



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, April 6, 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 22-07](#) Approve the March 16, 2022 meeting minutes.

Attachments: [5-March 16 2022 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

B [VAR 22-04](#) Public hearing and consideration of a variance request for an increase to allowable height of principal structures from 40' to 110' at 1332 Seward Avenue in the Public Lands district. The property is also known as Tracts D and E according to Plat 92-19. The request is filed by New Horizons Telecom, Inc. The owner of record is University of Alaska Southeast.

Attachments: [V 22-04 New Horizons 1332 Seward Height Staff Report 4.6.22](#)

[A V 22-04 New Horizons 1332 Seward Height Aerial](#)

[B V 22-04 New Horizons 1332 Seward Height Site Plans](#)

[C V 22-04 New Horizons 1332 Seward Height Elevation](#)

[D V 22-04 New Horizons 1332 Seward Height Coverage Maps](#)

[E V 22-04 New Horizons 1332 Seward Height FAA Letter](#)

[F V 22-04 New Horizons 1332 Seward Height Plat](#)

[G V 22-04 New Horizons 1332 Seward Height Photos](#)

[H V 22-04 New Horizons 1332 Seward Height Applicant Materials](#)

- C** [VAR 22-06](#) Public hearing and consideration of a variance request for an increase to allowable height of principal structures from 35' to 90' at Harbor Mountain Bypass in the R-1 - Single-Family/Duplex District. The property is also known as a portion of Tract C, ASLS 79-4, According to Plat 79-13. The request is filed by City and Borough of Sitka Planning Department. The owner of record is City and Borough of Sitka.
- Attachments:** [V 22-06 CBS Harbor Mountain Lease Area Height Staff Report](#)
 [A V 22-06 CBS Harbor Mountain Lease Area Height Aerial](#)
 [B V 22-06 CBS Harbor Mountain Lease Area Height Site Plan and Elevation](#)
 [C V 22-06 CBS Harbor Mountain Lease Area Height Plat](#)
 [D V 22-06 CBS Harbor Mountain Lease Area Height Photos](#)
 [E V 22-06 CBS Harbor Mountain Lease Area Height Applicant Materials](#)
- D** [VAR 22-09](#) Public hearing and consideration of a platting variance to exceed the maximum number of lots to be served by an access easement from four lots to five lots at 525 Kramer Avenue in the R-1 MH - Single-Family, Duplex, and Manufactured Home District. The property is also known as Lot 1, JPJL Subdivision. The request is filed by Michael Tisher. The owner of record is Michael Tisher.
- Attachments:** [V 22-09 Tisher 525 Kramer Ave Access Staff Memo](#)
 [A V 22-09 Tisher 525 Kramer Ave Access Proposed Plat](#)
 [B V 22-09 Tisher 525 Kramer Ave Access Applicant Materials](#)
- E** [VAR 22-10](#) Public hearing and consideration of a platting variance to exceed the maximum number of lots to be served by a utility easement from four lots to five lots at 525 Kramer Avenue in the R-1 MH - Single-Family, Duplex, and Manufactured Home District. The property is also known as Lot 1, JPJL Subdivision. The request is filed by Michael Tisher. The owner of record is Michael Tisher.
- Attachments:** [V 22-10 Tisher 525 Kramer Ave Utilities Staff Memo](#)
 [A V 22-10 Tisher 525 Kramer Ave Utilities Proposed Plat](#)
 [B V 22-10 Tisher 525 Kramer Ave Utilities Applicant Materials](#)

- F** [P 22- 01](#) Public hearing and consideration of a preliminary plat for a minor subdivision to result in two lots at 525 Kramer Avenue in the R-1 MH - Single-Family, Duplex, and Manufactured Home District. The property is also known as Lot 1, JPJL Subdivision. The request is filed by Michael Tisher. The owner of record is Michael Tisher.
- Attachments:** [P 22-01 Tisher 525 Kramer Ave Staff Report](#)
[A P 22-01 Tisher 525 Kramer Ave Aerial](#)
[B P 22-01 Tisher 525 Kramer Ave Current Plats](#)
[C P 22-01 Tisher 525 Kramer Ave Proposed Plat](#)
[D P 22-01 Tisher 525 Kramer Ave Photos](#)
[E P 22-01 Tisher 525 Kramer Ave Applicant Materials](#)
- G** [CUP 22-09](#) Public hearing and consideration of a conditional use permit for an eating and drinking place at 4639 Sawmill Creek Road in the GP - Gary Paxton Special District. The property is also known as Lot 2, Block 3, Sawmill Cove Industrial Park Resubdivision No. 1. The request is filed by Colin Flanagan. The owner of record is City & Borough of Sitka.
- Attachments:** [CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Staff Report](#)
[A CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Aerial](#)
[B CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Plat](#)
[C CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Site Plan](#)
[D CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Floor Plan](#)
[E CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Photos](#)
[F CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Elevation](#)
[G CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Menu](#)
[H CUP 22-09 Flanagan 4639 Sawmill Creek Road Eating Applicant Materials](#)
- H** [CUP 22-10](#) Public hearing and consideration of a conditional use permit for a personal use dock to exceed 300 linear feet at 1401 and 1403 Halibut Point Road in the R-1 - Single-Family and Duplex Residential District. The property is also known as Lots 1 and 2, Borhauer Subdivision. The request is filed by Ral West, John Hardwick, and Kris Pearson. The owners of record are John T. Hardwick Revocable Living Trust, Ral West Revocable Living Trust, and Kris Pearson.
- Attachments:** [CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR Staff Report](#)
[A CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR Aerial](#)
[B CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR Site and Dock I](#)
[C CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR Photos](#)
[D CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR RES 94-580](#)
[E CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR Planning Minut](#)
[F CUP 22-10 Hardwick West & Pearson 1401 and 1403 HPR Applicant Mate](#)

- I [CUP 22-11](#) Public hearing and consideration of a conditional use permit for a short-term rental at 3416B Halibut Point Road in the R-1 MH - Single-Family/Duplex/Manufactured Home District. The property is also known as Lot 2, Mattin Subdivision. The request is filed by Nick & Kim Nekeferoff. The owners of record are Nick & Kim Nekeferoff.
- Attachments:** [CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Staff Report](#)
 [A CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Aerial](#)
 [B CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Plat](#)
 [C CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Floor Plan](#)
 [D CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Parking Plan](#)
 [E CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Photos](#)
 [F CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Renter Handout](#)
 [G CUP 22-11 Nekeferoff 3416B Halibut Point Road STR Applicant Materials](#)
- J [CUP 22-12](#) Public hearing and consideration of a conditional use permit for a short-term rental at 210B Lakeview Drive in the R-1 - Single-Family/Duplex Residential District. The property is also known as Lot 54, Amended Lakeview Heights Subdivision. The request is filed by Jacob Kirkness and Kerri O'Toole. The owners of record are Jacob Kirkness and Kerri O'Toole.
- Attachments:** [CUP 22-12 O'Toole 210 Lakeview Drive STR Staff Report](#)
 [A CUP 22-12 O'Toole 210 Lakeview Drive STR Aerial](#)
 [B CUP 22-12 O'Toole 210 Lakeview Drive STR Plat](#)
 [C CUP 22-12 O'Toole 210 Lakeview Drive STR Floor Plan with Parking](#)
 [D CUP 22-12 O'Toole 210 Lakeview Drive STR Photos](#)
 [E CUP 22-12 O'Toole 210 Lakeview Drive STR STR Density](#)
 [F CUP 22-12 O'Toole 210 Lakeview Drive STR Renter Handout](#)
 [G CUP 22-12 O'Toole 210 Lakeview Drive STR Applicant Materials](#)

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 or emailed to planning@cityofsitka.org. Those with questions may call (907) 747-1814.

Publish: April 1, 4