



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

- 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: Permitting to turn my bus into a short term term rental for the summer months. I am away much fo the summer as a commercial fisherman and could use the additional income to support my family.

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): R2MH2 PROPOSED LAND USES (if changing): _____**APPLICANT INFORMATION:**PROPERTY OWNER: David AdamsPROPERTY OWNER ADDRESS: 825 South Diomedes Palmer Alaska 99645STREET ADDRESS OF PROPERTY: 2625 Halibut Point RoadAPPLICANT'S NAME: David AdamsMAILING ADDRESS: 825 South Diomedes Palmer Alaska 99645EMAIL ADDRESS: david.t.adams@gmail.com DAYTIME PHONE: 9077386021**PROPERTY LEGAL DESCRIPTION:**TAX ID: 25410000 LOT: _____ BLOCK: _____ TRACT: _____SUBDIVISION: Whitcomb US SURVEY: _____

Adams
Last Name

03/04/2020
Date Submitted

2625 HPR
Project Address

REQUIRED 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
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☒ Proof of filing fee payment

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.

David Adams

Owner

03/04/2020

Date

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

Adams

Last Name

03/04/2020

Date Submitted

2625 HPR

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)

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

One to two vehicles per day pulling into driveway directly from
Halibut Point Road. Parking is located off of the street.

- Amount of noise to be generated and its impacts on surrounding land use: _____

No extra noise should be generated other than typical
interactions at a conversational level

- Odors to be generated by the use and their impacts: None other than typical
residential cooking.

- Hours of operation: continuous May-Sept

- Location along a major or collector street: Driveway is directly off of
Halibut Point Road.

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None

- Effects on vehicular and pedestrian safety: Slight increase in traffic
pulling in and out of the property.

Adams

Last Name

03/04/2019

Date Submitted

2625 HPR

Project Address

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____

Easy access from Halibut Point Road

- Logic of the internal traffic layout: Renters will pull directly onto property
from Halibut Point Road
-

- Effects of signage on nearby uses: _____
No signage will be used.
-

- Presence of existing or proposed buffers on the site or immediately adjacent the site: _____
No existing or proposed buffers
-

- 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): ED 6.5 Support growth of Sitka ' s in
dependent, cruise-related, and heritage tourism work and enterprises.
-

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

Adams

Last Name

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REQUIRED FINDINGS (SGC 22.30.160(C):

1. ...The granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare because it will be used similarly to a long term residence at same location;
 - b. Adversely affect the established character of the surrounding vicinity, because nothing will change to structures or property, parking off street; 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 residence is self contained and strain on property will be minimal;
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 ED 6.5 which states Support growth of Sitka ' s independent, cruise-related, and heritage tourism work and enterprises.
because the proposal provides a unique and affordable lodging opportunity with direct access to Sitka's unique maritime environment ;
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, because the property is easily visible and accessible from road.

ANY ADDITIONAL COMMENTS Thank you for reviewing this application. I am happy and willing to provide any additional documentation. I live and work in Sitka in the Summer as a commercial fisherman. I am an Alaskan teacher.

David Adams

Applicant

David Adams

03/04/2020

Date

Adams

Last Name

03/04/2020

Date Submitted

2626 HPR

Project Address