

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- 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: Sitka salmon shares is installing an ice plant at 4690 SMC Rd.

The most viable location for the cooling towers is in the setback between building, and the property line. Sheet C1 on the attached site plan shows the poposed location for the cooling towers.

PROPERTY INFORMATION:

CURRENT ZONING: GS PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Industrial PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Applicant: Sitka Salmon Shares; Owner: City of Sitka (leased by Northline Seafoods)

PROPERTY OWNER ADDRESS: Applicant: 216 Smith st, Sitka

STREET ADDRESS OF PROPERTY: 4690 SMC Rd

APPLICANT'S NAME: Sitka Salmon Shares

MAILING ADDRESS: 216 Smith St, Sitka, AK 99835

EMAIL ADDRESS: danen@sitkasalmonshares.com DAYTIME PHONE: (360)421-3077

Vest

Last Name

4/14/2021

Date Submitted

4690 SMC Rd

Project Address

REQUIRED SUPPLEMENTAL 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
- ☒ Proof of filing fee payment
- ☐ Other: _____

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

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)

4/14/2021

Date

Vest

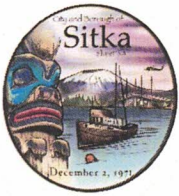
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CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SUPPLEMENTAL APPLICATION FORM

VARIANCE

APPLICATION FOR

- ☒ ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS
- ☐ ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS
- ☐ PLATTING VARIANCE – WHEN SUBDIVIDING

RATIONALE - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

This variance would allow the placement of sensitive mechanical equipment in the safest location for personal and the public.

POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- **TRAFFIC** The alternative placement location would congest the main thoroughfare used to access shorelines adjacent to the property.

- **PARKING** The proposed location for the cooling towers is set close to the building and best utilized the space on the property.
Parking on the property would not be reduced as a result of the variance.

- **NOISE** The proposed location for the cooling towers will provide a barrier between the fans and the main working area.
The resulting noise deflection will provide a safer working environment for the personnel on-site.

- **PUBLIC HEALTH AND SAFETY** The proposed build location protects the utility lines running to the cooling towers from damage from traffic in the area.

- **HABITAT** The proposed build site will have little to no effect on habitat.

- **PROPERTY VALUE/NEIGHBORHOOD HARMONY** The proposed locations for the cooling towers should not affect the property values of nearby properties as the adjacent land is public easement.

- **COMPREHENSIVE PLAN** Consistent with action E.D. 6.3

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REQUIRED FINDINGS (Choose ONE applicable type and explain how your project meets these criterion):

Major Zoning Variance (Sitka General Code 22.30.160(D)1)

Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

a. *That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner. Explain the special circumstances:*

b. *The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity. Explain the use/ enjoyment this variance enables:*

c. *The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure. Initial Here* _____

Minor Zoning Variance (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

a. *The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions. My request should be considered a minor zoning variance because:* The variance will have little to no impact on neighboring properties,

and provides the most thoughtfull layout for the general public and personel.

b. *The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables:* This variance will allow Sitka Salmon Shares to install a new ice plant to service our growing fishing fleet, and help secure Sitka's working water front.

c. *The granting of the variance is not injurious to nearby properties or improvements.*
Initial Here DV

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Platting Variance (Sitka General Code 21.48.010)

- a. A variance from the requirements of this title may be granted only if the planning commission finds that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property. **Explain the conditions of the lot that warrant a variance:** _____

- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. **Initial Here** _____

ANY ADDITIONAL COMMENTS _____


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