



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, June 16, 2021

7:30 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 21-11](#) Approve the June 2, 2021 meeting minutes.

Attachments: [11-June 2 2021 DRAFT](#)

B [PM 21-12](#) Approve the June 2, 2021 special meeting minutes.

Attachments: [12-June 2 2021 Special Meeting 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

- C** [VAR 21-07](#) Public hearing and consideration of a request for a variance to reduce the front, rear, and side setbacks of Lot 3, Block 4, Sawmill Mill Cove Industrial Park Resubdivision No. 1 in the Gary Paxton special district. The request is filed by the Northern Southeast Regional Aquaculture Association. The owner of record is the City and Borough of Sitka.
- Attachments:** [V 21-07 NSRAA GPIP Setback Variance Staff Report](#)
 [V 21-07 NSRAA GPIP Setback Variance Aerial](#)
 [V 21-07 NSRAA GPIP Setback Variance Site Plan](#)
 [V 21-07 NSRAA GPIP Setback Variance Floor Plan](#)
 [V 21-07 NSRAA GPIP Setback Variance Plat](#)
 [V 21-07 NSRAA GPIP Setback Variance Photos](#)
 [V 21-07 NSRAA GPIP Setback Variance Applicant Materials](#)
- D** [CUP 21-09](#) Public hearing and consideration of a request for a conditional use permit for a day care with five or more children at 2840 Sawmill Creek Road in the R-1 LDMH single-family/manufactured home low density district. The property is also known as Lot 1, R. & C. Hammack Subdivision Lot Line Adjustment. The request is filed by Kaycie Coleman. The owners of record are Michael and Tessie Coleman.
- Attachments:** [CUP 21-09 Coleman 2840 Sawmill Creek Rd Daycare Staff Report](#)
 [CUP 21-09 Coleman 2840 Sawmill Creek Rd Daycare Aerial](#)
 [CUP 21-09 Coleman 2840 Sawmill Creek Rd Daycare Floor Plan](#)
 [CUP 21-09 Coleman 2840 Sawmill Creek Rd Daycare Site Plan](#)
 [CUP 21-09 Coleman 2840 Sawmill Creek Rd Daycare Photos](#)
 [CUP 21-09 Coleman 2840 Sawmill Creek Rd Daycare Applicant Materials](#)
- E** [CUP 21-10](#) Public hearing and consideration of a request for a conditional use permit to operate a food truck at 331 Lincoln Street in the CBD central business district. The property is also known as A Fractional Portion of Tract J, U.S. Survey 404. The request is filed by Joshua and Jennifer Meabon. The owner of record is Christopher S. Bowen.
- Attachments:** [CUP 21-10 Meabon 331 Lincoln St Food Truck Staff Report](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck Aerial](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck Floor Plan](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck Site Plan](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck Menu](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck Photos](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck AAA Levels of Noise](#)
 [CUP 21-10 Meabon 331 Lincoln St Food Truck Applicant Materials](#)

- F** [CUP 21-11](#) ****PULLED**** Public hearing and consideration of a request for a conditional use permit for a short-term rental at 617 DeGroff Street, Apt. A., in the R-1 single-family and duplex residential district. The property is also known as Lot 9, Amended Pinehurst Subdivision. The request is filed by Tyler Eddy. The owner of record is Janet Eddy.
- Attachments:** [CUP 21-11 Eddy 617 DeGroff Apt A STR Staff Report](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR Aerial](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR Floor Plan](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR As-Built and Parking Layout](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR Photos](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR Renter Handout](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR Public Comment](#)
 [CUP 21-11 Eddy 617 DeGroff Street Apt A STR Applicant Materials](#)

- G** [MISC 21-09](#) Discussion/Direction on Short-Term Tourism Plan

Attachments: [Background Information Review Staff Memo](#)
 [Sitka Gateway Plan](#)
 [Sign Transit Services OSD to HCH 2020](#)
 [CPET Information](#)
 [Cruise Calendar 2022](#)

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.

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