



**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:** To add Campfire Food truck, replace the Ashmo spot  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PROPERTY INFORMATION:**  
 CURRENT ZONING: Downtown                                      PROPOSED ZONING (if applicable): \_\_\_\_\_  
 CURRENT LAND USE(S): food truck yard                                      PROPOSED LAND USES (if changing): \_\_\_\_\_

**APPLICANT INFORMATION:**  
 PROPERTY OWNER: Cambria Holmes  
 PROPERTY OWNER ADDRESS: 331 Lincoln St.  
 STREET ADDRESS OF PROPERTY: 331 Lincoln St.  
 APPLICANT'S NAME: Campfire Kitchen LLC  
 MAILING ADDRESS: 609 Etohin St.  
 EMAIL ADDRESS: [REDACTED]                                      DAYTIME PHONE: [REDACTED]

Holmes                                      4-29-26                                      331 Lincoln St.  
 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.)
- 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.

**Cambria Holmes**  
 \_\_\_\_\_  
 Owner

**4-29-26**  
 \_\_\_\_\_  
 Date

**Lucas Bruckert**  
 \_\_\_\_\_  
 Owner

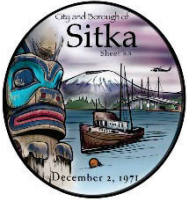
**4-29-26**  
 \_\_\_\_\_  
 Date

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

<b>Cambria Holmes</b>	<b>4-29-26</b>	<b>331 Lincoln St.</b>
_____ Last Name	_____ Date Submitted	_____ 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: 7 Days a week 11am 6 pm  
 \_\_\_\_\_  
 \_\_\_\_\_
- Location along a major or collector street: 331 Lincoln St.  
 \_\_\_\_\_  
 \_\_\_\_\_
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
none  
 \_\_\_\_\_  
 \_\_\_\_\_
- 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  
 \_\_\_\_\_  
 \_\_\_\_\_
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: easy access  
 \_\_\_\_\_  
 \_\_\_\_\_
- Describe the parking plan & layout: Downtown public parking  
 \_\_\_\_\_  
 \_\_\_\_\_
- Proposed signage: Name of brand will be on the truck  
 \_\_\_\_\_  
 \_\_\_\_\_



**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;	CH
b. Adversely affect the established character of the surrounding vicinity; nor	CH
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.	CH
2. The granting of the proposed <a href="#">conditional use</a> permit is consistent and compatible with the intent of the goals, objectives and policies of the <a href="#">comprehensive plan</a> and any implementing regulation.	CH
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	CH
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.	CH
5. The <a href="#">conditional use</a> 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.	CH
6. Burden of Proof. The <a href="#">applicant</a> has the burden of proving that the proposed <a href="#">conditional use</a> meets all of the criteria in subsection B of this section.	CH

**ANY ADDITIONAL COMMENTS** We are putting our food truck where Ashmos used to be. No n

generator will be used because we have outlet for power access now.

Cambria Holmes

Applicant

4-29-26

Date

Holmes

Last Name

4-29-26

Date Submitted

331 Lincoln St.

Project Address