

Colleen Ingman

From: Michelle Putz <michelleputz@yahoo.com>
Sent: Wednesday, September 17, 2014 9:40 PM
To: assembly; Mark Gorman
Subject: Fw: Comments for July Sitka Planning Commission Meeting

Dear Assembly Members,

Perry and I live catercorner to the Jardine house. We do have concerns about the Jardine's request for a bed and breakfast permit. You may have already received the letter below in your packet. If not, I wanted to share the comments I provided in July to the Planning Commission with you. Please see the letter in the email to Maegan.

Our concerns remain substantially the same. Use seems to be continuing at some level. For example, recently we were "surprised" by a party of visitors (including, we heard moments later, Kevin Costner) as we were getting into our hot tub that directly faces the Jardine's.

I encourage you not to approve their request for a bed and breakfast permit. Further, I encourage and expect you to enforce this "No approval" with penalties. And if your ordinances need to be strengthened to support your enforcement, I expect you to move forward efforts to improve your ordinances and enforcement.

Sincerely,
Michelle Putz
131 Shelikof Way, Sitka, AK 99835

From: Michelle Putz [mailto:michelleputz@yahoo.com]
Sent: Thursday, July 10, 2014 7:53 AM
To: maegan@cityofsitka.com; michelleputz@yahoo.com
Subject: Comments for July Sitka Planning Commission Meeting

Maegan,

Please share the following comments at the July Sitka Planning Commission meeting as our comments (Michelle Putz and J. Perry Edwards, owners of the home at 131 Shelikof Way, Sitka, AK 99835) on the hearing for a 2-bedroom bed and breakfast conditional use permit at 105 Shelikof Way.

If you would like to talk to us or ask us about anything we have said, you may call us at home at 747-2708.

Perry and I appreciate the neighbors for making this effort to obtain the legal right to provide two rooms as a bed and breakfast in Sitka. We recognize that owning a home in Sitka is expensive and that a home business can help to make it more affordable.

We admit that we do not know all the rules and regulations related to bed and breakfasts, rentals, charter lodges, charter fishing, taxes, and enforcement of these rules and regulations. We also don't know if the City has the true ability or authority to enforce any of these rules and regulations, nor if they have the political will to enforce their own regulations. And we follow the rules, expect others to follow the rules, and expect someone to enforce the rules when they are not followed.

Since we and our neighbors recently complained about charter lodging in our neighborhood, the neighbors at 105 Shelikof Way built a flower "arbor" on the side of their deck that blocks the view of

their deck (and to some degree, we expect it blocks the view from their deck). Because of the arbor, we are no longer able to see people on their deck. This occurred in late June/early July 2014.

Prior to the arbor, my spouse and I had a partial view of the deck at 105 Shelikof Way. We also have a view of the home's front door. My spouse and I personally observed many dozens of different people using the deck and coming and going during the summers, each of them coming and leaving in groups of 2-8 people, changing out regularly, leaving together early in the mornings and coming back usually later in the afternoon, all of them adults, never children, almost all of them older men, and all of them taking photos. While this doesn't conclusively prove that they were running a charter out of their home, it certainly resembled what you'd expect from a charter business. We all have house guests, but the regularity of the visitors, their make-up, group size, behavior, etc. all point to these guests using the house as temporary lodging and potentially as part of a charter fishing business. This has been occurring in 2014, 2013, and 2012.

During the winters we have seen and been told that the house has been rented out and, at times, seemed unused.

As far as we can remember, a request for a bed and breakfast conditional use permit was requested, considered and turned down over 2 years ago. We do not remember the circumstances for why that was turned down.

The driving/parking area around the houses in this tiny cul-de-sac are small and tight. There is no true turn-around space. The deck of this house comes out right to the black top and there appears to be little parking space.

We are unsure of whether there are permanent residents (i.e. people that live there for 4-6 months or more). The lock on the front door is a combination lock. From our observations, it appears that different people regularly come and go.

If there was going to be true and regular enforcement of Sitka code and regulations and strong consequences levied for not following those regulations, then I would suggest that this is not a good location for a bed and breakfast or charter business, or other short-term lodging, because of the lack of parking and turn-around space. However, I don't believe Sitka's code or regulations are strong enough nor have enough "teeth" to enforce the rules when we tell a property owner that they have been denied a permit. I also don't believe that there is enough political will to support enforcement of "permit denied."

Since the City already seems to be allowing this business and my husband and I have little expectation that it will stop, we prefer that the City, and the neighbors through the review process, have some level of review and enforcement by granting and enforcing a 2-bedroom bed and breakfast permit. We also prefer that the business be recognized so that it is required to pay it's rightful amount of taxes to help support community facilities and services.

We do have one additional concern if the permit is granted: the house is a 5-bedroom house, what will limit them from renting out/using more than two rooms for a bed and breakfast? What will stop them from using all five rooms as a bed and breakfast? And how will this be enforced?

Thank you for listening to and considering our concerns. You may share these concerns publicly and with the Assembly.

Sincerely,

/s/ Michelle K. Putz and /s/ J. Perry Edwards

131 Shelikof Way, Sitka, AK 99835

michelleputz@yahoo.com