

### CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION



- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- · Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- · Submit all supporting documents and proof of payment.

APPLICATION FOR:	☐ VARIANCE	CONDITION	IAL USE				
	ZONING AMENDMENT	☐ PLAT/SUBD	IVISION				
BRIEF DESCRIPTION OF REQUEST: Seafood Producers Cooperative would like to build a a							
bunkhouse for transient workers. The bunkhouse will have capacity for 10 long-term (+60 days)							
employees.							
	***************************************						
PROPERTY INFORMATI	ON:						
CURRENT ZONING: Industrail							
CURRENT LAND USE(S): Parking	g/Storagepropos	ED LAND USES (if cha	<sub>inging):</sub> Seasonal Housing				
APPLICANT INFORMAT	TION:						
PROPERTY OWNER: Seafood Producers Cooperative							
PROPERTY OWNER ADDRESS: 2875 Roeder Ave Suite 2 Bellingham WA 98225							
STREET ADDRESS OF PROPERTY: 507 Katlian Ave, Sitka, AK							
APPLICANT'S NAME: Michae							
MAILING ADDRESS: PO Box							
EMAIL ADDRESS: danenvest		DAYTIME PHONE	(360) 421-3077				
Vest	5/9/2024		507 Katlian Ave				
Last Name	Date Submitted	3	Project Address				

#### REQUIRED SUPPLEMENTAL INFORMATION:

Last Name	Date Submitted	Project Address	
Vest	5/9/2024	507 Katlian Av	е
Applicant (If different than owner)		Date	
Michael Danen Ves	st ·	5/9/2024	
true. I certify that this application me	eets SCG requirements to the best of my view fee is non-refundable, is to cover co	de and hereby state that all of the above statemer knowledge, belief, and professional ability. I osts associated with the processing of this applica	
Owner NORM PILLEN,	PRESIDENT	Date	_
Norman L Pill Owner NORM PILLEN,	Ven	05/10/2024	
Owner KEN ROHBERGER,	CEO	Date	-
Chelles.		5/10/24	
non-refundable, is to cover costs asso understand that public notice will be that attendance at the Planning Com	ociated with the processing of this applic mailed to neighboring property owners mission meeting is required for the appl ne property to conduct site visits as nece	y. I acknowledge that payment of the review fee is cation and does not ensure approval of the reques and published in the Daily Sitka Sentinel. I under lication to be considered for approval. I further essary. I authorize the applicant listed on this	st. I
		lescribed above and that I desire a planning action statements are true. I certify that this application n	
	Residence for Short-term Rental Condition		
Documentation establishing	property as primary residence (motor ve	ehicle registration, voter registration, etc.)	
Renter Informational Hando	ut (directions to rental, garbage instructi	ions, etc.)	
For Short-Term Rentals and B&Bs	<u>:</u>		
AMCO Application			
For Marijuana Enterprise Condition	onal Use Permits Only:		
Other:		and the same of th	
Proof of filing fee payment			
Floor Plan for all structures a	and showing use of those structures		
Site Plan showing all existing	g and proposed structures with dimension	ns and location of utilities	
Supplemental Application (V	/ariance, CUP, Plat, Zoning Amendment)		
Completed General Applicat	tion form		
For All Applications:			

# Sitka Sitka

Last Name

## CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

# APPLICATION FOR ALL OTHER CONDITIONAL USE PERMITS (EXCLUDING SHORT-TERM RENTAL AND BED & BREAKFAST)

CRITERIA TO DETERMINE IMPACT — SGC 22.24.010(E) (Please address each item in regard to your proposal)					
•	Hours of operation:				
TI	The housing units will be utilized periodically throughout the day.				
• ea	Location along a major or collector street: The proposed build site is roughly 40' from the Katlian asement.				
•	Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:				
	Very little additional vehicular traffic will be generated as a result of the housing.				
	Seasonal employees generally don't have vehicles, and meals are supplied on-site.				
•	Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: The additional employees will spend the majority of thier time working				
	on-site and will have very exposure to surrounding residential areas.				
•	Effects on vehicular and pedestrian safety: No change to vehicular or pedestrian safety will be				
	experienced due to the additional housing.				
•	Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:  A large parking lot to the Northwest of the building will provide ample access for emergency services.				
•	Describe the parking plan & layout: The parking lot to the North of the building will provide				
	all the parking necessary for the employees.				
•	Proposed signage: No trespassing signs will be posed on the street side of the building.				
	Vest 5/9/2024 507 Katlian Ave				

**Date Submitted** 

**Project Address** 

<ul> <li>Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers immediately adjacent the site:</li> </ul>		valls, natural barriers, etc.) on the site or
No barriers are plann	ed at this time.	
Amount of noise to be a	enerated and its impacts on neighbors:	The housing units will generate
little to no additional		
		g commission review (odor, security, safet
SPC is dedicated to a	e): providing clean, safe, comfortable ho	ousing for their employees. The
	Il have little to no impact on the neig	
	nt Plan (How will site be managed to ens	
SPC has manageme	nt on-signt at all times, and will be al	ble to address any issues that arise.
Vest	5/9/2024	507 Katlian Ave

**Project Address** 

Last Name Date Submitted

#### REQUIRED FINDINGS (SGC 22.30.160(C):

1. The city may use design standards and other elements in this code to modify the proposal. A <u>conditional</u> <u>use</u> permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed <u>conditional use</u> permit <u>will not</u>:

Initial

507 Katlian Ave

**Project Address** 

a. Be detrimental to the public health, safety, and general welfare;	MV
b. Adversely affect the established character of the surrounding vicinity; nor	MV
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.	MV
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	MV
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	MV
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.	MV
5. The <u>conditional use</u> will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.	MV
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	MV

ANY ADDITIONAL COMMENTS		
Michael Decres	<u>5/9/24</u> Date	

5/9/2024

**Date Submitted** 

Last Name