

Colin Flanagan  
Sitka Fry Bread Company  
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The Sitka Fry Bread Company is looking to expand from an 8x8 pop up tent to a 8x10 wooden shack/shed.

Our product we will sell out of the shack is fry bread. It would require us to use two propane burners. We will have windows right next to the fryers to help push fresh air into the stand. We will also have a door and a serving window open at all times during business hours to help with the movement of air. The alley is very windy and airflow will not be an issue.

#### **Safety regarding fire prevention**

We will not store oil in the shed/shack when not in operation. We will make sure to remove all hot oil from the burners at the end of each day and not keep any oil in the shack when not in operation. We also will have a BC rated fire extinguisher within reaching distance of the burners.

#### **Safety and theft of the building.**

The shack will be located downtown during summer months which is a high time for late night crowds to be out at night. We will have a thick wooden door made of plywood and our windows will also be made of thick plywood. The door and windows will be locked securely every day before and after the operation.

#### **Equipment inside**

The shed will have a limited amount of equipment inside. Our equipment will be the essentials needed to operate. We will have two propane burners, 3 tables, a handwashing station, a register, a POS system, fire extinguisher, and a small space for storing paper plates, napkins, etc.

#### **Water and wastewater.**

The shack will not have plumbing. We serve under cottage food laws and are not required to have running hot water or a waste tank.

#### **Electricity.**

The shack will not use electricity for running operation. We will not use electricity for the frying or heating water.

## Materials

Floor Joists - 2x8 treated  
Subfloor - 3/4" T&G plywood  
Joists spacing 16" OC

### Walls:

rough cut 2x4 (actual 2x4 dimension)  
1/2" CDX wall sheathing  
Tar paper building wrap  
Spruce lap siding

### Roof

2x6 rough cut rafters (actual 2x6) with H1 hurricane clip hold downs  
5/8" CDX plywood  
Tar paper roof membrane  
Architectural asphalt shingle roofing  
Rafter spacing 16" OC



# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
SUPPLEMENTAL APPLICATION FORM  
CONDITIONAL USE PERMIT

RECEIVED SEP 24 2019

## APPLICATION FOR

☐ MARIJUANA ENTERPRISE

☐ SHORT-TERM RENTAL OR BED AND BREAKFAST

☒ OTHER: Food Stand in CBD

## 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:

None

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

None

- Odors to be generated by the use and their impacts: The Sweet smell of delicious fry bread.

- Hours of operation: 11am - 3pm on Cruise ship days usually over 1,000 passengers may change if smaller ships are interested.

- Location along a major or collector street: Location on Lincoln.

- 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: Very safe. We are in the alley off the main sidewalk.

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Very accessible.
- Logic of the internal traffic layout: Clear and easy traffic layout.  
They drive on Lincoln and we don't create any issues
- Effects of signage on nearby uses: Simple signs stating our business name.
- 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 6.5  
We want to help increase tourism and create  
a healthy tax revenue to help fund Sitka!
- Other criteria that surface through public comments or planning commission review: Worried  
about noise but we no longer use a generator.



**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 Food is  
Safely prepared and safety measures are implemented; daily
- b. Adversely affect the established character of the surrounding vicinity, because It  
will improve area. Hide the alley which looks run down; 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, No issues with the surrounding  
area;

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. 6.5 which states Support growth  
of Sitka's independent, cruise related, and heritage tourism work and enterprises  
because the proposal will support the local economy through taxes  
and buying local ingredients. Tourists love it and locals.;

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and  
enforced, because None

**ANY ADDITIONAL COMMENTS** We already have a conditional  
use permit to sell in the alley. We would like to expand  
and make our operation look more professional and  
make the downtown area even better.

Colin Flanagan

Applicant

9/24/2019

Date

(Alley on Lincoln)

200 Lincoln St.  
Sitka, AK

Project Address

Flanagan

Last Name

9/24/2019

Date Submitted