



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:

Short term rental.

PROPERTY INFORMATION:

CURRENT ZONING: R-2 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Ramon Quintero

PROPERTY OWNER ADDRESS: 501 SMC. SITKA AK 99835

STREET ADDRESS OF PROPERTY: SMC

APPLICANT'S NAME: _____

MAILING ADDRESS: Box 6532

EMAIL ADDRESS: ramonsitka@gmail.com DAYTIME PHONE: 738-0350

ramonsitkarentals@gmail.com

Quintero Ramon 12-19-22

Last Name

Date Submitted

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.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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

Date

12-19-22

Owner

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

Last Name

Date Submitted

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: Short Term Renters will check in at 3:00 pm and check out at 12:00 noon
April – September
- Location along a major or collector street: Located on Sawmill Creek Road
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Minimual vehicular traffic will be generated. The rental will include bicycles for renters to use.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: This should not occur as the house entrance is on Sawmill Creek Rd - a main thoughoufhare
- Effects on vehicular and pedestrian safety: If STR customers require a vehicle, they may have a rental vehicle or use one provided by owner
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Access to the entrance of the property is off of Sawmill Creek Road.
- Describe the parking plan & layout: The property has a driveway to the garage and a large parking lot adjacent to the house
- Proposed signage: No signage will added.

Quintero

8/22/22

501 Sawmill Creek Rd.

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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:**

None

- **Amount of noise to be generated and its impacts on neighbors:** STR customers will be held to a quiet hours after 9 pm. No noise impact for STR compared to long term renters.

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

The STR will not impact the odor, it will use a standard size garbage can with weekly pick ups.

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

The back of the property has a fence between the closest neighbors. The development at 505 SMC will be installing a privacy fence at the beginning of their construction.

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501 Sawmill Creek Rd

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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;	RQ
b. Adversely affect the established character of the surrounding vicinity; nor	RQ
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.	RQ
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.	RQ
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	RQ
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.	RQ
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.	RQ
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.	RQ

ANY ADDITIONAL COMMENTS House was purchased in August 2022, and has been primary residence of owner since then. Owner plans to rent as a STR beginning in April and will resume living in property in October through March

Applicant

Date

Quintero

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