



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Thursday, May 10, 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-45](#) Approval of the April 26, 2018 meeting minutes.

Attachments: [4.26.18 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 18-15](#) Director's Report - May 10

Attachments: [Director's Report Memo 4May2018](#)

VI. REPORTS

VII. THE EVENING BUSINESS

C [CUP 18-07a](#) Approval of findings of fact in support of denial 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: [Finn 116 Knutson findings 1May2018](#)

[CUP18-07.116Knutson.STR.Finn.Packet.20Apr2018](#)

[Michener Comment 26Apr2018](#)

- D** [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.12Apr2018](#)
- E** [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 ver 3 final draft for april 12](#)
- F** [CUP 18-13](#) Public hearing and consideration of a conditional use permit for a short term rental on Kasiana Island in the LI Large Island zone. The property is also known as Lot 19 Kasiana Island Subdivision. The request is filed by Jack Fredrickson. The owner of record is Jack Fredrickson.
Attachments: [Lot19Kasiana.Fredrickson.Packet.4May2018](#)
- G** [VAR 18-07](#) Public hearing and consideration of a variance request for 106 Naomi Kanosh Lane in the R-2 MHP zone. The request is for the reduction in the front setback from 20 feet to 10 feet for the construction of a covered porch. The property is also known as Lot 14 Ashaak Subdivision. The request is filed by Andrew Callistini. The owners of record are Andrew and Donna Callistini.
Attachments: [VAR18-07.106NaomiKanosh.Packet](#)
- H** [VAR 18-06](#) Public hearing and consideration of a variance request for 2206 Sawmill Creek Road in the R-1 LDMH district. The request is for the reduction in the side setback from 15 feet to 9.5 feet for the construction of a sunroom. The property is also known as Lot 3 Keith Bartow Subdivision. The request is filed by Pete Weiland. The owner of record is Mary Anne Maxon Revocable Trust.
Attachments: [VAR18-06.2206SMC.Packet](#)
- I** [MISC 18-16](#) Public hearing, comment, and concurrence regarding the Katlian Bay Road project. The applicant is Alaska Department of Transportation and Public Facilities.
Attachments: [Katlian Bay Memo 2May2018](#)
[MISC18-16.KatlianBayRoad.LetterFromDOT.16Apr2018](#)
[67672_PS&E_review_set_full](#)

- J [CUP 18-10](#) Public hearing and consideration of a conditional use permit for natural resource extraction and mining support facilities at 4660 and 4670 Halibut Point Road in the Industrial District. The properties are also known as 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.

Attachments: [Director's Report Memo 4May2018](#)

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 30 and May 2