



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

---

Wednesday, October 6, 2021

6:30 PM

Harrigan Centennial Hall

---

**I. CALL TO ORDER AND ROLL CALL**

**II. CONSIDERATION OF THE AGENDA**

**III. CONSIDERATION OF THE MINUTES**

**A**     [PM 21-22](#)     Approve the September 15, 2021 meeting minutes.

**Attachments:**   [22-September 15 2021 DRAFT](#)

**IV. PERSONS TO BE HEARD**

*(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)*

**V. PLANNING DIRECTOR'S REPORT**

**VI. REPORTS**

**VII. THE EVENING BUSINESS**

**B**     [CUP 21-13](#)     Public hearing and consideration of a conditional use permit for an expansion of a legal nonconforming use of a hatchery at 834 Lincoln Street in the R-2 multifamily district. The property is also known as Lot 7, Sheldon Jackson Campus Subdivision and a portion of ATS 15. The request is filed by Sitka Sound Science Center. The owner of record is Sitka Sound Science Center.

**Attachments:**   [CUP 21-13 SSSC 834 Lincoln St Hatchery Staff Report](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Aerial](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Site Plan](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Floor Plan](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Elevation Views](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Plat](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Photos](#)  
[CUP 21-13 SSSC 834 Lincoln St Hatchery Applicant Materials and Narrative](#)

**C**      [MISC 21-09](#)      Discussion/Direction on Short-Term Tourism Plan

**Attachments:**   [Staff Memo](#)

[HCH Area Diagram](#)

*Discussion will focus on traffic flow and staging around Harrigan Centennial Hall.*

**VIII.      ADJOURNMENT**

*NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to [planning@cityofsitka.org](mailto:planning@cityofsitka.org), or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.*

*Publish: October 1, 4*



# CITY AND BOROUGH OF SITKA

## Minutes - Draft

### Planning Commission

---

Wednesday, September 15, 2021

6:30 PM

Harrigan Centennial Hall

---

#### I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrell Windsor (Arrived 7:30pm), Stacy Mudry, Wendy Alderson, Katie Riley, Thor Christianson (Assembly Liaison)  
Absent: None  
Staff: Amy Ainslie, Ben Mejia  
Public: Jim Michener, Phyllis Hackett, Kaleb Astle, Marsha Howard, Chris McGraw, Michael Harmon (Public Works Director), Tamy Stevenson, Amy Rowe, Sabrina Jenkins, Shauna Thornton, Sabrina Jenkins, Michele Martin, Wendy Lindscoog, Gerry Hope, Lynne Brandon, Ariadne Will (Sitka Sentinel), Katherine Rose (KCAW)

Chair Spivey called the meeting to order at 6:30pm.

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

A [PM 21-21](#) Approve the August 18, 2021 meeting minutes.

M-Mudry/S-Riley moved to approve the August 18, 2021 meeting minutes.

#### IV. PERSONS TO BE HEARD

#### V. PLANNING DIRECTOR'S REPORT

Ainslie informed the Commission that there was one regular business item ahead of the tourism discussion. Ainslie reported an update on the Sawmill Creek Road project, stating that Alaska Department of Transportation would schedule a presentation with the Planning Commission around February to discuss project details. Ainslie explained that the next meeting was scheduled for October 6th, 2021 and would discuss traffic and staging at Harrigan Centennial Hall.

#### VI. REPORTS

#### VII. THE EVENING BUSINESS

B [LM 21-01](#) Public hearing and consideration of a tidelands lease request for municipal tidelands immediately adjacent to 1406 Sawmill Creek Road

in the WD - Waterfront district. The lots are also known as All of ATS 1327 Tract A and a portion of ATS 1327 Tract B. The request is filed by Thomas Williamson. The owners of record are Sharon and Lisa Williamson.

Ainslie described the request to lease the tidelands adjacent to 1406 Sawmill Creek Road. The request was made by the upland owners who intend to sell the property. The applicants have identified a challenge for buyers to secure financing without having the tidelands secured as part of the sale of the uplands. Ainslie noted that the Planning Commission would need to determine if the lease was the best use of this municipal property and that the Assembly would decide whether there is a clear upland preference, therefore making a competitive bid inappropriate. Ainslie noted that the deed restriction from the transfer of the tidelands from state to municipal land prevented the sale.

Ainslie described the property as 15,634 square feet of primarily filled with some submerged tidelands adjacent to Waterfront district property currently used for storage. Ainslie noted the area was shallow with limited use by watercraft. Ainslie stated the impact of the lease as minimal. Staff recommended approval.

Alderson asked if the tidelands were currently leased. Ainslie clarified that the areas requested were not.

The applicant, Tom Williamson, was present.

The Commission opened the floor for public comment. Jim Michener voiced support for the request, and recognized a shortage of available waterfront properties.

The Commission voiced their support of the proposal.

**M-Alderson/S-Riley moved to recommend approval of the lease request for Municipal tidelands located seaward of 1406 Sawmill Creek Road. The properties were also known as all of Tract A, ATS 1327 and a portion of Tract B, ATS 1327. The request was filed by Thomas Williamson. The owners of record were Sharon and Lisa Williamson. Motion passed 4-0 by voice vote.**

## C [MISC 21-09](#)

### Discussion/Direction on Short-Term Tourism Plan

Ainslie introduced the discussion to focus on downtown traffic and congestion mitigation for 2022, identify the problems the need to be addressed by the Summer of 2022, and discuss what solutions the Commission and community were most interested to see implemented. Ainslie noted that the solutions for 2022 were not intended to replace an in-depth traffic study or replace needed long-term solutions but focus on what can be implemented within a year. Ainslie explained that discussion of traffic and staging around Harrigan Centennial Hall would take place October 6th.

Problems identified included increased risk of using residential roads such as Peterson Avenue and Lake Street, impacts of traffic on emergency services, impacts of traffic on bicycle movement, and a lack of downtown parking. The participants discussed possible solutions including Lincoln Street closures or traffic flow changes, modifications to traffic light signaling, and using a person to direct traffic at the light. Michael Harmon, Public Works Director for the City and Borough of Sitka, noted that the current sidewalks were inadequate for the current pedestrian capacity, and were vastly insufficient to handle the projected pedestrian use which might result in pedestrian use of the road or avoidance of downtown. Chair Spivey requested that



future discussion of Lincoln Street closure include discussion of the RIDE.

**VIII. ADJOURNMENT**

**Seeing no objections, Chair Spivey adjourned the meeting at 9:01pm.**



# City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

---

*A Coast Guard City*

## **Planning and Community Development Department**

### **AGENDA ITEM**

Case No: CUP 21-13  
Proposal: Expansion of a Legal Nonconforming Use (Hatchery)  
Applicant: Sitka Sound Science Center  
Owner: Sitka Sound Science Center  
Location: 834 Lincoln Street  
Legal: Lot 7, Sheldon Jackson Campus Subdivision and a portion of ATS 15  
Zone: R-2 Multifamily District  
Size: 27,480 square feet  
Parcel ID: 1-8562-005  
Existing Use: Science Center operations: Hatchery, Aquarium, Research, Retail  
Adjacent Use: Museum, Fine Arts Camp, Music Festival, Playground, Residential  
Utilities: Existing  
Access: Lincoln Street

### **KEY POINTS AND CONCERNS**

- Historic use of the Sheldon Jackson campus is widely varied including educational, vocational, community use, performing arts, science/research, hatchery, and retail. Many are considered legal nonconforming uses, including the hatchery operations at SSSC.
- SSSC would like to replace an existing hatchery structure with a larger, more operationally integrated structure.
- Expansions/extensions of nonconforming structures and uses are a conditional use.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the request for the extension of nonconforming structures and uses at 834 Lincoln Street.

## **BACKGROUND/PROJECT DESCRIPTION**

The hatchery currently being operated by the Sitka Sound Science Center (SSSC) at 834 Lincoln Street has been a long-standing use of the property; Sheldon Jackson students built the original infrastructure in 1974 and it has been consistently operating since that time. A full description of the hatchery's history, operations, and capacity have been provided by the applicant and is available under Attachment G: Applicant Materials and Narrative.

The Planning Department considers this use of the property as a legal nonconforming use, which SGC 22.08.640 defines: "*Nonconformity*" means any lot, structure, use of land, use of a structure or characteristics of such use which does not conform to the terms of this title but which was in lawful and active use on the effective date of the ordinance codified in this title. Hatcheries would generally be prohibited in the R-2 zone otherwise.

SSSC would like to improve the current hatchery operations by redoing the concrete raceways and salmon spawning ladders, and replace the small "spawn shed" with an integrated incubation and spawning building. The latter upgrade (which is the main focus of this application) is necessary for several reasons – the current spawn shed is in poor condition and is not large enough to host both spawning and incubation space. Currently, hatchery workers must bring fertilized eggs from the spawn shed in buckets, one at a time, to the basement of the Sage Building 500 feet away. SSSC would like to construct a new, 1100 square foot steel building that would co-locate spawning and incubation activities and provide secure space for employees, volunteers, visitors, students, and upgraded equipment. The scale of the operation will not be changing and is regulated through State permitting procedures.

The Historic Preservation Commission reviewed this proposal at their April 22, 2021 meeting and voted unanimously to recommend approval of the project.

SGC 22.24.050(F)(2) provides guidance on extensions/expansions of nonconforming uses and structures applicable to this request:

*F. Extension of Nonconforming Structures and Uses. Substantial alterations, expansions creating a material change in use or impacting adjacent properties, or moving of nonconforming structures or uses shall be subject to the following:*

- 1. Variances are required for extensions of nonconforming single-family structures including mobile/manufactured homes and nonconforming accessory buildings on lots containing single-family structures, when the proposed extensions are within the required setbacks of the zoning district.*
- 2. Conditional use permits are required for all other proposed changes to nonconforming structures and uses not covered in subsection (F)(1) of this section. This applies when a nonconforming use is to be changed to another equally*

*nonconforming use. Conditional use permits granted in accordance with this section shall not change the fact that the use is still nonconforming and subject to the terms and conditions set forth in this title.*

Therefore, staff concluded that SSSC needed to obtain a conditional use permit from the Planning Commission prior to Planning Department sign-off on the building permit for the new hatchery structure.

## **ANALYSIS**

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>1</sup>**

**a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**

Applicant does not anticipate significant increase in vehicular traffic nor impact from proposed use, and parking is available for the facility.

**b. Amount of noise to be generated and its impacts on surrounding land use:** Should not change – similar levels of noise from the stream channel and existing structure.

**c. Odors to be generated by the use and their impacts:** Hatcheries do have the potential to create odor. However, the scale of the operation is unchanged, so impacts such as noise and odor should maintain at current levels.

**d. Hours of operation:** Hatchery operations are 24/7, with staff on site primarily 8am – 5pm daily.

**e. Location along a major or collector street:** Access from Lincoln Street.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut-through traffic scenario:** Property is accessed directly from Lincoln Street. There is no access to the property from other streets.

**g. Effects on vehicular and pedestrian safety:** No significant changes expected.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Residence has adequate access off Lincoln Street for emergency services.

**i. Logic of the internal traffic layout:** Large lot with hatchery operations on the western side of the lot by the stream.

**j. Effects of signage on nearby uses:** All signs shall comply with Sitka General Code and will be placed on structures or on the property, none added on the right-of-way or sidewalks.

---

<sup>1</sup> § 22.24.010.E

**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** Site is buffered by the stream that separates the SSSC property from the playground, and the rear of the property is waterfront.

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** ED 6.7 states “Support growth of manufacturing businesses that add value to sustainably developed local resources” which is consistent with hatchery operations. This proposal also fits LU 3.2, “In the former Sheldon Jackson Campus area, encourage uses that support Sitka’s education, arts and sciences economy, while preserving and enhancing the historic character.”

**m. Other criteria that surface through public comments or planning commission review:** Not applicable at this time.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the request for the extension of nonconforming structures and uses at 834 Lincoln Street.

### **ATTACHMENTS**

Attachment A: Aerial

Attachment B: Site Plan

Attachment C: Floor Plan

Attachment D: Elevation Views

Attachment E: Plat

Attachment F: Photos

Attachment G: Applicant Materials and Narrative

### **Motions in favor of approval**

- 1) **“I move to approve the conditional use permit for an extension/expansion of a nonconforming use and structure for hatchery operations at 834 Lincoln Street in the R-2 Multifamily District subject to the attached conditions of approval. The property is also known as Lot 7, Sheldon Jackson Campus Subdivision and a portion of ATS 15. The request is filed by the Sitka Sound Science Center. The owner of record is the Sitka Sound Science Center.**

Conditions of Approval:

1. The site shall be constructed and operated consistent with the application, narrative, and plans that were submitted with the request.
2. Approval of the new hatchery structure is specific to the plans included in this application. Any substantial or significant change to the plans would require additional review and approval from the Planning Commission.
3. The applicant shall comply with all applicable local, state, and federal laws in constructing

and operating the unit, including but not limited to locally adopted building code requirements and fire/life/safety requirements as promulgated by the State Fire Marshal.

4. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties upon receipt of meritorious complaint or evidence of violation of conditions of approval.
5. If, for any reason whatsoever, the nonconforming use of land ceases for a period of twelve consecutive months or one year, any subsequent use of the land shall conform to the regulations of the prevailing zoning district. The only exceptions made are those as outlined by SGC 22.24.050(G).

**2) “I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”**

The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:<sup>2</sup>

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use 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 conditional use permit will not:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity; nor
  - 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.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation,
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
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.
5. The conditional use 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.
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.

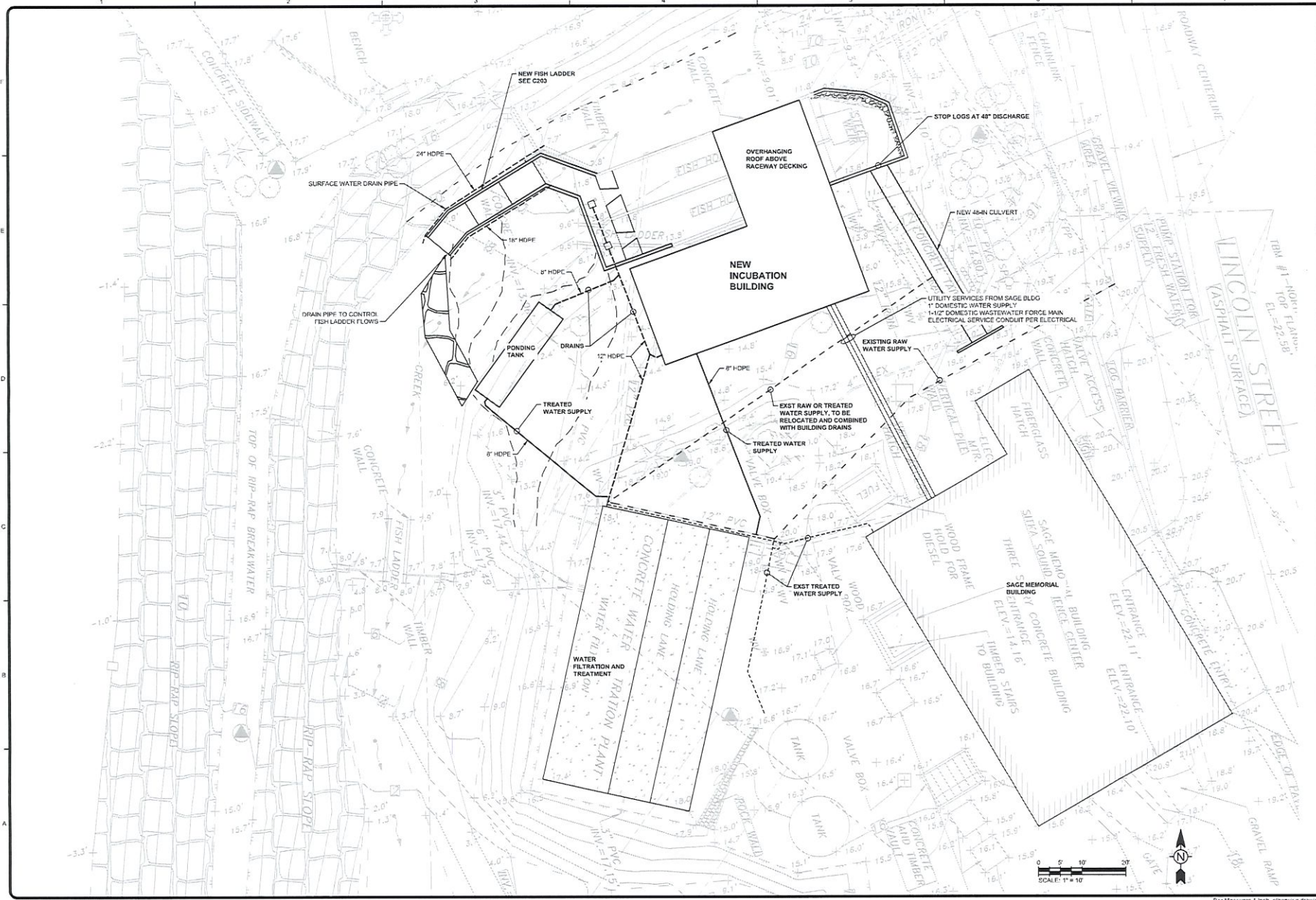
---

<sup>2</sup> §22.30.160(C)—Required Findings for Conditional Use Permits





3/12/2021 2:03:21 PM - O:\PROJECTS\SEATTLE\3211\000\211-1001\CAD SHEET FILES D101\PROPOSED SITE PIPING PLAN.DWG - MORRIS, RICHARD



**TETRA TECH**

40th  
David R. Morris  
DANIEL R. MORRIS  
No. CE 1232

49th  
R. Morris  
R. Morris  
No. CE 1232

BY: [ ]

DATE: [ ]

MARK: [ ]

DESCRIPTION: [ ]

15.7

SAGE MEMORIAL SCIENCE CENTER  
INCUBATION UPGRADES

PROJ: 2004-2311-10001

DESIGN: [ ]

DRAWN: [ ]

CHECKED: [ ]

