



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Sitka Planning Commission Agenda

Tuesday, February 7, 2012

Held in the Harrigan Centennial Hall

330 Harbor Drive, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE MINUTES FROM January 17, 2012
- III. THE EVENING BUSINESS
 - A. Public hearing and consideration of a variance request filed by Boyd Didrickson at 428 Kaagwaantaan Street. The request is for a reduction in the 1) front setback from 20 to 10 feet, 2) rear setback from 10 feet to 8 feet, 3) both side setbacks from 8 feet to 3 feet, and 4) an increase in lot coverage to approximately 51%. The property is also known as Lot 47 Block 2 of the Sitka Indian Village. This request is for the construction of a new two-story house.
 - B. Public hearing and consideration of proposed zoning and subdivision code changes to sections 21.52.040 Public Notice, exterior boundary notifications – radius from perimeter of project; 21.52.090 Notice Appeal Hearing and Preparation of Record; 21.52.012 (new) Planning Commission Reconsideration upon Proof of Failure to Receive Notice; 21.44.020B Certification of Ownership and Dedication, subdivision dedication plat certificate; 21.12.030 Final Plat – Minor, flagging of exterior lot lines; 21.32.170 Final Subdivision Plat Review and Approval by the Planning Commission – Major; 22.30.120 Notice of Public Hearings; 22.30.130 Notice of Appeal Hearings; 22.24.010 Conditional Uses; 22.30.160 Planning Commission Review and Recommendation; 22.30.050 Planning Commission Decision and Action Authority; Nonconforming Use and Structure Definitions; 22.24.050 Nonconforming Use Permit; 22.20.055 Communications Antennas and Cell Towers, modify regulations for cell towers; 22.30.250 Violation of Restrictions or Conditions of Conditional Use Permits and Variances; 22.20.040 Yards and Setbacks for Trash Container or Structure Exemption; 22.30.165 (new) Planning Commission Reconsideration upon Proof of Failure to Receive Notice. Full description and details are available in the Sitka Planning Office and are available online at www.cityofsitka.com.
 - C. Public hearing and consideration of a replat at 603 Etolin Street, 205 and 606 Oja Street. The request is filed by Peter Corey. The parcels are owned by Peter Corey and Duane Kauffman. The properties are also known as Lot 11 Corey Subdivision and two portions of Lot 1 Block 15 US Survey 1474.
- IV. PLANNING DIRECTOR'S REPORT
- V. PUBLIC BUSINESS FROM THE FLOOR
- VI. ADJOURNMENT

NOTE: 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 melissa@cityofsitka.com, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

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