



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, July 16, 2025

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Stacy Mudry, Wendy Alderson, Robin Sherman

Excused: Katie Riley

Absent: Thor Christianson (Assembly Liaison)

Staff: Amy Ainslie, Kim Davis, Ariadne Will

Public: Erik Bahrt, Casey Finn, Drew Wilson, Erin Kitka, Cathy Li (Sitka Sentinel)

Chair Windsor called the meeting to order at 7:00 p.m.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

- A [PM 25-12](#) Approve the June 18, 2025 meeting minutes.

M/Mudry-S/Riley moved to approve the June 18, 2025 meeting minutes. Motion passed 4-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie told the commission that the Tourism Commission had reviewed the cruise ship dock zoning text amendment and provided some feedback, primarily regarding the number of zones at which conditional use was proposed. The Tourism Commission proposed further narrowing of the zones in which cruise docks were to be allowed as a conditional use. Ainslie said also that a zoning text amendment regarding the Gary Paxton Industrial Park was to go before the GPIP board the following day, in part as a result of the haulout completion. She said the Planning Commission would review the GPIP-related zoning text change at a later date. Ainslie said too that she aimed to provide an update on the land study at the following Planning Commission meeting.

VI. REPORTS

VII. THE EVENING BUSINESS

- B [LM 25-01](#) Public hearing and consideration of a land sale request of a portion of Tract B and C of Alaska Land Survey 79-4 in the C-2 general commercial mobile home district and R-1 single-family duplex residential district. The request is filled by Erik Bahrt. The owner of record is City and Borough of Sitka.

Davis introduced a request by Erik Bahrt to purchase a portion of property owned by the City and Borough of Sitka adjacent to his two lots at 105 and 107 Bahovec Court. The property was known as Tract B and C of Alaska Land Survey 79-4 and was immediately adjacent to Kramer Avenue. It included a significant drainage course. Staff recommended conducting a boundary line adjustment rather than a subdivision, should the sale be approved.

Davis said that given the drainage course on the property, staff did not believe the property to be truly useful to anyone but the applicant, in accordance with SGC 18.15.010 (A) regarding the disposal of real property. Davis then laid out land sale procedure following recommendation by the Planning Commission and provided an analysis of the property. Staff recommend approval of the land sale.

Applicant Bahrt said he anticipated working with the Army Corps of Engineers. Staff said further permitting might be required by state agencies, including the Alaska Department of Fish and Game. No public comment or commission deliberation ensued.

M/Alderson-S/Mudry moved to recommend the sale of municipal land in the C-2 general commercial and mobile home district and R-1 single-family and duplex residential district. The property was also known as a Portion of Tract B and C, Alaska State Land Survey 79-4. The request was filed by Erik Bahrt. The owner of record was the City and Borough of Sitka. Motion passed 4-0 by voice vote.

M/Sherman-S/Mudry moved to find competitive bidding to be inappropriate due to the nature of the proposal and because the property appeared to be undevelopable. Motion passed 4-0 by voice vote.

C [P 25- 05](#)

Public hearing and consideration of a conceptual plat for a minor subdivision to result in three lots at 2011 Sawmill Creek Road in the R-1 LDMH single-family or duplex low density and single-family low density manufactured home district. The property is also known as Lot 1-B, Hansen-Ness Subdivision. The request is filed by Casey Finn. The owner of record is Finn Excavation, L.L.C.

Ainslie provided a review of a conceptual plat for a minor subdivision at 2011 Sawmill Creek Road in the R-1 LDMH single-family or duplex low density or single family low density manufactured home district to result in three lots. The applicant submitted a design layout showing three lots that were to be parallel to the roadway. Ainslie said that the subdivision would require a platting variance to allow for substandard lot size, as the lots were to be below the 15,000 square foot lot minimum for the R-1 LDMH zone.

Ainslie said that following a site visit, staff spoke with the applicant regarding the design of the three lots and requested that the back two lots be rotated 90° to allow for more buildable space on what the applicant had proposed as Lot C. The rear portion of the property consisted of a 100% slope which staff believed to be highly challenging if not infeasible for development. Ainslie said staff recommended approval of the modified conceptual plat but not the original submitted by the applicant with the three parallel lots. Staff recommended approval of the staff modified conceptual plan.

Applicant Casey Finn said he supported the modified conceptual plat.

One written public comment was received from neighbor Adam Chinalski, who asked

the commission to consider drainage on the lot and the potential for runoff from 2011 Sawmill Creek Road to impact his property at 2009 Sawmill Creek Road.

Commissioner Sherman said she would prefer to see the property rezoned to R-1 before subdividing, rather than subdividing with a platting variance into three R-1 LDMH lots and creating lots substandard for the zone. She referenced the Sitka General Code's required findings for platting variances and said she did not believe the request demonstrated "substantial hardship". Ainslie said she was not sure the property was suitable for R-1 development but said rezoning remained a viable option. There was no further discussion.

No motion made.

D [CUP 25-13](#)

Public hearing and consideration of a conditional use permit for distillery manufacturing at 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.

Davis introduced a request for a conditional use permit for small-scale distillery manufacturing at 328 Lincoln Street. The owner/applicant was seeking the conditional use permit as part of the process of applying for AMCO licensing, and wanted to produce gin and vodka at the location from neutral grain spirit. Pending the AMCO license, the applicant also planned to open a tasting room and retail location. While distillery manufacturing was not defined in Sitka General Code, staff interpreted the use as analogous to small scale wineries and breweries. Staff recommended approval.

Applicant Drew Wilson said he was excited about the project and planned to be open year-round. He said he was waiting for an AMCO license before applying for a building permit. The commission asked if the applicant had spoken with the Building Official regarding fire safety. Wilson confirmed he met with both the Building and Planning department during this process. Staff confirmed the Building Official had extensively reviewed the application request and plans.

During deliberation, Chair Windsor asked how many permits for distillery manufacturing were available in Sitka. Staff said only one AMCO license was available due to the population size. No public comment was received.

M/Mudry-S/Alderson moved to approve the conditional use permit for distillery manufacturing at 328 Lincoln Street in the CBD - central business district, subject to the attached conditions of approval. The property was also known as Lot One (1), Columbia Bar Subdivision. The request was filed by Drew Wilson. The owner of record was Drew Wilson. Motion passed 4-0 by voice vote.

M/Mudry-S/Alderson moved to adopt and approve the required findings for conditional use permits as listed in the staff report. Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Windsor adjourned the meeting at 8:11 p.m.