



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 20-09
Proposal: Manufacturing of Food Products (Seafood Processing)
Applicant: Kevin McNamee
Owner: McNamee Ventures LLC
Location: 4403 Halibut Point Road
Legal: Lot 1 McNamee Subdivision
Zone: C-2 general commercial and mobile home district
Size: 31,681 SF
Parcel ID: 2-5800-001
Existing Use: Commercial – lodge and charter
Adjacent Use: Commercial, Residential
Utilities: Existing
Access: Halibut Point Road

KEY POINTS AND CONCERNS

- Neighborhood has mixed uses, primarily commercial and residential.
- The proposed location is central on a large lot with significant vegetation buffering and ocean frontage. Location currently used for lodge and charter operation.
- 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 4403 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, seafood processing, in the C-2 general commercial mobile home district. Currently, there is a lodge operation and charter business supported by the property, including a processing room on site. The owner has more capacity to use the processing room in addition to processing for charter clients and would like to be able to process commercially caught seafood products. Owner/applicant is on site to monitor and mitigate impacts.

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 ample parking on-site. 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: Packaging and freezer equipment (compressors, generators, etc.) can generate noise. Applicant should clarify the equipment needs of the operation.

c. Odors to be generated by the use and their impacts: Some odors are associated with packaging seafood, but little incremental impact above current charter operations is expected. Applicant is expected to comply with proper disposal procedures for seafood waste/by-product.

d. Hours of operation: Applicant intends to run during normal business hours but may vary.

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. No other access vehicular or pedestrian access to the site is available.

g. Effects on vehicular and pedestrian safety: Minimal impact – area is already commercial and residential in nature with moderate to heavy traffic usage.

¹ § 22.24.010.E

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Site 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: Processing area is the first floor of the structure only, approximately 580 square feet. Prep area is open concept, 2 walk-in freezers. See attached floor plan.

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: Property has ocean frontage on one side, and vegetation on the south side of 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 processing seafood, which is a local natural resource.

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 (seafood processing) at 4403 Halibut Point Road subject to the recommended conditions of approval.

ATTACHMENTS

Attachment A: Aerial

Attachment B: Site Plan

Attachment C: Floor Plan

Attachment D: Photos

Attachment E: Plat

Attachment F: Applicant Materials

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 careful disposal of seafood waste/by-product.
4. All activities authorized by the granting of this conditional use permit will be compliant with any and all other local, state, and federal requirements for licensing, permitting, general operations, etc.

Motions in favor of approval

- 1) I move to approve the conditional use permit for manufacturing of food products at 4403 Halibut Point Road in the C-2 general commercial and mobile home district subject to the attached conditions of approval. The property is also known as Lot 1 McNamee Subdivision. The applicant is Kevin McNamee. The owner of record is McNamee Ventures LLC.
- 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