



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

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Wednesday, March 4, 2020

7:00 PM

Harrigan Centennial Hall

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I. **CALL TO ORDER AND ROLL CALL**

II. **CONSIDERATION OF THE AGENDA**

III. **CONSIDERATION OF THE MINUTES**

A. [PM 20-04](#) Approve the February 19, 2020 meeting minutes

**Attachments:** [03-Feb 19 2020 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 20-03](#) Special Report on 4951 Halibut Point Road

**Attachments:** [4951 Halibut Point Road Special Report](#)

VII. **THE EVENING BUSINESS**

- C**      [CUP 20-02](#)      Public hearing and consideration of a conditional use permit for a short term rental located at 468 Katlian Street in the R-1 single family and duplex residential district. The property is also known as Lot 105, BIHA 2 Subdivision, USS 2542. The request is filed by Judith Kell. The owner of record is Judith Howard (Kell).

**Attachments:** [CUP-20 Kell 468 Katlian STR Staff Report](#)  
[CUP-20 Kell 468 Katlian STR Density Map](#)  
[CUP-20 Kell 468 Katlian STR - Floor Plan](#)  
[CUP-20 Kell 468 Katlian STR Photos](#)  
[CUP-20 Kell 468 Katlian STR - Plat](#)  
[CUP 20-02 468 Katlian STR Public Comment](#)  
[CUP 20-02 468 Katlian STR Application](#)  
[CUP 20-02 468 Katlian STR Renter Handout](#)

- D**      [P 20- 01](#)      Public hearing and consideration of a conceptual plat for a lot merger for three lots on Middle Island to result in one lot in the Large Island zoning district. The properties are also known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The applicant is Michael Coady. The owner of record is Michael Coady.

**Attachments:** [P 20-01 Coady Middle Island Lot Merger\\_ Staff Report](#)  
[P 20-01 Coady Middle Island Lot Merger\\_ Aerial](#)  
[P 20-01 Coady Middle Island Lot Merger\\_ Current Plat](#)  
[P 20-01 Coady Middle Island Lot Merger\\_ Conceptual Plat](#)  
[P 20-01 Coady Middle Island Lot Merger\\_ Applicant Materials](#)

- E**      [VAR 20-03](#)      Public hearing and consideration of a variance for a substandard lot at Shotgun Alley, located in the SFLD single-family low density zoning district. The property is also known as a portion of Lot 14, USS 3557. The applicant is the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record is the State of Alaska.

**Attachments:** [V 20-03 SoA Platting Variance Shotgun Alley\\_ Staff Report](#)  
[V 20-03 SoA Platting Variance Shotgun Alley\\_ Aerial](#)  
[V 20-03 SoA Platting Variance Shotgun Alley\\_ Preliminary Plat](#)  
[V 20-03 SoA Platting Variance Shotgun Alley\\_ Applicant Materials](#)

- F**      [P 20- 02](#)      Public hearing and consideration of a preliminary plat for a minor subdivision to result in two lots at Shotgun Alley, located in the SFLD single-family low density zoning district. The property is also known as Lot 14, USS 3557. The applicant is the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record is the State of Alaska.

**Attachments:** [P 20-02 SoA Shotgun Alley Subdivision Staff Report](#)  
[P 20-02 SoA Shotgun Alley Subdivision Aerial](#)  
[P 20-02 SoA Shotgun Alley Subdivision Preliminary Plat](#)  
[P 20-02 SoA Shotgun Alley Subdivision Applicant Materials](#)

- G**      [VAR 20-04](#)      Public hearing and consideration of a platting variance to create 2 substandard lots at 746 Alice Loop in the WD waterfront zoning district. The property is also known as Lot 2 Charlie Joseph Subdivision. The request is filed by Kris Karsunky. The owner of record is Jay Stevens.

**Attachments:** [V 20-04 Karsunky 746 Alice Platting Variance Staff Report](#)  
[V 20-04 Karsunky 746 Alice Platting Variance Aerial](#)  
[V 20-04 Karsunky 746 Alice Platting Variance Proposed Plat](#)  
[V 20-04 Karsunky 746 Alice Platting Variance Buildable Area Diagram](#)  
[V 20-04 Karsunky 746 Alice Platting Variance Applicant Materials](#)  
[V 20-04 Karsunky 746 Alice Platting Variance Public Comment](#)

## 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](mailto:planning@cityofsitka.org), or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.*

*Publish:*