



# 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:** Conditional use permit for short-term rental of

3416 Halibut Point Rd B

### PROPERTY INFORMATION:

CURRENT ZONING: R-1MH PROPOSED ZONING (if applicable):  
CURRENT LAND USE(S): Home/Rental PROPOSED LAND USES (if changing):

### APPLICANT INFORMATION:

PROPERTY OWNER: Nicholas and Kimberly Nekeferoff  
PROPERTY OWNER ADDRESS: 3416 Halibut Point Rd A  
STREET ADDRESS OF PROPERTY: 3416 Halibut Point Rd  
APPLICANT'S NAME: Nick & Kim Nekeferoff  
MAILING ADDRESS: 3416 Halibut Point Rd A, Sitka, AK 99835  
EMAIL ADDRESS: nicnkim@yahoo.com DAYTIME PHONE: 907-738-5466 or 907-738-1461  
Kim Nick

Nekeferoff

3/11/2022

3416 Halibut Point Rd B

Last Name

Date Submitted

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

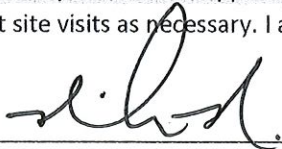
### For Short-Term Rentals and B&Bs:

- ☒ 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.

Nicholas Nekeferoff



3/11/2021

Owner

Kimberly Nekeferoff



Date

3/11/2021

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

Nekeferoff

3/11/2022

3416 Halibut Point Rd B

Last Name

Date Submitted

Project Address





# 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: \_\_\_\_\_  
N/A (Check in 3pm, check out 11am)  
\_\_\_\_\_
- Location along a major or collector street: \_\_\_\_\_  
Up gravel road on the hill-side off Halibut Point Road  
\_\_\_\_\_
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
No additional traffic and likely less with fewer days being occupied  
\_\_\_\_\_  
\_\_\_\_\_
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: \_\_\_\_\_  
N/A-only one route of access  
\_\_\_\_\_  
\_\_\_\_\_
- Effects on vehicular and pedestrian safety: \_\_\_\_\_  
None  
\_\_\_\_\_
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: \_\_\_\_\_  
No abnormalities  
\_\_\_\_\_
- Describe the parking plan & layout: \_\_\_\_\_  
Our parking area comfortably accommodates five vehicles.  
Two spots will be available to the renter to the left of our garage door.  
\_\_\_\_\_  
\_\_\_\_\_
- Proposed signage: \_\_\_\_\_  
3416 on the home and 'B' outside the unit. Already in place  
\_\_\_\_\_  
\_\_\_\_\_

Nekeferoff

3/11/2022

3416 Halibut Point Rd B

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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:**  
Existing rock wall with wood barrier to left of parking area above  
\_\_\_\_\_  
additional property of ours, large parking area, easements  
\_\_\_\_\_
- **Amount of noise to be generated and its impacts on neighbors:** \_\_\_\_\_  
No additional noise and likely less with fewer days being occupied  
\_\_\_\_\_  
\_\_\_\_\_
- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**  
Our renters have been and always will be notified that unless trash is taken to the road on  
\_\_\_\_\_  
the day of pick up we store it in our garage to mitigate any issues with bears.  
\_\_\_\_\_  
\_\_\_\_\_  
Safety and security is important to us. We are able to monitor renter activities on the  
\_\_\_\_\_  
property as well as keep them apprised of any safety or security issues they should be  
\_\_\_\_\_  
aware of.  
\_\_\_\_\_  
\_\_\_\_\_
- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**  
Renters are notified to keep noise to a minimum after 10pm and can be easily enforced,  
\_\_\_\_\_  
if necessary, by the owners who live upstairs. If any security or impact issues come about,  
\_\_\_\_\_  
we will take actions to mitigate the problem.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nicholas & Kimberly Nekeferoff



3/11/2022

Applicant

Date

Nekeferoff

3/11/2022

3416 Halibut Point Rd B

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