



204 SIGTNAKA WAY, SUITE 300  
SITKA, ALASKA 99835  
MAIN: 907-747-3207  
FAX: 907-747-4915  
SITKATRIBE.ORG

March 16, 2026

Planning Commission  
100 Lincoln Street  
Sitka, Alaska 99835

Re: Case File P 25-09 – Proposed Lot Merger at 338 & 344 Katlian Street

Dear Commissioners,

Sitka Tribe of Alaska (STA) appreciates the opportunity to provide additional comments regarding Case File P 25-09. We understand that North Pacific Seafoods has withdrawn its proposal to construct a bunkhouse on 338 and 344 Katlian Street. STA acknowledges that the structure is no longer being pursued at this time.

The request to merge the two lots, however, remains active. Because the parcels directly border two restricted deed properties held in trust for Tribal Citizens (332 and 350 Katlian street), STA must ensure that any changes to parcel configuration do not adversely affect these protected lands. These restricted parcels are located within the Sitka Indian Village, a culturally significant and historically residential area zoned R-1 for low-density, single-family use.

STA wishes to highlight the broader zoning implications associated with merging 338 and 344 Katlian Street. Combining the lots would materially change the development capacity of the site by creating a larger building envelope, altering setback conditions, and increasing the potential for future proposals that may not align with the intent of R-1 zoning. The R-1 designation in the Village was established to preserve residential character, protect Tribal trust properties, and prevent intensification of use in an already constrained neighborhood.



Given the proximity of the restricted parcels and the history of encroachment concerns in this area, STA asks the Commission to carefully consider how a lot merger could affect future development patterns, neighborhood compatibility, and the long-term integrity of the Sitka Indian Village. Ensuring that zoning intent is upheld is essential to protecting both the residential nature of the Village and the security of adjacent Tribal lands.

We appreciate the Commission's consideration of these concerns and remain committed to continued collaboration to ensure that land use decisions in this area respect community needs and Tribal land protections. Please contact Luwinna Kubik, Realty Officer, at 907-747-3207 or [luwinna.kubik@sitkatriben-sn.gov](mailto:luwinna.kubik@sitkatriben-sn.gov) for any questions or follow up from this letter.

Sincerely,

*Rob Allen*

[Rob Allen \(Mar 16, 2026 09:50:30 AKDT\)](#)

Rob Allen

General Manager

CC: Amy Ainslie, Planning & Community Development Director



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November 4, 2025

Planning And Community Development Department  
100 Lincoln Street  
Sitka, Alaska 99835

Dear Commissioners,

I write on behalf of Sitka Tribe of Alaska (“STA”), the federally recognized Tribal government of Sitka, Alaska, representing over 4,846 Tribal Citizens. As a Tribal government, STA is responsible for the health, safety, welfare, and cultural preservation of its Tribal Citizens. STA compacts for real estate provider for the Bureau of Indian Affairs for properties held in restricted status (trust property).

I am writing to express concern regarding the recent application submitted by North Pacific Seafoods, Inc. for a lot merger on Katlian Avenue, where they appear to be planning the construction of a bunkhouse or similar high-occupancy structure.

The proposed development site is flanked by two restricted deed lots (45 & 42) (332 and 350 Katlian Street) held in trust for Tribal Citizens. These parcels are restricted deed parcels and part of the Sitka Indian Village, a culturally significant and historically residential area. The zoning designation for this area is R-1, which is intended to support low-density, single-family residential use, for a reason. It is very unclear based on the plans submitted how the rock wall will be built to not pose a trespass on Lot 42.

We understand the need for seasonal workforce housing and support responsible economic development. However, we must also advocate for the integrity and livability of the Sitka Indian Village. Katlian Avenue is already burdened with narrow streets, limited parking, and high pedestrian activity. North Pacific Seafoods has previously been notified of employee trespass onto Lot 42 due to inadequate employee parking. While North Pacific Seafoods have temporarily complied with the following formal notices, the issue continues to persist, raising concerns about its ability to manage increased occupancy responsibly.



The introduction of a bunkhouse to this area would likely exacerbate existing challenges, including:

- Increased traffic and congestion,
- Noise and disruption to residential life,
- Strain on limited parking infrastructure, and
- Potential adverse effects on adjacent Tribal trust lands

We respectfully request that the Planning Commission consider the following:

1. Whether the proposed use aligns with the intent of R-1 zoning and the character of the surrounding neighborhood.
2. Whether the applicant has demonstrated a capacity to mitigate impacts, particularly in the light of past compliance issues.
3. Whether Tribal consultation and BIA coordination have been adequately incorporated into the review process, given the proximity to restricted deed lands.
4. Whether the proposal meets the standards of a Conditional Use Permit under Sitka General Code § 22.25.010 which does not align with the intent of R-1 Zoning.

We appreciate the opportunity to provide input and remain open to collaborative solutions that respect both the community needs and tribal land protections. Please contact Luwinna Kubik, Realty Officer, at 907-747-3207 or [luwinna.kubik@sitkatriben-sn.gov](mailto:luwinna.kubik@sitkatriben-sn.gov) for any questions or follow up from this letter. Thank you for your attention to this matter.

Sincerely,

Alicia Gassman  
CHIEF EXECUTIVE OFFICER

ENCLOSURES:

A – AERIAL VIEW OF PROPOSED DEVELOPMENT (344 AND 338 KATLIAN) AND RESTRICTED PROPERTIES (332 AND 350 KATLIAN)

B- SURVEY OF RESTRICTED PROPERTIES ADJACENT TO PROPOSED DEVELOPMENT

C- PROPOSED LOT MERGER AND ENCROACHMENTS ON RESTRICTED PROPERTY - LOT 42 (338 KATLIAN)

D – PHOTOS OF CURRENT USE OF 344 AND 338 KATLIAN AND RECENT TRESPASS AT 338 KATLIAN (LOT 42)