



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: Food vending from truck-at the
parking lot at 112 Barracks St.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): parking lot PROPOSED LAND USES (if changing): food truck-operation-

APPLICANT INFORMATION:

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

STREET ADDRESS OF PROPERTY: 112 Barracks St.

APPLICANT'S NAME: Alejandra Estrada Lomeli

MAILING ADDRESS: 1104 Halibut point road #1

EMAIL ADDRESS: Alejandraa1994@outlook.com DAYTIME PHONE: 9077382277

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: Mum

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.

James P. Poulson pres Newspaper Properties LLC 11/01/2023
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.

[Signature]
Applicant (If different than owner)

11/1/23
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: Monday to Sunday 11 am - 5 pm
weekends 8 pm - 2 am. C
- Location along a major or collector street: Barracks + Race St
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
the trailer is close to commercial areas, we have
parking spaces around it, will avoid the collapse
of traffic in the main parking area.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: not applicable my surroundings
are commercial areas.
- Effects on vehicular and pedestrian safety: As it is a parking lot,
im inside the property and the street will not be
obstructed or endangered by blocking the street
for pedestrians.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: yes
easy access to all the streets that surround the
location
- Describe the parking plan & layout: corner where lot street
(barracks and Race St) connect, inside the
commercial property parking.
- Proposed signage: _____

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

the parking lot has some small aluminum fences, marking the private property.

- Amount of noise to be generated and its impacts on neighbors: I consider this is not noise, we will only have one generator.

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

we will use the parking lot to leave the trailer, but really the use will only be for sales service. the preparation of everything will be in the commercial kitchen from longliner. this is planned to help maintain odors, safety and cleanliness of the proposed area.

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

maintain the place with cleanliness control, using it as a point of sale and as manager of the longliner restaurant, using the commercial kitchen to cooking the most elaborate and preparing what we will use, avoiding the accumulation of garbage and waste far the parking lot.


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

ANY ADDITIONAL COMMENTS _____


Applicant _____

11/1001/23
Date _____

