



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Mayor Paxton and Members of the Assembly
From: Amy Ainslie, Director, Planning and Community Development
Thru: Hugh Bevan, Interim Municipal Administrator *HB*
Subject: Zoning Map Amendment at 4513, 4521, and 4533 Halibut Point Road
Date: January 17, 2020

The request is for a Zoning Map Amendment to rezone 4513, 4521, and 4533 Halibut Point Road from Industrial Zoning to C-2 general commercial and mobile home district zoning. The owners of record for this property are Halibut Point Marine Services, LLC and Charles McGraw. This rezoning request was filed by Chris McGraw and Charles McGraw. The legal descriptions for the properties are as follows: Lot A, HPM Subdivision, Lot 55, U.S. Survey 3475, and a portion of Lot Fifty-one (51), U.S. Survey 3475.

The intent of the C-2 general commercial and mobile home zoning district as stated in SGC 22.16.080 is *“the general commercial district is intended to be served by major essential utilities and to include those areas which are heavily dependent upon 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 along the roads in a strip fashion is to be discouraged. 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.”* If rezoning is successful, the applicant intends to expand services and facilities needed for the increase in forecasted cruise ship visitors. These amenities include a restaurant, a brewery/taproom, tour sales space, and staging areas.

The properties in question border C-2 zoning on the south side of the lots, therefore the rezoning action will not result in spot zoning. Further, the existing uses on the lot under its current Industrial zoning that include a commercial use dock, passenger staging areas, and marine/fuel services, are all uses that would also be allowed under C-2 zoning.

The Planning Commission held a public hearing and consideration on this item on January 15, 2020. The Commission voted 5-0 to recommend approval of the rezoning. A copy of the staff report and the applicant documents are provided for the Assembly’s review.