



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

---

Wednesday, November 6, 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 24-13](#) Approve the October 2, 2024 meeting minutes.

**Attachments:** [13-October 2 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 [P 24- 01](#) Public hearing and consideration of a final plat for a minor subdivision resulting two lots at 201 Price Street in the 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:** [P 24-01 Hansen 201 Price Street Minor Sub Staff Report](#)

[A P 24-01 Hansen 201 Price Street Minor Subdivision Final Aerial](#)

[B P 24-01 Hansen 201 Price Street Minor Subdivision Current Plat](#)

[C P 24-01 Hansen 201 Price Street Minor Subdivision Final Plat](#)

[D P 24-01 Hansen 201 Price Street Minor Subdivision Final Photos](#)

[E P 24-01 Hansen 201 Price Street Minor Subdivision Final Applicant Materi](#)

C [P 24- 03](#) Public hearing and consideration of a preliminary plat for a minor subdivision resulting two lots at 2030 Halibut Point Road in the R-1 MH single-family, duplex and manufactured home zoning district. The property is also know as Lot Three (3) and the southeast one-half of Lot Four (4),

Subdivision of Lot 6A, U.S. Survey 2747. The request is filed by Marty Martin. The owners of record are Martin Revocable Living Trust.

**Attachments:** [P 24-03 Martin 2030 HPR Minor Sub Preliminary Staff Report](#)  
[A P 24-03 Martin 2030 Halibut Point Road Minor Sub Aerial](#)  
[B P 24-03 Martin 2030 Halibut Point Road Minor Sub Current Plat](#)  
[C P 24-03 Martin 2030 Halibut Point Road Minor Sub Preliminary Plat](#)  
[D P 24-03 Martin 2030 Halibut Point Road Minor Sub As-Built](#)  
[E P 24-03 Martin 2030 Halibut Point Road Minor Sub Wetlands](#)  
[F P 24-03 Martin 2030 Halibut Point Road Minor Sub Photos](#)  
[G P 24-03 Martin 2030 Halibut Point Road Minor Sub Applicant Materials](#)

- D**      [CUP 24-10](#)      Public hearing and consideration of a conditional use permit for a short-term rental at 103 Kramer Avenue in the R-1 MH single-family, duplex, and manufactured home zoning district. The property is also known as Lot A, Horvath Subdivision. The request is filed by Sidney and Matthew Kinney. The owners of record are Kinney Living Trust.

**Attachments:** [CUP 24-10 Kinney 103 Kramer Avenue STR Staff Report](#)  
[A CUP 24-10 Kinney 103 Kramer Ave STR Aerial](#)  
[B CUP 24-10 Kinney 103 Kramer Ave STR Plat](#)  
[C CUP 24-10 Kinney 103 Kramer Ave STR Site Plan-Parking](#)  
[D CUP 24-10 Kinney 103 Kramer Ave STR Floor Plan](#)  
[E CUP 24-10 Kinney 103 Kramer Ave STR Photos](#)  
[F CUP 24-10 Kinney 103 Kramer Ave STR Density Map](#)  
[G CUP 24-10 Kinney 103 Kramer Ave STR Renter Handout](#)  
[H CUP 24-10 Kinney 103 Kramer Ave STR Applicant Materials](#)  
[I CUP 24-10 Kinney 103 Kramer Ave STR Affidavit](#)

- E**      [CUP 24-11](#)      Public hearing and consideration of a conditional use permit for a eating and drinking place at 834 Lincoln Street in the R-2 multifamily residential district. This property is also known as Lot 7, Sheldon Jackson Campus Subdivision. The request is filed by Chance Gray. The owner of record is Sitka Sound Science Center.

**Attachments:** [CUP 24-11 SSSC 834 Lincoln Street Eating and Drinking Place Staff Report](#)  
[A CUP 24-11 SSSC 834 Lincoln Street Eating and Drinking Place Aerial](#)  
[B CUP 24-11 SSSC 834 Lincoln Street Eating and Drinking Place Plat](#)  
[C CUP 24-11 SSSC 834 Lincoln Street Eating and Drinking Place Site Plan](#)  
[D CUP 24-11 SSSC 834 Lincoln Street Eating and Drinking Place Photos](#)  
[E CUP 24-11 SSSC 834 Lincoln Street Eating and Drinking Place Applicant](#)

## 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:*