



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

NOTICE OF APPLICATION AND PUBLIC HEARING ZA 19-01

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a zoning text and map change for portions of the historic Sheldon Jackson College campus. The Planning Commission will hold a public hearing at 7:00 PM at Harrigan Centennial Hall on 2/6/2019 to take testimony and consider the approval of:

Project Description: Zoning text amendment and map amendment to create a zoning Overlay District for portions of the historic Sheldon Jackson College campus.

Street Address: 801, 803, 805, 831, 834 Lincoln Street, 104 Jeff Davis Street, and 111, 121 John Brady Street

Legal Description: see attachment

Zoning: R-2

Applicant: Chance Gray, Sitka Sound Science Center

Owners: Alaska Arts Southeast Inc, State of Alaska, Youth Advocates of Sitka, Sitka Sound Science Center, Sitka Summer Music Festival, Sheldon Jackson College Childcare Center, and Sitka Tribe of Alaska.

A site plan is printed on the reverse side of this notice. The full application and all associated documents are available for viewing in the PCDD office on the first floor of City Hall. Anyone wishing to comment on this proposal may do so in writing and/or by testifying at the hearing.

Supplementary background to Project Description: An overlay district is a zoning district which is applied over one or more previously established zoning districts, establishing additional stricter or more relaxed standards and criteria for covered properties in addition to those of the underlying zoning district. Sitka has not previously created an overlay district.

In this case, the proposal is to allow a variety of commercial and retail uses not normally allowed in the underlying R-2 District. Uses proposed to be allowed within the overlay zoning district, but not otherwise allowed within the R-2 zone, include but are not limited to, lodging, retail sales, food services, and a dock, which support the educational, scientific, and artistic missions of the organizations which operate on the historic campus.

Send written comments and requests for information to:

planning@cityofsitka.org or (907) 747-1814
100 Lincoln Street, Sitka, AK 99835

Attachment: Legal descriptions of properties in proposed overlay district



Chance Gray
 Sitka Sound Science Center
 Zoning Text Change - Sheldon Jackson Historic Campus

Attachment: Legal description of properties in proposed overlay district

801 Lincoln St

Lot One-A (1-A), Sitka Fine Arts Campus Subdivision, according to the official plat thereof, filed August 29, 2016, as Plat No. 2016-13, Records of the Sitka Recording District, First Judicial District, State of Alaska.

803 Lincoln St

Lot A, Sheldon Jackson Museum Subdivision, as indicated on Plat Number 85-34, Sitka Recording District, State of Alaska, more particularly described as follows:

Beginning at a brass capped monument marked "Meander Corner, City of Sitka" delineating a meander corner of the Tidelands boundary of the Sitka Tidelands Survey of 1961, (A.T.S. 15), from which bears the W.C.M.C. of Corner No. 1 of U.S.S. 1474, Tract A, N 35° 32' 33" W, 666.63 feet, said brass cap being situated approximately 57.5 feet southeasterly from the northeast corner of an existing metal clad storage building, thence N 07° 45' 13' W, 426.45 feet to a point which bears S 82° 24' W, 13.84 feet from the most southerly corner of the entrance porch of the building known as the Sheldon Jackson Museum and the true point of beginning of this description, thence around the building and addition the following courses, to wit:

S 40° 00' 00" E, 48.00 feet, thence;
S 81° 00' 00" E, 110.00 feet, thence;
N 38° 00' 00" E, 190.00 feet, thence;
N 52° 00' 00" W, 80.00 feet, thence;
S 38° 00' 00" W, 130.00 feet, thence;
N 81° 00' 00" W, 73.00 feet, thence;
S 54° 00' 00" W, 46.00 feet, thence;
S 08° 37' 03" W, 27.24 feet to the true point of beginning, containing 23,188 square feet (0.53 acres), as near as may be, together with the Access, Parking, and Utility Easements described below and subject to the Temporary Reservation of Roadway Easement and the Reservation of Utility Easements described below.
Records of the Sitka Recording District, First Judicial District, State of Alaska.

805 Lincoln St

Lot 4-2, Sheldon Jackson Campus Subdivision Number 2, A Subdivision of Lot 1, Sheldon Jackson Campus Subdivision, according to plat 2010-13, Records of the Sitka Recording District, First Judicial District, State of Alaska.

831 Lincoln Street

Lot Three (3), Sheldon Jackson Campus Subdivision, according to Plat 2009-8, a Resubdivision of lots 1, 2A, 2B, 3A and 3B of the SJC-Lincoln Subdivision, according to Plat 2005-20 and 2008-9, situated in the Sitka Recording District, First Judicial District, State of Alaska.

834 Lincoln St

Lot Seven (7), SHELDON JACKSON CAMPUS SUBDIVISION, a replat of Lot 3, Sheldon Jackson College Subdivision, according to Plat 2009-8, Records of the Sitka Recording District, First Judicial District, State of Alaska.

AND

(Tract A)

Those Tidelands adjacent to USS 407, Tract B, more particularly described as:

Beginning at Corner No. 1 a point on meander 3 of USS 407 from whence an X on a rock, marked COR D-2 bears N 53°08' W 146.91 feet distant; thence along the following courses:

S 54°51' W, 3.38 feet to a point, thence;
S 35°09' E, 7.02 feet to a point, thence;
S 54°51' W, 38.23 feet to a point, thence;
S 35°09' E, 11.10 feet to a point, thence;
S 56°58' W, 28.81 feet to a point, thence;
S 72°38' W, 20.15 feet to a point, thence;
S 50°57' W, 47.98 feet to a point, thence;
S 39°03' E, 29.38 feet to a point, thence;
N 52°34' E, 82.87 feet to a point, thence;
S 35°09' E, 27.01 feet to a point, thence;
N 54°51' E, 74.54 feet to a point, thence;
N 53°08' W, 70.74 feet to the true point of beginning.

AND

(Tract B)

Beginning at a brass capped monument marked "Meander Corner, City of Sitka" delineating a meander corner of the Tidelands boundary of the Sitka Tidelands Survey of 1961, (ATS 15) from which bears the W.C.M.C. Of Corner No. 1 of USS 1474, Tract A, N 35°32'33" W 666.63 feet, said brass cap being situated approximately 57.5 feet southeasterly from the northeast corner of an existing metal clad storage building, thence along the meander line of ATS 15, N 53°08' W, 43.00 feet; thence continue along the meander line of A.T.S. 15, N 53°08' W, 172.62 feet to the true point of beginning of Tract B, thence along the following courses:

S 33°49'12" W, 112.90 feet to a point, thence;
S 02°10' E, 32.14 feet to a point, thence;
N 38°34' E, 12.62 feet to a point, thence;
N 33°55'30" E, 125.26 feet to a point, thence;
N 53°08' W, 20.19 feet to the true point of beginning.

104 Jeff Davis Street

Lot 3-2, Sheldon Jackson Campus Subdivision No. 2,
a subdivision of Lot 1, Sheldon Jackson Campus
Subdivision, according to Plat 2010-13, Records of the
Sitka Recording District, First Judicial District, State of
Alaska.

111 John Brady Street

Lot 13, Sheldon Jackson Campus Subdivision, according to
the official plat thereof, filed under Plat No. 2009-8, Sitka
Recording District, First Judicial District, State of Alaska.

121 John Brady Street

Lot Nine (9), Sheldon Jackson Campus Subdivision, according to
the official plat thereof, filed under Plat No. 2009-8, Sitka
Recording District, First Judicial District, State of Alaska.

Sawmill Creek Road, Property tax id 18562055

Lot 2-2, SHELDON JACKSON CAMPUS SUBDIVISION
NUMBER 2, a Subdivision of Lot 1, Sheldon Jackson
Campus Subdivision, according to Plat 2010-13, Records
of the Sitka Recording District, First Judicial District, State of Alaska.

