

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:

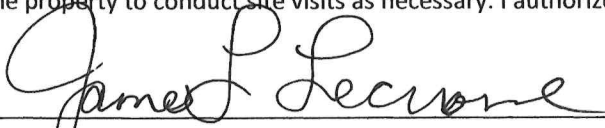
- AMCO Application

For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)

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.



 Owner

1.4.2025

 Date



 Owner

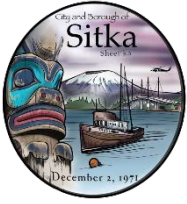
1.3.2025

 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



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: 10pm-7am
- Number of guests: 6
- Location along a major or collector street: Halibut Point Road
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses: This may add another vehicle to our address.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: They turn right from Halibut Point Road to get to our house.
- Effects on vehicular and pedestrian safety: Zero
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: They can access our property.
- Describe the parking plan & layout: We have a large gravel space that can hold 4 cars, plus two in the garage with a lot of room.
- Proposed signage: Zero

Lecrone

1/3/2025

Last Name

Date Submitted

Project Address

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

Our house is set back and is separate from the other properties.

- **Amount of noise to be generated and its impacts on neighbors:** There might be
typical family noise, but our house is set back from
our neighbors.
-

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

We are now empty nesters, so the noise and traffic will
probably be the same as when we had our full house.

We will be sure our renters understand how important it is to follow our
house rules.

Also, we will be in the attached apartment so we can
mitigate any potential issues.

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

We will be on site managing the house which will ensure
the renters follow our house rules. We will ensure policies like quiet times,
garbage, and traffic are followed.

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 conditional use permit is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan 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 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.	
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.	

ANY ADDITIONAL COMMENTS _____

James Lecrone

 Applicant

1/3/2025

 Date

Lecrone

 Last Name

1/3/2025

 Date Submitted

Project Address