



# CITY AND BOROUGH OF SITKA

## Meeting Agenda - Final-revised

### Planning Commission

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Wednesday, May 20, 2026

7:00 PM

Harrigan Centennial Hall

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**I. CALL TO ORDER AND ROLL CALL**

**II. CONSIDERATION OF THE AGENDA**

**III. 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.)*

**IV. PLANNING DIRECTOR'S REPORT**

**V. REPORTS**

**VI. THE EVENING BUSINESS**

- A**     [MISC 26-05](#)     Public hearing and consideration to amend plat note 8 of the Su'S Heeni Shaak Subdivision regarding a build height restriction for Lot 9 at 1415 Davidoff Street in the R-2 multifamily residential district. The property is also known as Lot 9, Su'S Heeni Shaak Subdivision. The request is filed by Sam Smith. The owner of record is Hard Rock Construction.

**Attachments:**   [MISC 26-05\\_1415 Davidoff Street Plat Note Amendment\\_Staff Memo](#)  
[MISC 26-05\\_1415 Davidoff Street Plat Note Amendment\\_Plat 2023-5](#)  
[MISC 26-05\\_1415 Davidoff Street Plat Note Amendment\\_Photos](#)  
[MISC 26-05\\_1415 Davidoff Street Plat Note Amendment\\_Applicant Materials](#)

- B**      [P 26- 01](#)      Public hearing and consideration of a conceptual plat of 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 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.

**Attachments:** [P 26-01 SCLT 1306 HPR Conceptual Plat Minor Staff Report](#)  
[A P 26-01 SCLT 1306 HPR Conceptual Plat Minor Aerial](#)  
[B P 26-01 SCLT 1306 HPR Conceptual Plat Minor Current Plat](#)  
[C P 26-01 SCLT 1306 HPR Conceptual Plat Minor Applicant Conceptual Plat](#)  
[D P 26-01 SCLT 1306 HPR Conceptual Plat Minor Staff Modified Conceptual](#)  
[E P 26-01 SCLT 1306 HPR Conceptual Plat Minor Platting History](#)  
[F P 26-01 SCLT 1306 HPR Conceptual Plat Minor Photos](#)  
[G P 26-01 SCLT 1306 HPR Conceptual Plat Minor Applicant Materials](#)

- C**      [CUP 26-10](#)      Public hearing and consideration of a conditional use permit for a food trailer at 330 Seward Street in the CBD central business district. The property is also known as Lot 1, Shee Atika Subdivision. The request is filed by John Emmi. The property owner is Scojo, LLC.

**Attachments:** [CUP 26-10 Emmi 330 Seward St Food Trailer Staff Report](#)  
[A CUP 26-10 Emmi 330 Seward Street Food Trailer Aerial](#)  
[B CUP 26-10 Emmi 330 Seward Street Food Trailer Plat](#)  
[C CUP 26-10 Emmi 330 Seward Street Food Trailer Site Plan](#)  
[D CUP 26-10 Emmi 330 Seward Street Food Trailer Floor Plan](#)  
[E CUP 26-10 Emmi 330 Seward Street Food Trailer Photos](#)  
[F CUP 26-10 Emmi 330 Seward Street Food Trailer Menu](#)  
[G CUP 26-10 Emmi 330 Seward Street Food Trailer Applicant Materials](#)

- D [CUP 26-11](#) Public hearing and consideration of a conditional use permit for a food truck at 331 Lincoln Street in the CBD central business district. The property is also known as a fractional portion of Survey 404, Tract J, Block 6, of the Townsite of Sitka. The request is filed by Cambria Holmes. The owner of record is The Anunnaki, LLC.

**Attachments:** [CUP 26-11 Holmes 331 Lincoln Street Food Truck Staff Report](#)

[A\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Aerial](#)

[B\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Sitka Townsite Plat](#)

[C\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Site Plan](#)

[D\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Floor Plan](#)

[E\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Photos](#)

[F\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Menu](#)

[G\\_CUP 26-11 Holmes 331 Lincoln Sreet Food Truck Applicant Materials](#)

## VII. 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](mailto:planning@cityofsitka.org). Those with questions may call (907) 747-1814.*

*Publish:*