



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Thursday, August 2, 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-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

B [MISC 18-23](#) Planning Director's August 2, 2018 report

VI. REPORTS

VII. THE EVENING BUSINESS

C [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](#)

- D** [CUP 18-24](#) Public hearing and consideration for a request for a conditional use permit for a short-term rental at 1905 Dodge Circle in an R-1 zoning district. The request is filed by the owner Paul Carrington. The property is described as lot 2, Stedman Estates, US Survey 3806 (Plat No. 87-24, Tax ID: 24796000).

Attachments: [CUP 18-24 Carrington STR 1905 Dodge Circle staff report Aug 2 2018](#)

[CUP 18-24 1905 Dodge Carrington STR application](#)

[CUP 18-24 1905 Dodge Carrington supplemental](#)

[CUP 18-24 1905 Dodge Circle Carrington aerial](#)

[CUP 18-24 1905 Dodge Circle Carrington deed](#)

[CUP 18-24 1905 Dodge Carrington floor plan](#)

[CUP 18-24 1905 Dodge Carrington site plan](#)

[CUP 18-24 1905 Dodge Circle Carrington draft handout](#)

[Site photos 1905 dodge circle](#)

- E** [CUP-R
18-03](#) Public hearing and consideration to amend a conditional use permit request for short-term rentals at 106 Finn Alley. The property is known as a tract of I and in Lot 20, Block 13, US Survey 1474. The request is filed by the owners, Brendan Jones and Rachel DiNardo

Attachments: [CUP 18-03 106 Finn Alley Jones Staff Report 2 Aug 2018 amendment to CUP](#)

[CUP 18-03 106 Finn Alley Jones amendment supplemental Aug 2 2018](#)

[CUP 18-03 106 Finn Alley Jan 16 2018 minutes with COAs Aug 2 2018](#)

[CUP 18-03 106 Finn Alley Jones site plan Aug 2 2018](#)

[CUP 18-03 106 Finn Alley Jones data sheet Aug 2 2018](#)

[CUP 18-03 106 Finn Alley Jones contact list Aug 2 2018](#)

[CUP 18-03 106 Finn Alley Jones information sheet Aug 2 2018](#)

[CUP 18-03 106 Finn Alley Jones home layout note Aug 2 2018](#)

[CUP 18-03 106 Finn Alley photo - Raven's Nest entry Aug 2 2018](#)

[CUP 18-03 106 Finn Alley photo - Stowaway entry Aug 2 2018](#)

- F** [CUP-R](#)
[Greenleaf](#) Public hearing to review the conditional use permits, specifically conditions regarding odor control and parking (CUP 16-14, 16-31, and 17-12) for a marijuana cultivation facility and marijuana retail facility at 4612 and 4614 Halibut Point Road in the C-2 general commercial and mobile home zoning district. The property is known as Lot 3 Carlson Resubdivisions. This review is filed by the Planning Director. The conditional use permit holders are Connor Nelson and Aaron Bean for Greenleaf, Inc. The owners of the land are Connor K Nelson and Valorie L. Nelson
- Attachments:** [CUP 16-12 16-31 17-12 Greenleaf Bean Aug 2 2018 staff memo](#)
[CUP 16-14 16-31 17-12 Grean Leaf review May 17 2016 minutes attachment #1](#)
[CUP 16-14 16-31 17-12 Grean Leaf review Nov 16 2016 minutes attachment #2](#)
[CUP 16-14 16-31 17-12 Grean Leaf review Apr 18 2017 minutes attachment #3](#)
[CUP 16-14 16-31 17-12 Grean Leaf review May 15 2018 letter attachment #4](#)
[CUP 16-14 16-31 17-12 Grean Leaf review May 17 2018 memo attachment #5](#)
[CUP 16-14 16-31 17-12 Grean Leaf review Mary 22 2018 letter attachment #6](#)
[CUP 16-14 16-31 17-12 Grean Leaf review Notice from PD attachment #7](#)
[CUP 16-14 16-31 17-12 Grean Leaf review Jun 22 2018 PD response attachme](#)
- G** [VAR 18-11](#) Public hearing and consideration of a variance request request to build an accessory structure within the front setbacks at 114 Harbor Mountain Road in the R-1 MH zoning district. The property is known as Lot 13, Shuler Subdivisions, and a 20 foot portion of E. Shuler Drive. The request is filed by the owners Donovan and Jane Seesz
- Attachments:** [VAR 18-11 114 Harbor Mountain Seesz Staff Report 2 Aug 2018](#)
[VAR 18-11 114 Harbor Mt Road Seesz plans](#)
[VAR 18-11 14 Harbor Mt Rd Aerial Zoning](#)
- H** [MISC 18-22](#) Public hearing and consideration of what are the existing legal nonconforming uses and potential conditional uses for existing and prospective uses that are occurring or may occur at 505 Sawmill Creek Road. The property is known as Lots 10, 11, 12, and 13, Block 20, US Survey 1474. The request is filed by the Planning Director, Sam Pointer, and Keith Nyitray. The owner of record is the First Presbyterian Church
- Attachments:** [MISC 18-22 505 SMC Aug 2 2018 staff memo](#)
[CU 17-23 staff report Dec 2017](#)
[MISC 18-22 505 SMC Title 22 zoning 22.16.015 1-6](#)

- I [CUP 18-26](#) Public hearing and consideration of a conditional use permit request for short-term rental at 709 Lincoln Street. The property is known as Lot 21, Block 13, Tract A, US Survey 1774. The request is filed by the owners, Lincoln Street House, LLC
- Attachments:** [CUP 18-26 STR 709 Lincoln Street Chadwick STR staff report Aug 2 2018](#)
 [CUP 18-26 709 Lincoln St Chadwick STR application](#)
 [CUP 18-26 709 Lincoln St Chadwick STR supplemental](#)
 [CUP 18-26 709 Lincoln St Chadwick STR aerials](#)
 [CUP 18-26 709 Lincoln St Chadwick STR as built](#)
 [CUP 18-26 709 Lincoln St Chadwick STR floor plan](#)
 [CUP 18-26 709 Lincoln Chadwick exterior photos](#)
- J [CUP 18-25](#) Public hearing and consideration of a conditional use permit for a food cart at 104 Lake Street. The property is known as Lot 2, Block 2, and vacated portion of Lake Street ROW, USS 1479 (Tax ID 11155000, US S 1474). The applicant is Jessica Lien Lew. The owner of record is Ruth Ann Robinson.
- Attachments:** [CUP 18-25 Food Cart in CBD 104 Lake St Lew staff report 2 Aug 2018](#)
 [CUP 18-25 104 Lake St Lew Food Cart application](#)
 [CUP 18-25 104 Lake St Lew Food Cart supplemental](#)
 [CUP 18-25 104 Lake St Lew Food Cart survey](#)
 [CUP 18-25 104 Lake St Lew Food Cart site plan updated July 31](#)
 [Food cart location](#)

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: