



# 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:** State Licensed Standard Marijuana Cultivation Facility**PROPERTY INFORMATION:**CURRENT ZONING: Industrial PROPOSED ZONING (if applicable): NACURRENT LAND USE(S): Warehouse/Storage PROPOSED LAND USES (if changing): Cultivation facility**APPLICANT INFORMATION:**PROPERTY OWNER: Justin R BrownPROPERTY OWNER ADDRESS: 103 Metlakatla St.STREET ADDRESS OF PROPERTY: 213 Price St.APPLICANT'S NAME: AKO Farms LLCMAILING ADDRESS: P. O. Box 2426EMAIL ADDRESS: akofarmsllc@gmail.com DAYTIME PHONE: 907-738-4048**PROPERTY LEGAL DESCRIPTION:**TAX ID: 30360000 LOT: 1 BLOCK: PLAT# 2016-3 TRACT: Replat of Lot1SUBDIVISION: mikr US SURVEY: 3695Brown

Last Name

9/16/2020

Date Submitted

213 Price St.

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](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.

Justin R Brown

Owner



Owner

9/16/2020

Date

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

9/16/2020

Date Submitted

213 Price St.

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 Traffic will be less than there is now, with 4 to 5 vehicles which will be workers parking to work in the facility.

- Amount of noise to be generated and its impacts on surrounding land use: The noise will be very little 4 heat pumps and some ventilation fans that will inside the facility.

- Odors to be generated by the use and their impacts: There are odors created in the growing of marijuana, we will have ventilation filters and carbon cannister filters installed in each of the grow rooms and vege room

- Hours of operation: 8am to 8 pm

- Location along a major or collector street: Yes Price St. , Beardslee Way, Smith St.

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: The roads that lead to this location both Price St. and Beardslee Way do not go thru residential areas. There will be no cut through scenario.

- Effects on vehicular and pedestrian safety: Nothing is being created that will effect the traffic flow or create more traffic. We are not open to the public.



- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Yes  
Very easy and we will install KNOX Boxes on entry!
- Logic of the internal traffic layout: There will be no internal traffic. One building  
sitting on a lot with a Knox Box on the front door.
- Effects of signage on nearby uses: Signage is not allowed by the State of Alaska
- Presence of existing or proposed buffers on the site or immediately adjacent the site: The building is  
situated in the middle of a large lot with buffers around all sides
- 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 Supports growth  
of manufacturing businesses that add value to sustainably developed local resources
- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.): We have a licensed marijuana grow building on the lot next to this one, we have worked  
very hard to control odors, keeping the security to the State of Alaska standards,  
we will control all of our waste and will be disposed in proper manner with State standards.

Brown

Last Name

9/16/2020

Date Submitted

213 Price St.

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 have taken safe  
gaurds to protect the public, and have met all the State safety requirments.;
  - b. Adversely affect the established character of the surrounding vicinity, because We have cleaned  
the entire lot removed all the equipment and will be a stand alone building ; 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, all the dangers of stored equipment  
crab pots, fishing gear has been removed, it will stay a empty lot for employee parking;
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 growth of  
manufacturing businesses that add value to sustainably developed local resourses  
because the proposal Taking locally provided power and converting it into  
a sellable product that is sold <sup>around</sup> the State of Alaska.;
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and  
enforced, because We are a daily operating business that can be  
visited and inspected at any time, and a yearly review of the CUP.

**ANY ADDITIONAL COMMENTS** We look forward to doing business with the City and  
Borough of Sitka at this new location. Just as we have enjoyed the last 3 years  
of working with the City of Sitka and its employees.



Applicant

9/16/2020

Date

Brown

Last Name

9/16/2020

Date Submitted

213 Smith St.

Project Address