



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: CUP 24-08
Proposal: Bunkhouse for transient workers
Applicant: Michael Danen Vest
Owners: Seafood Producers Cooperative
Location: 507 Katlian Avenue
Legal: Lot 1A, S.P.C. Subdivision No. 2
Zone: WD Waterfront District
Size: 84,346 square feet
Parcel ID: 1-5081-000
Existing Use: Waterfront
Adjacent Use: Waterfront, Residential
Utilities: Existing
Access: Katlian Avenue

KEY POINTS AND CONCERNS

- Proposed bunkhouse for transient workers
- Conditional use in the WD Waterfront district

ATTACHMENTS

Attachment A: Aerial
Attachment B: Plat
Attachment C: Site Plan
Attachment D: Floor Plan
Attachment E: Parking Plan
Attachment F: Photos
Attachment G: Applicant Materials
Attachment H: Public Comment

BACKGROUND/PROJECT DESCRIPTION.

The applicant has proposed a bunkhouse for transient workers located at 507 Katlian Street in the WD Waterfront district. This will be housing for workers at the Seafood Producers Cooperative (SPC) processing plant. The proposal is for a 960 square feet (SF) bunkhouse with 10 beds and a bathroom.

The existing operations on the property include a 31,000 SF processing plant with 83 employees, 1,200 SF of office space with 8 employees, 4,000 warehouse with 8 employees, and a 4,800 SF bunkhouse with a maximum occupancy of 28. SPC has management on-site at all times to mitigate any issues.

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: An increase in traffic is not expected as seasonal employees generally don't have vehicles.

b. Amount of noise to be generated and its impacts on surrounding land use: Noise is expected in waterfront zones; this use compared to other allowed uses in the district and adds minimal noise.

c. Odors to be generated by the use and their impacts: Odors should be minimal and in-line with normal residential use.

d. Hours of operation: Proposed hours of operation are 24/7, seven days a week.

e. Location along a major or collector street: Access from Katlian Avenue.

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 concerns for vehicular traffic, access is directly from Katlian Avenue.

g. Effects on vehicular and pedestrian safety: Minimal/marginal impact to vehicle or pedestrian traffic, traffic is expected.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Site is accessible for police, fire, and EMS response.

¹ § 22.25.010.E

i. Logic of the internal traffic layout: A total of 49 parking spaces are required; 2 for the new bunkhouse and 5 for the original bunkhouse (based on maximum capacity), 8 for the warehouse, 28 for the processing plant, and 8 for the office space (based on the gross SF of the floor area).

j. Effects of signage on nearby uses: Signage will include no trespassing signs posted on the street side of the building. All signs shall comply with Sitka General Code.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: There are no existing or proposed buffers at this time.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: This proposal supports Economic Development Action ED 6.7: *Support growth of manufacturing businesses that add value to sustainably developed natural resources*; by creating housing for seasonal workforce.

m. Other criteria that surface through public comments or planning commission review:
None.

RECOMMENDATION

Staff recommends approval of the conditional use permit request for bunkhouse at 507 Katlian Avenue subject to conditions of approval.

Motions in favor of approval

1. **“I move to approve the conditional use permit for a bunkhouse at 507 Katlian Avenue in the WD Waterfront district subject to the attached conditions of approval. The property is also known as Lot 1, S.P.C. Subdivision. The request is filed by Michael Danen Vest. The owner of record is Seafood Producers Cooperative.”**

Conditions of approval

1. Owners, operators, and staff of conditional uses shall comply with all state and municipal licensing regulations.
 2. The facility shall comply with all life and safety regulations as promulgated by the municipal building official.
 3. All approved conditional use permits shall comply with all of the Sitka General Code or shall be deemed to abandon and extinguish any associated municipal license or conditional use permit.
 4. The Planning Commission or Planning Department shall be able to schedule a hearing to resolve issues, impacts, or review conditions of approval related to meritorious issues connected to the public’s health, safety, and welfare.
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2. **“I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”**
 1. The granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare
 - b. Adversely affect the established character of the surrounding vicinity; 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; *because the property will be monitored to ensure that there are no resulting impacts or disturbances that would negatively affect health, safety, welfare, neighborhood character, or properties in the surrounding vicinity.*
 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, ED 6.7.*
 3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced; *because the property will be monitored to ensure that there are no resulting negative impacts, and there are opportunities for redress to the Planning Department and/or Planning Commission if reports of negative impacts arise.*