



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

- 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:

CONSTRUCTION AND OPERATION OF A STATE OF ALASKA
LICENSED MARIJUANA RETAIL STORE.

PROPERTY INFORMATION:

CURRENT ZONING: Industrial PROPOSED ZONING (if applicable): same

CURRENT LAND USE(S): Marijuana Grow Bld PROPOSED LAND USES (if changing): same

APPLICANT INFORMATION:

PROPERTY OWNER: MARTIN ENTERPRISES INC.

PROPERTY OWNER ADDRESS: P.O. Box 437 - Sitka Alaska 99835

STREET ADDRESS OF PROPERTY: 1210 BEARDSLEE WAY

APPLICANT'S NAME: MARTY MARTIN / JUSTIN BROWN / ELIZABETH MARTIN

MAILING ADDRESS: P.O. Box 437

EMAIL ADDRESS: MARTINENT@GCI.NET DAYTIME PHONE: 907-738-4048 - Marty
907-738-5301 - Justin

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 1B ^{HAT #} 2016-3 ^{PLAT} LOT 1 US. Survey 3695
SUBDIVISION: Mick's RESUBDIVISION ^{BLOCK} 3695 ^{TRACT} PLAT # 2013-18
SITKA RECORDING DISTRICT

Brown
Last Name

5/13/19
Date Submitted

1210 BEARDSLEE WAY
Project Address

REQUIRED 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
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

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.

Justin Brown
Owner

Date

Marty Martin
Owner

5/13/19
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

Brown
Last Name

5/13/19
Date Submitted

1210 BEDFORD WAY
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)

- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

THE VEHICLE TRAFFIC WILL INCREASE FROM THE
CURRENT USE, WE CONNECT TO A MAJOR ROAD - BEARDSLEE WAY
SMITH ST & PRICE ST.

- Amount of noise to be generated and its impacts on surrounding land use: _____

NOISE LEVEL SHOULD NOT INCREASE FROM WHAT THEY
ARE NOW.

- Odors to be generated by the use and their impacts: _____

THE RETAIL STORE WILL
NOT INCREASE THE ODOR IMPACT ON THIS SITE.
VENTILATION & FILTERS WILL MEET OR EXCEED STATE REQUIREMENTS

- Hours of operation: _____

9AM TO 9PM

- Location along a major or collector street: _____

YES - BEARDSLEE WAY -
TO SMITH ST OR PRICE ST.

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: _____

NO THERE ARE NO RESIDENTIAL AREA - TRAFFIC CONFINED TO PARKING LOT

- Effects on vehicular and pedestrian safety: _____

THERE SHOULD BE NO
GREATER THREAT TO VEHICLE OR PEDESTRIAN TRAFFIC

Brown

Last Name

5/13/19

Date Submitted

1210 BEARDSLEE WAY

Project Address

REQUIRED FINDINGS (SGC 22.30.160(C):

1. ...The granting of the proposed conditional use permit will not:

a. Be detrimental to the public health, safety, and general welfare because we are

operating a state licensed facility with state-inspections

b. Adversely affect the established character of the surrounding vicinity, because the

buildings are all industrial or commercial shops - ^{boats/welders/} _{nor} garage trucks

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, because, this fits in with the
uses of the surrounding properties.

2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the

goals, objectives, and policies of the comprehensive plan and any implementing regulation, specifically,

conforms to Comprehensive Plan Section ED 6.7 which states support growth

of manufacturing businesses that add value to sustainably developed
local resources

because the proposal _____

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and

enforced, because we are a highly regulated industry that
faces yearly renewals and inspections at any time.

ANY ADDITIONAL COMMENTS

this retail store will be on the same property
as our commercial glow & concentrate.
all of these are state licensed.

Justin Brown

Applicant

5/13/19

Date

Brown

Last Name

5/13/19

Date Submitted

1210 BEDFORD WAY

Project Address