



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, July 21, 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 21-15](#) Approve the July 7, 2021 meeting minutes.

Attachments: [15-July 7 2021 DRAFT](#)

B [PM 21-16](#) Approve the July 7, 2021 special meeting minutes.

Attachments: [16-July 7 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 21-08](#) Public hearing and consideration of a variance to reduce off-street parking requirement from 6 spaces to 5 spaces 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: [V 21-08 Bovee 601 Lincoln Street Parking Variance Staff Report](#)
[V 21-08 Bovee 601 Lincoln Street Parking Variance Aerial](#)
[V 21-08 Bovee 601 Lincoln Street Parking Variance Floor Plan](#)
[V 21-08 Bovee 601 Lincoln Street Parking Variance Parking Plan](#)
[V 21-08 Bovee 601 Lincoln Street Parking Variance Photos](#)
[V 21-08 Bovee 601 Lincoln Street Parking Variance Plat](#)
[V 21-08 Bovee 601 Lincoln Street Parking Variance Applicant Materials](#)

- D** [VAR 21-09](#) Public hearing and consideration of a variance to reduce the front setback from 14 feet to 6 feet at 5318 Halibut Point Road in the R-1 Single-Family and Duplex residential district. The property is also known as Lot 1, Tract B-1, U.S. Survey 3670. The request is filed by Raymond and Judy Wampler. The owners of record is Raymond Wampler.

Attachments: [V 21-09 Wampler 5318 Halibut Point Road Setback Variance Staff Report](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Aerial](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Site Plan](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Elevation](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Floor Plan](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Plat](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Photos](#)
[V 21-09 Wampler 5318 Halibut Point Road Setback Variance Applicant Mater](#)

- E** [VAR 21-10](#) Public hearing and consideration of a variance to reduce the rear setback from 8 feet to 0 feet at 1401 Halibut Point Road in the R-1 Single-Family and Duplex residential district. The property is also known as Lot 2, Borhauer Subdivision. The request is filed by John Hardwick and Ral West. The owners of record are John T. Hardwick Revocable Living Trust and Ral West Revocable Living Trust.
- Attachments:** [V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Staff](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Aerial](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Site I](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Wetl](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Elev](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Floor](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Plat](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Phot](#)
[V 21-10 Hardwick and West 1401 Halibut Point Road Setback Variance Appli](#)

- F** [CUP 21-11](#) 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

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.

Publish:

