



## Agenda Statement

**File #:** 24-0277      **Version:** 1

**Type:** New Business      **Status:** Passed

**File created:** 6/20/2024      **In control:** Planning and Zoning Commission

**On agenda:** 7/10/2024      **Final action:** 7/10/2024

**Title:** Approval of Conditional Use Permit 24-05 - A Request from Tim Duffy to Allow a Boat Charter Service and a Recreational Vehicle Park & Campground to be Utilized as Seasonal Worker Housing at Lot 4 and Parcel B, D8 Subdivision no.1, Plat 83-12 (1803 and 1829 Homestead Road) and Adopt Findings

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CUP 24-05 - Duffy - Application, 2. CUP 24-05 - Duffy - Narrative, 3. CUP 24-05 - Duffy - Site Plan, 4. CUP 24-05 - Duffy - Snow Storage Plan, 5. CUP 24-05 - Tim Duffy - Proposed Findings and Conditions, 6. CUP 24-05 - Duffy - Aerial Map, 7. CUP 24-05 - Duffy - Zoning Map

Date	Ver.	Action By	Action	Result
7/10/2024	1	Planning and Zoning Commission		

**ITEM TITLE:**

Approval of Conditional Use Permit 24-05 - A Request from Tim Duffy to Allow a Boat Charter Service and a Recreational Vehicle Park & Campground to be Utilized as Seasonal Worker Housing at Lot 4 and Parcel B, D8 Subdivision no.1, Plat 83-12 (1803 and 1829 Homestead Road) and Adopt Findings

**SUBMITTED BY:** Bruce Wall, Senior Planner

**FISCAL NOTES:**

Expenditure Required: N/A  
Unencumbered Balance: N/A  
Funding Source: N/A

**RECOMMENDATION:**

Approve the request from Tim Duffy to allow a Boat Charter Service and a Recreational Vehicle Park & Campground to be utilized as seasonal Worker Housing at Lot 4 and Parcel B, D8 Subdivision no.1, Plat 83-12 (1803 and 1829 Homestead Road) and adopt the proposed findings.

**SUMMARY STATEMENT:**

Applicant: Tim Duffy  
Property Owner: Alaska Sea Kayak Adventures LLC  
Street Address: 1803 and 1829 Homestead Road  
Legal Description: Lot 4 and Parcel B, D8 Subdivision no.1, Plat 83-12  
Zoning District: Rural Residential (RR)  
Existing Land Use: Residential, Boat Charter Service and Recreational Vehicle Park & Campground to being utilized as seasonal Worker Housing

Access: Homestead Road

Ordinance 24-01 states, *“The Planning and Zoning Commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request.”*

Please see the attached staff report for details on the code requirements and staff’s evaluation of the application.