



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Thursday, April 12, 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-42](#) Approval of the March 22, 2018 meeting minutes.

Attachments: [3.22.18 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

[MISC 18-13](#) Director's Report - April 12

Attachments: [Comparative 1](#)
 [Comparative 2](#)

VI. REPORTS

VII. THE EVENING BUSINESS

B [MISC 18-12](#) Public hearing and consideration of the Sitka Hazard Mitigation Plan, specifically regarding the mitigation strategy action steps.

Attachments: [Public Meeting Flyer](#)

- C** [P 18- 05](#) Public hearing and consideration of a minor subdivision request to result in two lots for 738 Alice Loop in the WD Waterfront District. The property is also known as Lot 4 Charlie Joseph Subdivision. The request is filed by Chris McGraw for CJS Property LLC. The owner of record is CJS Property LLC.
Attachments: [P18-05.738Alice.PreliminaryPlat.Packet.5Apr2018](#)
- D** [CUP 18-08](#) Public hearing and consideration of a conditional use permit for a short-term rental at 110 Sand Dollar Drive in the R-1 single-family and duplex residential district. The property is also known as Lot 2 Sandy Beach Subdivision. The request is filed by Jeremy and Savanah Plank. The owners of record are Jeremy and Savanah Plank.
Attachments: [CUP 18-08.Plank.110SandDollar.Packet.6Apr2018](#)
[SitkaSKramerLandslideReport](#)
- E** [P 18- 07](#) Public hearing and consideration of an easement vacation request filed for Middle Island in the LI Large Island zone. The request would reduce the pedestrian access easement from 50 feet to 25 feet. The property is known as Lots 3, 4, 5 Block 1 Middle Island Subdivision. The request is filed by Michael Coady. The owner of record is Michael Coady.
Attachments: [P18-07.MiddleIsland.EasementVacation.Packet.6Apr2018](#)
- F** [ZA 18-05](#) Discussion, direction, and decision regarding proposed amendments to Sitka General Code Title 18 Property Acquisition and Disposal, specifically 18.16.050, 18.16.060, and 18.16.110. These code amendments relate to Planning Department application fees. Discussion will also include recommendation of adoption of an updated fee schedule as outlined in Sitka General Code Title 21 Subdivision Code 21.52 and Title 22 Zoning 22.30. The applicant is the City and Borough of Sitka Planning and Community Development Department.
Attachments: [ZA18-05.Packet.6Apr2018](#)
[Fees In Other Communities_Kodiak](#)
- G** [ZA 18-08](#) Discussion, direction, and decision regarding proposed amendments to Sitka General Code Title 21 Subdivision Code and Title 22 Zoning, specifically 21.40.030, 21.40.110, 21.40.120, 21.40.130, 21.40.140, 22.20.030, 22.20.035, 22.20.038, and 22.20.040. The proposal concerns amendments to zoning and subdivision development standards. The request is filed by the City and Borough of Sitka Planning and Community Development Department.
Attachments: [ZA18-08.DevelopmentStandards.6Apr2018](#)

- H** [ZA 18-09](#) Discussion, direction, and decision regarding proposed amendments to Sitka General Code Title 22 Zoning, specifically 22.08.025, 22.16.015, 22.20.035, and 22.20.160. The proposal concerns amendments to accessory dwelling unit standards. The request is filed by the City and Borough of Sitka Planning and Community Development Department.
Attachments: [ZA18-09.ADU.Memo.6Apr2018](#)
- I** [ZA 18-10](#) Discussion, direction, and decision regarding a proposed amendment to the zoning map to rezone 501, 509, and 517 Granite Creek Road, 4702 Halibut Point Road, and an unaddressed parcel uplands of Halibut Point Road from C-2 General Commercial Mobile Home District and R-1 Single Family and Duplex Residential District to I Industrial. The properties are also known as Lot 63 US Survey 3475, Lots 1, 2, and 3 of Granite Creek Quarry Subdivision, and a portion of Lot 1 US Survey 3670. The request is filed by the City and Borough of Sitka Planning and Community Development Department. The owners of record are the City and Borough of Sitka and Roger and Judith Sudnikovich.
Attachments: [ZA18-10.StaffReport.6Apr2018](#)
- J** [CUP 18-10](#) PULLED - Public hearing and consideration of a conditional use permit for a quarry at 4660, 4670, and 4702 Halibut Point Road in the Industrial District. The property is also known as Lot 63 US Survey 3475, Lot 1A USS 3670 Subdivision, and Lots 61A and 62A S&S Subdivision. The request is filed by Roger Sudnikovich. The owners of record are Roger, John, and Judith Sudnikovich.

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 2 and 4