



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:

I WOULD LIKE TO OPEN A MARIJUANA
CONCENTRATE MANUFACTURING FACILITY

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: ~~XXXXX~~ BARANOF INVESTMENTS

PROPERTY OWNER ADDRESS: 120 JARVIS ST SITKA AK 99835

STREET ADDRESS OF PROPERTY: 120 JARVIS ST UNIT E, SITKA AK 99835

APPLICANT'S NAME: DARREN PHILLIPS

MAILING ADDRESS: PO Box 645 SITKA AK 99835

EMAIL ADDRESS: FIBERFLITE@GMAIL.COM DAYTIME PHONE: 209 608 5500

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: _____

PHILLIPS

Last Name

Date Submitted

120 JARVIS ST. UNIT E

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.

Owner

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.

Applicant (If different than owner)

Date

PHILLIPS

Last Name

Date Submitted

120 JARVIS ST SITKA AK
99835

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:

IT WILL HAVE VERY LITTLE IMPACT

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

IT WILL HAVE VERY LITTLE NOISE GENERATED

- Odors to be generated by the use and their impacts: WE WILL BE INSTALLING

CARBON FILTERS TO ELIMINATE MOST ODORS GENERATED.

- Hours of operation: 8 TO 16 HRS PER DAY

- Location along a major or collector street: CONNECTOR STREET

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: TO ACCESS THE FACILITY DOES NOT REQUIRE

DRIVING THROUGH RESIDENTIAL AREAS

- Effects on vehicular and pedestrian safety: IT WILL NOT CREATE

SAFETY ISSUES TO EITHER

PHILLIPS

Last Name

Date Submitted

120 JARVIS ST UNIT 5 SITKA
Project Address AK 99835

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____

IT IS LOCATED IN AN INDUSTRIAL AREA WITH EASY ACCESS

- Logic of the internal traffic layout: SEE ATTACHED FLOOR PLAN

- Effects of signage on nearby uses: WE HAVE NO 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): _____

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

PHILLIPS

Last Name

120 JARVIS ST UNIT E SITKA AK 99835

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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 _____

WILL BE A CITY AND STATE APPROVED ESTABLISHMENT _____;

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

ITS^A INDUSTRIAL AREA AND I HAVE AN ~~EXISTING~~ EXISTING ^{MARIJUANA} ESTABLISHMENT^{MENT}, nor

c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon

MY GROW FACILITY HAS
which the proposed use is to be located, because, ~~IT HAS~~ BEEN WORKING

TOGETHER SINCE 2018 WITH KNOWN ISSUES. _____;

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 BUS. THAT ADD VALUE TO SUSTAINABLY DEVELOPED LOCAL RESOURCES


because the proposal LOCAL MANUFACTURING ESTABLISHMENT.

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

enforced, because FILTRATION FOR SMELL, CAMERAS FOR SECURITY,

SE CERTIFIED EMPLOYEES ON SITE.

ANY ADDITIONAL COMMENTS _____


Applicant

9-28-20
Date

PHILIPS
Last Name

9-28-20
Date Submitted

120 JARVIS ST. UNIT E
Project Address