



# 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, July 26, 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-49](#)     Approve the minutes of the July 17, 2017 meeting

*Attachments:* [07.17.18 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 18-21](#)     Planning Director's report July 26

**VI. REPORTS**

**VII. THE EVENING BUSINESS**

- C**      [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:** [CUP18-10.SudnikovichQuarry.StaffReport.july 17 2018 final ver 2](#)

[CUP Key Points Addressed june 21 2018](#)

[CUP Site Plan 1 june 21 2018](#)

[CommentFromGuhl.10Apr2018.1](#)

[4660HPR.SupplementFromNelson.17May2018](#)

[CUP18-10.SudnikovichQuarry.StaffReport.18May2018](#)

[4660HPR.SupplementFromGuhl.15May2018](#)

[4660HPR.SupplementFromNelson.16May2018](#)

[Sudnikovich Application Packet 9May2018](#)

[Quarry AerialVicinity v2](#)

[CUP18-10.SudnikovichQuarry.StaffReport.9May2018](#)

[4660HPR.NewspaperArticles.Nelson](#)

[CommentFromGuhl.7May2018](#)

[SmithComment.QuarryApplication.11Apr2018](#)

[Court Judgement 24Jan1994](#)

[CommentFromStocker.Quarry.IndustrialRezone.10Apr2018](#)

[CommentFromSchmidt.Quarry.2May2018](#)

[CommentFromMoore.Quarry.2May2018](#)

[4660HPR.SupplementFromNelson.8May2018](#)

[Mining Statute and Regulation Book](#)

- D**      [CUP-R](#)  
[17-21](#)      Public hearing and consideration for a review of an approved conditional use permit for an 8 guest lodge and commercial dock on Middle Island. The property is known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The property is zoned LI Large Island. The request is filed by Michael Coady. The owner of record is Michael Coady.

**Attachments:** [01-Planning Director memo july 26 2018](#)

[04.12.18 final - P&Z minutes](#)

[12.19.17 final P&Z minutes](#)

- E**      [CUP 18-23](#)      Public hearing and consideration of an amendment to add “marijuana product manufacturing facility” and/or “marijuana product manufacturing facility, extract only” as a new use to an existing conditional use permit for a marijuana cultivation operation at 1210 Beardslee Way in the Industrial zoning district. The property is also known as Lot 1B Mick's Resubdivision. The request is filed by Justin Brown for AKO Farms LLC. The owner of record is Martin Enterprises, Inc.
- Attachments:**   [1210 Beardslee staff report July 26 2018](#)  
   [CUP 18-23 1210 Beardslee AKO Farms application, supplemental, site plan, flo](#)
- F**      [VAR 18-09](#)      Public hearing and consideration of platting variance to subdivide a single lot into two lots at 415 DeArmond Street (R-1 zone) where the proposal does not meet current development standards including minimum lot size. The property is also known as Lot 12 and a portion of Lot 11 Block 26 Spruce Glen Subdivision. The request is filed by Sheila Finkenbinder. The owner of record is Sheila Finkenbinder.
- Attachments:**   [415 Dearmond and 424 Andrews Street Finkenbinder Staff Report July 26 2018](#)  
   [V 18-09 415 DeArmond Finkenbinder application see P 18-12](#)  
   [V 18-09 DeArmond Finkenbinder supplemental - see P 18-12](#)  
   [V 18-09 415 DeArmond Finkenbinder preliminary subdivision plat - P 18-12](#)
- G**      [P 18-12](#)      Public hearing and consideration of minor subdivision to subdivide a single lot at 415 DeArmond Street (R-1 zone) into two lots. The property is also known as Lot 12 and a portion of Lot 11 Block 26 Spruce Glen Subdivision. The request is filed by Sheila Finkenbinder. The owner of record is Sheila Finkenbinder.
- Attachments:**   [415 Dearmond and 424 Andrews Street Finkenbinder Staff Report July 26 2018](#)  
   [P 18-12 415 DeArmond Finkenbinder Minor S application see V 18-09](#)  
   [P-1812 415 DeArmond Finkenbinder supplemental see V 18-09](#)

- H**      [P 18- 11](#)      Public hearing and consideration of a request for a concept proposal for a minor subdivision at 213 and 215 Shotgun Alley in a Single-family Low Density zoning district. The concept is to split two lots into 4 lots with a shared parking area that would require a variance. The request is filed by the owners Lisa Busch and David Lubin. The property is described as portion of Lot 2, and Lot 1a, and Lot2a of US Survey 2571, of the Johnstone Subdivision.
- Attachments:**   [P 18-11 July 26 memo to Planning Commission](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin application](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin supplemental](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin aerial](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin site plan](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin plat](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin parking 7+ vehicles](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin proposed lot 1 addit](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin proposed lot 1](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin proposed lots 1-4](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin proposed lots 2 & 3](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin proposed lots 3 & 4](#)  
                         [P 18-11 215 & 213 Shotgun Alley replat minor Busch-Lubin walking access trail](#)
- I**      [CUP 18-21](#)      Public hearing and consideration for a request for a conditional use permit for a short-term rental at 2414 Halibut Point Road in an R-1 MH zoning district. The request is filed by the owners W. Gary & Coralyn Marie Oines. The property is described as a portion of Lot E, US Survey 2749, referred to as Tract 3 of the minor subdivision of Lot E (Tract ½ 2 & 3).
- Attachments:**   [CUP 18-21 Oines STR 2414 HPR staff report July 26 2018](#)  
                         [CUP 18-21 2414 A Halibut Point Road Oines STR application](#)  
                         [CUP 18-21 2414 A Halibut Point Road Oines STR supplemental](#)  
                         [CUP 18-21 2414 A Halibut Point Road Oines STR plat](#)  
                         [CUP 18-21 2414 A Halibut Point Road Oines STR site plan](#)  
                         [CUP 18-21 2414 A Halibut Point Road Oines STR aerial](#)  
                         [CUP 18-21 2414 A Halibut Point Road Oines STR floor plan](#)

- J**      [LM 18-01](#)      Public hearing and consideration for a request to purchase a portion of the municipal right of way, approximately 1660 square feet along Eagle Way adjacent to 1318 Sawmill Creek Road (Grandma Tillie's Bakery). The applicant proposes to use this portion of ROW to provide on-site parking for the bakery. The property is described as a portion of the Eagle Way rights-of-way and improvements from Eagle Intersection at Sawmill Creek Road (Quitclaim Deed 2015-000105-0).

**Attachments:**   [LM 18-01 Chinalski 1318 SMC Eagle Way Request to Purchase memo to PC](#)  
[Adam Chinalski ROW site plan](#)  
[1318 SMC as built](#)  
[1318 SMC proposal sketch with square footage](#)

## **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:*