



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, June 19, 2019

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (chair), Randy Hughey, Taylor Colvin, Victor Weaver
Absent: Darrell Windsor (excused), Aaron Bean (assembly liaison)
Staff: Amy Ainslie
Public: David Lubin, Lisa Busch, Frances Brann, Denton Pearson, David Lambdin

Chair Spivey called the meeting to order at 7:00 pm.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

M-Hughey/S-Weaver moved to approve the June 5, 2019 minutes. Motion passed 4-0 by voice vote.

A [PM 19-09](#) Approve the June 5, 2019 minutes

Attachments: [09-June 5 2019 DRAFT](#)

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie and fellow Commissioners thanked Colvin for his service on the Commission, as it was his last meeting. Ainslie reminded the Commission that there would be a vacant seat going forward, and to let Ainslie or the municipal clerk know if there were any interested applicants. Windsor was still out of town, he would return within a week and should be able to attend the next meeting. The next meeting was scheduled to be on July 3rd, the eve of the holiday for the 4th. Commissioners agreed it would be best to reschedule the meeting to July 2nd. There was no update on the Planning Director vacancy. Ainslie informed the Commission that the Fire Chief, Dave Miller, was filling in as the Acting Administrator. An Interim Administrator would likely be selected at the Assembly meeting on June 25th, Ainslie would keep the Commission informed. The next meeting would include a variance request, minor subdivision, a conditional use permit for a retail marijuana facility, and an update on floodplain mapping from the Building Official.

VI. REPORTS

VII. THE EVENING BUSINESS

B [P 19-04](#)

Public hearing and consideration of a request for preliminary plat of a minor subdivision at 213 Shotgun Alley in the single-family low density zoning district. The property is also known as Lot 1A, Johnstone Subdivision. The applicants are David Lubin and Lisa Busch. The owners of record are David Lubin and Lisa Busch.

Attachments: [P 19-04 Lubin Busch Shotgun Minor Sub Staff Report](#)
[P 19-04 Lubin Busch Shotgun Minor Sub Aerial Photos](#)
[P 19-04 Lubin Busch Shotgun Minor Sub Prelim Plat](#)
[P 19-04 Lubin Busch Shotgun Minor Sub Photos](#)
[P 19-04 Lubin Busch Shotgun Minor Sub Applicant Materials](#)

Ainslie delivered the staff report, noting that the currently proposal differed from a previous proposal for the same area involving a subdivision resulting in 4 lots; the new request resulted in 3 lots. Ainslie described the nature of the area and neighborhood as low density and residential in nature. The lots affected by the subdivision, 213 Shotgun Alley and 215 Shotgun Alley (both in common ownership of the Busch and Lubin), are already uniquely accessed and served by utilities. Due to the topography of the area, 213 and 215 share a parking area on 213 and use a platted pedestrian easement to access their homes. 213 also provides utilities to 215 via an access easement. The newly created lot would make direct contact with the right-of-way, Shotgun Alley, so access, parking, and utilities are easily provided for. Access, parking, and utility connections for 213 and 215 would not change, however, 213 would become a grantee rather than a grantor to the easements. Ainslie emphasized that the use of 213 and 215 would only change contractually, but not in practice. The newly created lot met the dimensional standards of the district and recommended approval of the preliminary plat.

The applicants, Lisa Busch and David Lubin came forward. Busch added that historically there was a home/cottage on the proposed lot, so there was a hardened building site that was ideal for building a new structure, which was their intention to do. Spivey asked for clarification regarding emergency access, Busch stated that there would be no change in current access. Ainslie stated she would follow up with police and fire prior to final plat approval.

Frances Brann stated that she owned a neighboring parcel to the area in question and had walked the property with the applicants to see their proposal. Brann thought it would make a good place for a new home to be constructed and supported the proposal. Ainslie also read a letter from Barth Hamberg into the record which also stated support for the proposal.

M-Colvin/S-Hughey moved to approve the preliminary plat for a minor subdivision at 213 Shotgun Alley in the SFLD zoning district subject to the listed conditions of approval. The property was also known as Lot 1A, Johnstone Subdivision Replat. The applicants were David Lubin and Lisa Busch. The owners of record were David Lubin and Lisa Busch. Motion passed 4-0 by voice vote.

M-Colvin/S-Hughey movd to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.

C [CUP 19-10](#)

Public hearing and consideration for a conditional use permit for a short-term rental

at 3106 Halibut Point Road in the R-1 single-family and duplex residential district. The property is also known as Lot 24D, Toothacre Subdivision. The request is filed by David Lambdin. The owner of record is David Lambdin.

Attachments: [CUP 19-10 Lambdin 3106 HPR STR Staff Report](#)
 [CUP 19-10 Lambdin 3106 HPR STR Aerial](#)
 [CUP 19-10 Lambdin 3106 HPR STR Floor Plan](#)
 [CUP 19-10 Lambdin 3106 HPR STR Photos & Renter Handout](#)
 [CUP 19-10 Lambdin 3106 HPR STR As Built](#)
 [CUP 19-10 Lambdin 3106 HPR STR Application](#)

Ainslie gave the staff report, noting that the request was for short-term rentals in the applicant's home. The applicant would be living on the premise and renting rooms within the house. The property had vacant land across the street and to the north of the property. Grade and foliage provided additional buffers to surrounding neighbors. The house abutted a major right-of-way and had space for ample parking, making it easily accessible and unlikely to contribute significantly to traffic or parking issues. Staff recommended approval.

The applicant, David Lambdin, and his attorney, Denton Pearson came forward. Pearson explained that his client was looking to supplement his income in retirement by operating short-term rentals from his home.

M-Colvin/S-Hughey moved to approve the conditional use permit for a short-term rental at 3106 Halibut Point Road in the R-1 zoning district subject to the attached conditions of approval. The property was also known as Lot 24D, Toothacre Subdivision. The request was filed by David Lambdin. The owner of record was David Lambdin. Motion passed 4-0 by voice vote.

M-Colvin/S-Hughey moved to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey adjourned the meeting at 7:23 pm.