



# 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:** Red Herring requests a CUP to  
park our food truck in the lot between the Westmark and  
Moose Lodge. We already operate a mobile food cart in this  
location. We just want to move all activities into the truck

### PROPERTY INFORMATION:

CURRENT ZONING: General Business PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: John Emree / Westmark Hotel

PROPERTY OWNER ADDRESS: 330 Seward Street, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: \_\_\_\_\_

APPLICANT'S NAME: Nathaniel Snyder & Cooper Harden

MAILING ADDRESS: 408 Monastery Street, Sitka, AK 99835

EMAIL ADDRESS: redherringalaska@gmail.com DAYTIME PHONE: 907-341-4586

Snyder  
Last Name

6/26/23  
Date Submitted

337 Lincoln Street, Sitka, AK 99835  
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

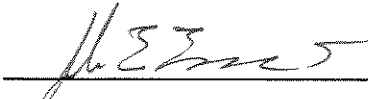
### For Short-Term Rentals and B&Bs:

- ☐ 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



6-26-2023

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.



6/26/23

Applicant (If different than owner)

Date

Snyder

6/26/23

Last Name

Date Submitted

331 Lincoln Street, Sitka, AK 99833

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: 10:00 am to 5:00pm
- Location along a major or collector street: Lincoln Street
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
None on road closure dates. Parking available in the same parking lot.
- 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 as will queue along sidewalk similar to Ashmo's
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Excellent. Close to fire station and near major road
- Describe the parking plan & layout: Parking in the lot between the Westmark and Moose Lodge
- Proposed signage: Sandwich board with menu / hours

Snyder  
Last Name

6/26/23  
Date Submitted

337 Lincoln Street, Sitka AK 99833  
Project Address

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

Surrounded by buildings

- Amount of noise to be generated and its impacts on neighbors: Minimal - guests of the Food truck Lincoln Street is already loud and busy.

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

We will haul out all of our trash. Also, we do not intend to run a generator for power, which will minimize sound and mitigate fire risks. We will only be serving food from the truck - absolutely no cooking will happen on the truck. Pre-made sandwiches do not have an offensive odor.

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

We will ensure lines queue along the sidewalk, so no road traffic will be affected. The parking lot already features Jessic's Uptown Dogs and the Kettlecorn stand. Both successfully operate without impacting neighbors. We will minimize our impact on the parking lot by confining our operations to a single parking space

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

**ANY ADDITIONAL COMMENTS** We already operate a mobile food cart  
in the same location. We just want to move operations into  
the food truck to minimize our footprint.

Nathaniel Snyder  
Applicant

6/25/23  
Date

Snyder  
Last Name

6/26/23  
Date Submitted

387 Lincoln Street, Sitka AK  
Project Address

## Coral Crenna

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**From:** Cooper Harden <redherringalaska@gmail.com>  
**Sent:** Monday, July 10, 2023 5:59 PM  
**To:** Coral Crenna  
**Subject:** Re: Menu and clarification

Coral,

We will have customers queue in the parking lot and will keep our sandwich board sign 8 feet from the curb on non-closure dates.

Here is our menu at the CBD location:

**Snow Crab Roll** - Alaskan snow crab tossed in a roasted red pepper and lemon aioli on a Southeast Dough Co. brioche bun

**Smoked Salmon Roll** - Alder smoked sockeye salmon with unami cream cheese, arugula, and roasted hazelnuts on a Southeast Dough Co. brioche bun

**Blueberry Yerba Mate** - Blueberry lemon yerba mate "sweet tea"

**Blueberry Chocolate Cookie** - Wild blueberry and lemon cookie with local Theobroma chocolate

If you need any additional information, please let me know.

Best,  
Nathaniel

On Mon, Jul 10, 2023 at 4:01 PM Coral Crenna <[coral.crenna@cityofsitka.org](mailto:coral.crenna@cityofsitka.org)> wrote:

Hello Nathaniel and Cooper,

I am sending this email to request a copy of your menu used at the new Central Business District location.

Additionally, last Friday (7/7/23) when Nathaniel paid the invoice for the CUP, I provided the sidewalk obstruction letter and we discussed the different restrictions and options around having a sandwich board sign in the CBD and having your customers que on the sidewalk.

Please respond to this email confirming that during non-closure days the sandwich board sign will be 8 foot in from the curb as to not obstruct foot traffic in the sidewalk and that customers will not que on the sidewalk but rather into the parking lot.

On street closure days, the sandwich board can be off the curb in the parking space 8 foot into the street.

Thank you,



*Coral Crenna*

Planning Manager

City and Borough of Sitka, Alaska

100 Lincoln Street, Sitka, Alaska, 99835

907-747-1815

CBS Mission: *Providing public services for Sitka that support a livable community for all.*

Messages to and from this email address may be available to the public under the Alaska Public Records Law.