



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

RECEIVED JAN 04 2019

- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

☐

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: SAFV would like to use the house at 1421 Halibut Point Road as a temporary shelter for victims of domestic violence while its shelter is being renovated and expanded. The expected period of occupancy would be from February to December of 2019.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): R1
CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): Quasi Institutional

APPLICANT INFORMATION:

PROPERTY OWNER: David Levesque
PROPERTY OWNER ADDRESS: 1419 Halibut Point Road
STREET ADDRESS OF PROPERTY: 1421 Halibut Point Road
APPLICANT'S NAME: Sitkan's Against Family Violence
MAILING ADDRESS: PO Box 6136, Sitka AK 99835
EMAIL ADDRESS: mmahoney@safv.org DAYTIME PHONE: 907 747-3370

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1576400 LOT: 1B BLOCK: _____ TRACT: _____
SUBDIVISION: Turner Subdivision US SURVEY: 500

Mahoney 12/26/18 1421 Halibut Road
Last Name Date Submitted Project Address

REQUIRED INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☒ Proof of filing fee payment

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

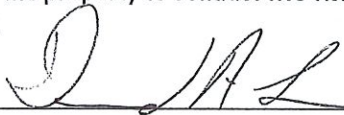
For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

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

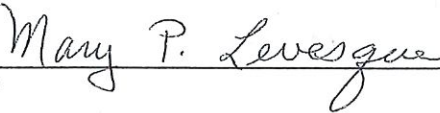
Owner



Date

12-26-2018

Owner



Date

12/26/18

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

12/24/18

Mahoney

12/26/18

1421 Halibut Point Road

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR

☐

MARIJUANA ENTERPRISE

☐

SHORT-TERM RENTAL OR BED AND BREAKFAST

☒

OTHER: Quasi Institutional Use in Residential

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) *(Please address each item in regard to your proposal)*

- **Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**
Traffic will consist of one staff vehicle and three to four resident vehicles. The impact on nearby homes will be similar to the existing residential use of the property.
- **Amount of noise to be generated and its impacts on surrounding land use:**
Noise will be similar to existing residential use of the property. Presence of staff 24 hours a day will ensure quiet operation.
- **Odors to be generated by the use and their impacts:** Only odors typical of residential use will be generated.
- **Hours of operation:** 24 hours a day, seven days a week.
- **Location along a major or collector street:** The property is located on Halibut Point Road.
- **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** The property is directly accessible through an easement from Halibut Point Road, through property owned and occupied by the owner of this property.
- **Effects on vehicular and pedestrian safety:** There should be no difference in the effects of this use from that of the current residential use.

Mahoney

12/26/18

1421 Halibut Point Road

Last Name

Date Submitted

Project Address

- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** _____
There is excellent accessibility from Halibut Point Road for emergency calls.

There is sufficient room for vehicles to park and then turn
- **Logic of the internal traffic layout:** _____
around before exiting the property.

There will be no signage.
- **Effects of signage on nearby uses:** _____

There are
- **Presence of existing or proposed buffers on the site or immediately adjacent the site:** _____
no buffers existing or proposed.

- **Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN):** _____
Supports the Comprehensive Plan section on Housing (H1.2i) because it provides housing for a

at risk population.

- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.):** TBD

REQUIRED FINDINGS (SGC 22.30.160(C):

1. ...The granting of the proposed conditional use permit will not:

a. Be detrimental to the public health, safety, and general welfare because _____
It provides for the health and safety of victims of domestic violence.
_____;

b. Adversely affect the established character of the surrounding vicinity, because _____
It is essentially a residential use in a residential neighborhood.
_____;

c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon
_____ there will be no changes to the property from
which the proposed use is to be located, because, _____
its current residential use.
_____;

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,


_____ Housing 1.2i _____ Create housing for the
conforms to Comprehensive Plan Section _____ which states _____
homeless through public-private partnerships.

