



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final-revised

Planning Commission

Wednesday, April 1, 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 20-05](#) Approve the March 4, 2020 minutes.

Attachments: [04-Mar 04 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 20-04](#) 2019 Annual Short-term Rental Report

Attachments: [2019 Annual Short-Term Rental Report](#)

[2nd Address Report](#)

[Short-term Rental Distribution Maps](#)

[Rental Statistics from the Department of Labor](#)

VII. THE EVENING BUSINESS

- C** [VAR 20-04](#) Public hearing and consideration of a platting variance to create two 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](#)
- D** [CUP 20-04](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 2202 Sawmill Creek Road in the R1-LDMH single-family, duplex, and manufactured home low density zoning district. The property is also known as Lot 1, Keith Bartow Subdivision. The request is filed by Chris Balovich. The owner of record is Jack 2199, Inc.
- Attachments:** [CUP 20-04 2202 SMC Petrie ADU Staff Report](#)
 [CUP 20-04 2202 SMC Petrie ADU Aerials](#)
 [CUP 20-04 2202 SMC Petrie ADU Site Plan](#)
 [CUP 20-04 2202 SMC Petrie ADU Floor Plan](#)
 [CUP 20-04 2202 SMC Petrie ADU Plat](#)
 [CUP 20-04 2202 SMC Petrie ADU Parking Plan](#)
 [CUP 20-04 2202 SMC Petrie ADU Photos](#)
 [CUP 20-04 2202 SMC Petrie ADU Applicant Materials](#)
 [CUP 20-04 2202 SMC Petrie ADU Public Comment](#)
- E** [P 20- 01](#) Public hearing and consideration of a final 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 Final Plat](#)
 [P 20-01 Coady Middle Island Lot Merger Applicant Materials](#)

- F** [CUP 19-16](#) Public hearing and consideration of a conditional use permit for a short-term rental at 3311 Halibut Point Road in the R-2 MHP multifamily and mobile home district. The property is also known as Lot 6, Rodgers Subdivision. The request is filed by Mike and Eileen Chambers. The owners of record are Mike and Eileen Chambers.
- Attachments:** [CUP 19-16 3311 HPR STR Staff Report](#)
 [CUP 19-16 3311 HPR STR Aerial](#)
 [CUP 19-16 3311 HPR STR STR Density](#)
 [CUP 19-16 3311 HPR STR Floor Plan](#)
 [CUP 19-16 3311 HPR STR Photos](#)
 [CUP 19-16 3311 HPR STR Plat](#)
 [CUP 19-16 3311 HPR STR Renter Handout](#)
 [CUP 19-16 3311 HPR STR Application](#)
- G** [CUP 20-03](#) Public hearing and consideration of a conditional use permit for a short-term rental at 1818 Edgecumbe Drive in the R-1 single family and duplex residential district. The property is also known as Lot 12B, Standerwick Subdivision. The applicant is Sondra Lundvick. The owners of record are James and Sondra Lundvick.
- Attachments:** [CUP 20-03 Lundvick 1818 Edgecumbe Dr Staff Report](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Aerial Map](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Density Map](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Floor Plan](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Photos](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Renter Handout](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Application](#)
 [CUP 20-03 Lundvick 1818 Edgecumbe Dr STR Plat](#)
- H** [CUP 20-06](#) Public hearing and consideration of a conditional use permit for a short-term rental at 2625 Halibut Point Road in the R-2 MHP multifamily and mobile home district. The property is also known as Portion No. 3 of Lot L, US Survey No. 2750. The request is filed by David Adams. The owner of record is David Adams.
- Attachments:** [CUP 20-06 Adams 2625 HPR RV STR Staff Report](#)
 [CUP 20-06 Adams 2625 HPR RV STR Aerial](#)
 [CUP 20-06 Adams 2625 HPR RV STR STR Density](#)
 [CUP 20-06 Adams 2625 HPR RV STR Floor Plan](#)
 [CUP 20-06 Adams 2625 HPR RV STR Photos](#)
 [CUP 20-06 Adams 2625 HPR RV STR Renter Handout](#)
 [CUP 20-06 Adams 2625 HPR RV STR Applicant Materials](#)

- I [MISC 20-05](#) Discussion/Direction on process forward for the No Name Mountain/Granite Creek Master Plan project.

Attachments: [status report #4 Planning Commission No Name Mtn MP 26Mar20](#)

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. Individuals having concerns or comments on any item are encouraged to provide written comments emailed planning@cityofsitka.org. Those with questions may call (907) 747-1815.

Publish: March 27, 30