



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☒ **CONDITIONAL USE**☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Short-term rental Conditional use permit

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Benjamin Timby

PROPERTY OWNER ADDRESS: 717 Sawmill Creek Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 717 Sawmill Creek Sitka, AK 99835

APPLICANT'S NAME: Benjamin Timby

MAILING ADDRESS: 2116 Sawmill Creek Sitka, AK 99835

EMAIL ADDRESS: bentimby@gmail.com DAYTIME PHONE: 907-738-2260

Timby
Last Name

10/19/21
Date Submitted

717 Sawmill Creek
Project Address

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

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

Last Name

Date Submitted

Project Address

Timby

10/19/21

717 Sawmill Creek



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: 24/7
- Location along a major or collector street: Sawmill Creek Rd.
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
No more than current use
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None
- Effects on vehicular and pedestrian safety: None
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: No concerns
- Describe the parking plan & layout: Three parking spots on street in front of house, same as current use
- Proposed signage: Home address is on building currently

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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:

Fence at back of property along Geodetic Way

- Amount of noise to be generated and its impacts on neighbors: No more than current residential use

- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):

- No parties or events will be allowed
- Quiet hours will be enforced from 9pm - 7am
- See renter informational handout for additional information.

- Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)

Site will be professionally managed by Candace Rutledge who will be ensuring that all guests follow guidelines and rules laid out in the Renter Informational Handout.

~~Handout.~~

Timby

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10/19/21

Date Submitted

717 Sammill Creek

Project Address

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; | BT |
| b. Adversely affect the established character of the surrounding vicinity; nor | BT |
| 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. | BT |
| 2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation. | BT |
| 3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced. | BT |
| 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. | BT |
| 5. The <u>conditional use</u> 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. | BT |
| 6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section. | BT |

ANY ADDITIONAL COMMENTS My wife and I work on boats
and are frequently in and out of town. Using our house as a
short term rental ensures our housing is available when needed
and creates revenue, supports jobs, and utilizes housing that
would otherwise be vacant. We plan to target travel nurses and/or tourists.

Applicant

Date

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