



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Debra Pohlman
Randy Hughey
Richard Parmelee

Tuesday, December 20, 2016

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-15](#) Approval of the November 16, 2016 meeting minutes.

Attachments: [November 16 2016 draft](#)

IV. REPORTS

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

Attachments: [Planning Regulations and Procedures](#)

V. THE EVENING BUSINESS

C [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 a house. 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 12.20.16](#)

D [VAR 16-23](#) Public hearing and consideration of a variance request for 220 Lakeview Drive. The variance is for the reduction in the side setback from 8 feet to 3 feet for the construction of a shed. The property is also known as Lot 2 Lakeview Glen Subdivision. The request is filed by Randy Hughey. The owners of record are Randy and Carol Hughey.

Attachments: [Hughey 12.20.16](#)

- E** [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 12.20.16](#)
[Stonebreaker comment 12.16.16](#)
- F** [CUP 16-38](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 714 Pherson Street. The property is also known as Lot 12 Block 1 Amended Plat of Sirstad Addition No. 2. The request is filed by Ashley McNamee. The owners of record are Shawn Marie Buckroyd and Leana Jean Buckroyd Youle.
Attachments: [McNamee 12.20.16](#)
- G** [CUP 16-36](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 414 Hemlock Street. The property is also known as Lot 1 Block 24 McGraw Subdivision. The request is filed by Ali Clayton. The owner of record is Ali Clayton.
Attachments: [Clayton 12.20.16](#)
- H** [CUP 16-35](#) Public hearing and consideration of a conditional use permit request for an accessory dwelling unit at 2003 Anna Court. The property is also known as Lot 6 Verstovia Park Subdivision No. 2. The request is filed by William Patrick. The owner of record is William Patrick.
Attachments: [Patrick 12.20.16](#)
- I** [P 16- 15](#) Public hearing and consideration of a concept plat of a major subdivision of 800 Alice Loop to result in 11 lots. The property is also known as Lot 16 Ethel Staton Subdivision. The request is filed by Shee Atika, Inc. The owner of record is Shee Atika Holdings Alice Island, LLC.
Attachments: [Alice Loop Major 12.20.16](#)
- J** [P 16- 16](#) Public hearing and consideration of a boundary line adjustment request for 3614 Halibut Point Road and 109 Harbor Mountain Road. The properties are also known as Lot 4 Tract A US Survey 3317, and Lot 2 Lot Line Adjustment of Lot 3 US Survey 3317. The request is filed by Del Stengl and Ernestine Massey. The owners of record are Del Stengl and Ernestine Massey.
Attachments: [Massey Stengl BLA 12.20.16](#)
- K** [VAR 16-22](#) Public hearing and consideration of a platting variance request for substandard easements at 109 Harbor Mountain Road. The property is also known as Lot 2 Lot Line Adjustment of Lot 3 US Survey 3317. The request is filed by Ernestine Massey. The owner of record is Ernestine Massey.
Attachments: [Massey variance 12.20.16](#)

- L** [P 16- 17](#) Public hearing and consideration of a preliminary plat of a minor subdivision request for 109 Harbor Mountain Road, which would result in 2 lots. The property is also known as Lot 2 Lot Line Adjustment of Lot 3 US Survey 3317. The request is filed by Ernestine Massey. The owner of record is Ernestine Massey.

Attachments: [Massey minor 12.20.16](#)

- M** [MISC 16-10](#) Discussion and direction regarding monumentation and flagging requirements in Title 21.

Attachments: [Monumentation and Flagging 12.20.16](#)

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC BUSINESS FROM THE FLOOR

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

Publish: December 12 and 14