

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: Nator	al Resour	extractions	
of minin	a suport	facilities	. Rock crusher	
Londers + Total Scales excavators +				
PROPERTY INFORMATION:				
CURRENT ZONING: MUST	proposed zoni	NG (if applicable): N		
•	PROPO!	•		
APPLICANT INFORMAT	ION:			
PROPERTY OWNER: ROE	ER SUDNIKO	DVICH		
PROPERTY OWNER ADDRESS:	2407 H.P.R. S	Sitka, AK		
STREET ADDRESS OF PROPERTY: 4670 H.P.R. HPR LOT 61A-1				
APPLICANT'S NAME: ROBER SUDNIKOVICH				
MAILING ADDRESS: PO	Box 6163 Si4K	a AK 49835	7 720 717	
EMAIL ADDRESS: 1 Suds 99@hotmail. DAYTIME PHONE: 407-738-3021				
	(0)			
PROPERTY LEGAL DESC	RIPTION:			
	LOT: 61A-1	BLOCK: PIA	_TRACT: M-176	
SUBDIVISION: NA		US SURVEY: US 36	70 1A plat#192722	
vertible to the		(crewy		
COMPLETED APPLICATION	O-FIGE 0	SITE PLAN		
NARRATIVE		CURRENT PLAT		
FEE		PARKING PLAN		

REQUIRED INFORMATION	
Lor All Applications	
▼ completed General Application form	
Supplemental Application (Various COR, Plat., orang Arce (In Co.))	
Site Plan showing all evertup and proposed structures with itseries were as	Hochart .
Hoer Plan for all tracture, and showing use of these tractors. NA	
Gropp of the diglind in prinching deconnection at Alaska Priciades' addition	Website)
Copy of current plat (find in purchase documents or at Alaska Recorded's	
Viste photo: showing all angles of structures, property lines, street access, or printed in color on 8.5% 11" paper.	and parking entailed to
Proof of thing fee payment	
For Marijuana Enterprise Conditional Use Permits Only:	
AMico Application	
For Short Term Rentals and B&Bs:	
Renter Informational Handout (directions to rental, garbage instructions	s, etc.}
CERTIFICATION:	
Thereby or fully that I am the owner of the property described above and that I depend to obe and hereby state that all of the above statements are true. I certify the best of my knowledge, belief, and professional ability. I acknowledge that parover costs associated with the processing of this application, and does not ensurantice will be mailed to neighboring property owners and published in the Daily Planning Commission meeting is required for the application to be considered to access the property to conduct site visits as necessary. Lauthorize the applicant behalf. Control Conduct Conduc	y that this application meets SCG requirements to syment of the review fee is non-refundable. Is to are approval of the request. I understand that but Sitka Sentinei. I understand that attendance at the properties of the request of
true. Ecertify that this application meets SCG requirements to the best of my kracknowledge that payment of the review fee is non-refundable, is to cover costand does not ensure approval of the request.	nowledge, belief, and professional ability.
Trays Excavation, uc., 1 my Dayne	4-23-18
Applicant (If different than owner)	Date

Date Submitted

Project Address

Last Name

REQUIRED SUPPLEMENTAL INFORMATION: For Conditional Use Permit: For All Applications: Completed application form Parking Plan Narrative (Descript) Interior Layout Site Plan showing all existing and proposed For Plat/Subdivision: structures with dimensions and location of utilities Three (3) copies of concept plat Proof of filing fee payment Plat Certificate from a title company Proof of ownership Topographic information Copy of current plat Proof of Flagging If Pertinent to Application: Landscape Plan Drainage and Utility Plan **CERTIFICATION:** I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf. Owner Date

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.

Date

Applicant (If different than owner)

Troy's Excavation P.O. Box 1541 Sitka, AK 99835

(907) 747-6720

April 23, 2018

Michael Scarcelli City of Sitka 100 Lincoln St. Sitka, AK 99835

Re: Rock Screening Proposal

Michael,

Per requested, here are the details in regards to the proposed rock screening at the S&S Rock Quarry;

- Working hours for screening operations will be Monday-Saturday 7:00 am 5:00 pm.
- Screening rock will take place this spring of 2018 and continue through to fall2018.
- Types of rock to be screened: D-1 gravel, 1-1/2-2" drain rock, and 6" rock.
- Approximate quantity of existing rock for screening will 2,000-3,000 CY of D-1.
- Equipment to be used in screening rock: Hitachi ZX130 Excavator, 3 CY loader, 5 Cy loader, Power Screen to be provided by Secon Southeast Alaska.

