

From: [Jody Smothers-Marcello](#)
To: [Planning Department](#)
Subject: CUP 25-03: Request for a conditional use permit for a short-term rental, 1972 Halibut Point Road
Date: Sunday, March 2, 2025 3:27:43 PM
Attachments: [image.png](#)

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Dear Planning Department and Commission Members:

I received a Notice of Application and Public Hearing for a Request for a conditional use permit for a short-term rental at 1972 Halibut Point Road (CUP 25-03 for the 3/5/2025 PLanning Commission Meeting).

I am concerned that the instructions to the renters do not do enough to make clear the issues Sitka has with garbage disposal and pickup and bears.

In the analysis from the Planning Department it is noted that:

"c. Odors to be generated by the use and their impacts: Potential odor impacts are in line with similar residential uses. Renters are instructed on garbage handling. Garbage shall be disposed of in municipal containers and in accordance with Sitka General Code requirements."

However, in the Renter Handout the note regarding garbage is:

Check-In/Check-Out Details

- **Check-In:** After 3:00pm
- **Check-Out:** By 11:00am
- **Instructions:** Please text us when you leave. Remove all trash to the outdoor garbage bins. If you need a later check-out time, contact us in advance. Inform us of any damages or issues.

There is no mention of keeping bear attractant garbage inside until the day of collection. It seems that the property has a garage wherein the garbage can be kept until pickup day. It seems that with the degree of bear problems we have in Sitka, this issue should receive clear, concrete attention in instructions to short-term renters.

Sitka Municipal Code:

Material, that would otherwise be considered a bear attraction nuisance, in a refuse container which is placed for collection no earlier than 4:00 a.m. on refuse collection day, with the material being either collected or removed from the container no later than 8:00 p.m. that same day;"

Thank you for your consideration.

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