



# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- 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: putting a food truck in CBD

### PROPERTY INFORMATION:

CURRENT ZONING: CBD PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): Commercial PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: Josh Meabon

PROPERTY OWNER ADDRESS: 310 MARINE STREET

STREET ADDRESS OF PROPERTY: 331 Larch Street

APPLICANT'S NAME: Joshua & Jennifer Meabon

MAILING ADDRESS: PO Box 496 Sitka AK 99835

EMAIL ADDRESS: lovebirdsjj@yahoo.com DAYTIME PHONE: 907-315-4685

Meabon

Last Name

Date Submitted

Project Address

## REQUIRED SUPPLEMENTAL 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
- ☐ Proof of filing fee payment *\$100 + tax*
- ☐ Other: \_\_\_\_\_

*✓ Menu*  
*• Power Source - Pictured in Floor Plan*  
*• Photos of truck*  
*✓ floor plan*

### 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.

*[Signature]*  
Owner

\_\_\_\_\_  
Date

*Jennifer Meabon*  
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

\_\_\_\_\_  
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: mobile food truck

### CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation: 6am - 10pm
- Location along a major or collector street: In front of the coliseum theater on Lincoln st
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses: light to moderate, main down town road
- 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: Food truck is parked off the street, no disturbance of vehicular or pedestrian traffic
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: full ability
- Describe the parking plan & layout: In front of the floor bed, not touching the sidewalk
- Proposed signage: No extra signage, other than on the physical truck

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- Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:

none

- Amount of noise to be generated and its impacts on neighbors:

power source will be a generator

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

nothing beyond expected use of food service activity

- Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)

Property manager as well as Food truck owners will be on site

Meabon

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**REQUIRED FINDINGS (SGC 22.30.160(C):**

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:

Initial

a. Be detrimental to the public health, safety, and general welfare;	JM	JM
b. Adversely affect the established character of the surrounding vicinity; nor	JM	JM
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.	JM	JM
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	JM	JM
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	JM	JM
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.	JM	JM
5. The <u>conditional use</u> will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.	JM	JM
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	JM	JM

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

   
 Applicant

5-24-21  
 Date

Last Name

Date Submitted

Project Address