Thank you.

Best Regards,

Troy Bayne
Troy's Excavation, LLC



P.O. Box 18 Sitka, Alaska (907) 747 8514 Fax (907) 747 8518 P.O. Box 32159 Juneau, Alaska 99801 (907) 780-5145 Fax (907) 780-5896 P.O. Box 7035 Ketchikan, Alaska 99901 (907) 225-6491 Fax (907) 225-6492

March 30, 2018

Mr. Troy Bayne Troy's Excavation P.O. Box 1541 Sitka, Alaska 99835

Re: Roger Sudnikovich Property 4670 HPR

Mr. Bayne,

Per your request, this letter is to clarify SECON's scope of work to be performed upon the execution of a land use agreement. It is SECON's intent after the aforementioned agreement to;

- Drill & Shoot to level 2 existing lots
- Mobilize a crusher to process shot rock material to a usable product (i.e. D-1, C-1, etc.)
- Stock pile and store processed material for future use on other projects as needed in Sitka

Working hours will be a normal 10hr shift beginning 0700 to 1700, Monday – Saturday excluding Holidays.

SECON's crushers and plants are all permitted with Alaska DEC for both air quality and storm water, these are active permits assigned to each particular plant and are activated 10 days prior to production of any materials.

The operations mentioned above are something that SECON has performed numerous times throughout Southeast Alaska. The crews that perform the work are all MSHA certified and have an excellent safety record.

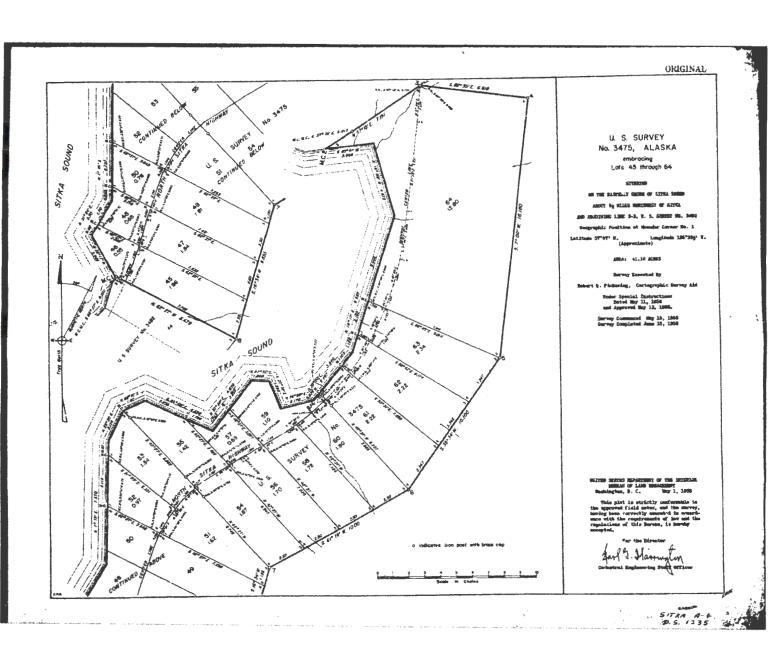
Please feel free to call if you have any questions regarding this.

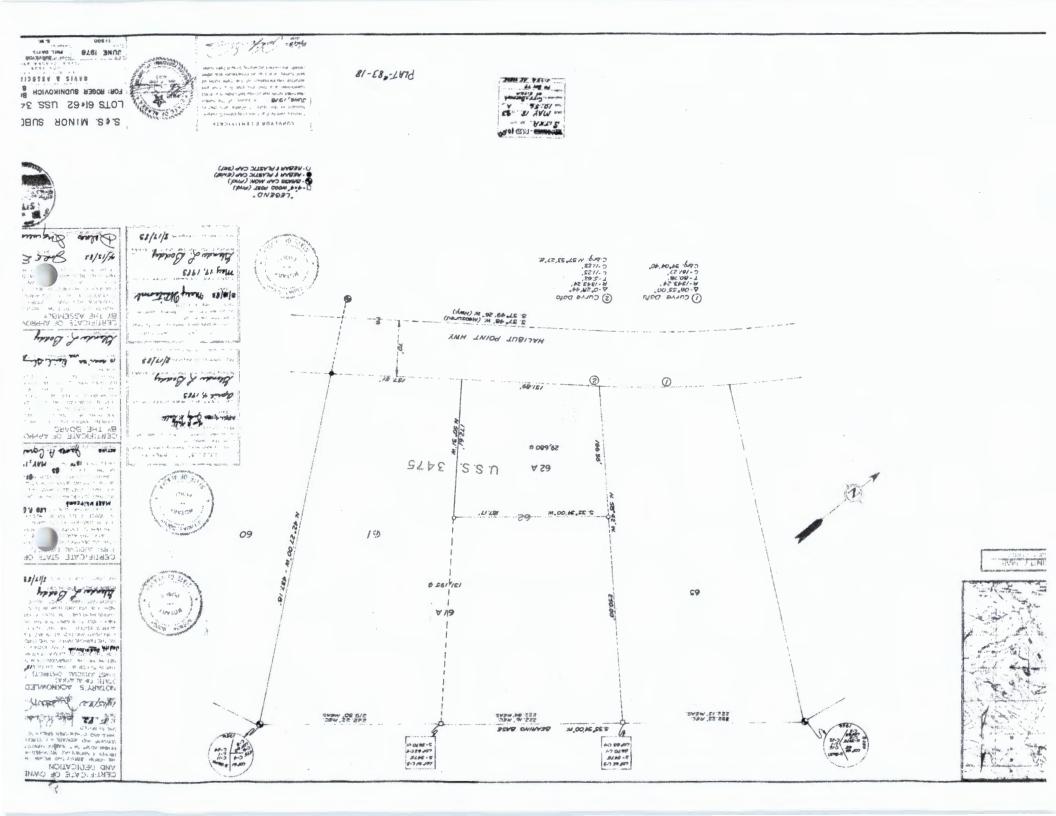
Sincerely,

Ralph Vigilante Project Manager

Sol

SECON







Quit Claim Deed

THE CRANTOR CITY AND BOROUGH OF SITKA, a Municipal Corporation, 304 LAKE STREET, SITKA, ALASKA 99835 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) & OTHER GOOD & VALUABLE CONSIDERATION

conveys and quit claims to ROGER SUDNIKOVICH AND JUDITH SUDNIKOVICH, HUSBAND AND WIFE,

whose address is P.O. BOX 1260, SITKA, ALASKA 99835

the following described real estate, situated in the

Recording District,

State of Alaska including any interest therein which grantor may hereafter acquire:

BELLIO L. BY SC APTIMESS SITKS

LOT ONE-A (1-A) U.S. SURVEY 3670 SUBDIVISION, A SUBDIVISION OF A PORTION OF LOT 1, U.S. SURVEY 3670, ACCORDING TO THE PLAT THEREOF FILED OCTOBER 28, 1992 AS PLAT NO. 92-22. SITKA RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

THE PROPERTY TITLE MAY BE CLOUDED BY THE MENTAL HEALTH TRUST LAWSUIT. ANY BUYER SHALL HOLD THE MUNICIPALITY HARMLESS FROM ANY CLAIMS BY THE TRUST.

IN WITNESS WHEREOF, said corporation has cau its corporate seal to be hereunto affixed this	By GARY L. PAXTON/ADMINSTRATOR
•	Ву
STATE OF ALASKA,	ADDUCTION OF THE PROPERTY OF T
Judicial District 3ss.	
to me known to be the the corporation that executed the foregoing instrument voluntary attended of said corporation, for the use	ommissioned and sworn, personally appeared GARY L. PAXTON XXXIIIIII ALASKA, a Municipal Corporation ont, and acknowledged the said instrument to be the free and tess and purposes therein mentioned, and on oath stated that timent and that the seal affixed is the corporate seal of said
This Space Reserved for Recorders Use 9 2-1 6.45 1500	AFJER RECORDING MAIL TO: Sudnikevile Boy 1360 Licke, Ok. 99835
RECORDED-EILEB SITKA REC. DISTRICT	Filed for Record at Request of:
Moy 9 S at AN '92	

THIS SPACE RESERVED FOR RECORDERS USE

---- WING ADONCY 9097 Glacier Highway Juneau, Alaska 99801 (907) 789-1671 FAX 789-2375

Filed for Record at Request of and Return to:

Nama:

Roger Sudnikovich and Judith Sudnikovich

Address:

Box 1171

City, State, Zip

Sitka, AK 99835

STATUTORY WARRANTY DEED

Jack S. Allen and Tracy S. Allen, tenants in common of 5318 Halibut Point Road, Sitka, Alaska 99835

for and in consideration of TEN DOLLARS and other valuable consideration

in hand paid, conveys and warrants to GRANTEE Roger Sudnikovich and Judith Sudnikovich, tenants by the entirety

the following described real estate, situated in the Juneau Recording District, First Judicial District, State of Alaska:

SUBJECT HOWEVER, to any easements, reservations, coverants, conditions, restrictions, plat notations, patent reservations, exceptions, right-of-way and agreements of record.

Dated September 15, 1996

State of Alaska

33.

First Judicial District

On this day personally appeared before me, Jack S. Allen and Tracy S. Allen to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal hereto affines the day and year first above written.

STATE OF ALASKA NOTARY PUBLIC JUDITH A. BROWN

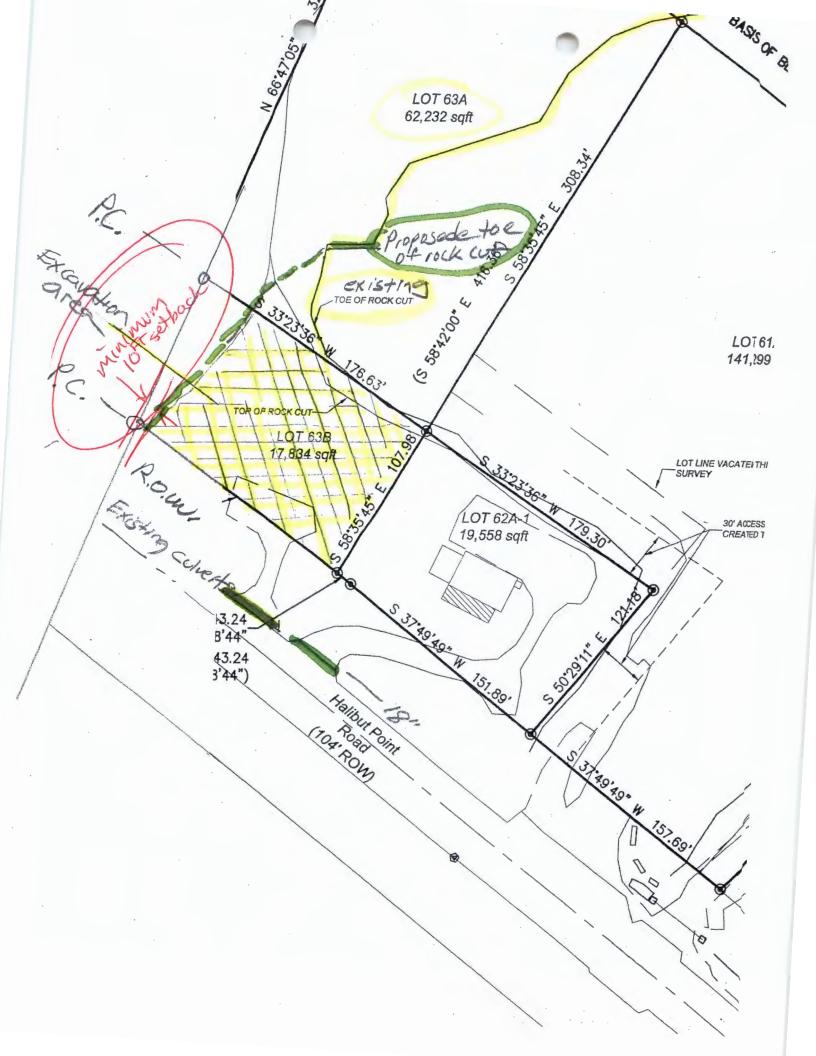
My Commission Expires: 5 1263

My 2: MISSION EARTHES - 5/12

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT (PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW)

