



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final-revised

Planning Commission

Wednesday, January 19, 2022

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 22-01](#) Approve the December 15, 2021 meeting minutes.

Attachments: [12.15.21 DRAFT minutes](#)

B [PM 22-02](#) Approve the December 15, 2021 special meeting minutes.

Attachments: [12.15.21 special meeting DRAFT](#)

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

V. PLANNING DIRECTOR'S REPORT

VI. REPORTS

VII. THE EVENING BUSINESS

- C** [CUP 22-01](#) Public hearing and consideration of a conditional use permit for a short-term rental at Crescent Harbor, Float 3, Slip 2 in the P- Public Lands district. The property is also known as a portion of ATS 15. The request is filed by Cameo Padilla and Brooks Areson. The owners of record are Cameo Padilla and Brooks Areson.

Attachments: [CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Staff Report](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Aerial](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Harbor Map](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Photos](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Vessel Layout](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Coast Guard Chec](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Renter Handout](#)
[CUP 22-01 Padilla Equinox at Crescent Harbor 3-02 STR Applicant Materials](#)

- D** [ZA 22-01](#) ****Postponed**** Public hearing and consideration of a request for a zoning map amendment to rezone 205 Shotgun Alley from SFLD single-family low density district to R-1 LDMH single-family and duplex residential district. The property is also known as Lot 3, Cedars Subdivision. The request is filed by Barth Hamberg. The owner of record is Barth Hamberg.

Attachments: [ZA 22-01 Hamberg 205 Shotgun Alley ZMA Staff Report](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Aerial](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Zoning Map](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Plat](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Deed](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Photos](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Applicant Materials](#)

****Postponed****

- E** [VAR 22-01](#) Public hearing and consideration of a variance request for an increase to the maximum allowable height of principal structures from 40' to 126' at 227 Tongass Drive in the P - public lands district. The property is also known as Lot 1, SEARHC Subdivision according to Plat 2020-19. The request is filed by Southeast Alaska Regional Health Consortium. The owner of record is Southeast Alaska Regional Health Consortium.

Attachments: [V 22-01 SEARHC 227 Tongass Drive Height Variance Staff Report](#)
[V 22-01 SEARHC 227 Tongass Drive Height Variance Aerial](#)
[V 22-01 SEARHC 227 Tongass Drive Height Variance Site & Elevation Plan](#)
[V 22-01 SEARHC 227 Tongass Drive Height Variance Plat](#)
[V 22-01 SEARHC 227 Tongass Drive Height Variance Photos](#)
[V 22-01 SEARHC 227 Tongass Drive Height Variance Applicant Materials](#)

- F** [VAR 22-02](#) Public hearing and consideration of a variance request for a reduction to the parking requirement at 227 Tongass Drive in the P- public lands district. The property is also known as Lot 1, SEARHC Subdivision according to Plat 2020-19. The request is filed by Southeast Alaska Regional Health Consortium. The owner of record is Southeast Alaska Regional Health Consortium.
- Attachments:** [V 22-02 SEARHC 227 Tongass Drive Parking Variance Staff Report](#)
[V 22-02 SEARHC 227 Tongass Drive Parking Variance Aerial](#)
[V 22-02 SEARHC 227 Tongass Drive Parking Variance Site and Parking Pla](#)
[V 22-02 SEARHC 227 Tongass Drive Parking Variance Plat](#)
[V 22-02 SEARHC 227 Tongass Drive Parking Variance Photos](#)
[V 22-02 SEARHC 227 Tongass Drive Parking Variance Applicant Materials](#)
- G** [CUP 20-12](#) Public hearing and consideration of an outstanding condition of approval for a site plan review associated with CUP 20-12 request for a hospital in the public lands district at 1235 Seward Avenue, 201, 219, and 222 Tongass Drive. The properties are also known as Lots 6, 7, 11A, and 11B USS 1496. The request is filed by the Southeast Alaska Regional Health Consortium. The owner of record is the Southeast Alaska Regional Health Consortium.
- Attachments:** [CUP 20-12 Site Plan Review Staff Memo](#)
[CUP 20-12 Site Plan Review Aerial](#)
[CUP 20-12 Site Plan Review 2020 Staff Report and Minutes](#)
[CUP 20-12 Site Plan Review Site Plan](#)
[CUP 20-12 Site Plan Review Narrative](#)
[CUP 20-12 Site Plan Review Photos](#)
[CUP 20-12 Site Plan Review Plat](#)
- H** [MISC 22-01](#) Discussion/Direction on Short-Term Tourism Plan final draft.
- Attachments:** [FINAL DRAFT Short-Term Tourism Plan](#)
- I** [MISC 22-02](#) Discussion/Direction to change the regular meeting time from 7:30 pm on the first and third Wednesday each month to 7:00 pm on the first and third Wednesday each month.

VIII. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to planning@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

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