



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

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

Wednesday, September 18, 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 19-13](#) Approve the September 4, 2019 minutes.

Attachments: [13-Sept 4 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 [VAR 19-04](#) Public hearing and consideration of a zoning variance for fence height at the Marine Street Electric Substation located at 401 Spruce Street, 207 Erler Street, and 400 Marine Street in the R-2 multifamily residential district. The lots are also known as Lots 10, 11, and 12, Hanlon Heights Subdivision. The request is filed by the City and Borough of Sitka Electric Department. The owner of record is the City and Borough of Sitka.

Attachments: [VAR 19-04 Marine St. Electric Substation Staff Report](#)

[VAR 19-04 Marine St. Electric Substation Aerial](#)

[VAR 19-04 Marine St. Electric Substation Site Plan](#)

[VAR 19-04 Marine St. Electric Substation Plat](#)

[VAR 19-04 Marine St. Electric Substation Applicant Materials](#)

- C** [CUP 19-14](#) Public hearing and consideration of a conditional use permit for a short-term rental at 208 Kaagwaantaan Street in the R-1 single-family and duplex residential district. The lot is also known as Lot 1, Back Street Subdivision. The request is filed by Jennifer Alley. The owner of record is Jennifer Alley.

Attachments: [CUP 19-14 208 Kaagwaantaan STR Staff Report](#)
[CUP 19-14 208 Kaagwaantaan STR Aerial](#)
[CUP 19-14 208 Kaagwaantaan STR Floor Plan](#)
[CUP 19-14 208 Kaagwaantaan STR Photos](#)
[CUP 19-14 208 Kaagwaantaan STR Plat](#)
[CUP 19-14 208 Kaagwaantaan STR Renter Handout](#)
[CUP 19-14 208 Kaagwaantaan STR Application](#)
[CUP 19-14 208 Kaagwaantaan STR Public Comment](#)

- D** [LM 19-01](#) Public hearing and consideration of a tidelands lease request for submerged municipal tidelands immediately adjacent to 1401 and 1403 Halibut Point Road in the R-1 single-family and duplex residential district. The lots are also known as Lots 1 and 2, Borhauer Subdivision. The request is filed by Kris Pearson, John Hardwick, and Ral West. The owners of record are Kris and Erica Pearson, John T. Hardwick Revocable Living Trust, and Ral West Revocable Living Trust.

Attachments: [LM 19-01 1401 & 1403 HPR Tidelands Lease Staff Report](#)
[LM 19-01 1401 & 1403 HPR Tidelands Lease Aerial](#)
[LM 19-01 1401 & 1403 HPR Tidelands Lease Lease Area](#)
[LM 19-01 1401 & 1403 HPR Tidelands Lease Dock Plans](#)
[LM 19-001 1401 & 1403 HPR Tidelands Lease RES 94-580](#)
[LM 19-01 1401 & 1403 HPR Tidelands Lease Applicant Materials](#)

- E** [P 19- 03](#) Public hearing and consideration of a preliminary plat for a minor subdivision at 1306 Halibut Point Road in the R-2 zoning district. The property is also known as Lot 1A, Little Critter Subdivision. The applicant is the Sitka Community Land Trust. The owner of record is the Sitka Community Land Trust.

Attachments: [P 19-03 SCLT 1306 HPR Staff Report](#)
[P 19-03 SCLT 1306 HPR Aerial](#)
[P 19-03 SCLT 1306 HPR Current Plat](#)
[P 19-03 SCLT 1306 HPR Preliminary Plat](#)
[P 19-03 SCLT 1306 HPR Applicant Materials](#)

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: