

July 6, 2022

Dear Members of the Planning Commission-

I am opposed to the conditional use permit request for a community center/food co-op and conditional use permit for a short-term rental of five dwellings at 505 SMC. I reside at 406 Baranof St. which is directly across from the planned complex.

The combination of a co-op and five short-term rentals will have a large impact on the residential nature of the neighborhood. The co-op's website states that they are planning a small retail store as well as classes. The traffic (vehicle and people) from the co-op and dwellings will change a quiet street into a busy corridor.

Baranof St. has already seen increased use because of the closure of south end of Degroff St. The planned parking for the complex will have all vehicles accessing from Baranof St. rather than Sawmill Creek. The corner of Baranof St. and SMC is a dangerous intersection, and with the DOT construction adding a bike path on SMC, there will be no parking on the Baranof School side of the street all the way down to Jeff Davis St., so all cars will be parking on the church side of the street. It is already hard to cross SMC on Baranof St. safely. The additional of parked cars will create a blind intersection. It is already difficult for locals who are familiar with the intersection to cross SMC. Short term rental drivers will make the situation worse.

I know the planning commission is looking at the impact of the density of short-term rentals on a neighborhood. Five short-term rentals on a short block are simply too many.

Thank you

David "Deuce" & Juli Audette
406 Baranof St
Sitka, AK 99835

7/6/2022

Members of the Planning Commission

I am writing in regards to the permit request for 505 Sawmill Creek Road for short term rental and the food co-op proposal. I reside at 404 Baranof Street which is across the street from the planned complex.

I feel having short term rentals along with the food co-op in the neighborhood isn't a great idea. I feel like our quiet little neighborhood will now turn into more of a business district with the food co-op, and what will feel more like a hotel with having the short-term rentals.

In Looking at Sitka food co-op page under mission/future this is what it show's for their future

“Our goal is to spearhead the creation of a community food hub, where our community partners can teach classes and workshops alongside a small retail storefront and continued bulk ordering opportunities for our members. Help us get there by becoming a member, serving on a committee, writing a blog article, serving on the board, or other ways that highlight your individual skills. Our strength as an organization is based on the support and participation of our members.”

With that “future” for the food co-op it sounds like there will be increased traffic and a significant amount of people in a small neighborhood that already has an extremely difficult time pulling onto SMC and adding the traffic from the food co-op along with short term rentals it's going to make it even more difficult, especially in the school months with kids crossing and school buses.

Don't get me wrong I am all for having a food co-op, and affordable housing for our community I just don't feel like this location is the best location for either the short-term rentals or the Food co-op.

Thank you for your time

Janelle Hunt

404 Baranof St.

Sitka, AK 99835

Amy Ainslie

From: Merle Stewart <enloemerle@yahoo.com>
Sent: Wednesday, July 6, 2022 4:51 PM
To: Planning Department
Subject: Fwd: Cup22-14 and cup 22-22

You don't often get email from enloemerle@yahoo.com. [Learn why this is important](#)

Sent from my iPad

Begin forwarded message:

From: Merle Stewart <enloemerle@yahoo.com>
Date: July 6, 2022 at 4:50:37 PM AKDT
To: amyainslie@cityofsitka.org
Cc: Merle Stewart <enloemerle@yahoo.com>
Subject: **Cup22-14 and cup 22-22**

I sent a msg this am and have not heard from anyone and thought it best to contact you. I requested a packet which explains how the Jones plan to proceed if this is passed and have not heard from anyone.

I have received a flyer in the mail regarding Rachael Jones two requests. I feel strongly against this as an interruption in the neighborhood..I drive by there frequently a week or two ago I noticed a electric car blocking the road..so I drove by to see why and i could see it was hooked up to a charger..no regard was given to people who would be driving on this street.

This morning i drove by and there were 8 cars parked in the parking lot...and i wonder how many people are actually living there. There is one dumpster which is always overflowing...so obviously they don't wish to pay for another dumpster to contain all the trash produced...how is this going to be effected with 5 more temporay rentals.

So this produced more questions such as Does the city inquire about how many persons are living there and is there bathroom facilities to handle whose already there. is there a fire alarm/extinguisher in use and has it been tested.I

How on earth are they going to sustain a food co-op with the amount of vehicles already parked in the parking lot. There is a school in the neighborhood and surely the number of children who go to school there will also be effected. I just do not see how this is at all a feasible plan and I am totally against it at this time.

After giving this considerable thought and raising more questions I am totally against a permit at this time.

Merle Enloe Stewart
Owner 404 Baranof Street
Lot pt 4; BLK 21; US SURVEY; 1474 Tract A;District 103- Sitka

Sent from my iPad

Amy Ainslie

From: Rebecca Peterman <rebeccapeterman1@gmail.com>
Sent: Wednesday, July 6, 2022 5:08 PM
To: Planning Department
Cc: Amy Ainslie; spi3050@yahoo.com; Thor Christianson
Subject: Re: Comments to CUP Application 22-14
Attachments: 20220706 Comments_CUP 22-14.pdf

Some people who received this message don't often get email from rebeccapeterman1@gmail.com. [Learn why this is important](#)

Please see my updated comments attached. I would like to "ditto" these comments to CUP 22-22, only because I am out of time. My main concern with 22-22 is explained in 22-14, the access solely from Baranof Street. We would like to see that access closed off and be directly from Sawmill Creek Road. I would like to add one suggest that the permit specify that large trucks servicing the facility be required to use the Front entrance, where the parking is designated. This will mitigate noise, traffic, and exhaust in the neighborhood. Thank you!

Rebecca

On Wed, Apr 20, 2022 at 2:39 PM Rebecca Peterman <rebeccapeterman1@gmail.com> wrote:

Hello,

Attached are my written comments to Conditional Use Permit Application 22-14, at 505 Sawmill Creek Road. I am unable to attend the Public Hearing, but would very much appreciate confirmation that my letter has been received and will be considered prior to issuing permits. Thank you!

Sincerely,

Rebecca Peterman