



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

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Wednesday, August 16, 2023

7:00 PM

Harrigan Centennial Hall

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I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 23-12](#) Approve the August 2, 2023 meeting minutes.

Attachments: [11- August 2 2023 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 [CUP 23-14](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 1601 Halibut Point Road in the R-1 single-family and duplex residential district. The property is also known as Lot 1, Block 11, Northwest Addition. The request is filed by Adam and Lexi Hackett. The owners of record are Adam Hackett and Alexandra Fish Hackett.

Attachments: [CUP 23-14 Hackett 1601 HPR ADU Staff Report](#)

[A CUP 23-17 Hackett 1601 HPR ADU Aerial](#)

[B CUP 23-14 Hackett 1601 HPR ADU Plat](#)

[C CUP 23-14 Hackett 1601 HPR ADU Conceptual Plans](#)

[D CUP 23-14 Hackett 1601 HPR ADU ROW Survey](#)

[E CUP 23-14 Hackett 1601 HPR ADU Photos](#)

[F CUP 23-14 Hackett 1601 HPR ADU Applicant Materials](#)

C [VAR 23-09](#) Public hearing and consideration of a variance request to increase height from 25' to 31.5' for construction of an accessory dwelling unit at 1601 Halibut Point Road in the R-1 single-family and duplex residential district.

The property is also known as Lot 1, Block 11, Northwest Addition. The request is filed by Adam and Lexi Hackett. The owners of record are Adam Hackett and Alexandra Fish Hackett.

**Attachments:** [VAR 23-09 Hackett 1060 HPR Variance Staff Report](#)

[A VAR 23-09 Hackett 1601 HPR ADU Height Aerial](#)

[B VAR 23-09 Hackett 1601 HPR ADU Height Plat](#)

[C VAR 23-09 Hackett 1601 HPR ADU Height Conceptual Plans](#)

[D CUP 23-14 Hackett 1601 HPR ADU Photos](#)

[E VAR 23-09 Hackett 1601 HPR ADU Height Applicant Materials](#)

- D**      [CUP 23-15](#)      Public hearing and consideration of a conditional use permit for a short-term rental at 1711 Edgecumbe Drive in the R-1 single-family and duplex residential district. The property is also known as Lot 9-B, of the Mark C. Friday Subdivision. The request is filed by Senolden Norwood and Petra Lechner. The owners of records are Senolden Norwood and Petra Lechner.

**Attachments:** [CUP 23-15 Norwood 1711 B Edgecumbe Drive STR Staff Report](#)

[A CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Aerial](#)

[B CUP 23-15 Norwood 1711 Edgecumbe Drive B STR As-Built](#)

[C CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Floor Plan](#)

[D CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Photos](#)

[E CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Density Map](#)

[F CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Renter Handout](#)

[G CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Applicant Materials](#)

[H CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Affidavit](#)

[I CUP 23-15 Norwood 1711 Edgecumbe Drive B STR Public Comment](#)

- E**      [CUP 23-16](#)      Public hearing and consideration of a request for a conditional use permit to operate a food truck at 130 Lincoln Street in the CBD central business district. The property is also known as Lot Two A (2A), Ernie's Subdivision. The request is filed by Graig Rofkar. The owner of record is Stan Filler.

**Attachments:** [CUP 23-16 Rofkar 130 Lincoln Street Food Truck Staff Report](#)

[A CUP 23-16 Rofkar 130 Lincoln Street Food Truck Aerial](#)

[B CUP 23-16 Rofkar 130 Lincoln Street Food Truck Plat](#)

[C CUP 23-16 Rofkar 130 Lincoln Street Food Truck Site Plan](#)

[D CUP 23-16 Rofkar 130 Lincoln Street Food Truck Floor Plan](#)

[E CUP 23-16 Rofkar 130 Lincoln Street Food Truck Menu](#)

[F CUP 23-16 Rofkar 130 Lincoln Street Food Truck Photos](#)

[G CUP 23-16 Rofkar 130 Lincoln Street Food Truck 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](mailto:planning@cityofsitka.org). Those with questions may call (907) 747-1814.*

*Publish:*