MSLOCATION	MSOWNER	MSOWNERB	MSMADDA	MSMCITY	MSMSTATE	MSMZIP
100 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
1000 Raptor Way	ALASKA RAPTOR REHAB CENTER		1000 Raptor Way	Sitka	AK	99835
101 Jeff Davis St	ROCHELEAU BARBARA L. W.		PO Box 1924	Sitka	AK	99835-1924
101 Metlakatla St	SIMPSON MARC SLOANE-SIMPSON, BECKY	SIMPSON DIANNE	PO Box 766	Sitka	AK	99835-0766
102 Barlow St	BAGGEN GEORGE E.	BAGGEN VICKI R.	102 Barlow St	Sitka	AK	99835
102 Kelly St	SIPE CONNIE		102 Kelly St	Sitka	AK	99835
103 Barlow St	PHILLIP WYMAN REVOCABLE TRUST		PO Box 2507	Sitka	AK	99835-2507
103 Jeff Davis St	REIF MICHAEL K.		PO Box 2346	Sitka	AK	99835-2346
103 Metlakatla St	BROWN LIFE ESTATE, GRETCHEN, B.		PO Box 536	Sitka	AK	99835
104 Barlow St	REIF MICHAEL K.	BROWN LAURA & ELLEN	PO Box 2346	Sitka	AK	998352346
104 Jeff Davis St	SITKA SUMMER MUSIC FESTIVAL		PO Box 3333	Sitka	AK	99835-3333
104 Kelly St	POOK CATHLEEN	POOK STEWART	104 Kelly St	Sitka	AK	99835
105 Barlow St	TRAINOR BETSY	TRAINOR MICHAEL J.	105 Barlow St	Sitka	AK	99835
105 Jeff Davis St	CORAK JENNIFER M.		105 Jeff Davis St	Sitka	AK	99835
105 Metlakatla St	WEATHERS STUART		PO Box 1734	Sitka	AK	99835
106 Barlow St	PATTISON WAYNE & LYNETTE C/O CARRIE PATTISON		2919 SE 2nd Ave	Carnaf	WA	98607
106 Kelly St	MULLEN PETER C.		1822 NE Ravenna Blvd	Seattle	WA	98105
107 Jeff Davis St	DOW ERIC	POULSON REBECCA	107 Jeff Davis St	Sitka	AK	99835
107 Metlakatla St	DIEHL SHERRY D.		110 Oceanview St	Sitka	AK	99835
108 Kelly St	JACOBS HAROLD F.	DEASIS LORRAINE M.	1821 Wickersham Ave	Juneau	AK	99801
109 Jeff Davis St	TILLIE PAUL MANOR, LLC		1 Maksoutoff St	Sitka	AK	99835
109 Metlakatla St	KITKA HERMAN	C/O KITKA HARVEY	110 Oceanview St	Sitka	AK	99835
110 Kelly St	HALL GORDON		PO Box 2663	Sitka	AK	99835
111 Jeff Davis St	HANSON DALE H.	HANSON CATHY L.	PO Box 2870	Sitka	AK	99835
111 John Brady Dr	SHELDON JACKSON COLLEGE CHILDCARE CENTER		111 John Brady Dr	Sitka	AK	99835
111 Metlakatla St	SITKA COUNSELING & PREVENTION SERVICES, INC.		113 Metlakatla St	Sitka	AK	99835
112 Finn Alley	JOHNSON KATHRYN L.	JOHNSON STANLEY C.	108 Seaview Hts	Sitka	AK	99835
113 Jeff Davis St	WEIN RICHARD		PO Box 2424	Sitka	AK	99835
113 Metlakatla St	SITKA COUNSELING & PREVENTION SERVICES, INC		113 Metlakatla St	Sitka	AK	99835
115 Jeff Davis St	WEIN RICHARD		PO Box 2424	Sitka	AK	998352424
117 Jeff Davis St	BEHNKEN NANCY		117 Jeff Davis St	Sitka	AK	99835
119 Jeff Davis St	FOUST SHAWN B		PO Box 504	Silverton	OR	973810504
121 Jeff Davis St	THOMS ANDREW	LORENTE TERESA	121 Jeff Davis St	Sitka	AK	99835
121 John Brady Dr	ALASKA ARTS SOUTHEAST, INC		110 College Dr 111	Sitka	AK	99835
121 Orion Ln	SITKA COUNSELING & PREVENTION SERVICES, INC.		113 Metlakatla St	Sitka	AK	99835
124 Jeff Davis St	BARGE STANLEY M.	BARGE NANCY A.	124 Jeff Davis St	Sitka	AK	99835
130 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
132 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
140 Indian River Rd	BARANOF ISLAND HOUSING AUTHORITY		245 Katian Ave	Sitka	AK	99835
200 Jeff Davis St	PALOF DANIEL J.	PALOF MARY B.	200 Jeff Davis St	Sitka	AK	99835
201 Jeff Davis St	MONAHAN NATHANIEL J.		PO Box 875	Sitka	AK	99835-0875

202 Jeff Davis St	MARTELLO REBECCA A.	MARTELLO MICHAEL T.	202 Jeff Davis St	Sitka	AK	99835
203 Jeff Davis St	HAMBERG BARTH T.		203 Jeff Davis St	Sitka	AK	99835
204 Jeff Davis St	HITCHCOCK RANDY		204 Jeff Davis St	Sitka	AK	99835
205 Jeff Davis St	KEILMAN TRUST, IRVIN, W.		825 Willana St	Milan	MI	48160
207 Jeff Davis St	DALQUIST STEVEN J.	DALQUIST SHIRLEY M.	PO Box 45	Sitka	AK	99835
208 Jeff Davis St	HITCHCOCK RANDY A.	HITCHCOCK BRIDGET M.	204 Jeff Davis St	Sitka	AK	99835
212 Jeff Davis St	RICKARD KIM	RICKARD MARY	3315 Halibut Point Rd	Sitka	AK	998359525
500 Lincoln St	CITY & BOROUGH OF SITKA		100 Lincoln St	Sitka	AK	99835
711 Etoilin St	GRUTTER FABIAN U.	GRUTTER EVENING STAR H.	711 Etoilin St	Sitka	AK	99835
712 Etoilin St	KAUFFMAN BRIDGET	LAUFENBERG THEODORE L.	712 Etoilin St	Sitka	AK	99835
713 Etoilin St	JACKSON LARRY L.	KREISS KATHLEEN	713 Etoilin St	Sitka	AK	99835
714 Etoilin St	ALDERSON FRANCES W	GIERTSEN JASON E	714 Etoilin St	Sitka	AK	99835
715 Lincoln St	PHILIP WYMAN REVOCABLE TRUST		PO Box 2507	Sitka	AK	99835
716 Etoilin St	MATTHES ERIC	MATTHES ERIN	716 Etoilin St	Sitka	AK	99835
719 Etoilin St	CICI EVELYN J.		PO Box 374	Silverado	CA	92676-0374
719 Lincoln St	CARL & LISBET JACOBSON REVOCABLE LIVING TRUST	TRAVERSO TRUST DAVID L.	2349 Harbor Ave 106	Seattle	WA	98126
722 Biorka St	THIELKE PETER L.		1656 Happy Ln	Ojai	CA	93023
800 Sawmill Creek Rd	DAVIS JOINT REVOCABLE TRUST, WILLIAM & NANCY		701 Lincoln St	Sitka	AK	99835
801 Lincoln St	ALASKA ARTS SOUTHEAST, INC		110 College Dr 111	Sitka	AK	99835
802 Sawmill Creek Rd	CITY & BOROUGH OF SITKA		100 Lincoln St	Sitka	AK	99835
803 Lincoln St	ALASKA, STATE OF		6860 Glacier Hwy	Juneau	AK	99801
803 Sawmill Creek Rd	SITKA NATIONAL CEMETERY		PO Box 149971	Austin	TX	78714
805 Lincoln St	YOUTH ADVOCATES OF SITKA, INC		805 Lincoln St	Sitka	AK	99835
805 Sawmill Creek Rd	SITKA CEMETERY ASSOCIATION, INC.		221 Lincoln St	Sitka	AK	99835
831 Lincoln St	STATE OF ALASKA, DEPT OF EDUCATION		801 W 10th St	Juneau	AK	99801
833 Lincoln St	PATTERSON TRISTA M.		833 Lincoln St	Sitka	AK	99835
834 Lincoln St	SITKA SOUND SCIENCE CENTER		834 Lincoln St	Sitka	AK	99835
835 Lincoln St	VICKERY CHAD	VICKERY COURTNEY	835 Lincoln St	Sitka	AK	99835
837 Lincoln St	CHRISTNER MATTHEW J.	CHRISTNER NAOMI L.	837 Lincoln St	Sitka	AK	99835
839 Lincoln St	MILLER DAVID E.	MILLER STEVEN P.	839 Lincoln St	Sitka	AK	99835
842 Lincoln St	CITY & BOROUGH OF SITKA		100 Lincoln St	Sitka	AK	99835
865 Sawmill Creek Rd	UNITED STATES OF AMERICA	C/O DEPT. OF VETERAN AFFAIRS	810 Vermont Ave NW	Washington DC	DC	20420
877 Sawmill Creek Rd	ALASKA, STATE OF		6860 Glacier Hwy	Juneau	AK	99801
901 Lincoln St	GOLDSBURY ELIZABETH L.	PATTERSON JOSEPHINE M.	901 Lincoln St	Sitka	AK	99835
Indian River Rd	SOUTHEAST ALASKA LAND TRUST		119 Seward St 2	Juneau	AK	99801
Lincoln St	ALASKA ARTS SOUTHEAST, INC		110 College Dr 111	Sitka	AK	99835
Sawmill Creek Rd	SITKA TRIBE OF ALASKA		456 Katlian Ave	Sitka	AK	99835