



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM

Case No: CUP 19-06
Proposal: Manufacturing of Food Products (Fish Smoking Operation)
Applicant: Issam Samman
Owner: Connor and Valorie Nelson
Location: 4610 Halibut Point Road
Legal: Lot 4, Wyatt-Cox Resubdivision #2
Zone: C-2 General Commercial Mobile Home District
Size: 11,841 SF
Parcel ID: 2-5875-005
Existing Use: Commercial
Adjacent Use: Commercial, Industrial, Residential
Utilities: Existing
Access: Halibut Point Road

KEY POINTS AND CONCERNS

- Neighborhood has mixed uses, primarily commercial and industrial. There are residential properties south of 4610 HPR.
- The proposed location is in large building that has two bays on the first story, and three apartments above on the second story.
- The applicant will comply with all DEC requirements regarding food handling, processing, and packaging.
- Location will only be used for manufacturing, not as a retail store-front. This mitigates traffic and parking concerns.

RECOMMENDATION

Staff recommends that the Planning Commission approve the conditional use permit for manufacturing of food products at 4610 Halibut Point Road subject to the recommended conditions of approval.

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for the manufacturing of food products, a fish smoking operation, in the C-2 general commercials mobile home district.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.¹

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 as there is parking on-site for four vehicles. The applicant only anticipates two additional cars to be on site as employees are hired. The property will only be used for manufacturing of the food products, not retail sale.

b. Amount of noise to be generated and its impacts on surrounding land use: Minimal noise generation is expected.

c. Odors to be generated by the use and their impacts: There are odors generated from smoking fish. The applicant will be running a filtration system to help mitigate.

d. Hours of operation: 8:00 a.m. to 5:00 p.m.

e. Location along a major or collector street: Access from Halibut Point Road.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut-through traffic scenario: Property is immediately adjacent to, and is accessed directly off of, Halibut Point Road.

g. Effects on vehicular and pedestrian safety: Minimal impact – area is already commercial and industrial in nature with heavy traffic usage. Proposal will only increase existing traffic by two to three cars.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Residence has reasonable access off of Halibut Point Road. Applicant does not anticipate a change from the current ability of emergency services personnel to access the site.

i. Logic of the internal traffic layout: The unit is a large commercial building with two bays on the first story, and three apartments on the second story.

¹ § 22.24.010.E

j. Effects of signage on nearby uses: No signage proposed. All signs shall comply with Sitka General Code.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: Entrance to bay is set back from road, and there is some natural vegetation on the property.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Economic Development Action 6.7 states “Support growth of manufacturing businesses that add value to sustainably developed local resources.” The proposal is manufacturing smoked salmon, which is a local natural resource, and also increases employment opportunities.

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

RECOMMENDATION

The Planning Department recommends that the Planning Commission approve the conditional use permit application for manufacturing of food products at 4610 Halibut Point Road subject to the recommended conditions of approval.

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ATTACHMENTS

Attachment A: Aerial Map

Attachment B: Site plan

Attachment C: Photos

Attachment D: Plat

Attachment E: Administrative backup

Attachment F: Public Comment

CONDITIONS OF APPROVAL

1. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
2. The Planning Commission, at its discretion and upon receipt of meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
3. The applicant will take measures to mitigate odor generation including, but not limited to, the installation and operation of a filtration system.

Motions in favor of approval

- 1) I move to approve the conditional use permit for manufacturing of food products at 4610 Halibut Point Road in the C-2 zoning district, subject to the attached conditions of approval. The property is also known as Lot 4, Wyatt-Cox Resubdivision #2. The applicant is Issam Samman. The owners of record are Conner and Valorie Nelson.
- 2) I move to adopt and approve the required findings for conditional use permits. The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:²
 1. ...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;
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site in 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.

² §22.30.160(C)—Required Findings for Conditional Use Permits