

Sponsors: Stelzenmuller and Bailey

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2006-09

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING
SITKA GENERAL CODE SUBSECTION 22.16.015.C, ENTITLED "PERMITTED
USES," TO EXTEND THE MORATORIUM PERIOD FOR ONE YEAR 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 to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

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 of Sitka and within the City and Borough's police power. The Assembly 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 extending 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 extending 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. The Assembly, its various boards and commissions, and City and Borough of Sitka staff have been diligently working during the moratorium period this last year to evaluate the affordable housing problem, but find more time is needed to evaluate the issues and solutions, which was one of the major objectives for creating a moratorium period. The Assembly will continue to work with the Planning Commission, other applicable boards and commissions, City and Borough of Sitka staff, and with the public during the extended moratorium period this next year 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 22.16.015, entitled "Permitted Uses," is amended at Subsection 22.16.015.C.13 "Recreational Uses Table 22.16.015-1 Footnotes," to read as follows (new language underlined, deleted language stricken):

* * *

13. Notwithstanding any other provision of law, the Assembly shall not grant between April ~~16~~¹³, ~~2006~~²⁰⁰⁵ and April ~~16~~¹⁵, ~~2007~~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.

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5. **EFFECTIVE DATE.** This ordinance shall become effective at midnight, April 15, 2006.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 11th day of April, 2006.



Marko Dapceovich, Mayor

ATTEST:



Colleen Pellett, MMC
Municipal Clerk