



# 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:**

Commercial Smoking

**PROPERTY INFORMATION:**

CURRENT ZONING: c-2 PROPOSED ZONING (if applicable): N/A  
CURRENT LAND USE(S): storage PROPOSED LAND USES (if changing): Fish Smoking operation

**APPLICANT INFORMATION:**

PROPERTY OWNER: Conner & Valorie Nelson  
PROPERTY OWNER ADDRESS: 107 littlebyrd Way  
STREET ADDRESS OF PROPERTY: 4610 Unit #1 HPR  
APPLICANT'S NAME: Issam Samman  
MAILING ADDRESS: 2614 Sawmill Creek  
EMAIL ADDRESS: isamman53@gmail.com DAYTIME PHONE: 907-623-0610

406-599-4913 (alt.)**PROPERTY LEGAL DESCRIPTION:**

TAX ID: 2-5875-005 LOT: 4 BLOCK: 56A TRACT: uss 3670  
SUBDIVISION: w4-cox RE 2 US SURVEY: 3475

Samman

02/15/2019

4610 HPR

Last Name

Date Submitted

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.

C. K. Nelson  
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.

[Signature]  
Applicant (if different than owner)

2/15/19  
Date

Samman

02/15/2019

4610 HPR

Last Name

Date Submitted

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: Smoking Fish

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

- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
Traffic will only increase by 2 extract vehicles a day.  
\_\_\_\_\_  
\_\_\_\_\_
- Amount of noise to be generated and its impacts on surrounding land use: \_\_\_\_\_  
All activities will be inside of the structure.  
\_\_\_\_\_  
\_\_\_\_\_
- Odors to be generated by the use and their impacts: \_\_\_\_\_  
There will be a pleasant smell of smoked fish present during operation. The effect will be  
\_\_\_\_\_ minimized by the rural location . Discharge will have minimal effect to next door property's  
\_\_\_\_\_
- Hours of operation: \_\_\_\_\_  
8am-5pm  
\_\_\_\_\_
- Location along a major or collector street: \_\_\_\_\_  
HPR  
\_\_\_\_\_
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: \_\_\_\_\_  
None  
\_\_\_\_\_
- Effects on vehicular and pedestrian safety: \_\_\_\_\_  
None  
\_\_\_\_\_

Samman

02/15/2019

4610 HPR

Last Name

Date Submitted

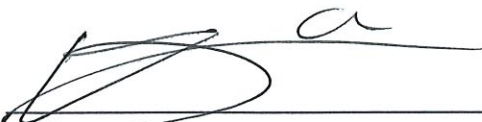
Project Address

- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** \_\_\_\_\_  
Personnel may respond with extreme ease.  
\_\_\_\_\_
- **Logic of the internal traffic layout:** \_\_\_\_\_  
N/A  
\_\_\_\_\_
- **Effects of signage on nearby uses:** \_\_\_\_\_  
None known  
\_\_\_\_\_
- **Presence of existing or proposed buffers on the site or immediately adjacent the site:** \_\_\_\_\_  
None known  
\_\_\_\_\_
- **Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN):** \_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.):** \_\_\_\_\_  
None known.  
\_\_\_\_\_  
\_\_\_\_\_

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

1. ...The granting of the proposed conditional use permit will not: \_\_\_\_\_ the facility will not be in  
a. Be detrimental to the public health, safety, and general welfare because \_\_\_\_\_  
a public location and will adhere to public health and safety guidelines. \_\_\_\_\_;  
b. Adversely affect the established character of the surrounding vicinity, because \_\_\_\_\_ the facility will be  
set back on the property, partially obscured by the house and tree cover on the property. \_\_\_\_\_; nor  
c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon  
the homeowner and the neighbors with shared  
which the proposed use is to be located, because, \_\_\_\_\_  
access have given full consent for the building and use of the facility. \_\_\_\_\_;
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, specifically,  
conforms to Comprehensive Plan Section 4.3 Econ Ch & Op Increase manufacturing  
businesses and jobs which states \_\_\_\_\_  
\_\_\_\_\_ will create a business manufacturing smoked salmon, a natural resource,  
because the proposal \_\_\_\_\_  
obtained locally, used sustainably, with goals of opening up local employment opportunities. \_\_\_\_\_;
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and  
enforced, because \_\_\_\_\_ the impact of use is limited to the immediate vicinity only, there are no nearby  
structures. The facility will be subject to mandatory inspections by the department of health. \_\_\_\_\_.

**ANY ADDITIONAL COMMENTS** Should the Assembly take action to approve the proposal,  
the facility would be built to meet all necessary requirements and regulations, as soon as possible.  
The facility and product would immediately generate jobs, and inject revenue into local commerce  
starting with our local fishermen. The objective is a local, sustainable product with economic growth.

  
Applicant

02/15/2019

Date

Samman

02/15/2019

4610 HPR

Last Name

Date Submitted

Project Address



SOUTHEASTERN TITLE GUARANTEE, INC.  
P. O. BOX 1223  
SITKA, ALASKA 99835  
No. 88-S-9316

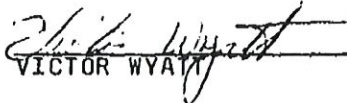
BOOK 81 PAGE 920  
Sitka Recording District

STATUTORY WARRANTY DEED

The Grantor, VICTOR WYATT, a single man, of Post Office Box 372, Sitka, Alaska 99835, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, conveys and warrants to CONNOR K. NELSON and VALORIE L. NELSON, husband and wife as tenants by the entirety with right of survivorship, Grantees, of Post Office Box 1356, Sitka, Alaska 99835, the following described real property located in the State of Alaska:

Lots Fifty-Six-A (56-A), Fifty-Six-B (56-B) and Fifty-Six-C (56-C) Wyatt-Cox Subdivision according to the plat thereof filed June 18, 1981 as Plat No. 81-29, Sitka Recording District, First Judicial District, State of Alaska.

DATED this 3 day of June, 1988.

  
VICTOR WYATT

STATE OF ALASKA                    )  
  ) ss.  
FIRST JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on this 3 day of June, 1988, before me, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared VICTOR WYATT, to me known to be the person described in and who executed the foregoing instrument in my presence, and acknowledged to me that he signed and sealed the same freely and voluntarily and for the uses and purposes therein mentioned.

BOOK 81 PAGE 921  
Sitka Recording District

WITNESS my hand and official seal the day and year in  
this certificate first herein written.

Edward A. Stahla  
Notary Public for Alaska  
My Commission Expires: 2/10/39

RETURN TO:  
Law Offices Edward A. Stahla  
315 Seward Street  
Sitka, Alaska 99835



88-0967

RECORDED 1300  
SITKA REC.  
DISTRICT

JUN 6 2 02 PM '98

REQUESTED BY STAT

ADDRESS Sitka

EAS/ps  
D170Doc8  
31-091-09

Parcel ID: 2-5840-000  
**KAIN GREGORY A.**  
9113 E 20th St  
Edgewood WA 98371

Parcel ID: 2-5850-000  
**JOHNSON EARLE W.**  
PO Box 1173  
Sitka AK 99835

Parcel ID: 2-5852-000  
**MCGRAW CHARLES**  
PO Box 718  
Sitka AK 99835-0718

Parcel ID: 2-5865-001  
**BORLAND DOUGLAS S.**  
**BORLAND OLGA Y.**  
PO Box 1268  
Sitka AK 99835-1268

Parcel ID: 2-5865-002  
**BORLAND DOUGLAS**  
**BORLAND OLGA**  
PO Box 1268  
Sitka AK 99835-1268

Parcel ID: 2-5870-000  
**HALIBUT POINT MARINE SERVICES,**  
**LLC**  
PO Box 718  
Sitka AK 99835

Parcel ID: 2-5875-002  
**NELSON CONNOR K.**  
**NELSON VALORIE L.**  
PO Box 2094  
Sitka AK 99835

Parcel ID: 2-5875-003  
**NELSON CONNOR K.**  
**NELSON VALORIE L.**  
PO Box 2094  
Sitka AK 99835-2094

Parcel ID: 2-5875-004  
**SITKA TRIBE OF ALASKA**  
456 Katlian Ave  
Sitka AK 99835

Parcel ID: 2-5875-005  
**NELSON CONNOR K.**  
**NELSON VALORIE L.**  
PO Box 2094  
Sitka AK 99835

Parcel ID: 2-5880-000  
**4607 HALIBUT PT ROAD, SITKA, LLC**  
PO Box 3757  
Seattle WA 98124-3757

Parcel ID: 2-5885-000  
**SMITH PAUL J.**  
**SMITH LAMOYNE K.**  
PO Box 1006  
Sitka AK 99835-1006

Parcel ID: 2-5886-000  
**SMITH PAUL J.**  
**SMITH LAMOYNE K.**  
PO Box 1006  
Sitka AK 99835-1006

Parcel ID: 2-5887-000  
**JOHNSON JOSHUA M**  
**BLANKENSHIP BRIAN V**  
103 Horizon Way  
Sitka AK 99835

Parcel ID: 2-5888-000  
**JOHNSON JOSHUA M.**  
**BLANKENSHIP BRIAN V.**  
103 Horizon Way  
Sitka AK 99835

Parcel ID: 2-5890-000  
**4607 HALIBUT PT ROAD, SITKA, LLC**  
PO Box 3757  
Sitka WA 98124-3757

Parcel ID: 2-5895-000  
**GUHL MARILYN G.**  
**GUHL RICHARD J.**  
721 Sirstad St  
Sitka AK 99835

Parcel ID: 2-6004-000  
**CITY & BOROUGH OF SITKA**  
100 Lincoln St  
Sitka AK 99835