



CITY AND BOROUGH OF SITKA

Meeting Agenda Planning Commission

Wednesday, May 15, 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 24-06](#) Approve the May 1, 2024 meeting minutes.

Attachments: [6-May 1 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

VI. REPORTS

VII. THE EVENING BUSINESS

- B** [CUP 24-04](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 1507 Davidoff Street in the R-1 single-family and duplex residential district. The property is also known as Lot 4, Block 10, U.S. Survey No. 3303B, Northwest Addition to the Townsite of Sitka. The request is filled by Peter Weiland. The owner of record is Rebecca Himschoot.

Attachments: [CUP 24-04 Himschoot 1507 Davidoff Street ADU Staff Report](#)
[A_CUP 24-04 Himschoot 1507 Davidoff Street ADU Aerial](#)
[B_CUP 24-04 Himschoot 1507 Davidoff Street ADU U.S. Survey 3303B](#)
[C_CUP 24-04 Himschoot 1507 Davidoff Street ADU Site Plan](#)
[D_CUP 24-04 Himschoot 1507 Davidoff Street ADU Floor Plans](#)
[E_CUP 24-04 Himschoot 1507 Davidoff Street ADU Parking Plan](#)
[F_CUP 24-04 Himschoot 1507 Davidoff Street ADU Design and Elevation Vie](#)
[G_CUP 24-04 Himschoot 1507 Davidoff Street ADU Photos](#)
[H_CUP 24-04 Himschoot 1507 Davidoff Street ADU Applicant Materials](#)

- C** [VAR 24-08](#) Public hearing and consideration of a variance request to increase the height of an accessory dwelling unit to 25 feet at 1507 Davidoff Street in the R-1 single-family and duplex residential district. The property is also known as Lot 4, Block 10, U.S. Survey No 3303B, Northwest Addition to the Townsite of Sitka. The request is filed by Peter Weiland. The owner of record is Rebecca Himschoot.

Attachments: [VAR 24-08 Himschoot 1507 Davidoff Street Height Staff Report](#)
[A_VAR 24-08 Himschoot 1507 Davidoff Street Height Aerial](#)
[B_VAR 24-08 Himschoot 1507 Davidoff Street Height U.S. Survey 3303B](#)
[C_VAR 24-08 Himschoot 1507 Davidoff Street Height Site and Floor Plans](#)
[D_CUP 24-04 Himschoot 1507 Davidoff Street Height Design and Elevation \](#)
[E_CUP 24-04 Himschoot 1507 Davidoff Street Height Photos](#)
[F_CUP 24-04 Himschoot 1507 Davidoff Street Height Applicant Materials](#)

- D** [CUP 24-05](#) Public hearing and consideration of a conditional use permit for a short-term rental at 101 Thomas Young Sr Circle in the R-2 MHP multifamily and mobile home district. The property is also known as Lot Five (5), Kaasda Heen Shaak Subdivision. The request is filled by Emily and Casey Demmert. The owners of record are Casey and Emily Demmert Revocable Trust.
- Attachments:** [CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Staff Report](#)
 [A_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Aerial](#)
 [B_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Plat](#)
 [C_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Floor Plan](#)
 [D_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Photos](#)
 [E_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Density Map](#)
 [F_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Renter Handout](#)
 [G_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Applicant Materie](#)
 [H_CUP 24-05 Demmert 101 Thomas Young Sr. Circle STR Affidavit](#)
- E** [MISC 24-06](#) Discussion on interpretations of conditional use permits allowing variances.
- Attachments:** [Memo Conditional Use Permits with Variances](#)
- F** [MISC 24-08](#) Discussion on waste disposal costs associated with housing development.
- Attachments:** [Memo Solid Waste & Housing Development](#)
 [CBS Disposal Locations and Rates 4-2024](#)

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: