



CITY AND BOROUGH OF SITKA

Meeting Agenda Planning Commission

Tuesday, June 20, 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-26](#) Approval of the May 16, 2017 meeting minutes.

Attachments: [5.16.17 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 17-17](#) Director's Report for June 20, 2017.

Attachments: [Great idea](#) [Rethinking parking](#) [CNU](#)
[Food Security Oregon](#)
[Summary of the Article - HPC Archaeology](#)

VI. REPORTS

C [MISC 17-19](#) Report on marijuana businesses.

Attachments: [Marijuana Report 6.20.17](#)

D [CUP 16-10](#) Annual report for a conditional use permit for a short-term rental at 3001 Mikele Street granted to Kristy and Levi Hunt. No action required.

Attachments: [Annual Report Kristy Hunt](#)

E [CUP 16-13](#) Annual report for a conditional use permit for marijuana cultivation at 3872 Halibut Point Road granted to Jeremy Erickson. No action required.

Attachments: [Erickson report 5.25.17](#)

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

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

VII. THE EVENING BUSINESS

- G [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 6.20.17](#)

- H [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 9791 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 6.20.17](#)

- 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 6.20.17](#)

- J [P 17- 03](#) Public hearing and consideration of a replat request for 210 Lake Street and 404 Oja Way. The properties are also known as Portion Lot 1, 2, 3, and C82 Block 10 US Survey 1474, Tract A. The request is filed by Western Steel, Inc. The owner of record is Sitka Residences, LLC.

Attachments: [Aspen 6.20.17](#)

- K [MISC 17-16](#) Discussion/direction/decision regarding amendments to public notice requirements.

Attachments: [Change to public notice 6.20.17](#)

- L [MISC 17-18](#) Discussion and direction regarding zoning interpretation.

Attachments: [Zoning Interpretation 6.20.17](#)

VIII. EXECUTIVE SESSION

- M [MISC 17-20](#) Legal matter - McGraw, Diaz, Friske lawsuits

Attachments: [Exec Session lawsuit Planning Commission v2](#)

IX. 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.

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