



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

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

Wednesday, November 7, 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-54](#) Approve the September 27, 2018 minutes

Attachments: [September 29 2018](#)

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 18-26](#) Planning Director's report November 7, 2018

VI. REPORTS

VII. THE EVENING BUSINESS

- C [VAR 18-12](#) Public hearing and consideration of a platting variance to subdivide a single lot into two lots at 2174 Halibut Point Road (R-1 MH zone) where the proposal does not meet current development standards including minimum lot size; and increasing the number of lots utilizing the access easement from four to five. The property is also known as Lot 1, Wright Subdivision, Addition Two, USS 2418. The request is filed by Adam and Kris Chinalski. The owners of record are Adam and Kris Chinalski.

Attachments: [VAR 18-12 Chinalski 2174 HPR Staff Report September 20 2018](#)

[VAR 18-12 Chinalski 2174 HPR general application](#)

[VAR 18-12 Chinalski 2174 HPR supplemental](#)

[VAR 18-12 Chinalski 2174 HPR aerial vicinity](#)

[VAR 18-12 Chinalski 2174 HPR plat](#)

[VAR 18-12 Chinalski 2174 HPR existing structures & proposed layout](#)

[VAR 18-12 Chinalski 2174 HPR deed](#)

[VAR 18-12 Chinalski 2174 HPR photos](#)

[VAR 18-12 Chinalski 2174 HPR site plan drawings](#)

[VAR 18-12 Chinalski 2174 HPR buffer mailing](#)

- D [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](#)
[Nelson site visit memo 10-29-18](#)
[Nelson memo attachments A-F](#)
[Green Leaf 2016 cultivation CUP application narrative](#)
[Green Leaf 2016 cultivation CUP parking plan](#)
[Green Leaf 2016 retail application November 16 2018 minutes](#)
[Green Leaf 2016 retail application site plan with parking notation](#)
[Green Leaf interior remodel property owner comment memo Nov 2 2018](#)
[Green Leaf interior remodel property owner comment attachments Nov 2 2018](#)
[Green Leaf HVAC and filter property owner memo November 2 2018](#)
[Green Leaf HVAC and filter property owner memo attachments November 2 2018](#)

- E** [CUP 18-29](#) Public hearing and consideration of a conditional use permit for a short-term rental at 1616 Sawmill Creek Road in the R-1 district. The property is also known as Lot 3 Olsen Subdivision USS 2184. The request is filed by Anthony and Lindsay Bird. The owners of record are Roger and Shirley Curry.

Attachments: [CUP 18-29 Bird STR 1616 Sawmill Creek Road staff report Nov 7 2018](#)

[CUP 18-29 Bird 1616 SMC general applicaton](#)

[CUP 18-29 Bird 1616 SMC str supplemental](#)

[CUP 18-30 Bird 1616 SMC aerial vicinity](#)

[CUP 18-29 Bird 1616 SMC plat](#)

[CUP 18-29 Bird 1616 SMC floor plan](#)

[CUP 18-29 Bird 1616 SMC parking plan](#)

[CUP 18-29 Bird 1616 SMC renter information](#)

[CUP 18-29 Bird 1616 SMC warranty deed](#)

[CUP 18-29 Bird 1616 SMC photos](#)

[1616 SMC buffer notice Nov 7 2018](#)

[CUP 18-30 Bird 1616 SMC mailing labels](#)

- F** [CUP 18-30](#) Public hearing and consideration of a conditional use permit for a short-term rental at 1616 ½ Sawmill Creek Road in the R-1 district. The property is also known as Lot 2 Olsen Subdivision USS 2184. The request is filed by Anthony and Lindsay Bird. The owners of record are Roger and Shirley Curry.

Attachments: [CUP 18-30 Bird STR 1616.5 Sawmill Creek Road staff report Nov 7 2018](#)

[CUP 18-30 Bird 1616.5 SMC general application](#)

[CUP 18-30 Bird 1616.5 SMC str supplemental](#)

[CUP 18-30 Bird 1616.5 SMC vicinity map 2](#)

[CUP 18-30 Bird 1616.5 SMC plat](#)

[CUP 18-30 Bird 1616.5 SMC floor plan](#)

[CUP 18-30 Bird 1616.5 SMC parking plan](#)

[CUP 18-30 Bird 1616.5 SMC renter information](#)

[CUP 18-30 Bird 1616.5 SMC warranty deed](#)

[CUP 18-30 Bird 1616.5 SMC site photos](#)

[1616.5 SMC buffer notice Nov 7 2018](#)

[CUP 18-30 1616.5 SMC mailing labels](#)

- G** [VAR 18-14](#) Public hearing and consideration of a variance at 613 Lake Street in the R-1 district for a reduction in the setback from 8 feet to 0 feet for placement of a greenhouse. The property is also known as Lot 2 Block 7 Sitka Broadcasters Subdivision. The request is filed by Dean and Dorothy Orbison. The owners of record are Dean and Dorothy Orbison.

Attachments: [VAR 18-14 Orbison 613 Lake Street Staff Report Nov 7 2018](#)

[VAR 18-14 Orbison 613 Lake St general application](#)

[VAR 18-14 Orbison 613 Lake St supplemental](#)

[VAR 18-14 Orbison 613 Lake St vicinity map 1](#)

[VAR 18-14 Orbison 613 Lake St plat](#)

[VAR 18-14 Orbison 613 Lake St site plan](#)

[VAR 18-14 Orbison 613 Lake St green house](#)

[VAR 18-14 Orbison 613 Lake St neighbor support letter](#)

[VAR 18-14 Orbison 613 Lake St deed](#)

[VR 18-14 Orbison 613 Lake Street from Lake Street](#)

[VR 18-14 Orbison 613 Lake Street greenhouse site](#)

[VR 18-14 Orbison 613 Lake Street property line](#)

[613 Lake St buffer notice Nov 7 2018](#)

[VAR 18-14 Orbison 613 Lake St mailing labels](#)

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: October 31, November 2