

Samantha Pierson

From: Ray Stonebreaker <stoney61@outlook.com>
Sent: Friday, December 16, 2016 1:21 PM
To: Samantha Pierson
Subject: Re: Did you get it ?

Ok - I guess we'll do it again. I hope you are the right contact person

I'm Ray Stonebreaker and I live at 226 Lakeview Drive. I am writing to you to voice my opposition to the proposed variance for a short term rental to be located at 227 Lakeview Drive. I would like this transmission to be a part of the public record on this matter as I am unable to attend the meeting and will be working out of town. My opposition stems from three primary concerns; public safety, neighborhood degradation, and loss of property value. Before expanding on these concerns, I would like to respond to comments that were made at the last meeting where short term rentals in general were discussed.

During the discussion, it was mentioned that during these economic times, people are looking for ways to supplement their income. I would differ with that assertion with regards to short term rentals. I think short term rentals fall more into the "Have your cake and eat it too" category. The ability to have a short term rental infers that you can afford to live elsewhere but want to be able to return to the residence when it suits you. Crying poverty doesn't work in these situations. This type of rental does nothing to help with the housing shortage in Sitka either. Now to my direct concerns.

Public safety will be impacted with the increased vehicular traffic through the neighborhood by drivers that are unfamiliar with the area. According to Planning Department, there could be hundreds, if not more, of these type of drivers. There are no sidewalks on Lakeview Drive and all pedestrian traffic must use the roadway. The school bus drops off children in the afternoon at the intersection of HPR and Lakeview Drive and the children walk home from there. In fact, kids regularly play, ride bikes, and scooters in the street after school and on weekends during the school year and all during the summer months. The introduction of these people, with little or no ties to the community, into our neighborhood is very unsettling in light of how much use the public roadway gets from our children. My grandkids are part of this number. In addition to an increased risk, this action would degrade our neighborhood.

Lakeview Drive is, in all respects, a true neighborhood. It's a slice of typical Americana, big yards and kids playing in the street and that is why I chose to buy my home here. It has many long time residents that know and watch out for each other. In fact, down the street lives a young family whose father used to play wiffel ball in my yard. Other than the Fager's Bed and Breakfast and the Huey's mother-in-law apartment, there has been no commercialization of the neighborhood. Allowing a short term rental will change this neighborhood feel. There is no chance to get to know someone who lives next door for less than two weeks. If allowed, what is to stop the next person who's financially able from expecting the same variance? Where does it stop ?

I spoke with a realtor who told me that owning property next to a short term rental could lower my property value. Her explanation was along these lines: property A and property B are identical except that property A is next door to a short term rental. Property A will have fewer potential buyers as people will not want to purchase a home next to what could be a neighbor nightmare situation. This realtor has over twenty years of experience in the Sitka market. This information begs the question of why I or others should potentially lose value on our homes so that the owner of 227 Lakeview Drive can maximize the potential income from said property?

I am not against short term rentals but I do not think they should be allowed in established neighborhoods that are and have been clearly zoned R-1. I am not asking for anything other than enforcing the existing zoning designation. This type of proposed use clearly does benefit anyone other than property owner may in fact cause harm to others in our neighborhood. Please do not take easy road and allow this to happen with the " WE can revoke this variance if there is a problem " clause. There wont be a problem if the present zoning regulations are followed.

Thank you

Ray Stonebreaker

From: Samantha Pierson <samantha.pierson@cityofsitka.org>
Sent: Friday, December 16, 2016 6:42 PM
To: Ray Stonebreaker
Subject: RE: Did you get it ?

Ray,

I have not received any email except the one that you just sent me.

Sam

From: Ray Stonebreaker [mailto:stone61@outlook.com]
Sent: Friday, December 16, 2016 9:18 AM
To: Samantha Pierson <samantha.pierson@cityofsitka.org>
Subject: Did you get it ?

Good morning Samantha

I sent you an email last night using the city web site and was wondering if you got it ? It didn't save a copy to my email address so I was hoping you may be able to send me a copy for my records.

Thank you

Ray Stonebreaker