



CITY AND BOROUGH OF SITKA

Minutes - Final

Planning Commission

Thursday, September 27, 2018

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Chairman Chris Spivey called the meeting to order at 7:00 p.m.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM-52](#) Approve the minutes for September 6, 2018

Attachments: [Sept 6 Minutes.pdf](#)

Motion Carried 3-0.

I move to approve the minutes of the September 6, 2018 meeting.

IV. PERSONS TO BE HEARD

None.

V. PLANNING DIRECTOR'S REPORT

B MISC 18-24 Planning Director's Report, September 27, 2018

Interim Planning Director Maegan Bosak reviewed the schedule for October, which included an appeal of a short-term rental conditional use permit denial at the Assembly level on October 4; the planned site visit to a marijuana facility on October 6; no items had been filed for the scheduled October 11 Planning Commission meeting; the October 10 Historic Preservation Commission meeting; re-advertisement for the Planning Department positions; her daily schedule in the Planning Office; and a call from a member of the public asking for change in Planning Commission meeting days, which prompted discussion by the Commission. The Commission changed the meeting days to the 1st and 3rd Wednesdays of the month.

VI. REPORTS

VII. THE EVENING BUSINESS

C [VAR 18-12](#)

Public hearing and consideration of a platting variance to subdivide a single lot into two lots at 2174 Halibut Point Road (R-1 MH zone) where the proposal does not meet current development standards including minimum lot size; and increasing the number of lots utilizing the access easement from four to five. The property is also known as Lot 1, Wright Subdivision, Addition Two, USS 2418. The request is filed by Adam and Kris Chinalski. The owners of record are Adam and Kris Chinalski.

Attachments: [VAR 18-12 Chinalski 2174 HPR Staff Report September 20 2018](#)
[VAR 18-12 Chinalski 2174 HPR general application](#)
[VAR 18-12 Chinalski 2174 HPR supplemental](#)
[VAR 18-12 Chinalski 2174 HPR aerial vicinity](#)
[VAR 18-12 Chinalski 2174 HPR plat](#)
[VAR 18-12 Chinalski 2174 HPR existing structures & proposed layout](#)
[VAR 18-12 Chinalski 2174 HPR deed](#)
[VAR 18-12 Chinalski 2174 HPR photos](#)
[VAR 18-12 Chinalski 2174 HPR site plan drawings](#)
[VAR 18-12 Chinalski 2174 HPR buffer mailing](#)

Interim Planning Director Bosak described the R1MH property and neighborhood, and clarified the request, which was for two variances: a platting variance to split one lot into two - one of which would be of substandard size; and for an access variance, to allow for five lots on an access easement, where the maximum by code is four. All lots currently in the immediate neighborhood are 8,000 square feet or more. The grade of the access easement is estimated at 25%, which exceeds the maximum allowable. Required parking space would cut an additional 600 feet from the buildable area for the smaller parcel. Staff recommendation was for denial of the variance request, with the finding that the project would be a detriment to the neighborhood in regard to traffic and emergency and other access. She read comments against the proposal from two residents in the immediate neighborhood, Kathryn Rumery and Don MacKinnon, whose concerns were access, parking, drainage, and lot size issues.

Applicant Kris Chinalski stated the proposed house would have a small footprint, and not obstruct water and mountain views for the neighbors; she and the Commission discussed outreach and its documentation.

Resident Don MacKinnon added to his written comment with concern of the proximity of the Chinalski boat to his property, and gave objection to the proposed project.

The Commission discussed the challenges the applicant would face, as to lot size, setbacks, and parking. They agreed that more information would be helpful.

M/S Darrell Windson/Taylor Colvin to postpone the variance request to the next meeting. Motion Carried 3-0.

VIII. ADJOURNMENT

M/S Chris Spivey/Darrell Windsor to adjourn. Motion Carried 3-0.