



CITY AND BOROUGH OF SITKA

Meeting Agenda

Planning Commission

*Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Richard Parmelee
Taylor Colvin*

Tuesday, December 19, 2017

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A Approval of the December 5, 2017 meeting minutes.

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

V. PLANNING DIRECTOR'S REPORT

B Director's Report - December 19, 2017

VI. REPORTS

VII. THE EVENING BUSINESS

C Public hearing and consideration of a conditional use permit for an 8-guest lodge and commercial dock on Middle Island. The property is known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The property is zoned LI Large Island. The request is filed by Michael Coady. The owner of record is William Robinson Trust.

D Public hearing and consideration of a variance request for 1415 Davidoff Street in the R-1 Single Family and Duplex Residential District. The request is for the reduction of the front setback from 20 feet to 0 feet and the reduction of the easterly side setback from 8 feet to 0 feet. The property is also known as Lot 3 of Clyde Franks Subdivision. The request is filed by Sam Smith. The owner of record is Venneberg Family Trust.

- E** Public hearing and consideration of a long-term Class III tideland lease request for tidelands adjacent 4319 Halibut Point Road and 104 Pirates Way. The property is also known as ATS 1300. The property is zoned C-2 general commercial mobile home district. The request is filed by Larry McCrehin. The owner of record is City and Borough of Sitka.
- F** Public hearing and consideration of a variance request for 612 Sawmill Creek Road. The request is for the reduction in the rear setback from 10 feet to 5 feet and the increase in lot coverage from 35% to 45% for the construction of a 26 foot by 27 foot house expansion with garage on a 4648 square foot lot. The property is also known as Lot 5 Block 22 US Survey 1474. The request is filed by Zach Porter. The owner of record is Michael Sibayan.
- G** Public hearing and consideration of a variance request for 1307 Edgecumbe Drive. The request is for the reduction in the side setback from 8 feet to 5 feet for the construction of a carport. The property is also known as Lot 4 Old City Shops Subdivision. The request is filed by Austin Inman. The owners of record are Austin and Kathleen Inman.
- H** Public hearing and consideration of a variance request for 610 Biorka Street. The request is for the reduction of the side setback from 8 feet to 5 feet and the rear setback from 10 feet to 8 feet for the construction of a garage with accessory dwelling unit. The property is also known as Portion of Lot 2 Block 15 US Survey 1474. The request is filed by Adam Chinalski. The owners of record are Adam and Kris Chinalski.
- I** Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 610 Biorka Street. The property is also known as Portion of Lot 2 Block 15 US Survey 1474. The request is filed by Adam Chinalski. The owners of record are Adam and Kris Chinalski.
- J** Public hearing and consideration of an expansion of a nonconforming use permit (church) for a seasonal men's shelter that proposes to operate from October 1 to March 31 from 7 PM to 8:30 AM at 505 Sawmill Creek Road. The property is also known as Lots 10, 11, 12, 13 Block 20 US Survey 1474. The request is filed by First Presbyterian Church. The owner of record is First Presbyterian Church.
- K** Public hearing and consideration of a long-term Class III tideland lease request at 485 Katlian Avenue. The property is also known as a portion of ATS 15. The request is filed by MBH Properties LLC dba as Longliner Lodge. The owner of record is City and Borough of Sitka.

VIII. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to planning@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: December 11 and 13