

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: Please see attachment 1.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): Residential, duplex PROPOSED LAND USES (if changing): Residential, house + apt

APPLICANT INFORMATION:

PROPERTY OWNER: Adam & Lexi Hackett

PROPERTY OWNER ADDRESS: 228 Lakeview Drive, Sitka AK 99835

STREET ADDRESS OF PROPERTY: 1601 HPR Sitka, AK 99835

APPLICANT'S NAME: Adam & Lexi Hackett

MAILING ADDRESS: 228 Lakeview Drive, Sitka AK 99835

EMAIL ADDRESS: fish.lexi@gmail.com DAYTIME PHONE: 907 738 5684

Hackett

7-21-2023

1601 HPR

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
- ☐ Other: _____

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.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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.

 Adam Hackett

Owner

7-24-23

Date

 Lexi Hackett

7-24-23

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

Hackett

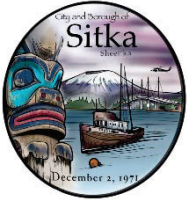
7-24-23

1601 HPR

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

APPLICATION FOR ALL OTHER CONDITIONAL USE PERMITS (EXCLUDING SHORT-TERM RENTAL AND BED & BREAKFAST)

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

- **Hours of operation:** _____
The garage & apartment structure are residential & will not have business hours.

- **Location along a major or collector street:** Yes, the location is 1601 HPR.

- **Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**
1-2 vehicles with parking space allocated on our property. Traffic impacts will not change
_____ since this property has been a duplex since 2003.

- **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** N/A

- **Effects on vehicular and pedestrian safety:** No change, except that the new driveway & parking area
will be a less steep grade & have better visibility, thus safer for drivers and pedestrians.

- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** _____
Better ability than before; less steep driveway & easier, flatter parking spaces closer to HPR.

- **Describe the parking plan & layout:** There will be parking for the ADU alongside the building on the
North side.

- **Proposed signage:** None, apart from our home address.

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

There will be a fence and natural barriers (foliage) on the side of the property bordering the neighbor

- **Amount of noise to be generated and its impacts on neighbors:** No change from prior property. We will rent the apartment to 1-2 people total and do not anticipate more noise than when the property was a duplex.
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- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

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

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;	AH
b. Adversely affect the established character of the surrounding vicinity; nor	AH
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.	AH
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.	AH
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	AH
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.	AH
5. The conditional use 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.	AH
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.	AH

ANY ADDITIONAL COMMENTS _____



Applicant

7-24-23

Date

Hackett

7-24-2023

1601 HPR

Last Name

Date Submitted

Project Address

Brief Description of Project (1601 HPR General Application)

We are building a home that will have a second building containing a garage & apartment. These two structures will be attached by a breezeway but will not meet code to be considered attached. We are requesting the following variances per codes in parentheses.

(2) We would appreciate the planning committee considering that we have the option to use the apartment as a short-term rental. Although our intention is to build this apartment as a long-term rental, we would like the short-term rental option in the future as our family grows and changes. For example, if we decide to take a family 'sabbatical' and live outside of Sitka for a season or for a year, we would like the option to rent out the apartment short term. Or, since we commercial fish, it is possible that there might be a summer in which we desire to short-term rent our home and move our belongings into the apartment. Or simply short-term rent the apartment if we are in between long-term renters, etc. We explain these details to make you aware of situations that might occur in which we would desire to have a short-term rental. All that being said, at this time, our plan is to live permanently in the primary home and utilize the apartment over the garage for a long-term renter.

(3) We request a height variance since the garage building will be higher than the main house. Because of the way the land slopes and the amount of fill that we need to use for both structures, this is the most efficient, economical and attractive way to build the 2 structures.

(9) The entrance of the apartment will not be located on the side or rear of the building. We believe the location as in the plans to be the most logical and attractive place for the door, thus our desire for this variance.

(11) In accordance with the requirements, the apartment will be about 600 sq feet of living space.

(14) No variances needed (height).