



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: The Sitka Fry Bread Company would like to sell concession items at the Fortress of the Bears during the summer months. We are requesting the ability to sell out of a shed during cruiseship days.

PROPERTY INFORMATION:

CURRENT ZONING: GP PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: City of Sitka - Lessee Fortress of the Bear - 99 year Lease

PROPERTY OWNER ADDRESS: 100 Lincoln Street

STREET ADDRESS OF PROPERTY: 4639 Sawmill Creek Rd

APPLICANT'S NAME: Colin Flanagan

MAILING ADDRESS: 415 Verstorin Ave Unit B Sitka, AK 99835

EMAIL ADDRESS: Colin.matthew.65@gmail.com DAYTIME PHONE: 630-659-5923

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.

Ery Kinnear
Owner

2/24/2022
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.

Cap'n P. P. P.
Applicant (If different than owner)

3/3/2022
Date

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: _____

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

- Hours of operation: 9am - 3pm on cruiseship days May-September
- Location along a major or collector street: N/A
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
N/A
The amount of traffic won't change by our presence
- 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: N/A
We will be off to the side. Not effecting the safety of others.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____
There will not be a disturbance
- Describe the parking plan & layout: Parking is available on the opposite side of the road for the Fortress of the Bears
- Proposed signage: Small sign on the Shed

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

N/A

- Amount of noise to be generated and its impacts on neighbors: N/A

We will not generate any noise

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

N/A

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

We will have no impact on ~~the~~ neighbors.

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

ANY ADDITIONAL COMMENTS We our a simple concession stand
Selling to Summer tourist. We will not be a nuisance to the
Surrounding area.

Colin Flynn
Applicant

3/3/2022
Date