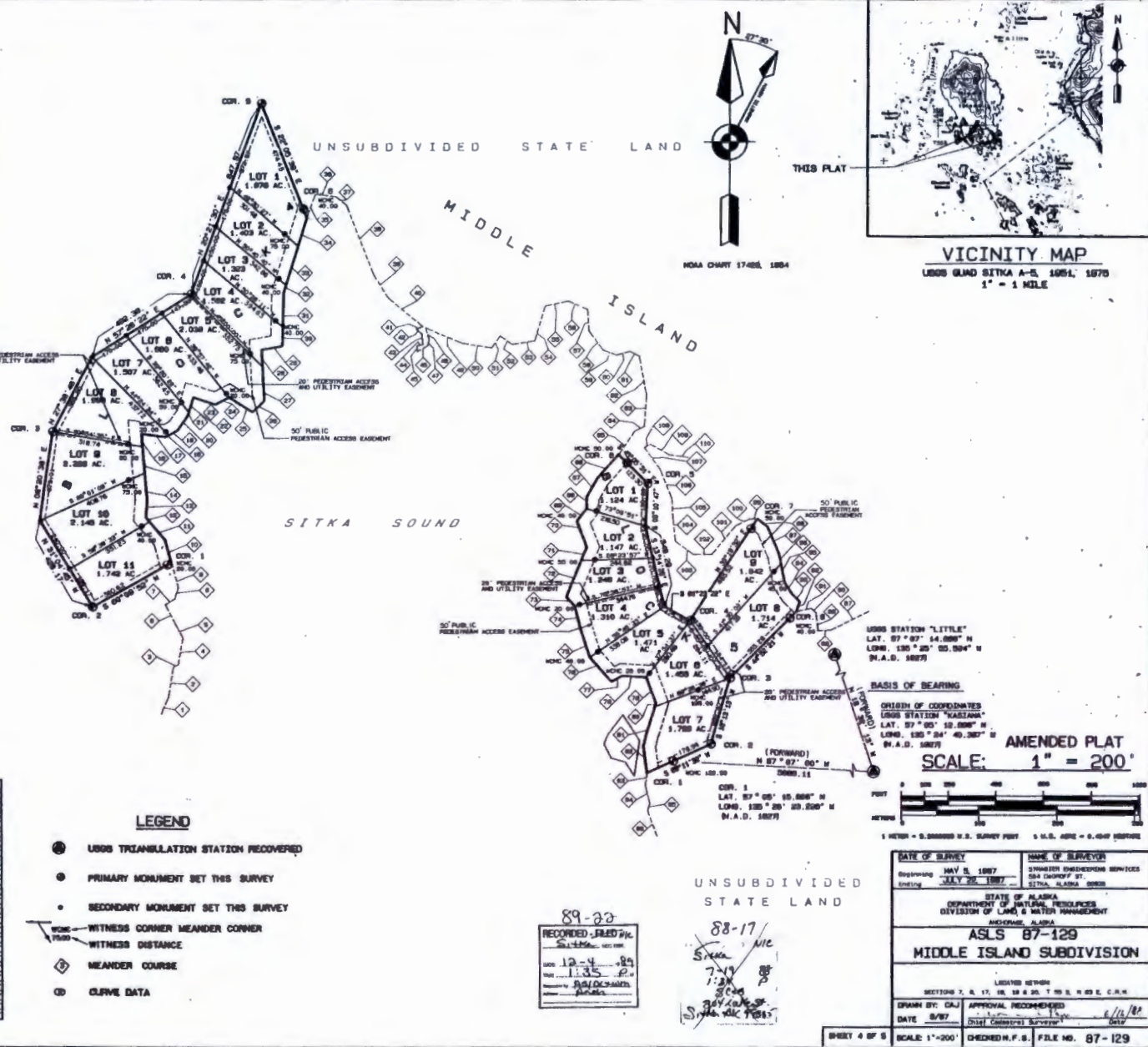
Sitka Plat 89-22 - 88-17



DATE		TIME	REMARKS	DATE		TIME	REMARKS
1	W	22-15-00° E	78.92	106	S	08-20-14° E	87.30
2	W	22-15-00° E	80.08	107	S	03-19-47° E	88.14
3	W	22-15-00° E	80.28	108	S	28-10-12° E	88.30
4	W	22-15-00° E	80.48	109	S	28-01-01° E	88.46
5	S	08-20-30° W	80.60	110	S	24-44-40° E	87.84
6	S	27-20-30° W	80.80	111	S	08-20-00° E	86.78
7	S	08-20-30° W	81.00	112	S	10-10-34° W	86.92
8	S	08-20-30° W	81.20	113	S	04-14-11° W	83.06
9	S	10-20-30° W	81.40	114	S	04-14-30° W	84.20
10	S	08-20-30° W	81.60	115	S	24-10-12° E	84.36
11	S	08-20-30° W	81.80	116	S	41-27-01° W	83.04
12	S	08-20-30° W	82.00	117	S	20-20-00° E	84.87
13	S	04-20-30° E	77.70	118	S	02-12-00° E	85.00
14	S	04-20-30° E	77.90	119	S	27-10-17° W	86.78
15	S	04-20-30° E	78.10	120	S	20-20-10° E	81.70
16	S	04-20-30° E	80.70	121	S	21-24-10° W	70.00
17	S	04-20-30° E	80.90	122	S	21-24-10° W	70.00
18	S	08-20-30° E	81.10	123	S	40-24-00° E	86.92
19	S	08-20-30° E	81.30	124	S	13-10-00° E	87.10
20	S	08-21-00° E	77.87	125	S	08-20-00° E	83.84
21	S	17-14-00° E	80.80	126	S	41-01-00° E	82.10
22	S	08-20-10° E	80.87	127	S	04-20-00° E	81.70
23	S	20-21-40° E	87.73	128	S	08-20-01° E	80.81
24	S	08-20-40° E	80.70	129	S	20-20-00° E	81.00
25	S	09-20-40° E	118.91	130	S	17-21-30° W	81.00
26	S	08-21-00° E	78.00	131	S	08-20-40° E	82.10
27	S	08-21-00° E	78.20	132	S	08-20-40° E	81.20
28	S	08-21-00° E	78.40	133	S	08-20-40° E	80.47
29	S	08-21-00° E	87.00	134	S	14-14-30° W	77.84
30	S	01-20-17° E	81.00	135	S	10-20-00° W	70.00
31	S	01-20-17° E	84.14	136	S	10-20-00° W	71.00
32	S	17-27-30° E	76.00	137	S	08-20-00° E	118.00
33	S	17-27-30° E	870.04	138	S	08-20-00° E	84.17
34	S	17-27-30° E	870.04	139	S	08-20-00° E	79.84
35	S	08-20-40° E	80.80	140	S	08-20-00° E	80.80
36	S	08-20-10° E	80.70	141	S	20-20-50° W	81.21
37	S	08-20-10° E	87.61	142	S	20-21-00° E	80.90
38	S	08-20-10° E	81.67	143	S	10-20-10° W	80.90
39	S	08-20-10° E	112.00	144	S	20-20-30° W	87.72
40	S	08-20-10° E	112.00	145	S	11-20-00° W	80.20
41	S	21-20-54° E	80.87	146	S	11-15-00° W	80.80
42	S	08-20-30° E	80.00	147	S	20-20-44° W	820.40
43	S	08-20-30° E	80.20	148	S	08-21-00° E	80.80
44	S	20-21-00° E	80.80	149	S	08-20-30° E	80.20
45	S	08-20-30° E	80.40	150	S	08-20-30° E	80.80
46	S	08-20-30° E	80.60	151	S	20-20-00° E	80.80
47	S	11-10-00° E	80.20	152	S	20-20-00° E	80.80
48	S	11-10-00° E	80.40	153	S	20-20-44° W	80.80
49	S	08-20-30° E	80.80	154	S	08-20-30° E	80.80
50	S	08-20-30° E	80.80	155	S	20-21-00° E	80.80
51	S	08-					

BLOCK NO. 4				BLOCK NO. 5					
	PERMANENT	RECYCLED/REPLACEMENT	REMARKS	DEPT.		PERMANENT	RECYCLED/REPLACEMENT	REMARKS	DEPT.
L.H. C1	CON. 1	1 1" HORIZONTAL	5 03'-00" N	05.05	L7 C2	CON. 1	1 1" HORIZONTAL	5 03'-00" N	05.05
	CON. 2	2 40" HORIZONTAL	5 76'-00" N	06.05		CON. 2	2 40" HORIZONTAL	5 76'-00" N	06.05
	CON. 3	3 30" HORIZONTAL	5 93'-00" N	20.35		CON. 3	3 30" HORIZONTAL	5 93'-00" N	20.35
L.H. C2	CON. 2	2 30" HORIZONTAL	5 60'-00" N	11.05	L7 C3	CON. 2	2 30" HORIZONTAL	5 60'-00" N	11.05
	CON. 3	3 34" HORIZONTAL	5 85'-00" N	20.35		CON. 3	3 30" HORIZONTAL	5 84'-00" N	20.35
	CON. 4	1 1" HORIZONTAL	5 97'-00" N	21.75		CON. 4	1 1" HORIZONTAL	5 94'-00" N	21.75
L.H. C3	CON. 3	3 30" HORIZONTAL	5 94'-00" N	20.35	L7 C4	CON. 3	3 30" HORIZONTAL	5 94'-00" N	20.35
	CON. 4	1 3" HORIZONTAL	5 47'-00" N	05.05		CON. 4	1 12" HORIZONTAL	5 47'-00" N	05.05
	CON. 5	2 7" HORIZONTAL	5 64'-00" N	20.45	L7 C5	CON. 5	2 30" HORIZONTAL	5 35'-00" N	27.35
L.H. C4	CON. 4	3 30" HORIZONTAL	5 94'-00" N	20.35		CON. 6	1 20" HORIZONTAL	5 44'-00" N	18.05
	CON. 5	2 30" HORIZONTAL	5 64'-00" N	20.35		CON. 7	3 8" HORIZONTAL	5 87'-00" N	20.35
	CON. 6	3 30" HORIZONTAL	5 94'-00" N	20.35	L7 C6	CON. 8	1 24" HORIZONTAL	5 97'-00" N	05.05
L.H. C5	CON. 5	2 30" HORIZONTAL	5 64'-00" N	20.35		CON. 9	3 84" HORIZONTAL	5 97'-00" N	05.05
	CON. 6	3 30" HORIZONTAL	5 94'-00" N	20.35		CON. 10	3 20" HORIZONTAL	5 97'-00" N	05.05
	CON. 7	3 30" HORIZONTAL	5 97'-00" N	05.05					
L.H. C6	CON. 6	1 24" HORIZONTAL	5 11'-00" N	05.05					
	CON. 7	3 30" HORIZONTAL	5 94'-00" N	20.35					
	CON. 8	3 30" HORIZONTAL	5 94'-00" N	20.35					

- ② UGDS TRIANGULATION STATION RECOVERED
- ③ PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- ④ WITNESS CORNER MEANDER CORNER
- ⑤ WITNESS DISTANCE
- ⑥ MEANDER COURSE
- ⑦ CURVE DATA



SITKA PLAT 89-22

~~88-17~~

# CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND AND WATER MANAGEMENT, AND THAT THE STATE OF ALASKA IS OWNER OF ASLS 87-129, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY LINES, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE: July 22, 1987 BY: W. J. Page

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN BEFORE ME THIS 22nd day of July, 1987.

FOR: W. J. Page



W. J. Page  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 2-1-88

## CERTIFICATE

STATE OF ALASKA

1ST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING SHERIFF FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF State of Alaska

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 1987 WILL BE DUE ON OR BEFORE September 1, 1987

DATED THIS 22nd day of July, 1987

AT SITKA, ALASKA

W. J. Page  
SHERIFF, CITY AND BOROUGH OF SITKA

## CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 18-4 DATED July 22, 1987

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

DATE: July 22, 1987

AT: Sitka, Alaska

SECRETARY

SEALED



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE DIMENSIONS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: July 22, 1987 BY: W. J. Page

REGISTERED LAND SURVEYOR

## CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE 18-4 DATED July 22, 1987

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

DATE: July 22, 1987

AT: Sitka, Alaska

CLERK



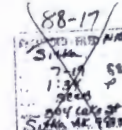
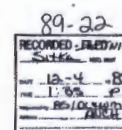
## NOTES

- THIS SURVEY WAS EXECUTED UNDER THE TERMS OF 68C-570
- UNLESS OTHERWISE NOTED ALL BEARINGS SHOWN HEREON ARE BASED ON A LOCAL PLANE WHICH IS ORIENTED TO A TRUE MERIDIAN ONLY AT THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET, ADJUSTED TO HORIZONTAL BUT NOT TO SEA LEVEL DISTANCES.
- THE TITLES, ALASKA DIVISION OF LANDS (ASL), DIVISION OF LAND & WATER MANAGEMENT (DLWM), AND THE DEPARTMENT OF NATURAL RESOURCES (LNR) ARE SYNONYMOUS.
- PARCELS WITHIN THIS SUBDIVISION MAY CONTAIN WETLANDS AS DEFINED WITHIN THE PURVIEW OF SECTION 304 OF THE CLEAN WATER ACT AND MAY REQUIRE DEPARTMENT OF ARMY CORPS OF ENGINEERS (DACE) PERMITS PRIOR TO THE PLACEMENT OF FILL MATERIAL INTO THESE AREAS. CONTACT WITH THE DACE SHOULD BE MADE PRIOR TO COMMENCING CONSTRUCTION.
- WATER SUPPLY AND SEWER SYSTEM: NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. APPROVAL OF SUCH SYSTEMS SHALL BE OBTAINED FROM SAID AUTHORITY.
- THIS SUBDIVISION HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO 68A-72-000. THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS APPROVED THIS SUBDIVISION FOR MARINE DISCHARGE ONLY. INDIVIDUAL LOT OWNER MAY INSTALL PRIMARY TREATMENT UNITS (E.G. SEPTIC TANK) OR SYSTEMS PROVIDING HIGHER LEVELS OF TREATMENT. MARINE DISCHARGE LINES MUST EXTEND TO AT LEAST A BRUSH 4 FOOT TIDAL LEVEL. DUE TO THE POOR SOILS AND DRAINAGE CONDITIONS THIS SUBDIVISION IS NOT APPROVED FOR ON-SITE WASTEWATER DISPOSAL. THIS RESTRICTION INCLUDES GRAYWATER (SINK, SHOWER WATER).
- THE MEASUREMENTS SHOWN HEREON ARE FOR AREA COMPUTATION PURPOSES ONLY, AND THE TRUE MEASUREMENTS OF MEAN HIGH WATER OR ORDINARY HIGH WATER FORM THE BOUNDARIES OF THE LOTS.
- EASEMENTS ARE LOCATED AS SHOWN ON THE PLAT. THERE SHALL BE ADDITIONAL EASEMENTS, AS REQUIRED, AT EACH UTILITY POLE LOCATION FOR BUIYS AND ANCHORS. THE RIGHT SHALL BE RESERVED FOR THE INVOLVED UTILITY COMPANIES TO CUT AND TRIM TREES, WITHIN OR WITHOUT THE EASEMENT, WHICH REASONABLY PRESENT A DANGER TO THE UTILITY.
- ALL PARCELS OF LANDS OWNED BY THE STATE OF ALASKA LOCATED WITHIN 80.00 FEET OF, OR DIRECTED BY, A SURVEYED SECTION LINE, ARE SUBJECT TO A 30 FOOT EASEMENT EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:3000.

## CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 68A-72-000 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

SIGNATURE TITLE DATE



## AMENDED PLAT

DATE OF SURVEY Registering <u>MAY 2, 1987</u> Ending <u>JULY 22, 1987</u>	NAME OF SURVEYOR STRANDER ENGINEERING SERVICES 304 GUNPOFF ST. SITKA, ALASKA 99585
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT ANCHORAGE, ALASKA	
ASLS 87-129	
MIDDLE ISLAND SUBDIVISION	
LOCATED WITHIN: SECTIONS 7, 8, 17, 18, 19, 20, 1, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	
DRAWN BY: CAJ	APPROVAL: RECOMMENDED <u>6/24/87</u>
DATE: 9/87	SITK CORRECTION: <u>DATE</u>
SHEET 5 OF 5	SCALE: NA CHECKED: NYS FILE NO. 87-129

Sitka PLAT 89-22

88-17



Sitka PLAT 89-22

RECEIVED

STRAGIER ENGINEERING SERVICES, INC.

AUG 22 1989

504 DEGROFF STREET  
SITKA, ALASKA 99835  
(907) 747-8833

Div. of Land & Water Mgt.  
Cadastral Survey

SURVEYOR'S AFFIDAVIT

Plat title, Middle Island Subdivision, ASLS 87-129

The above referenced subdivision plat as filed in the Sitka

Recording Office under Plat file number 88-17 has been

revised as follows: The tie from USGS Station "Little" and the

latitude and longitude for the WCMC common to Tract B and Lot 18

(Sheet 2 of 5) were reversed with the tie from USGS Station "Little"

and the latitude and longitude for the WCMC common to Tract D and  
Lot 4 (Sheet 3 of 5) on the original plat. This AMENDED PLAT  
corrects that error.

The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not influence any change of, ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refile as corrected.



Date 8/18/89

Registration Number 3337-S

Noel F. Stragier  
Registered Land Surveyor  
Noel F. Stragier

89-22

RECORDED - FILED N/c	
<u>Sitka</u> REC. DIST.	
DATE	<u>12-4</u> 19 <u>89</u>
TIME	<u>1:35</u> <u>P</u> .M
Requested by	<u>AS/DX+wm</u>
Address	<u>Anch</u>









































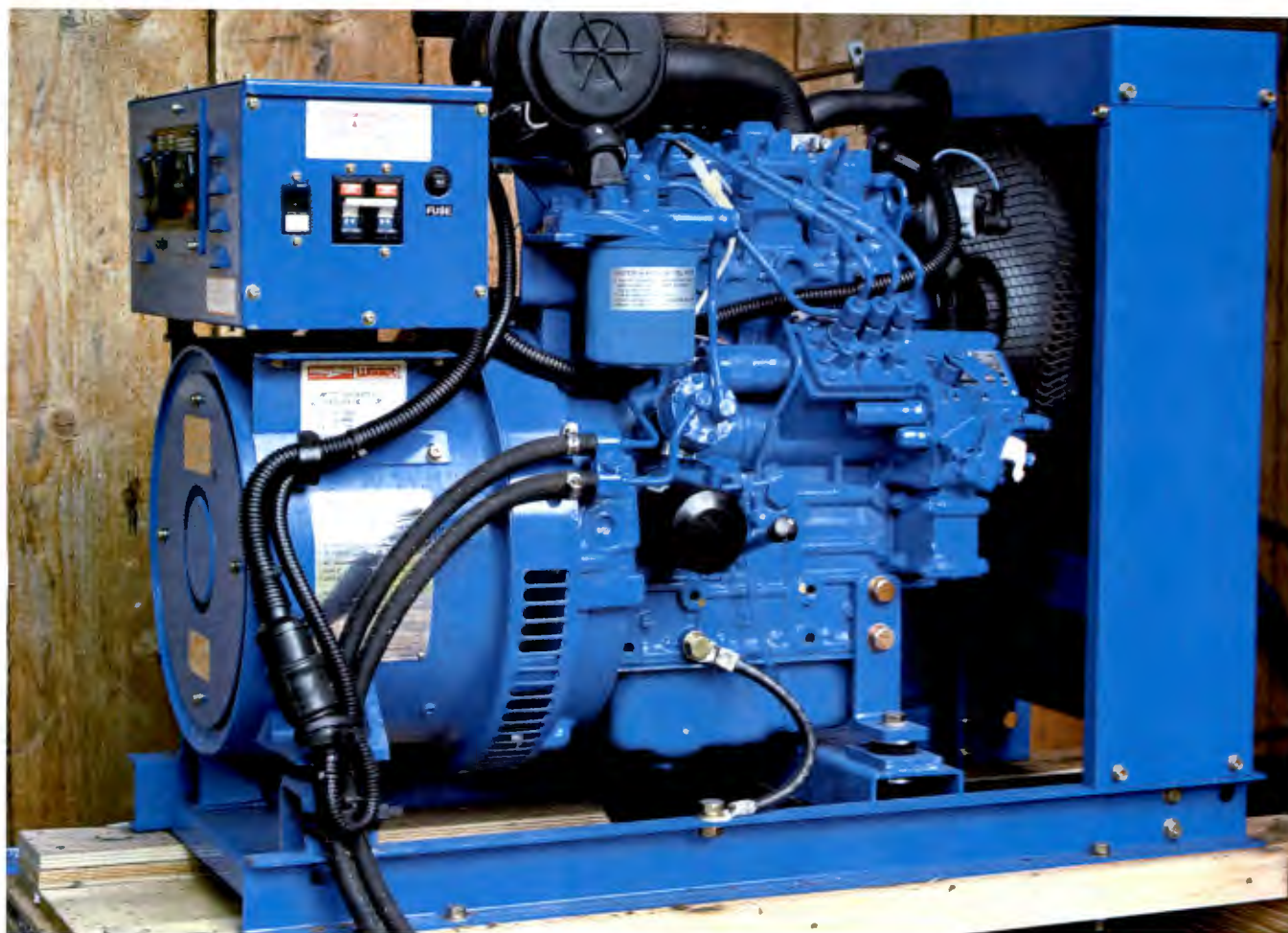














# CITY AND BOROUGH OF SITKA

## 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:** 12 month Conditional Use Permit for  
Lodge and Commercial Dock

### PROPERTY INFORMATION:

CURRENT ZONING: Large Island PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): none - resident PROPOSED LAND USES (if changing): Lodge

### APPLICANT INFORMATION:

PROPERTY OWNER: William Robinson Trust

PROPERTY OWNER ADDRESS: P.O. Box 53138 Shreveport, LA 71135

STREET ADDRESS OF PROPERTY: Lots 3,4,5 Block 1 Middle Island Subdivision

APPLICANT'S NAME: Michael J. Coady

MAILING ADDRESS: 251 Windy Ln Rockwall, Tx

EMAIL ADDRESS: MKCDADY@Yahoo.com DAYTIME PHONE: 972-989-9025

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 49201003 LOT: 3,4,5 BLOCK: 1 TRACT: ✓

SUBDIVISION: Middle Island 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 *Not Applicable*
- ☒ Interior Layout

### For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
  - ☐ Plat Certificate from a title company
  - ☐ Topographic information
  - ☐ Proof of Flagging
- Not Applicable*

### If Pertinent to Application:

- ☐ Landscape Plan
  - ☐ Drainage and Utility Plan
- Not Applicable*

## 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

*Will A. R. L.*

Date

*9/10/17*

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.

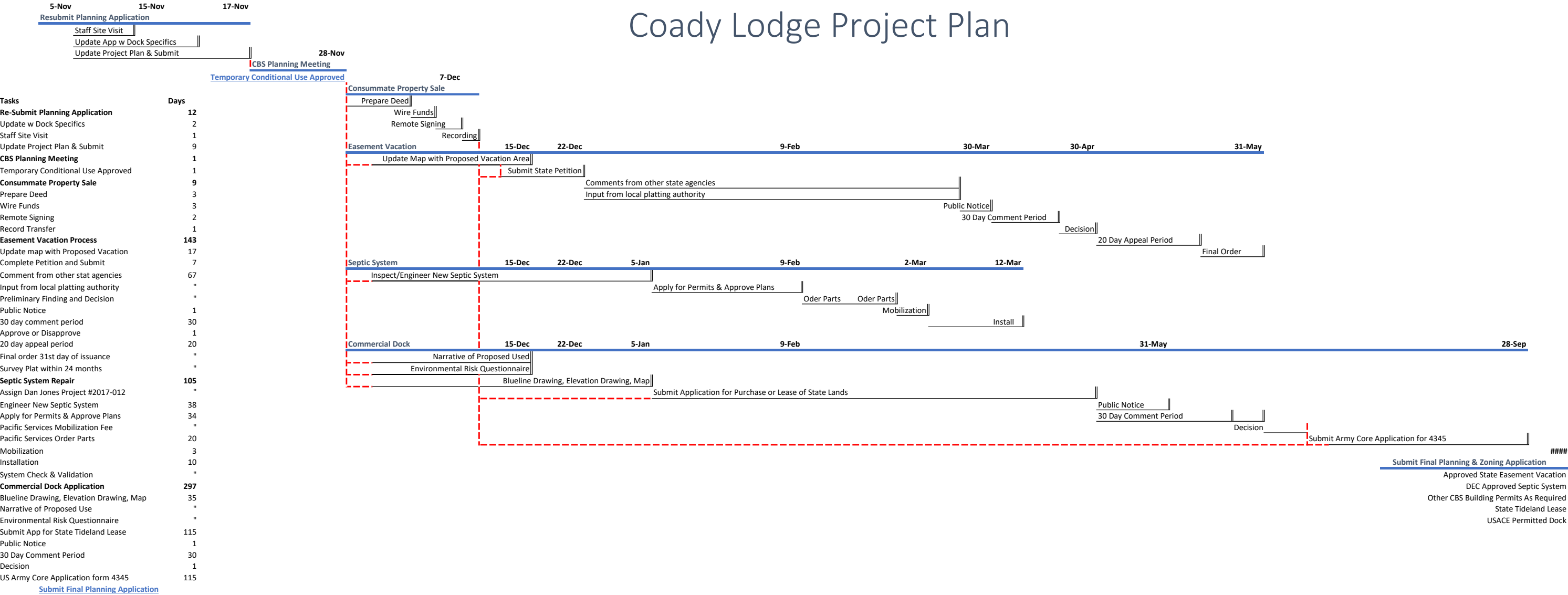
Applicant (If different than owner)

*[Signature]*

Date

*9-7-17*

# Coady Lodge Project Plan







## Middle Island – Coady Lodge

### **Supplemental Information**

This document is an update to the original narrative submitted to the CBS Planning and Zoning Commission on October 17, 2017. It specifically addresses the Commissions' request for additional information.

## Activity Update

After the October 17<sup>th</sup> meeting, it was decided that the Commission would revisit the request with the intention of approving it if the applicant provided acceptable documentation regarding dock access to the property.

Since that meeting, the following activity has occurred:

1. The Applicant has organized a detailed project plan with all the necessary tasks and timelines to address the deficiencies of the property. Specifically:
  - a. Vacation of Pedestrian Access Easement
  - b. New Septic System
  - c. Commercial Dock Application & State Tideland Lease
2. The Applicant has retained the services of the following professionals to resolve the deficiencies:
  - a. Dan Jones – Engineer a new septic system and provide other engineering services as required
  - b. O’Neil Surveying – Update As Built Survey with proposed easement vacation plan; Provide blueline drawing, elevation drawing, and as built survey for the dock; provide new plat to complete easement vacation process
  - c. Pacific Services – Install new septic system
  - d. Denton Pearson – Submit state applications and petitions, coordinate and manage the process for easement vacation and commercial dock application
3. The Applicant provides in the section below, proof that a dock exists on the property and that it is suitable for the proposed use.
4. A site visit was conducted of the property with city staff on November 15, 2017. Two observations from this site visit are certain to be corroborated by city staff:
  - a. The 60’ dock is certainly stout, appears well constructed, and is suitable for the proposed use of mooring two 30’ boats.
  - b. Generator noise is not an issue

Completing the above tasks, the applicant is re-submitting the request per the Commissions’ instructions.

## Specific Request to Planning & Zoning Commission

The Applicant requests that the Commission grant a 12-month conditional use permit to operate an 8-guest lodge on the property and use the existing dock for access to that lodge.

The burden is on the Applicant to re-appear before the Commission in 12 months’ time to receive a long-term conditional use by resolving the 3 major deficiencies of the property identified by city staff. This meeting can be scheduled on the agenda now so that it is not overlooked.

This request minimizes the burden of city staff to “bird dog” the applicant. The burden is on the applicant to resolve the deficiencies and re-apply in 12 months.

The reason that it is critical for the Commission to grant this temporary conditional use permit is because the deficiencies of the property cannot be resolved unless the current buyer consummates the purchase and owns the property.



Neither the Petition of Vacation of Easement, nor the Application for Lease of State Land (i.e. Tideland Lease) can be submitted to the state by a potential buyer. Only the owner of the property can submit these requests.

Furthermore, it is unreasonable to expect a potential buyer to invest the time and expense of resolving the deficiencies without an ownership interest in the property and assurances that the city will allow a lodge permit.

## Project Plan

Please refer to the document entitled "Coady Lodge Project Plan". This detailed plan provides the steps necessary to: 1) Vacate the pedestrian access easement; 2) Design and Install a new Septic System; 3) Obtain a tideland lease from the state so that the existing dock can be properly called a commercial dock.

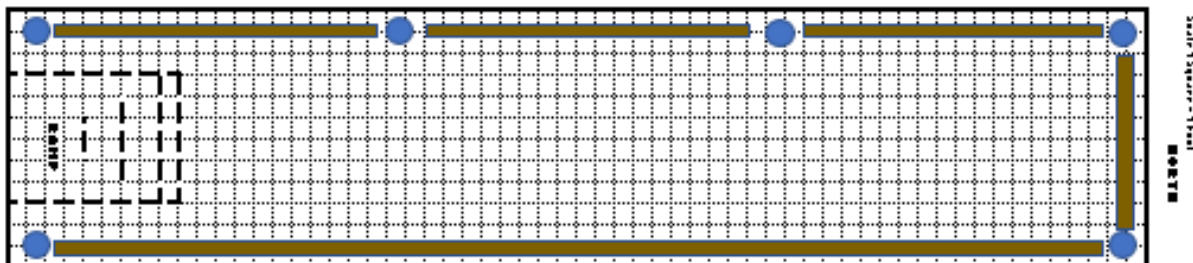
Specifically note the dependencies pertaining to ownership of the property and the ability to submit applications and petitions. Also, note that the estimated completion date for resolving all issues is September 28, 2018.

## Dock

The Applicant believes that the site visit on November 15<sup>th</sup>, occurring during a Northeast Gale, that city staff will attest to the sturdiness and quality of the dock. This 60' by 12' dock is constructed of treated lumber and PVC flotation. It is held in place by 6, 12" diameter steel piling driven into bedrock. The dock is connected to the pier shown in the As Built Survey by a 60' aluminum ramp.

The sketch below provides the rudimentary dimensions of the dock. Understand that the U.S. Army Core will require detailed, blue-line and elevation drawings of the dock to approve the 4345 application. The Buyer has retained the services of O'Neil Surveying to perform this work. Estimated time is approximately 6 weeks and several thousand dollars.

Also, refer to the As Built Survey and Plat provided with this application. Note that the property in question, Lots 3,4,5 constitute a cove. Neighboring properties cannot view the dock from their location.









# Middle Island Lodge

Narrative accompanying Conditional Use Permit Application

## Part I – Intended Use

Lots 3,4,5, Block 1 of Middle Island is presently an underutilized property. The attached survey performed in October 2016 illustrates the current structures. These structures are in states of varying condition. It is our intention to improve this property, **bring it up to code,** and operate it as a small, boutique, wilderness lodge.

The attached Site Plan illustrates our plan for each structure:

1. Main House: Main kitchen and dining hall with 2 guest rooms that will be used for storage/private dining experience
2. Bunk House: 3 guest rooms with a central living space, 3 guest rooms and 2 guest suites
3. Guest Cabin 1: Studio 1 bedroom with kitchenette and bath
4. Guest Cabin 2: Sleeping quarters only
5. Storage Cabin: Cabin used for storage
6. Owner Cabin: 1 bedroom cabin for the owner/operator
7. Barn: Workshop, tool shed, and vehicle storage
8. Generator Shed: Two diesel generators and battery banks

The following structures will be removed or improved to code:

1. Greenhouse – remove
2. Sauna – vacate encroachment by moving it within boundaries
3. Portable Shed – remove
4. Helicopter pad – remove encroaching portion and utilize as an observation deck
5. Decking around main house and bunk house – remove areas encroaching and repair dilapidation
6. Smokehouse – remove

## Dock & Boats

The property currently includes a 12 by 55-foot dock made of treated wood on PVC floatation. The dock is held in place by 5 metal piling. Please see the attached dock permit.

Only two boats will be moored at the dock to support the lodge and provide for fishing and wildlife viewing excursions. These boats will be in the 28 to 30-foot range, aluminum hull, outboard powered, day excursion vessels.

This is a boutique lodge operation. Boat traffic and dock usage will be minimal.

## Part II – Operational Summary

The Site Plan details lodge designs that are commiserate with existing lodge operations that cater to destination travelers seeking an intimate experience with the natural beauty of Alaska and the unique culture of Sitka.



## Services to Clients

The successful operation of this lodge depends upon maintaining the tranquility of the area. Our guests will experience the peace and majesty of a waterfront lodge.

We will offer guided fishing trips, kayaking, wildlife viewing, and cultural tours of Sitka. Our purpose is to let people enjoy this area for what it is: peaceful, regal, and disconnected from the rest of the busy world. We will be good partners in the community, share in the bounty of destination tourism, and be respectful neighbors.

We will not allow visitors to explore the island beyond our property line. Hiking and fire wood gathering will not be allowed.

We will not operate float planes, launch fireworks, play loud music, or otherwise participate in activities that would disturb our neighbors. To do so, would also interfere with the enjoyment of our paying customers!

## Number of Guests & Staff

Onsite staff will be limited to the owner and his wife. Supplemental staff, guides, logistical, or otherwise, will reside in Sitka and can be transported by one of the boats on a as needed basis.

Guests will be limited to 8 guests. They will have the option to rent the bunk house for parties that would like to visit together, or they can rent the individual cabins or suites if privacy is desired.

As discussed above, only two boats will operate at the lodge.

## Seasonal Operation

The operation of the lodge will be commensurate with the other sport fishing operations in Sitka, running from Mid-May to Mid-September. The lodge will return to a private residence for the owner and his wife during the off season.

## Utilities, Refuse and Fish Processing

The infrastructure of the property is detached from the City. The property generates power by use of two diesel generators.

Water is supplied via a catchment system. Waste water from the bunk house and guest cabins are attached to a septic system. Standard operating procedure dictates that if the sale is consummated the septic system will be pumped out and inspected.

Recyclable waste will be transported back to Sitka to the recycling center. Nonrecyclable waste will be transported back to the City dump. Fish processing will be exclusively performed in town. Only packaged fish and animal products will be allowed.

## Part III – Timeline and Improvements

Presently, this property is under contract for purchase. That purchase is contingent upon obtaining a conditional use permit to operate a lodge on the property.

**The conditional use is a critical first step in this preprocess.** Without the permit, we will not be able to purchase the property, make improvements, and resolve the encroachments.

Three things must occur to make this property a useful and productive lodge:

1. Conditional Use Permit: This property was clearly designed to be a lodge. For a variety of reasons the plan never materialized and the property has gone through a succession of owners that have not done much with it. If we can obtain a conditional use permit to operate a lodge on this property, we can move forward with the purchase and the necessary improvements.
2. Property Improvements: As stated earlier, the buildings and structures on the property vary in condition. Some only need new flooring and paint. Others need to be rebuilt and some should just be removed. It is our goal to get the property ready for guests by next summer.
3. Encroachments: A couple of structures encroach on the state pedestrian access easement. The process to vacate these encroachments will take at least a year. The applicant has retained the services of a local attorney to resolve this issue. Due to the length of time required to resolve this issue, the applicant is willing to purchase the property and make significant investments in it at his own risk.

## Part IV – Addressing Deficiencies

The history of this property begins over a decade ago. Much has been lost to time and unfortunately, death. It is anticipated that as we move through the process to get this property productive again, several deficiencies will come to light. For example, the as built survey performed last year revealed encroachments into the pedestrian access easement. We have retained the services of Denton Pearson to work with the state to resolve this encroachment.

Likewise, we are committed to dealing with other issues as they come to light. Some of these issues will take more time to resolve than the Purchase and Sale Agreement allows. However, we want to be transparent about what issues exist and state our commitment to resolving them.

## Part V – Justification

Sitka is a wonderful community with much to offer. However, it does struggle with housing and land use. To have acres of land sit and do nothing but deteriorate is a waste the community should not tolerate.

This property has been for sale for years with no success. It is not appealing as a residential property because of the obvious design as a lodge. Our plan would bring this property to a habitable and useful state. It will bring economic growth and additional tourism to Sitka. It will bring joy to those that visit it.

We will be respectful neighbors who do not disturb the peace and enjoyment of others. Our operation will be limited to a small number of guests seeking a highly-personalized experience. The improvements that we make will increase the appeal and value of the surrounding property.

Our proposal serves the greater good for Middle Island and Sitka as a whole.

Thank you for your time and consideration regarding this request.





STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

**PERMIT TO INSTALL ON-LOT WATER/SEWER SYSTEM**

This permit is granted to JIM & JILL BLADES

To install a ☐ water ☒ sewer system

located at Block 1, lot 3, Middle Island Subdivision, Sitka, AK

This permit is for construction purposes only and does not represent final approval in any form.

This permit expires one year from date of issuance.

Permit Number <b>94-Sitka-006P</b>	District Supervisor <i>Lureen Stedman</i> <b>Lureen Stedman, Env. Spec. III</b>	Date <b>9/6/94</b>
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STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

**PERMIT TO INSTALL ON-LOT WATER/SEWER SYSTEM**

This permit is granted to Jill Blades

P.O. Box 691, Sitka, AK 99835

To install a ☐ water ☒ sewer system

located at Block 1, lot 3, Middle Island Subdivision

This permit is for construction purposes only and does not represent final approval in any form.

This permit expires one year from date of issuance.

Permit Number <b>95-SITKA-002P</b>	District Supervisor <i>James R. Clare</i> <b>James R. Clare</b>	Date <b>April 4, 1995</b>
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# IV. DIAGRAM OF SYSTEM(S)

## INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:

- a) Well
- b) All Structures
- c) Septic Tank
- d) Soil Absorption System (Include Dimensions)
- e) Surface Water
- f) Sources of Contamination
- g) Property Line
- h) Closest well on an adjacent property
- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on an adjacent property

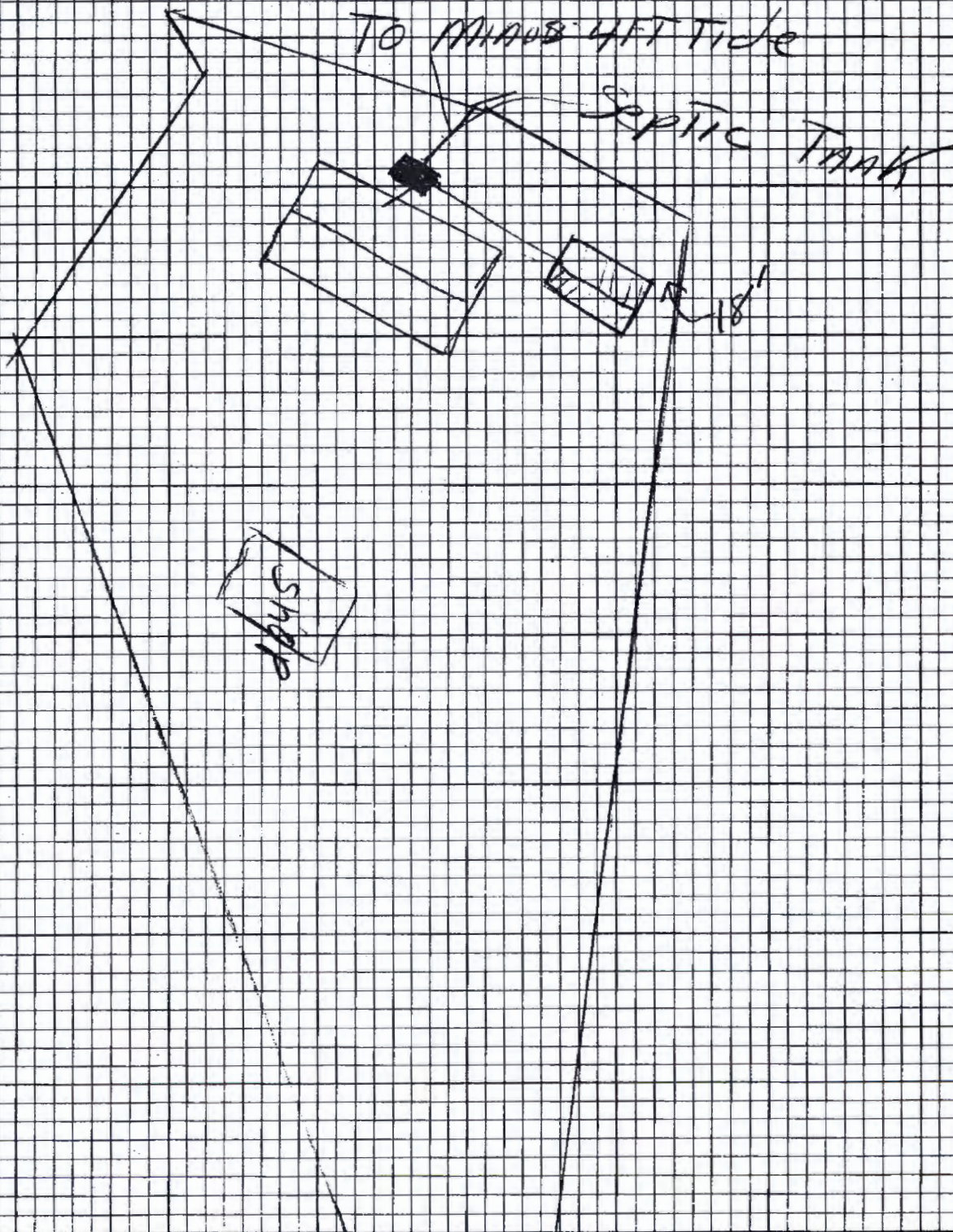
2. Show distances between the well and each of the other items listed in 1.

3. Show distances between water bodies and each of the other items listed in 1.

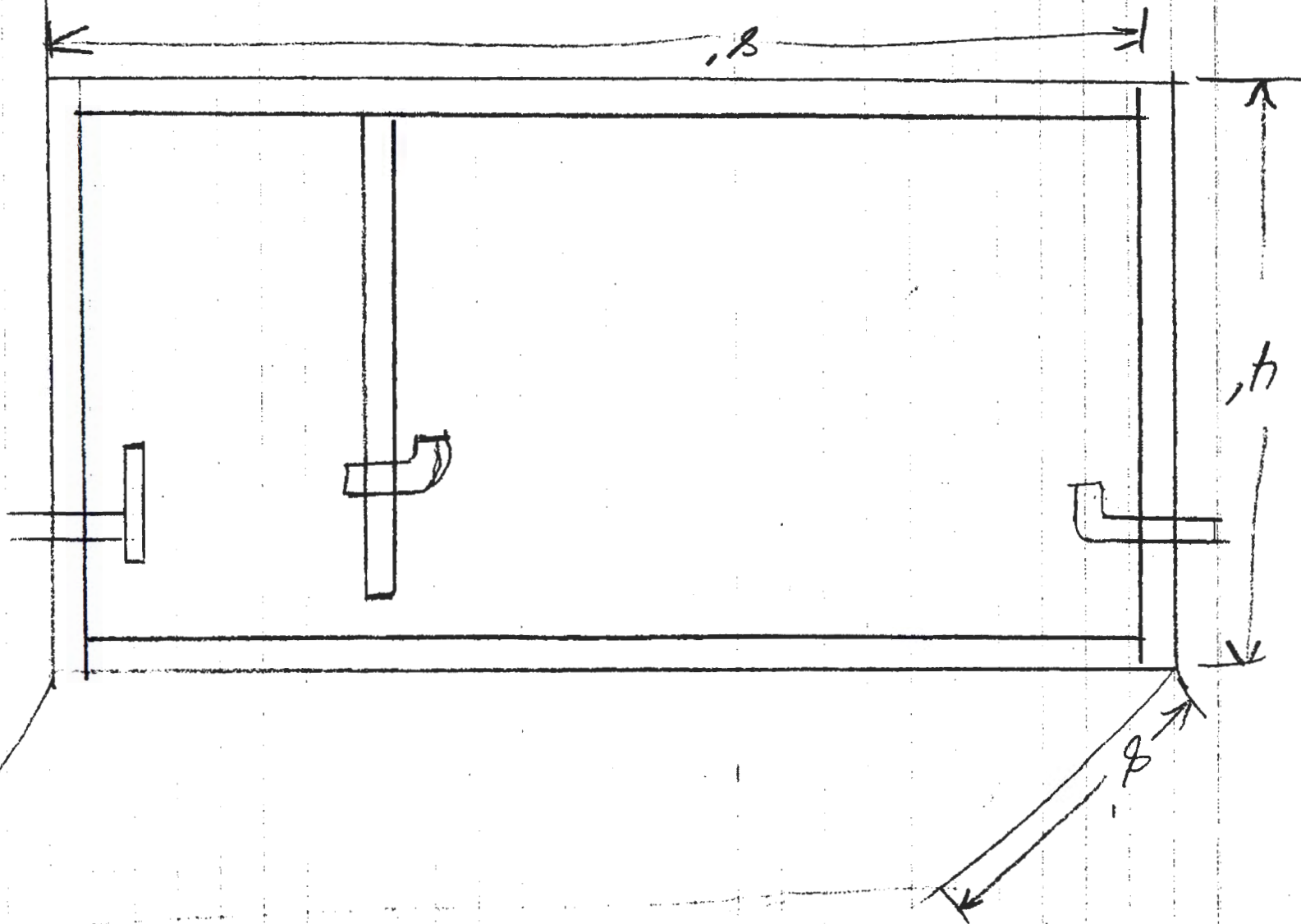
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- a) Soil Cover
- b) Absorption Material
- c) Water Table
- d) Bedrock
- e) Discharge Pipes