_____ will provide temporary housing for victims of domestic violence who may
because the proposal _____
otherwise be homeless.
_____;

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

_____ SAFV will have full time staff on the premises and the owner of the property
enforced, because _____
lives in the adjacent house.
_____.

ANY ADDITIONAL COMMENTS _____



Applicant

12/24/18

Date

Mahoney	12/26/18	1421 Halibut Point Road
_____ Last Name	_____ Date Submitted	_____ Project Address



AFTER RECORDING, RETURN TO:

David A. Levesque
Mary P. Levesque
1419 Halibut Point Road
Sitka, AK 99835

AETIA55407

WARRANTY DEED
A.S. 34.15.030

The Grantors, **SHANE SNYDER and SUSAN SNYDER, husband and wife**, whose address is 1421 Halibut Point Road, Sitka, AK 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant to **DAVID A. LEVESQUE and MARY P. LEVESQUE, husband and wife, as tenants by the entirety with full right of survivorship**, Grantees, whose mailing address is 1419 Halibut Point Road, Sitka, AK 99835, the following-described real estate:

Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision and a portion of vacated Neva Street approved by the City and Borough Assembly of Sitka on September 29, 1976 and more particularly described as follows:

Beginning at the Southeasterly Corner of Lot 1 of said Hager Subdivision thence North 34 degrees 36' East, 69.43 feet; thence North 56 degrees 35' 40" West, 95.66 feet; thence South 33 degrees 37' West, 67.97 feet; thence South 54 degrees 12' East, 34.50 feet; thence South 56 degrees 35' 40" East, 60.00 feet to the true point of beginning, 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.

WARRANTY DEED
A4350\6061\Warranty Deed

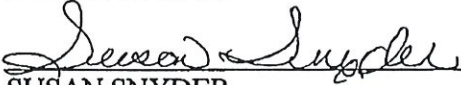
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DATED this 1 day of May, 2018.

GRANTORS:



SHANE SNYDER

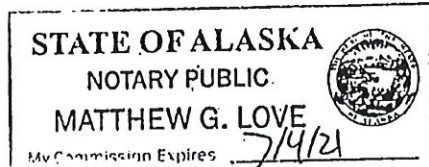



SUSAN SNYDER

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this May 1, 2018, by **SHANE SNYDER** and **SUSAN SNYDER**.

WITNESS my hand and official seal on the day and year in this certificate first above written.





Notary Public in and for Alaska
My Commission Expires: 7/4/21

WARRANTY DEED
A4350\6061\Warranty Deed

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Parcel ID: 1-4711-000
CITY & BOROUGH OF SITKA
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-4935-000
ALBRECHT KIRK W.
ALBRECHT SHELBY J.
PO Box 1853
Sitka AK 99835-1853

Parcel ID: 1-4940-001
SHINN LARRY P.
PO Box 772
Sitka AK 99835-0772

Parcel ID: 1-4940-002
SHINN LARRY P.
PO Box 772
Sitka AK 99835-0772

Parcel ID: 1-4940-004
VIDAD JOSELITO
VIDAD VALININA
1416 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5725-000
CALDWELL TRUST, BEVERLY &
JOSEPH
1503 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5730-000
CAYWOOD JACKIE M.
104 Lincoln St
Sitka AK 99835

Parcel ID: 1-5763-000
LEVESQUE DAVID A.
LEVESQUE MARYANN P.
1419 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5764-000
LEVESQUE DAVID A
LEVESQUE MARY P
1419 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5765-000
BINKIE SHERRY K.
PO Box 542
Sitka AK 99835-50542

Parcel ID: 1-5767-000
VASTOLA DAVID J.
VASTOLA CHERYL L.
1415 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5769-000
JOHNSON MOSES P.
JOHNSON BETSY L.
1413 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5771-000
KIMBALL KENNETH N.
KIMBALL SHIRLEY J.
1411 Halbout Point Rd
Sitka AK 99835

Parcel ID: 1-5773-000
BAILEY DORIS M.
BAILEY ROY D.
PO Box 953
Sitka AK 99835-0953