



CITY AND BOROUGH OF SITKA

Meeting Agenda Planning Commission

Tuesday, May 16, 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-25](#) Approval of April 18, 2017 meeting minutes.

Attachments: [4.18.17 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 17-15](#) Director's Report - May 16, 2017

Attachments: [ADU Flyer Final](#)

VI. REPORTS

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

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

D [CUP 16-08](#) Annual report for a short-term rental conditional use permit granted to Chuck McNamee for 101 Austin Street. No action required.

Attachments: [101 Austin report 4.5.17](#)

E [CUP 16-04](#) Annual report for a conditional use permit granted to Frances Brann and Krystina Scheller for a short-term rental at 2116 Sawmill Creek Road. No action required.

Attachments: [Brann Scheller report 4.25.17](#)

- F** [CUP 16-11](#) Annual report for conditional use permits granted to Northern Lights Indoor Gardens for marijuana retail and cultivation at 1321 Sawmill Creek Road Suites O and P. No action required.
Attachments: [Northern Lights 4.20.17](#)
- G** [CUP 16-17](#) Annual report for a conditional use permit granted to Paul and Lamoyne Smith for fabricated metal products in conjunction with permitted retail sales and miscellaneous repair at 4622 Halibut Point Road. No action required.
Attachments: [Smith report 5.1.17](#)
- VII. THE EVENING BUSINESS**
- H** [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 5.16.17](#)
- I** [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 5.16.17](#)
- J** [CUP 17-15](#) Public hearing and consideration of a conditional use permit application for a short-term rental at 405 Monastery Street. The property is also known as the east half of Lot 12 Block 19 Sitka Townsite US Survey 1474 Tract A. The application is filed by James Gorman. The owners of record are Mark Gorman and Nancy Knapp.
Attachments: [405 Monastery 5.16.17](#)
[405 Monastery - Nearby STRs](#)
- K** [LM 16-11](#) Public hearing and consideration of a vacation request for 650 square feet of municipal right-of-way adjacent 403 Alice Loop. The property is also known as Lot 1 Sealing Cove Subdivision. The request is filed by Mica Trani. The owner of record is Mica Trani.
Attachments: [Trani 5.16.17](#)

- L** [VAR 17-10](#) Public hearing and consideration of a variance request for 2515 Sawmill Creek Road. The request is for the reduction of the rear setback from 20 feet to 10 feet for the construction of a garage. The property is also known as Lot 14C Subdivision of Lot 14 of US Survey 3302. The request is filed by Larry Medina. The owners of record are Larry and Nancy Medina.
Attachments: [Medina 5.16.17](#)
- M** [VAR 17-11](#) Public hearing and consideration of a variance request for the reduction in required lot size for a four-plex from 10,000 square feet to 9971 square feet at 720 Indian River Road. The property is also known as Lot 8A Indian River Land Subdivision. The request is filed by Timothy Bernard. The owner of record is Timothy Bernard.
Attachments: [Bernard 5.16.17](#)
- N** [ZA 17-01](#) Public hearing and consideration of a zoning map amendment to rezone municipal harbors located at 211 and 617 Katlian Avenue to Public. The properties are also known as Lot 5 Block 5 Sitka Indian Village US Survey 2542, a Portion of ATS 15, ATS 1496 Tract A, and Block 10 Dan Moller Subdivision. The request is filed by the City and Borough of Sitka. The owner of record is the City and Borough of Sitka.
Attachments: [Harbor ZMA 5.16.17](#)
- O** [MISC 16-10](#) PULLED - Discussion/direction/decision regarding monumentation and flagging requirements in Title 21.
Attachments: [Monumentation and Flagging 12.20.16](#)
- P** [MISC 17-16](#) Discussion/direction/decision regarding amendments to public notice requirements.
Attachments: [Change to public notice 5.16.17](#)

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: May 8 and 10