*This point has no creeks*



Septic Tank  
Built on site





Parcel ID: 4-9201-001  
Flory, John  
P.O. Box 751  
Sitka AK 99835

Parcel ID: 4-9201-002  
Warren, Mariah  
723 Harris St  
Ketchikan AK 99901

Parcel ID: 4-9201-003  
Robinson Trust, William, A  
P.O. Box 53138  
Shreveport LA 71135

Parcel ID: 4-9201-004  
Robinson Family Trust, William, A  
P.O. Box 53138  
Shreveport LA 71135

Parcel ID: 4-9201-005  
Robinson Family Trust, William, A  
P.O. Box 53138  
Shreveport LA 71135

Parcel ID: 4-9201-006  
Wilson, Luella  
Wilson, Norman  
111 Sand Dollar Dr  
Sitka AK 99835

Parcel ID: 4-9201-007  
Pandad, LLC  
P.O. Box 3128  
Deer Park WA 99006

Parcel ID: 4-9201-008  
Seesz, Donovan  
Seesz, Jane  
114 Harbor Mountain Rd  
Sitka AK 99835

Parcel ID: 4-9201-009  
Alaska Mental Health Trust  
718 L St Suite 202  
Anchorage AK 99501

Parcel ID: 4-9201-010  
Wynsen-Scantling, Deborah  
Scantling, Christian  
P.O. Box 994  
Sitka AK 99501

Parcel ID: 4-9201-011  
Wilber and Kabler Revocable Trust  
Wilber, Charles and Kabler, Melanie  
705 Etolin St  
Sitka AK 99835

Parcel ID: 4-9201-012  
McAuley, Felicia, D  
P.O. Box 915  
Craig AK 99921

Parcel ID: 4-9201-013  
Parmelee, Marjori  
Parmelee, Richard  
405 Hemlock Dr  
Sitka AK 99835

Parcel ID: 4-9201-014  
Hanley, Robert  
Hanley, Vikki  
P.O. Box 908  
Bowling Green VA 22427-0908

Parcel ID: 4-9201-015  
DiBenedetto, Joseph  
DiBenedetto, Patricia  
2435 Marian Bay Circle  
Anchorage AK 99515

Parcel ID: 4-9201-016  
Smith, Paul, J  
Smith, Lamoyne, K  
P.O. Box 1006  
Sitka AK 99835-1006

Parcel ID: 4-9201-017  
Smith Trust, Paul and Lamoyne  
P.O. Box 1006  
Sitka AK 99835

Parcel ID: 4-9201-018  
Brylinsky, Scott, D  
Brylinsky, Cleo, K  
788 Biorka St  
Sitka AK 99835

Parcel ID: 4-9201-019  
Lewis, Stephen  
Myron, Rachel  
P.O. Box 53  
Tenakee Springs AK 99841

Parcel ID: 4-9201-020  
Smith Trust, Paul and Lamoyne  
P.O. Box 1006  
Sitka AK 99835

Parcel ID: 4-9201-021  
Lewis, Stephen  
Myron, Rachel  
P.O. Box 53  
Tenakee Springs AK 99841

Parcel ID: 4-9201-022  
Nisbet, Corazon  
Nisbet, Robert  
722 Lake St  
Sitka AK 99835

Parcel ID: 4-9201-023  
Elder, Kenneth, L, Jr  
19787 Wildwood Dr  
West Linn OR 97210

Parcel ID: 4-9201-024  
Gorman, Bob  
12309 NE 17th Circle  
Vancouver WA 98684

Parcel ID: 4-9201-025  
Jonsson, LaMar  
Jonsson, Susan  
2406 E Delia Dr  
Salt Lake City UT 84109

Parcel ID: 4-9202-001  
Alaska Mental Health Trust  
718 L ST, Ste 202  
Anchorage AK 99501

Parcel ID: 4-9202-002  
Alaska Mental Health Trust  
718 L ST, Ste 202  
Anchorage AK 99501

Parcel ID: 4-9202-003  
Alaska Mental Health Trust  
718 L ST, Ste 202  
ANCHORAGE AK 99501

Parcel ID: 4-9202-004  
Alaska Mental Health Trust  
718 L ST, Ste 202  
Anchorage AK 99501

Parcel ID: 4-9202-005  
Alaska Mental Health Trust  
718 L ST, Ste 202  
Anchorage AK 99501

Parcel ID: 4-9202-006  
~~Alaska Mental Health Trust~~  
~~718 L ST, Ste 202~~  
~~Anchorage AK 99501~~

Parcel ID: 4-9202-007  
~~Alaska Mental Health Trust~~  
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~~Anchorage AK 99501~~

Parcel ID: 4-9202-008  
~~Alaska Mental Health Trust~~  
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~~Anchorage AK 99501~~

Parcel ID: 4-9202-009  
~~Alaska Mental Health Trust~~  
~~718 L ST, Ste 202~~  
~~Anchorage AK 99501~~

Parcel ID: 4-9203-001  
Haseltine, Eric  
116 Cascade Creek Rd  
Sitka AK 99835-9612

Parcel ID: 4-9203-002  
Donaldson, Scott  
Donaldson, Shana  
1669 Prestwick Rd  
Grosse Pointe MI 48236-1938

Parcel ID: 4-9203-003  
Gebler, Kelly  
Gelber, Todd  
104 Lance Dr  
Sitka AK 99835

Parcel ID: 4-9203-004  
Blankenship, Annette  
Blankenship, Brian  
2166 Halibut Point Rd, #A  
Sitka AK 99835

Parcel ID: 4-9203-005  
Jones, Laird  
9171 Skywood Lane  
Juneau AK 99801

Parcel ID: 4-9203-006  
Newell, Shawn  
Rogers, Dennis  
2470 Kings Gap Mountain Rd  
Piedmont AL 36272-7992

Parcel ID: 4-9203-007  
Jonsson, Lamar  
Jonsson, Susan  
2406 E Delia DR  
Salt Lake City UT 84109

Parcel ID: 4-9203-008  
Hanson, Kim and Jill  
Brenton, Cara, L  
3702 Halibut Point Rd  
Sitka AK 99835

Parcel ID: 4-9203-009  
~~Alaska Mental Health Trust~~  
~~718 L ST, Ste 202~~  
~~Anchorage AK 99501~~

Parcel ID: 4-9203-010  
Hawken Family Fishing, LLC  
6067 S Campbell Lake Rd  
Anacortes WA 98221

Parcel ID: 4-9204-001  
Westergreen, Gabriell  
Wilson, Andrew  
1489 Ernestine LN  
Mountain View CA 94040

Parcel ID: 4-9204-002  
Westergreen, Gabriell  
Wilson, Andrew  
1489 Ernestine, LN  
Mountain View CA 94040

Parcel ID: 4-9204-003  
Aldred, Kaleb  
P.O. Box 6123  
Sitka AK 99835-6123

Parcel ID: 4-9204-004  
Aldred, Kaleb  
~~P.O. Box 6123~~  
~~Sitka AK 99835-6123~~

Parcel ID: 4-9204-005  
Aldred, Kaleb  
Fraga, Andrea  
P.O. Box 6123  
Sitka AK 99835-6123

Parcel ID: 4-9204-006  
Johnson, Paul  
124 E 23RD Ave  
Anchorage AK 99503

Parcel ID: 4-9204-007  
Guhl, Richard  
Guhl, Marilyn  
721 Sirstad St  
Sitka AK 99835

Parcel ID: 4-9204-008  
Guhl, Richard  
721 Sirstad St  
Sitka AK 99835

Parcel ID: 4-9204-009  
Fleming, Todd, M  
1107-A Edgcombe Dr  
Sitka AK 99835

Parcel ID: 4-9204-010  
Stenersen, Rena, I  
121 Hemlock Cir  
West Monroe LA 71291

Parcel ID: 4-9204-011  
Clough, Helen  
1765 Merdenhall Peninsula Rd  
Juneau AK 99801

Parcel ID: 4-9205-001  
Dillman, Marla  
P.O. Box 524  
Craig AK 99921

Parcel ID: 4-9205-002  
Baggen, George  
Baggen, Vicki  
~~102 Western St~~  
Sitka AK 99835

Parcel ID: 4-9205-003  
Gorman, Mark  
Knapp, Nancy  
137 Riggs Rd  
Sitka AK 99835

Parcel ID: 4-9205-005  
Rose, Robert  
P.O. Box 1425  
Sitka AK 99835

Parcel ID: 4-9205-006  
Moore, Archie  
~~Moore, Phyllis~~  
120 Osprey St  
~~Sitka AK 99835~~



Parcel ID: 4-9205-007  
Cropley, Alice  
2010 Kainulainen Dr  
Sitka AK 99835

Parcel ID: 4-9205-008  
Dye, Wayne  
Janacek, Linda  
106 Eagle Way  
Sitka AK 99835

Parcel ID: 4-9205-009  
Machalek, Karel  
P.O. Box 920634  
Dutch AK 99692

**P&Z Mailing**  
October 6, 2017

**PAYMENT DATE**  
09/26/2017  
**COLLECTION STATION**  
REVS8  
**RECEIVED FROM**  
BARANOF REALTY  
**DESCRIPTION**

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

**BATCH NO.**  
2018-00000463  
**RECEIPT NO.**  
2018-00015260  
**CASHIER**  
Laurie Serka

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PLAN	Planning Permits/Zoning 100-300-320-3201.002 100-300-320 3201.002 Planning & Zoning Permits \$100.00	\$100.00						
ST1	Sales Tax 4th Quarter CY 100-300-302 3021.003 3rd Qtr Calendar Yr Sales \$6.00	\$6.00						
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>1984</td><td>\$106.00</td></tr></table>	Type	Detail	Amount	Check	1984	\$106.00	
	Type	Detail	Amount					
	Check	1984	\$106.00					
Total Amount:		\$106.00						
Customer Copy								

Customer Copy



ALASKA

2008-001209-0

Recording Dist: 103 - Sitka  
7/16/2008 9:03 AM Pages: 1 of 2



File for Record at Request of:

**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: William A. Robinson Family Trust

Address: 152 West 1425 North

Tetonia, ID 83452

File No.: 0241-1257645 (JRN)

### STATUTORY WARRANTY DEED

THE GRANTOR, **Peter Jones**, a married man, whose mailing address is **4118 Halibut Point Road, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **William A. Robinson Family Trust**, residing at **152 West 1425 North, Tetonia, ID 83452**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

**Lot 4, Block 1, Alaska State Land Survey No. 87-129, Middle Island Subdivision, according to the official plat thereof, filed under Plat Number 89-22, Records of the Sitka Recording District, First Judicial District, State of Alaska.**

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

Dated: July 15, 2008.

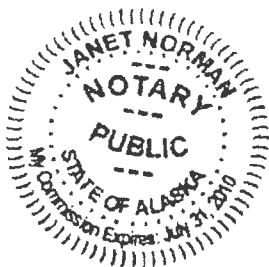
Peter Jones  
Peter Jones

STATE OF Alaska )  
 ) ss.  
First Judicial District )

THIS IS TO CERTIFY that on this **Fifteenth day of July, 2008**, before me the undersigned Notary Public, personally appeared **Peter Jones**, 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.

Janet Norman  
Notary Public in and for Alaska  
My commission expires 7/31/2010





ALASKA

2008-001208-0

Recording Dist: 103 - Sitka

7/16/2008 9:03 AM Pages: 1 of 2



File for Record at Request of:

**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: William A. Robinson Family Trust

Address: 152 West 1425 North

Tetonia, ID 83452

File No.: 0241-1257649 (JRN)

### STATUTORY WARRANTY DEED

THE GRANTOR, **Chris T. Jones**, a single person, whose mailing address is **500 Lincoln St. Unit B8, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **William A. Robinson Family Trust**, residing at **152 West 1425 North, Tetonia, ID 83452**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

**Lot 5 in Block 1 of the Alaska State Land Survey No. 87-129, MIDDLE ISLAND SUBDIVISION, according to Amended Survey Plat No. 89-22, recorded in the Sitka Recording District, First Judicial District, State of Alaska.**

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

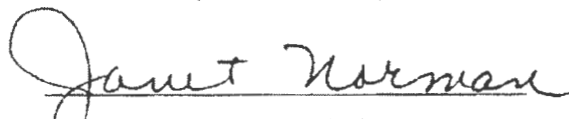
Dated: July 15, 2008.

Chris T. Jones  
Chris T. Jones

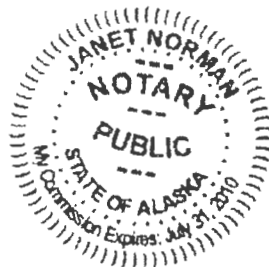
STATE OF Alaska )  
 ) SS.  
First Judicial District )

THIS IS TO CERTIFY that on this **Fifteenth day of July, 2008**, before me the undersigned Notary Public, personally appeared **Chris T. Jones**, 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.



Notary Public in and for Alaska  
My commission expires 7/31/2010





CC

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S  
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A

**2008-000993-0**

Recording Dist: 103 - Sitka

6/6/2008 9:39 AM Pages: 1 of 3



File for Record at Request of:

**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: William A. Robinson Family Trust

Address: 152 West 1425 North

Tetonia, ID 83452

File No.: **0241-1236352 (JRN)**

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### STATUTORY WARRANTY DEED

THE GRANTOR, **Jill P. Blades, surviving spouse of, James O. Blades**, whose mailing address is **P.O. Box 691, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **William A. Robinson Trust**, dated **January 27, 1995**, residing at **152 West 1425 North, Tetonia, ID 83452**, the following described real estate, situated in the **Sitka Recording District, First Judicial District, State of Alaska**:

**Lot 3, in Block 1 of Alaska State Land Survey No. 87-129, MIDDLE ISLAND SUBDIVISION, according to Plat 88-17 and amended by Plat 89-22, Sitka Recording District, First Judicial District, State of Alaska.**

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

Dated: June 4, 2008.

Jill P. Blades  
Jill P. Blades

June 04, 2008

STATE OF Alaska )  
 ) ss.  
First Judicial District )

THIS IS TO CERTIFY that on this **Fourth day of June, 2008**, before me the undersigned Notary Public, personally appeared **Jill P. Blades**, 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.**

Notary Public in and for Alaska  
My commission expires 7/31/2010





# CERTIFICATION OF VITAL RECORDS

## STATE OF ALASKA

### CERTIFICATE OF DEATH

ALASKA DEPARTMENT OF HEALTH AND SOCIAL SERVICES  
BUREAU OF VITAL STATISTICS - 5441 COMMERCIAL BLVD.  
P.O. BOX 110875  
JUNEAU, AK 99811-0875

07002521

150

STATE FILE NUMBER

DATE OF DEATH  
OCT 15 2007

TYPEPRINT  
OR  
PERMANENT  
BLACK INK

DECEDENT

SEE INSTRUCTIONS  
ON ATTACHED SHEET

PARENTS

INFORMANT

DISPOSITION

SEE DEFINITION  
ON ATTACHED SHEET

1. SIGNATURE OF OFFICIAL

ITEMS 24-26  
MUST BE  
COMPLETED BY  
PERSON WHO  
PROMOTES  
DEATH

CAUSE OF  
DEATH

SEE INSTRUCTIONS  
ON ATTACHED SHEET

SEE DEFINITION  
ON ATTACHED SHEET

CERTIFIER

BIRTH CERTIFICATE NUMBER		1. DECEDENT'S NAME (Print, Middle, Last) James Oliver Blades		2. SEX Male		3. DATE OF DEATH (Month, Day, Year) 10/02/2007	
4. SOCIAL SECURITY NUMBER 272-46-8816		5a. AGE - Last Birthday (Years) 33		5b. UNDER 1 YEAR Months Days Hours Minutes		6. DATE OF BIRTH (Month, Day, Year) September 10, 1954	
7. BIRTH-PLACE (State or Foreign Country) Maryland		8. PLACE OF DEATH (Where and one who are physicians on attached sheet) ALASKA <input type="checkbox"/> Hospital <input type="checkbox"/> Outpatient <input type="checkbox"/> Other <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Other (Specify) Nakwasa Bay					
9a. FACILITY NAME (If not institution, give street and number) N57 14.979 / W135 29.38, Nakwasa Bay		9b. CITY, TOWN, OR LOCATION OF DEATH Sitka					
10. MARITAL STATUS <input checked="" type="checkbox"/> NEVER MARRIED <input checked="" type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED <input type="checkbox"/> UNKNOWN		11. SURVIVING SPOUSE (If wife, give maiden name) Jill Pyle					
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) Fisherman		12b. KIND OF BUSINESS/INDUSTRY Commercial Fishing		13. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN			
14a. RESIDENCE - STATE Alaska		14b. CITY, TOWN, OR LOCATION Sitka		14c. STREET AND NUMBER P.O. Box 691			
14d. INSIDE CITY LIMITS OR SETTLED COMMUNITY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		14e. ZIP CODE 99835		14f. WAS DECEDENT OF HISPANIC ORIGIN? (Specify if so or Yes - if Yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Specify		14g. RACE - (Specify, Black, Alaska Native, White, etc.) White	
15. FATHER'S NAME (Print, Middle, Last) Franklin Charles Blades		15. MOTHER'S NAME (Print, Middle, Last) Ruth Baucher					
16. INFORMANT'S NAME (Print, Middle, Last) Jill Blades		16a. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) P.O. Box 691 Sitka, AK. 99835		16b. RELATIONSHIP TO DECEDENT Wife			
17a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		17b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Alaskan Memorial Crematory		17c. LOCATION - City, Town, State Juneau, AK.			
18. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH		18a. NAME AND ADDRESS OF FACILITY Previtt F.H. Box 1001 Sitka, AK.					
19. TIME OF DEATH 1158		20. DATE PROMOUNCED DEAD (Month, Day, Year) October 2, 2007		21. WAS CASE REFERRED TO MEDICAL EXAMINER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
22. PART I. State the disease, injury, or complication that caused the death. Do not enter the cause of death, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. DROWNING SCUBA DIVING INCIDENT		23. IMMEDIATE CAUSE (First disease or condition resulting in death) DUE TO (OR AS A CONSEQUENCE OF) DUE TO (OR AS A CONSEQUENCE OF) DUE TO (OR AS A CONSEQUENCE OF)					
24. PART II. OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause given in Part I.		25a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		25b. Was an autopsy performed for the purpose of determining cause of death? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
26a. CERTIFIER (Check only one) <input type="checkbox"/> CLINICIAN AND PHYSICIAN (Physician certifying cause of death when another official has pronounced death and completed item 27) <input type="checkbox"/> FORENSIC AND CERTIFIED PHYSICIAN (Physician both pronouncing and certifying in cause of death) <input checked="" type="checkbox"/> MEDICAL EXAMINER On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.		26b. SIGNATURE AND TITLE OF CERTIFIER OF CAUSE OF DEATH Phillips, MD					
26c. NAME AND ADDRESS OF CERTIFIER WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type/Print name of certifier) Phoebe G. Phillips, M.D., Chief Medical Examiner 4300 South Bronckhorst Parkway, Anchorage AK 99507		26d. LICENSE NUMBER 1349					
27. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		27a. DATE OF INJURY (Month, Day, Year) October 2, 2007					
27b. TIME OF INJURY 1101 Hrs.		27c. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		27d. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury) SCUBA DIVING			
27e. PLACE OF INJURY - At home, school, workplace, office, etc. (Specify) BAY		27f. LOCATION (Street and Number or Rural Route Number, City or Town, State) N57 14.979 / W135 29.38, NAKWASINA BAY, SITKA, AK					

001225-101

ORIGINAL - STATE COPY

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE IN THE BUREAU OF VITAL STATISTICS, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, JUNEAU, ALASKA.

DATE ISSUED OCT 18 2007

Phillip L. Mitchell  
STATE REGISTRAR

3 of 3  
2008 - 000993 - 0



## Samantha Pierson

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**From:** Samantha Pierson  
**Sent:** Monday, October 09, 2017 2:45 PM  
**To:** 'Travis Vaughan'  
**Subject:** RE: Middle Island Lots 3,4,5 : Conditional Use Application

Thanks, Travis!

*Sam*

**From:** Travis Vaughan [mailto:travis@livingsitka.com]  
**Sent:** Monday, October 09, 2017 2:32 PM  
**To:** Samantha Pierson <samantha.pierson@cityofsitka.org>  
**Subject:** RE: Middle Island Lots 3,4,5 : Conditional Use Application

Samantha, I found the documentation of construction for the sewer from DEC. See attached. Regardless, we intend to have the sewer system evaluated by a DEC engineer.

Sincerely,

Travis Vaughan  
Owner/Broker  
RE/MAX Baranof Realty  
[www.livingsitka.com](http://www.livingsitka.com)  
O: 907-747-5636  
F: 907-747-8128

**From:** Samantha Pierson [mailto:samantha.pierson@cityofsitka.org]  
**Sent:** Friday, October 6, 2017 10:52 AM  
**To:** Travis Vaughan <travis@livingsitka.com>  
**Cc:** Michael Scarcelli <michael.scarcelli@cityofsitka.org>  
**Subject:** RE: Middle Island Lots 3,4,5 : Conditional Use Application

Travis,

Thanks for this information. We will put the item on the agenda but we still need additional information. Please forward the Corps permit as soon as you get it. Please also reach out to DNR to get written confirmation of any state dock permit and tideland lease.

*Sam*

**From:** Travis Vaughan [mailto:travis@livingsitka.com]  
**Sent:** Friday, October 06, 2017 10:13 AM  
**To:** Samantha Pierson <samantha.pierson@cityofsitka.org>  
**Cc:** Michael Scarcelli <michael.scarcelli@cityofsitka.org>  
**Subject:** Re: Middle Island Lots 3,4,5 : Conditional Use Application

The generators do not currently produce enough noise inside the shed to be a bother, but we would certainly be happy to sound insulate the shed if it became an issue.



I am assuming the dock permit includes a tidelands lease or other appropriate arrangement, otherwise how could they have it there? If there isn't one then we want to get it of course.

We have not had the septic system inspected by DEC, just a home inspector. As a matter of course, we will have the system inspected by Dan Jones and pumped out. This is standard operating procedure for closing on properties not connected to City utilities. If the system is found to be deficient then we will have to upgrade it. I don't think guest will pay top dollar for an Alaska wilderness adventure that smells like a sewer!

Sent from my iPhone

On Oct 6, 2017, at 10:02 AM, Samantha Pierson <[samantha.pierson@cityofsitka.org](mailto:samantha.pierson@cityofsitka.org)> wrote:

Travis,

I have a few follow-up questions.

1. Are there any plans to mitigate noise from the generators?
2. Is there a DNR tideland lease and permit for the commercial dock?
3. Do the septic and water systems meet DEC standards?

Thanks!

*Sam*

**From:** Travis Vaughan [<mailto:travis@livingsitka.com>]

**Sent:** Friday, October 06, 2017 9:49 AM

**To:** Michael Scarcelli <[michael.scarcelli@cityofsitka.org](mailto:michael.scarcelli@cityofsitka.org)>

**Cc:** Samantha Pierson <[samantha.pierson@cityofsitka.org](mailto:samantha.pierson@cityofsitka.org)>; Mike Coady <[mkcoady@yahoo.com](mailto:mkcoady@yahoo.com)>

**Subject:** RE: Middle Island Lots 3,4,5 : Conditional Use Application

Michael, Samantha,

Thank you very much for your assistance. Please see the updated Narrative attached. This addresses the questions that Samantha brought to our attention. Good questions. I anticipate that there will be others.

From where we stand now, the only thing I see that we are lacking is the dock permit. The Army Core believes that they have found the dock permit and will send it to me next week when person with the file returns to the office. I am assuming the permit will include a sketch of the dock, otherwise I can have one done pretty quickly.

Below are links to all the pictures, the application, and the supporting documentation. What else are we lacking besides the dock permit?

Pictures of the property & dock located [here](#).

All other supporting documentation and the application can be found [here](#).

Sincerely,

Travis Vaughan  
Owner/Broker  
RE/MAX Baranof Realty  
[www.livingsitka.com](http://www.livingsitka.com)

O: 907-747-5636

F: 907-747-8128

**From:** Michael Scarcelli [<mailto:michael.scarcelli@cityofsitka.org>]  
**Sent:** Thursday, October 5, 2017 5:12 PM  
**To:** Travis Vaughan <[travis@livingsitka.com](mailto:travis@livingsitka.com)>  
**Cc:** Samantha Pierson <[samantha.pierson@cityofsitka.org](mailto:samantha.pierson@cityofsitka.org)>  
**Subject:** FW: Middle Island Lots 3,4,5 : Conditional Use Application

Hi Travis,

I wanted to touch base with you. At this time, I think it is unlikely we will get the information we need to deem this application complete. In addition to all of the below information, not only would we need to dock permit, more we would need details of the dock on site plan, pictures, etc.

Give Sam or myself a call on the morning, and let's see if we can work together to get all that we need to deem this complete and get on the October 17<sup>th</sup> agenda.

Thank you,

Michael Scarcelli, J.D.  
Planning and Community Development Director  
100 Lincoln Street, Room 109  
Sitka, AK 99835  
(907) 747-1815  
[michael.scarcelli@cityofsitka.org](mailto:michael.scarcelli@cityofsitka.org)

**From:** Samantha Pierson  
**Sent:** Thursday, October 05, 2017 5:09 PM  
**To:** Michael Scarcelli <[michael.scarcelli@cityofsitka.org](mailto:michael.scarcelli@cityofsitka.org)>  
**Subject:** FW: Middle Island Lots 3,4,5 : Conditional Use Application

**From:** Samantha Pierson [<mailto:samantha.pierson@cityofsitka.org>]  
**Sent:** Wednesday, September 27, 2017 3:34 PM  
**To:** Travis Vaughan <[travis@livingsitka.com](mailto:travis@livingsitka.com)>  
**Cc:** Mike Coady <[mkcoady@yahoo.com](mailto:mkcoady@yahoo.com)>; Michael Scarcelli <[michael.scarcelli@cityofsitka.org](mailto:michael.scarcelli@cityofsitka.org)>  
**Subject:** RE: Middle Island Lots 3,4,5 : Conditional Use Application

Travis,

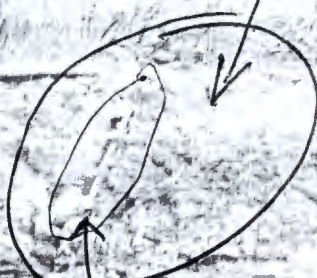
I have conducted a preliminary review of the application. Please see the below requests for additional information and/or edits. We will need the information below before we can deem the application complete and put it on the October 17 agenda. Please let me know if you have any questions.

- We will need to expand the conditional use permit application to include a commercial dock, which is also a conditional use in the Large Island district. Please provide a sketch of the dock facilities to include dimensions and any applicable permits from entities such as DNR and Army Corps of Engineers. Discuss the number and types of boats intended to use this dock.



- Amend the narrative to discuss:
  - The maximum number of clients you intend to house at any time
  - Maximum number of staff to live on-site
  - Number and general description of boats
  - Operational timeline (which months of the year)
  - Existence of utilities (electric, water, sewer, garbage), proper permitting (city and DEC), and capacity to meet lodge's demands
  - Types of intended on-site activities i.e. hiking, sports, fish processing
- Prepare to address concerns raised with prior requested permits for this property
  - Ensure that all proper state and federal permits have been received (Army Corps of Engineers, DNR commercial dock, DNR tideland lease, etc.). It is believed that the property only has state and federal permits for a single-family dock, not commercial.
  - Fish processing and waste
  - Impacts to neighboring properties i.e. noise, trespass and firewood gathering
  - Boat traffic
- Several neighbors spoke out against prior proposed lodge permits for this property. We strongly recommend speaking with neighbors to address any potential concerns.

Sewer  
outfall



End of pipe