

CITY AND BOROUGH OF SITKA  
PLANNING DEPARTMENT  
CONDITIONAL USE PERMIT APPLICATION

Conditional Use Permit FEE	\$100.00
*plus current city sales tax*	

APPLICANT'S NAME: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

OWNER'S NAME: David Allen  
*(If different from applicant)*  
PHONE NUMBER: 747-6432  
MAILING ADDRESS: 1900 Sawmill Creek Road

PROJECT ADDRESS: 5304 Halibut Point Road  
LEGAL DESCRIPTION Lot: Lot 6 Block: \_\_\_\_\_  
Subdivision: \_\_\_\_\_  
U.S. Survey: USS 3670/6010 Zoning Classification: C2

List specific request: A covered shelter and riding area for three horses

State all reasons for justifying request: Allen Marine owns the property and some adjacent property. The location has low residency, with the closest residence being part of the Allen family. The area is large enough for the shelter and a riding arena with good barriers from the closest none family residence. There probably isn't a better location in all of Sitka for housing horses.

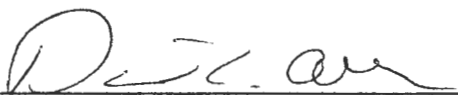
List all features and details of request: The shelter is a commercial engineered structure with fire retardant fabric. It's measures 50'x50'x20' giving enough room for three stalls and a covered walking area. There will be electricy and water, with some room for hay. The road side chain link fence will have privacy slats so as not to distract road traffic.

State the schedule and timing of request: For use as soon as permitted.

**Please attach drawings, maps, and additional narrative as appropriate.**

The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

*In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.*

SIGNATURE OF APPLICANT:  Date: 11-4-14  
SIGNATURE OF OWNER: \_\_\_\_\_ Date: \_\_\_\_\_  
*(If different from the applicant)*

*Approval will be based on plans submitted  
or approved by the Planning Commission or Assembly*

## Erin Clay

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**From:** Dave Bryant <dbryant@allenmarine.com>  
**Sent:** Wednesday, November 05, 2014 4:40 PM  
**To:** 'Erin Clay'  
**Subject:** RE: Horse Shelter  
**Attachments:** City of Sitka.docx

Hi Erin

I hope this is what you're looking for. Dave Allen asked me to write you something to explain what their intent is.

Thanks

Dave Bryant

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**From:** Erin Clay [<mailto:erin@cityofsitka.com>]  
**Sent:** Thursday, October 30, 2014 10:23 AM  
**To:** [dbryant@allenmarine.com](mailto:dbryant@allenmarine.com)  
**Cc:** Chris Duguay  
**Subject:** Horse Shelter

Hi Dave,

The Planning Department has reviewed the proposed stable site plan that you submitted on October 29th. The proposed location, as illustrated, meets all setback requirements.

In Sitka, stables are conditional uses in Commercial Zones. Prior to a building permit being issued, the project will need to go through the Conditional Use process. I have attached the Conditional Use Application to this email. November 4th at noon is the deadline to get on the next Planning Commission Agenda, which will be held on November 18th. Please feel free to call or stop by the Planning Office to discuss the process.

Thanks!

## Erin Clay

Temporary Planner I  
City and Borough of Sitka  
907.747.1814

Please Note: Maegan Bosak is on maternity leave through the end of the year.

City of Sitka

11-6-14

Part of the reason for having horses out at our Old Sitka property is to provide exposure to horses to the locals here in Sitka that might not have the opportunity otherwise. It is also our intent to offer riding lessons at that location in the 12,500 sq.ft. arena.

I'm submitting this letter on behalf of the Allen's.

Dave Bryant

ALLEN PROPERTIES, LLC  
ALLEN PROPERTIES, LLC  
P.O. BOX 1049  
SITKA AK 99835-1049

STATE OF ALASKA  
FERRY TERMINAL  
STATE OF ALASKA  
6860 GLACIER HWY  
JUNEAU AK 99801

SAMSON TUG & BARGE CO.,INC  
SAMSON TUG & BARGE CO.  
P.O. BOX 559  
SITKA AK 99835

D. LANGDORF  
LANGDORF, D., BRADLEY  
5316 HALIBUT POINT RD  
SITKA AK 99835

ARYEH/KAY LEVENSON  
LEVENSON, ARYEH, L./KAY, L.  
3141 LEGACY DR.  
ANCHORAGE AK 99516

JACK/TRACY ALLEN  
ALLEN, JACK, S./TRACY, S.  
P.O. BOX 652  
HAINES AK 99827-0652

**P&Z Mailing**  
**November 7, 2014**

**Allen**  
Conditional Use Permit Request  
*5304 Halibut Point Road*

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**P&Z Mailing**  
**November 21, 2014**

**Allen**  
Conditional Use Permit Request  
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**Allen**  
Conditional Use Permit Request  
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**Assembly Mailing  
December 12, 2014**

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**Assembly Mailing**  
**January 5, 2014**

**Allen**  
Conditional Use Permit Request  
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