



# 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: SSSC is requesting a conditional use permit to make improvements to

the Sheldon Jackson Hatchery (a legal non-conforming use) at 834 Lincoln St. The hatchery operations are not

changing or growing in scale. SSSC is planning to make improvements to the safety, efficiency, and experience of

all staff, students and visitors by locating all existing egg-take and incubation in one location adjacent to the raceway.

### PROPERTY INFORMATION:

CURRENT ZONING: R2 PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): Commercial PROPOSED LAND USES (if changing): N/A

### APPLICANT INFORMATION:

PROPERTY OWNER: Sitka Sound Science Center

PROPERTY OWNER ADDRESS: 834 Lincoln St., Sitka

STREET ADDRESS OF PROPERTY: Same as Above

APPLICANT'S NAME: Chance Gray

MAILING ADDRESS: 834 Lincoln St., Sitka AK 99835

EMAIL ADDRESS: cgray@sitkascience.org DAYTIME PHONE: 907-903-5506

Gray  
Last Name

Date Submitted

834 Lincoln St  
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- Finance Director

9/21/2021  
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)

9/21/21  
Date

  
Last Name

Date Submitted

834 Lincoln St.  
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: Hatchery - Extension of legal non-conforming use

#### CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- **Hours of operation:** Hours of operation are not changing. SSSC is open from 8am to 5pm Mon-Friday  
The hatchery operates 24 hrs/day with staff on site between 8am and 5pm daily and during emergencies.
- **Location along a major or collector street:** \_\_\_\_\_  
Building to be located NW of 834 Lincoln St. in the location of current SJ Hatchery shed.
- **Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**  
Because the building is off-street, the project should not impact vehicular traffic except during construction.
- **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** \_\_\_\_\_  
N/A
- **Effects on vehicular and pedestrian safety:** Some vehicular and pedestrian management will take place during  
construction. Upon completion, vehicle and foot traffic around 834 Lincoln St will not be impacted.
- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Fire and emergency  
access will be maintained. A sprinkler system will be installed in the new building resulting in enhanced response abilities.
- **Describe the parking plan & layout:** The proposed building does not include offices or require additional staff.  
Parking will be provided in the existing SSSC parking lots near the Sage Building and Mill Building.
- **Proposed signage:** Signage identifying the hatchery and SSSC will be placed on the building and/or on SSSC  
property. We do not plan to add signage to the seawalk or street.

Gray

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- **Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:**

The site is bordered on 2 sides by the seawalk (including rock wall and railing). SSSC is planning to add fences surrounding the raceway platform and along the fish raceway and fish ladder.

- **Amount of noise to be generated and its impacts on neighbors:** Noise generated from the proposed building will be similar to the noise currently generated by the existing structure and stream channel.

- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

The SJ Hatchery has existed in this location since the early 70s. The operations of the Hatchery are not growing. Things like odor and waste management are not changing at all, the scale of this small hatchery are not changing, the purpose of the hatchery is not changing, the processes used will be the same. SSSC is making changes that will improve the safety for our staff and visitors, create a more efficient layout, improve the security of our fish through all stages, and create better spaces for students and visitors to learn. Additionally, SSSC has designed a building that will fit the aesthetic of our other buildings and maintain site lines for our property and our neighbors.

~~other buildings and maintain site lines for our property and our neighbors.~~









- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**

The management of our site will not change due to this project.

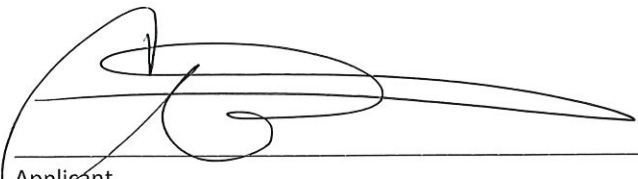


**REQUIRED FINDINGS (SGC 22.30.160(C):**

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:

	Initial
a. Be detrimental to the public health, safety, and general welfare;	
b. Adversely affect the established character of the surrounding vicinity; 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.	
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.	
5. The <u>conditional use</u> will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.	
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	

**ANY ADDITIONAL COMMENTS** The SJ hatchery has been a core peice of this neighborhood  
for nearly 50 years. The facility has helped train many of Alaska's leaders in our fisheries. SSSC is  
working to continue that tradition of education and innovation through improvements to our hatchery  
facilities. These plans can only benefit our neighborhood, community, programs, and visitors.

  
Applicant

9/21/21  
Date

Gray

Last Name

Date Submitted

834 Lincoln St.

Project Address

## SITKA SOUND SCIENCE CENTER

834 Lincoln Street, Suite 200  
Sitka, Alaska 99835  
Admin Phone: 907.747.8878  
[www.sitkascience.org](http://www.sitkascience.org)



### Summary and History of SJ Hatchery Project

The Salmon Incubation and Spawning Facility will replace old, dilapidated hatchery structures, improve safety, and increase efficiency of the aquaculture program at the Sitka Sound Science Center making it more useful for education and salmon rearing and creating more space for research projects.

