



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, October 15, 2025

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 25-17](#) Approve the October 1, 2025 meeting minutes.

Attachments: [16-October 1 2025 DRAFT](#)

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

VI. REPORTS

VII. THE EVENING BUSINESS

B [P 25- 08](#) Public hearing and consideration of a final plat for a minor subdivision at 286 Tongass Drive. The property is also known as a portion of Lot 15, U.S. Survey 1496. The applicant is Southeast Alaska Regional Health Consortium (SEARHC). The property is owned by State of Alaska Department of Natural Resources (DNR).

Attachments: [P 25-08 SEARHC 286 Tongass Drive Minor Sub Final Staff Report](#)

[A P 25-08 SEARHC 286 Tongass Drive Minor Sub Final Aerial](#)

[B P 25-08 SEARHC 286 Tongass Drive Minor Sub Final Plat 2010-10](#)

[C P 25-08 SEARHC 286 Tongass Drive Minor Sub Final ASLS 97-63](#)

[D P 25-08 SEARHC 286 Tongass Drive Minor Sub Final Final Plat](#)

[E P 25-08 SEARHC 286 Tongass Drive Minor Sub Final Photos](#)

[F P 25-08 SEARHC 286 Tongass Drive Minor Sub Final Applicant Materials](#)

C [LM 25-02](#) Public hearing and consideration of a tideland lease request for municipal tidelands located seaward of 1604 Sawmill Creek Road in the R-1 single-family and duplex residential district. The property is also known as

Alaska Tideland Survey 645. The request is filed by Rose Risley and Brian Blankenship. The owner of record is the City and Borough of Sitka.

Attachments: [LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Staff Report](#)

[A LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Aerial](#)

[B LM 25-02 Risley Blankenship ATS 645 Tidelands Lease ATS 645](#)

[C LM 25-02 Risley Blankenship ATS 645 Tidelands Lease As-built](#)

[D LM 25-02 Risley Blankenship ATS 645 Tidelands Lease DOT Plat 2009-2](#)

[E LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Photos](#)

[F LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Application Mater](#)

- D** [MISC 25-16](#) Discussion on a request for an administrative interpretation of community garden for Sitka Tribe of Alaska at the end of Andrew Hope Street.

Attachments: [Memo Andrew Hope Street Community Garden Interpretation](#)

[A STA Request for Interpretation](#)

[B Aerial](#)

- E** [ZA 25-01](#) Discussion of zoning code changes for cruise related docks.

Attachments: [Memo Cruise Ship Docks 10.15.25](#)

[A June 18 Presentation](#)

[B June 18 Planning Commission Minutes](#)

[C July 10 Tourism Commission Minutes](#)

[D Public Comment](#)

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 or emailed to planning@cityofsitka.org. Those with questions may call (907) 747-1814.

Publish: