



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 REQUEST AT 1935
DODGE CIRCLE. WE HAVE AN EFFICIENCY APARTMENT THAT WED LIKE
TO SHORT TERM RENT.

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: KRIS PEARSON

PROPERTY OWNER ADDRESS: 1935 DODGE CIRCLE

STREET ADDRESS OF PROPERTY: 1935 DODGE CIRCLE 'B'

APPLICANT'S NAME: KRIS PEARSON

MAILING ADDRESS: 1935 DODGE CIRCLE

EMAIL ADDRESS: Kris@marbleconstruction.net DAYTIME PHONE: 907-738-3000

PEARSON
Last Name

12/16/20
Date Submitted

1935 DODGE CIRCLE 'B'
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

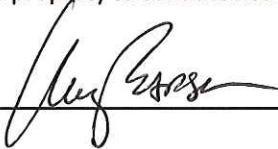
For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

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

12/15/20

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

PEARSON

12/16/20

1935 DODGE CIRCLE 'B'



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: APARTMENT WILL BE FOR RESIDENTIAL USE AND WILL BE IN USE ACCORDINGLY.
- Location along a major or collector street: 1935 DODGE CIRCLE
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
VERY MINIMAL AMOUNT OF TRAFFIC, NO IMPACT TO TRAFFIC. THIS APARTMENT HAS BEEN A MONTH TO MONTH AND HAS HAD A TENANT SINCE 2006.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: APARTMENT IS SERVICED BY DODGE CIRCLE AND IS THE ONLY ACCESS POINT.
- Effects on vehicular and pedestrian safety: NONE.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: 100% EGRESS TO APARTMENT FROM DODGE CIRCLE.
- Describe the parking plan & layout: ONE PARKING SPOT, OFF-STREET IN EXISTING DRIVEWAY.
- Proposed signage: NONE

Pearson
Last Name

Dec. 15, 2020
Date Submitted

1935 Dodge Cir
Project Address

- Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:

PROPERTY IS FENCED ON THREE SIDES.

- Amount of noise to be generated and its impacts on neighbors: REGULAR/NORMAL TENANT
GENERATES NOISE. NO MORE THAN CURRENT LONG TERM TENANT CREATES.

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

RESIDENCE ALREADY HAS ITS OWN GARBAGE RECEPTACLE.

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

WE WILL RESTRICT GUESTS TO (2) TOTAL AT ANY ONE TIME AND
ONLY ~~ONE~~ (1) VEHICLE PER STAY. THIS IS IN LINE WITH CURRENT
OCCUPANCY.

Pearson
Last Name

Dec. 15, 2020
Date Submitted

1935 Dodge Cir.
Project Address

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

ANY ADDITIONAL COMMENTS WE ARE REQUESTING A CUP TO ALLOW US TO
USE OUR EFFICIENCY APARTMENT FOR SHORT TERM USE. THIS APARTMENT HAS
HAD A TENANT ALMOST 100% OF THE TIME SINCE ITS CONSTRUCTION IN 2006.
THE SHORT TERM USE/IMPACT WILL BE CONSISTENT WITH HISTORICAL USE

Jeff Pearson
Applicant

12/5/20
Date

PEARSON
Last Name

12/15/20
Date Submitted

1935 DODGE CIRCLE
Project Address