

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:

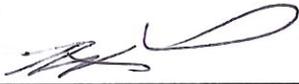
- AMCO Application

For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)

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

3/10/22

 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

Lawrie / Davis

505 Hirst Street

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: _____

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

- **Hours of operation:** 24 hrs/Day anticipate intermittent use in summer
months. otherwise used as our home
- **Location along a major or collector street:** 2 Blocks off Lake Street on Hirst Street
- **Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**
House is currently used as a two vehicle, three person home. Traffic is anticipated to stay the
same.
- **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** None. Only vehicular access is from Hirst.
- **Effects on vehicular and pedestrian safety:** No change assuming guests drive safely.
- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** No change. Site
is readily accessible via Lake/Hirst or Monastery/Hirst.
- **Describe the parking plan & layout:** Parking is provided on adjacent lot owned by applicants (507
Hirst). Graveled and gardened 5,000 sq ft. Parking for 4+ vehicles.
- **Proposed signage:** None.

Lawrie / Davis

505 Hirst

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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:**

Site is bordered on back (North) and East by undeveloped, wooded lots. South side abuts applicants lot to be used for parking (507 Hirst). West is access alley. No fences.

- **Amount of noise to be generated and its impacts on neighbors:** It seems unlikely that guests will
make any more noise than us. Courtesy and consideration for neighbors will be emphasized in
advertising and guest rules. House is set apart from neighbors more than typical for area.

- **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?)**
As mentioned, while there may be one more person present during rental than currently live
in this house, the increase in impact seems likely to be negligible. An emphasis on maintaining
neighborhood character and behavioural norms will be made in both property listing and guest
rules.

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;	<i>ML</i>
b. Adversely affect the established character of the surrounding vicinity; nor	<i>ML</i>
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.	<i>ML</i>
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.	<i>ML</i>
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	<i>ML</i>
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.	<i>ML</i>
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.	<i>ML</i>
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.	<i>ML</i>

ANY ADDITIONAL COMMENTS _____



 Applicant

3/10/22

 Date

Lawrie / Davis

505 Hirst Street

Last Name

Date Submitted

Project Address