



**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)

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

Vehicle traffic generated is not expected to exceed current use and should not be significant as

I will rent to only one group/family at a time. Off street parking for 5 vehicles exists on property.

• **Amount of noise to be generated and its impacts on surrounding land use:** \_\_\_\_\_  
 I don't anticipate much more noise than we already make using it as a personal home for entertaining family and friends.

• **Odors to be generated by the use and their impacts:** \_\_\_\_\_  
 No unusual odors are expected. Guests will be educated about good garbage practice. I live within 3 miles of property to help monitor the trash & keep it away from ravens who are more of a nuisance than bears at this downtown property.

• **Hours of operation:** \_\_\_\_\_  
 Renters will be able to come and go as they please. Rental will be available 365 days.

• **Location along a major or collector street:** \_\_\_\_\_  
 Located at corner of Lincoln Street and Finn Alley, with pedestrian sidewalk leading to Lincoln Street, and vehicle access off of Finn Alley.

• **Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** \_\_\_\_\_  
 Vehicle traffic accesses property from Finn Alley - welcome brochure will emphasize neighborhood location and importance of slow speed limit & one way access.

• **Effects on vehicular and pedestrian safety:** \_\_\_\_\_  
 same as above

CHADWICK

7/23/18

709 Lincoln Street

Last Name

Date Submitted

Project Address

- **Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** \_\_\_\_\_  
approval of this request does not change the ability of the agencies to respond to calls on site  
\_\_\_\_\_ Even locals have to be reminded about how to access our home
- **Logic of the internal traffic layout:** \_\_\_\_\_  
since Finn Alley is a one way! I will educate guests in correspondence and welcome brochure.  
\_\_\_\_\_ no short term rental signs will be posted
- **Effects of signage on nearby uses:** \_\_\_\_\_  
\_\_\_\_\_ Fence exists
- **Presence of existing or proposed buffers on the site or immediately adjacent the site:** \_\_\_\_\_  
between 709 & 705 Lincoln; fence & retaining wall exist between 709 Lincoln and home behind it  
\_\_\_\_\_
- **Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.):** \_\_\_\_\_  
I live within 3 miles of the property and will be monitoring & maintaining  
the property on a regular basis. In 6 years of home ownership and regular use I have had no  
\_\_\_\_\_ bear issues and only occasional raven issues. Guests will be educated and trash monitored.  
\_\_\_\_\_

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**REQUIRED FINDINGS (SGC 22.30.160(C):**

1. ...The granting of the proposed conditional use permit will not: there will be regular
- a. Be detrimental to the public health, safety, and general welfare because \_\_\_\_\_  
monitoring as we live within 3 miles & drive by property multiple times on a daily basis \_\_\_\_\_;
- b. Adversely affect the established character of the surrounding vicinity, because \_\_\_\_\_ the whole house  
will be rented as one unit to a single group such as a family \_\_\_\_\_; 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, \_\_\_\_\_ we are separated from adjacent properties by  
fences, retaining wall and a road. Guests will be encouraged to be good neighbors. \_\_\_\_\_;

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, conforms to Comprehensive Plan Section \_\_\_\_\_ which states \_\_\_\_\_

because the proposal would offer transient lodging to year-round visitors which contributes to Sitka's tax base & economy, and \_\_\_\_\_;

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, because \_\_\_\_\_  
I live within three miles of the property; driving by and checking in on it regularly.  
I will provide written guidelines at booking and check in as well as personally interact with guests. \_\_\_\_\_.

**ANY ADDITIONAL COMMENTS** I own 3 homes in Sitka: I live in one; rent one long term; & & would like option to rent this one short term. Previous owners of 709 Lincoln St operated a B&B out of this property for years, A Crescent Harbor Hideaway. I have a heart for hospitality, a work history in tourism in Sitka, and a strong desire to share this beautiful, historic home with our visitors.

Katharyn Anne Chadwick

7/23/18

Applicant

Date

CHADWICK

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provides me with needed income to maintain this historic home, while still maintaining balance for tranquility of neighborhood by offering home as a single unit to one customer group or family at a time.