

## Ariadne Will

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**From:** Robin Sherman <robin.sherman@me.com>  
**Sent:** Friday, March 27, 2026 7:52 AM  
**To:** Planning Department  
**Cc:** Allen Rob  
**Subject:** Comment on CUP 26-05

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning staff and Planning Commission members,

We are writing with comments on CUP 26-05 requesting approval of a short-term rental unit at 2406 HPR. Our home directly abuts this property to the north and east. The following comments represent our own observations and opinions about the permit request as abutters. I am recusing myself from any consideration of this request as a member of the Planning Commission.

We are very sympathetic about the financial challenges resulting from the high cost of housing in Sitka, especially for young people from Sitka who are trying to raise their own families here. We support Maggie and Kai Malicot's application for a short-term rental permit, with special conditions that would address our concerns about the property.

When the applicants requested a conditional use permit and variances to allow for construction of a second unit on their property in 2023, we expressed our concerns about parking on the lot and how all of the intended uses would be accommodated within property boundaries (please see comments attached). Since CUP 23-10 and VAR 23-03 were approved and the second unit was built, some of our concerns have been realized. Limited parking on the lot and the presence of storage containers and box trailers and several large vehicles has constrained open space, requiring vehicles to back out onto Halibut Point Road. This is hazardous, especially when vehicles are temporarily parked in the paved area of the state highway. We have personally had several close calls when traveling north on HPR with vehicles that were backing out from 2406, and we believe that minor accidents have already resulted from vehicles backing onto the road. The property is located just past a curve, and sight distance is limited for vehicles leaving the property as well as those traveling north at the speed limit. Short-term rental guests will not be familiar with the property, which heightens the risk of a collision between a vehicle backing out and traffic moving northbound on HPR at 45 mph.

Another issue of concern is expansion of uses, including storage, into the state right of way. We have no objection to the owners of 2406 HPR using the area of the state right of way extending directly from their own property line to the edge of the pavement. We do object to their use of the state right of way in front of our property.

Finally, we have concerns about management of trash at 2406 HPR. Trash cans are often put out the night before pickup, and there is a history of trash blowing from 2406 into the state right of way in front of and onto our property.

We support the Planning Commission granting the request for CUP 26-05 with the following conditions to address our concerns:

1. Limit of four vehicles parked on the property at any time, with box and storage trailers to be counted as vehicles. The goal is to create space for vehicles to turn around on site, rather than backing out into high-speed traffic on HPR.
2. No parking of vehicles within the paved area of the state right-of-way. When vehicles (which are usually trucks) park parallel to the road in the paved area of the right of way at the south end of 2406, it further blocks the view for both northbound vehicles on HPR and vehicles leaving the property, creating high risk of a collision.
3. Information for guests should advise them to turn around on the property rather than trying to back into traffic on HPR.
4. No use of state right-of-way except for the area directly in front of owner's property.
5. No trash to be stored outside or put out on the road prior to 5am on day of pickup, and all debris to be contained within property boundaries.

We believe that this property can work as a short-term rental with these conditions and the owners' commitment to limit off-site impacts. If the Commission decides not to grant the short-term rental permit, we encourage it to consider review of the previous CUP to add conditions for traffic safety.

Thank you for your consideration,

Robin Sherman and Rob Allen