PLEASE VISIT <u>WWW.CITYOFSITKA.COM</u> FOR MORE INFORMATION. PERMIT NO. <u>17174-G</u>
APPLICATION INFORMATION: PLEASE FILL OUT ALL THAT APPLY.
OWNER ROBER SUDNIKOVICH PHONE NUMBER 907-738-3027
PROJECT ADDRESS LOT 63B HPR MAILING ADDRESS 2407 H.P.R. SIYKG, AK
CON PLUMBING ELECTRICAL
PROJ CON A RICAL I PLUMBING I DEMOLITION AGRADING
TOTA PROJECT VALUE \$ 40000 CD
WHE 11d lem. BLE FOR THE FOLLOWING ITEMS:
LVERT PERMIT
STRUCTION ON TIDELANDS OR WETLANDS
Y PERMIT
STRUCTION ON TIDELANDS OR WETLANDS STRUCTION ON TIDELANDS OR WETLANDS SPOSAL PERMIT Y PERMIT G PERMIT APPLICATION (ONE SET WILLIAGE RETURNED WITH DURATION OF PROJECT) OR TO CONCEALMENT. THE BUILDING CODE RETURNED A NOTICE PRIOR TO ALL INSPECTIONS.
OR TO CONCEALMENT. THE BUILDING CODE RECOLDES A
NOTICE PRIOR TO ALL INSPECTIONS.
Excavate approx. 10,000 cy of burden and wock from lot 63B in order to access lot 63A
from lot 62B in order 1 to access 10+ 63A
A VEDERAL A GUNONU EDGE TUAT I MANE DE AD THIS ARRIVATION, STATE THE ADOVE IS CORDECT. AND A CREE TO
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS, AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.
Troy Bayne Troy Carpe 7/26/17
APPLICANT'S NAME (PRINTED) APPLICANT'S SIGNAZURE DATE
ZONING COCUPANCY U FLOOD ZONE NA PROPERTY TAX ID NO.
PLANNING MS PUBLIC WORKS (W/WW) ELECTRIC ADMINISTRATOR
COMMENTS:
Ushall comply with all sitks general code, including hit not liaited to
title 22. 3 "No industrial use shall be of a nature which is
portions of injurious to nearly properties by reason of smole emission of
dust refuse at matter, odor, gases times, noise, vibration of similar consider," 565 22.16.015-6 Ltable, role 3). (See Attached NotPATONED FOR GRADING
SGS 22.16.015-6 Ctable note 3). (See AHAched NotePATONED FOR GRADING
Please call for inspection (12) 9/27/17
ORIGINAL-BUILDING OFFICIAL COPIES-CUSTOMER, UTILITY CLERK, ASSESSOR.

- 1. Shall Comply with all Sitka General Code including but not limited to Title 22;
- 2. Grading activity shall not rise to a level that is a conditional or prohibited use under Title 22.
- 3. No industrial uses shall be of nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions." (SGC 22.16.015-6, table, note 3).





NORTH WEST EN ATION Apox. North T5A. = propertyconverto Trees stumps to Buider X X Rock Remova Area April 2500 VIS Lot #2 Lot # 3 conner existing toe of slope ·0+ # A ECEIVE SEP 22 2017

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT (PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW)

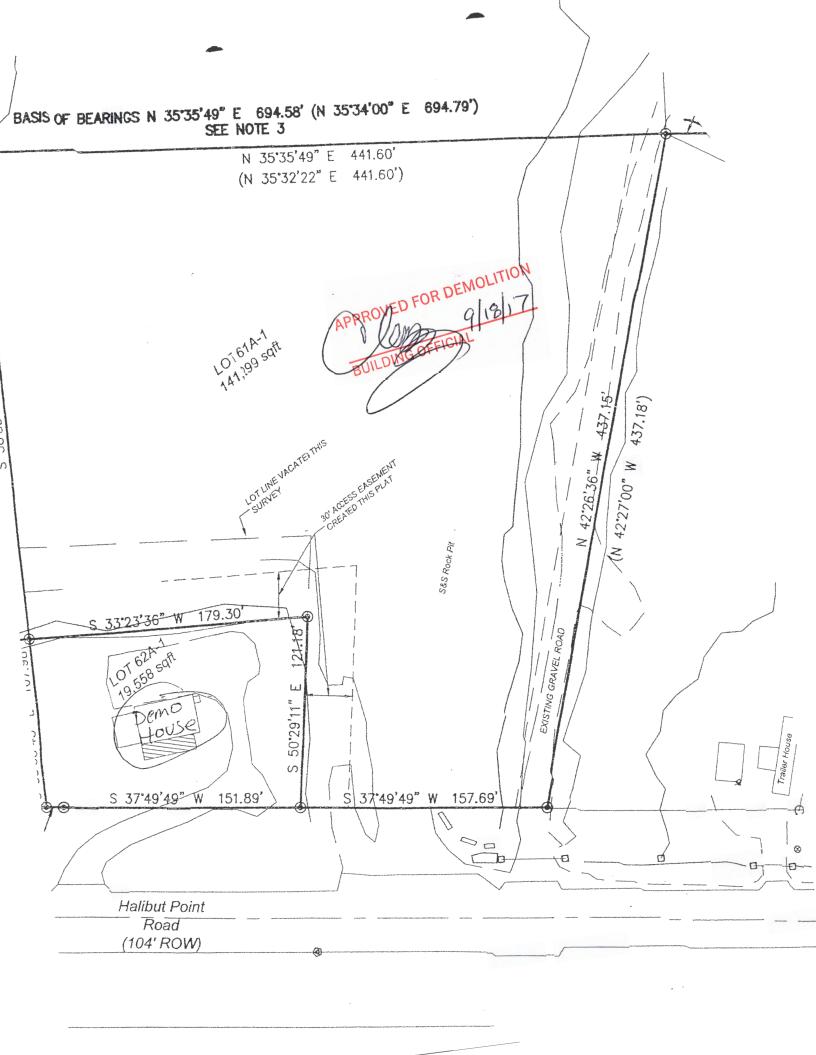
PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION. PERMIT NO
APPLICATION INFORMATION: PLEASE FILL OUT ALL THAT APPLY. (Troy 738-1720)
OWNER Roger Sudnikovich PHONE NUMBER 907-738-3027
PROJECT ADDRESS 4670 HPR LOT 62A-1 MAILING ADDRESS BOX 6163 SHKA AK
CONTRACTORS: GENERAL PLUMBING ELECTRICAL
PROJECT TO INCLUDE: DEBUILDING DELECTRICAL DELECTRICAL DELECTRICAL DEMOLITION GRADING
TOTAL SQUARE FOOTAGE PROJECT VALUE \$ 10000
WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS: CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT AS BUILT SURVEY PRIOR TO FRAMING CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT 2 SETS OF PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION (ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)
IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING CODE REQUIRES A
MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS. PROJECT DESCRIPTION: Dame (1997)
PROJECT DESCRIPTION: Demo house on lot 62A-1
Non burables -rooking insalation sheet rock
burnables will be burnt on site
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO
COMPLY WITH ALL STATE LAWS, AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.
APPLICANT'S NAME (PRINTED) APPLICANT'S SIGNATURE DATE
ZONING OCCUPANCY
See Attached Notes.
APPROVED FOR DEMOLITION
9/13/17
BUILDING OFFICIAL

BULDING DEPARTMENT TEES

Building/Plan Review/Service Connection		
NAME: Koge Suduikou	Trous Exc	
ADDRESS: 4670 + 1 PR LOT 62A-1 DATE: 1 1917		
PHONE: 738 - 1720 / 738 - 3027 BUILDING OFFICIAL:		
Troy Rec	4	
DESCRIPTION	ACCOUNT NO.	AMOUNT
Building Permit Fee	100-300-320-3201-001 MG	\$ 25
Plan Review Fee	100-300-320-3201-001 MG	\$
Water Service Connection Charge	210-300-350-3501-001	\$
Sewer Service Connection Charge	220-300-350-3501-001	\$
Comments:	SUSTOTAL	# 25

DATE PAID: PAYMENT TYPE:

Sales Tax @



- 1. Shall Comply with all Sitka General Code including but not limited to Title 22;
- 2. Grading activity shall not rise to a level that is a conditional or prohibited use under Title 22.
- 3. No industrial uses shall be of nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions." (SGC 22.16.015-6, table, note 3).

APPROVED FOR DEMOLITION
BUILDING OFFICIAL
BUILDING OFFICIAL

JOHN ROGER SUDNIKOVICH JUDITH SUDNIKOVICH	2133 92-379/1241(9)
PO BOX 6163 SITKA, AK 99835	7/24/17 Date
Pay to the Mays Excavation One handre of thirty this of 1910 WELLS FARGO BANK, N.A.	S 132.00
Shield For Syludia Planti 1:124103799: 9319247236# 2133	SAP

CITY AND BOROUGH OF SITKA, ALASKA

INSPECTION RECORD CARD FOR DEMOLITION PROJECT

Work requiring a demolition permit shall not be commenced until the permit holder or his agent shall have posted, if practical, this inspection record card in a conspicuous place on or near the

Location 4670 HPR Lot 62A-1

Name Roger Sudnikonoh

FINAL SITE GRADING and CLEANUP

Inspection Date

premises.

•			
	ontracto	or is responsible for contacti	ng the appropriate Department for the required
1.	Contractor is responsible for PEDESTRIAN SAFETY PRIOR TO WORK per IBC Chapter 33 FOR DEMOLI		
2.	UTIL a.	ITIES TERMINATION: Electrical	BUILDING OFFICIAL
	1	Inspection Date	Electric Dept Representative 747-1884
	b. c. d.	Sanitary Sewer Water Stormwater	
		Inspection Date	Building Official or Water 966-2538 Wastewater 747-4060 Department Representative

Building Official Chris 747-1837

Pat 747-1832