



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: CUP 18-02
Proposal: Request for short-term rental at 1929 Dodge Circle
Applicant: Stephanie Brenner & Andrew Stoner
Owner: Stephanie Brenner & Andrew Stoner
Location: 1929 Dodge Circle
Legal: Lot 3 Ocean Heights Subdivision
Zone: Split - R-1 MH single-family, duplex and manufactured home residential district and R-1 single-family and duplex residential district
Size: 18,529 square feet
Parcel ID: 2-4786-003
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Dodge Circle

KEY POINTS AND CONCERNS:

- Rental unit is a 2 bedroom 1 bath unit, downstairs portion of single-family house
- Sufficient parking on-site
- Flag-shaped lot provides access, 3 other properties use this drive via easement
- Proximity to 3 other short-term rentals
- Property is over twice the minimum square footage for the zone
- Short-term rentals offer economic opportunity for homeowners but may impact long-term rental rates
- Renter information guide was included with application
- Burden is on the applicant to prove that the proposal will not negatively impact the neighborhood

RECOMMENDATION:

Staff recommends that the Planning Commission approve the conditional use permit request for a short-term rental at 1929 Dodge Circle.

ATTACHMENTS

Attachment A: Applicant Materials

Attachment B: Staff Materials

Attachment C: Correspondence

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for a year-round short-term rental of a portion of a single-family house at 1929 Dodge Circle. The house was constructed in 1972. The rental unit is located downstairs and toward the rear of the property. The unit has external and internal access. The internal door will be locked when the unit is rented. The rental unit has 2 bedrooms, 1 bath, living room, kitchen, and mud room.

The rental will be professionally managed with policies and procedures in place to manage guests. Policies and procedures were included with the application, addressing such topics as pets, smoking, guest behavior, number of guests, and disturbance policy.

Access to this flag lot is from Dodge Circle. Three other properties use this drive for access via an easement. The easement agreement addresses maintenance and does not explicitly limit the use of a prospective short-term rental.

There are three other short-term rentals in close proximity to this property. 1933 Dodge Circle accesses via the easement on this property. 1948 Dodge Circle is located at the end of Dodge Circle and up an easement. 1960 Halibut Point Road accesses via a private drive from Halibut Point Road.

ANALYSIS

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

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

Applicant reports that this unit was used by her young adult son. The short-term rental will result in an increase in traffic from the current vacant status, but a possible decrease from when the unit had a long-term inhabitant. Generated traffic expected to be similar to other properties on the easement.

b. Amount of noise to be generated and its impacts on surrounding land use: Vacationers may create noise. The rental unit is accessed toward the rear of the property near a vegetative buffer, minimizing potential impacts to neighbors. Applicants report that noise violations will result in eviction if necessary.

¹ § 22.24.010.E

c. Odors to be generated by the use and their impacts: Improperly managed garbage may attract bears. Applicants have stated that garbage may be stored in a locked shed. Storage shall occur in the locked shed or inside the house until 4 am on garbage pick-up day.

d. Hours of operation: Year-round short-term rental.

e. Location along a major or collector street: Access from Dodge Circle.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: No cut-through scenarios. Renters may have difficulty locating the correct driveway, resulting in accidental use of neighboring driveways.

g. Effects on vehicular and pedestrian safety: The drive from Dodge Circle is steep and there are no sidewalks. The owners may consider installing small code-compliant signage to minimize confusion for visiting motorists.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Same as if the unit had a long-term inhabitant.

i. Logic of the internal traffic layout: Applicants report 10 parking spaces, in excess of requirements. A condition of approval requires all parking to be located on-site.

j. Effects of signage on nearby uses: No proposed signage. The applicant may wish to consider small code-compliant signage to help renters find the property.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: A foliage buffer exists to the rear of the property, which is toward the side of the property on which the rental unit windows and doors open.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Conforms to Comprehensive Plan Section 2.2.1 which emphasizes supporting “economic activities which contribute to a stable, long-term, local economic base” by allowing local homeowners to launch a small business and participate in the tourism industry and Section 2.6.2(K), which supports “development of facilities to accommodate visitors” that do not negatively impact surrounding residential neighborhoods, by operating a short-term rental with requirements to mitigate concerns for traffic, odors, and noise.

m. Other criteria that surface through public comments or planning commission review: Bears are problematic in this neighborhood. Rental contract should require that garbage be kept in the rental unit or in a locked shed until 4 am on trash pick-up day.

