



# 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:** Requesting a conditional use permit to use my existing Processing Room that has been processing sport caught fish since 2005 to also process commercial caught fish.

### PROPERTY INFORMATION:

CURRENT ZONING: Commercial C-2 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): Fishing lodge/commercial PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: ~~Kevin~~ McNamée Ventures LLC

PROPERTY OWNER ADDRESS: 4403 HPR

STREET ADDRESS OF PROPERTY: 4403 HPR

APPLICANT'S NAME: Kevin McNamée

MAILING ADDRESS: P.O. Box 6243 Sitka, AK. 99835

EMAIL ADDRESS: Kevin\_mcnamée@yahoo.com DAYTIME PHONE: 738-6541

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 2-5800-001 LOT: 1 BLOCK: 4400 TRACT: A

SUBDIVISION: McNamée / MCNM US SURVEY: 3482

McNamée  
Last Name

4/15/20  
Date Submitted

4403 HPR  
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.


 Kevin McNamee  
Owner

4/15/20  
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)

4/15/20  
Date

McNamee 4/15/20 4403 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: Fish Processing

### 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:

None, Same as it has been

- Amount of noise to be generated and its impacts on surrounding land use:

None, Same as it has been

- Odors to be generated by the use and their impacts:

None,

- Hours of operation: Times may vary, mainly normal business hours

- Location along a major or collector street: 4403 HPR is the location, it is not visible from any street or Road.

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: Main driveway is the only access easement

- Effects on vehicular and pedestrian safety: None

McNamee

Last Name

4/15/20

Date Submitted

4403 HPR

Project Address

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Yes
- Logic of the internal traffic layout: open floor plan (see attached Existing Floor Plan for details)
- Effects of signage on nearby uses: No Signage
- Presence of existing or proposed buffers on the site or immediately adjacent the site: 3 cabins and a band of trees to the East of facility. Large band of trees & driveway to the South. Open ocean to the West, (see attached aerial photo for details)
- 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): In reference to the Sitka Comprehensive Plan 2030 pg 12 ED 6.7 we would be supporting growth of manufacturing business that would add value to a sustainable developed local resource
- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.): Not much change would be noticed with this ability to process commercial fish. There is already boat & vehicle traffic in the area. Neighbors will not see a negative change. Fish waste will be hauled out to sea immediately after fish is processed. No extra noise, odor or garbage to be generated.

McNamee

4/15/20

4405 HPR

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

1. ...The granting of the proposed conditional use permit will not:

- a. Be detrimental to the public health, safety, and general welfare because DEC permits and Standards will need to be met. Putting public health & safety first;
- b. Adversely affect the established character of the surrounding vicinity, because the property has been used commercially since 2000. The area already has boat & vehicle traffic, 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, because, Visually nothing is really going to change but with DEC involved it will be held to a higher Standards;

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 ED 6.7 which states Support growth of manufacturing businesses to add value to sustainably developed local resources. because the proposal would allow for us to process for locally caught seafood producers which is a local and sustainable resource;

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, because owner and applicant lives on site and will monitor the day to day operation.

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

        
Applicant

4/15/20  
Date

McNouee  
Last Name

4/15/20  
Date Submitted

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