

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2005-09

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING
SITKA GENERAL CODE SUBSECTION 22.16.015.C, RECREATIONAL USES TABLE
22.16.015-1 FOOTNOTES, AND SITKA GENERAL CODE SECTION 22.30.380,
AMENDMENTS STANDARDS—DEVELOPMENT REGULATIONS, TO PUT A
MORATORIUM ON THE GRANTING OF CONDITIONAL USE PERMITS FOR
SHORT-TERM RENTALS IN R-1 OR RELATED ZONES AND R-2 OR RELATED
ZONES**

1. **CLASSIFICATION.** This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code.

2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person or circumstances shall not be affected thereby.

3. **PURPOSE.** The purpose of this ordinance is to protect the availability of affordable housing in Sitka. The Assembly finds that maintaining the availability of affordable housing is a legitimate and important goal for the City and Borough and within the City and Borough's police power. The Assembly has reviewed the evidence presented at the Planning Commission and finds that the proliferation of short-term rentals in R-1 or related zones and R-2 or related zones may threaten the availability of affordable housing in Sitka. The Assembly finds that putting a one-year moratorium on the granting of conditional use permits for short-term rentals in R-1 or related zones and R-2 or related zones may substantially further the purpose of maintaining affordable housing in Sitka. The Assembly finds that the City and Borough's interest in placing a one-year moratorium on the granting of conditional use permits for short-term rentals in R-1 or related zones and R-2 or related zones outweighs the interest of applicants for such permits in obtaining such permits during that one-year moratorium. By adopting this ordinance, the Assembly intends that the Assembly, the Planning Commission, and City and Borough staff work together for a year with the public to come up with a long-range plan to maintain the availability of affordable long-term housing in Sitka.

4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that:

- A. Sitka General Code Subsection 22.16.015.C, Recreational Uses Table 22.16.015-1 Footnotes, is hereby amended to read as follows:

(1.-11.) (No change.)

12. Notwithstanding any other provision of law, the Assembly shall not grant between April 13, 2005 and April 15, 2006

conditional use permits for short-term rentals in R-1 or related zones and R-2 or related zones. The moratorium described in the previous sentence means that during that moratorium it shall be illegal to rent out a single dwelling unit in R-1 or related zones or in R-2 or related zones for less than 14 consecutive days for money or other valuable consideration unless a conditional use permit for that use has been previously obtained or the short-term rental has been in existence of the short-term rental regulations in the zoning ordinance.

- B. Sitka General Code Section 22.30.380, Amendment standards—Development regulations, official map and other official controls, is hereby amended to read as follows:

(A.-F.) (No change.)

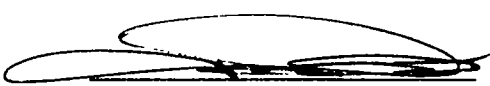
- G. Exception for moratorium on short-term rentals. The procedures set out in Section 22.40.380 for considering amendments to the text of the City and Borough's development regulations and other official controls do not apply to an amendment adopted by the Assembly establishing a moratorium on short-term rentals for a specific period.

5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 12th day of April, 2005.


Marko Dapceovich, Mayor

ATTEST:


Colleen Pellett, CMC
Municipal Clerk