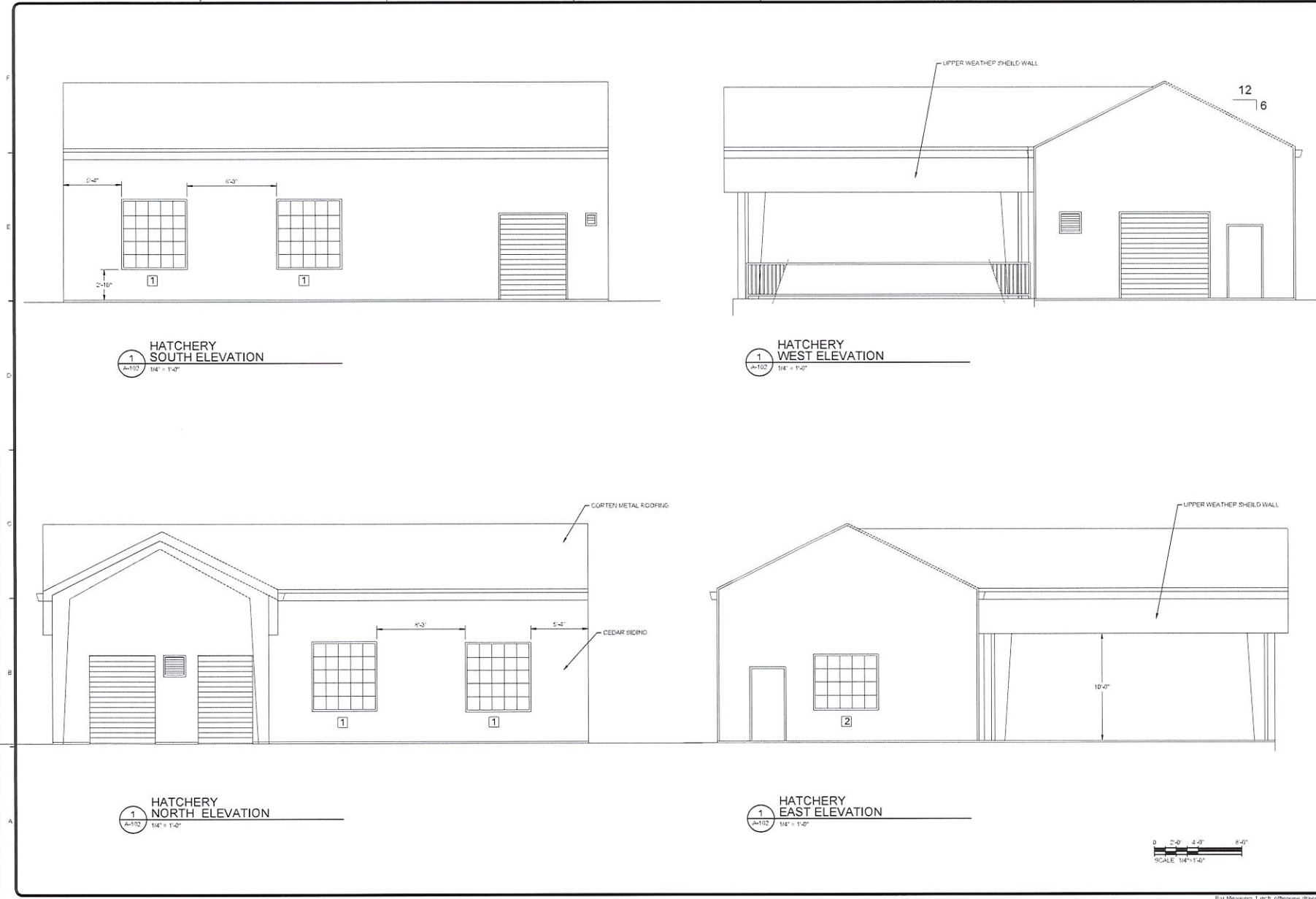
**SITE PIPING PLAN**

**D101**

Copyright Tetra Tech





[illegible]















# 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

☒ CONDITIONAL USE

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

**BRIEF DESCRIPTION OF REQUEST:** SSSC is requesting a conditional use permit to make improvements to the Sheldon Jackson Hatchery (a legal non-conforming use) at 834 Lincoln St. The hatchery operations are not changing or growing in scale. SSSC is planning to make improvements to the safety, efficiency, and experience of all staff, students and visitors by locating all existing egg-take and incubation in one location adjacent to the raceway.

## PROPERTY INFORMATION:

CURRENT ZONING: R2 PROPOSED ZONING (if applicable): N/A  
CURRENT LAND USE(S): Commercial PROPOSED LAND USES (if changing): N/A

## APPLICANT INFORMATION:

PROPERTY OWNER: Sitka Sound Science Center  
PROPERTY OWNER ADDRESS: 834 Lincoln St., Sitka  
STREET ADDRESS OF PROPERTY: Same as Above  
APPLICANT'S NAME: Chance Gray  
MAILING ADDRESS: 834 Lincoln St., Sitka AK 99835  
EMAIL ADDRESS: cgray@sitkascience.org DAYTIME PHONE: 907-903-5506

Gray  
Last Name

Date Submitted

834 Lincoln St  
Project Address

**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.)

**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- Finance Director

9/21/2021  
 Date

Owner

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)

9/21/21  
 Date

  
 Last Name

Date Submitted

834 Lincoln St.  
 Project Address





# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

### APPLICATION FOR

☐ MARIJUANA ENTERPRISE

☐ SHORT-TERM RENTAL OR BED AND BREAKFAST

☒ OTHER: Hatchery - Extension of legal non-conforming use

### CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- **Hours of operation:** Hours of operation are not changing. SSSC is open from 8am to 5pm Mon-Friday  
The hatchery operates 24 hrs/day with staff on site between 8am and 5pm daily and during emergencies.
- **Location along a major or collector street:** Building to be located NW of 834 Lincoln St. in the location of current SJ Hatchery shed.
- **Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**  
Because the building is off-street, the project should not impact vehicular traffic except during construction.
- **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** N/A
- **Effects on vehicular and pedestrian safety:** Some vehicular and pedestrian management will take place during construction. Upon completion, vehicle and foot traffic around 834 Lincoln St will not be impacted.
- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Fire and emergency access will be maintained. A sprinkler system will be installed in the new building resulting in enhanced response abilities.
- **Describe the parking plan & layout:** The proposed building does not include offices or require additional staff. Parking will be provided in the existing SSSC parking lots near the Sage Building and Mill Building.
- **Proposed signage:** Signage identifying the hatchery and SSSC will be placed on the building and/or on SSSC property. We do not plan to add signage to the seawalk or street.

Gray

Last Name

834 Lincoln St

Project Address

Date Submitted



- **Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:**

The site is bordered on 2 sides by the seawalk (including rock wall and railing). SSSC is planning to add fences surrounding the raceway platform and along the fish raceway and fish ladder.

- **Amount of noise to be generated and its impacts on neighbors:** Noise generated from the proposed building will be similar to the noise currently generated by the existing structure and stream channel.

- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

The SJ Hatchery has existed in this location since the early 70s. The operations of the Hatchery are not growing.

Things like odor and waste management are not changing at all, the scale of this small hatchery are not changing,

the purpose of the hatchery is not changing, the processes used will be the same. SSSC is

making changes that will improve the safety for our staff and visitors, create a more efficient

layout, improve the security of our fish through all stages, and create better spaces for students

and visitors to learn. Additionally, SSSC has designed a building that will fit the aesthetic of our

other buildings and maintain site lines for our property and our neighbors.









~~other buildings and maintain site lines for our property and our neighbors.~~

- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**

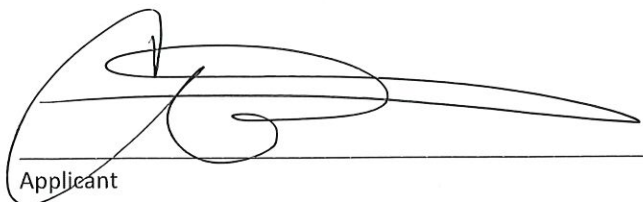
The management of our site will not change due to this project.

**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 conditional use 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 conditional use permit will not:

	Initial
a. Be detrimental to the public health, safety, and general welfare;	
b. Adversely affect the established character of the surrounding vicinity; nor	
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.	
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.	
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	
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.	
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.	
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.	

**ANY ADDITIONAL COMMENTS** The SJ hatchery has been a core peice of this neighborhood  
for nearly 50 years. The facility has helped train many of Alaska's leaders in our fisheries. SSSC is  
working to continue that tradition of education and innovation through improvements to our hatchery  
facilities. These plans can only benefit our neighborhood, community, programs, and visitors.

  
 Applicant

9/21/21  
 Date

Gray

Last Name

Date Submitted

834 Lincoln St.

Project Address



## SITKA SOUND SCIENCE CENTER

834 Lincoln Street, Suite 200  
Sitka, Alaska 99835  
Admin Phone: 907.747.8878  
[www.sitkascience.org](http://www.sitkascience.org)



## Summary and History of SJ Hatchery Project

The Salmon Incubation and Spawning Facility will replace old, dilapidated hatchery structures, improve safety, and increase efficiency of the aquaculture program at the Sitka Sound Science Center making it more useful for education and salmon rearing and creating more space for research projects.

### *History of the Organization (services, geographic area served, number of beneficiaries)*

The Sitka Sound Science Center is dedicated to increasing understanding and awareness of terrestrial and aquatic ecosystems of Alaska through science education and research. As part of our mission, we operate the Sheldon Jackson Salmon Hatchery and the Molly Ahlgren Aquarium. Our organization was formed in 2007, shortly after Sheldon Jackson College shut its doors. We purchased the property from Sheldon Jackson College Trustees in 2010 with funding assistance from the City and Borough of Sitka, the Karsh Foundation, and a local commercial fisherman. In addition to owning and operating our buildings, we carry on the scientific research and education *legacy* of the College.

We serve all of Alaska though primarily Sitka and Southeast Alaska. We received 19,000 people to our facility in 2019 including visitors, students, and researchers.

Our educational programs include technical training for adults and professionals in the aquaculture industry, field courses for outside colleges, enrichment, and summer camps for preschool to middle school students, high school mentoring and internships. We also conduct research that has an impact on coastal communities around the State. Our collaborative research includes landslide and geoscience studies, ocean acidification and its impact on kelp and abalone, a wild/hatchery salmon interaction study (funded by Fish and Game), marine geology, social science, marine debris, and fish physiology and genetics in the Gulf of Alaska. We facilitate research for a variety of scientists working on terrestrial, riparian, and marine issues.

Our work is funded by a breadth of foundations, individuals and government agencies including NOAA, National Science Foundation, U.S. Geologic Survey, National Park Service, USDA, and the State of Alaska. Our beneficiaries include people around the State of Alaska, particularly those dependent on marine and terrestrial natural resources in coastal communities. We are particularly proud of our strong and formal partnership with commercial fishermen who partner with us as a platform for research, Central Council of Tlingit Haida Indian Tribes, UAF's OneHealth program, and the University of Alaska Southeast Fisheries Technology Program which trains people to work in fisheries management and aquaculture.

The Salmon Incubation and Spawning Facility will dramatically improve our organization's ability to deliver our education and research mission, carry on the facility's salmon aquaculture legacy and offer a deeper and safer experience for visitors to our facility. The new building will replace a 1976 constructed "shack" that was built for salmon spawning at the hatchery.

The Sitka Sound Science Center's Sheldon Jackson Salmon Hatchery was the first permitted hatchery in the State of Alaska. Built by Sheldon Jackson College students in 1974, the salmon hatchery was intended to help the State build back salmon stocks. The two-year Sheldon Jackson aquaculture program trained hundreds of students many of whom have gone on to hold policy making and leadership positions in fisheries and natural resource management in Alaska. The facility consists of racks of incubation trays, round pounds for coho rearing, water filtration systems, net pens, the Mill Building for storage, construction and education, fish ladders, concrete raceways and a spawn shed.

With a State permit for 3 million pink, 3 million chum and 250,000 coho, it's a relatively small hatchery. However, it is a high-profile facility. Located in downtown Sitka, the hatchery is toured by thousands of visitors annually who learn about how commercial, sport and subsistence fisheries work in Alaska, and the importance of salmon as a traditional food for Tlingit people. Visitors and residents of all ages fish from the beach adjacent to the Science Center for hatchery salmon.

Our facility is still used to train students. The Sitka Sound Science Center teaches aquaculture classes to Mt. Edgecumbe, Pacific High, and Sitka High School students, and works with the UAS Fisheries Technology program to provide hands on learning experiences. Making this facility safer and more efficient will serve visitors, students, and Alaska commercial fishermen.

The spawn shed was not built with high quality materials nor was it well maintained by Sheldon Jackson College. The T-111 siding is now rotten, there is very little electrical availability, and the building is not set up to efficiently to take eggs and milt from salmon during spawning time. Currently, the eggs collected and fertilized in the spawn shed are hauled in buckets one at a time to the incubation trays housed in the basement of the Sage Building 500 feet away. While participating and observing the salmon spawning process is a large part of our educational programs in the late summer and fall, the building makes it extremely unsafe for visitors and students.

This facility project will redo the concrete raceways and salmon spawning ladders, create a 1100 square foot steel building where incubation and spawning can be co-located, provide upgraded equipment to move salmon into the spawning area and make it safely accessible to students, volunteers, and visitors. The new facility will not change how many fish are reared at the Sheldon Jackson Hatchery, it will not change how much equipment is needed to spawn and raise salmon, this building will just bring together the spawning and rearing of our salmon into one location.

Lisa Busch is the Executive Director of the Sitka Sound Science Center. She has extensive experience with nonprofit management and with science education programs and construction projects. With support from SSSC administrative staff, Ms. Busch will lead the administration of the project. Chance Gray, SSSC operations manager, will oversee the project construction. The Sitka Sound Science Center's Building Committee advises on the project. The committee is made of Steve Clayton, a licensed contractor; Chris Kolwescheski, retired architect; Bill Coltharp, Aquaculture Director and Blake Conaway, SSSC Maintenance Manager.





# City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

---

*Coast Guard City, USA*

## MEMORANDUM

**To:** Chair Spivey and Planning Commission Members

**From:** Amy Ainslie, Planning Director *AA*

**Date:** September 30, 2021

**Subject:** **Tourism Planning – Harrigan Centennial Hall**

---

This week's plan focus is traffic and staging at Harrigan Centennial Hall (HCH). HCH is a critical location for cruise tourism operations as it offers the best downtown location for bus shuttling, tour coordination, and other visitor services such as information and restrooms. Careful consideration of HCH operations as it relates to cruise visitors is necessary to ensure safety and efficiency for HCH and surrounding areas.

The plan for tonight's session is to have a guided discussion with the Commission and the public with the intended result of compiling the following:

1. Problem Identification
  - a. What is currently working well?
  - b. Are there safety concerns that should be addressed?
  - c. Are there general inefficiencies we should be working to solve?
  - d. Where are there 'pinch points' as a result of either physical or operational factors that we can address?
  - e. Are there unmet needs we should aim to accommodate?
2. Space Optimization: The HCH campus has been divided into nine areas. For each of the areas, identify priority uses.

Similar to the downtown traffic conversation, staff will take this feedback to CBS Departments and other agencies that may need to review, and then bring back analysis and recommendations to the Commission at a later date. Preliminary target dates are 10/20 or 11/3.



Area Label	Description
Area A	Harrigan Loop
Area B	Harbor Loop
Area C	HCH/Library Internal Parking 1
Area D	HCH/Library Internal Parking 2
Area E	Intermediary Plaza
Area F	Covered Area/Sidewalk
Area G	Tendering Area
Area H	Boat Launch & Rear Plaza
Area I	Crescent Parking Lot
Area J	Harbor Drive Curb Parking