



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Tamie (Harkins) Parker Song
Debra Pohlman
Randy Hughey

Tuesday, May 17, 2016

7:00 PM

Sealing Cove Business Center

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM-4](#) Approval of the minutes from the May 3, 2016 meeting.

Attachments: [May 3 2016 draft](#)

IV. REPORTS

B [16-00](#) Planning Regulations and Procedures.

Attachments: [Planning Regulations and Procedures](#)

V. THE EVENING BUSINESS

C [CUP 15-04](#) Annual review of a conditional use permit granted to Phyllis Hackett for an accessory dwelling unit at 707 Lake Street. The property is also known as Lot 21 Block 11, according to the amended plat of Sirstad Addition No. 2. The owner of record is Phyllis A. Hackett.

Attachments: [Staff Report 4.21.16](#)

[Supporting Documents Hackett 5.17.16 reduced](#)

- D** [VAR 16-06](#) Public hearing and consideration of a variance request filed by Jamie Steinson for 224 Marine Street, in the R-1 residential zone. The variance is for an increase in lot coverage to 40% for the construction of a patio. The property is also known as Lot 1 Golden Subdivision. The request is filed by Jamie Steinson. The owners of record are Gary and Phyllis Mulligan.
Attachments: [224 Marine staff report](#)
[Supporting Documents - 224 Marine Street](#)
[Mailing List 5.6.16](#)
- E** [VAR 16-07](#) Public hearing and consideration of a variance request filed by Peter Thielke for 722 Biorka Street, in the R-1 residential zone. The request is for the reduction of the easterly front setback from 20 feet to 6 feet, and the reduction of the southerly rear setback from 10 feet to 0 feet for the relocation of a shed. The property is also known as a fractional portion of Lot 13, Block 14, U.S. Survey 1474, Tract A, identified on the deed as Parcel 2. The application is filed by Peter Thielke. The owner of record is Peter L. Thielke.
Attachments: [722 Biorka staff report 5.17.16](#)
[Supporting documents reduced](#)
- F** [P 16-05](#) Public hearing and consideration of a preliminary plat for a major subdivision of ASLS 2015-06. The request is filed by Global Positioning Services, Inc. The owner of record is State of Alaska Department of Natural Resources Division of Mining, Land, and Water.
Attachments: [Nakwasina major subdivision staff report 5.17.16](#)
[Supporting Documents 5.17.16 reduced](#)
- G** [LM 16-04](#) Public hearing and consideration of a tideland sale application filed by Forrest Dodson for tidelands adjacent to 263 Katlian Avenue.
Attachments: [Staff Report 5.17.16](#)
[Dodson Digital file 5.17.16 reduced](#)
- H** [LM 16-02](#) Public hearing and consideration of a tideland lease request filed by Petro Marine Services for tidelands adjacent to 1 Lincoln Street.
Attachments: [Petro Marine Services Tideland Lease request staff report](#)
[Supporting Documents 5.17.16 reduced](#)
[10010000 TLL16 Application-CBS to Petro Marine](#)

- I** [CUP 16-10](#) Public hearing and consideration of a conditional use permit request filed by Kristy Crews and Levi Hunt for a short-term rental at 3001 Mikele Street, in the R-1 residential zone. The property is also known as Lot 7 West Subdivision. The request is filed by Kristy Crews and Levi Hunt. The owners of record are Kristy M. Crews and Levi G. Hunt.
Attachments: [Staff Report 3001 Mikele STR](#)
[Supporting Documents 3001 Mikele reduced](#)
- J** [CUP 16-11](#) Public hearing and consideration of a conditional use permit request for marijuana retail at 1321 Sawmill Creek Road Suites O and P, in the C-2 commercial and mobile home zone. The property is also known as US Survey 2729. The request is filed by Mike Daly. The owner of record is Eagle Bay Inn LLC.
Attachments: [PC Memo about ANALYSIS for MJ CUPs](#)
[Staff Report Daly 1321 SMC O & P retail 5.17.16](#)
[Supporting Documents 5.17.16 Reduced](#)
- K** [CUP 16-12](#) Public hearing and consideration of a conditional use permit request for marijuana cultivation at 1321 Sawmill Creek Road Suites O and P, in the C-2 commercial and mobile home zone. The property is also known as US Survey 2729. The request is filed by Mike Daly. The owner of record is Eagle Bay Inn LLC.
Attachments: [PC Memo about ANALYSIS for MJ CUPs](#)
[Staff Report Daly 1321 SMC O & P Cultivation 5.17.16](#)
[Supporting Documents 5.17.16 Reduced](#)
- L** [CUP 16-14](#) Public hearing and consideration of a conditional use permit request for marijuana cultivation at 4614 Halibut Point Road, in the C-2 commercial and mobile home zone. The property is also known as Lot 3 of Carlson Resubdivision. The request is filed by Aaron Bean. The owners of record are Connor K. Nelson and Valerie L. Nelson.
Attachments: [PC Memo about ANALYSIS for MJ CUPs](#)
[Staff Report 4614 Bean MJ CUP 5.17.16](#)
[Supporting Documents - reduced](#)
- M** [CUP 16-15](#) Public hearing and consideration of a conditional use permit request for marijuana retail at 205 Harbor Drive, in the central business district. The property is also known as Lot 1 Van Winkle Subdivision. The request is filed by Mary Magnuson. The owners of record are Frank and Mary Magnuson.
Attachments: [PC Memo about ANALYSIS for MJ CUPs](#)
[Staff Report Magnuson 213 Harbor 5.17.16](#)
[Supporting documents 5.17.16 reduced](#)

- N** [CUP 16-16](#) Public hearing and consideration of a conditional use permit request for a marijuana retail facility at 1321 Sawmill Creek Road J, in the C-2 commercial and mobile home zone. The property is also known as US Survey 2729. The request is filed by Anna Michelle Cleaver. The owner of record is Eagle Bay Inn, LLC.

Attachments: [PC Memo about ANALYSIS for MJ CUPs](#)
[Staff Report Cleaver 1321 SMC J - 5.17.16](#)
[Supporting Documents 5.17.16 reduced](#)

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT

NOTE: 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, emailed to planning@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: May 9 and 11.