



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

---

Wednesday, April 17, 2024

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 24-04](#) Approve the March 20, 2024 meeting minutes.

**Attachments:** [4-March 20 2024 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**

**B** [MISC 24-04](#) Modification of a utility easement at Lots 2 and 3, Cedars Subdivision.

**Attachments:** [Shotgun Alley Utility Easement Modification](#)

**VI. REPORTS**

**C** [MISC 24-03](#) Housing Summit Update and Sitka Tribal Housing Needs Assessment.

**Attachments:** [Community Housing Meeting Presentation](#)

[Tribal Housing Needs Assessment March 2024](#)

**VII. THE EVENING BUSINESS**

**D** [CUP 24-03](#) Public hearing and consideration of a conditional use permit for a short-term rental at 343 Wortman Loop in the R-1 LD single-family and duplex residential low density district. The property is also known as Lot 20A, Block 1, Lot Line Adjustment of Lots 20 and 21, Block 1 Cascade Creek Subdivision. The request is filed by Karen Case. The owner of record is Karen Case.

**Attachments:** [CUP 24-03 Case 343 Wortman Loop STR Staff Report](#)

[A CUP 24-03 Case 343 Wortman Loop STR Aerial](#)

[B CUP 24-03 Case 343 Wortman Loop STR Plat](#)

[C CUP 24-03 Case 343 Wortman Loop STR Floor Plan](#)

[D CUP 24-03 Case 343 Wortman Loop STR Photos](#)

[E CUP 24-03 Case 343 Wortman Loop STR Density Map](#)

[F CUP 24-03 Case 343 Wortman Loop STR Renter Handout](#)

[G CUP 24-03 Case 343 Wortman Loop STR Applicant Materials](#)

[H CUP 24-03 Case 343 Wortman Loop STR Affidavit](#)

- E**      [VAR 24-05](#)      Public hearing and consideration of a zoning variance to reduce the southwest front setback from 14' to 5' at NHN Jarvis Street in the C-1 general commercial district. The property is also known as the Remainder of Lot Three (3) US Survey 3695. The request is filled by Andrew Hinton. The owner of record is Alaska Mental Health Trust, State of Alaska.

**Attachments:** [V 24-05 Sitka Homeless Coalition Front Setback Staff Report](#)

[A V 24-05 Sitka Homeless Coalition Front Setback Aerial](#)

[B V 24-05 Sitka Homeless Coalition Front Setback U.S. Survey 3695](#)

[C V 24-05 Sitka Homeless Coalition Front Setback Site Plan](#)

[D V 24-05 Sitka Homeless Coalition Front Setback Floor Plans](#)

[E V 24-05 Sitka Homeless Coalition Front Setback Photos](#)

[F V 24-05 Sitka Homeless Coalition Front Setback Applicant Materials](#)

## **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](mailto:planning@cityofsitka.org). Those with questions may call (907) 747-1814.*

*Publish:*