

1 CITY AND BOROUGH OF SITKA

2  
3 ORDINANCE NO. 2022-05

4  
5 AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA INSTATING A  
6 TEMPORARY MORATORIUM ON THE ISSUANCE OF CONDITIONAL USE PERMITS FOR  
7 SHORT-TERM RENTALS IN THE R-1 OR RELATED ZONES AND R-2 OR RELATED ZONES  
8

9 **Failed on second reading 3/22/2022**  
10 **Vote 3-4**

11  
12 **1. CLASSIFICATION.** This ordinance is not of a permanent nature and is not intended  
13 to become part of the Sitka General Code (SGC).  
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15 **2. SEVERABILITY.** If any provision of this ordinance or any application to any person  
16 or circumstance is held invalid, the remainder of this ordinance and application to any person or  
17 circumstance shall not be affected.  
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19 **3. PURPOSE.** The purpose of this ordinance is to protect the availability and affordability of  
20 housing in Sitka. The Assembly finds that maintaining the availability and affordability of housing  
21 are legitimate and important goals for the City and Borough. The Assembly further finds that the  
22 proliferation of short-term rentals in R-1 or related zones and R-2 or related zones may threaten  
23 the availability and affordability of housing in Sitka. The Assembly desires to place a one-year  
24 moratorium on the granting of conditional use permits for short-term rentals in R-1 or related  
25 zones and R-2 or related zones in order to evaluate potential solutions to address the effects  
26 short-term rentals have on housing availability and affordability in Sitka.  
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28 **4. ENACTMENT.** NOW, THEREFORE BE IT ENACTED by the Assembly of the City and  
29 Borough of Sitka that notwithstanding any other provision of law;  
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31 A. Neither the Planning Commission nor the Assembly shall grant between April 7, 2022,  
32 and April 6, 2023, conditional use permits for short-term rentals in R-1 or related zones  
33 and R-2 or related zones;  
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35 B. During the moratorium, it shall be illegal to rent out a single-family dwelling in R-1 or  
36 related zones or in R-2 or related zones for less than 14 consecutive days for money or  
37 other valuable consideration unless a conditional use permit for that use has been  
38 previously obtained, or the short-term rental has been in existence since a time period  
39 prior to the adoption of short-term rental regulations in the zoning code and deemed as a  
40 legal-nonconforming use as defined in SGC 22.24.050(D);  
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42 As provided by SGC 22.30.380(G), the procedures set out in SGC 22.30.380 for considering  
43 amendments to the text of the city and borough’s development regulations and other official  
44 controls do not apply to this amendment adopted by the assembly establishing a moratorium on  
45 short-term rentals for a specific period.  
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47 **5. EFFECTIVE DATE.** This ordinance shall become effective on April 7, 2022, and shall  
48 permanently expire on April 6, 2023.  
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50 **PASSED, APPROVED AND ADOPTED** by the Assembly of the City and Borough of Sitka,  
51 Alaska, on this 22<sup>nd</sup> day of March, 2022.

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Steven Eisenbeisz, Mayor

57 ATTEST:

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60 Sara Peterson, MMC  
61 Municipal Clerk

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63 1<sup>st</sup> reading: 3/8/2022

64 2<sup>nd</sup> and final reading: 3/22/22

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66 Sponsors: Knox/Mosher