Short-term rentals may cause the increase of long-term rental rates.

RECOMMENDATION

It is recommended that the Planning Commission approve the conditional use permit application for a short-term rental at 1929 Dodge Circle.

.....

Motions in favor of approval:

1) I move to find that:²

1. ...The granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare *specifically, conditions of approval require responsible garbage management to minimize bear risk;*
 - b. Adversely affect the established character of the surrounding vicinity *specifically, sufficient parking exists on-site; nor*
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located, *specifically, access is developed and managed through an access easement agreement.*
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation, *specifically, conforms to Comprehensive Plan Section 2.2.1 which emphasizes supporting "economic activities which contribute to a stable, long-term, local economic base" by allowing local homeowners to launch a small business and participate in the tourism industry and Section 2.6.2(K), which supports "development of facilities to accommodate visitors" that do not negatively impact surrounding residential neighborhoods, by operating a short-term rental with requirements to mitigate concerns for traffic, odors, and noise.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, *specifically that provision of a detailed rental overview can address potential areas of concern as soon as the tenant arrives to the property, and violations may be grounds for eviction.*

2) I move to approve the conditional use permit application for a short-term rental at 1929 Dodge Circle subject to the attached conditions of approval. The property is also known as Lot 3 Ocean Heights Subdivision. The request is filed by Stephanie Brenner and Andrew Stoner. The owners of record are Stephanie Brenner and Andrew Stoner.

² § 22.30.160.C – Required Findings for Conditional Use Permits

Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation, bed tax remitted, any violations, concerns, and solutions implemented. The report is due within thirty days following the end of the reporting period.
4. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties upon receipt of meritorious complaint or evidence of violation of conditions of approval.
5. 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.
6. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
7. To mitigate against the risk and impact of bears from the short term rental, the property owner shall assure all trash is deposited in trash receptacles that are stored in bear proof areas (whether enclosed garage or other bear proof area) and only placed on street for collection after 4 AM on trash collection day. Should this condition not be followed the CUP shall be revoked.
8. To mitigate against parking and traffic impacts, property owner shall provide detailed parking and traffic rules, and shall ensure all parking for all uses (residential or short-term rental) shall occur off-street, on-site, and further that should on-street parking occur at any time, the conditional use permit shall be revoked.
9. Any signs must comply with Sitka General Code 22.20.090.
10. A detailed rental overview shall be provided to renters detailing directions to the unit, appropriate access, parking, trash management, noise control, and a general admonition to respect the surrounding residential neighborhood.
12. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.
13. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

Attachment A

Applicant Materials



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: WE ARE APPLING FOR A SHORT
TERM RENTAL PERMIT FOR THE DOWNSTAIRS OF OUR
HOUSE.

PROPERTY INFORMATION:

CURRENT ZONING: RI PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): RI PROPOSED LAND USES (if changing): N/A

APPLICANT INFORMATION:

PROPERTY OWNER: STEPHANIE E BRENNER & ANDREW STONER

PROPERTY OWNER ADDRESS: 1929 DODGE CIRCLE

STREET ADDRESS OF PROPERTY: 1929 DODGE CIRCLE

APPLICANT'S NAME: STEPHANIE E BRENNER & ANDREW STONER

MAILING ADDRESS: 1929 DODGE CIRCLE SITKA, AK 99835

EMAIL ADDRESS: STONERS@ICLOUD.COM DAYTIME PHONE: 907-738-1545

PROPERTY LEGAL DESCRIPTION:

TAX ID: 24786003 LOT: 3 BLOCK: _____ TRACT: _____

SUBDIVISION: • ALDERWAY SUBDIVISION US SURVEY: _____

• OCEAN HEIGHTS SUBDIVISION

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

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

For Conditional Use Permit:

