



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, November 4, 2020

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrell Windsor, Stacy Mudry, Wendy Alderson, Katie Riley
Absent: None
Staff: Thor Christianson (assembly liaison), Amy Ainslie (Planning Director), Ben Mejia (Planner I)
Public: Robert Woolsey

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

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

M-Windsor/ S-Mudry moved to approve the October 21, 2020 minutes. Motion passed 5-0 by voice vote.

A [PM 20-18](#)

Approve the October 21, 2020 minutes.

Attachments: [17-October 21 2020 DRAFT](#)

IV. PERSONS TO BE HEARD

Speaking as a member of the public, Mudry expressed concern that the current overburden site operated by McGraw Construction was nearly full. Staff explained that the city was aware and was working toward a solution.

V. PLANNING DIRECTOR'S REPORT

Ainslie informed the Commission that City Hall would be closed Wednesday November 11th in observance of Veteran's Day. Ainslie sought input on upcoming meeting dates, as they fell close to winter holidays. Ainslie explained that no applications had been received in time for the November 18th meeting and asked if the Commission wanted to hold the meeting to discuss ongoing items. Alderson and Riley addressed scheduling conflicts for November 18th and the Commission decided not to hold the meeting. Spivey expressed concern about scheduling conflicts for the December 16th meeting and Ainslie informed the Commission that the December 2nd meeting would meet the Code mandated one meeting per month and allow for the Commission not to meet on December 16th.

VI. REPORTS

VII. THE EVENING BUSINESS

- B** [P 20-08](#) Public hearing and consideration of a boundary line adjustment of the properties at 1301 Edgecumbe Drive and Lot 1 Little Critter Highlands Subdivision in the R-1 single-family and duplex residential district and the R-2 multifamily residential district. The properties are also known as Lot 1 Old City Shops Subdivision and Lot 1 Little Critter Highlands Subdivision. The request is filed by Robert Woolsey Jr. The owner of record is Robert Woolsey Jr.

Attachments: [P20-08 Woolsey BLA Staff Report](#)
 [Aerial](#)
 [Current Plat](#)
 [Proposed Plat](#)
 [Photos](#)
 [CBS Applications](#)

Ainslie prefaced the report with an explanation of procedure regarding boundary line adjustments(BLA). Ainslie explained that most BLA requests are handled administratively per Sitka General Code 21.16 however, Ainslie noted a provision in the code that specified circumstances where properties sought a BLA with plats that had been recorded within 18 months of the request needed Planning Commission approval.

Ainslie stated that the property was a result of a minor subdivision by Sitka Community Land Trust that had been approved by the Commission on the January 15th, 2020 meeting and had been recorded in June. Ainslie explained that the applicant had shared his vision for a BLA at the January 15th meeting were he to acquire the lot, which he since has. Ainslie stated that the applicant was now proceeding with that same plan.

Ainslie described the proposal as an increase to the smaller lot from 6,000 sq. ft. to 10,802 sq. ft. and decreasing the larger lot from 17,600 to 11,874 sq. ft. net of easements. The proposal reduced easement restrictions on the larger lot and increase the size and building space of the smaller lot. Ainslie noted that the proposal did not increase density or the number of users on Kostrometinoff Street while meeting development standards. Staff recommended approval.

The applicant, Robert Woolsey, was present.

Alderson asked if the proposal would result in any changes to the zoning of the properties. Spivey replied that there would be no change to the zoning as a result of the proposed BLA.

M-Windsor/S-Alderson moved to approve the final plat for a boundary line adjustment for 1301 Edgecumbe Drive and Lot 1, Little Critter Highlands Subdivision in the R-1 single family and duplex residential district and the R-2 multifamily residential district. The properties were also known as Lot 1 Old City Shops Subdivision and Lot 1 Little Critter Highlands Subdivision. The request was filed by Robert Woolsey Jr. The owner of record was Robert Woolsey Jr. Motion passed 5-0 by voice vote.

M-Windsor/S-Alderson moved to adopt the findings as listed in the staff report.
Motion passed 5-0 by voice vote.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey moved to adjourn the meeting at 7:17 PM.