

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

 of next meeting of ne	st be deemed complete at least TWE date. es and procedural information. <u>apletely</u> . No request will be considere orting documents and proof of payme	ed without a completed form.
APPLICATION FOR:	☐ VARIANCE ☐ CO	ONDITIONAL USE
	☐ ZONING AMENDMENT ☐ PI	LAT/SUBDIVISION
BRIEF DESCRIPTION O	PFREQUEST: Applicati	on for short-term
Pentals, s	pecifically through A	it bub.com.
CURRENT LAND USE(S):	PROPOSED ZONING (if applic	sable): SES (if changing): Single occupancy w/occupancy w/oc
APPLICANT INFORMA	TION:	Lance Pres
	Janco Presto	
PROPERTY OWNER: PROPERTY OWNER ADDRESS: _	2013 Cascade	Teck Rd. Sitka
STREET ADDRESS OF PROPERTY	1012 05 100	reek Rd. Sitka
APPLICANT'S NAME:	Lance Restor	1
MANUAC ADDRESS.	2012 Cascada VE	of Kol Sitka

Preston

2013 Grande Crock Rd.

Date Submitted

TV Scaboylance Q yahoo. com DAYTIME PHONE:

EMAIL ADDRESS:

REQUIRED SUPPLEMENTAL INFORMATION:

Last Name

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	d 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, e	etc.) quiet hors gpm
Documentation establishing property as primary residence (motor vehicle	registration, voter registration, etc.)
Signed Affidavit of Primary Residence for Short-term Rental Conditional U	se Permit
CERTIFICATION: I hereby certify that I am the owner of the property describ	yed above and that I desire a planning action in
non-refundable, is to cover costs associated with the processing of this application understand that public notice will be mailed to neighboring property owners and pathat attendance at the Planning Commission meeting is required for the application authorize municipal staff to access the property to conduct site visits as necessary. application to conduct business on my behalf.	published in the Daily Sitka Sentinel. I understand not be considered for approval. I further
Lance Preston	10/17/23
Owner /	Date
Owner	Date
I certify that I desire a planning action in conformance with Sitka General Code and	
true. I certify that this application meets SCG requirements to the best of my knowl acknowledge that payment of the review fee is non-refundable, is to cover costs as	
and does not ensure approval of the request.	
1900 Total TAGN	
Applicant (If different than owner)	Date
Preston	13 Cascack Creek Rd.

Date Submitted

Project Address



Last Name

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

Application for Air BNB.

Hours of operation & quiet hours:	8AM H	9P	MI	73 21
			8AM	· 4.C 3/01/05
Number of guests:	4 m	ιχ.	n demonski dagla (Sta	underla alberia partico
Location along a major or collector stre	et:	13 C	iscade CTE	zek Rd.
the event allests for	Things. In	m no	collection	except on
Amount of vehicular traffic to be genera	ated and impacts of	he traffic	on nearby land	uses: 📉 🗐 🐠
Λ Λ		1		
Difficult to imagi				
more than a single re				
Potential for users or clients to access the through traffic scenario:	he site through reside	ential area	rs or substandar	rd street creating a co
Atternative route is	Via Edge	umbe	DF 45	APP ISSUE
Effects on vehicular and pedestrian safe		_		
Effects on vehicular and pedestrian safe	ety:	70111	e larpa	ADMILIATION MIGHEST RIV
al di la ciala da	raine ad His	2/20	11/	THE THE STATE OF
Ability of the police, fire, and EMS perso	onnel to respond to	emergency	calls on the sit	e: No
Change in ability	to respond.	(09/VI)	de ina	ol cinec
Describe the parking plan & layout:	2013 Casco	de Cre	cek Rd.	has a larg
drive way situated off an		The second of		
Proposed signage: No Change	ge proposed). Ho	ruse numb	OPT: 15 DA
a wooden sign at s	treet.			
^				scade Greek
Preston see a live				

Date Submitted

Project Address

 Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:
In all spasons, especially summer, house is buffered on
3 sides by trees + vegetation, N, E, and W. South side only partially.
Amount of noise to be generated and its impacts on neighbors: Negligible. Not
a party venue. buests will be from out of town, looking to
explore S.F. AK. House incidentally is very soundproof w/2×8 walls.
Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):
Guests will be instructed to NOT take out garbage
except on collection mornings. In the event guests generale
MOTE than they want Kept inside the house I will collect
it and bring it to Jarvis St. disposal for a fee. Guests
will be instructed about possible but unlikely presence of boars.
Guests with pets will not be allowed. I am anticipate no
other issues involving safety, security, orders, or waste
management. Smoking will not be allowed in the home.
 Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)
A maximum of 4 guests will be merely staying at the home,
A maximum of 4 guests will be merely staying at the home, likely on excursions during the days. The absolutely most disruptive
scenario to be imagined is lively conversation taking place
on the front porch during warm summer weather. Again,
guests will be instructed to take lively conversation incoors after 9pm.
after 9pm.
Proston Poliz Con la Cont Pl

Date Submitted

Project Address

Last Name

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 <u>conditional</u> <u>use</u> 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 <u>conditional use</u> permit <u>will not</u>:

Initial

a. Be detrimental to the public health, safety, and general welfare;	A
b. Adversely affect the established character of the surrounding vicinity; nor	P
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.	K
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.	K
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	K
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.	R
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.	A
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.	R

ANY ADDITIONAL COMMENTS My goal is to have guests stay at the
house 5-6 weeks out of a given year while I stay aboard my
troller, fishing very locally, able to return to town guickly t
troller, fishing very locally, able to return to town guickly the of service to my guests or respond to any issues.
10/17/23 Date
Applicant

Reston

Date Submitted

2013 Cascade Greek R.J.

Project Address