



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final-revised

Planning Commission

Wednesday, December 7, 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 22-21](#) Approve the November 16, 2022 meeting minutes.

Attachments: [19-November 16 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

VII. THE EVENING BUSINESS

B [CUP 22-27](#) Public hearing and consideration of a conditional use permit for a short-term rental at 601 A Lincoln Street in the R-1 Single-Family/Duplex Residential District. The property is also known as Lot Three (3), Block 13, Gregory Subdivision U.S. Survey 1474. The request is filed by Kent Bovee. The owners of record are Bovee Irrevocable Childrens Trust.

Attachments: [CUP 22-27 Bovee 601 A Lincoln St STR Staff Report](#)

[A_CUP 22-27 Bovee 601 A Lincoln St STR Aerial](#)

[B_CUP 22-27 Bovee 601 A Lincoln St STR Floor Plan](#)

[C_CUP 22-27 Bovee 601 A Lincoln St STR Site Plan with Parking](#)

[D_CUP 22-27 Bovee 601 A Lincoln St STR Photos](#)

[E_CUP 22-27 Bovee 601 A Lincoln St STR Density Map](#)

[F_CUP 22-27 Bovee 601 A Lincoln St STR Renter Handout](#)

[G_CUP 22-27 Bovee 601 A Lincoln St STR Applicant Materials](#)

[H_CUP 22-27 Bovee 601 A Lincoln St STR Affidavit](#)

- C** [MISC 22-19](#) Public hearing and consideration to modify conditional use permit CUP 10-06 (a conditional use permit previously approved for a bunkhouse for musicians and guest workers) for year-round rental use at 104 Jeff Davis Street in the R-2 Multifamily Residential District. The property is also known as Lot 3-2, Sheldon Jackson Campus Subdivision No. 2, a Subdivision of Lot 1, Sheldon Jackson Campus Subdivision, according to Plat 2010-13. The request is filed by James Steffen. The owners of record is Sitka Music Festival, Inc.

Attachments: [MISC 22-19 SSMF 104 Jeff Davis Lodging Staff Report](#)

[A MISC 22-19 SSMF 104 Jeff Davis St Lodging Aerial](#)

[B MISC 22-19 SSMF 104 Jeff Davis St Lodging Floor Plan](#)

[C MISC 22-19 SSMF 104 Jeff Davis St Lodging Parking Plan & Agreement](#)

[D MISC 22-19 SSMF 104 Jeff Davis St Lodging Photos](#)

[E MISC 22-19 SSMF 104 Jeff Davis Lodging Renter Handout](#)

[F MISC 22-19 SSMF 104 Jeff Davis Lodging Narrative & Application](#)

[G MISC 22-19 SSMF 104 Jeff Davis Lodging Public Comment](#)

- D** [MISC 22-17](#) Review of Draft 2023 Tourism Operations Plan

Attachments: [DRAFT 2023 Tourism Operations Plan](#)

[Tourism Operations Plan Public Comment](#)

- E** [MISC 22-18](#) Discussion on Potential Lands for Housing Development

Attachments: [Potential Housing Lands](#)

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: