



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

Wednesday, July 19, 2023

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 23-10](#) Approve the June 7, 2023 meeting minutes.

Attachments: [9- June 7 2023 DRAFT](#)

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

B [MISC 23-09](#) Notice of vacation of utility easement located at 738 Alice Loop. The property is also known as Lot four (4B), CJ Subdivision. The property owner is Christine McGraw.

Attachments: [MISC 23-09 Staff Memo](#)

[CJ Subdivision- Plat 2018-11](#)

VI. REPORTS

VII. THE EVENING BUSINESS

C [VAR 23-07](#) Public hearing and consideration of a zoning variance request to reduce the front setback from 14' to 5' at 3516 Halibut Point Road in the R-1 MH single-family, duplex and manufactured home zoning district. The property is also known as Lot Two (2) Shuler Subdivision. The request is filed by Ken Davis. The owner of record is Ken Davis.

Attachments: [VAR 23-07 Davis 3516 Halibut Point Road Setback Staff Report](#)

[A VAR 23-07 Davis 3516 Halibut Point Road Setback Aerial](#)

[B VAR 23-07 Davis 3516 Halibut Point Road Setback Plat](#)

[C VAR 23-07 Davis 3515 Halibut Point Road Setback Site Plan](#)

[D VAR 23-07 Davis 3516 Halibut Point Road Garage Elevation](#)

[E VAR 23-07 Davis 3516 Halibut Point Road Setback Pictures](#)

[F VAR 23-07 Davis 3516 Halibut Point Road Setback Applicant Materials](#)

- D** [CUP 23-12](#) Public hearing and consideration of a request for a conditional use permit to operate a food truck at 330 Seward Street in the CBD central business district. The property is also known as Lot 1, of Shee Atika Subdivision. The request is filed by Nathaniel Snyder and Cooper Hardin. The owner of record is SCOJO, LLC.

Attachments: [CUP 23-12 Snyder-Hardin 330 Seward Street Food Truck Staff Report](#)
[A CUP 23-12 Snyder-Hardin 330 Seward Street Food Truck Aerial](#)
[B CUP 23-12 Snyder-Hardin 330 Seward Street Food Truck Plat](#)
[C CUP 23-12 Snyder-Hardin 330 Seward Street Food Truck Site Plan](#)
[D CUP 23-12 Snyder-Hardin 330 Seward Street Food Truck Pictures](#)
[E CUP 23-12 Snyder-Hardin 330 Seward Street Food Truck Applicant Materi](#)

- E** [LM 23-01](#) Planning Commission review and recommendation on a lease request for municipal lands located at 601 Halibut Point Road (adjacent to Osprey Street) and 101 Jarvis in the P Public lands district. The lots are also known as Lots 3, 4, 10, 11, 12, Block 6, Replat No. 1, Dan Moller Subdivision, and a portion of Tract Four B (4-B), Alaska State Land Survey No. 81-21. The request is filed by Transition Sitka and Sitka Local Foods Network. The owner of record is the City and Borough of Sitka.

Attachments: [LM 23-01 TS & SLFN 601 HPR & 101 Jarvis Community Garden Staff Report](#)
[A LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Garden Arial](#)
[B LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Garden Leas](#)
[C LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Garden Pictu](#)
[D LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Gardens Proje](#)
[E LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Gardens Q&A](#)
[F LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Garden Letters](#)
[G LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Garden Public](#)
[H LM 23-01 TS & SLFN 601 HPR and 101 Jarvis Community Garden Appli](#)

VIII. ADJOURNMENT