



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: March 21, 2016

To: Planning Commission

From: Samantha Pierson, Planner I

Re: CU 13-05 Annual Review of a Metal Welding and Fabricating business at 115 Harvest Way Unit 3

GENERAL INFORMATION

Applicant: Bryan Schauwecker

Property Owner: 115 Harvest Way, LLC

Property Address: 115 Harvest Way Unit 3

Legal Description: Lot 1 Harvest Way Subdivision

Parcel ID Number: 30385031

Size of Existing Lot: 14,991 square feet

Zoning: C-2

Existing Land Use: Industrial

Utilities: Full city services

Access: Harvest Way to Price Street

Surrounding Land Use: Residential and Commercial

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion of Recommendation

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Parcel Pictures

Attachment D: Update Document

Attachment E: Approved Application

Attachment F: Subdivision Plat

Attachment G: Zoning Map

Attachment H: Flood Zone Map

Attachment I: Mailing List

Attachment J: Warranty Deed

Bryan Schauwecker was approved for a conditional use permit for a metal welding and fabricating business at 115 Harvest Way Unit 3 on January 28, 2014. The property is zoned C-2. According to the applicant, the business continues to operate. Protective gear is worn by personnel, and a big door is often opened to provide ventilation. The conditions of approval required one annual review. Review has not taken place, so we are addressing that at this meeting.

The conditional use permit issued in 2013 had the following conditions:

1. The project shall be completed in general conformance with the plans submitted in the conditional use application to the Planning Commission.
2. In addition, prior to the activation of the conditional use permit, the Planning Director shall indicate, in writing, that all permits have been received that the municipality considers necessary.
3. The applicant recognizes that other permits, not specifically mentioned by the municipality, may be required.
4. The applicant shall provide a narrative on the status of the operations nine months after the activation of the conditional use permit.
5. The Planning Commission has an annual review of the first nine to twelve months of operation of the facility within one year of the activation of the conditional use permit. The purpose of the annual review is to determine what, if any impacts of the operation need to be mitigated. The Planning Commission, by its own motion, may undertake a second annual review if the Commission considers it to be necessary.
6. The Assembly, at its discretion, may complete an annual review if any issues are not satisfactorily resolved at the Planning Commission level.
7. Hours of welding and fabrication limited to 8 am to 9 pm, with extended hours of operation until 11 pm during the summer months defined as June 1 – August 31.
8. All materials and work must be kept inside the unit unless otherwise required by Code.
9. New site plan, showing exhaust being rerouted to front of building, must be submitted prior to Assembly review.

At this meeting, we'll take any public comment and provide the opportunity for any commissioner's questions. As of the date this report was written, staff have not received any comments on the facility. The primary objective of the meeting is to determine if there are steps that need to be taken to mitigate effects of the support facility on adjacent properties.

This is the final scheduled annual review. The metal welding and fabrication business will now only come before the board on an as needed basis.

Recommendation

Move to approve the final annual review of the conditional use permit granted to Bryan Schauwecker for a metal welding and fabrication business at 115 Harvest Way Unit 3. The property is also known as Lot 1 of Harvest Way Subdivision. The owner of record is 115 Harvest Way LLC.