

Need/Hardship/Justification:

Cruise passenger traffic at the Halibut Point Cruise terminal has increased from approximately 15,000 passengers in 2013 to an estimated 300,000+ in the coming years. This growth has resulted in a change in focus for the facility from a multi-use site that included both industrial and commercial activities to a site that host primarily commercial related activities. In addition, this increase will result in the need for additional structures to be constructed to allow for more covered space including restrooms, tour departure staging, and expansion of the existing temporary restaurant into a fixed building to accommodate the additional passenger demand. A fixed structure for food and beverage is not a permitted use in the Industrial Zone. The change to C-2 will allow for the construction and operation of the expanded restaurant. In addition, Baranof Investments which is the company that is taking over Baranof Island Brewing is wanting to have a tap room at the cruise terminal to allow for increased sales and support the year-round operation of a local brewery.

Public Benefit of Proposal

Cruise ships worldwide and in Alaska are getting larger. Ports are needing to upgrade their infrastructure in order to be able to accommodate these ships. Juneau, Icy Strait Point, Ketchikan, and Skagway have all either upgraded their facilities or are in the process of doing so. In order for Sitka to remain competitive and be a viable port for new ship deployments, Halibut Point is expanding its dock facilities next winter. This upgraded dock facility will allow for larger number of passengers to visit Sitka. With the increased dock infrastructure, Halibut Point needs to improve its uplands infrastructure to accommodate the additional number of passengers to ensure that the passengers have a pleasurable experience and that they can efficiently be dispatched on to tours, and on the shuttle to downtown Sitka.

The increase in cruise visitors will have a direct impact on local sales. Cruise passengers purchase retail goods, tours, eat at local restaurants, and visit local historical sites and attractions. These purchases add money to the local economy and directly increase sales tax revenues to the City and Borough of Sitka which effect every Sitkan by providing additional funding for local services, schools, road maintenance, and facilities.

Consistency with Comprehensive Plan

ED 6.5 of the comprehensive plan is an Economic Development Action to “Support growth of Sitka’s independent, cruise-related, and heritage tourism work and enterprises.

Changing the zoning of these lots from I to C-2 allows for the expansion of the Halibut Point Cruise Terminal to allow the facility to accommodate additional cruise traffic. The only way Sitka is going to grow its cruise related traffic is through increasing the ships that visit Sitka. In order to attract additional ships to Sitka, we need to have adequate facilities that can accommodate the new ships and compete with new facilities that are being constructed in other ports in Alaska.

By growing cruise traffic, it will also help to grow both the independent and heritage tourism enterprises. Increased number of cruise visitors will directly increase the number of visitors that heritage-based tourism business host. In addition, studies have shown that a percentage of cruise passengers that visit a port come back to that port in later years as independent travelers. Therefore, by increasing the number of cruise visits to Sitka, it helps to grow the independent traveler market for the future.



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: Rezone Lot A HPM Subdivision and Lot 55 US Survey 3475 and Prn Lot 51 US Survey 3475 to C-2 Zoning District from I Zoning District

PROPERTY INFORMATION:

CURRENT ZONING: Industrial PROPOSED ZONING (if applicable): C-2
Boat Yard, Freight Yard, Cruise Ship Port
CURRENT LAND USE(S): PROPOSED LAND USES (if changing): Cruise Ship Port

APPLICANT INFORMATION:

PROPERTY OWNER: Halibut Point Marine Services LLC
PROPERTY OWNER ADDRESS: P.O. Box 718 Sitka, AK 99835
STREET ADDRESS OF PROPERTY: 4513 Halibut Point Road
APPLICANT'S NAME: Halibut Point Marine Services LLC
MAILING ADDRESS: P.O. Box 718 Sitka, AK 99835
EMAIL ADDRESS: chris@halibutpointmarine.com DAYTIME PHONE: 907-738-9011

PROPERTY LEGAL DESCRIPTION:

TAX ID: 2586000, 2587000, 25852000 LOT: A, 55, Prn 51 BLOCK: TRACT:
SUBDIVISION: HPM US SURVEY: 3475

McGraw	12-24-19	4513 Halibut Point
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 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

~~12-24-19~~ 12-27-19

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

McGraw	12-24-19	4513 Halibut Point
Last Name	Date Submitted	Project Address



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: See Attached
- CONSISTENCY WITH COMPREHENSIVE PLAN (Cite Section and Explain): ED 6.5
See Attached Explanation
- CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.): NA- Change will be consistent adjacent zoning.
- DOES NOT RESULT IN SPOT ZONING BECAUSE: All adjacent property other than the parcel to the north is zoned C-2.
- PUBLIC HEALTH, SAFETY, AND WELFARE: A zoning change from I to C-2 does not result in increased noise or traffic to the site and does not effect public health, safety or welfare.

Applicant

12-27-19

Date

McGraw

Last Name

12-27-19

Date Submitted

4513 Halibut Point Road

Project Address

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND RECORDED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

1/9/2013 C. McDaniel
DATE OWNER SIGNATURE

DATE OWNER SIGNATURE

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF January, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

For Halibut Point Marine Services LLC.
TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAN AND, I ACKNOWLEDGED TO ME THAT I, A, SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES 9/1/2016

Melissa Kershaw
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

STATE OF ALASKA
NOTARY PUBLIC
MELISSA KERSHAW
My Commission Expires 9-1-2016

CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA)

(FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Halibut Point Marine Services LLC.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2013, WILL BE PAID ON OR BEFORE 3/31/2013.

DATED THIS 10th DAY OF January, AT SITKA, ALASKA

Cheryl Miller
ASSESSOR CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 212-20, DATED 1/8/2013, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDED, SITKA, ALASKA.

1/8/2013 Rebecca Twaddle
DATE PLATTING BOARD

Melissa Kershaw
SECRETARY

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF Halibut Point Marine Services LLC.

ALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.L.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 8th DAY OF January, 2013, AT SITKA, ALASKA

Donna Swenson
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK, PAGE, DATED, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDED, SITKA, ALASKA.

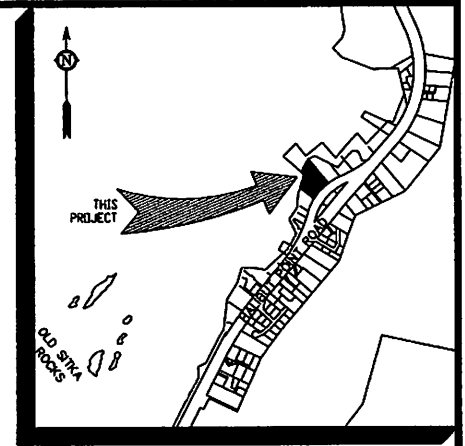
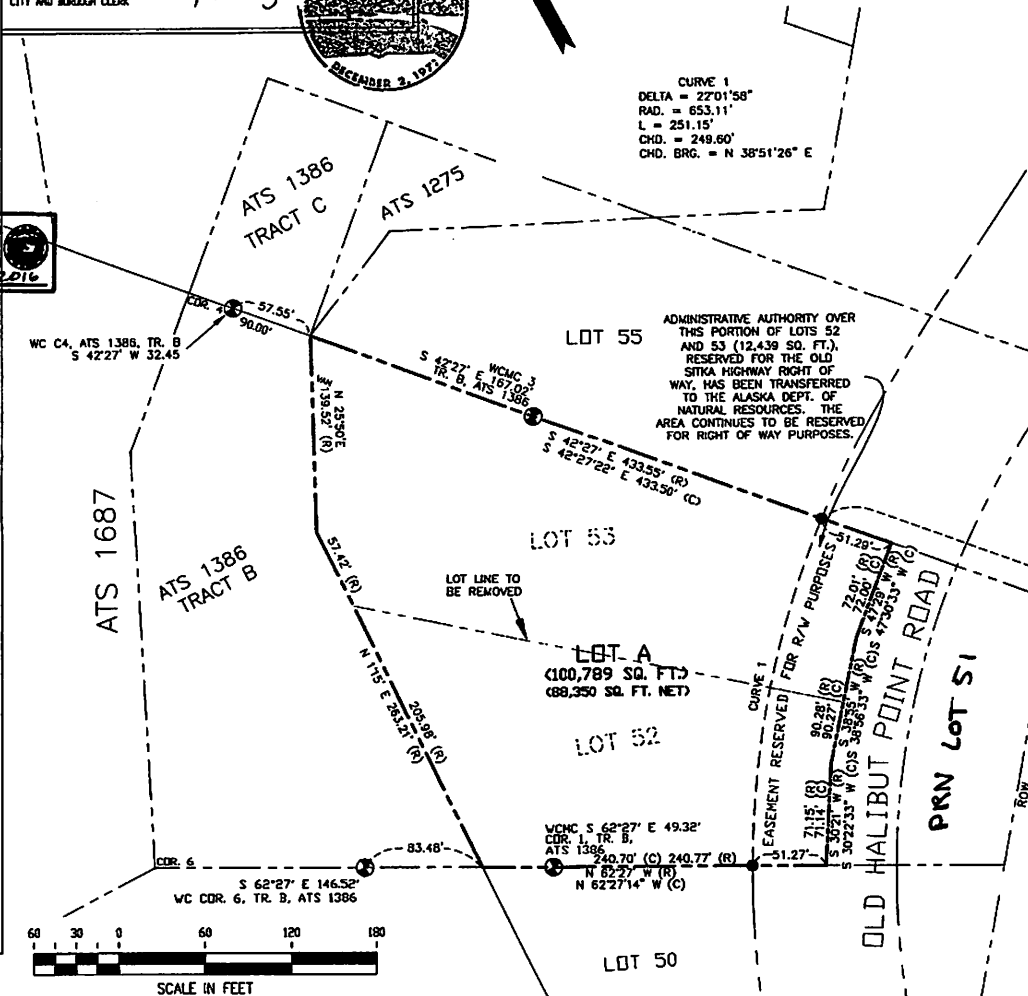
1/15/2013 M. McDonald
DATE MATR

