



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, October 20, 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 21-23](#) Approve the October 6, 2021 meeting minutes.

Attachments: [23-October 6 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 21-14](#) Public hearing and consideration of a request for a conditional use permit for a veterinary clinic at 805 Halibut Point Road, in the C-1 general commercial district. The property is also known as Lot 1, Shea Subdivision. The request is filed by Jonathan and Toccoa Wolf. The owners of record are Joyce Robertson.

Attachments: [CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Staff Report](#)
[CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Aerial](#)
[CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Floor Plan and Buil](#)
[CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Parking Layout](#)
[CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Plat](#)
[CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Photos](#)
[CUP 21-14 Wolf 805 Halibut Point Road Veterinary Clinic Applicant Materials](#)

- C** [CUP 21-15](#) Public hearing and consideration of a request for a conditional use permit for a short-term rental at 101 Cedar Beach Road, in the R-1 single-family and duplex residential district. The property is also known as Lot 3-B, Amended White Subdivision. The request is filed by Mateo and Alessandra Tabachnik. The owners of record are Mateo and Alessandra Tabachnik.

Attachments: [CUP 21-15 Tabachnik 101 Cedar Beach Road STR Staff Report](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR Aerial](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR Floor Plan](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR Parking Layout](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR Photos](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR Renter Handout](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR As-Built](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Road STR Plat](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Rd STR STR Density](#)
[CUP 21-15 Tabachnik 101 Cedar Beach Rd STR Applicant Materials](#)

- D** [CUP 21-16](#) Public hearing and consideration of a conditional use permit request for an eating and drinking place at 4951 Halibut Point Road in the R - Recreation district. The property is also known as a portion of Lot 1, USS 3670. The request is filed by Shee Atika, Inc. The owner of record is the City and Borough of Sitka.

Attachments: [CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place St](#)
[CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place A](#)
[CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place Si](#)
[CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place St](#)
[CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place O](#)
[CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place Pl](#)
[CUP 21-16 Shee Atika 4951 Halibut Point Road Eating and Drinking Place A](#)

- E** [CUP 21-17](#) Public hearing and consideration of a conditional use permit request for an entertainment and amusement facility at 4951 Halibut Point Road in the R - Recreation district. The property is also known as a portion of Lot 1, USS 3670. The request is filed by Shee Atika, Inc. The owner of record is City and Borough of Sitka.
- Attachments:** [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Staff Report](#)
 [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Aerial](#)
 [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Site Plan](#)
 [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Example Equipr](#)
 [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Operational Pla](#)
 [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Photos](#)
 [CUP 21-17 Shee Atika 4951 Halibut Point Road Amusement Applicant Materi](#)
- F** [LM 21-02](#) Public hearing and consideration of a tidelands lease amendment request for municipal tidelands immediately adjacent to 834 Lincoln Street in the R-2 multifamily district. The property is also known as Lot 7, Sheldon Jackson Campus Subdivision and a portion of ATS 15. The request is filed by Sitka Sound Science Center. The owners of record are the Sitka Sound Science Center and the City and Borough of Sitka.
- Attachments:** [LM 21-02 SSSC 834 Lincoln St Lease Amendment Staff Report](#)
 [LM 21-02 SSSC 834 Lincoln St Lease Amendment Aerial](#)
 [LM 21-02 SSSC 834 Lincoln St Lease Amendment Lease Area](#)
 [LM 21-02 SSSC 834 Lincoln St Lease Amendment Navigation Chart](#)
 [LM 21-02 SSSC 834 Lincoln St Lease Amendment Photos](#)
 [LM 21-02 SSSC 834 Lincoln St Lease Amendment Applicant Materials](#)
- G** [MISC 21-09](#) Discussion/Direction on Short-Term Tourism Plan
- Attachments:** [Staff Memo](#)
 [Downtown Traffic Analysis & Options](#)
 [2022 Cruise Calendar](#)

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: October 15, 19