

Riggs, CEO of Silver Bay Seafoods, expressed similar concerns and feared if APP didn't follow through with its business plan that there would be a hole left in the Industrial Park delaying plans for further development.

Pat Glaab of Alaska & Pacific Packing explained his proposal and that it had been fully vetted and approved by the Gary Paxton Industrial Park (GPIP) Board.

Steven Reifenstuhl suggested the City put the property out to bid.

Putz asked Garry White, Executive Director of the Gary Paxton Industrial Park, whether the proposal met the needs of the GPIP and if the proposal would interfere with future plans. White noted that a location for the big dock had not yet been chosen. Overall, the GPIP Board felt the mission of the Park was to create jobs and bring tax revenue into the City and Borough and the Board felt that this proposal met that need. White stated he stood behind the recommendations of the Board and indicated the sale could happen once Glaab met the four benchmarks.

Hunter clarified that the water meter building would not be sold. White confirmed and noted a survey would be done.

Guevin spoke in opposition to the sale of public land and believed some of the steps in the strategic plan had not been accomplished. He added that far less conditions were placed on the sales to Silver Bay Seafoods and Monarch Tannery and that Glaab's proposal had gone through a longer public process.

**The motion was made by Putz that this Item be APPROVED. The motion PASSED by the following vote.**

**Yes:** 6 - McConnell, Hunter, Swanson, Miyasato, Eisenbeisz, and Putz

**No:** 1 - Guevin

**A motion was made by Hunter to extend the meeting time to 11pm. The motion PASSED by the following vote.**

**Yes:** 6 - Hunter, Guevin, Miyasato, Putz, McConnell, Swanson

**No:** 1 - Eisenbeisz

**N** 15-071

Board of Adjustment: Approve a conditional use permit request for operation of a short-term rental filed by Chris and Tiffany Bryner at 413 Baranof Street

**A motion was made Hunter to CONVENE as the Board of Adjustment. The motion PASSED by the following vote.**

**Yes:** 7 - Swanson, Miyasato, Eisenbeisz, Putz, McConnell, Guevin, Hunter

Maegan Bosak, Planning and Community Development Director, gave an overview of the request.

The applicant, Chris Bryner, provided a summary of his short-term rental request. He hoped to rent his home for a three week period this summer.

**A motion was made by Hunter to APPROVE a conditional use permit filed by Chris and Tiffany Bryner for operation of a short-term rental at 413 Baranof Street, and further, adopt the conditions and findings as recommended by the Planning Commission and request that they are listed in their entirety as part**

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of the official record:

#### Required Findings

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:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity; nor
  - 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.
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.
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
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.
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.
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.

The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and planning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;
2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted;
3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures;
4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.

#### CONDITIONS

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application and plans that were submitted with the request.
3. The facility shall be operated in accordance with the narrative that was submitted with the application.
4. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation. The report is due within thirty days following the end of the reporting period.
5. The Planning Commission, at its discretion, may schedule a public hearing at any time following the first nine months of operations for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with any of the conditions may result in revocation of the conditional use permit.

The motion PASSED by the following vote.

Yes: 7 - McConnell, Hunter, Swanson, Miyasato, Eisenbeisz, Guevin, and Putz

O 15-072

Board of Adjustment: Approve a conditional use permit request for operation of a short-term rental filed by Ali Clayton at 1601 Davidoff Street

Maegan Bosak, Planning and Community Development Director, and applicant, Ali Clayton, provided an overview of the request for a short-term rental.

A motion was made by Hunter to APPROVE a conditional use permit filed by Ali Clayton for operation of a short-term rental at 1601 Davidoff Street, and further, adopt the conditions and findings as recommended by the Planning Commission and request that they are listed in their entirety as part of the official record:

#### Required Findings

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:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity; nor
  - 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.
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.
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
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.
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.
6. Burden of Proof. The applicant has the burden of proving that the