



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, August 4, 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 21-17](#) Approve the July 21, 2021 meeting minutes.

Attachments: [17-July 21 2021 DRAFT](#)

B [PM 21-18](#) Approve the July 21, 2021 special meeting minutes.

Attachments: [18-July 21 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

C [MISC 21-14](#) Short-term Rental Community Survey Results

Attachments: [Short-Term Rental Community Survey Result May 2021](#)

VII. THE EVENING BUSINESS

- D** [VAR 21-11](#) Public hearing and consideration of a zoning variance to increase the maximum allowable height of a principal structure from 40' to 90' for a communications tower at 4660 Halibut Point Road in the I - Industrial district. The property is also known as Lot 61A, S&S Minor Subdivision. The request is filed by Vertical Bridge Development, LLC. The owner of record is 4607 Halibut Pt. Rd, Sitka, LLC.

Attachments: [V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Staff Report](#)
[V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Aerial](#)
[V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Site Plans](#)
[V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Elevation](#)
[V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Plat](#)
[V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Photos](#)
[V 21-11 Vertical Bridge 4660 Halibut Point Road Height Variance Applicant M](#)

- E** [VAR 21-12](#) Public hearing and consideration of a zoning variance to exceed the maximum of three principal structures (six total requested) on 611 Alice Loop in the WD - waterfront district. The property is also known as Lot 2C, Dr. Walter Soboleff Replat. The request is filed by Southeast Alaska Regional Health Consortium. The owner of record is Southeast Alaska Regional Health Consortium.

Attachments: [V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Staff Report](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Aerial](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Site Plan](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Elevation](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Floor Plan](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Plat](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Photos](#)
[V 21-12 SEARHC 611 Alice Loop Maximum Structures Variance Applicant M](#)

- F** [VAR 21-13](#) Public hearing and consideration of a zoning variance to exceed the maximum of three principal structures (seven total requested) on 621 Alice Loop in the WD waterfront district. The property is also known as Lot 2B, Dr. Walter Soboleff Replat. The request is filed by Southeast Alaska Regional Health Consortium. The owner of record is Southeast Alaska Regional Health Consortium.

Attachments: [V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Staff Report](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Aerial](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Site Plan](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Elevation](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Floor Plan](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Plat](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Photos](#)
[V 21-13 SEARHC 621 Alice Loop Maximum Structures Variance Applicant M:](#)

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

Attachments: [Staff Memo 8.4.21](#)

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: