



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Chair Windsor and Planning Commission Members

From: Amy Ainslie, Planning & Community Development Director *AA*

Date: May 1, 2026

Subject: GPIIP Zoning Text Amendment

The Planning Commission reviewed the draft zoning ordinance for the Gary Paxton special zone (GP) at its March 18th meeting. Primary changes recommended at that time included:

- Clarifying that tiny houses on chassis would be allowed as watchman or caretaker dwellings and therefore did not need to be identified as a principal use in SGC Table 22.16.015-1 (Residential Land Uses).
 - To provide more clarity going forward, staff added to the definition of “Watchman or caretaker dwelling” under SGC 22.05.1610 stating that a single-family home, manufactured home, apartment, or tiny house on chassis can be used as a watchman or caretaker dwelling.
 - This appears to be the source of confusion among the GPIIP Board per the 4/16 memo below – staff has since communicated with Mr. White that this was a clerical change rather than shift in policy regarding tiny houses on chassis at GPIIP.
- All marijuana related uses are now prohibited – the GPIIP Board concurred with this change.
- The Planning Commission recommended that the “Petroleum refining and related products” use in the SGC Table 22.16.015-5 be a prohibited use.
 - The GPIIP Board recommended that there may be business opportunities in the future for waste oil recycling, and that this should not be prohibited.
 - Staff made this use “conditional” in the latest draft ordinance.
- Minor modifications to increase clarity were made to the district intent and description of residential uses in the zone under SGC 22.16.170

Motion for approval: **“I move to recommend approval of the zoning text amendment for the Gary Paxton special zone.”**

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Monday, April 20th, 2026

MEMORANDUM

To: Amy Ainslie – Planning Director
From: Garry White, GPIIP Director
Subject: GPIIP Zoning Code

Introduction

The GPIIP Board of Directors reviewed the suggested changes to the GPIIP Zoning Code as recommended by the Planning Commission at its April 16th regular meeting and approved the following motion:

Motion: M/S Howard/Goeden moved to accept the planning commission's recommendation of not allowing marijuana facilities in the zoning, but would like to support the reconsideration of allowing tiny homes on chassis for the purpose of watchmen and caretaker units and would also like to reconsider the support of petroleum refining and related products to potentially support petroleum recycling or creation of other products from petroleum by-products in the future.

Action: Passed (4/0) on a voice vote.

Housing options

The Board had some confusion on the difference of allowing "Travel trailers and recreational vehicles" to be permitted as a "watchman or caretaker dwelling" in accessory use with permitted zoned uses versus a tiny home on a chassis. The Board's goal is to allow for multiple housing unit options to business permitted in the GPIIP.

Petroleum Refining and related products

The Board discussed a potential future industry in recycling waste oil collected in Sitka to be used for space heating and other by-products in the future. A statement was made by one board member that the Ward's Cove property (former pulp mill) in Ketchikan has a similar business in operation that saves the community of Ketchikan costs in shipping the waste oil out of town. Additionally, an existing business has expressed interest in converting to a waste oil heating option for its building in the future.

Please pass this information on to the Planning Commission for their discussion on the GPIIP Zoning agenda at its next meeting.

Thanks,
Garry White – GPIIP Director



CITY AND BOROUGH OF SITKA

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MEMORANDUM

To: Chair Windsor and Planning Commission Members

From: Amy Ainslie, Planning & Community Development Director *AA*

Date: March 13, 2026

Subject: Zoning Code Amendment for Gary Paxton Industrial Park

Background

The Gary Paxton special zone (GP) is a unique zoning district assigned to the Gary Paxton Industrial Park (GPIP), which is largely a blend of the waterfront and industrial districts. At present, approved uses of property within the Gary Paxton special zone are defined via various land use tables in Chapter 22.16 of the Sitka General Code (SGC). Nearly all uses within the GP special zone do not include defined uses; instead, uses are qualified with the following footnote (SGC 22.16.015):

Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with Section 2.100.080.

Section 2.100.080 states the GPIP Board's general powers, thereby empowering the board to act as the park's administrative body. In accordance with the above footnote included throughout SGC 22.16.015 and SGC 2.100.080, it has been past operating practice for the GPIP Board to hear and determine approval for proposed uses at monthly board meetings.

This method for determining approved uses within the GP special district was a sufficient zoning management tool when most property within the GPIP was owned and/or leased by the CBS. Now that a significant portion of the property is privately owned or will otherwise be dedicated to haul-out operations, an updated code with specific uses should be implemented to promote even and efficient regulation within the zone, and to meet economic development objectives in the zone.

The GPIP Board met in July and October 2025 and reviewed suggested zoning code changes; at its February 19, 2026 meeting, the GPIP Board voted unanimously to recommend the draft ordinance amending Title 22 to establish permitted, conditional,

and prohibited uses. These set designations conform with those established for all other zoning designations within the CBS.

Analysis

This zoning text change aims to amend the GP special zone only, providing it with a full suite of designated uses that are either permitted, conditional, or prohibited. Such an amendment will allow the zone to function as all other zoning districts within the CBS, resulting in even administration of the zoning code across all CBS zoning districts.

In addition to the inclusion of comprehensive use designations, the zoning text amendment also achieves the following:

- Establishes a definition for “self-service storage”
- Deletes the footnote pointing to GPIIP Board approval in accordance with SGC 2.100.080
- Amends the intent of the zone to describe it as supporting maritime, manufacturing, and industrial storage uses
- Outlines appropriate residential uses within the zone and in connection with the zone’s primary intent
- Establishes the “Gary Paxton industrial park core” to further promote and protect the primary intent of the zone and its waterfront uses

Together, the proposed changes recognize the significance of existing operations in the zone, promote further development in concert with existing operations, designate avenues for continued growth within the zone, and bring the district into conformance with all other zoning districts in the CBS.

Recommendation

Staff recommends the Planning Commission recommend for Assembly approval the zoning text amendment modifying SGC Title 22 to adapt and define uses in the GP special zone.

Enclosures:

- Map of GP special zone
- SGC 22.16
- Draft ordinance