



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

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

Wednesday, January 15, 2020

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 20-01](#) Approve the December 18, 2019 minutes.

Attachments: [19-December 18 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

B [MISC 20-01](#) Annual Election of Officers

VII. THE EVENING BUSINESS

- C** [P 19-01](#) Public hearing and consideration of a final plat to result in two lots at 123 Anna Drive in the R-2 multifamily residential district. The property is also known as Lot 3, Miller Subdivision. The applicant is Daniel Falvey. The owners of record are Daniel Falvey and Kathleen O'Gara.
- Attachments:** [P 19-01 Falvey 123 Anna Drive Staff Report](#)
[P 19-01 Falvey 123 Anna Drive Aerial](#)
[P 19-01 Falvey 123 Anna Drive Current Plat](#)
[P 19-01 Falvey 123 Anna Drive Preliminary Plat](#)
[P 19-01 Falvey 123 Anna Drive Photos](#)
[P 19-01 Falvey 123 Anna Drive Drainage Report](#)
[P 19-01 Falvey 123 Anna Drive Site Plan](#)
[P 19-01 Falvey 123 Anna Drive Applicant Materials](#)
- D** [P 19- 03](#) Public hearing and consideration of a final 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](#)
- E** [VAR 20-01](#) Public hearing and consideration of a platting variance to connect more than 4 lots to a private utility system in a minor subdivision at 2370 Halibut Point Road in the R-1 MH single-family, duplex, and manufactured home zoning district. The properties are also known as Lot 1 Oceanview Ridge Subdivision and Lot 4 West Woodbury Subdivision. The request is filed by Michael Tisher. The owners of record are Michael and Glenda Tisher.
- Attachments:** [VAR 20-01 Tisher 2370 HPR Platting Variance Staff Report](#)
[VAR 20-01 Tisher 2370 HPR Platting Variance Preliminary Plat](#)
[VAR 20-01 Tisher 2370 HPR Platting Variance Applicant Materials](#)

- F** [P 19-08](#) Public hearing and consideration of a final plat for a hybrid minor subdivision to result in 5 lots at 2370 Halibut Point Road in the R-1 MH single family, duplex, and manufactured home zoning district. The properties are also known as Lot 1 Oceanview Ridge Subdivision and Lot 4 West Woodbury Subdivision. The request is filed by Michael Tisher. The owners of record are Michael and Glenda Tisher.

Attachments: [P 19-08 Tisher 2370 HPR Staff Report](#)
[P 19-08 Tisher 2370 HPR Aerial](#)
[P 19-08 Tisher 2370 HPR Current Plat](#)
[P 19-08 Tisher 2370 HPR Preliminary Plat](#)
[P 19-08 Tisher 2370 HPR Applicant Materials](#)
[P 19-08 Tisher 2370 HPR Ocean Ridge Subdivision updated easement](#)

- G** [ZA 20-01](#) Public hearing and consideration of a zoning map amendment at 4513, 4521, and 4533 Halibut Point Road to be rezoned from the Industrial zoning district to the C-2 general commercial and mobile home district. The properties are also known as Lot A, HPM Subdivision, Lot 55, U.S. Survey 3475, and a portion of Lot Fifty-one (51), U.S. Survey 3475. The request is filed by Chris McGraw and Charles McGraw. The owners of record are Halibut Point Marine Services, LLC and Charles McGraw.

Attachments: [ZA 20-01 McGraw Halibut Point Marine Services ZMA Staff Report](#)
[ZA 20-01 McGraw Halibut Point Marine Services ZMA Aerial](#)
[ZA 20-01 McGraw Halibut Point Marine Services ZMA Zoning Map](#)
[ZA 20-01 McGraw Halibut Point Marine Services ZMA Sitka Industrial Zones](#)
[ZA 20-01 McGraw Halibut Point Marine Services ZMA Photos](#)
[ZA 20-01 McGraw Halibut Point Marine Services ZMA Applicant Materials](#)

- H** [ZA 19-06](#) Public hearing and consideration of a zoning text change to amend Titles 6, 19, and 22 of the Sitka General Code to define Tiny Houses and Tiny Houses on Chassis and allow them in Mobile/Manufactured Home Parks. The request is filed by the Planning and Community Development Department.

Attachments: [memo- update to commission 8Jan20](#)
[StaffReport ZA 19-06- 11Dec19](#)
[Action Plan -Tiny Homes, sm dwellings - Draft](#)
[IRC Appendix Q-Tiny Houses](#)
[amending Title 6 ver2 11Dec19](#)
[amending title 19 adopting appendix Q 11Dec19](#)
[amending title 22 - ver2 11Dec19](#)
[Application](#)

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: