



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, July 20, 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 22-13](#) Approve the June 15, 2022 meeting minutes.

Attachments: [11-June 15 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

B [MISC 22-10](#) RAND Tourism Study Presentation

Attachments: [MISC 22-10 PRGS Student Externship Overview](#)

VII. THE EVENING BUSINESS

- C** [P 22- 06](#) Public hearing and consideration of a final plat for a lot merger of 4680 and 4690 Sawmill Creek Road in the GP - Gary Paxton special zone. The properties are also known as Lots 2 and 3, Block 4, Sawmill Cove Industrial Park Resubdivision No. 1. The request is filed by the Northern Southeast Regional Aquaculture Association (NSRAA). The owner of record is the City and Borough of Sitka.

Attachments: [P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Staff Report](#)
[A P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Aerial](#)
[B P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Current Plat](#)
[C P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Final Plat](#)
[D P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Site Plan](#)
[E P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Photos](#)
[F P 22-06 NSRAA 4680 & 4690 SMC Lot Merger Applicant Materials](#)

- D** [P 22- 02](#) Public hearing and consideration of a final plat for a planned unit development at 1410 and 1414 Halibut Point Road in the R-2 multifamily residential district. The property is also known as Tracts 1 and 2, portion of U.S. Survey 500, according to Plat 63. The request is filed by the Sitka Community Land Trust. The owner of record is the Sitka Community Land Trust.

Attachments: [P 22-02 SCLT 1410 and 1414 HPR PUD Staff Report](#)
[A P 22-02 SCLT 1410 and 1414 HPR PUD Aerial](#)
[B P 22-02 SCLT 1410 and 1414 HPR PUD Phase I Plat](#)
[C P 22-02 SCLT 1410 and 1414 HPR PUD Final Plat](#)
[D P 22-02 SCLT 1410 and 1414 HPR PUD Photos](#)
[E P 22-02 SCLT 1410 and 1414 HPR PUD P&Z Minutes](#)
[F P 22-02 SCLT 1410 and 1414 HPR PUD Applicant Materials](#)

- E** [CUP 22-14](#) Public hearing and consideration of a conditional use permit for a short-term rental of five dwelling units 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 owners of record are Brendan Jones, Rachel Jones, Tripp LaRose, and Sherry LaRose.
- Attachments:** [CUP 22-14 Jones 505 Sawmill Creek Road STR Staff Report](#)
[A_CUP 22-14 Jones 505 Sawmill Creek Road STR Aerial](#)
[B_CUP 22-14 Jones 505 Sawmill Creek Road STR Floor Plan](#)
[C_CUP 22-14 Jones 505 Sawmill Creek Road STR Parking Plan](#)
[D_CUP 22-14 Jones 505 Sawmill Creek Road STR Plat](#)
[E_CUP 22-14 Jones 505 Sawmill Creek Road STR Photos](#)
[F_CUP 22-14 Jones 505 Sawmill Creek Road STR STR Density](#)
[G_CUP 22-14 Jones 505 Sawmill Creek Road STR Renter Handout](#)
[H_CUP 22-14 Jones 505 Sawmill Creek Road STR Applicant Materials](#)
[I_CUP 22-14 Jones 505 Sawmill Creek Road STR Public Comment](#)
- F** [CUP 22-22](#) Public hearing and consideration of a conditional use permit for a community center (food co-op operations) 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 owners of record are Brendan Jones, Rachel Jones, Tripp LaRose, and Sherry LaRose.
- Attachments:** [CUP 22-22 Jones 505 Sawmill Creek Road Community Center Staff Report](#)
[A_CUP 22-22 Jones 505 Sawmill Creek Road Community Center Aerial](#)
[B_CUP 22-22 Jones 505 Sawmill Creek Road Community Center Floor Plan](#)
[C_CUP 22-22 Jones 505 Sawmill Creek Road Community Center Plat](#)
[D_CUP 22-22 Jones 505 Sawmill Creek Road Community Center Photos](#)
[E_CUP 22-22 Jones 505 Sawmill Creek Road Community Center Applicant I](#)
[F_CUP 22-22 Jones 505 Sawmill Creek Road Community Center Public Corr](#)
- G** [MISC 22-11](#) Discussion/Direction on potential modifications to the Lincoln Street Closure.
- Attachments:** [MISC 22-11 Lincoln Street Closure Staff Memo](#)

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: