



# CITY AND BOROUGH OF SITKA

## Meeting Agenda

### Planning Commission

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

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Thursday, March 22, 2018

7:00 PM

Harrigan Centennial Hall

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**I. CALL TO ORDER AND ROLL CALL**

**II. CONSIDERATION OF THE AGENDA**

**III. CONSIDERATION OF THE MINUTES**

**A**     [PM-40](#)     Approval of the February 22, 2018 meeting minutes.

**Attachments:** [2.22.18 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 18-10](#)     Director's Report - March 22

**VI. REPORTS**

**VII. THE EVENING BUSINESS**

**C**     [VAR 18-03](#)     Public hearing and consideration of a variance request for the reduction in the front setback from 20 feet to 10 feet for the construction of a single-family house in the R-1 single-family and duplex residential district. The property is also known as Lot 4 McCoy Subdivision. The request is filed by Amy Zanuzoski. The owners of record are Brian Oberreuter and Amy Zanuzoski.

**Attachments:** [VAR18-03.1940Dodge.Zanuzoski.Packet.16Mar2018](#)

- D**      [P 18- 01](#)      Public hearing and consideration of a minor subdivision to result in 4 lots at 140 Granite Creek Road in the C-2 General Commercial Mobile Home District. The property is also known as Lot 2 Lower Granite Creek Subdivision. The request is filed by Pete Jones. The owner of record is Jones & White, LLC.  
*Attachments:* [P18-01.140GraniteCreek.Jones.Packet.16Mar2018](#)
- E**      [P 18- 02](#)      Public hearing and consideration of a minor subdivision to result in two lots at 2310 Halibut Point Road in the R-1 MH District. The property is also known as a portion of Lot 13 US Survey 2418. The request is filed by John and Jamie Licari. The owner of record is JPJL, LLC.  
*Attachments:* [P18-02.2310HPR.Licari.Packet.16Mar2018](#)
- F**      [P 18- 06](#)      Public hearing and consideration of a request to vacate platted access and slope easements and realign the access easement at 2314, 2316, 2318, and 2370 Halibut Point Road in the R-1 MH district. The property is also known as Lots 1, 2, 3, and 4 Oceanview Ridge Subdivision. The request is filed by Michael Tisher. The owners of record are Michael Tisher, Jeremiah Jeske, George and Tamara Eliason, and Volney and Linda Smith.  
*Attachments:* [P18-06.Tisher.Packet.16Mar2018](#)
- G**      [P 18- 04](#)      Public hearing and consideration of a minor subdivision to result in four lots at 2370 Halibut Point Road in the R-1 MH District. The property is also known as Lot 1 Oceanview Ridge Subdivision. The request is filed by Michael Tisher. The owner of record is Michael Tisher.  
*Attachments:* [P18-04.Tisher.2370HPR.Packet.16Mar2018](#)
- H**      [VAR 18-02](#)      Public hearing and consideration of a variance major amendment request for the reduction in the front setback from 20 feet to 8 feet for the construction of a carport at 205 Crabapple Drive in the R-1 single-family and duplex residential district. The property is also known as Lot 23 Lakeview Heights Addition. The request is filed by Aaron Routon. The owners of record are Aaron and Emily Routon. The commission will consider a motion to rescind action taken on February 22, 2018.  
*Attachments:* [Rescind Planning Commission](#)  
[VAR18-02.205Crabapple.Routon.Packet.16Mar2018](#)
- I**      [CUP 18-07](#)      Public hearing and consideration of a conditional use permit for a short-term rental at 116 Knutson Drive in the R-2 multifamily residential district. The property is also known as Lot 17A Knutson Subdivision Phase III Lot Line Adjustment. The request is filed by Michael Finn. The owners of record are Michael and Elizabeth Finn.  
*Attachments:* [CUP18-07.116Knutson.STR.Finn.Packet.16Mar2018](#)

- J**      [P 18- 03](#)      Public hearing and consideration of a boundary line adjustment request for 1300 and 1306 Halibut Point Road in the R-2 multifamily residential district. The properties are also known as Lot 1B Little Critter Subdivision and Unsubdivided Remainder SCLT Subdivision. The request is filed by Randy Hughey for Sitka Community Land Trust. The owners of record are Sitka Community Development Corporation, Burgess Bauder, and Victoria Vosburg.

**Attachments:** [P18-03 1300 1306 HPR BLA Packet 16Mar2018](#)

- K**      [VAR 18-04](#)      Public hearing and consideration of a variance request for 750 Alice Loop in the WD Waterfront District. The request is for the reduction in the front setback from 20 feet to 15 feet for the construction of a single-family house. The property is also known as Lot 1 Charlie Joseph Subdivision. The request is filed by John and Andrea Leach. The owners of record are John and Andrea Leach.

**Attachments:** [VAR18-04.750Alice.Leach.Packet](#)

- L**      [MISC 18-11](#)      Short-term rental annual report discussion and direction.

**Attachments:** [STR Annual Report Memo 14Mar2018](#)

[STR Annual Report Compilation 2017 With Finance Notes](#)

[aug 2017 Econ Trends Newsletter](#)

[PASQuickNotes56](#)

## **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](mailto:planning@cityofsitka.org), or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.*

*Publish: March 12 and 14*