



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Thursday, April 26, 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-43](#) Approval of the April 3, 2018 meeting minutes.

Attachments: [4.3.18 draft](#)

B [PM-44](#) Approval of the April 12, 2018 meeting minutes.

Attachments: [4.12.18 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

C [MISC 18-14](#) Director's Report - April 26

VI. REPORTS

VII. THE EVENING BUSINESS

D [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.FinalPlat.Packet.20Apr2018](#)

- E** [P 17- 07](#) Public hearing and consideration of a subdivision replat to result in one lot at 1319 and 1321 Sawmill Creek Road. The properties are also known as US Survey 2729 and Lot 3 Burkhart Subdivision Lot Line Adjustment. The request is filed by Vicki Brown. The owner of record is Eagle Bay Inn, LLC.
Attachments: [P17-07.1319.1321SMC.Packet.20Apr2018](#)
- F** [ZA 18-07](#) Public hearing and consideration of a proposed amendment to Sitka General Code Title 22 Zoning regarding permitted, conditional, and prohibited uses in the R Recreational District. The request is filed by Ted Laufenberg and Dawn Young.
Attachments: [ZA18-07.RecreationAmendments.Packet.20Apr2018](#)
- G** [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.20Apr2018](#)
- H** [CUP 18-09](#) Public hearing and consideration of a conditional use permit for a short-term rental on a boat at Eliason Harbor T4-36, 730 Siginaka Way, in the P Public Zone. The property is also known as Alaska Tideland Survey 1496. The request is filed by Cameo Padilla and Brooks Areson. The owners of record are the City and Borough of Sitka, Cameo Padilla, and Brooks Areson.
Attachments: [CUP18-09.EliasonT4-36.packet.20Apr2018](#)
- I** [CUP 18-11](#) Public hearing and consideration of a conditional use permit request for a bed and breakfast at 424 Andrews Street in the R-1 single family and duplex residential district. The property is also known as Lot 12 and Portion of Lot 11 Block 26 Spruce Glen Subdivision. The request is filed by Sheila Finkenbinder. The owner of record is Sheila Finkenbinder.
Attachments: [CUP18-11.424Andrews.packet.20Apr2018](#)
- J** [CUP 18-12](#) Public hearing and consideration of a conditional use permit for a short-term rental at 105 Wolff Drive in the R-1 single family and duplex residential district. The property is also known as Lot 2 Block 3 Amended Resubdivision of Lots 1, 2, 3, 4 of Block 3 and Pt of Wolff Drive, Ted Wolff Subdivision. The request is filed by Florence Benton. The owners of record are Bobby and Florence Benton.
Attachments: [CUP18-12.105Wolff.Benton.packet.20Apr2018](#)

- K** [VAR 18-05](#) Public hearing and consideration of a variance request for 311 Cascade Street in the R-1 single family and duplex residential district. The request is for the reduction in the front setback from 20 feet to 16 feet and the side setback from 5 feet to 4 feet for the construction of an attached garage with second dwelling unit. The property is also known as Lot 38 Block B Moore Memorial Addition. The request is filed by Alexander Weissberg and Jennifer Klejka. The owners of record are Alexander Weissberg and Jennifer Klejka.

Attachments: [VAR18-05.311Cascade.packet.20Apr2018](#)

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 18 and 19