



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: CUP 26-03
Proposal: Mobile home on interim basis
Applicant: Shannon Tisher
Owner: Shannon Tisher
Location: 565 Kramer Avenue
Legal: Lot 2, Tisher Subdivision
Zone: R-1 MH - Single-Family/Duplex/Manufactured Home District
Size: 39,763 SF
Parcel ID: 2-5201-002
Existing Use: Residential
Adjacent Use: Residential
Utilities: Kramer Avenue
Access: Kramer Avenue

KEY POINTS AND CONCERNS

- Temporary placement of a travel trailer on property to facilitate home construction.
- Travel trailer must be hooked up to full utilities.

ATTACHMENTS

Attachment A: Aerial
Attachment B: Plat
Attachment C: Site Plan
Attachment D: Travel Trailer-Floor Plan/Photos
Attachment E: Photos
Attachment F: Applicant Materials

BACKGROUND/PROJECT DESCRIPTION

The owner/applicant would like to place an 8'x 36'5th wheel travel trailer on her property at 565 Kramer Avenue in the R-1 MH - Single-Family/Duplex/Manufactured Home District while building a single-family home. The property currently has an foundation, is served by utilities and is 39,763 square feet.

Sitka General Code (SGC) 22.24.010.D states, “*Conditional Use Permit Provisions for Mobile Homes on an Interim Basis in the R-1, R-2 and Related Zones.*”

1. *The city and borough of Sitka, through the conditional use permit process, may issue a permit for a single-family mobile home or travel trailer or tiny house on chassis on a residential lot in an area not otherwise allowing mobile homes on an interim basis for the purposes of facilitating home construction.*
2. *The maximum term of the permit is twelve months with a possible six-month extension.*
3. *Full utilities must be installed for the mobile home or travel trailer or tiny house on chassis.*
4. *Conditions attached to the approval shall include but are not limited to (a) a pledge of the travel trailer, mobile home, tiny house on chassis, or cash of equivalent value as collateral, and (b) in the event a travel trailer or mobile home or tiny house on chassis is pledged as collateral, funds sufficient to cover the cost of removal and disposal of the unit, and (c) the trailer is for the sole occupancy of the lot owner and neither unit shall be occupied by any other party. Other conditions may include requirements of fencing or landscaping.”*

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.¹

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

No additional traffic is expected from the use of this lot for placement of the travel trailer as there would be for normal residential use. Access is via easement from Kramer Avenue, a municipal right-of-way designed for moderate-density residential use.

b. Amount of noise to be generated and its impacts on surrounding land use: No additional noise is expected from use of the travel trailer as a residence. There will be intermittent noise from construction of the residence.

c. Odors to be generated by the use and their impacts: Odors generated should be in-line with normal residential use as it is required that full utilities be set up for the travel trailer/property during the use of this CUP. Garbage shall be disposed of in a municipal container and in accordance with SGC requirements.

d. Hours of operation: Year-round residential use.

¹ § 22.24.010.E

e. Location along a major or collector street: Property is located on an access easement from Kramer Avenue a municipal right-of-way

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut-through traffic scenario: No cut through scenarios.

g. Effects on vehicular and pedestrian safety: None anticipated as the lot will be used as residential property as intended.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Site is accessible to emergency services.

i. Logic of the internal traffic layout: There is space for the required two parking spaces per dwelling unit.

j. Effects of signage on nearby uses: None.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: Property is developed with a foundation and buffered by mature vegetation and trees.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Relates to overall housing goal to expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods. By allowing temporary placement of travel trailer on the lot, this will reduce the living expenses for the applicant while completing new construction in a neighborhood.

m. Other criteria that surface through public comments or planning commission review:

RECOMMENDATION

Staff recommends approval of the request for an interim mobile home (travel trailer) at 565 Kramer Avenue subject to the attached conditions of approval.

CONDITIONS OF APPROVAL

1. Activation and use of this permit are contingent upon the applicant receiving and complying with all stipulations of an approved utility connection permit and completing an inspection to ensure there are full utilities to the travel trailer prior to occupation.
2. Activation and use of this permit are contingent upon the applicant receiving and complying with all stipulations of an approved temporary building permit for placement of the travel trailer.
3. This permit is issued for the purpose of facilitating home construction. The applicant must apply for, receive, and comply with all required local, state, and federal permits relating to the travel trailer placement and home construction.
4. The permit is for a term of twelve months. Applicant may request six-month extension.

5. The applicant will comply with SGC 22.24.010.D.4(a) and (b) provisions regarding a financial guarantee to CBS for potential trailer removal costs.
6. The travel trailer is for the sole occupancy of the applicant and shall not be occupied by any other party.
7. Failure to comply with any of the above conditions may result in revocation of the conditional use permit, necessitating removal of the travel trailer prior to the twelve-month term.

Motions in favor of approval

1. **“I move to approve the conditional use permit for a mobile home on an interim basis at 565 Kramer Avenue in the R-1 MH - Single-Family/Duplex/Manufactured Home District subject to the attached conditions of approval. The property is also known as Lot 2, Tisher Subdivision. The request is filed by Shannon Tisher. The owner of record is Shannon Tisher.”**
2. **“I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”**

The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:²

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:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity; nor
 - 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; *because the property will retain its primary use as a residential lot and be monitored by the property owner to ensure that there are no resulting impacts or disturbances that would negatively affect health, safety, welfare, neighborhood character, or properties in the surrounding vicinity.*
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation; *applicable to goals to promote housing affordability.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced; *applicant will be living onsite and through additional permitting processes administered by various CBS departments.*
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. *No hazardous conditions are expected from the use of this property for an interim mobile home.*

² §22.30.160(C)—Required Findings for Conditional Use Permits

5. The conditional use 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; *The property is located on a private easement, and the lot is serviced by utilities as controlled by the utility connection permit, no adverse impacts on such facilities or services are expected.*

6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section. *The applicant has met the burden of proof through information provided in their application packet.*