



# City and Borough of Sitka

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*Coast Guard City, USA*

## **Planning and Community Development Department**

### **AGENDA ITEM**

Case No: CUP 21-14  
Proposal: Request for a Veterinary Clinic in C-1 zone  
Applicant: Jonathan and Toccoa Wolf  
Owner: Joyce Robertson  
Location: 805 Halibut Point Road  
Legal: Lot 1, Shea Subdivision  
Zone: C-1 General Commercial district  
Size: 6,672 square feet  
Parcel ID: 1-5654-000  
Existing Use: Mixed Use: Commercial and residential  
Adjacent Use: Commercial, residential, hospital/health services, park/recreation  
Utilities: Existing  
Access: Halibut Point Road

### **KEY POINTS AND CONCERNS**

- The proposal is for a veterinary clinic on the first floor of 805 Halibut Point Road.
- The applicants own and operate Sitka Animal Hospital and are looking for a new building to grow their business.
- Veterinary clinics are a conditional use in all commercial zones per SGC Table 22.16.015-3.
- Potential impacts resulting from the proposed use of a veterinary clinic can be considered approximately comparable to the previous use of the property as a physical therapy clinic.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the conditional use permit for a veterinary clinic at 805 Halibut Point Road subject to the recommended conditions of approval.

## **BACKGROUND/PROJECT DESCRIPTION**

The request is to use the first floor of the three-story building at 805 Halibut Point Road for a veterinary clinic. The site is located on a developed right-of-way with proximity to a dog park. Veterinary clinics require conditional use permits in CBD, C-1, C-2, and GI zones and are allowable without a permit only in the Industrial zone. It should be noted that neither of the existing veterinary clinics operate in these zones and are both legal non-conforming uses. Therefore, this proposal could be viewed as bringing a use into conformity.

The applicants currently operate Sitka Animal Hospital at 209 Jarvis Street in a building shared with Sitka Animal Shelter. The applicants have outgrown their current facility and have identified 805 Halibut Point Road as an ideal location for their new facility. The proposal would utilize approximately 3,650 square feet for the veterinary clinic.

The second and third floors are currently in use for residences, holding seven dwellings ranging from an efficiency apartment to one- and two-bedroom apartments. The proposal does not indicate any impact or change to the residential uses.

## **ANALYSIS**

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>1</sup>**

#### **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, with the property located on a high-capacity right-of-way.

SGC 22.20.100(G)(1) requires 1.5 parking spaces for residential uses above four-family buildings. The 7 apartment units would require 11 parking spaces. SGC 22.20.100(G)(4) requires 1 parking space for every 300 square feet of clinic space, amounting to 12 parking spaces. SGC 22.20.100(M) requires 1 handicapped parking space for buildings that have more than 9 total parking spaces and 3 for parking lots with 35 or more total spaces. The applicant has identified space for 23 vehicles, with 2 spaces dedicated for handicapped parking. This meets the minimum parking requirement.

**b. Amount of noise to be generated and its impacts on surrounding land use:** Impact from noise is expected to be comparable to other commercial uses in the area.

**c. Odors to be generated by the use and their impacts:** The applicants plan to mitigate the potential impact of odor by installing and maintaining pet waste stations on site. Current arrangements to dispose of medical waste through SEARHC will remain in place at the new site.

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<sup>1</sup> § 22.24.010.E

**d. Hours of operation:** Regular business hours are Monday to Friday, 8:00am to 5:30pm with exception for emergencies.

**e. Location along a major or collector street:** Located along 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:** Cut-through scenarios are unlikely.

**g. Effects on vehicular and pedestrian safety:** No significant changes expected, minimal increase in traffic from other commercial use.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Property has adequate access from Halibut Point Road for emergency services.

**i. Logic of the internal traffic layout:** Pull-in parking in front of the structure is currently available, utilizes curb cut in sidewalk.

**j. Effects of signage on nearby uses:** The proposal would utilize existing signage structures. All signage shall comply with Sitka General Code.

**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** Property is buffered on its southern boundary by a privacy fence, and significant distance between the structure and the right-of-way. The building itself is placed over the tidelands, providing an additional buffer.

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Land Use and Future Growth action LU3.1 in the Comprehensive Plan aims to “Support light commercial-professional services development along Halibut Point Road...” which is in line with this proposal.

**m. Other criteria that surface through public comments or planning commission review:** None at this time.

## **RECOMMENDATION**

The Planning Department recommends that the Planning Commission approve the conditional use permit application for a veterinary clinic at 805 Halibut Point Road subject to the recommended conditions of approval.

## **ATTACHMENTS**

Attachment A: Aerial

Attachment B: Floor Plan and Building Sketch

Attachment C: Parking Layout

Attachment D: Plat

Attachment E: Photos

Attachment F: Applicant Materials

## **Motions in favor of approval**

- 1) **“I move to approve the conditional use permit for a veterinary clinic at 805 Halibut Point Road in the C-1 general commercial district, subject to the attached conditions of approval. The property is also known as Lot 1, Shea Subdivision. The request is filed by Jonathan and Toccoa Wolf. The owners of record are Ernest and Joyce Robertson.”**

Conditions of Approval:

1. The structure shall be used 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. Permit and use shall comply with all local regulations, including building code, fire and life safety, business registration, and remittance of all applicable taxes.

- 2) **“I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”**

The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:<sup>2</sup>

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.

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<sup>2</sup> §22.30.160(C)—Required Findings for Conditional Use Permits

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 conditional use 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 applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.