



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:

Filing for Bed & Breakfast
Permit, 6 person

PROPERTY INFORMATION:

CURRENT ZONING: R2 PROPOSED ZONING (if applicable): n/A

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): n/A

APPLICANT INFORMATION:

PROPERTY OWNER: Michael K. Finn & Elizabeth P. Finn

PROPERTY OWNER ADDRESS: 116 Knutson Drive

STREET ADDRESS OF PROPERTY: Same

APPLICANT'S NAME: Mike Finn

MAILING ADDRESS: 116 Knutson Drive

EMAIL ADDRESS: [REDACTED] DAYTIME PHONE: 907-752-0052

Finn
Last Name

8/29/25
Date Submitted

116 Knutson Drive
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.) *we will be picking them up*
- ☒ 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.

mid KF

Owner

Elizabeth P Finn

Owner

8/29/25

Date

8/29/25

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

Finn

Last Name

8/29/25

Date Submitted

116 Knots Drive

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: One day per week, quiet hours to follow city code
- Number of guests: 6
- Location along a major or collector street: Knutson Drive off of Saw mill creek road
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses: only one Van extra
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: User will not be driving we will be using our van to bring them to & from property
- Effects on vehicular and pedestrian safety: none
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Same as usual nothing changes for access to property
- Describe the parking plan & layout: We have room for 3 cars in garage & 5 spots outside, but only adding one Van to our 2 cars
- Proposed signage: none

Finn

Last Name

8/29/25

Date Submitted

116 Knutson Drive

Project Address

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

None

- Amount of noise to be generated and its impacts on neighbors: nothing more than now since we have friends over twice a week & now one of those nights will be only guests

- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):

We have a 1 car Garage & 2 car ~~garage~~ ^{garage} were we currently keep our truck inside due to bears in the area. Truck is taken to curb on trash day around 8am & this process won't change with short-term rental.

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

adding one van & removing 10 friends for 6 clients shouldn't create any impact on neighborhood

Finn

Last Name

8/29/25

Date Submitted

116 Knotson Drive

Project Address

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;	✓
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.	✓
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.	✓
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	✓
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.	✓
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.	✓
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.	✓

ANY ADDITIONAL COMMENTS We had a 12 person short term rental permit already approved in 2018 but lost it during Covid.

mlkr
Applicant

8/29/25
Date

Finn
Last Name

8/29/25
Date Submitted

116 Knutsa Drive
Project Address