



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## Planning and Community Development Department

### **AGENDA ITEM:**

Case No: P 22-06  
Proposal: Final Plat for a Lot Merger  
Applicant: Northern Southeast Regional Aquaculture Association (NSRAA)  
Owner: City and Borough of Sitka  
Location: 4680 and 4690 Sawmill Creek Road  
Legal: Lots 2 and 3, Block 4, Sawmill Cove Industrial Park Resubdivision No. 1  
Zone: Gary Paxton special zone (GP)  
Size: 77,330 square feet  
Parcel IDs: 6-6400-600 and 6-6400-500  
Existing Use: NSRAA lease lots, hatchery development  
Adjacent Use: Industrial  
Utilities: Existing  
Access: Sawmill Creek Road and Park Access Easements

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

1. The applicant leases both properties on a long-term basis from CBS.
2. Sites are used for hatchery operations which NSRAA is actively working to expand.
3. Resulting lot far exceeds minimum standards for the district.

### **ATTACHMENTS:**

Attachment A: Aerial  
Attachment B: Current Plat  
Attachment C: Proposed Plat  
Attachment D: Site Plan  
Attachment E: Photos  
Attachment F: Applicant Materials

## **BACKGROUND & PROJECT DESCRIPTION**

Both lots located within the Gary Paxton Industrial Park (GPIP) are owned by the City and Borough of Sitka and leased on a long-term basis to NSRAA. The initial terms for both lots expire May 1, 2026 and have three, ten-year extension options available. If this lot merger is approved, the two leases will be combined into one.

NSRAA is currently working to expand its hatchery capacity with the construction of a new facility for the rearing of chinook and chum salmon. The dissolution of the lot line between these two properties can accommodate a larger building which NSRAA feels will better suit the needs of the facility. The GPIP board of directors at their June 27<sup>th</sup> meeting unanimously recommended approval of the lot merger.

The resulting lot will be 77,330 square feet, far exceeding the district minimum size of 5,000 square feet, as well as the minimum 50' lot width requirement. No easements are affected.

## **ANALYSIS**

**Project/Site:** Lot 2 is developed with existing hatchery operations. Lot 3 remains largely vacant/under construction. Both lots are flat and cleared.

**Density:** The GP zone does not have a maximum building coverage percentage, aside from keeping setback areas clear of structures. This lot merger does not allow for more building density/coverage than would be allowed as separate lots.

**Traffic:** The replat will not change existing traffic patterns or anticipated volume of traffic into or out of the lot.

**Parking:** Parking requirements will not be changed or impacted by the lot merger. Parking requirements will be calculated based on the size and type of developments on the lot.

**Noise:** Moderate to high levels of noise can be expected in the GP zone depending on uses. The lot merger alone will not impact the level of noise generated by current operations/development of the area.

**Public Health or Safety:** No concerns, NSRAA will continue to follow regulatory and permitting requirements for the development of the property.

**Habitat:** No concerns, NSRRA will continue to follow regulatory and permitting requirements for the development of the property.

**Property Value or Neighborhood Harmony:** Intensive land use developments are expected, and encouraged, in the GP zone. This lot merger alone will not change the allowable uses or level of development in the area.

**Comprehensive Plan:** This proposal is consistent with one of the Economic Development actions in the Sitka Comprehensive Plan 2030; ED 6.3 “Develop a Marine Center at Gary Paxton Industrial Park to support Sitka’s fishing and marine transportation fleets and businesses”.

**RECOMMENDATION:**

Staff recommends approval of the final plat for a lot merger of 4680 and 4690 Sawmill Creek Road.

**RECOMMENDED MOTIONS**

- 1) **“I move to approve the final plat for a lot merger of the properties at 4680 and 4690 Sawmill Creek Road in the GP Gary Paxton special zone. The properties are also known as Lots 2 & 3, Block 4, Sawmill Cove Industrial Park Resubdivision No. 1. The request is filed by NSRAA. The owner of record is City and Borough of Sitka.”**
  
- 2) **“I move to adopt the findings as listed in the staff report.”**

Staff recommends the following findings:

- a. The final plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed final plat complies with the Comprehensive Plan by following the subdivision process and promoting marine development at GPIIP;
- c. The proposed final plat complies with the subdivision code; and
- d. The final plat is not injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public’s health, safety and welfare.