

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2022-05

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA INSTATING A TEMPORARY MORATORIUM ON THE ISSUANCE OF CONDITIONAL USE PERMITS FOR SHORT-TERM RENTALS IN THE R-1 OR RELATED ZONES AND R-2 OR RELATED ZONES

1. CLASSIFICATION. This ordinance is not of a permanent nature and is not intended to become part of the Sitka General Code (SGC).

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to protect the availability and affordability of housing in Sitka. The Assembly finds that maintaining the availability and affordability of housing are legitimate and important goals for the City and Borough. The Assembly further finds that the proliferation of short-term rentals in R-1 or related zones and R-2 or related zones may threaten the availability and affordability of housing in Sitka. The Assembly desires to place a one-year moratorium on the granting of conditional use permits for short-term rentals in R-1 or related zones and R-2 or related zones in order to evaluate potential solutions to address the effects short-term rentals have on housing availability and affordability in Sitka.

4. ENACTMENT. NOW, THEREFORE BE IT ENACTED by the Assembly of the City and Borough of Sitka that notwithstanding any other provision of law;

- A. Neither the Planning Commission nor the Assembly shall grant between April 7, 2022, and April 6, 2023, conditional use permits for short-term rentals in R-1 or related zones and R-2 or related zones;
B. During the moratorium, it shall be illegal to rent out a single-family dwelling in R-1 or related zones or in R-2 or related zones for less than 14 consecutive days for money or other valuable consideration unless a conditional use permit for that use has been previously obtained, or the short-term rental has been in existence since a time period prior to the adoption of short-term rental regulations in the zoning code and deemed as a legal-nonconforming use as defined in SGC 22.24.050(D);

As provided by SGC 22.30.380(G), the procedures set out in SGC 22.30.380 for considering amendments to the text of the city and borough’s development regulations and other official controls do not apply to this amendment adopted by the assembly establishing a moratorium on short-term rentals for a specific period.

5. EFFECTIVE DATE. This ordinance shall become effective on April 7, 2022, and shall permanently expire on April 6, 2023.

PASSED, APPROVED AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska, on this 22nd day of March, 2022.

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ATTEST:

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Sara Peterson, MMC  
Municipal Clerk

1<sup>st</sup> reading: 3/8/2022  
2<sup>nd</sup> and final reading: 3/22/22

Sponsors: Knox/Mosher

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Steven Eisenbeisz, Mayor