

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: We are requesting a Conditional Use Permit to use our home for short term rentals mainly during the summer season.

PROPERTY INFORMATION:

CURRENT ZONING: R1 LDMH

PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): R

PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Terrence E Babb, MD and Kimberly A. Babb

PROPERTY OWNER ADDRESS: 2950 Sawmill Creek Road Sitka, AK 9985

STREET ADDRESS OF PROPERTY: 2950 Sawmill Creek Road

APPLICANT'S NAME: Kimberly Babb

MAILING ADDRESS: 2950 Sawmill Creek Road, Sitka, AK 99835

EMAIL ADDRESS: kbtb@penn.com DAYTIME PHONE: 814-577-2648

Babb

Last Name

3/17/21

Date Submitted

2950 Sawmill Cr. Rd

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 

3/17/2021
Date

Owner 

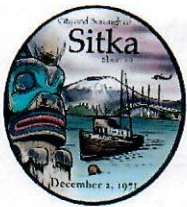
3/17/2021
Date

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
-----------------	----------------------	-----------------------



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: Weekly short term rental, 24/7
- Location along a major or collector street: Sawmill Creek Road
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Possibly 1 or two vehicles. Don't foresee any impact on
traffic on SMC Rd or at Whale Park.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: Renters can access the site directly for Sawmill
Creek Rd. No potential for cut through traffic scenario.
- Effects on vehicular and pedestrian safety: None foreseen. Sufficient
parking available in our large parking / driveway areas.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: No impact on ability of police, fire & EMS to respond.
- Describe the parking plan & layout: Parking for guests will be in designated
parking spots on the property. Large area in front of garage and fence.
- Proposed signage: Proposed sign would be affixed to already
existing fence in upper driveway / parking area.

BABB

Last Name

2950 Sawmill Cr. Rd

Date Submitted

Project Address

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

Fencing runs between property and Whale Park. Natural barrier (creek and wooded area) is a buffer for neighbors.

- Amount of noise to be generated and its impacts on neighbors: Since house and deck face the ocean, we don't foresee noise to affect neighbors.

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

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

Guest parking will be at the top of the driveway, closest to the road. House is secluded, facing away from neighbors. Don't foresee any impact on neighbors.

Babb

Last Name

Date Submitted

2950 Sawmill Cr. Rd

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

ANY ADDITIONAL COMMENTS _____

Ky a Babs
Applicant

3/17/2021

Date

BABB		2450 Sawmill Cr. Rd.
Last Name	Date Submitted	Project Address