



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Chair Spivey and Planning Commission
From: Amy Ainslie, Director, Planning and Community Development
Subject: Short-term rental void periods
Date: May 1, 2020

As was touched on during the Annual Short-Term Rental Report on April 2, 2020, the COVID-19 pandemic and related impacts will greatly alter the visitor season for the summer of 2020 if not beyond. This will affect permit holders for short-term rentals; SGC Table 22.24.010-2 Initiation and Termination Periods states that conditional use permits for short-term rentals are void if not used in a year.

Staff has been contacted by permit holders who are concerned that they will not be able to utilize their short-term rental permit due to COVID-19 impacts.

Staff has not been able to provide clear guidance to these permit holders as to whether or not they will be required to re-apply for their conditional use permit if they are not able to use it this year. Staff requests discussion amongst the Commission to help provide this guidance.

In recognition that the pandemic and subsequent local, state, and national state of emergency that has been announced, Staff feels it is appropriate to consider these special circumstances in applying enforcement. Further, the administrative work for staff and the commission to reconsider potentially dozens of conditional use permits may not be an optimal use of time and resource.

Staff proposes the following possible motions:

“I move to direct staff to excuse permit holders from the void period requirements for short-term rental conditional use permits for the 2020 calendar year in-light of COVID-19 travel restrictions and other related impacts.”

OR

“I move to direct staff to evaluate on a case-by-case basis, excusing permit holders from the void period requirements for short-term rental conditional use permits for the 2020 calendar year in-light of COVID-19 travel restrictions and other related impacts.”