



CITY AND BOROUGH OF SITKA

Minutes - Final

Planning Commission

Wednesday, May 1, 2024

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Katie Riley, Wendy Alderson, Robin Sherman, Thor Christianson (Assembly liaison)

Excused: Stacy Mudry

Staff: Amy Ainslie, Kim Davis

Public: Wayne Winter, Adam Chinalski, Paddy Hansen, Michael LaGuire, Karen Martinsen, Diana Fulton-Twaddle, Lucienne and Kellan Shoemaker, Andrew Hinton, Ben Kraft, Kathy Ingallinera

Chair Windsor called the meeting to order at 7:02 PM.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 24-05](#) Approve the April 17, 2024 meeting minutes.

**M/Alderson-S/Sherman moved to approve the April 17, 2024 meeting minutes.
Motion passed 4-0 by voice vote.**

IV. PERSONS TO BE HEARD

Adam Chinalski had been repairing houses in town and asked the commission if there was any way to reduce costs to the public who wanted to clean up their properties. It was 14 cents per pound to take garbage to the transfer station. The City offered clean up days but he suggested this time period be extended. Windsor asked staff to add this as a discussion item to the next agenda.

V. PLANNING DIRECTOR'S REPORT

Ainslie reported both she and Commissioner Sherman would be providing the Assembly with the housing special report. The Tourism Task Force would be meeting with the Assembly for a special meeting to present their recommendations. Also staff was still aiming to have the short-term rental report at the May 17 meeting but it might be pushed to June 5th.

B [MISC 24-05](#) Vacation of utility easement at Lots 4A and 4B, CJ Subdivision.

Ainslie informed the commission of an utility vacation on Alice Loop. Per the subdivision code, the commission was to be notified in writing of any modifications.

VI. REPORTS

VII. THE EVENING BUSINESS

C [ZA 24-01](#) Public hearing and consideration of a request for a zoning map amendment to rezone 201 Price Street from I industrial to C-2 general commercial mobile home district. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.

Ainslie introduced a request for a zoning map amendment at 201 Price Street. The request was to change from I industrial to C-2 general commercial mobile home district. This was also part of the next agenda item P 24-01 for a minor subdivision to create two lots, one that was to be developed as a mobile home park. This lot was large and had been prepared for development with an existing 6,000 SF building which was currently being used for boat repair. Access and utilities were from Price Street via a private easement.

There were three considerations for zoning map amendments such as spot zoning, district boundaries, and creation of non-conformities. This property was bordered by the C-2 zone on two sides which would not result in a spot zone. This change would better align to the boundary of Price Street. The property was currently being used for boat repair and boat storage, both uses allowed in the C-2 zone. Staff recommended approval.

The applicant Paddy Hansen was present. He was planning to create five mobile home park spaces on the property. Public comment from Wayne Winter was in support, he had staffing problems with his business due to housing issues. Karen Martinsen was in favor of the change but would like to see Price Street paved. Adam Chinalski was in support and stated this area of town had noise and odors property owners should expect in these zones. Commissioners discussion was in support of the zoning change and supportive of more housing options.

M/Riley-S/Sherman moved to recommend approval of the zoning map amendment to rezone 201 Price Street from the I Industrial to C-2 General Commercial Mobile Home District. The property was also known as Lot 1, Breedlove Subdivision. The request was filed by Paddy Hansen. The owner of record was Hansen & Hansen Enterprise, LLC. Motion passed 4-0 by voice vote.

M/Riley-S/Sherman moved to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.

D [P 24- 01](#) Public hearing and consideration of a concept plat for a minor subdivision resulting two lots at 201 Price Street in the I Industrial district. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.

Ainslie introduced a proposal for a conceptual plat for a minor subdivision at 201 Price Street resulting in two lots. The current lot was 35,895 SF with an improvement of 6,000 SF. The applicant has two proposed lots; one lot at 15,409 SF and the other lot

at 20,423 SF. The conceptual plat currently showed a 10-foot easement, that would need to be adjusted to 20 feet for access and utilities on the preliminary plat. Staff recommend approval.

The applicant Paddy Hansen was present. He had plans to sell one lot with the building and create a mobile home park on the other lot. There was no public comment. Commissioners discussed the conceptual plat and suggested adding a plat note for the mobile home park.

