



## 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:** Turn my residence at 611 Etolin St.  
into a short term rental

#### PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

#### APPLICANT INFORMATION:

PROPERTY OWNER: Daniel + Janet Evans

PROPERTY OWNER ADDRESS: 611 Etolin St

STREET ADDRESS OF PROPERTY: SAME

APPLICANT'S NAME: Daniel Evans

MAILING ADDRESS: 611 Etolin St., Sitka, AK. 99835

EMAIL ADDRESS: Sitka.dan@mac.com DAYTIME PHONE: (907) 738-0236

**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.)
- ☒ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☒ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

**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.

Daniel R. Evans  
Owner

8/14/2023  
Date

[Signature]  
Owner

8/14/23  
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





# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

### APPLICATION FOR SHORT-TERM RENTALS AND B&B'S

#### CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation & quiet hours: MAY - September 24 hrs/day quiet hours 10 PM - 7 AM
- Number of guests: UP TO 5 people
- Location along a major or collector street: \_\_\_\_\_
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses: \_\_\_\_\_  
There will be about the same amount of traffic as  
we produce at this time
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: There is none
- Effects on vehicular and pedestrian safety: No change
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: \_\_\_\_\_  
very good and close to fire hydrant and firehall
- Describe the parking plan & layout: The parking lot/driveway can park 3 cars  
in front of garage and one on the side of garage
- Proposed signage: Signs will inform guests of relevant regulations and recommendations  
pertaining to facilities with aluminum signs

EVANS  
Last Name

Aug 13, 2023  
Date Submitted

611 Etolin St.  
Project Address

- Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:

There is a fence completely around property.

- Amount of noise to be generated and its impacts on neighbors: There should be no more noise generated on the neighborhood - I don't believe people renting will be running chainsaws and electric tools as I do, so the noise should actually be less.
- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):

Not sure why there will be any additional odors, The trash will be picked up by Waste Management every week. People being in the house makes the neighborhood more secure than an empty home.

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

House will be taken care of by us and a Management Company. Complaints by neighbors will come directly to me and I will deal with it.

**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;	DE
b. Adversely affect the established character of the surrounding vicinity; nor	DE
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.	DE
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.	DE
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	DE
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.	DE
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.	DE
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.	DE

**ANY ADDITIONAL COMMENTS** My wife and I will be back and forth  
between Sitka and our Cabin a Baranof Warming Springs. I will  
still be working as a home inspector here. I will check on the house  
frequently.

Daniel R Evans  
Applicant

Aug 12, 2023  
Date

EVANS  
Last Name

Aug 13, 2023  
Date Submitted

611 Etolin St.  
Project Address