



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Richard Parmelee
Taylor Colvin

Tuesday, January 16, 2018

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-36](#) PULLED - Approval of the December 19, 2017 meeting minutes.

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 18-03](#) Director's Report - January 16

VI. REPORTS

VII. THE EVENING BUSINESS

C [MISC 18-04](#) Annual election of officers.

Attachments: [Appoint Officers](#)

D [VAR 17-16](#) Public hearing and consideration of a variance request for 610 Biorka Street. The request is for the reduction of the rear setback from 10 feet to 5 feet for the construction of an accessory dwelling unit. The property is also known as Portion of Lot 2 Block 15 US Survey 1474. The request is filed by Adam Chinalski. The owners of record are Adam and Kris Chinalski.

Attachments: [610Biorka.Variance.Packet.12Jan2018](#)

- E** [CUP 17-24](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 610 Biorka Street. The property is also known as Portion of Lot 2 Block 15 US Survey 1474. The request is filed by Adam Chinalski. The owners of record are Adam and Kris Chinalski.
Attachments: [610Biorka.CUP.Packet.12Jan2018](#)
- F** [CUP 17-25](#) PULLED - Public hearing and consideration of a conditional use permit for a marijuana cultivation facility at 202 Smith Street for RTW, LLC. The property is also known as Lot 8 Sitka Projects Subdivision. The request is filed by Ronald T. Waldron. The owner of record is RTW, LLC.
- G** [P 17- 09](#) Public hearing and consideration of a subdivision replat request for properties at Baranof Warm Springs. The properties are known as Lot 2 and the Southerly Portion of Lot 1, Block 7, US Survey 3291 A&B and adjacent accreted tidelands. The request is filed by James Brennan. The owners of record are James Brennen and Mark and Dawn Young.
Attachments: [BWS.Packet.12Jan2018](#)
- H** [P 17- 08](#) Public hearing and consideration of a minor subdivision request to result in two lots for 218 Shotgun Alley. The property is also known as Lot 3 WR Resubdivision. The request is filed by Steve Reifensstuhl. The owners of record are Steven Reifensstuhl and Andrea Thomas.
Attachments: [218Shotgun.Minor.Packet.12Jan2018](#)
- I** [CUP 17-27](#) Public hearing and consideration of a conditional use permit major amendment for the expansion of a marijuana cultivation facility at 1321 Sawmill Creek Road. The current facility utilizes Units O and P, and the request would add Units L, M, and N. The property is also known as US Survey 2729. The request is filed by Northern Lights Indoor Gardens, LLC. The owner of record is Eagle Bay Inn, LLC.
Attachments: [1321SMC.Packet.12Jan2018](#)
- J** [CUP 17-26](#) Public hearing and consideration of nonconforming use permit request for the relocation of a religious facility structure on property that has historically been utilized as a religious facility at 517 and 519 Monastery Street. The property is also known as Lots 12 and 13 Block 3 Sirstad Addition No. 1. The request is filed by Sitka, Alaska, Congregation of Jehovah's Witnesses. The owner of record is Sitka, Alaska, Congregation of Jehovah's Witnesses.
Attachments: [517Monastery.Packet.11Jan2018](#)

- K** [CUP 18-01](#) Public hearing and consideration of a conditional use permit request for a short-term rental at 1960 Halibut Point Road. The property is also known as Lot 3 Chapman Subdivision. The request is filed by Richard Wichman. The owners of record are Richard and Marie Wichman.
Attachments: [1960HPR.Packet.12Jan2018](#)
- L** [CUP 18-03](#) Public hearing and consideration of a conditional use permit for the short-term rental of two units in a three unit residential structure at 106 Finn Alley. The property also known as a tract of land in Lot 20, Block 13, US Survey 1474. The request is filed by Brendan Jones and Rachel DiNardo. The owners of record are Brendan Jones and Rachel DiNardo.
Attachments: [106Finn.Packet.12Jan2018](#)
- M** [ZA 18-01](#) Discussion and direction regarding a zoning text amendment to alter parking requirements.
Attachments: [Memo template dec 6 2017](#)

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.

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