



## 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:** Grant conditional use permit allowing operation of a  
veterinary hospital to be located at 805 Halibut Point Rd.

### PROPERTY INFORMATION:

CURRENT ZONING: C1 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): Mixed PROPOSED LAND USES (if changing): \_\_\_\_\_

Property has both residential and commercial units

### APPLICANT INFORMATION:

PROPERTY OWNER: Joyce Robertson

PROPERTY OWNER ADDRESS: 805 Halibut Point Rd #7, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 805 Halibut Point Rd Sitka AK 99835

APPLICANT'S NAME: Jonathan & Toccoa Wolf

MAILING ADDRESS: PO Box 2592 Sitka AK 99835

EMAIL ADDRESS: jwolf@sitka.vet DAYTIME PHONE: 9077477387

Wolf

9/27/2021

805 HPR

Last Name

Date Submitted

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)

Date

**Wolf**

**9/27/2021**

**805 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: Conditional Use Permit

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

- Hours of operation: Regular business hours are 8:00am until 5:30pm M-F  
\_\_\_\_\_
- Location along a major or collector street: Property is located on Halibut Point Rd  
\_\_\_\_\_
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
Consistent with prior usage, and other commercial property usage nearby  
\_\_\_\_\_
- 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: \_\_\_\_\_  
Consistent with prior usage, and other commercial property usage nearby  
\_\_\_\_\_
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: \_\_\_\_\_  
No change from prior usage  
\_\_\_\_\_
- Describe the parking plan & layout: Approximately twenty gravel spaces and one designated handicapped space. We do not anticipate greater parking need than prior commercial usage.  
\_\_\_\_\_
- Proposed signage: Utilizing existing signage locations, one located on the front of the building, the other, a raised sign, located in the parking lot. Signage consistent with past usage.  
\_\_\_\_\_

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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:**

Approximately 8' high wooden fence on neighboring property along the south property line

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- **Amount of noise to be generated and its impacts on neighbors:** Noise is expected to be consistent with prior property usage and comparable to impact from other commercial uses nearby.
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- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

We plan to mitigate pet waste and potential odor by installing pet waste stations for clients to utilize in the parking lot. Staff will regularly collect any animal waste not collected by clients to minimize any unsanitary conditions.

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Sitka Animal hospital has an existing arrangement with SEARHC for the disposal of certain medical waste that we would continue to utilize.

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No significant increase in waste is anticipated compared to prior usage.

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

The overall footprint of a modern veterinary hospital is similar to a dental or outpatient physician office or other similar medical practice. We do not anticipate any impact on neighbors and a net positive benefit to the community by expanding access to veterinary care.

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**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;	gw
b. Adversely affect the established character of the surrounding vicinity; nor	gw
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.	gw
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.	gw
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	gw
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.	gw
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.	gw
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.	gw

**ANY ADDITIONAL COMMENTS** Granting this permit will benefit Sitka by offering a path to significant increases in veterinary capacity, and the ability to add additional capacity as Sitka grows.

Applicant



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