



**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:** Would like to place a food trailer on  
the property of 326 Lincoln St. Trailer will be located in back parking lot.

**PROPERTY INFORMATION:**

CURRENT ZONING: 328 CBD PROPOSED ZONING (if applicable): \_\_\_\_\_  
 CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

**APPLICANT INFORMATION:**

PROPERTY OWNER: Drew Wilson  
 PROPERTY OWNER ADDRESS: 326 Lincoln St  
 STREET ADDRESS OF PROPERTY: 326 Lincoln St  
 APPLICANT'S NAME: Greg Hagan  
 MAILING ADDRESS: [REDACTED]  
 EMAIL ADDRESS: PO Box 6447 Sitka AK 99833 DAYTIME PHONE: [REDACTED]





# 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: 10 am - 5 pm 4-6 days a week
- Location along a major or collector street: Food trailer will be located in the back parking lot of 326 Lincoln St
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
There will be barriers blocking vehicles from entering the parking lot
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: Customers will be able to enter from the sidewalk on harbor dr.
- Effects on vehicular and pedestrian safety: There will be no vehicle traffic in the parking lot. Pedestrians can safely walk around the parking lot
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: All emergency vehicles will have full access to parking lot
- Describe the parking plan & layout: Trailer will be parallel with the one way drive through road located at 1<sup>st</sup> National Bank
- Proposed signage: A frame sign on harbor drive rd property line  
~~Bus~~ Business name on truck

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Last Name

02-26-2026  
Date Submitted

326 Lincoln St  
Project Address

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

Log barriers are place parallel to separate the one way drive through next to the bank. Flagging will be used to block the entrance of parking lot

- Amount of noise to be generated and its impacts on neighbors: Food trailer will be connected to power so no noise generated

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

Gray water will be transported by 5gal buckets to the city water station. All ~~garbage~~ garbage will be put into trash can provided by property owner. Food trailer has a hood vent. Food trailer already has a built in fire suppression system. Property/parking lot will be barricaded by barriers for customers safety.

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

At the end of each day all waste will be cleanup. All gasses will be turned off and doors will be closed and locked. Tables and chairs provided will be stored away everyday.

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

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

Greg Haag \_\_\_\_\_  
 Applicant

02-26-2026 \_\_\_\_\_  
 Date

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