



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 would like to request a short term rental permit be issued

For M/V Sound Judgment, located in Thomsen Harbor, Float B, Slip #30. This short term rental will

Be advertised and managed through Air BnB.

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: Alexander Allison

PROPERTY OWNER ADDRESS: 401 Kinkead Street, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 617 Katlian Street, Sitka, AK 99835 - Thomsen Harbor

APPLICANT'S NAME: Alexander and Sarah Allison

MAILING ADDRESS: 401 Kinkead Street, Sitka, AK 99835

EMAIL ADDRESS: Alexanderaallison@gmail.com DAYTIME PHONE: 907-738-2458

Allison

05/03/2021

Thomsen Harbor

Last Name

Date Submitted

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.

Alexander Allison

05/03/2021

Owner

Date

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.

Alexander Allison

05/03/2021

Applicant (If different than owner)

Date

Allison

05/03/2021

Thomsen Harbor

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: Please see attachment

- Location along a major or collector street: Please see attachment

- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Please see attachment

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: Please see attachment

- Effects on vehicular and pedestrian safety: Please see attachment

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____
Please see attachment

- Describe the parking plan & layout: Please see attachment

- Proposed signage: Please see attachment

Allison
Last Name

05/03/2021
Date Submitted

Thomson Harbor
Project Address

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

Please see attachment

- **Amount of noise to be generated and its impacts on neighbors:** Please see attachment

Please see attachment

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

Please see attachment

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

Please see attachment

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;	AA
b. Adversely affect the established character of the surrounding vicinity; nor	AA
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.	AA
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan and any implementing regulation.	AA
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	AA
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.	AA
5. The conditional use 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.	AA
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.	AA

ANY ADDITIONAL COMMENTS _____

Alexander Allison

05/04/2021

Applicant

Date

Allison

05/04/2021

Thomson Harbor

Last Name

Date Submitted

Project Address

**APPLICATION FOR CONDITIONAL USE PERMIT FOR SHORT
TERM RENTALS ON M/V SOUND JUDGEMENT**

By: Alexander and Sarah Allison

NARRATIVE: BOAT DESCRIPTION FOR RENTERS

Sound Judgment (40' LOA and 17 tons, ON 1221460) is a 1976 Skookum, Ed Monk design tri-cabin cruiser built in Port Townsend, Washington. Skookum built many heavy, fiberglass, recreational and commercial fishing hulls on the Olympic Peninsula through the seventies and eighties. When she came out of her mold, she was originally intended to be a gill-net boat, but a Seattle-area judge purchased her and had her finished out as a Puget Sound cruiser for his family, hence her name. When Alexander purchased her in Vancouver, British Columbia in 2009, she was owned by the Vancouver City fire chief. Throughout her life, she has served as both a private and charter vessel, navigating waters from Washington to Alaska. Sound Judgment is a well-maintained, classic example of a Pacific Northwest vessel with cozy and comfortable accommodations for up to five people.

NARRATIVE: STATUTORY REQUIREMENTS

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses.

We will be conducting all of our Short Term Rental business through the online company Air BnB. We do not anticipate that many of our guests will be renting vehicles. Rather, we expect they will take taxis to Thomsen Harbor parking lot and, in some cases, we may arrange pickup from the airport.

Short-term rentals will likely result in little additional traffic than when we use the vessel recreationally. When we use the vessel in a recreational capacity, we typically bring several friends along with us, typically resulting in several additional vehicles in the parking lot, and traffic along with dock with gear. We anticipate guests only renting one car, if any. In the future, there may be a kayak or paddle boards available to guests, which they may launch from the swim step. If this service is offered, we will provide detailed instructions on appropriate navigation of the harbor and channel. There will be no motor skiff available to guests.

b. Amount of noise to be generated and its impacts on surrounding land uses.

Vacationers may be a bit noisier than the vessel is currently. We will include in our renter FAQ information about Thomsen Harbor being a working harbor, including that respect for fisherman and other vacationers requires no late-night or loud music, etc. disturbing those who are trying to rest for work and/or pleasure the next day. Conversely, we will also inform renters that, being a working harbor, Thomsen Harbor is fairly noisy in the summer with fishing boats and tenders operating at all hours. We will provide individually-packaged pairs of earplugs to guests who may find the noise bothersome.

c. Odors to be generated by the use and their impacts.

We do not anticipate short-term renters producing any unusual odors.

d. Hours of operation.

Renters will be free to come and go from the vessel at all hours. Thomsen Harbor is a working harbor and we do not anticipate the foot traffic bothering neighboring vessels.

e. Location along a major or collector street.

Location is Thomsen Harbor, which has a large and heavily trafficked parking lot.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario.

Location is Thomsen Harbor which has a large and heavily trafficked parking lot.

g. Effects on vehicular and pedestrian safety.

We anticipate that short-term renters will present no more of a hazard to vehicular and pedestrian safety than any other visitors to the docks. Our renter FAQ will include information about safety on the docks and information about the parking rules in the harbor parking lot.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site.

Police, Fire, and Coast Guard personnel have ready access to Thomsen Harbor. There is routinely a police department vessel moored in Thomsen Harbor, and the harbormaster's office is located in the parking lot. The Coast Guard base is immediately across the channel and the CG has several vessels on standby to respond to any incidents.

The Sitka Police and Fire Departments are located just 0.8 miles from Thomsen Harbor, allowing for rapid response to the location if necessary.

Sound Judgment has never required assistance from the Coast Guard or the Police/Fire Departments as a live aboard, charter, or recreational vessel. Sound Judgment meets all CG requirements for recreational and residential use.

i. Logic of the internal traffic layout.

The inside of the vessel has a straightforward layout. Individuals can enter via a side door into the galley, or via the stern deck into the aft stateroom, with direct access to the galley. From the side entrance into the galley, there are three steps down to the stateroom in the forecabin with sleeping quarters, closet and vanity. Aft from the galley is the head, with a single shower and manual pump toilet. The aft stateroom includes one twin and one single bed, closet, and pantry space. There is outside lounging space available on the fly bridge, which is accessible by exiting the side entrance to the right, and using the steps to the rear deck, and stairs to the fly bridge.

j. Effects of signage on nearby uses.

The only exterior signage will be the vessel name, port of call, and numbers painted on the M/V Sound Judgment as required by the Coast Guard.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site.

The boat is docked in such a way that the aft of the vessel back up to the dock on the aft and starboard sides. There are commercial fishing vessels moored on both the port and starboard sides of Sound Judgment. The bow faces out toward the water and the other vessels moored in the next finger up.

This configuration will not change with the short-term rental use.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan.

Our goal is to offer affordable accommodations to visitors during the summer season, and to allow them to be immersed in one of the harbors that is the life-blood of Sitka's economy. Sitka's comprehensive plan calls for diversifying tourism, which is more important now than ever. Lessons learned as result of the COVID-19 pandemic show us that independent travelers are an increasingly more important part of Sitka's tourism economy. Traditionally, Sitka suffers from a lack of housing for visitors during our summer season, and the availability of short term rental units is one solution to this issue.

Housing in Sitka is increasingly difficult to obtain for year round residents, for a variety of reasons. A short term rental permit for M/V Sound Judgment benefits the tourism economy by supporting our independent travelers, but without reducing the long term housing stock.

m. Other criteria

Alexander contacted Harbor Master Stan Eliason to determine whether he had any specific concerns regarding the use of Sound Judgment as a short term rental unit. He did not indicate any specific concerns regarding this usage.

Alexander also reached out to the occupants of the adjoining slips to Sound Judgment to discuss any concerns they may have. He attempted to make contact with Jeff Schmidt on the F/V Pacific Ranger, and John Skeelee on the F/V Sunfish. Alexander was able to make contact with Jeff Schmidt, who did not express any concerns. While he was unable to make contact with other neighbors, Alexander maintains a positive relationship with his neighbors and is willing to address any concerns should they arise.