Sara Peterson, Acting
CITY AND BOROUGH CLERK



NOTE:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 52 AND 53 OF U.S. SURVEY 3475 INTO A SINGLE LOT.



VICINITY MAP
SCALE 1"=1,000'

LEGEND

- ⊕ PRIMARY CONTROL MONUMENT (RECOVERED)
- ⊙ BLN/GLO PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

HALIBUT POINT ROAD

BASIS OF BEARINGS

N 16°34'00" E 571.23' (R) 571.55' (M)

SITKA RECORDING DISTRICT

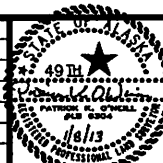
O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-8700
FAX: (907) 747-7500
EMAIL: onellengr@aol.net

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED BY: O'NEILL
DRAWN BY: O'NEILL
CHECKED BY: O'NEILL
DATE OF PLATTING: 1/8/2013
SCALE: 1" = 66'
DRAWING NAME: 30046-48-00
PROJECT NO: 30046-48-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN (DATE), 2013, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL INDEKS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

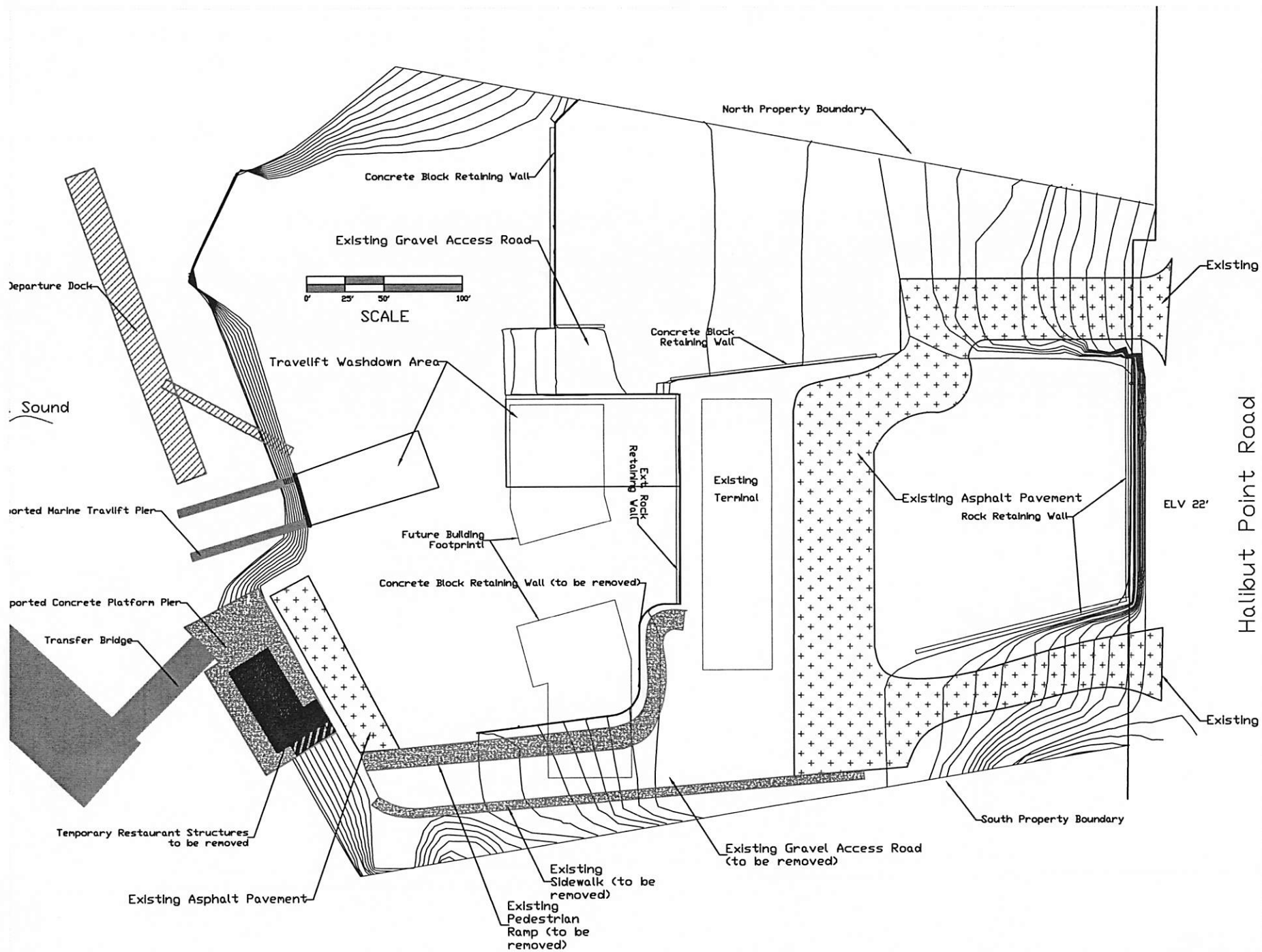
1/8/13 Patrick E. O'Neill
DATE PATRICK E. O'NEILL, L.S. 6304

HPM SUBDIVISION

LOT 52 AND 53
U.S. SURVEY 3475

CLIENT: CHUCK MCGRAY

SHEET 1 OF 1



WATER BASED TOUR OFFICE/WAITING
58'-4" X 18'-9"

WATER BASED TOUR OFFICE/WAITING
58'-4" X 20'-2"

OFFICE
58'-4" X 17'-4"

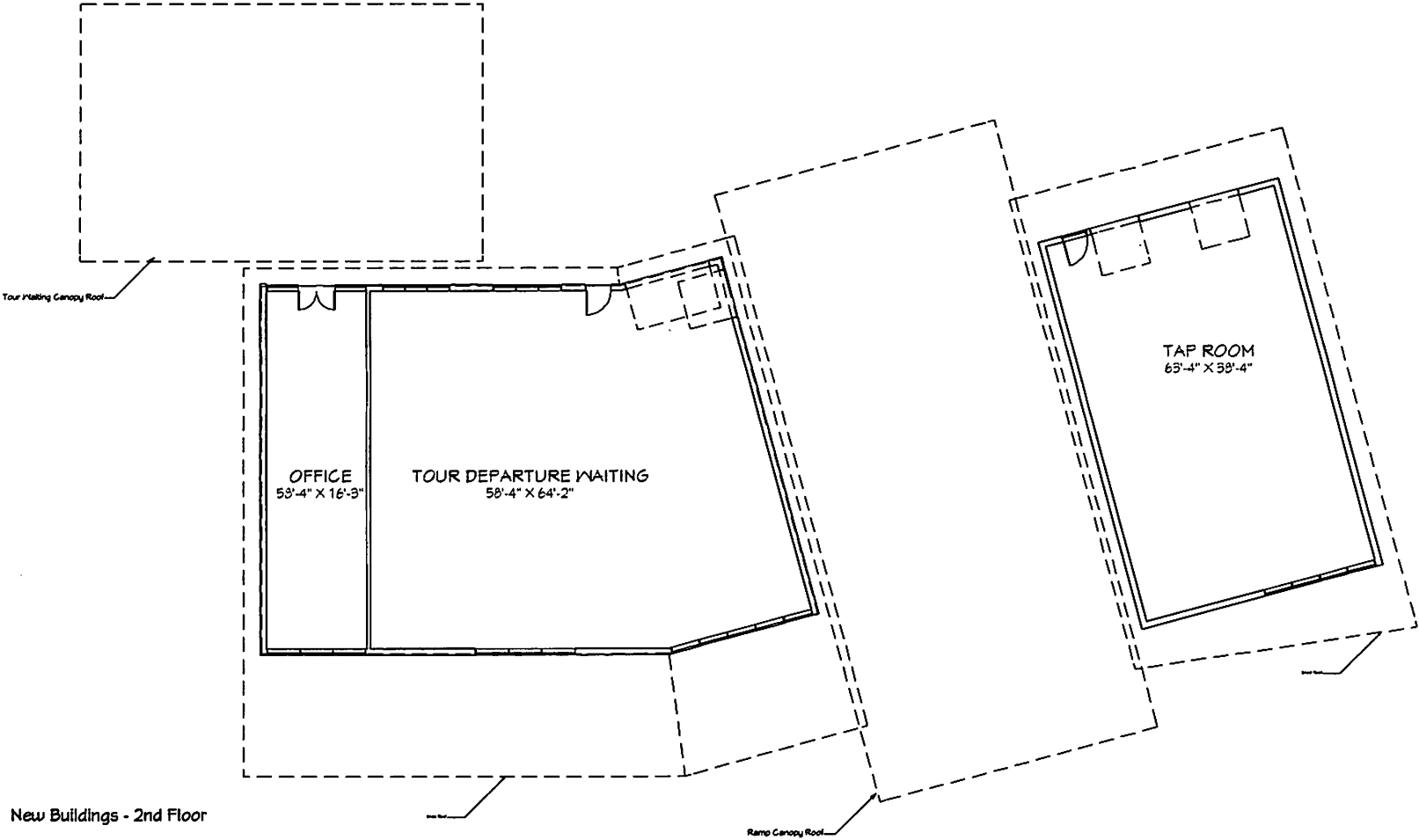
TOUR SALES
58'-4" X 23'-9"

