



# CITY AND BOROUGH OF SITKA

## Meeting Agenda

### Planning Commission

*Chris Spivey, Chair*

*Darrell Windsor, Vice Chair*

*Debra Pohlman*

*Randy Hughey*

*Richard Parmelee*

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Wednesday, November 16, 2016

7:00 PM

Harrigan Centennial Hall

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**I. CALL TO ORDER AND ROLL CALL**

**II. CONSIDERATION OF THE AGENDA**

**III. CONSIDERATION OF THE MINUTES**

- A**     [PM-14](#)     Approval of the October 19, 2016 meeting minutes.

**Attachments:**   [October 19 2016 draft](#)

**IV. REPORTS**

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

**Attachments:**   [Planning Regulations and Procedures](#)

- C**     [CUP 15-14](#)     Annual report for a bed and breakfast conditional use permit granted to Deanna Moore for 703 Biorka Street. No action required.

**Attachments:**   [Deanna Moore B&B 2016](#)

- D**     [CUP 15-19](#)     Annual report for a short-term rental conditional use permit granted to Deanna Moore for 703 Biorka Street. No action required.

**Attachments:**   [Deanna Moore STR 2016](#)

**V. THE EVENING BUSINESS**

- E**     [P 16-11](#)     Public hearing and consideration of a final 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 11.16.16](#)

- F**      [P 16-12](#)      Public hearing and consideration of a final 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 Lehmann and Eric Speck. The owners of record are Donald and Patricia Lehmann and Eric Speck.  
*Attachments:* [Lehmann Speck 11.16.16](#)
- G**      [P 16- 14](#)      Public hearing and consideration of a final plat of a minor subdivision at 1402 Sawmill Creek Road. The subdivision would reconfigure three existing lots into three proposed lots. The property is also known as a portion of US Survey 1947, a portion of US Survey 2365, and ATS 511 Tract A. The request is filed by Thomas and Danine Williamson. The owners of record are Thomas and Danine Williamson.  
*Attachments:* [Williamson 11.16.16](#)
- H**      [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 11.16.16](#)  
[Davidoff & Halibut Point Landslide Geotechnical Investigation - R&M 2005](#)  
[Davidoff & Halibut Point Landslides Geologic Investigations - Carver 2005](#)
- I**      [CUP 16-31](#)      Public hearing and consideration of a conditional use permit request for marijuana retail at 4612 Halibut Point Road, in the C-2 general commercial and mobile home zone. The property is also known as Lot 1 of Wyatt-Cox Resubdivision #2. The request is filed by Aaron Bean for Green Leaf, Inc. The owners of record are Connor K. Nelson and Valerie L. Nelson.  
*Attachments:* [Green Leaf 11.16.16](#)
- J**      [VAR 16-20](#)      Public hearing and consideration of a variance request for 503 Shennet Street. The request is for the reduction of the front setback from 20 feet to 5 feet and substandard parking for the construction of an accessory dwelling unit. The property is also known as Lot 3 Block A Sirstad Addition No. 2. The request is filed by Justin Olbrych. The owner of record is Jonathan Kreiss-Tomkins.  
*Attachments:* [Kreiss-Tomkins variance 11.16.16](#)

- K**      [CUP 16-29](#)      Public hearing and consideration of a conditional use permit request for 503 Shennet Street. The request is for the construction of an accessory dwelling unit. The property is also known as Lot 3 Block A Sirstad Addition No. 2. The request is filed by Justin Olbrych. The owner of record is Jonathan Kreiss-Tomkins.  
                 Attachments: [Kreiss-Tomkins CUP 11.16.16](#)
- L**      [CUP 16-32](#)      Public hearing and consideration of a conditional use permit application for a short-term rental at 1307 Halibut Point Road. The property is also known as Lot 3 Block 13 US Survey 3303B. The request is filed for Joan and Chris Gianotti. The owners of record are Joan and Chris Gianotti.  
                 Attachments: [Gianotti 11.16.16](#)
- M**      [CUP 16-33](#)      Public hearing and consideration of a conditional use permit application for a short-term rental at 227 Lakeview Drive. The property is also known as Lot 12 Lakeview Heights Subdivision. The request is filed by Julie Beall. The owner of record is Julie Beall.  
                 Attachments: [Beall 11.16.16](#)
- N**      [CUP 16-34](#)      Public hearing and consideration of a conditional use permit application for an accessory dwelling unit at 3201 Halibut Point Road. The property is also known as Lot 1 Kinberg/Sturm Subdivision. The application is filed by James Sturm. The owner of record is James Sturm.  
                 Attachments: [Sturm 11.16.16](#)
- O**      [MISC 16-08](#)      Public hearing and discussion of the Historic Preservation Plan draft. The request is filed by the City and Borough of Sitka Historic Preservation Commission.  
                 Attachments: [memo HPC](#)  
                                 [Coverletter](#)  
                                 [Sitka Historic Preservation Plan draft Sept\\_2016](#)  
                                 [Appendix](#)  
                                 [STA comment](#)
- P**      [MISC 16-09](#)      Discussion and direction on short-term rental and bed and breakfast conditional use permits.  
                 Attachments: [memo STR](#)

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

*Publish: November 7 and 9*