



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, February 16, 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 22-04](#) Approve the February 2, 2022 meeting minutes.

Attachments: [2-February 2 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 22-05](#) Public hearing and consideration of a variance request for a reduction to the parking requirement for professional office use at 831 Lincoln Street in the R-2- Multifamily district. The property is also known as Lot 3, Sheldon Jackson Campus Subdivision. The request is filed by State of Alaska, Department of Education and Early Development. The owner of record is State of Alaska, Department of Education and Early Development.

Attachments: [V 22-05 AKDEED 831 Lincoln Street Parking Variance Staff Report](#)

[V 22-05 AKDEED 831 Lincoln Street Offices Aerial](#)

[V 22-05 AKDEED 831 Lincoln Street Parking Parking Plan](#)

[V 22-05 AKDEED 831 Lincoln Street Offices Floor Plans](#)

[V 22-05 AKDEED 831 Lincoln Street Parking Plat](#)

[V 22-05 AKDEED 831 Lincoln Street Parking Photos](#)

[V 22-05 AKDEED 831 Lincoln Street Parking Applicant Materials](#)

- C** [CUP 22-02](#) Public hearing and consideration of a conditional use permit request for professional offices at 831 Lincoln Street in the R-2- Multifamily district. The property is also known as Lot 3, Sheldon Jackson Campus Subdivision. The request is filed by State of Alaska, Department of Education and Early Development. The owner of record is State of Alaska, Department of Education and Early Development.

Attachments: [CUP 22-02 AKDEED 831 Lincoln Street Offices Staff Report](#)
[CUP 22-02 AKDEED 831 Lincoln Street Offices Aerial](#)
[CUP 22-02 AKDEED 831 Lincoln Street Offices Floor Plans](#)
[CUP 22-02 AKDEED 831 Lincoln Street Offices Plat](#)
[CUP 22-02 AKDEED 831 Lincoln Street Offices Photos](#)
[CUP 22-02 AKDEED 831 Lincoln Street Offices Applicant Materials](#)

- D** [CUP 22-03](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 1908 Sawmill Creek Road in the R-2- Multifamily district. The property is also known as Lot 3B, Soderberg Resubdivision. The request is filed by David Allen. The owner of record is Misty Fjords Rentals, LLC.

Attachments: [CUP 22-03 Allen 1908 Sawmill Creek Road STR Staff Report](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR Aerial](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR Floor Plan](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR Photos](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR Renter Handout](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR As-Built](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR Plat](#)
[CUP 22-03 Allen 1908 Sawmill Creek Road STR Applicant Materials](#)

- E** [CUP 22-04](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 717 Sawmill Creek Road in the R-1 single-family and duplex residential district. The property is also known as Portion of Lot 25, Pinehurst Addition. The request is filed by Benjamin Timby. The owners of record are Benjamin Timby and Tiffany Justice.

Attachments: [CUP 22-04 Timby 717 Sawmill Creek Road STR Staff Report](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR Aerial](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR Floor Plan](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR Parking Plan](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR Photos](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR Renter Handout](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR STR Density](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR SMC Project](#)
[CUP 22-04 Timby 717 Sawmill Creek Road STR Applicant Materials](#)

- F [ZA 22-01](#) 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, duplex, manufactured home low density 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](#)
[ZA 22-01 Hamberg 205 Shotgun Alley ZMA Public Comment](#)

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: February 11, 14