



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Taylor Colvin
Victor Weaver

Wednesday, March 20, 2019

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 19-04](#) Approve the March 6, 2019 minutes.

Attachments: [04-March 6 2019 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

VI. REPORTS

VII. THE EVENING BUSINESS

- B** [P 19- 02](#) Public hearing and consideration of a preliminary plat approval of a vacated portion of Eagle Way right-of-way, adjacent to 1318 Sawmill Creek Road, and the property located at 1318 Sawmill Creek Road. The property is also known as the portion of USS 2355 and Lot 21, USS 3695. The applicant is Adam Chinalski. The owner of record is Adam Chinalski.
- Attachments:** [LM 18-01 Chinalski 1318 SMC Staff Report](#)
[LM 18-01 Chinalski 1318 SMC Aerial](#)
[LM 18-01 Chinalski 1318 SMC Memo & Minutes from 7.26.18](#)
[LM 18-01 Chinalski 1318 SMC Preliminary Plat](#)
[LM 18-01 Chinalski 1318 SMC Utility Easement Agreement Draft](#)
[LM 18-01 Chinalski 1318 SMC Utility Easement Approvals](#)
[LM 18-01 Chinalski 1318 SMC Appraisal](#)
[LM 18-01 Chinalski 1318 SMC Ordinance No. 2019-04](#)
- C** [CUP 19-06](#) Public hearing and consideration of a conditional use permit for manufacturing of food products at 4610 Halibut Point Road in the C-2 zoning district, subject to the attached conditions of approval. The property is also known as Lot 4, Wyatt-Cox Resubdivision #2. The applicant is Issam Samman. The owners of record are Connor and Valorie Nelson.
- Attachments:** [CUP 19-06 Samman 4610 HPR Staff Report](#)
[CUP 19-06 Samman 4610 HPR Aerial](#)
[CUP 19-06 Samman 4610 HPR Site Plan](#)
[CUP 19-06 Samman 4610 HPR Photos](#)
[CUP 19-06 Samman 4610 HPR Plat](#)
[CUP 19-06 Samman 4610 HPR Admin Back-Up](#)
- D** [ZA 18-06](#) Discussion, direction, and decision on a proposed zoning text change to create a new zoning district for Cemeteries. The request is filed by the City and Borough of Sitka Planning and Community Development Department.
- Attachments:** [ZA 18-06 Cemetery District Staff Report](#)
[ZA 18-06 Cemetery District Code Amendment Draft](#)
[ZA 18-06 Cemetery District Mailing List](#)

- E [ZA 18-08](#) Discussion, direction, and decision regarding proposed revisions to Table 22.20-1 Development Standards, providing for reduced setbacks, decreased minimum lot sizes, and increased building coverage. The request is filed by the City and Borough of Sitka Planning and Community Development Department.

Attachments: [ZA 18-08 Development Standards Staff Report](#)

[ZA 18-08 Development Standards Code Amendment Draft](#)

[ZA 18-08 Development Standards Tabulation of Variances](#)

[ZA 18-08 Development Standards Buildable Areas](#)

[ZA 18-08 Development Standards Maps](#)

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: