

VI. REPORTS

VII. THE EVENING BUSINESS

C [ZA 24-01](#) Public hearing and consideration of a request for a zoning map amendment to rezone 201 Price Street from I industrial to C-2 general commercial mobile home district. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.

Ainslie introduced a request for a zoning map amendment at 201 Price Street. The request was to change from I industrial to C-2 general commercial mobile home district. This was also part of the next agenda item P 24-01 for a minor subdivision to create two lots, one that was to be developed as a mobile home park. This lot was large and had been prepared for development with an existing 6,000 SF building which was currently being used for boat repair. Access and utilities were from Price Street via a private easement.

There were three considerations for zoning map amendments such as spot zoning, district boundaries, and creation of non-conformities. This property was bordered by the C-2 zone on two sides which would not result in a spot zone. This change would better align to the boundary of Price Street. The property was currently being used for boat repair and boat storage, both uses allowed in the C-2 zone. Staff recommended approval.

The applicant Paddy Hansen was present. He was planning to create five mobile home park spaces on the property. Public comment from Wayne Winter was in support, he had staffing problems with his business due to housing issues. Karen Martinsen was in favor of the change but would like to see Price Street paved. Adam Chinalski was in support and stated this area of town had noise and odors property owners should expect in these zones. Commissioners discussion was in support of the zoning change and supportive of more housing options.

M/Riley-S/Sherman moved to recommend approval of the zoning map amendment to rezone 201 Price Street from the I Industrial to C-2 General Commercial Mobile Home District. The property was also known as Lot 1, Breedlove Subdivision. The request was filed by Paddy Hansen. The owner of record was Hansen & Hansen Enterprise, LLC. Motion passed 4-0 by voice vote.

M/Riley-S/Sherman moved to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.

D [P 24- 01](#) Public hearing and consideration of a concept plat for a minor subdivision resulting two lots at 201 Price Street in the I Industrial district. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.

Ainslie introduced a proposal for a conceptual plat for a minor subdivision at 201 Price Street resulting in two lots. The current lot was 35,895 SF with an improvement of 6,000 SF. The applicant has two proposed lots; one lot at 15,409 SF and the other lot

at 20,423 SF. The conceptual plat currently showed a 10-foot easement, that would need to be adjusted to 20 feet for access and utilities on the preliminary plat. Staff recommend approval.

The applicant Paddy Hansen was present. He had plans to sell one lot with the building and create a mobile home park on the other lot. There was no public comment. Commissioners discussed the conceptual plat and suggested adding a plat note for the mobile home park.

M/Alderson-S/Riley moved to support the conceptual design for a plat of a minor subdivision at 201 Price Street in the C-2 General Commercial Mobile Home District subject to additional review of a preliminary plat. The property was also known as Lot 1, Breedlove Subdivision. The request was filed by Paddy Hansen. The owner of record was Hansen & Hansen Enterprise, LLC. Motion passed 4-0 by voice vote.

E [P 24-02](#)

Public hearing and consideration of a plat for a lot merger of 605 Merrill Street and 604 Geodetic Way in the R-1 single-family and duplex residential district. The property is also known as Lot 48 and Lot 62 of the Amended Pinehurst Subdivision. The request is filed by Clayton and Ashleigh Stromquist. The owners of record are Clayton and Ashleigh Stromquist.

Ainslie stated the applicant was not present for the request. The item would be postponed to the next meeting.

F [VAR 24-06](#)

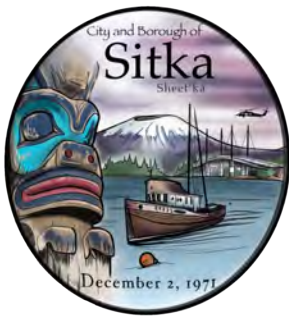
Public hearing and consideration of a zoning variance to reduce the front setback from 14' to 7' at 450 Alice Loop in the WD waterfront district. The property is also known as Lot 11A, William Paul Subdivision. The request is filled by Diana Twaddle. The owner of record is Diana Twaddle.

Ainslie introduced a zoning variance request to reduce the west front setback from 14 feet to 7 feet at 450 Alice Loop in the WD waterfront district. The applicant was proposing to build a tri-plex and place the structure on the property to not block the neighboring property's view from their deck. The property fronts a 30' access easement from Alice Loop which serves two other properties. The distance from the access easement to the structure ensured visibility would not be impeded. Staff recommended approval.

The applicant Diana Fulton-Twaddle was present. She was building a tri-plex and didn't want to build in front of the neighbor's rear deck. She was requesting the variance to place the structure out of their view shed and improve neighborhood harmony. A letter read into public comment from Lucienne and Kellan Shoemaker at 440 Alice Loop was in favor of the request as it was their rear deck in question. They didn't see any potential safety issues with the front setback reduction. There was no other public comment. Commissioners discussed the item and were in support.

M/Riley-S/Alderson moved to approve the zoning variance for a reduction to the front setback at 450 Alice Loop in the WD-waterfront district subject to the attached conditions of approval. The property was also known as Lot 11A, William Paul Subdivision. The request was filed by Diana Twaddle. The owner of record was Diana Twaddle. Motion passed 4-0 by voice vote.

M/Riley-S/Alderson moved to adopt and approve the required findings for variances involving major structures or expansions as listed in the staff report. Motion passed 4-0 by voice vote.



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: ZA 24-01
Proposal: Zoning Map Amendment
District: I Industrial to C-2 General Commercial Mobile Home
Applicant: Paddy Hansen
Owner: Hansen & Hansen Enterprise, LLC
Location: 201 Price Street
Legal: Lot 1, Breedlove Subdivision
Zone: I - Industrial District
Size: 35,895 SF
Parcel ID: 3-0370-001
Existing Use: Industrial
Adjacent Use: Industrial, Commercial
Utilities: Existing, Price Street
Access: Price Street

KEY POINTS AND CONCERNS:

- Proposal to change the zoning from industrial to commercial.
- Property borders C-2 zone to the east adjacent to Price Street and south towards Sawmill Creek Road.
- Property borders industrial to the north and west.
- Current use of property includes a large building for boat repair and boat storage on the property.
- This action is also related to a proposed platting action (case file P 24-01).

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Zoning Map
Attachment C: Current Plat
Attachment D: Photos
Attachment E: Applicant Materials

BACKGROUND & PROJECT DESCRIPTION

The applicant is requesting a zoning map amendment from I industrial to C-2 general commercial mobile home district for their property at 201 Price Street. It is the desire of the applicant to subdivide the property (see case file P 24-01) and develop a lot for future residential use as a mobile home park. The property is 35,895 SF with an improvement - a 6,000 SF building. Adjacent industrial uses include marijuana cultivation, marijuana manufacturing, marijuana retail facilities, seafood processing, storage of commercial fishing gear, construction materials, heavy equipment storage, and fabricated metal products. Adjacent commercial uses include single-family and multifamily dwellings, mobile home parks, boat storage, and retail.

Descriptions of each zoning district:

SGC 22.16.110 – I industrial district.

- A. *Intent. The industrial district is intended for industrial or heavier commercial uses including warehousing, wholesale, and distribution operations, manufacturing, natural resource extraction, contractors' yards and other such uses that require larger property or larger water and sewer services.*

SGC 22.16.080 – C-1 general commercial district or C-2 general commercial mobile home district.

- A. *Intent. The general commercial district is intended to be served by major essential utilities and to include those areas which are heavily dependent on vehicular access. The district is intended for those areas surrounding major intersections where personal services, convenience goods, and auto-related service facilities are desirable and appropriate land uses. The extension of the general commercial district long the roads in a strip fashion is to be discouraged.*
- B. *All provisions of the C-1 district apply in the C-2 district, except that permitted uses also include manufactured homes on single lots and manufactured home parks, and tiny houses on chassis on a single lot as a conditional use.*

ANALYSIS

Project/Site: Lot is large at 35,895 SF and has been prepared for development. There is a 6,000 SF building on the property currently being used for boat repair.

Traffic: The property is accessed via an easement from Price Street through Lot 4 of Breedlove Subdivision. As rezoning enables more dense development of the area, more traffic could result from passage of the zoning map amendment. Price Street is a developed municipal ROW.

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

Noise: Industrial use generally generates more noise than general commercial use.

Public Health, Safety, and Welfare: No impacts to public health or safety anticipated.

Habitat: No concerns for habitat – the lot is already cleared and developed.

Property Value or Neighborhood Harmony: Industrial property is generally valued higher as there are fewer usage restrictions. However, the value of added allowable uses involving single-family and multifamily dwellings, sales of goods and services may be higher. As this property directly borders the C-2 zone, there are similar uses to those proposed by the applicant (and those generally allowed in the C-2 zone) via this zoning change in the immediate/nearby vicinity. It is anticipated that the new uses enabled through this zoning change would largely be harmonious with the neighborhood. However, the C-2 zone also allows for low density housing such as single-family housing which may not be as harmonious with neighboring uses. While this is not the applicant's intended use of the lot (and there may be market factors that would limit interest in use of the lot for single-family housing), it is a use that is enabled by this zoning change.

Comprehensive Plan: The proposal could contribute to issues identified in LU 6.2: *Prevent future incompatible land use between residential, light commercial, heavy commercial, and industrial uses* as the C-2 zoning has already contributed to (what some may consider) non-complementary uses in the area; the mix of residential, commercial, and industrial uses within a condensed area. Whether or not this zoning change would alleviate, or exacerbate, incompatible land use is likely dependent on the overall view of the neighborhood and the community and ultimately driven by the actual use/development of the property.

The proposal is also supported by Housing Action H1.1e “encourage higher density development” by providing avenues for higher density development generally, and particularly development of higher density housing in the C-2 zone.

ADDITIONAL POINTS OF ANALYSIS FOR ZONING MAP AMENDMENTS

There are three additional considerations specifically for zoning map amendments – spot zoning, adherence of district boundaries to proper and well-defined boundaries such as streets, natural features, or topography, and the creation of nonconformities.

Spot Zoning: Spot zoning is, in essence, creating an “island in sea” where a property is not in a contiguous zoning district with neighboring properties. This property is bordered by the C-2 zone on two sides which would not result in a spot zone.

Zoning District Boundaries: The current district boundaries in this area do not neatly adhere to well-defined boundaries such as streets. Good evidence of this is the fact that this lot is accessed via Price Street through a lot that is zoned C-2. While this zoning change does not closely adhere to well-defined boundaries, that is more due to how the existing boundaries have been drawn and the change would better align to well-defined boundary of Price Street.

Nonconformities: When rezoning a developed property, we want to ensure that we are not creating a nonconformity. The setback requirements for the C-2 zone are lower than the Industrial zone, building coverage maximums are higher, and the maximum building height is the same for the two districts, so there are no concerns for nonconformities with development standards. The property is currently used for boat repair and boat storage – both uses are also allowed in the C-2 zone so there are no concerns for nonconformities from a use perspective.

RECOMMENDATION

Based on the more objective standards for zoning map amendments listed in the zoning code (spot zoning, zoning district boundaries, and nonconformities), staff recommends approval of proposal. However, there are more subjective considerations the code asks the Commission to make with consultation from the applicant and the public.

Industrial zoned land in Sitka is scarce; maps of the Industrial land are provided in the packet. The Commission should consider the ramifications of removing these properties from the “inventory” of Industrial land. There may be opportunities to open more industrial land; however, Industrial land can be difficult to establish as it is generally the highest impact use.

Additionally, whether the proposal aligns with Comprehensive Plan action LU 6.2 needs to be discussed, as there are fair considerations on both sides. There is also potential tension between action LU 6.2 and action H1.1e that needs to be weighed.

The goal of the Planning Department is to “facilitate citizen directed, community growth.” The community-driven, policy questions this ZMA raises must be heard by, commented on, and ultimately decided by the community. Staff maintains a neutral position on these issues.

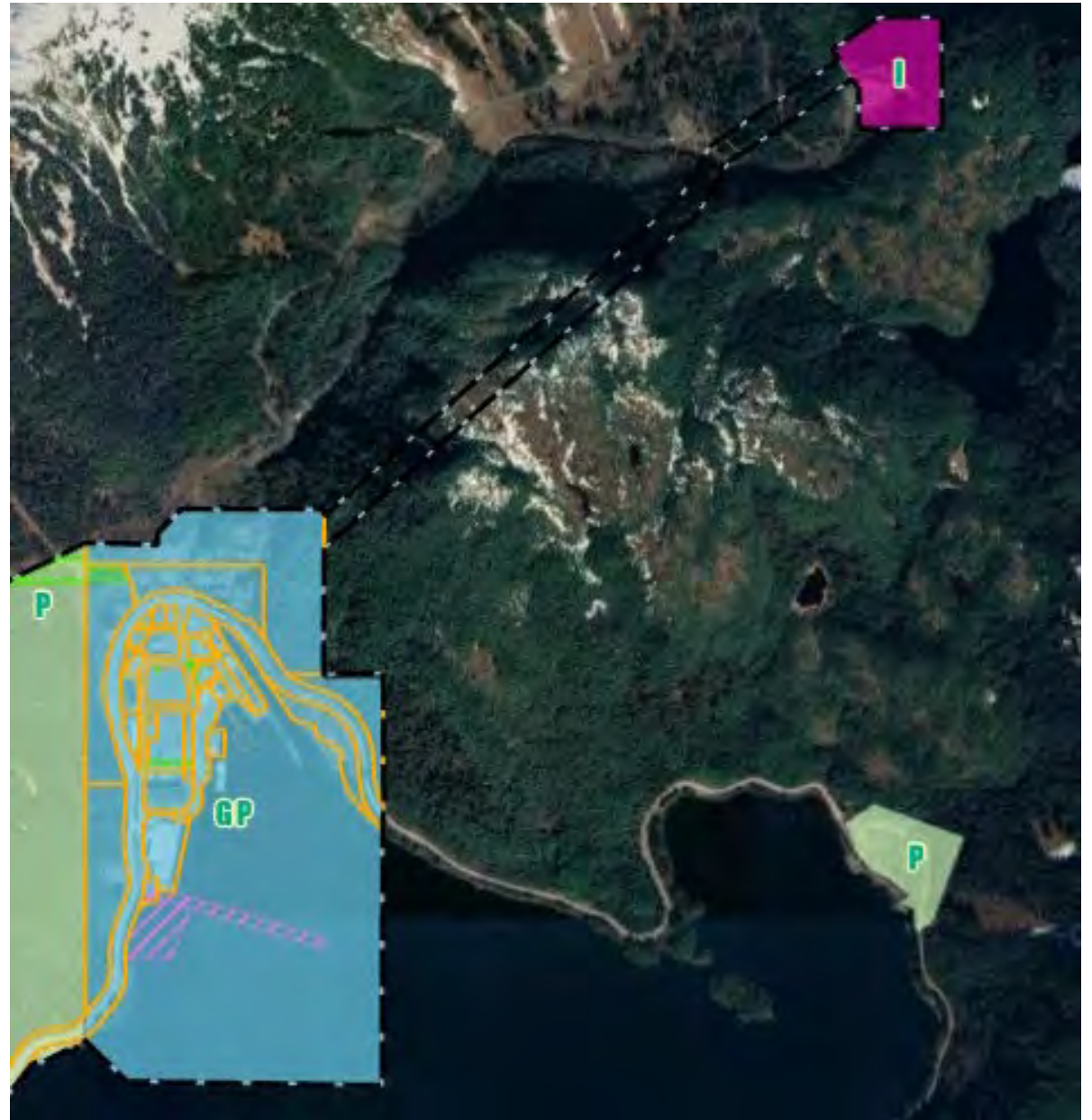
RECOMMENDED MOTIONS

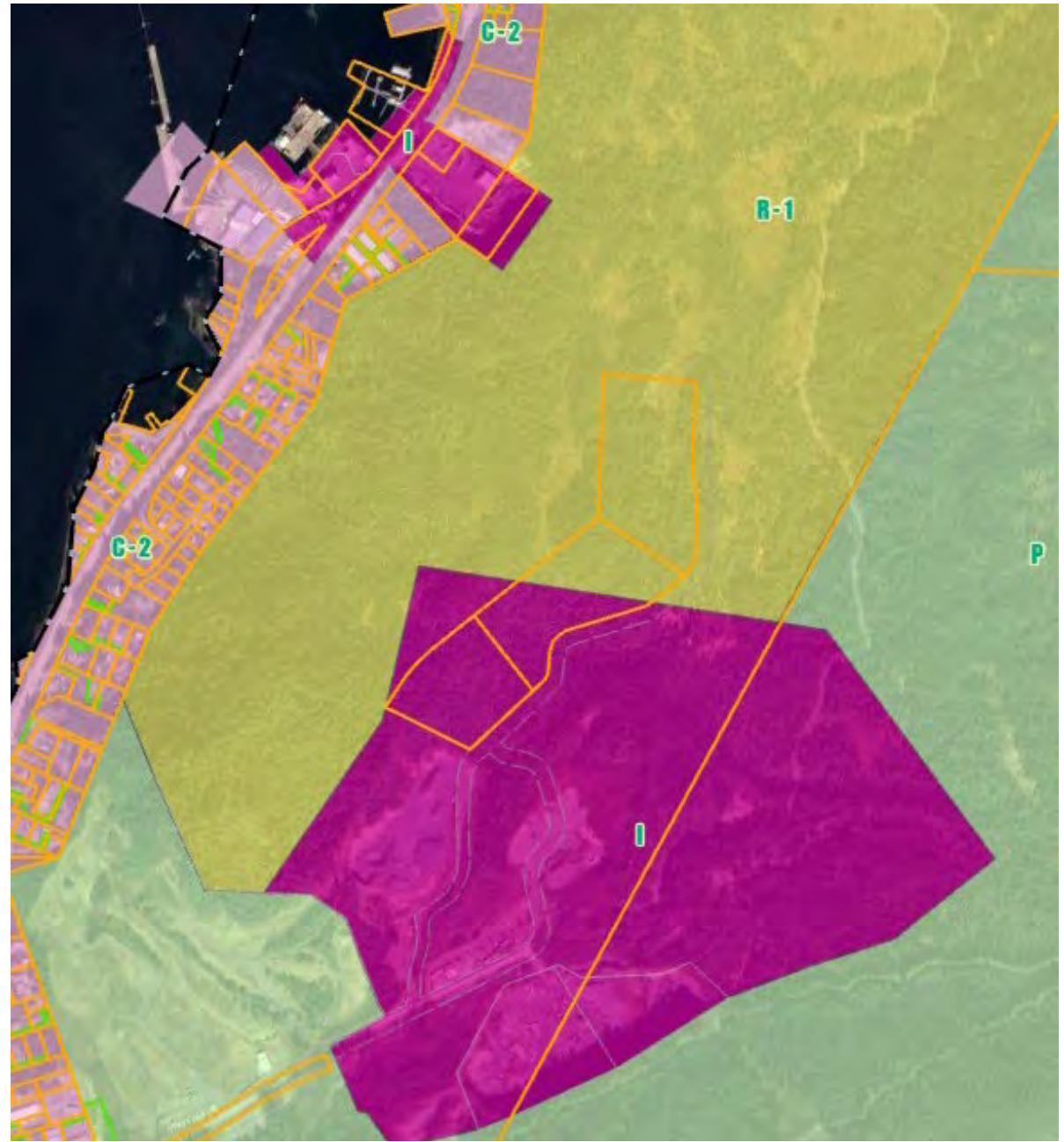
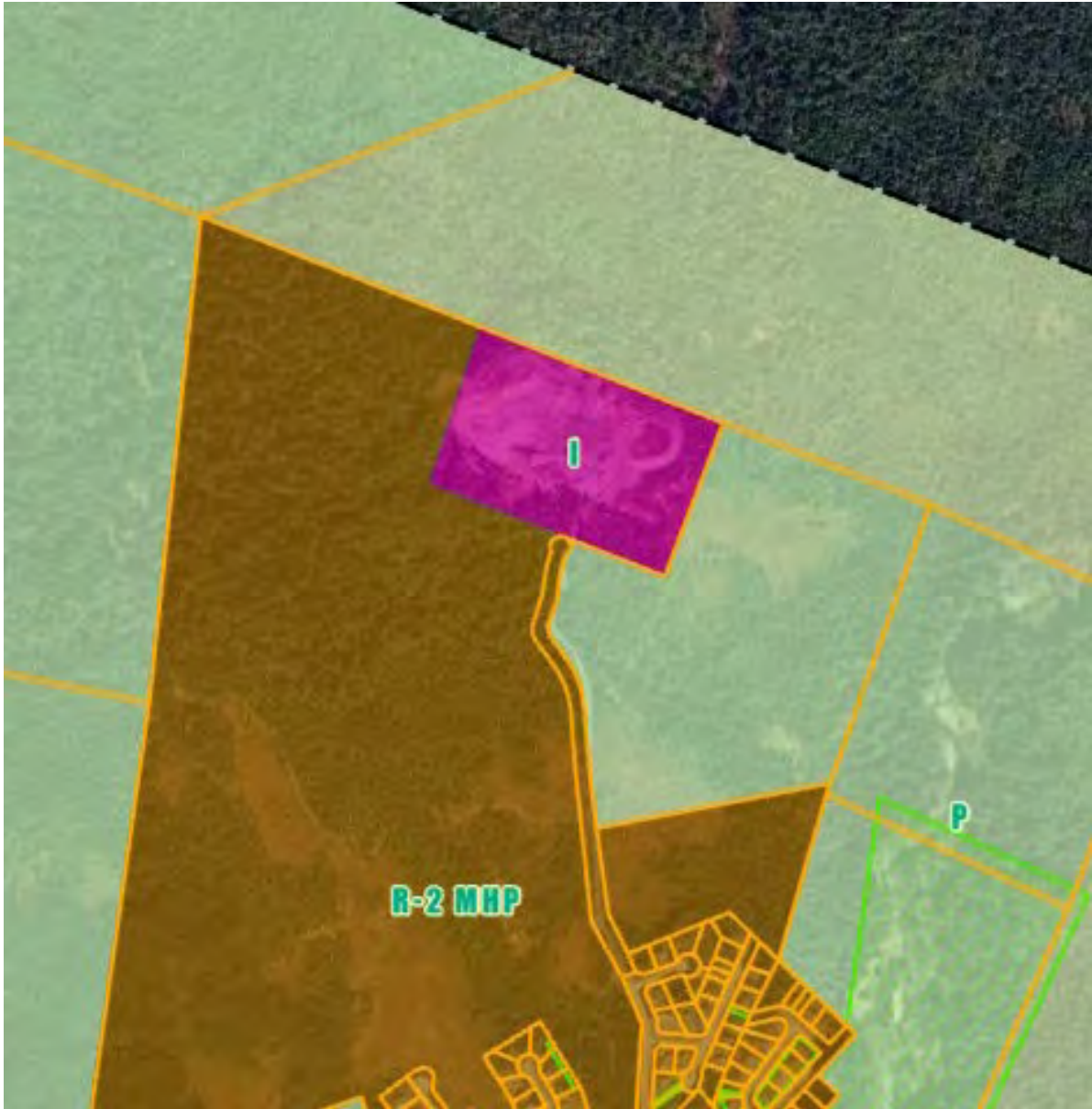
- 1) **“I move to recommend approval of the zoning map amendment to rezone 201 Price Street from the I Industrial to C-2 General Commercial Mobile Home District. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen & Hansen Enterprise, LLC.”**
- 2) **“I move to adopt the findings as listed in the staff report.”**

The commission finds that:

- a. The zoning map amendment does not negatively impact the public health, safety, and welfare *because the lot is already developed and in an area with high density/intensity uses;*
- b. The zoning map amendment will not result in adverse effects on surrounding neighbors *because of C-2 zoning and existing uses within the vicinity and would not result in nonconformities;*
- c. The zoning map change does not result in spot zoning *because it is immediately adjacent to the C-2 district on two sides;*
- d. The zoning map amendment follows proper and well-defined boundaries because *the property is accessed via Price Street through a property that is zoned as C-2;* and
- e. The zoning map amendment is consistent with the Comprehensive Plan *by aligning with goal Housing Action H1.1e, “encourage higher density development” because the C-2 zone allows for higher density development through lower development standards and high-density housing.*











REQUIRED SUPPLEMENTAL 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
- Proof of filing fee payment
- Other: _____


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.)
- Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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

3-25-24

Date



Owner

3-25-24

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.

Applicant (If different than owner)

Date

Hansen

Last Name

3-25-24

Date Submitted

201 Price St.

Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 ZONING AMENDMENT APPLICATION

APPLICATION FOR

- ZONING MAP AMENDMENT
 ZONING TEXT AMENDMENT

ANALYSIS: (Please address each item in regard to your proposal)

- **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** The need for housing is a well documented necessity within the community. Consequently, the approval of this proposal will enable the conversion of ten units that we are currently renting into available housing inventory.
- **PUBLIC BENEFIT OF PROPOSAL:** Affordable housing has far reaching benefits for the community. Housing security, workforce retention, and community cohesion are just a few of many benefits.
- **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** No physical boundaries will be impacted by the proposal.
- **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** To the SW and E of the proposed site are residential neighborhoods and to the north are retail stores.
- **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** The impact of this additional affordable housing will have a positive impact on mental health and public welfare.

Freddy Hansen
 Applicant

3-25-24
 Date

Hansen
 Last Name

3-25-24
 Date Submitted

201 Price St.
 Project Address