The floor plan shows a large rectangular building divided into several sections. At the top is the **KITCHEN**, measuring 18'-8" x 80'-11". To the right of the kitchen is a large **RESTURANT** area, measuring 32'-2" x 64'-11". Below the kitchen, there is a **REST ROOM** and a **REST ROOM** (labeled as such). A **REST ROOM** is also indicated near the bottom left. The plan includes various rooms, corridors, and service areas, with dimensions provided for the main sections. A north arrow is located in the bottom right corner.

REVISION TABLE	
NUMBER/DATE	REVISION BY / DESCRIPTION

4513 Hatibut Point Road

A-3



New Buildings - 2nd Floor

REVISION	DATE	DESCRIPTION

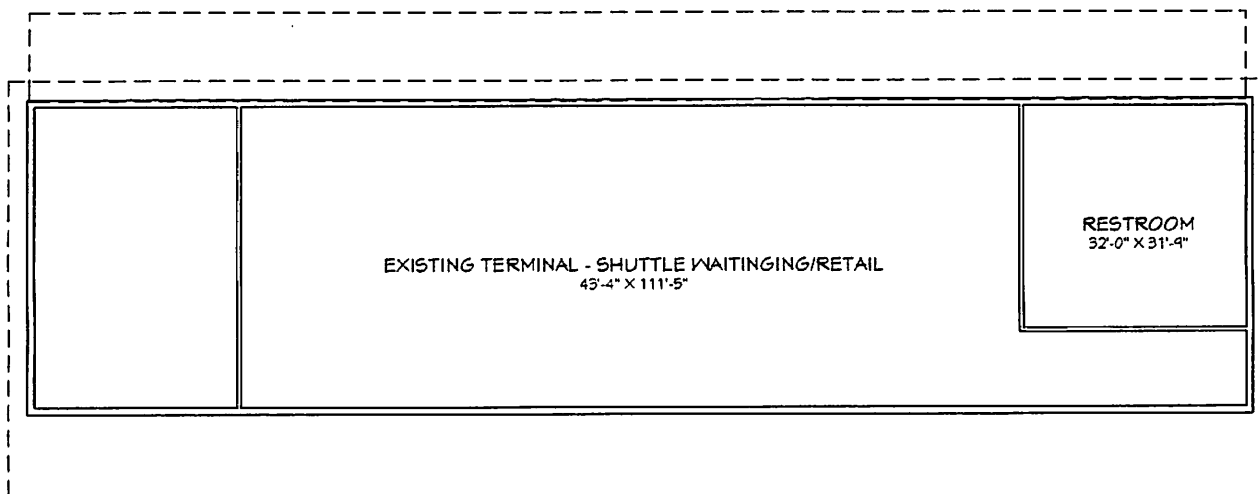
HALIBUT POINT UPLANDS
4513 Halibut Point Road

DRAWINGS PROVIDED BY:

DATE:
12/26/19

SCALE:
75/120 In
= 1 In

SHEET:
A-1



Existing Terminal

DATE	DESCRIPTION	BY

HALIBUT POINT UPLANDS
4513 Halibut Point Road

DRAWINGS PROVIDED BY:

DATE:

12/26/19

SCALE:

15/128 In

1 In

SHEET:

A-2