



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: Rising Tide requests a CUP to operate a
food truck behind Ernie's Saloon.

PROPERTY INFORMATION:

CURRENT ZONING: central business district PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Stan Filler *[Signature]*

PROPERTY OWNER ADDRESS: 130 Lincoln Street *[Signature]*

STREET ADDRESS OF PROPERTY: 130 Lincoln Street

APPLICANT'S NAME: Graig Rofkar

MAILING ADDRESS: 200 Baranof St. Apt A

EMAIL ADDRESS: rofkar.graig@gmail.com DAYTIME PHONE: 907-419-0740

Rofkar
Last Name

7/26/2023
Date Submitted

130 Lincoln
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.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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

4/26/23

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)

7/26/23

Date

Rof Kar

Last Name

7/26/2023

Date Submitted

130 Lincoln

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR ALL OTHER CONDITIONAL USE PERMITS (EXCLUDING SHORT-TERM RENTAL AND BED & BREAKFAST)

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

- Hours of operation: 10AM - 4PM
- Location along a major or collector street: Harbor Rd
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
None because access is foot traffic only. Parking available in the adjacent parking lot.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None
- Effects on vehicular and pedestrian safety: None because there is ample room in the area behind Ernie's Saloon.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Excellent.
Close to fire station and a major road.
- Describe the parking plan & layout: Parking available in adjacent lot. Pedestrian access only.
- Proposed signage: Signage on side of food truck.

Rofkar

Last Name

7/26/2023

Date Submitted

130 Lincoln

Project Address

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

Adjacent to other existing buildings.

- Amount of noise to be generated and its impacts on neighbors: Should be minimal.

Foot traffic only.

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

Power is through existing electrical hook up. We will haul out trash daily.

Commercial kitchen offsite will prepare the food.

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

We will manage our area in the area behind Ernie's Saloon and it will not impact traffic, similar to the arrangement of Taco Loco.

Rof kar

Last Name

7/26/2023

Date Submitted

130 Lincoln


Project Address

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

ANY ADDITIONAL COMMENTS _____



Applicant

7/26/23
Date

Rofkar
Last Name

7/26/23
Date Submitted

130 Lincoln
Project Address