



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, July 17, 2024

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 24-08](#) Approve the June 5, 2024 meeting minutes.

Attachments: [8-June 5 2024 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 24-10](#) Public hearing and consideration of a zoning variance request to increase the maximum density and to reduce the required parking at 408 Lake Street in the R-2 multifamily residential district. The property is also known as A Portion of Lot Six (6), Block Nineteen (19), U.S. Survey 1474, Tract A, Townsite of Sitka. The request is filed by Tripp LaRose. The owners of record are Patrick Wilkinson and Kristen Wilkinson.

Attachments: [V 24-10 Wilkinson 408 Lake Street Density Parking Staff Report](#)
[A V 24-10 Wilkinson 408 Lake Street Multiple Variances Aerial](#)
[B V 24-10 Wilkinson 408 Lake Street Multiple Variances Survey 1474](#)
[C V 24-10 Wilkinson 408 Lake Street Multiple Variances Site Plan](#)
[D V 24-10 Wilkinson 408 Lake Street Multiple Variances Parking Plan](#)
[E V 24-10 Wilkinson 408 Lake Street Multiple Variances Floor Plans](#)
[F V 24-10 Wilkinson 408 Lake Street Multiple Variances Photos](#)
[G V 24-10 Wilkinson 408 Lake Street Multiple Variances Applicant Materials](#)

- C** [VAR 24-11](#) Public hearing and consideration of a zoning variance to reduce the north front setback from 14 feet to 8 feet at 318 Eliason Loop in the R-1 single-family and duplex residential district. The property is also known as Lot 5, Block 6, Hillside Subdivision. The request is filled by Frederic and Amy O'Connor. The owners of record are Frederic and Amy O'Connor.

Attachments: [V 24-11 O'Connor 318 Eliason Loop Front Setback Staff Report](#)
[A V 24-11 O'Connor 318 Eliason Loop Front Setback Aerial](#)
[B V 24-11 O'Connor 318 Eliason Loop Front Setback Plat](#)
[C V 24-11 O'Connor 318 Eliason Loop Front Setback Site Plan](#)
[D V 24-11 O'Connor 318 Eliason Loop Front Setback Floor Plan](#)
[E V 24-11 O'Connor 318 Eliason Loop Front Setback Elevation View](#)
[F V 24-11 O'Connor 318 Eliason Loop Front Setback Photos](#)
[G V 24-11 O'Connor 318 Eliason Loop Front Setback Applicant Materials](#)

- D** [CUP 22-14](#) Public hearing and consideration to amend a conditional use permit (CUP 22-14) for five short-term rentals at 505 Sawmill Creek Road in the R-2 multifamily residential district. The property is also known as Lots 10, 11, 12, 13 and 14, Block 20, Sitka Townsite, U.S. Survey 1474, Tract A. The request is filed by Rachel Jones. The owner of record is Cortona Holdings, LLC.

Attachments: [MEMORANDUM](#)
[A CUP 22-14 Jones 505 Sawmill Creek Road STR Amendment Application](#)
[B CUP 22-14 Jones 505 Sawmill Creek Road STR Amendment Permit Appr](#)
[C CUP 22-14 Jones 505 Sawmill Creek Road STR Amendment Updated Sit](#)
[D CUP 22-14 Jones 505 Sawmill Creek Road STR Amendment Photos](#)

- E** [CUP 24-08](#) Public hearing and consideration of a conditional use permit for a bunkhouse at 507 Katlian Avenue in the WD waterfront district. The property is also known as Lot 1A, S.P.C. Subdivision No. 2. The request is filled by Michael Danen Vest. The owner of record is Seafood Producers Cooperative.

Attachments: [CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Staff Repo](#)
[A CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Aerial](#)
[B CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Plat](#)
[C CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Site Pla](#)
[D CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Floor Pl](#)
[E CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Parking](#)
[F CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Photos](#)
[G CUP 24-08 Seafood Producers Coop 507 Katlian Ave Bunkhouse Applicar](#)

- F** [P 23- 04](#) Public hearing and consideration of a final plat for a minor subdivision resulting in four lots at 2507 Sawmill Creek Road in the R-1 LDMH single-family or duplex low density or single-family low density manufactured home district. The request is filed by Cody Loomis. The owner of record is Cody Loomis.

Attachments: [P 23-04 Loomis 2507 Sawmill Creek Road Minor Sub Final Staff Report](#)

[A P 23-04 Loomis 2507 Sawmill Creek Road Minor Subdivision Aerial](#)

[B P 23-04 Loomis 2507 Sawmill Creek Road Minor Subdivision Current Plat](#)

[C P 23-04 Loomis 2507 Sawmill Creek Road Minor Subdivision Final Plat](#)

[D P 23-04 Loomis 2507 Sawmill Creek Road Minor Subdivision Photos](#)

[E P 23-04 Loomis 2507 Sawmill Creek Road Minor Subdivision Wetlands De](#)

[F P 23-04 Loomis 2507 Sawmill Creek Road Minor Subdivision Applicant Ma](#)

- G** [MISC 24-07](#) 2023 Annual Short-Term Rental Report

Attachments: [2023 Annual Short-Term Rental Report](#)

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: