



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Thursday, October 19, 2023

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Stacy Mudry, Wendy Alderson, Katie Riley, Robin Sherman, Coral Crenna, Kim Davis

Absent: Thor Christianson (Assembly liaison)

Public: Jarred Rivera, Denton Pearson, Gail Roderick

Chair Windsor called the meeting to order at 7:00 P.M.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

- A [PM 23-15](#) Approve the October 4, 2023 meeting minutes.

M/Mudry-S/Alderson moved to approve the October 4, 2023 meeting minutes.

Motion passed 5-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Crenna reported Planning Director Ainslie was out of the office but would be back for the next meeting. Commissioners had requested an agenda item to change the meeting time. It was suggested the discussion be postponed until the Assembly liaison was able to participate. Crenna also informed commissioners that the November 1st meeting may be canceled due to lack of case items.

VI. REPORTS

VII. THE EVENING BUSINESS

- B [CUP 23-20](#) Public hearing and consideration of a conditional use permit for multifamily housing at 808 Lake Street in the R-1 single-family and duplex district. The property is also known as Lot Three (3), Block Eight (8), Amended Sirstad Addition No. 2. The request is filed by Jarred Rivera. The owner of record is Mario Rivera.

Crenna introduced a request for a conditional use permit (CUP) for a multifamily dwelling at 808 Lake Street in the R-1 single family and duplex residential district. The request was to change the dwelling from a tri-plex to a four-plex. The property was

originally constructed as a duplex in 1979 and in 1982 had added a two story addition to the rear of the duplex. In 1982 the owners had been found to be illegally using the units as a rooming house. They then applied for and was denied a CUP for a rooming house, and all rooming house activities ceased. In 1983, CUP 82-01 was approved for multifamily use as a tri-plex, the four unit was not approved and was not to be finished as a dwelling unit, the use was to be for storage only. This property had many building permits over the years and it was unknown when the fourth unit was completed but four electric meters had been installed.

The property had parking spaces for eight vehicles and staff was recommending two parking spaces be parallel to Lake Street. There was sufficient space in the rear for the additional six parking spaces. Odor and noise would be in line with residential use. The property was buffered by a fence to the north and vegetation to the rear. Staff noted there was an un-permitted carport roof that encroached into the setback, a condition of approval was added for its removal. A previous condition of approval under CUP 82-01 identified a fence or other screening to be constructed and commissioners could decide if they would like to add it as a additional condition of approval. There were no development standards for multifamily in the R-1 district. Staff used R-2 for comparison and the property size was within the max density allowed. The conditions of approval would correct previous and current non-compliant issues. The applicant was proactively working with the Planning and Building Departments to rectify the nonconformity. Staff recommend approval.

The applicant Jarred Rivera and his lawyer Denton Pearson were present. Pearson stated they didn't agree with the condition of approval to remove the carport roof on the north side. Rivera stated he had been actively working to remove trash and junk vehicles off the property. Public comment from Gail Roderick expressed concern for the number of units and lack of proper permits. There was concern about the potential for fire to spread between units.

Commissioners discussed increasing density and were in favor of the carport being removed and reconstructed with proper permits. An applicant could request a setback variance for its replacement. Commissioners discussed fencing and screening around the property, and did not add it as an additional condition of approval. Some commissioners were not in favor of these units becoming short-term rentals and made a motion to add a condition of approval of no short-term rentals to be allowed on the property. Windsor made a motion for no RV's to be allowed on the property to be occupied, used for storage, or parked unless a CUP was applied for an interim trailer for use during construction, commissioners agreed. Commissioners thanked the applicant for being proactive in bring the property up to code.

M/Alderson-S/Mudry moved to add a condition of approval of no short-term rentals allowed on the property. Motion passed 4-1 by voice vote.

M/Windsor-S/Mudry moved to add a condition of approval of no RV's allowed on the property for occupation/storage or parking unless a CUP was approved for an interim mobile trailer during construction. Motion passed 5-0 by voice vote.

M/Mudry-S/Riley moved to approve the conditional use permit for a four-unit multifamily structure (four-plex) at 808 Lake Street in the R-1-single-family/duplex residential district subject to the attached conditions of approval. The property was also known as Lot Three (3), Block Eight (8), amended Sirstad Addition No. 2. The request was filed by Jarred Rivera. The owner of record was the Estate of Mario Rivera. Motion passed 5-0 by voice

vote.

M/Mudry-S/Riley moved to adopt and approve the required findings for conditional use permits as listed in the staff report. Motion passed 5-0 by voice vote.

VIII. ADJOURNMENT