



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## Planning and Community Development Department

### AGENDA ITEM

Case No: CUP 26-06  
Proposal: Short-term rental  
Applicant: Alicia Gassman  
Owners: Alicia and Edward Gassman  
Location: 719 B Lake Street  
Legal: Lot 15-A, Resubdivision of Lots 14 & 15, Block 11, Sirstad Addition No. 2  
Zone: R-1 - Single-Family/Duplex Residential District  
Size: 6,300 SF  
Parcel ID: 1-7960-000  
Existing Use: Residential  
Adjacent Use: Residential  
Utilities: Existing  
Access: Lake Street

### KEY POINTS AND CONCERNS

- Lower level of a duplex
- Rental will be owner operated
- Adequate parking is available on the property
- Requesting six maximum guests

### ATTACHMENTS

Attachment A: Aerial  
Attachment B: Plat  
Attachment C: Site Plan  
Attachment D: Floor Plans  
Attachment E: Photos  
Attachment F: Density Map  
Attachment G: Renter Handout  
Attachment H: Applicant Materials  
Attachment I: Affidavit

## **BACKGROUND/PROJECT DESCRIPTION**

The applicants/owners would like to utilize the B unit of their duplex, also their primary residence as a short-term rental (STR) at 719 Lake Street. The home is located in the R-1 single-family/duplex residential district on a lot of 6,300 square feet (SF). The house has a footprint of 1,092 SF and the first-floor dwelling unit has two bedrooms, one bathroom, kitchen/living/dining/laundry and a storage area. The applicants are requesting the STR with a maximum capacity of six guests. Access to the property is from Lake Street.

## **ANALYSIS**

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>1</sup>**

**a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:**

Applicant does not anticipate any significant increase in vehicular traffic versus long-term residential use. The application states only two vehicles will be permitted.

**b. Amount of noise to be generated and its impacts on surrounding land use:** STR's have the potential to create noise from transient guests. As the maximum capacity is set at six guests there is potential for increased noise. It is anticipated that noise generated by guests will be in line with general residential use. Quiet hours are set from 10pm to 5am and the STR will be managed by the owners.

**c. Odors to be generated by the use and their impacts:** Potential odor impacts are in line with similar residential uses. Renter are instructed on how to store garbage in the rental handout. Garbage will be stored in the shed during the summer months until pickup day. Garbage shall be disposed of in municipal containers and in accordance with Sitka General Code requirements.

**d. Hours of operation:** Applicant will use the house as a rental year-round.

**e. Location along a major or collector street:** Accessed from Lake Street.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut-through traffic scenario:** Access is directly from Lake Street. There are no other cut-throughs to the property.

**g. Effects on vehicular and pedestrian safety:** Visitors will be unfamiliar/less experienced with the road which can have mixed results (some may be more cautious, others less aware). However, this property is located off Lake Street, a collector street that is intended to handle moderate traffic.

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<sup>1</sup> § 22.10.160 C.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Site is accessible to emergency services. Applicant does not anticipate a change from the current ability of emergency services personnel to access the site.

**i. Logic of the internal traffic layout:** The property has space for four vehicles. Renters are advised in the renter handout to park in the designated spot to the north of the house or directly in front of the house. Staff is recommending the applicant remove reference to any on-street parking in the renter handout as this area has a blind hill that impedes driver visibility.

**j. Effects of signage on nearby uses:** Applicant has proposed a sign with the business name. All signs shall comply with Sitka General Code.

**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** The property is buffered by trees at the front of the house. The applicant has not proposed any additional buffers.

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Consistent with ED 6.5 of the comprehensive plan to, *“support growth of Sitka’s independent, cruise-related, and heritage tourism work and enterprises.”* An STR can help support the existing and growing tourism industry by providing transient guests with short-term housing options that allow the potential for more visitors to visit Sitka, bringing in money and creating opportunities for job creation and economic development. STRs also encourage housing redevelopment with the incentive of short-term rental income. However, STRs correlate with negative impacts to available housing stock for residents, long-term rental rates, and increased purchase prices for housing.

**m. Other criteria that surface through public comments or planning commission review:**  
None.

## **RECOMMENDATION**

Staff recommends approval subject to the attached conditions of approval.

## **CONDITIONS OF APPROVAL**

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The applicant shall submit an annual report beginning in 2027, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve-month period starting with the date the facility began operation, bed tax remitted, any violations, concerns, and solutions implemented. The report is due within thirty days following the end of the reporting period.
4. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties upon receipt of meritorious complaint or evidence of violation of conditions of approval.
5. Failure to comply with all applicable tax laws, including but not limited to remittance of all sales and transient lodging tax, shall be grounds for revocation of the conditional use permit.
6. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
7. To mitigate the impact of odor from the short-term rental and comply with bear attraction nuisance requirements, the property owner shall assure all trash is deposited in appropriately secured trash receptacles and only placed on street for collection after 4:00 a.m. on trash collection day.
8. To mitigate parking and traffic impacts, property owner shall provide detailed parking and traffic rules and shall ensure all parking for all uses (residential or short-term rental) shall occur off-street, on-site, and further that should off-site parking occur at any time, the conditional use permit shall be revoked.
9. Any signs must comply with Sitka General Code 22.20.090.
10. A detailed rental overview shall be provided to renters detailing directions to the unit, transportation options, appropriate access, parking, trash management, noise control/quiet hours, and a general condition to respect the surrounding residential neighborhood. The renter handout shall include an advisory note to tenants to be mindful of vehicle and especially pedestrian traffic in the area, and to exercise caution coming and going from the property in motor vehicles.
11. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.
12. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

## **Motions in favor of approval**

1. **“I move to approve the conditional use permit for a short-term rental at 719 B Lake Street in the R-1 - Single-Family/Duplex Residential District subject to the attached conditions of approval. The property is also known as Lot Fifteen-A (15-A), Resubdivision of Lots 14 and 15, Block 11, Sirstad Addition 2. The request is filed by Alicia Gassman. The owners of record are Alicia and Edward Gassman.”**

**2. “I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”**

The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:<sup>2</sup>

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:
  - 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; *because the property will retain its primary use as a residence and be monitored by the property owners to ensure that there are no resulting impacts or disturbances that would negatively affect health, safety, welfare, neighborhood character, or properties in the surrounding vicinity.*
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation; *specifically, Action ED 6.5 and goals to promote housing affordability, in this case, for the homeowner.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced; *because the property will be monitored by the property owners to ensure that there are no resulting impacts, and opportunities for redress to the Planning Department and/or Planning Commission.*
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; *because no hazardous conditions are expected from the use of the property as a short-term rental.*
5. The conditional use 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; *because the property is located off a state right-of-way and is served by municipally operated utilities, no adverse impacts on such facilities or services are expected.*
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section; *because the applicant has met the burden of proof through information provided in their application packet.*

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<sup>2</sup> §22.30.160(C)—Required Findings for Conditional Use Permits