#### *History of the Organization (services, geographic area served, number of beneficiaries)*

The Sitka Sound Science Center is dedicated to increasing understanding and awareness of terrestrial and aquatic ecosystems of Alaska through science education and research. As part of our mission, we operate the Sheldon Jackson Salmon Hatchery and the Molly Ahlgren Aquarium. Our organization was formed in 2007, shortly after Sheldon Jackson College shut its doors. We purchased the property from Sheldon Jackson College Trustees in 2010 with funding assistance from the City and Borough of Sitka, the Karsh Foundation, and a local commercial fisherman. In addition to owning and operating our buildings, we carry on the scientific research and education *legacy* of the College.

We serve all of Alaska though primarily Sitka and Southeast Alaska. We received 19,000 people to our facility in 2019 including visitors, students, and researchers.

Our educational programs include technical training for adults and professionals in the aquaculture industry, field courses for outside colleges, enrichment, and summer camps for preschool to middle school students, high school mentoring and internships. We also conduct research that has an impact on coastal communities around the State. Our collaborative research includes landslide and geoscience studies, ocean acidification and its impact on kelp and abalone, a wild/hatchery salmon interaction study (funded by Fish and Game), marine geology, social science, marine debris, and fish physiology and genetics in the Gulf of Alaska. We facilitate research for a variety of scientists working on terrestrial, riparian, and marine issues.

Our work is funded by a breadth of foundations, individuals and government agencies including NOAA, National Science Foundation, U.S. Geologic Survey, National Park Service, USDA, and the State of Alaska. Our beneficiaries include people around the State of Alaska, particularly those dependent on marine and terrestrial natural resources in coastal communities. We are particularly proud of our strong and formal partnership with commercial fishermen who partner with us as a platform for research, Central Council of Tlingit Haida Indian Tribes, UAF's OneHealth program, and the University of Alaska Southeast Fisheries Technology Program which trains people to work in fisheries management and aquaculture.

The Salmon Incubation and Spawning Facility will dramatically improve our organization's ability to deliver our education and research mission, carry on the facility's salmon aquaculture legacy and offer a deeper and safer experience for visitors to our facility. The new building will replace a 1976 constructed "shack" that was built for salmon spawning at the hatchery.



The Sitka Sound Science Center's Sheldon Jackson Salmon Hatchery was the first permitted hatchery in the State of Alaska. Built by Sheldon Jackson College students in 1974, the salmon hatchery was intended to help the State build back salmon stocks. The two-year Sheldon Jackson aquaculture program trained hundreds of students many of whom have gone on to hold policy making and leadership positions in fisheries and natural resource management in Alaska. The facility consists of racks of incubation trays, round pounds for coho rearing, water filtration systems, net pens, the Mill Building for storage, construction and education, fish ladders, concrete raceways and a spawn shed.

With a State permit for 3 million pink, 3 million chum and 250,000 coho, it's a relatively small hatchery. However, it is a high-profile facility. Located in downtown Sitka, the hatchery is toured by thousands of visitors annually who learn about how commercial, sport and subsistence fisheries work in Alaska, and the importance of salmon as a traditional food for Tlingit people. Visitors and residents of all ages fish from the beach adjacent to the Science Center for hatchery salmon.

Our facility is still used to train students. The Sitka Sound Science Center teaches aquaculture classes to Mt. Edgecumbe, Pacific High, and Sitka High School students, and works with the UAS Fisheries Technology program to provide hands on learning experiences. Making this facility safer and more efficient will serve visitors, students, and Alaska commercial fishermen.

The spawn shed was not built with high quality materials nor was it well maintained by Sheldon Jackson College. The T-111 siding is now rotten, there is very little electrical availability, and the building is not set up to efficiently to take eggs and milt from salmon during spawning time. Currently, the eggs collected and fertilized in the spawn shed are hauled in buckets one at a time to the incubation trays housed in the basement of the Sage Building 500 feet away. While participating and observing the salmon spawning process is a large part of our educational programs in the late summer and fall, the building makes it extremely unsafe for visitors and students.

This facility project will redo the concrete raceways and salmon spawning ladders, create a 1100 square foot steel building where incubation and spawning can be co-located, provide upgraded equipment to move salmon into the spawning area and make it safely accessible to students, volunteers, and visitors. The new facility will not change how many fish are reared at the Sheldon Jackson Hatchery, it will not change how much equipment is needed to spawn and raise salmon, this building will just bring together the spawning and rearing of our salmon into one location.

Lisa Busch is the Executive Director of the Sitka Sound Science Center. She has extensive experience with nonprofit management and with science education programs and construction projects. With support from SSSC administrative staff, Ms. Busch will lead the administration of the project. Chance Gray, SSSC operations manager, will oversee the project construction. The Sitka Sound Science Center's Building Committee advises on the project. The committee is made of Steve Clayton, a licensed contractor; Chris Kolweschski, retired architect; Bill Coltharp, Aquaculture Director and Blake Conaway, SSSC Maintenance Manager.