



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, August 5, 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 20-13](#) Approve the July 15, 2020 minutes.

Attachments: [12-July 15 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

VII. THE EVENING BUSINESS

B [P 20- 03](#) Public hearing and consideration of a final plat for minor subdivision to result in four lots at 601 Alice Loop in the Waterfront District. The property is also known as Lots 1 and 2, Dr. Walter Soboleff Subdivision. The request is filed by Shee Atika Holdings Alice Island, LLC. The owner of record is Shee Atika Holdings Alice Island, LLC.

Attachments: [P 20-03 Shee Atika 601 Alice Loop Subdivision Staff Report](#)
[P 20-03 Shee Atika 601 Alice Loop Minor Subdivision Aerial](#)
[P 20-03 Shee Atika 601 Alice Loop Minor Subdivision Current Plat](#)
[P 20-03 Shee Atika 601 Alice Loop Subdivision Proposed Plat](#)
[P 20-03 Shee Atika 601 Alice Loop Minor Subdivision Photos](#)
[P 20-03 Shee Atika 601 Alice Loop Minor Subdivision Applicant Materials](#)

- C** [P 20- 04](#) Public hearing and consideration of a final plat for a lot merger for the properties at 4513 and 4521 Halibut Point Road in the C-2 general commercial mobile home district. The properties are also known as Lot A, HPM Subdivision and Lot 55, USS 3475. The request is filed by Chris McGraw. The owner of record is Sitka Dock Company, LLC.
- Attachments:** [P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Staff Rep](#)
[P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Aerial](#)
[P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Current F](#)
[P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Proposec](#)
[P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Site Plan](#)
[P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Photos](#)
[P 20-04 McGraw-Sitka Dock Company Lot Merger 4513 & 4521 HPR Applicant](#)
- D** [MISC 20-14](#) Discussion/Direction from the Commission regarding a zoning determination of a proposed lot merger at 207 Shotgun Alley and 2116 Sawmill Creek Road in the single-family low density zoning district and single-family, duplex, or manufactured home low density district (respectively). The properties are also known as Lot 4, Cedars Subdivision and Lot 27, USS 3302. The request is filed by Krystina Scheller. The owners of record are Barth Hamberg, Frances Brann, and Krystina Scheller.
- Attachments:** [MISC 20-14 Zoning Determination for Potential Lot Merger Staff Memo](#)
[MISC 20-14 Zoning Determination for Potential Lot Merger Aerial](#)
[MISC 20-14 Zoning Determination for Potential Lot Merger Zoning Map](#)
[MISC 20-14 Zoning Determination for Potential Lot Merger Proposed Plat](#)
- E** [P 20- 05](#) Public hearing and consideration of a final plat for a lot merger of the properties at 207 Shotgun Alley and 2116 Sawmill Creek Road in the single-family low density zoning district and single-family, duplex, or manufactured home low density district (respectively). The properties are also known as Lot 4, Cedars Subdivision and Lot 27, USS 3302. The request is filed by Krystina Scheller. The owners of record are Barth Hamberg, Frances Brann, and Krystina Scheller.
- Attachments:** [P 20-05 Lot Merger 207 Shotgun & 2116 SMC Staff Report](#)
[P 20-05 Lot Merger 207 Shotgun & 2116 SMC Aerial](#)
[P 20-05 Lot Merger 207 Shotgun & 2116 SMC Zoning Map](#)
[P 20-05 Lot Merger 207 Shotgun & 2116 SMC Current Plats](#)
[P 20-05 Lot Merger 207 Shotgun & 2116 SMC Proposed Plat](#)
[P 20-05 Lot Merger 207 Shotgun & 2116 SMC Applicant Materials](#)
[P 20-05 Lot Merger 207 Shotgun & 2116 SMC Public Comments](#)

- F** [P 20- 06](#) Public hearing and consideration of a final plat for a lot merger of the properties at 1235 Seward Avenue, 201 and 219 Tongass Drive in the public lands district. The properties are also known as Lots 6, 11A, and 11B USS 1496. The request is filed by Southeast Alaska Regional Health Consortium (SEARHC). The owner of record is Southeast Alaska Regional Health Consortium (SEARHC).
- Attachments:** [P 20-06 SEARHC Lot Merger 1235 Seward Ave 201 & 219 Tongass_ Staff Repc](#)
[P 20-06 SEARHC Lot Merger 1235 Seward Ave 201 & 219 Tongass_ Aerial](#)
[P 20-06 SEARHC Lot Merger 1235 Seward Ave 201 & 219 Tongass_ Current Pl](#)
[P 20-06 SEARHC Lot Merger 1235 Seward Ave 201 & 219 Tongass_ Proposed](#)
[P 20-06 SEARHC Lot Merger 1235 Seward Ave 201 & 219 Tongass_ Photos](#)
[P 20-06 SEARHC Lot Merger 1235 Seward Ave 201 & 219 Tongass_ Applicant](#)
- G** [CUP 20-12](#) Public hearing and consideration of a conditional use permit for a hospital in the public lands district at 1235 Seward Avenue, 201, 219, and 222 Tongass Drive. The properties are also known as Lots 6, 7, 11A, and 11B USS 1496. The request is filed by Southeast Alaska Regional Health Consortium (SEARHC). The owner of record is Southeast Alaska Regional Health Consortium (SEARHC).
- Attachments:** [CUP 20-12 SEARHC Hospital 1235 Seward Ave 201 219 222 Tongass_ Staff Re](#)
[CuP 20-12 SEARHC Hospital 1235 Seward Ave 201 219 222 Tongass_ Aerial](#)
[CUP 20-12 SEARHC Hospital 1235 Seward Ave 201 219 222 Tongass_ Plat](#)
[CuP 20-12 SEARHC Hospital 1235 Seward Ave 201 219 222 Tongass_ Photos](#)
[CuP 20-12 SEARHC Hospital 1235 Seward Ave 201 219 222 Tongass_ Applica](#)

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 or emailed to planning@cityofsitka.org. Teleconference options can be found at <https://www.cityofsitka.com/government/departments/planning/index.html>. Those with questions may call (907) 747-1814.

Publish: