

Kim Davis

From: Chris Balovich <chris@cbcalaska.com>
Sent: Wednesday, June 10, 2026 5:06 PM
To: Planning Department
Subject: Za-26-03

Follow Up Flag: Follow up
Flag Status: Flagged

I am in full support of the re-zoning of these parcels.

Best Regards,

Chris Balovich
907-738-0075

Kim Davis

From: Nate Mullins <nateofjustice@gmail.com>
Sent: Thursday, June 11, 2026 1:39 PM
To: Planning Department
Subject: Comment on Application for Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from nateofjustice@gmail.com. [Learn why this is important](#)

To Whom it May Concern:

I am writing today to express my enthusiastic support for the rezoning proposal "ZA 26-03" regarding several properties in the 1000 and 1100 blocks of HPR. As owners and residents of an adjoining property (1110 HPR), the Swearingens have always been good stewards of their property, and conducted themselves in exemplary fashion, improving and beautifying the area. They have also been kind and helpful neighbors. This subdivision looks a lot nicer today than it has in the past, and there is every reason to believe it will continue to do so. The bottling plant and the funeral home have been excellent neighbors, and provide important services to the community.

I see no justifiable reason why these businesses should be forced to maintain R-1 status, honestly it seems like an oversight by the City, and something that should have been rectified a long time ago. These businesses have been operating in good standing for decades, and they should be allowed to become compliant with the City by being rezoned as commercial properties, which they *clearly are* and have been for decades.

Were there to be some fear that they were going to install bright flashing neon lights for a new strip club and gambling hall, or a drive-thru liquor store and shooting range, I could see cause for concern, but this is clearly not the case. This is a trailer park, a bottling plant, and a funeral home, all commercial properties that provide Sitkans with important services.

As property owners of an adjoining residence, we urge the City to approve this request for rezoning.

Sincerely,
Nathan, Jimmy, and Karin Mullins
1110 HPR

--

end transmission

Planning Commission, City and Borough of Sitka
100 Lincoln St.
Sitka, AK 99835

Commission members,

This letter is to inform you of our significant opposition to the zoning map amendment request titled "ZA 26-03", which property owners within and adjacent to the proposed rezoning area were recently advised of.

We would like to provide you with a brief history of zoning questions affecting the area of this new request:

Gene and Trudy Prewitt purchased 205 Kimsham and 1004 HPR lots in 1960 and the property has functioned as a funeral home since then. In 1978 the R-1 zoning for HPR between Moller Drive / Katlian and Peterson Street was changed to C-1, but due to public input, the existing R-1 zone starting at Peterson, going east, north and west would remain R-1 as there was no public desire for expansion of Prewitt's Funeral Home, Sitka Bottling, and Swearingen's Trailer court, and further, that there was no objection to those entities continuing to function under their non-conforming R-1 zoning designations as long as they maintained their existing scopes of operations.

In the mid 1990's a request was made to change the status of the Prewitt property (described as "Lots 5, 6, and 7 Northwest Addition Block 2" to C-1 zoning. Lots 6 and 7 continued to be used for the mortuary and for bus parking under a non-conforming use allowance, and lot 5 accommodated a small home and a manufactured home. Adjacent neighbors objected at the Planning Commission public hearing, and the request was denied.

From the late 1980's through the early 2000's there were issues with Prewitt parking buses on the back R-1 lot 5, with resident complaints and City of Sitka actions taken to halt the parking in R-1. On February 3, 2000, adjacent residents submitted a letter to the Planning Commission objecting to further commercial use of Lot 5. At some point in 2001 the parking violation ceased.

In December of 2014, Gene Prewitt passed away. In July of 2015 Trudy Prewitt again attempted to have her properties rezoned to C-1 commercial. At that time, city planner Megan Bosak pointed out that future commercial use could be greater than the current use and could lead to additional noise, traffic and parking requirements. Public health and safety impacts could be greater, and although the property value of this property could go up, the zoning map amendment could have an adverse effect on neighboring residential properties. Bosak reminded the commission that code states that the extension of the commercial district along the roads in a strip fashion is to be discouraged. Staff read multiple letters from the public that had been submitted by neighbors expressing strong opposition to changing the zone from a residentially-zoned lot to a commercially-zoned lot due to the potential additional impacts to the neighborhood.

Commissioners pointed out to the applicant that even if she has no plans to change the current use, the zoning map amendment would allow the property to be used in a multitude of ways other than its current use, so neighbors do have valid concerns. Commissioners asked staff about the current conditional use permit that is for parking and confirmed that a conditional use permit carries forward with the property and not the original applicant. This means that there is no danger of Prewitt's current use being interrupted as long as the terms of the Conditional Use Permit are adhered to.

In 2015, public comment was again heavily opposed to the zoning map amendment request, citing concerns about loss of property value and the entitlement to the quiet enjoyment of their properties, as well as opposition to zoning creep, increased property use, and increased traffic on HPR and at the already dangerous intersection of Kimsham Street and HPR. Based on public comment, the proposal was withdrawn.

Regarding the current request dated June of 2026:

zoning map amendment request ZA 26-03 is of a vastly larger scope than past requests, affecting a full city block of Halibut Point Road. The amendment would allow the involved properties to be utilized in a multitude of ways other than the current uses, with far fewer restrictions, and due to its contiguous scope could result in a major commercial development if the lots were consolidated. As a result, the neighbors have serious and valid concerns.

The current request is for the C-2 designation, which allows all of the provisions of the C-1 district, while also allowing manufactured homes on lots and in home parks, and tiny houses as a conditional use. It requests the rezoning of eight (8) lots, consisting of Lots One (1) through Four (4) of the Prewitt Subdivision, Lots One (1) and Two (2) of the Kruzoff Subdivision, Lot 110B (11-B) of the Swearingen Resubdivision, and Lot 10-A (10-A) of the Swearingen Subdivision. Of those, four lots are currently in R-1 and R-1 MHP use and have been for many years.

It appears that some of the applicants have been contacted by existing non-conforming entities and may be looking solely at a promise of increased property values for future sale should the zoning change be adopted. Others claim they wish to conform with city zoning, but together with Prewitt Enterprises may actually be looking at increased commercial use and potential sale of their properties for larger scale development.

Nearby residents are already subjected to the impacts of commercial use such as heavy vehicle traffic including busses and large trucks with back-up alarms. Changing this zoning to C-1 / C-2 commercial will certainly increase impacts such as noise, pollution, and traffic flow, thereby negatively affecting the quality of life of the neighbors.

If this zoning map amendment is approved, the City of Sitka will be violating its own intents in the Sitka General Code regarding avoidance of spot zoning and zoning creep. Chapter 22.16.080.

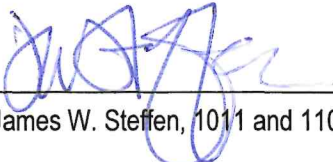
The proposal is also in conflict with the Sitka Comprehensive Plan LU 6.2 which states that Sitka will "Prevent future incompatible land use between residential, light commercial, heavy commercial, and industrial uses." Residents have seen the impacts of, for example, industrial tourism, which include purchase of local properties with large cash offers to facilitate enterprise growth. Residents adjacent to the proposed rezoning are not opposed to economic growth in Sitka as long as it is conducted in a planned, well-considered fashion that does not unduly diminish the values and quality of life of local residents.


This is the fourth attempt to change the zoning in this area. There has been no significant change in the scope of the included businesses over the past 50 years. Yet the proposed zoning change will mean the adjacent neighborhoods will be shifting away from residential to commercial. Our big concern is that if in the future commercial development takes place, it would increase noise, pollution and congestion, while negatively impacting the residents' quality of life and property values. We fear this proposal will fragment our residential community, by creating discontinuous, leapfrog development and zoning.


With an updated Comprehensive Plan, dedicated staff and Assembly members, Sitka can do better than this.

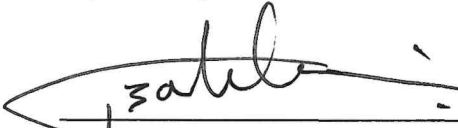
Thank you for your attention to this matter.

On behalf of myself and concerned neighbors, petitions to be submitted under separate cover,


James W. Steffen, 1011 and 1101 HPR


Paul Fitzgibbon, 1009 HPR


Kaye Dethridge, 1103 and 1103A HPR


Francois Bakkes, 1105 HPR

A PETITION TO THE PLANNING COMMISSION AND ASSEMBLY OF THE CITY OF SITKA

Regarding the proposed Zoning Map Amendment "ZA 26-03" to rezone 1004, 1006, 1008, 1100, and 1104 Halibut Point Road and 205 Kimsham Street, from R-1 single-family and duplex residential district to C-2 general commercial and mobile home district.

We, the undersigned, strongly oppose this proposal. We strongly believe that the proposal is not in the best interest of the residents in the neighborhoods surrounding the proposed rezoning. Specifically:

- The proposal would shift the neighborhood from residential to commercial, **potentially increasing noise, pollution, and congestion, decreasing the residents' quality of life and property values**, while potentially significantly increasing the values of the applicants' holdings.
- The zoning map amendment request ZA 26-03 is of a huge scope, affecting a block and a half of Halibut Point Road. The amendment would allow the involved properties to be utilized in a multitude of ways other than the current uses, with far fewer restrictions, and due to its contiguous scope could result in a major commercial development if the lots were consolidated. As a result, the neighbors have serious and valid concerns.
- The proposal is contrary to Sitka General Code 22.16.080 C-1 general commercial district or C-2 general commercial mobile home district, which states "The extension of the general commercial district along the roads in a strip fashion is to be discouraged."
- The proposal is in conflict with the Sitka Comprehensive Plan LU 6.2 which states that Sitka will "Prevent future incompatible land use between residential, light commercial, heavy commercial, and industrial uses." We fear this proposal **will fragment our residential community**, by creating discontinuous, leapfrog development and zoning.

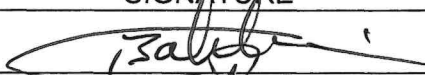



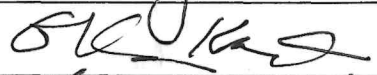

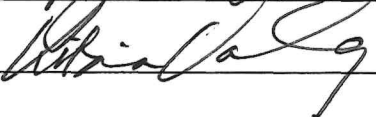
PROPERTY ADDRESS	OWNER NAME	SIGNATURE
A207 Kimsham	Lara Fluharty	Lara Fluharty
B207 Kimsham <i>resident</i>	Sharon Larson	Sharon Larson
<u>NOTE:</u>		
Several neighbors are out of town and some are traveling abroad and may not have received this public hearing notice from the city.		

A PETITION TO THE PLANNING COMMISSION AND ASSEMBLY OF THE CITY OF SITKA

Regarding the proposed Zoning Map Amendment "ZA 26-03" to rezone 1004, 1006, 1008, 1100, and 1104 Halibut Point Road and 205 Kimsham Street, from R-1 single-family and duplex residential district to C-2 general commercial and mobile home district.

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PROPERTY ADDRESS	OWNER NAME	SIGNATURE
1105 HPR	FRANCOIS BARKES	
1101 HPR	JAMES STEFFER	
1011 HPR	JAMES STEFFER	
1101 HPR	JUDITH KEARNS-STEFFER	Judith Kearns Steffer
1011 HPR	JUDITH KEARNS-STEFFER	Judith Kearns Steffer
1103 A HPR	Raye Dethridge	Raye Dethridge
1103 B HPR	Raye Dethridge	Raye Dethridge
1009 HPR	Paul FitzGibbon	
1105 Edge -	Mary Kambak	Mary Kambak
1105 Edge	G Kevin Kambak	
1111 Halibut Pt	Kim Oberto	Kim S Oberto
1111 Halibut Pt	Stephen Oberto	
913 Halibut Pt	Sea to Sea	Kim S Oberto
1203 HPR	VICTORIA VOSBURG	



Planning Commission, City of Sitka
100 Lincoln Str.
Sitka, AK 99835

6 June, 2026

RE: Opposition to Zoning request ZA 26-03

Members of the Commission,

It is important to note that the funeral home owned by Mrs. Prewitt, the Bottling Company owned by Mr. Calhoun and the trailer court owned by Mr. Swearingen have operated in their current forms for many years. None of these entities nor other residential property owners have been prompted by any official body to alter their zoning. This effort is solely driven by the property owners seeking future financial gain by zoning commercial, during resale of their properties.

In talking with neighbors, it has come to our attention that other property owners in this block have also been approached by some of the applicants to join this major rezoning request. It is concerning that some of the commercial entities have approached adjacent residential property owners to join this commercial rezoning effort. If, as stated in their applications, the sole intent is to bring their businesses into alignment with commercial code, this raises critical questions. Why approach and involve residential owners at all? The residential applications suggest altruism—creating more commercial space—but this does not align with the reality of the situation.

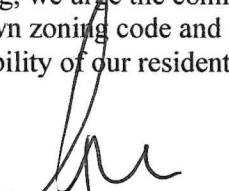
I submit that we, as residents and the city, are not being presented with full transparency. These zoning requests appear to be driven by financial motivations, not just business alignment. There is no objection from any of the more than 20+ neighbors for the entities to continue operating as they are. The main objection is to the rezoning of a city block in the middle of a residential neighborhood from R-1 to Commercial.

The major and primary concern is that this plot of land will in the future be developed into some measure of commercial operation that will adversely affect the quality of life and property values of the R-1 residential neighborhood.

I propose, unless this has already been done, that the commission issue conditional use permits for these existing businesses—the funeral home, the bottling company, and the mobile home park—so that they may continue to operate as they have. This will preserve the integrity of our neighborhood and protect property values and quality of life.

In closing, we urge the commission to reject this zoning creep and spot zoning efforts, to uphold the City's own zoning code and comprehensive plan (Chapter 22.16.080 / LU 6.2), and to prioritize the long-term stability of our residential community.

Regards,


Francois Barkes
1105 HPR - Owner

Helen and Greg Raschick

204 Peterson Ave

Sitka, AK 99835

June 11, 2026

To Sitka Planning Dept,

Once again, we have received notice that Trudy Prewitt has submitted an application to rezone her property at 1004 HPR and 205 Kimsham St, from R-1 single family and duplex residential district to C-2 general commercial and mobile home district. This rezoning has been attempted at least twice before and was rejected or withdrawn. The only difference this time is that she has joined forces with four other properties (most of which are currently housing Sitkans).

As residential property owners directly across Peterson Ave from the Prewitt property, we are very concerned about this application. We are vehemently opposed.

We bought our house in 1992 and have enjoyed raising our girls here, along with other families around us. Our girls are now grown, but there are new families, as well as grandkids of long-time residents. We still enjoy sitting outside on our porch as neighbors walk by and chat. It is a quiet, residential neighborhood all the way from Ken Brown Apartments to the high school, up Kimsham Street and along Edgecumbe Drive. There are so many families who would be affected by a zoning change to C-2.

Sitka has a shortage of buildable land for housing. It does not seem wise to eliminate six R-1 properties and turn them into commercial lots in this highly inappropriate area. If this rezoning attempt is successful, we would have no control over what type of business could be brought in. It would decrease the value of our home (who would want to buy a house across from a pub, restaurant, gas station, liquor store, nightclub, hotel, strip mall, etc.?) It would change the peaceful character of this whole residential area and increase noise, traffic, strangers, and safety.

One final note: Two of our neighbors are out of town all this month and don't even know about this rezoning attempt, so they are not able to respond in time. Please delay any decision that will adversely affect their properties. Better yet, just say NO.

Sincerely,

A handwritten signature in black ink, appearing to read "Helen and Greg Raschick", written over a horizontal line.

FW: Planning Commission Meeting of 06.17.2026 re: Sitka Bottling 1100 Halibut Point Road

From Kim Davis <kim.davis@cityofsitka.org>
Date Tue 6/9/2026 11:11 AM
To Planning Department <planning@cityofsitka.org>

Kim Davis

Planning Manager

Planning & Community Development Department
City and Borough of Sitka
100 Lincoln Street, Sitka AK 99835
907-747-1815

kim.davis@cityofsitka.org

Pronouns: she, her, hers

Messages to and from this email address may be available to the public under the Alaska Public Records Law.

We reside on the unceded territories of the Sheet'ká Kwáan, currently known as Sitka, Alaska. We acknowledge that Lingít (Tlingit) Peoples have been stewards of this land since time immemorial and we are grateful for that stewardship, care, and knowledge.

From: sitkabot@gmail.com <sitkabot@gmail.com>
Sent: Tuesday, June 9, 2026 10:53 AM
To: dwindsor@gci.nt; franceswendellAlderson@gmail.com; Margaret Frank <planning.frank@cityofsitka.org>; foss.jacquie@gmail.com; robin.sherman@me.com
Cc: Kim Davis <kim.davis@cityofsitka.org>; Katie Riley <assemblyriley@cityofsitka.org>; Scott Saline <assemblysaline@cityofsitka.org>
Subject: Planning Commission Meeting of 06.17.2026 re: Sitka Bottling 1100 Halibut Point Road
Importance: High

You don't often get email from sitkabot@gmail.com. [Learn why this is important](#)

Good Morning,

It has been brought to my attention that one of the neighbors in the 1100 block of Halibut Point Road has been notifying surrounding neighbors that the reason for the zoning change request was to sell the property to Chris McGraw for bus staging.

I would like to notify each of you that this is a rumor and not true.

The request for zoning is to correctly zone my property as it is being used for commercial use.

Scott E. Calhoun
President/Owner
Sitka Bottling Company
1100 Halibut Point Road

Sitka, Alaska 99835

Phone: 907-747-3417

Email: sitkabot@gmail.com

Ken and Gayle Hammons
210 Kruzof St.
Sitka, Alaska 99835

June 15, 2026

Planning Commission, City & Borough of Sitka
c/o Planning Department
100 Lincoln St.
Sitka, Alaska

Ladies and Gentlemen:

First we would like to offer a brief history of zoning questions on Halibut Point road in the area from Katlian St. / Moller Drive to Kashevaroff St.

At a series of meeting during 1978, the Sitka Planning Commission, after receiving requests to rezone:

1. Moller Drive to Peterson St. from R-1 to C-1 (east side of Halibut Point road).
2. Katlian St. to a line extended from the north side of Peterson St. to the beach from Industrial to C-1 (west side of Halibut Point road).

initiated a discussion of these changes with owners in the affected area plus those both east of the zones and residing along Halibut Point road beyond Peterson St.

Many owners participated in a free ranging debate over the course of two or three commission meetings. Topics included:

1. Existing Conditional Use Permits
 - a. Sitka Bottling which was established there in the 1940s.
 - b. Prewitts Funeral Home/Island Bus Co. (early 1960s)
 - c. Swearingen's Trailer Court (early 1960s).
2. Residents of the larger area wanted no further expansion (or creeping as some expressed it) of the C-1 zone beyond the proposed rezoning.

After thorough discussion, the majority of property owners agreed to the new C-1 zone and that the existing R-1 zones starting at Peterson St. and east, north and west of Peterson remain R-1, that they not be changed in the future with the provision that the three (3) Conditional Use Permits remain in effect as long as the businesses stayed essentially the same. Most of the owners stated that they had bought R-1 property and wanted it to remain an R-1 zone, therefore they were satisfied with this plan.

Since the mid 1960s, the only changes in the area proposed for Rezoning have been one or two new residences; also new houses have been added on the west (beach) and east of the proposed C-1 zone.

In the mid 1990s, a request was made to change the status of Lots 5, 6, & 7 Northwest Addition Block 2 to C-1. At the Public Hearing before the Planning Commission, adjacent neighbors objected and the request was denied.

We regard this as a stable residential area with usage controlled by the present R-1 zoning. If a C-1 zone is established and more businesses are added, we would anticipate more traffic congestion affecting not only adjacent property owners but also all Sitkans living beyond this area who use Halibut Point road four or more times daily to work, shop etc.

The building of or modification of existing or additional commercial businesses would adversely impact the property values around the edge of the C-1 zone, especially those on the west (beach side of Halibut Point Rd).

We also note that the current C-1 or C-2 Regulations state in part "... The extension of the general commercial district along the road in 2 stop fashion is to be discouraged."

There is also a larger question involved in this change for all Sitkans.



What is our vision of the "look" of Sitka in the future? Do we want more Commercial strips or sprawl? Do we want Sitka to retain its fairly

compact commercial areas and its small town look and atmosphere that both residents and visitors find very appealing.

We are satisfied with the present use of this area including the three (3) 'grandfathered' businesses but do oppose any further commercial development.

We appreciate the opportunity to express these concerns and thank you for your consideration of our position.

Sincerely,



Ken and Gayle Hammons