



# 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, May 24, 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-46](#)     Approval of the May 10, 2018 meeting minutes.

**Attachments:**   [5.10.18 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 18-17](#)     Director's Report - May 24

**VI. REPORTS**

**VII. THE EVENING BUSINESS**

**C**     [MISC 18-12](#)     Public hearing and consideration of the Sitka Hazard Mitigation Plan.

**Attachments:**   [Sitka Mitigation Strategy 18May2018](#)

- D**      [CUP 18-15](#)      Public hearing and consideration of a conditional use permit request for a short-term rental at 208 Jeff Davis Street in the R-2 multifamily residential district. The property is also known as Lot B Campus View Subdivision. The request is filed by Randy Hitchcock. The owners of record are Randy and Bridget Hitchcock.
- Attachments: [CUP18-15.208JeffDavis.StaffReport.17May2018](#)  
   [CUP18-15.ApplicationPacket.17May2018](#)
- E**      [CUP 18-17](#)      Public hearing and consideration of a conditional use permit for 308 Monastery Street in the CBD Central Business District. The request is for a residential dwelling unit on the first floor of a building in the Central Business District. The property is also known as a portion of Lot 2 Block 16 US Survey 1474. The request is filed by Colin Herforth. The owners of record are Colin Herforth and Christie Jones.
- Attachments: [CUP 18-17 308 Monastery Staff Report May 18 2018](#)  
   [CUP 18-17 Application Packet 17May2018](#)
- F**      [CUP 18-19](#)      Public hearing and consideration of a conditional use permit request for a food truck/outdoor restaurant at 104 Cathedral Way in the Central Business District. The property is also known as Lot 2 Block 6 US Survey 1474 Tract A. The request is filed by Matthew and Julieanne Stroemer. The owners of record are Adam and Kris Chinalski.
- Attachments: [CUP18-19.104Cathedral.Stroemer.StaffReport.18May2018](#)  
   [CUP18-19 Application Packet 17May2018](#)
- G**      [CUP 18-16](#)      Public hearing and consideration of a conditional use permit request for a short-term rental at 837 Lincoln Street in the R-2 multifamily residential district. The property is also known as Lot R-3 SJC-Lincoln Subdivision Replat. The request is filed by Matt and Naomi Christner. The owners of record are Matthew and Naomi Christner.
- Attachments: [CUP18-16.837Lincoln.StaffReport](#)  
   [CUP18-16 Application Packet 17May2018](#)
- H**      [CUP 18-18](#)      Public hearing and consideration of a conditional use permit request for a short-term rental at 453 Charteris Street in the R-1 LD single-family or duplex low density residential district. The property is also known as Lot 23B Charteris Subdivision. The request is filed by Melissa Pardy. The owner of record is Adam Pardy.
- Attachments: [CUP18-18.453Charteris.StaffReport.17May2018](#)  
   [CUP 18-18 Application Packet](#)

- I      [P 18- 10](#)      Public hearing and consideration of a minor subdivision to result in one lot at 114 Harbor Mountain Road in the R-1 MH single-family, duplex, and manufactured home residential zoning district. The property is also known as Lot 13 Shuler Subdivision and a 20 foot portion of E. Shuler Drive. The request is filed by Don Seesz. The owners of record are Donovan and Jane Seesz.

**Attachments:** [P18-10.114HarborMountain.Seesz.StaffReport.18May2018](#)  
[P 18-10 Application Packet 17May2018](#)

- J      [VAR 18-08](#)      Public hearing and consideration of a variance request for 409 Halibut Point Road in the R-2 multifamily residential district. The request is for the reduction in the required on-site parking for an existing duplex from four spaces to zero spaces. The property is also known as Lot 19 Tower Heights Subdivision. The request is filed by Tim Riley. The owner of record is Timothy Riley.

**Attachments:** [VAR 18-08 409 HPR Riley May 17 2018](#)  
[CUP 18-14 Application Packet](#)

- K      [CUP 18-14](#)      Public hearing and consideration of a conditional use permit request for a short-term rental at 409 Halibut Point Road in the R-2 multifamily residential district. The property is also known as Lot 19 Tower Heights Subdivision. The request is filed by Tim Riley. The owner of record is Timothy Riley.

**Attachments:** [409hpr Riley STR staff report may 17 2018 ver 2](#)  
[CUP 18-14 Application Packet](#)

## 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: May 14 and 16*