



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, August 19, 2026

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 26-13](#) Approve the August 5, 2026 meeting minutes.

Attachments: [12-August 5 2026 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 [CUP 26-15](#) Public hearing and consideration of a request for a conditional use permit for a food truck lot 328 Lincoln Street in the CBD central business district. The property is also known as Lot One (1), Columbia Bar Subdivision. The request is filed by Drew Wilson. The owner of record is Drew Wilson.

Attachments: [CUP 26-15 Wilson 328 Lincoln Street Food Truck Lot Staff Report](#)

[A CUP 26-15 Wilson 328 Lincoln Street Food Truck Court Aerial](#)

[B CUP 26-15 Wilson 328 Lincoln Street Food Truck Court Plat](#)

[C CUP 26-15 Wilson 328 Lincoln Street Food Truck Court Site Plan](#)

[D CUP 26-15 Wilson 328 Lincoln Street Food Truck Court Photos](#)

[E CUP 26-15 Wilson 328 Lincoln Street Food Truck Court Applicant Material](#)

- D** [VAR 26-06](#) Public hearing and consideration of a request for a major zoning variance to reduce the minimum number of required parking spaces from two to zero at 1306 Halibut Point Road in the R-2 multifamily residential district. The property is also known as Lot Two (2), Little Critter Highlands Subdivision. The request is filed by Randy Hughey for the Sitka Community Land Trust. The owner of record is the Sitka Community Development Corporation (Sitka Community Land Trust).
- Attachments:** [VAR 26-06 SCLT 1306 Halibut Point Road Parking Variance Staff Report](#)
[A VAR 26-06 SCLT 1306 Halibut Point Road Parking Variance Aerial](#)
[B VAR 26-06 SCLT 1306 Halibut Point Road Parking Variance Current Plat](#)
[C VAR 26-06 SCLT 1306 Halibut Point Road Parking Variance Proposed Pre](#)
[D VAR 26-06 SCLT 1306 Halibut Point Road Parking Variance Photos](#)
[E VAR 26-06 SCLT 1306 Halibut Point Road Parking Variance Applicant Ma](#)

- C** [VAR 26-05](#) Public hearing and consideration of a request for a platting variance to reduce minimum lot width from 80 feet to 43 feet and to reduce minimum lot size from 6,000 square feet to 4,000 square feet at 1306 Halibut Point Road in the R-2 multifamily residential district. The property is also known as Lot Two (2), Little Critter Highlands Subdivision. The request is filed by Randy Hughey for the Sitka Community Land Trust. The owner of record is the Sitka Community Development Corporation (Sitka Community Land Trust).
- Attachments:** [VAR 26-05 SCLT 1306 HPR Platting Variance Staff Report](#)
[A VAR 26-05 SCLT 1306 HPR Platting Variance Aerial](#)
[B VAR 26-05 SCLT 1306 HPR Platting Variance Current Plat](#)
[C VAR 26-05 SCLT 1306 HPR Platting Variance Proposed Preliminary Plat](#)
[D VAR 26-05 SCLT 1306 HPR Platting Variance Photos](#)
[E VAR 26-05 SCLT 1306 HPR Platting Variance Applicant Materials](#)
[F VAR 26-05 SCLT 1306 HPR Platting Variance Public Comment](#)

- E** [P 26-01](#) Public hearing and consideration of a preliminary plat for a minor subdivision to result in three lots at 1306 Halibut Point Road in the R-2 multifamily residential district. The property is also known as Lot Two (2), Little Critter Highlands Subdivision. The request is filed by Randy Hughey for Sitka Community Land Trust. The owner of record is Sitka Community Development Corporation (Sitka Community Land Trust).
- Attachments:** [P 26-01 SCLT 1306 HPR Preliminary Plat Minor Staff Report](#)
 [A P 26-01 SCLT 1306 HPR Preliminary Plat Minor Aerial](#)
 [B P 26-01 SCLT 1306 HPR Preliminary Plat Minor Current Plat](#)
 [C P 26-01 SCLT 1306 HPR Preliminary Plat Minor Proposed Preliminary Pla](#)
 [D P 26-01 SCLT 1306 HPR Preliminary Plat Minor Photos](#)
 [E P 26-01 SCLT 1306 HPR Preliminary Plat Minor Applicant Materials](#)
- F** [ZA 26-02](#) Discussion and review of zoning code changes for accessory dwelling units (ADUs).
- Attachments:** [Planning Commission Memo ADU Code Change 8.19.26](#)
 [DRAFT ORD 2026-XX ADU Code Amendment](#)
 [April 15 2026 Meeting Minutes](#)

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: