



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

*Chris Spivey, Chair
Darrell Windsor, Vice Chair
Tamie (Harkins) Parker Song
Debra Pohlman
Randy Hughey*

Tuesday, June 21, 2016

7:00 PM

Sealing Cove Business Center

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

- A** PM-6 Approval of the minutes from the June 7, 2016 meeting.

Attachments: [June 7 2016 draft](#)

IV. REPORTS

- B** 16-00 Planning Regulations and Procedures.

Attachments: [Planning Regulations and Procedures](#)

- C** CUP 15-06 Annual report for a short-term rental at 1601 Davidoff Street granted to Ali Clayton. No action required.

Attachments: [Clayton update 6.21.16](#)

- D** CUP 14-04 Annual report for a conditional use permit for a short term rental at 713 Lake Street filed by Chris Balovich and Shelly Vaughn. No action required.

Attachments: [Balovich update 6.21.16](#)

V. THE EVENING BUSINESS

- E** [VAR 16-07](#) Public hearing and consideration of a variance request filed by Peter Thielke for 722 Biorka Street, in the R-1 residential zone. The request is for the reduction of the easterly front setback from 20 feet to 6 feet, and the reduction of the southerly rear setback from 10 feet to 0 feet for the relocation of a shed. The property is also known as a fractional portion of Lot 13, Block 14, U.S. Survey 1474, Tract A, identified on the deed as Parcel 2. The application is filed by Peter Thielke. The owner of record is Peter L. Thielke.
- Attachments: [722 Biorka staff report 6.21.16](#)
[Supporting documents reduced](#)
- F** [P 16-05](#) Public hearing and consideration of a final plat for a major subdivision of ASLS 2015-06. The request is filed by Global Positioning Services, Inc. The owner of record is State of Alaska Department of Natural Resources Division of Mining, Land, and Water.
- Attachments: [Nakwasina major subdivision staff report FINAL Plat](#)
[Supporting Documents 5.17.16 reduced](#)
[Final plat 5.24.16](#)
- G** [VAR 16-09](#) Public hearing and consideration of a variance request at 263 Katlian Avenue, in the Waterfront District. The variance is for the reduction of the southerly side setback from 10 feet to 3 feet, and for the reduction of the northerly side setback from 10 feet to 0 feet for the relocation of an existing house. The property is also known as Lot 14 Block 5 Sitka Indian Village, US Survey 2542. The request is filed by Forrest Dodson and Janine Holzman. The owners of record are Forrest Dodson and Janine Holzman.
- Attachments: [263 Katlian variance staff report](#)
[Supporting Documents Dodson - reduced](#)
- H** [VAR 16-10](#) Public hearing and consideration of a platting variance for development standards at 216 Observatory Street, in the Single Family District. The property is also known as a fractional portion of Lot 2 Block 8 US Survey 1474 Tract A. The request is filed by Karen Lucas. The owner of record is Karen Lucas.
- Attachments: [Lucas V 16-10 216 Observatory](#)
[Supporting documents - Lucas var 6.21.16 reduced](#)
[Updated plat 6.10.16](#)

- I [P 16-07](#) Public hearing and consideration of a replat of 216 and 218 Observatory Street, in the Single Family District. The property is also known as a fractional portion of Lot 2 Block 8 US Survey 1474 Tract A. The request is filed by Karen Lucas. The owner of record is Karen Lucas.
Attachments: [Lucas P 16-07 216 218 Observatory](#)
[Supporting documents - Lucas plat 6.21.16 reduced](#)
[Updated plat 6.10.16](#)
- J [CUP 16-13](#) Public hearing and consideration of a conditional use permit request for marijuana cultivation at 3872 Halibut Point Road. The property is also known as Lot 4 Salmon Subdivision. The request is filed by Jeremy Erickson. The owners of record are Marcus and Faith Lee.
Attachments: [3872 hpr erickson MJ CUP](#)
[Support Documents Erickson - reduced](#)
- K [CUP 16-09](#) Public hearing and consideration of a conditional use permit request filed by Justin Brown for marijuana cultivation at 113 Molly Lane, in the C-2 general commercial mobile home district. The property is also known as Lot 4 Mountain View Subdivision. The request is filed by Justin Brown. The owner of record is Martin Enterprises, Inc.
Attachments: [113 Molly Lane MJ CUP CUP 16-09](#)
[Supporting documents - Brown 6.21.16 Reduced](#)
[Brown narrative 6.15.16](#)
[CUP Molly Lane Marijuana Cultivation - Letter](#)
[Lawrie Comment](#)
[Colvin Comment](#)
- L [CUP 16-17](#) Public hearing and consideration of a conditional use permit request filed for 4622 Halibut Point Road, in the C-2 General Commercial and Mobile Home Zone. The request is for fabricated metal products in conjunction with permitted retail sales and miscellaneous repair. The property is also known as Lot 58B Carlson Subdivision. The request is filed by Paul and Lamoyne Smith. The owners of record are Paul and Lamoyne Smith.
Attachments: [CUP 16-17 4622 HPR Gunsmith metal Fab](#)
[Supporting Documents Smith - reduced](#)
- M [CUP 16-20](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 1705 Sawmill Creek Road, in the R-1 single family and duplex residential district. The property is also known as a portion of US Survey 1878. The request is filed by Zak Dylan Wass. The owner of record is Morgan Doubleday.
Attachments: [1705 SMC ADU Staff Report](#)
[Supporting Documents Wass - reduced](#)

- N** [CUP 16-21](#) Public hearing and consideration of a conditional use permit for a short term rental located on a boat in Crescent Harbor 1-24, 500 Lincoln Street, in the Public zone. The property is also known as a portion of ATS 15. The application is filed by Bruce and Ann-Marie Parker. The owner of record is the City and Borough of Sitka.

Attachments: [Crescent 1-24 STR Staff Report](#)

[Supporting documents - Parker 6.21.16 reduced](#)

[Harbormaster comments 6.7.16](#)

- O** [CUP 16-22](#) Public hearing and consideration of a conditional use permit application for a short-term rental at 1715 Sawmill Creek Road, in the R-1 single family and duplex residential district. The property is also known as Lot 1A Corrective Plat of Knauss Lot Line Adjustment. The request is filed by Michael Knauss and Jacklynn Barmoy. The owners of record are Michael Knauss and Jacklynn Barmoy.

Attachments: [Staff Report 1715 SMC STR](#)

[Supporting documents Barmoy 6.21.16 reduced](#)

- P** [CUP 16-19](#) Public hearing and consideration of a conditional use permit request for a short term rental at 504 Shennet Street, in the R-1 residential zone. The property is also known as Lot 2 Block B Sirstad Addition 2. The request is filed by Georgianna and Matthew Foruria. The owners of record are Georgianna and Matthew Foruria.

Attachments: [504 Shennet STR Staff Report](#)

[Supporting documents - Foruria 6.21.16 reduced](#)

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT

NOTE: 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.

Publish: June 13 and 15