



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Tuesday, April 18, 2017

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-24](#) Approval of the April 4, 2017 meeting minutes.

Attachments: [4.4.17 draft](#)

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

V. PLANNING DIRECTOR'S REPORT

B [MISC 17-13](#) Director's Report - April 18, 2017.

Attachments: [March Trends Newsletter](#)

[Sitka County, Alaska _ County Health Rankings & Roadmaps](#)

VI. REPORTS

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

Attachments: [Planning Regulations and Procedures 4.4.17](#)

D [CUP 14-10](#) Annual report submitted by Corrie Bosman for a bed and breakfast at 629 Degroff Street. No action required.

Attachments: [Annual report 3.28.17](#)

[Annual report 2.17.16](#)

[Assembly minutes](#)

VII. THE EVENING BUSINESS

- E** [VAR 17-07](#) Approval of findings of fact for a variance request for 205 Crabapple Drive. The request is for the reduction of the front setback from 20 feet to 10 feet for the construction of a carport. The property is also known as Lot 23 Lakeview Heights Subdivision. The request is filed by Aaron and Emily Routon. The owners of record are Aaron and Emily Routon.
Attachments: [Routon 4.18.17](#)
[VAR 17-07 3.21.17](#)
- F** [MISC 17-03](#) Discussion and direction regarding a Critical Areas Ordinance.
Attachments: [Critical Areas memo April 18 final](#)
[Landslide Ordinance 2.21.17](#)
[SitkaSKramerLandslideReport](#)
- G** [P 16- 04](#) Public hearing and consideration of a final plat for a planned unit development at 1306 Halibut Point Road, submitted by Sitka Community Land Trust. The property is also known as Lot 1A of Little Critter Subdivision. The request is filed by Sitka Community Land Trust. The owner of record is the Sitka Community Development Corporation.
Attachments: [SCLT 4.18.17](#)
- H** [P 17- 01](#) Public hearing and consideration of a final plat of a minor subdivision at 180 Price Street. The property is also known as Tract 1B Mountain View Phase II Subdivision. The request is filed by Jeremy Twaddle for Mountain View Estates. The owner of record is Mountain View Estates, LLC.
Attachments: [Mountain View 4.18.17](#)
- I** [CUP 17-09](#) Public hearing and consideration of a conditional use permit for a marijuana consumption lounge at 1321 Sawmill Creek Road Suite K. The property is also known as US Survey 2729. The request is filed for Michelle Cleaver for Weed Dudes. The owner of record is Eagle Bay Inn, LLC.
Attachments: [Weed Dudes 4.18.17](#)
- J** [CUP 17-12](#) Public hearing and consideration of a major amendment to a conditional use permit for marijuana cultivation at 4614 Halibut Point Road. The property is also known as Lot 3 Carlson Resubdivision. The request is filed by Aaron Bean for Green Leaf, Inc. The owners of record are Connor and Valorie Nelson.
Attachments: [Green Leaf 4.18.17](#)

- K** [CUP 17-07](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 112 Toivo Circle. The property is also known as Lot 7 Fleming Subdivision. The request is filed by John and Alison Dunlap. The owners of record are John and Alison Dunlap.
Attachments: [Dunlap 4.18.17](#)
- L** [CUP 17-10](#) PULLED - Public hearing and consideration of a conditional use permit request for a two-unit short-term rental at 3411 Halibut Point Road. The property is also known as Lot 9 US Survey 2752. The request is filed by Todd and Julie White. The owners of record are Todd and Julie White.
- M** [CUP 17-11](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 103 Scarlett Way. The property is also known as Lot 3A Wingert Subdivision Lot 3 and 4 Lot Line Adjustment. The request is filed by Ty and Valerie Barkhoefer. The owners of record are Ty and Valerie Barkhoefer.
Attachments: [Barkhoefer 4.18.17](#)
- N** [CUP 17-14](#) Public hearing and consideration of a conditional use permit for a short-term rental at 1703 Edgecumbe Drive. The property is also known as Lot 9G Gibson Kitka Snowden Subdivision. The request is filed by Ryan and Greta Refshaw. The owners of record are Ryan and Greta Refshaw.
Attachments: [Refshaw 4.18.17](#)

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: April 10 and 12, 2017