



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, September 20, 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-11](#) Approval of the minutes from the September 6, 2016 meeting.

Attachments: [September 6 2016 draft](#)

IV. REPORTS

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

Attachments: [Planning Regulations and Procedures](#)

V. THE EVENING BUSINESS

- C** [CUP 16-06](#) Six-month review of a conditional use permit request granted for a specialized instruction school at 213 Harbor Drive. The property is also known as Lot 2 of Wilmac Resubdivision. The request is filed by Terry Bartolaba. The owners of record are Gene and Terry Bartolaba.

Attachments: [Bartolaba 9.20.16](#)

- D** [P 16- 01](#) Public hearing and consideration of the final 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 9.20.16](#)

- E** [P 16-09](#) Public hearing and consideration of the final plat of a minor subdivision at 204 Jeff Davis Street, in the R-2 Multifamily Residential District. 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.
Attachments: [Hitchcock 9.20.16](#)
- F** [CUP 16-25](#) PULLED - Public hearing and consideration of a conditional use permit for a short term rental located on a boat in Crescent Harbor 6-45, 500 Lincoln Street, in the P Public zone. The property is also known as a portion of ATS 15. The application is filed by Tiffany Justice and Ben Timby. The owner of record is the City and Borough of Sitka.
- G** [CUP 16-21](#) Public hearing and consideration of a conditional use permit for a short term rental located on a boat in Crescent Harbor 1-24, 500 Lincoln Street, in the P Public zone. The property is also known as a portion of ATS 15. The application is filed by Bruce and Ann-Marie Parker. The owner of record is the City and Borough of Sitka.
Attachments: [Parker 9.20.16](#)
- H** [P 16-11](#) Public hearing and consideration of a preliminary plat of a minor subdivision on Whale Island, zoned GI General Island. The request would result in 3 lots. The property is also known as Lot 2 Tract A US Survey 3556. The request is filed by David Russell. The owner of record is John W. Williams.
Attachments: [Williams 9.20.16](#)
- I** [P 16-12](#) Public hearing and consideration of a preliminary plat of a minor subdivision on Whale Island, zoned GI General Island. The request would result in 2 lots. The property is also known as Lot 5 Tract A US Survey 3556. The request is filed by Donald and Patricia Lehman and Eric Speck. The owners of record are Donald and Patricia Lehman and Eric Speck.
Attachments: [Lehman Speck 9.20.16](#)
- J** [CUP 16-24](#) Public hearing and consideration of a conditional use permit request for a daycare at 514 Halibut Point Road and 203 Lakeview Drive, in the R-1 Single Family and Duplex Residential District. The property is also known as Lots 1, 2, 30, and 31 of Lakeview Heights Subdivision. The request is filed by Emily Davis and Michelle Barker. The owner of record is First Baptist Church.
Attachments: [Pacific Learning 9.20.16](#)

- K** [CUP 16-27](#) Public hearing and consideration of a conditional use permit for a short-term rental and bed and breakfast at 1948 Dodge Circle, in the R-1 Single Family and Duplex Residential District. The property is also known as Lot 2 of Dodge Circle Estates. The request is filed by Brock and Patricia Bauder. The owners of record are Brock and Patricia Bauder.
Attachments: [Bauder 9.20.16](#)
- L** [VAR 16-16](#) Public hearing and consideration of a variance request for 1415 Davidoff Street in the R-1 Single Family and Duplex Residential District. The request is for the reduction of the front setback from 20 feet to 2 feet, the reduction of the easterly side setback from 8 feet to 2 feet, and substandard lot width. The property is also known as Lot 3 of Clyde Franks Subdivision. The request is filed by Sam Smith. The owner of record is Venneberg Family Trust.
Attachments: [Venneberg 9.20.16](#)
- M** [VAR 16-17](#) Public hearing and consideration of a variance request for 702 Etolin Street in the R-1 Single Family and Duplex Residential District. The request is for the reduction of the side setback from 5 feet to 4 feet, the rear setback from 10 feet to 4 feet, the front setback from 20 feet to 5 feet, substandard lot size, and substandard lot width. The property is also known as a Portion of Lot 7 Block 13 of Sitka Townsite, US Survey 1474. The request is filed by Justin Olbrych. The owners of record are Justin Olbrych and Willow Moore-Olbrych.
Attachments: [Olbrych Variance 9.20.16](#)
- N** [CUP 16-28](#) Public hearing and consideration of a conditional use permit application for an accessory dwelling unit at 702 Etolin Street, in the R-1 Single Family and Duplex Residential District. The property is also known as a Portion of Lot 7 Block 13 of Sitka Townsite, US Survey 1474. The request is filed by Justin Olbrych. The owners of record are Justin Olbrych and Willow Moore-Olbrych.
Attachments: [Olbrych CUP 9.20.16](#)

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: September 12 and 14

