



## CITY AND BOROUGH OF SITKA

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

**APPLICATION FOR:**☐ VARIANCE☒ CONDITIONAL USE☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

**BRIEF DESCRIPTION OF REQUEST:** We are requesting a conditional use permit to use our home,  
located at 202 Jeff Davis Street, as a short-term rental.

**PROPERTY INFORMATION:**

CURRENT ZONING: R-2 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

**APPLICANT INFORMATION:**

PROPERTY OWNER: Michael & Rebecca Martello

PROPERTY OWNER ADDRESS: 202 Jeff Davis St. Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 202 Jeff Davis St. Sitka, AK 99835

APPLICANT'S NAME: Michael & Rebecca Martello

MAILING ADDRESS: 202 Jeff Davis St. Sitka, AK 99835

EMAIL ADDRESS: beckymartello@gmail.com DAYTIME PHONE: 907-738-2605

Martello

Last Name

8/31/22

Date Submitted

202 Jeff Davis St.

Project Address

## 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

8/31/22

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

8/31/22

\_\_\_\_\_  
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

Martello

Last Name

8/31/22

Date Submitted

202 Jeff Davis St.

Project Address



## CITY AND BOROUGH OF SITKA

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

#### APPLICATION FOR

☐ MARIJUANA ENTERPRISE

☒ SHORT-TERM RENTAL OR BED AND BREAKFAST

☐ OTHER: \_\_\_\_\_

#### CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation: Renters would utilize the property during all hours of the day while rented.  
However, quiet hours would be in effect from 10pm - 8am.
- Location along a major or collector street: 202 Jeff Davis Street.
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
No impact. Renters would not add any additional vehicles as compared to current status.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: The location is easily accessed from Jeff Davis St. and renters would be unlikely to use other streets. Renter info would include access instructions via Jeff Davis.
- Effects on vehicular and pedestrian safety: None.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: The location is easily accessible and well marked. There is also a fire hydrant in the driveway.
- Describe the parking plan & layout: There is a driveway accessed directly from Jeff Davis St. The driveway is next to the house and is suitable for parking 2 vehicles (in line or side by side).
- Proposed signage: None.

Martello

8/31/22

202 Jeff Davis Street

Last Name

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

There is a fully fenced backyard.

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- **Amount of noise to be generated and its impacts on neighbors:** No noise anticipated and renter  
information will include house rules of quiet hours between 10pm-8am. No impact to  
neighbors.
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- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

The home has locking windows and doors and trash is kept inside the fully fenced backyard  
at all times except in the morning hours of trash pickup on Wednesdays.

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

Because this is our home, we have every interest in remaining on good terms with our  
neighbors. Since we will be managing the property ourselves, and we live in town, we can  
quickly address any issues that might arise. Excessive noise, safety concerns or questionable  
activity will result in rental termination for that party.

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Martello

8/31/22

202 Jeff Davis Street

Last Name

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**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;	RN MM
b. Adversely affect the established character of the surrounding vicinity; nor	RN MM
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.	RN MM
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	RN MM
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	RN MM
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.	RN MM
5. The <u>conditional use</u> 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.	RN MM
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	RN MM

**ANY ADDITIONAL COMMENTS** This request is made to rent our primary home in town. We plan to live at our island cabin during the time when our home is rented. I mention this just to point out that this home would not otherwise be available as a long term rental and this situation does not impact the availability of long term housing availability in Sitka.

Rebecca Martello  
Applicant

8/31/22  
Date

Martello  
APPLICANT

8/31/22  
DATE

Martello 8/31/22 202 Jeff Davis Street  
Last Name Date Submitted Project Address