



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, February 21, 2024

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Wendy Alderson, Stacy Mudry, Robin Sherman, Thor Christianson (Assembly liaison).

Excused: Katie Riley

Staff: Kim Davis

Public: Joel Hanson, Eric Jarvill, Ariadne Will

Chair Windsor called the meeting to order at 6:57 PM

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 24-01](#) Approve the January 17, 2024 meeting minutes.

M-Mudry/S-Alderson moved to approve the January 17, 2024 meeting minutes.

Motion passed 4-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Davis reported the Director Ainslie was out of the office and staff would be sending out the short-term rental report survey to conditional use permit holders next week.

VI. REPORTS

VII. THE EVENING BUSINESS

B [CUP 24-01](#) Public hearing and consideration of a conditional use permit for a short-term rental at 108 Naomi Kanosh Lane in the R-2 MHP multifamily and mobile home district. The property is also known as Lot 13 of Ashaak Subdivision. The request is filed by Joel Hanson. The owner of record is Joel Hanson.

Davis introduced a request for a conditional use permit for a short-term rental (STR) at 108 Naomi Kanosh Lane. This was a single-story dwelling unit about 1,374 sq. ft. with three bedrooms and two bathrooms. The applicant would be renting for a limited number of days in the summer and had other housing available. He was requesting a maximum of eight guests and quiet hours were set from 10pm-8am. The property was buffered by some vegetation but it was mostly open with ample parking for four vehicles. Staff recommended approval.

The applicant Joel Hanson was present. He stated he would be managing the rental and staying with family or friends when the rental was being utilized. Commissioners had no additional questions and there was no public comment.

M/Mudry-S/Alderson moved to approve the conditional use permit for a short-term rental at 108 Naomi Kanosh Lane in the R-2 MHP- multifamily/mobile home district subject to the attached conditions of approval. The property was also known as a Lot 13 of Ashaak Subdivision. The request was filed by Joel Hanson. The owner of record was Joel Hanson. Motion passed 4-0 by voice vote.

M/Mudry-S/Alderson moved to adopt and approve the required findings for conditional use permits as listed in the staff report. Motion passed 4-0 by voice vote.

C [VAR 24-03](#)

Public hearing and consideration of a zoning variance request to increase the height of an accessory structure from 16' to 21' at 116 Molly Lane in the C-2 general commercial mobile home district. The property is also known as Lot 8, Mountain View Subdivision. The request is filed by Eric Jarvill. The owners of record are Eric Jarvill and Sarah Lawrie.

Davis introduced a zoning variance request to increase the height of an accessory structure from 16' to 21' at 116 Molly Lane in the C-2 general commercial mobile home district. This was to build a detached garage adjacent to the existing primary structure. The proposed garage would be 20' x 32' with a storage loft, bathroom, and shop but no kitchen facilities. There was no significant increase in traffic, noise, or odor outside of normal residential use. The properties behind were on a higher elevation and view sheds would be minimally impacted. Staff recommend approval.

The applicant Eric Jarvill was present. Jarvill stated explained the height increase was to accommodate additional storage space in the loft area and that the house on the property was around 20' in height. There was one letter of support for the height increase and no additional public comment. Commissioners had no additional questions.

M/Alderson-S/Mudry moved to approve the zoning variance for an increase in height of an accessory structure to 21' in the C-2 General Commercial and Mobile Home District subject to the attached conditions of approval. The property was also known as Lot 8 Mountain View Subdivision. The request was filed by Eric Jarvill. The owners of record were Eric Jarvill and Sarah Lawrie. Motion passed 4-0 by voice vote.

M/Alderson-S/Mudry moved to adopt and approve the required findings for variances involving major structures or expansions as listed in the staff report. Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Chair Windsor adjourned the meeting at 7:10 PM