



# 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:** Looking to get the Conditional use permit  
to sell fry bread to raise money for college for a recent  
Mt. Edgecombe graduate.

### PROPERTY INFORMATION:

CURRENT ZONING: CBD PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): Retail, eat & drink PROPOSED LAND USES (if changing): N/A  
establishment

### APPLICANT INFORMATION:

PROPERTY OWNER: Troy & Vickie Denlinger

PROPERTY OWNER ADDRESS: (mailing) 203 Harbor Dr

STREET ADDRESS OF PROPERTY: Sitka, AK 99835

APPLICANT'S NAME: Colin Flanagan

MAILING ADDRESS: 415 Vesteria Ave Unit B

EMAIL ADDRESS: Colinmatthew65@gmail.com DAYTIME PHONE: 630-659-5923

### PROPERTY LEGAL DESCRIPTION:

TAX ID: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ US SURVEY: \_\_\_\_\_

Last Name

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## 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](mailto: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.

Vicki K  
Owner

5.15.2019  
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.

Cole R. Langston  
Applicant (If different than owner)

5.15.2019  
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

- ☐ MARIJUANA ENTERPRISE  
☐ SHORT-TERM RENTAL OR BED AND BREAKFAST  
☒ OTHER: Food Cart

## 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:

Minimal

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

We will use a generator meant for silence. We  
will keep generator in the far back of alley.

- Odors to be generated by the use and their impacts: Just the sweet smell  
of fry bread.

- Hours of operation: Cruise ship days around 10am - 3pm  
Possibly weekends. After hours from 9pm - Midnight.

- Location along a major or collector street: Downtown tucked away on Harbor Dr.

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: No traffic issues will be disturbed.

- Effects on vehicular and pedestrian safety: No effects on either

Last Name

Date Submitted

Project Address



- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Very fast
- Logic of the internal traffic layout: Easy traffic flow. Will not disturb local foot traffic.
- Effects of signage on nearby uses: Minimal signage
- Presence of existing or proposed buffers on the site or immediately adjacent the site: None
- Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN): ED.6.7
- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.):

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**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 it is a safe and well managed site/business;
- b. Adversely affect the established character of the surrounding vicinity, because it will be clean and responsible; 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, because, it has a minimal impact on surrounding area and will be well maintained;

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 Supports the growth of manufacturing businesses that add value to sustainability because the proposal will bring in tax revenue and help a student go to college.;

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, because it is most important that the community is safe and healthy. The business can be monitored but will be a benefit to sitka.

**ANY ADDITIONAL COMMENTS** Please help Ann and I get the conditional use permit so we can raise money for her to go to Whitworth University in Spokane. She is very short and we need to start raising money through Frybredd.

Ch. Rahayan  
Applicant

5.15.2019  
Date

Last Name

Date Submitted

Project Address