



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: Marijuana On Site  
consumption area.  
4905 HPR

PROPERTY INFORMATION:

CURRENT ZONING: C-2 PROPOSED ZONING (if applicable): C-2  
CURRENT LAND USE(S): Empty PROPOSED LAND USES (if changing): Retail on site

APPLICANT INFORMATION:

PROPERTY OWNER: BURGESS Bauder  
PROPERTY OWNER ADDRESS: Box 227  
STREET ADDRESS OF PROPERTY: 4509 HPR  
APPLICANT'S NAME: Liza-Marty Marten  
MAILING ADDRESS: Box 2752 SITKA, AK 99835  
EMAIL ADDRESS: AKO7arms11c@gmail.com DAYTIME PHONE: 907-738-3484

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: \_\_\_\_\_

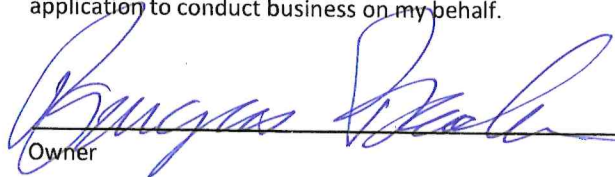
### For Marijuana Enterprise Conditional Use Permits Only:

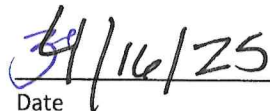
- ☒ AMCO Application

### 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.

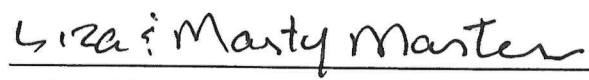
  
Owner

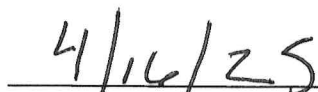
  
Date

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

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: 8 AM - 7 PM -
- Location along a major or collector street: OFF OF OLD BARGE ROAD  
NEXT TO THE CRUISE SHIP TERMINAL -
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
VERY LITTLE IF ANY? MOSTLY TOURISTS ON FOOT.  
MAYBE TIMES WHEN LOCALS ARE PRESENT BUT TRAFFIC WILL BE LIGHT.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: NONE - FENCED OFF -
- Effects on vehicular and pedestrian safety: VERY LITTLE WE EXPECT MOST  
TRAFFIC TO BE ON FOOT. IF NEEDED ADJUST FOOT TRAFFIC FOR SAFETY
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: VERY OPEN THRU THE RETAIL AREA - ON-SITE - FENCED.
- Describe the parking plan & layout: 4 - PARKING SPOTS OFF OF  
OLD BARGE ROAD.
- Proposed signage: AMCO - RULES - 1-SIGN -



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

FENCED IN AREA / NO ACCESS OR EGRESS WITH OUT  
GOING THRU THE RETAIL AREA.

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

VOICES / PEOPLE TALKING / ONLY DURING BUSINESS HOURS.

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

WE WILL MEET ALL OF AMCO'S Rules & Regulations  
24 HOUR VIDEO RECORDING.

ODORS WILL BE PRESENT BUT WILL BE LOW AND  
DIRECTED AS WIND WILL MOVE THE ODORS AROUND.

ONLY DURING OPERATING HOURS.

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

THE DISTANCE TO NEIGHBORS IS QUITE A BIT.

BURGESS HAS A RENTER ON HIS PROPERTY THE NEXT  
NEIGHBOR IS 200' - AWAY FROM THIS SITE -

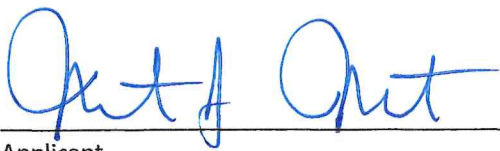
**REQUIRED FINDINGS (SGC 22.30.160(C):**

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

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Applicant

4/14/2025

Date

mmw / Burgess

Last Name

4/14/2025

Date Submitted

4509 HRL

Project Address