

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
October 4, 2011**

Present: Jeremy Twaddle (Acting Chair), Tom Rogers (Member), Darrell Windsor (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner)

Members of the Public: Stephen Weatherman (Municipal Engineer), Gail/Lou Roderick, Debbie Stilson, Ron Waldron, Virginia Olney, Marty Martin, Marco Hernandez, Brian McNitt, Karen Johnson, Craig Giammona (Daily Sitka Sentinel)

Chairman Twaddle called the meeting to order at 7:00 p.m.

Consideration of the Minutes from the September 6, 2011 meeting:

MOTION: M/S ROGERS/WINDOR moved to approve the meeting minutes for September 6, 2011.

ACTION: Motion **PASSED unanimously** on a voice vote.

This evening's business:

**CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL
802 SIRSTAD STREET
LOU/GAIL RODERICK**

Public hearing and consideration of a short-term rental conditional use permit request filed by Lou and Gail Roderick at 802 Sirstad Street. The property is also known as Lot 1 Block 9 Amended Sirstad Addition No. 2.

Ms. Henshaw review this request stating that the applicants have in the past year remodeled this unit in half of the lower bottom level of their home. This location is on the corner of Sirstad Street and Verstovia Avenue. Now that the moratorium is lifted they have decided to rent this out on a short-term basis.

Applicant: Mr. and Mrs. Roderick came forward stating that since the Assembly has lifted the moratorium that they would like to use this opportunity to rent short-term since it is difficult to find the perfect renters. If approved, this request gives them the flexibility for that.

Discussion took place on whether or not to have a mandatory annual review or a one-year review of this conditional use permit request.

Public Comment: No public comments were made at the meeting.

MOTION: M/S ROGERS/WINDSOR moved to recommend approval to the Assembly of a short-term rental conditional use permit request filed by Lou and Gail Roderick at 802 Sirstad Street. The property is also known as Lot 1 Block 9 Amended Sirstad Addition No. 2 with the following condition:

1. That this request be brought back before the Planning Commission if events warrant.

ACTION: Motion **PASSED 3-0** on a voice vote.

Staff recommended findings in support of the approved conditional use permit request.

MOTION: M/S ROGERS/WINDSOR moved to approve the following findings in support of the recommended approval of the conditional use permit:

1. Will not be detrimental to the public health, safety and welfare;
2. Will not adversely affect the established character of the surrounding vicinity;
3. Will not be injurious to the uses, property, or improvements adjacent to or in the immediate vicinity of the location;
4. The granting of the proposed conditional use permit is consistent and compatible with the goals and objectives of the comprehensive plan in regards to 2.1.1 and 2.5.2 I;
5. That the proposed conditional use permit request will not introduce hazardous conditions at the site that cannot be mitigated;
6. The conditional use will be supported by and not adversely affect adequate public facilities and services; and
7. That the applicant has met the burden of proof.

Furthermore that Planning Commission looked at 22.30.160 and 22.24.010 and approved them in reference.

ACTION: Motion **PASSED 3-0** on a voice vote.

PLANNING DIRECTOR'S REPORT

Planning Director Williams invited the Board to join Staff and the Assembly to do a site walk through on Thursday at 4:00 of the proposed major subdivision and lots to be auctioned off.

Ms. Henshaw informed the Commission that there is an applicant for the Planning Commission and the request is going to the next Assembly meeting. Also mentioned was next meeting's items.

PUBLIC BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

MOTION: M/S ROGERS/WINDSOR moved to adjourn at 8:34 p.m.

ACTION: Motion **PASSED 3-0** on a voice vote.

Jeremy Twaddle, Acting Chair

Melissa Henshaw, Secretary