

**City and Borough of Sitka
PLANNING AND ZONING COMMISSION
Minutes of Meeting
January 16, 2007**

Present: Pat Hughes, Bob Goss, Don Alexander, Planning Director Wells Williams, Planner Sara Russell, and Secretary Maria Finkenbinder

Absent and excused: Brian McNitt, Tom Rogers

Members of the Public: Seth Charlton, Theresa Helem (teleconference), John Crane, Ernest and Joyce Robertson, Tom Marthaller, Shannon Haugland (Sentinel)

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

Consideration of Minutes from the January 2nd, 2007 meeting:

MOTION: M/S Goss/Alexander moved to approve the minutes from the January 2nd, 2007 meeting.

ACTION: Motion **PASSED 3-0** on a voice vote.

The evening's business:

**ZERO LOT LINE SUBDIVISION
318 ELIASON LOOP
SETH CHARLTON
OWNERS OF RECORD –
DAVID PLONSKI AND CHRISTINE NESHEIM-PLONSKI**

Public hearing and consideration of a concept plat for a zero lot line subdivision at 318 Eliason Loop. This request is filed by Seth Charlton. The property is also known as Lot 5 Block 6 of the Hillside Subdivision. Owners of record are David Plonski and Christine Nesheim-Plonski.

Ms. Russell briefly outlined the request which involves subdividing the 9,832 square foot lot into two lots: Lot 5A with 4,451 square feet and Lot 5B with 5,381 square feet. She said the applicant has indicated that each lot meets the required number of parking spaces which is two parking spaces for each lot and that he is aware that separate utility services need to be installed from the main to each lot. She also pointed out that access to each of the zero lot lines will be from the upper side of Eliason Loop.

Mr. Williams added that owners of record, the Plonskis are based in Fort Myers, Florida but they come up to spend the summers here in Sitka on a regular basis. They are building the project in conjunction with Seth Charlton. He said the project is a partnership between the Plonskis and the Charltons, and when everything is completed, Seth Charlton will end up with one-half of the zero lot line. He said he spoke with Mr. Plonski who raised the possibility that later on, there might be some minor setback variances but it is not shown on the plan.

Mr. Charlton said that what's shown is how the project is going to be built but added that the easement might shift a little bit.

Mr. Goss commented that the request meets all the criteria for a zero lot line.

MOTION: **M/S Goss/Alexander** moved to approve a concept plat for a zero lot line subdivision at 318 Eliason Loop. This request is filed by Seth Charlton. The property is also known as Lot 5 Block 6 of the Hillside Subdivision. Owners of record are David Plonski and Christine Nesheim-Plonski.

ACTION: Motion **PASSED 3-0** on a voice vote.

Mr. Williams said that this request will come back on the Board's agenda after the foundation is poured and surveyed.

**RECONSIDERATION OF
PLANNING COMMISSION ACTION
PARKING VARIANCE
TO REDUCE THE NUMBER OF PARKING SPACES
FROM 24 TO 18
805 HALIBUT POINT ROAD
SITKA COMMUNITY HOSPITAL
ERNEST AND JOYCE ROBERTSON, OWNERS OF RECORD**

Reconsideration of a parking variance request filed by Sitka Community Hospital to reduce the number of required parking spaces from 24 to 18 for 805 Halibut Point Road. The property is also known as Lot 1 of the Shea Subdivision. Owners of record are Ernest and Joyce Robertson.

Mr. Williams briefly revisited the parking variance request which was to reduce the number of required parking spaces from 24 to 18. The Board approved said request on December 19th, 2006. On December 27th, the Planning Office received a letter from Theresa Helem appealing for reconsideration of the parking variance request based on the following reasons: (1) That the drawings did not properly represent the building locations and (2) that there is not enough room to place the handicap ramp on the True Vale side of the building.

Mr. Williams projected onscreen a photo showing the location of two survey caps in dispute. Survey cap no. 1 was identified as the survey point originally placed by Stragier and the same one shown on the earlier Pacific View Building as built. Said survey cap was verified correct by O'Neill Surveying. On the other hand, survey cap no. 2 was the survey cap found by Pat Welsh and Ms. Helem. It is located closer to HPR. According to Mr. Williams, Ms. Helem thought that with the location of this particular survey cap, there is not enough room left to place the handicap ramp. From the Helem's standpoint, the Board did not fully consider the location of this particular survey cap when they approved the parking variance request.

In teleconference, Ms. Helem stated that she is satisfied now that the correct monuments have been located and they now know where the property line is. She wanted to know however whether Pacific View would end up with as many parking spaces as has been approved.

Mr. Crane, project architect, told the Board that when the existing ramp was built, they took two parking spaces out, reducing the number of parking spaces to 18. He explained that in 1989, the building had a heavier load with the same exact survey and they got the project approved. The current occupant load for Sitka Community Hospital is a lot lesser than before. He also pointed out that contrary to what the image onscreen shows – parking lot angled towards True Value driveway – they kept a straight line for the parking lot using the original survey. The difference is that the parking lot has never been striped or the boundaries were never identified. To address this situation, they intend to provide either wheel stops or curbs to identify the 18 spaces. He added that their drawings show the 9-foot space the Code requires. He stressed that the drawing is as accurate as he can draw based on the survey that O'Neill Surveying has recently verified. Addressing Ms. Helem's concern about the City transformer, Mr. Crane said that the transformer is far enough out on towards HPR that it would not interfere on the parking spaces.

On the Board's question regarding the existing ramp, Mr. Crane explained that the existing ramp will be

maintained but they will be adding a secondary ramp on the other side which follows both life safety and handicap accessibility. He added that the drawings will show that the new ramp will not interfere with the parking spaces.

Ms. Helem said that she won't have any objections as long as Pacific View ends up with 18 spaces or more than that. She clarified that her letter does not need to go to the Assembly level.

Mr. Williams said that the Planning Commission's action stands. No motion is needed.

PLANNING DIRECTOR'S REPORT - NONE

Mr. Williams briefly discussed with the Board their upcoming work session with the Assembly on January 23rd. On the agenda will be the new GIS system and an introduction of the Comprehensive Plan. He requested the members to attend the work session and to be there at 6:00 pm. He stressed the importance of the work session considering the length of time the Board has devoted to revising the Comprehensive Plan.

He also gave the Board the heads up on the next meeting's agenda which he said will include a number of difficult issues including the dock and lodge definitions. He said that the Mental Health trust land rezoning will come back before the Board on Feb. 20th.

ADJOURNMENT

The meeting adjourned at 7:40 pm.

Chair, Pat Hughes

Secretary, Maria Finkenbinder