M/Alderson-S/Riley moved to support the conceptual design for a plat of a minor subdivision at 201 Price Street in the C-2 General Commercial Mobile Home District subject to additional review of a preliminary plat. The property was also known as Lot 1, Breedlove Subdivision. The request was filed by Paddy Hansen. The owner of record was Hansen & Hansen Enterprise, LLC. Motion passed 4-0 by voice vote.

E [P 24-02](#)

Public hearing and consideration of a plat for a lot merger of 605 Merrill Street and 604 Geodetic Way in the R-1 single-family and duplex residential district. The property is also known as Lot 48 and Lot 62 of the Amended Pinehurst Subdivision. The request is filed by Clayton and Ashleigh Stromquist. The owners of record are Clayton and Ashleigh Stromquist.

Ainslie stated the applicant was not present for the request. The item would be postponed to the next meeting.

F [VAR 24-06](#)

Public hearing and consideration of a zoning variance to reduce the front setback from 14' to 7' at 450 Alice Loop in the WD waterfront district. The property is also known as Lot 11A, William Paul Subdivision. The request is filled by Diana Twaddle. The owner of record is Diana Twaddle.

Ainslie introduced a zoning variance request to reduce the west front setback from 14 feet to 7 feet at 450 Alice Loop in the WD waterfront district. The applicant was proposing to build a tri-plex and place the structure on the property to not block the neighboring property's view from their deck. The property fronts a 30' access easement from Alice Loop which serves two other properties. The distance from the access easement to the structure ensured visibility would not be impeded. Staff recommended approval.

The applicant Diana Fulton-Twaddle was present. She was building a tri-plex and didn't want to build in front of the neighbor's rear deck. She was requesting the variance to place the structure out of their view shed and improve neighborhood harmony. A letter read into public comment from Lucienne and Kellan Shoemaker at 440 Alice Loop was in favor of the request as it was their rear deck in question. They didn't see any potential safety issues with the front setback reduction. There was no other public comment. Commissioners discussed the item and were in support.

M/Riley-S/Alderson moved to approve the zoning variance for a reduction to the front setback at 450 Alice Loop in the WD-waterfront district subject to the attached conditions of approval. The property was also known as Lot 11A, William Paul Subdivision. The request was filed by Diana Twaddle. The owner of record was Diana Twaddle. Motion passed 4-0 by voice vote.

M/Riley-S/Alderson moved to adopt and approve the required findings for variances involving major structures or expansions as listed in the staff report. Motion passed 4-0 by voice vote.

G [VAR 24-07](#) Public hearing and consideration of a zoning variance to reduce the required parking at NHN Jarvis Street in the C-1 general commercial district. The property is also known as the Remainder of Lot Three (3) U.S. Survey 3695. The request is filled by Andrew Hinton. The owner of record is Alaska Mental Health Trust, State of Alaska.

Ainslie introduced a zoning variance request to reduce the required amount of parking at NHN Jarvis Street in the C-1 general commercial district. This was for thirteen dwelling units at a 1.5 per unit calculation, for a total of 20 parking spaces and a 2,000 SF services building at 1 space per 300 SF calculation, for a total of 7 parking spaces. Combined the required parking was for 27 parking spaces and the applicant was requesting a reduction to 7 parking spaces. This was for a permanent supportive housing project for the chronically homeless and to provide behavioral health services, employment services, and individualized support on-site.

The applicant had requested the variance based on similar projects across the state and did not anticipate lowering the parking requirement would result in a lack of parking given their clients generally did not have vehicles. Staff added conditions of approval that if the use changed or structures were added and if the property owner were to lease or sell the property to any entity for uses outside of supportive housing the Planning Department would be notified. Staff recommended approval.

The applicants Andrew Hinton and Ben Kraft were present. Kraft explained some of the other projects across the state and how parking was being used in those locations. Kraft also clarified the fire lane access and staff would review fire access during the building permit process. A letter read into public comment from Kathy Ingallinera was in support. There was no other public comment. Commissioners had no further discussions.

M/Riley-S/Alderson moved to approve the zoning variance for a reduction in parking requirements at NHN Jarvis Street in the C-1-general commercial district subject to the attached conditions of approval. The property was also known as Remainder of Lot Three (3), U.S. Survey 3695. The request was filed by the Sitka Homeless Coalition. The owner of record was Alaska Mental Health Trust, State of Alaska. Motion passed 4-0 by voice vote.

M/Riley-S/Alderson moved to adopt and approve the required findings for variances involving major structures or expansions as listed in the staff report. Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Windsor adjourned the meeting at 8:22 PM.