



# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

- 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:** Request for zoning map amendment to create an overlay zone that will encompass the core historic Sheldon Jackson campus. The purpose of the overlay is to allow uses of the campus properties that support education, arts, and sciences in Sitka.

### PROPERTY INFORMATION:

CURRENT ZONING: R-2 PROPOSED ZONING (if applicable): SJ Historic Institutional Overlay

CURRENT LAND USE(S): education, arts, science PROPOSED LAND USES (if changing): same uses

### APPLICANT INFORMATION:

PROPERTY OWNER: Sitka Sound Science Center

PROPERTY OWNER ADDRESS: 834 Lincoln St. / Sitka, Ak 99835

STREET ADDRESS OF PROPERTY: 834 Lincoln St. / Sitka, Ak 99835

APPLICANT'S NAME: Chance Gray

MAILING ADDRESS: 834 Lincoln St. / Sitka, Ak 99835

EMAIL ADDRESS: cgray@sitkascience.org DAYTIME PHONE: 903-5506 or 747-8878 x 25

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 26-1253084 LOT: 7 BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: SJCM US SURVEY: 407B

Gray

Last Name

1/16/19

Date Submitted

834 Lincoln St.

Project Address

## REQUIRED 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
- ☐ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Site photos showing all angles of structures, property lines, street access, and parking – emailed to [planning@cityofsitka.org](mailto:planning@cityofsitka.org) or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

### 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

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)

Date

Last Name

Date Submitted

Project Address

834 Lincoln St.

copy

ZA-19-01



**CITY AND BOROUGH OF SITKA**  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
SUPPLEMENTAL APPLICATION FORM  
ZONING AMENDMENT APPLICATION

**APPLICATION FOR**

☒ ZONING MAP AMENDMENT

☐ ZONING TEXT AMENDMENT

**ANALYSIS:** *(Please address each item in regard to your proposal)*

- NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL: See attached  
\_\_\_\_\_  
\_\_\_\_\_
- PUBLIC BENEFIT OF PROPOSAL: \_\_\_\_\_  
\_\_\_\_\_
- CONSISTENCY WITH COMPREHENSIVE PLAN (Cite Section and Explain): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.): \_\_\_\_\_  
\_\_\_\_\_
- DOES NOT RESULT IN SPOT ZONING BECAUSE: \_\_\_\_\_  
\_\_\_\_\_
- PUBLIC HEALTH, SAFETY, AND WELFARE: \_\_\_\_\_  
\_\_\_\_\_

Chance  
Applicant

1/16/19  
Date

Gray  
Last Name

1/16/19  
Date Submitted

834 Lincoln St.  
Project Address



01/16/2019

SUPPLEMENT TO CHANCE GRAY, SSSC  
APPLICATION

# APPLICATION FOR: ZONING MAP AMMENDMENT

## NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL

The Sitka Sound Science Center, Sitka Fine Arts Camp, Summer Music Festival, Sitka Youth Advocates, Stratton Library, and Sheldon Jackson Museum are situated on the historic Sheldon Jackson Campus. The campus was previously zoned R-2 by the City and Borough of Sitka for lack of an existing zone fitting the institutional use of the property. The Sheldon Jackson College never fit into the R-2 zoning and has been considered an exempt pre-existing use since the R-2 zoning was implemented. These uses included food service, salmon hatchery facilities, retail sales, lodging, community events, commercial office rentals and more.

The current inhabitants of the Sheldon Jackson Campus are working to continue the tradition of the college through education, arts, sciences, public services, and events. Due to the R-2 zoning definition we have not been able to conduct several programs and have been required to cease others that provide services to the community.

The Sitka Sound Science Center and other Sheldon Jackson campus stakeholders are applying for a zoning map amendment that will allow for continuing economic development in support of education, arts, sciences, and community services in Sitka. The proposed uses include, but are not limited to, food service, long term housing, short term housing, retail sales, salmon hatchery, commercial office space and a small boat dock to support science and education.

## PUBLIC BENEFIT OF PROPOSAL

The proposed overlay will allow organizations to expand education, arts, and science programs on the Sheldon Jackson campus. The programs put on by SJ stakeholders have directly benefited the Sitka community. Current programs are designed specifically to enhance the experience of Sitka locals, these include summer camps, classroom outreach, workshops, special events, shows, performances, and food service. Additionally, campus stakeholders have developed programs that directly bring visitors to Sitka and provide economic boosts through camps, field courses, visiting researchers, and guest artists. Several organizations also provide services to the visitor industry in Sitka such as, historical and cultural engagement, guided tours, education opportunities, environmental interactions, and food service.

## CONSISTENCY WITH COMPREHENSIVE PLAN

To be completed by CBS Planning Department.

## CONSISTENCY WITH PHYSICAL BOUNDARIES

The proposed overlay will include 7-10 major properties within the core Sheldon Jackson campus. The area is defined to the North and East by the Sitka Fine Arts Camp property line along Sawmill Creek Road, Indian River, and Kelly Avenue. The southern boundary includes the SFAC property along Hillcrest Drive, Stratton Library property, Sitka Sound Science Center, and following Lincoln Street to Jeff Davis Street. The western edge of the overlay will follow Jeff Davis up to and including the Sheldon Jackson Day Care and Hames Center.

CBS will help clarify physical boundary definition.

## DOES NOT RESULT IN SPOT ZONING BECAUSE

The proposed overlay includes 7-10 major properties that encompass the core Sheldon Jackson campus. The campus has been, and continues to be, rehabilitated to better promote education, arts, and science in Sitka. The overlay zone covers a large and well-defined area that should not have been zoned R-2 at any point.

The adjacent R-2 areas also include multiple properties and are well-defined by property lines, public lands, and Indian River.

## PUBLIC HEALTH, SAFETY, AND WELFARE

The SJ campus stakeholders have developed interactive programs and events for all ages that give the public opportunities to expand their education, experience the arts, and engage in science. The programs provided establish safe places and activities for the community and enhance the experience, health, and welfare of the public. The overlay zone will allow the campus organizations to build on our existing programs and provide more opportunities for the Sitka community.

CBS requested a traffic report from the Sitka Police Department, this report showed 0 traffic incidents and 4 violations. Traffic at the east end of Lincoln Street is a complex issue that includes visitors to the national park, SJ campus and the new community playground. The improvements scheduled for the Sawmill Building at SSSC include an updated parking plan that has been approved by CBS. This parking plan will help to alleviate some of the traffic/parking concerns directly related to SSSC. We do not expect that the zone overlay will change traffic patterns.