



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

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Wednesday, May 1, 2024

7:00 PM

Harrigan Centennial Hall

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I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 24-05](#) Approve the April 17, 2024 meeting minutes.

**Attachments:** [5-April 17 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 24-05](#) Vacation of utility easement at Lots 4A and 4B, CJ Subdivision.

**Attachments:** [Vacation of Utility Easement 738 & 708 Alice Loop](#)

VI. REPORTS

VII. THE EVENING BUSINESS

C [ZA 24-01](#) Public hearing and consideration of a request for a zoning map amendment to rezone 201 Price Street from I industrial to C-2 general commercial mobile home district. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.

**Attachments:** [ZA 24-01 Hansen 201 Price Street Zoning Change Staff Report](#)  
[A\\_ZA 24-01\\_Hansen\\_201 Price Street\\_Zoning Change\\_Aerial](#)  
[B\\_ZA 24-01\\_Hansen\\_201 Price Street\\_Zoning Change\\_Zoning Map](#)  
[C\\_ZA 24-01\\_Hansen\\_201 Price Street\\_Zoning Change\\_Current Plat](#)  
[D\\_ZA 24-01\\_Hansen\\_201 Price Street\\_Zoning Change\\_Photos](#)  
[E\\_ZA 24-01\\_Hansen\\_201 Price Street\\_Zoning Change\\_Applicant Materials](#)

- D**      [P 24- 01](#)      Public hearing and consideration of a concept plat for a minor subdivision resulting two lots at 201 Price Street in the I Industrial district. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.
- Attachments:** [P 24-01 Hansen 201 Price Street Minor Subdivision Concept Staff Report](#)  
[A P 24-01 Hansen 201 Price Street Minor Subdivision Concept Aerial](#)  
[B P 24-01 Hansen 201 Price Street Minor Subdivision Concept Current Plat](#)  
[C P 24-01 Hansen 201 Price Street Minor Subdivision Concept Plat Sketch](#)  
[D P 24-01 Hansen 201 Price Street Minor Subdivision Concept Photos](#)  
[E P 24-01 Hansen 201 Price Street Minor Subdivision Concept Application](#)
- E**      [P 24- 02](#)      Public hearing and consideration of a plat for a lot merger of 605 Merrill Street and 604 Geodetic Way in the R-1 single-family and duplex residential district. The property is also known as Lot 48 and Lot 62 of the Amended Pinehurst Subdivision. The request is filed by Clayton and Ashleigh Stromquist. The owners of record are Clayton and Ashleigh Stromquist.
- Attachments:** [P 24-02 Stromquist 605 Merrill Street Lot Merger Staff Report](#)  
[A P 24-02 Stromquist 605 Merrill Street Lot Merger Aerial](#)  
[B P 24-02 Stromquist 605 Merrill Street Lot Merger Current Plat](#)  
[C P 24-02 Stromquist 605 Merrill Street Lot Merger Final Plat](#)  
[D P 24-02 Stromquist 605 Merrill Street Lot Merger Photos](#)  
[E P 24-02 Stromquist 605 Merrill Street Lot Merger Applicant Materials](#)
- F**      [VAR 24-06](#)      Public hearing and consideration of a zoning variance to reduce the front setback from 14' to 7' at 450 Alice Loop in the WD waterfront district. The property is also known as Lot 11A, William Paul Subdivision. The request is filled by Diana Twaddle. The owner of record is Diana Twaddle.
- Attachments:** [V 24-06 Twaddle 450 Alice Loop Front Setback Staff Report](#)  
[A V 24-06 Twaddle 450 Alice Loop Front Setback Aerial](#)  
[B V 24-06 Twaddle 450 Alice Loop Front Setback Plat](#)  
[C V 24-06 Twaddle 450 Alice Loop Front Setback Site Plan](#)  
[D V 24-06 Twaddle 450 Alice Loop Front Setback Parking Plan](#)  
[E V 24-06 Twaddle 450 Alice Loop Front Setback Floor Plan](#)  
[F V 24-06 Twaddle 450 Alice Loop Front Setback Model View & Elevation](#)  
[G V 24-06 Twaddle 450 Alice Loop Front Setback Photos](#)  
[H V 24-06 Twaddle 450 Alice Loop Front Setback Applicant Materials](#)

- G**      [VAR 24-07](#)      Public hearing and consideration of a zoning variance to reduce the required parking at NHN Jarvis Street in the C-1 general commercial district. The property is also known as the Remainder of Lot Three (3) U.S. Survey 3695. The request is filled by Andrew Hinton. The owner of record is Alaska Mental Health Trust, State of Alaska.

**Attachments:** [V 24-07 Sitka Homeless Coalition Parking Staff Report](#)

[A V 24-07 Sitka Homeless Coalition Parking Aerial](#)

[B V 24-07 Sitka Homeless Coalition Parking U.S. Survey 3695](#)

[C V 24-07 Sitka Homeless Coalition Parking Site-Parking Plan](#)

[D V 24-07 Sitka Homeless Coalition Parking Floor Plans](#)

[E V 24-07 Sitka Homeless Coalition Parking Photos](#)

[F V 24-07 Sitka Homeless Coalition Parking 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:*