



CITY AND BOROUGH OF SITKA

Minutes - Final

Planning Commission

Wednesday, March 6, 2024

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Katie Riley, Wendy Alderson, Stacy Mudry, Robin Sherman
Excused: Thor Christianson (Assembly liaison)
Staff: Amy Ainslie, Kim Davis
Public: Joel Hanson, Thomas Ensign, Jay Stelzenmuller, Ariadne Will

Chair Windsor called the meeting to order at 7:00 PM

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 24-02](#) Approve the February 21, 2024 meeting minutes.

**M-Alderson/S-Riley moved to approve the February 21, 2024 meeting minutes.
Motion passed 5-0 by voice vote.**

IV. PERSONS TO BE HEARD

Joel Hanson provided an update regarding the proposed community garden project. They had completed a survey, received an Army Corps permit, and had completed a site design for the layout of garden plots. Staff would send commissioners the concept drawing.

V. PLANNING DIRECTOR'S REPORT

Ainslie reported the short-term rental (STR) report was out to permit holders and responses were due by April 1. Staff would provide the STR report to commissioners at the April 17 or May 1 meeting.

VI. REPORTS

VII. THE EVENING BUSINESS

B [VAR 24-04](#) Public hearing and consideration of a zoning variance to reduce the front setbacks to 5' at 325 Eliason Loop in the R-1 single-family and duplex residential district. The property is also known as Lot 4, Block 5, Hillside Subdivision. The request is filled by Thomas Ensign. The owner of record is Thomas Ensign.

Ainslie introduced a request for a zoning variance to reduce both the front setbacks

from the north and east property lines from 14 feet to 5 feet at 325 Eliason Loop for the construction of a small round single-family home. The property was challenging to build on as a significant portion of the lot was a steep slope which limits the build-able area. Eliason Loop was a 50-foot developed city right-of-way (ROW) and Chirikov Drive was a 40-foot ROW that was partly developed. The undeveloped remainder extended uphill intersecting with Eliason Loop. The upper section of the ROW was heavily wooded and had significant elevation gain.

There was adequate space and visibility for ingress and egress with the proposed house oriented towards the east side of the lot. The driveway was at an angle from the middle of the lot with parking available for two vehicles. There were no visibility concerns for drivers on Eliason Loop as the structure would be far enough back from the drivable surface of the ROW to not interfere with sight lines. Staff recommended approval.

The applicant Thomas Ensign was present. He had no additional comments and commissioners asked about parking on the property. Ensign stated there was enough parking for two or more vehicles. Public comment from Jay Stelzenmuller was in favor of the variance stating the lot was steep and hard to develop. A letter read into public comment from Mike Vieira had concerns with adequate parking on the property and visibility on Eliason Loop if people parked on the street. Staff clarified on street parking was available unless otherwise posted. Commissioners had no additional discussions.

M-Riley/S-Mudry moved to approve the zoning variance for a reduction to the front setbacks at 325 Eliason Loop in the R-1-single-family/duplex residential district subject to the attached conditions of approval. The property was also known as Lot 4, Block 5, Hillside Subdivision. The request was filed by Thomas Ensign. The owner of record was Thomas Ensign. Motion passed 5-0 by voice vote.

M-Riley/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 5-0 by voice vote.

VIII. ADJOURNMENT

Chair Windsor adjourned the meeting at 7:26 PM