



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final

### Planning Commission

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Wednesday, May 5, 2021

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 21-07](#) Approve the April 21, 2021 meeting minutes.

**Attachments:** [7-April 21 2021 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** [CUP 21-06](#) Public hearing and consideration of a conditional use permit for multi-family housing at 601 Lincoln Street in the R-1 single-family and duplex district. The property is also known as Lot 3, Gregory Subdivision. The request is filed by Kent Bovee. The owner of record is Bovee Irrevocable Children's Trust.

**Attachments:** [CUP 21-06 Bovee 601 Lincoln Multifamily Staff Report](#)  
[CUP 21-06 Bovee 601 Lincoln Street Multifamily Aerial](#)  
[CUP 21-06 Bovee 601 Lincoln Street Multifamily Floor Plan](#)  
[CUP 21-06 Bovee 601 Lincoln Street Multifamily Parking Layout](#)  
[CUP 21-06 Bovee 601 Lincoln Street Multifamily Plat](#)  
[CUP 21-06 Bovee 601 Lincoln Street Multifamily Photos](#)  
[CUP 21-06 Bovee 601 Lincoln Street Multifamily Applicant Materials](#)

- C**      [VAR 21-04](#)      Public hearing and consideration of a variance to reduce the side setback from 15 feet to 8 feet and increase maximum height of accessory structures from 16 feet to 24 feet at 106 Shotgun Alley in the R-1 LDMH Single-Family/Manufactured Home Low Density District. The property is also known as Lot 1, Tom Williamson Subdivision. The request is filed by Josh Arnold. The owners of record are Josh and Dayna Arnold.
- Attachments:** [V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Staff Report](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Aerial](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Current Plat](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Site Plan](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Floor Plans](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Elevation sk](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Photos](#)  
[V 21-04 Arnold 106 Shotgun Alley Setback and Height Variance Applicant Me](#)
- [VAR 21-05](#)      Public hearing and consideration of a variance to reduce the front setback from 10' to 0' at 4690 Sawmill Creek Road in the GP Gary Paxton Special District. The property is also known as Lot 4, Block 4, Sawmill Cove Industrial Park Resubdivision No. 1. The request is filed by Sitka Salmon Shares. The owner of record is City and Borough of Sitka.
- Attachments:** [V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance Staff](#)  
[V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance Aeri](#)  
[V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance Site](#)  
[V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance Coo](#)  
[V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance Curr](#)  
[V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance Pho](#)  
[V 21-05 Sitka Salmon Shares 4690 Sawmill Creek Rd Setback Variance App](#)
- E**      [MISC 21-10](#)      Discussion/Direction on potential changes to SGC Title 22 as it relates to short-term rentals.
- Attachments:** [MISC 21-10 STR Discussion Staff Memo](#)  
[Current Code Provisions](#)  
[2019 Annual Short-Term Rental Report](#)  
[2020 Annual Short-Term Rental Report](#)  
[STR Density Maps 5.5.21](#)  
[2nd Address Report](#)  
[2005 ORD 05-09](#)  
[2006 ORD 2006-09](#)

**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:*