- ☒ Parking Plan
- ☒ Interior Layout

For Plat/Subdivision:

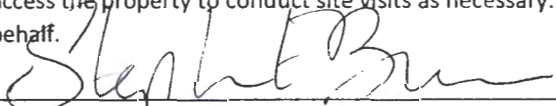
- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

CERTIFICATION:

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



Owner

DEC 14, 2018

Date

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

Applicant (if different than owner)

Date

WE ARE APPLYING FOR A CONDITIONAL
USE PERMIT FOR A YEAR-ROUND
SHORT TERM RENTAL IN THE DOWN
STAIRS OF OUR HOUSE. IT WILL
BE RUN BY CHRISTINE MCGRAW -
SINCE TRAVEL, THERE IS AMPLE PARKING
AND A SHED FOR GARBAGE IF NEEDED.

MANAGEMENT:

The property will be professionally managed by Christine McGraw with Sitka Travel. Policies and procedures will be in place to manage guests with as little impact to the surroundings as possible.

GARBAGE:

Measures will be taken to deter bear attraction. There is a small shed on the property that garbage can be stored and locked in.

PARKING:

There is ample parking on this property for 10 or more vehicles.

SIGNAGE:

There will be no signage.

NOISE:

Noise will be mitigated through eviction if necessary.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE 3/13/95 BY M. McGraw Custom Const. Inc.
OWNER

DATE _____ OWNER _____
DATE _____ OWNER _____
DATE _____ OWNER _____
DATE _____ OWNER _____

NOTARY'S ACKNOWLEDGEMENT

U.S. OF AMERICA
STATE OF ALASKA

CITY AND BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF March 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED McGraw Custom Const. Inc., known to me, and acknowledged to me that he signed the SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Doranne Harmon
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES August 26, 1998

CERTIFICATE STATE OF ALASKA FIRST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, ASSESSOR FOR THE CITY AND BOROUGH OF SITKA, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF SITKA IN THE NAME OF McGraw Custom Construction, Inc. AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 1995 WILL BE DUE ON OR BEFORE AUGUST 31, 1995 DATED THIS 31st DAY OF March 1995

Barry A. Harmon
ASSESSOR, 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. 95-1

DATED 3/31/95 BY Barry A. Harmon AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 3/31/95 BY Barry A. Harmon
V. CHAIRMAN PLATTING BOARD
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

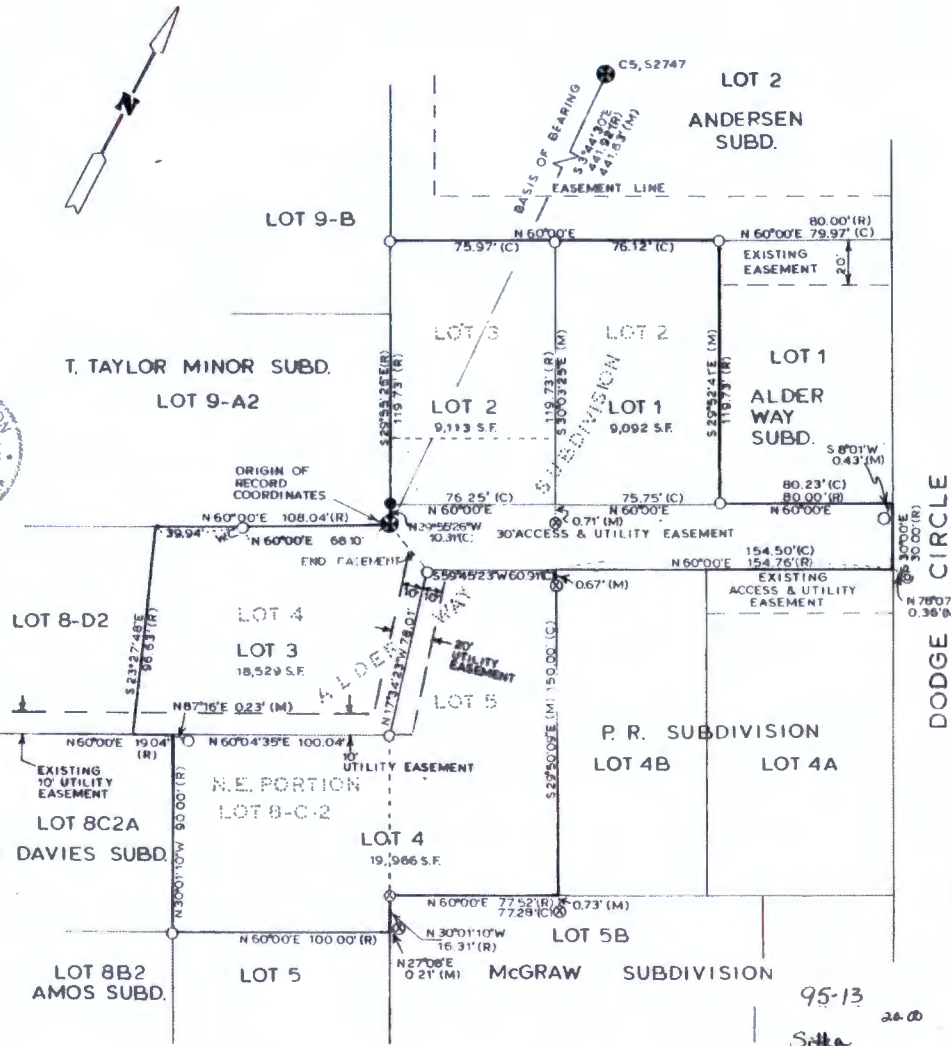
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA ASSEMBLY AS RECORDED IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 3-31-95 BY Barry A. Harmon
CITY AND BOROUGH CLERK

DATE 3-31-95 BY Barry A. Harmon
CITY AND BOROUGH CLERK

WASTEWATER DISPOSAL: THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING.

DATE 3/14/95
DISTRICT MANAGER



VICINITY MAP
SCALE: 1" = 1,000'

- NOTES**
- THE PURPOSE OF THIS PLAT IS TO:
 - 1) Eliminate the 20' easement crossing the north end of Lot 2, Alder Way Subd.
 - 2) Enlarge Lot 3, Alder Way Subd.
 - 3) Reconfigure Lot 4, Alder Way Subd.
 - 4) Eliminate the Access Easement crossing Lot 5, Alder Way Subd.
 - 5) Combine into one lot the north-east portion of Lot 8-C-2 of the John Davies Subd. with Lot 5, Alder Way Subd.
 - The 30' Access & Utility Easement shown as a part of Lot 3, this subdivision, is solely for the use of Lots 1, 2, 3, and 4 of this subdivision.
 - A maintenance agreement for road and utilities is filed in the Sitka Recorder's office in Book _____, Page _____.
 - Several found survey monuments were significantly out of position w.r.t. the Basis of Bearings and other nearby monumented corners. Most plat bearings and distances reflect record (R) or calculated (C) information. Out of position monuments are shown with a measured (M) bearing and/or distance tie from the calculated/record position.
- LEGEND**
- ⊗ G.L.O. BRASS CAP (RECOVERED)
 - ALUM. CAP (RECOVERED) (\$3337)
 - ⊗ REBAR & YELLOW PLASTIC CAP (RECOVERED)
 - ⊗ 2" IRON PIPE (RECOVERED)
 - SECONDARY MONUMENT (SET THIS SURVEY)
 - (R) RECORD DATA
 - (M) MEASURED DATA
 - (C) CALCULATED DATA

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR 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 RECORDS IN THE NAME OF: McGraw Custom Construction, Inc.

(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 31st DAY OF March 1995, AT SITKA, ALASKA.

John P. Sweeney
FINANCE DIRECTOR
CITY AND BOROUGH OF SITKA

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in FEBRUARY 1995 a survey of the herein described lands was conducted under my direct supervision and that this plat is a true and accurate representation of the field notes of said survey, and that all dimensions and other details are correct according to said field notes.

DATE 3/10/95 BY Patrick K. D'Neill
SURVEYOR



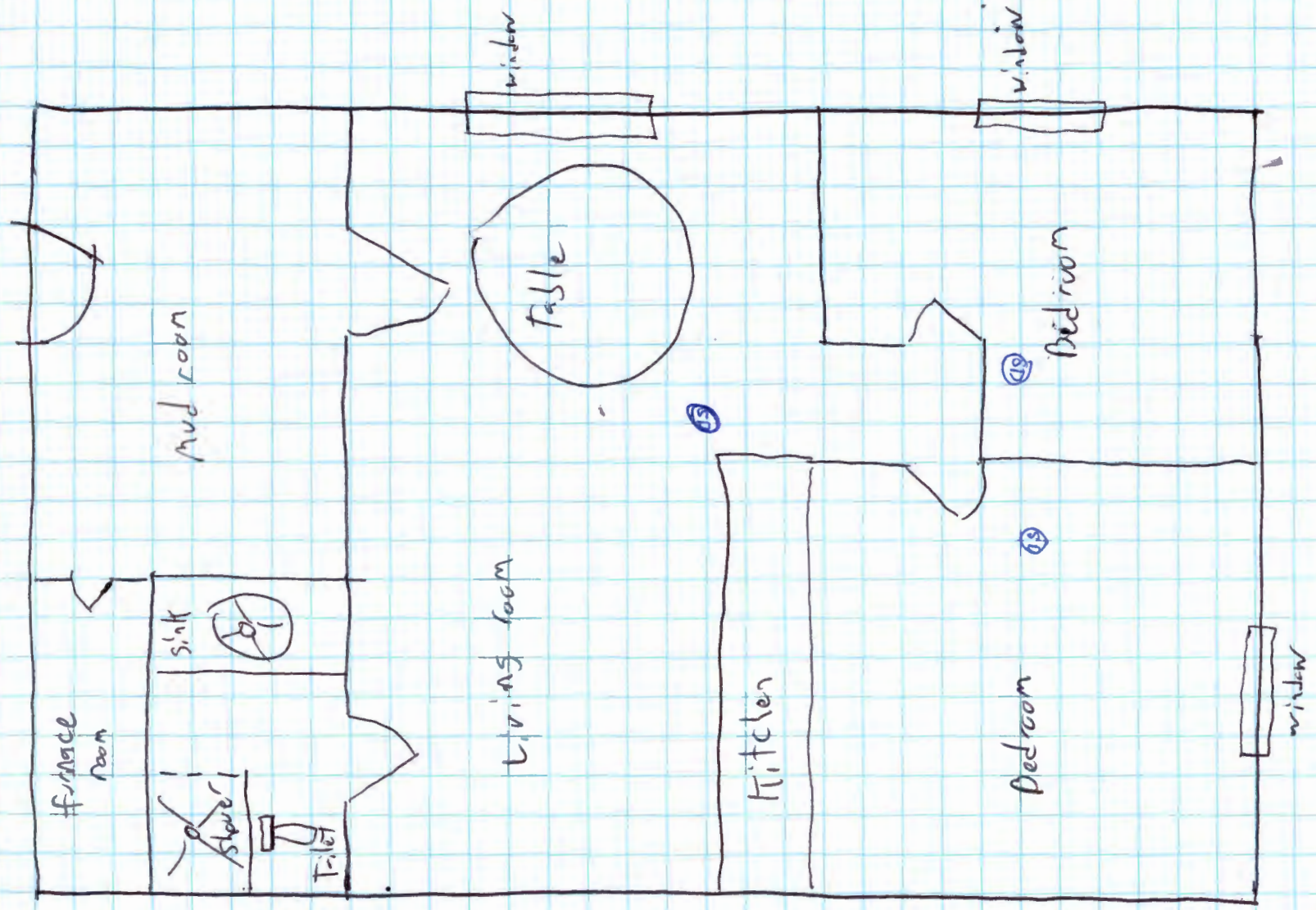
OCEAN HEIGHTS SUBDIVISION

LOTS 2, 3, 4 & 5 OF ALDERWAY SUBD. & N.E. POR. OF LOT 8-C-2 OF JOHN DAVIES SUBD.

CLIENT: CHARLES MCGRAW
BOX 718
SITKA, ALASKA 99835

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS & ENGINEERS
BOX 1848
SITKA, AK. 99835

DATE DECEMBER 8 1994 NAME OF SURVEYOR GREG SCHEFF & ASSO PROJECT NUMBER 23071-05-00
SCALE 1" = 40' DRAWN BY D.P.H.



15' To Pin

parking

45' To line

15' To line

porch

81 x 20

parking

81 x 18

porch

45' To Pin

From: Christine McG  islandpropertyservicesak@gmail.com
Subject: Rental Rules
Date: Jan 25, 2018, 9:42:59 AM
To: stoners@icloud.com

Hi Stephanie,

Here are a few of the main rules I strictly enforce in all rentals. Let me know if you have any questions.

PETS: Pets are allowed only on Select Homes, Only With Prior Approval:
Additional deposit may apply.

SMOKING: WARNING: All Sitka Travel's Vacation Rentals are Non-Smoking Rentals: If you smoke inside, you WILL forfeit your damage deposit, and/or be charged on your credit card for; having all bedding, curtains, carpets and walls washed down and disinfected, as well as a minimum of 2 days ozone treatment to remove odors. Average price to be charged is \$600, but depending of size of home may be more. There are designated smoking areas outside with a butt disposal.

GUEST BEHAVIOR: Guest agrees to leave room/home in the same condition as found and to return keys (if applicable) upon departure. Most rentals have push button security codes. If your rental has a key, failure to return the key will result in a minimum of \$35 fee for replacement.

NUMBER OF GUESTS: The number of Guests shall not exceed the number of Guests on your rental agreement/invoice. People other than those in the Guest party set forth above may not stay overnight in the property without our office, and/or the owner's approval. If more people are found to occupy premises than on the rental agreement, you may be evicted without a refund, or, if allowed to stay, you must agree to pay for the additional people at a rate of \$50 per person, per stay for anyone over 5 years of age. If you exceed the number allowed by the city license, you may be evicted or moved and charged for the higher rental. If evicted, your reservation will not be refunded.

Disturbance Policy: We want all of our guests to have a good time, but keep in mind that our homes are in residential areas and as such, behavior should be considerate. If owner or neighbors are disturbed by your behavior, you may be asked to quieten down, or be asked to leave. If asked to leave due to disturbing behavior, you will not receive a refund. This is a family oriented property. If a house party develops, all vacationers will be asked to leave immediately without refund. This policy will be enforced without exception. Groups renting under false pretenses will be evicted without refund. Over occupancy is considered a **SERIOUS VIOLATION** of this lease. Hosting parties, or subletting are not permitted and are Grounds for Eviction.

Attachment B

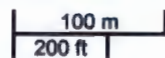
Staff Materials



City & Borough of Sitka, Alaska

Selected Parcel: 1929 Dodge Cir ID: 24786003

Printed 1/25/2018 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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

* = Other Short-Term Rentals

















ROAD MAINTENANCE AGREEMENT

The owners of Lots 1, 2, 3, & 4 of the Ocean Heights Subdivision will share equally in the upkeep and maintenance of the 30' access easement.

The water, sewer, and electrical are all full responsibility of each of the lot owners.

All work done by any lot owner in the easement area will require the responsible party to put the driveway back to original condition.

Owner: Lots 1, 2, 3, & 4 Ocean Heights Subdivision

C. McAn Pres. 4-5-95
McGraw's Custom Construction, Inc.

Subscribed to and sworn before me this 5th day of April, 1995.

Gail E. Roderick
Gail E. Roderick, Notary for Alaska
Commission expires 7-1-95



95-638

15.00	
Sitka	REC. DIST.
DATE 4-6	1995
TIME 2:15	P.M.
Acquired By SC's B	
Address	

Retained to: C/O Sitka
Business Office
100 Lindbergh St
Sitka AK 99835

Check McAn
1915 Dodge Circle
City 99835

Attachment C

Correspondence