



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:

Create short term rental at 118 B Cascade Creek Road. We have not rented this "apartment" for over a year as a long term rental, or at all.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): No change

CURRENT LAND USE(S): Long term rental - vacant PROPOSED LAND USES (if changing): Short term rental

APPLICANT INFORMATION:

PROPERTY OWNER: Michael and Klaudia Leccese
PROPERTY OWNER ADDRESS: 118 A Cascade Creek Road; Sitka, AK 99835
STREET ADDRESS OF PROPERTY: 118 B Cascade Creek Road, Sitka, AK 99835
APPLICANT'S NAME: Klaudia Leccese
MAILING ADDRESS: 118 A Cascade Creek Road Sitka, AK 99835
EMAIL ADDRESS: Stormy sea @rocketmail.com DAYTIME PHONE: 907-752-5830

PROPERTY LEGAL DESCRIPTION:

TAX ID: 2-4737-000 LOT: 3-C BLOCK: _____ TRACT: _____
SUBDIVISION: Owens Subdivision US SURVEY: Plat 81-27

Leccese 3/31/2020 118 B Cascade Creek Road
Last Name Date Submitted 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.

Wanda Leccese
Owner

3/31/2020
Date

Michelle Zera
Owner

3/31/2020
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

Leccese
Last Name

3/31/2020
Date Submitted

118B Cascade Creek Road
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:

Potentially one vehicle, same as if it were a long term rental. No change in impact.

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

No different than there has been when used as a long term rental, or used by family/friends.

- Odors to be generated by the use and their impacts:

None

- Hours of operation:

24 hours - This is a Living space; not any other type of "business."

- Location along a major or collector street:

Off set from Cascade Creek Road, 150' from Cascade CRD → property line.

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:

Zero

- Effects on vehicular and pedestrian safety:

None

Leccese

Last Name

3/31/2020

Date Submitted

1188 Cascade Creek Road

Project Address

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Easy to locate & access for above responders.
 - Logic of the internal traffic layout: On site parking and on site turn around area with simple access & egress.
 - Effects of signage on nearby uses: None known. May place a small sign by Cascade Creek Rd on driveway.
 - Presence of existing or proposed buffers on the site or immediately adjacent the site: No need for additional buffers as is centered on large lot.
 - 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): None known
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- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.): None known or expected.
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Leccese

Last Name

3/31/2020

Date Submitted

118 B Cascade Creek Rd

Project Address

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 there will not be more people staying here than currently allowed.

b. Adversely affect the established character of the surrounding vicinity, because there will be no more traffic than presently allowed.; 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, there will be no impact on neighbors due to privacy of lot.

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 2.2.9 which states Complement existing economic activities

because the proposal offers additional housing for both visitors to Sitka and people waiting for permanent homes.

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and

enforced, because We don't want any negative impact on our property. Peace, Quiet & clean are important to us.

ANY ADDITIONAL COMMENTS We expect reduced impact in a short term rental as visitors to Sitka are not likely to have their friends come over, so less traffic and lower impact than long term guests have been. This is one reason we're applying.

Alinda Leccese

Applicant

3/31/2020

Date

Leccese

Last Name

3/31/2020

Date Submitted

118 B Cascade Creek Rd

Project Address