



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, August 16, 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-9](#) Approval of the August 2, 2016 meeting minutes.

Attachments: [August 2, 2016 draft](#)

IV. REPORTS

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

Attachments: [Planning Regulations and Procedures](#)

C [CUP 15-13](#) Annual report submitted by Sheila Finkenbinder for a bed and breakfast conditional use permit at 415 DeArmond Street. No action required.

Attachments: [2016 Finkenbinder report](#)

V. THE EVENING BUSINESS

D [CUP 15-10](#) Public hearing and annual review of an approved conditional use permit for a lodge and commercial dock at Dove Island Lodge. The property is also known as Lot 1 of the Dove Island Resubdivision. The owners of record are Harold and Tracie Lambeth.

Attachments: [Dove Island 8.16.16](#)

- E** [P 16- 01](#) Public hearing and consideration of the preliminary plat of a minor subdivision at 211 Shotgun Alley, zoned SFLD Single Family Low Density Residential. The subdivision would result in four lots. The property is also known as Lot 2 of Johnstone Subdivision Replat. The request is filed by Barth Hamberg. The owner of record is Barth Hamberg.
Attachments: [Hamberg 8.16.16](#)
- F** [VAR 16-11](#) Public hearing and consideration of a variance request for 216 Lakeview Drive, in the R-1 zone. The request is for the reduction in the northwesterly side setback from 5 feet to 1 foot for the construction of a garage to replace an existing carport. The property is also known as Lot 51 Lakeview Heights Subdivision. The request is filed by Ida Eliason. The owner of record is Ida Eliason.
Attachments: [Eliason 8.16.16](#)
- G** [P 16-09](#) PULLED - Public hearing and consideration of the final plat of a minor subdivision at 204 Jeff Davis Street, in the R-2 zone. The property is also known as Lot 17 Sheldon Jackson Campus Subdivision. The request is filed by Randy Hitchcock. The owner of record is Randy Hitchcock.
- H** [P 16-10](#) Public hearing and consideration of the final plat of a minor subdivision for tidelands adjacent to 1 Lincoln Street, as required for the tideland lease process. The property is also known as a portion of ATS 15, and is in the Waterfront District. The request is filed by Petro Marine Services. The owner of record is the City and Borough of Sitka.
Attachments: [Petro 8.16.16](#)
- I** [LM 16-05](#) Public hearing and discussion of easement concerns and a lease renewal at 323 Seward Street filed by the White Elephant Shop. The renewal would be for 30 years. The property is also known as all of lot 7 and a fractional part of lots 8, C-9, and C-10 of Block 8, U.S. Survey 1474 Tract A. The owner of record is the City and Borough of Sitka.
Attachments: [White E 8.16.16](#)
- J** [ZA 16-01](#) Public hearing and consideration of a zoning map amendment filed by Lynne Brandon for 663-800 Alice Loop. The properties are also known as Lots 1-5 of Alice and Charcoal Island and Alice Island Planned Unit Development Phase 1, and Lots 1-16 of Ethel Staton Subdivision.
Attachments: [Brandon 8.16.16](#)

- K** [VAR 16-14](#) Public hearing and consideration of a variance request for the reduction of the rear setback from 10 feet to 3 feet for the construction of a partially covered porch at 1935 Dodge Circle, in the R-1 residential zone. The property is also known as Lot 1 Alder Way Subdivision. The request is filed by Kris and Erica Pearson. The owners of record are Kristopher and Erica Pearson.

Attachments: [Pearson 8.16.16](#)

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: August 8 and 10