



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, September 3, 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 25-15](#) Approve the August 20, 2025 meeting minutes.

Attachments: [14-August 20 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- 07](#) Public hearing and consideration of Alaska Tidelands Survey 1728. The property is also known as submerged tidelands adjacent to Lot A, Marine Subdivision. The applicant is Halibut Point Marine Services, LLC. The owner of record is State of Alaska.

Attachments: [P 25-07 McGraw ATS 1728 Lease Boundary Staff Report](#)

[A P 25-07 McGraw ATS 1728 Lease Boundary Aerial](#)

[B P 25-07 McGraw ATS 1728 Lease Boundary Plat 2021-1 Marine Subdivisi](#)

[C P 25-07 McGraw ATS 1728 Lease Boundary Alaska Tideland Survey 1728](#)

[D P 25-07 McGraw ATS 1728 Lease Boundary Photo](#)

[E P 25-07 McGraw ATS 1728 Lease Boundary Applicant Materials](#)

C [P 25- 08](#) Public hearing and consideration of 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 Staff Report](#)

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

[B P 25-08 SEARHC 286 Tongass Drive Minor Sub U.S. Survey 1496](#)

[C P 25-08 SEARHC 286 Tongass Drive Minor Sub Plat 2010-10 Japonski Is](#)

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

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

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

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

- D** [VAR 25-06](#) Public hearing and consideration of a request for a platting variance to reduce the minimum lot size and width requirements at 2011 Sawmill Creek Road in the R-1 LDMH single-family or duplex low density or single-family low density manufactured home district. The request is filled by Casey Finn. The owner of record is Finn's Excavation LLC.

Attachments: [VAR 25-06 Finn 2011 Sawmill Creek Road Platting Variance Staff Report](#)

[A VAR 25-06 Finn 2011 Sawmill Creek Road Platting Var Aerial](#)

[B VAR 25-06 Finn 2011 Sawmill Creek Road Platting Var Current Plat](#)

[C VAR 25-06 Finn 2011 Sawmill Creek Road Platting Var Concept Plat](#)

[D VAR 25-06 Finn 2011 Sawmill Creek Road Platting Var Photos](#)

[E VAR 25-06 Finn 2011 Sawmill Creek Road Platting Var Applicant Materials](#)

- E** [MISC 25-14](#) Permitted Uses Within the CBD - Central Business District.

Attachments: [MISC 25-14 Permitted Uses in Central Business District](#)

[Sitka General Code 22.16 District Regulations - Central Business District](#)

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: