



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, February 18, 2026

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Robin Sherman (Vice Chair), Wendy Alderson, Margaret Frank (via Zoom), Jacquie Foss, Katie Riley (Assembly Liaison)
Staff: Amy Ainslie, Kim Davis, Ariadne Will
Public: Michael Tisher, Kim Elliot, Larry Edwards, Leah Mason, Ann Walter, Darryl Rehkopf, Toby Campbell, Ann Walter, Larry Trani, Klaudia Leccese, Barbara Bingham, Shannon Haugland (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 26-03](#) Approve the February 4, 2026 meeting minutes.

M-Alderson/S-Sherman moved to approved the February 4, 2026 meeting minutes. Motion passed 5-0 by voice vote.

IV. PERSONS TO BE HEARD

Under Persons to Be Heard, Kim Elliot expressed frustration with the cruise ships.

V. PLANNING DIRECTOR'S REPORT

Ainslie said in her report that the Annunal Short-Term Rental Report remained underway and that GPIP zoning was to come before the commission again soon. She said too that the appeal of CUP 25-17 was to appear before the Assembly on February 24. The commission asked if public comment was to be taken for the appeal. Ainslie said it was. The commission asked if Ainslie had updates regarding the BIHA subdivision. Ainslie said there were no updates.

VI. REPORTS

VII. THE EVENING BUSINESS

B [CUP 26-03](#) Public hearing and consideration of a conditional use permit for a mobile home (travel trailer) on an interim basis at 565 Kramer Avenue in the R-1 MH single-family, duplex, and manufactured home zoning district. The property is also known as Lot 2, Tisher Subdivision. The request is filed by Shannon

Tisher. The owner of record is Shannon Tisher.

Davis introduced a conditional use permit request for use of a fifth-wheel travel trailer on an interim basis at 565 Kramer Avenue in the R-1 MH single-family, duplex, and manufactured home district. The applicant was seeking to live in the fifth-wheel travel trailer while constructing a new house on the property, for which a foundation was already poured. Davis provided an overview of SGC 22.24.010.D. which stated provisions for use of travel trailers on an interim basis. She said the trailer could not be used for more than 18 months at most, and that if approved, the applicant was required to sign an agreement to remove the trailer following the expiration of the permit.

Michael Tisher, who spoke on behalf of the applicant, had nothing to add. No public comment was received and the commission did not deliberate.

M-Sherman/S-Alderson moved to approve the conditional use permit for a mobile home on an interim basis at 565 Kramer Avenue in the R-1 MH single-family, duplex, and manufactured home district subject to the attached conditions of approval. The property was also known as Lot Two (2), Tisher SUBdivision. The request was filed by Shannon Tisher. The owner of record was Shannon Tisher. Motion passed 5-0 by voice vote.

M-Sherman/S-Alderson moved to adopt and approve the required findings for conditional use permits as listed in the staff report. Motion passed 5-0 by voice vote.

C [ZA 25-01](#)

Discussion of zoning code changes for cruise related docks.

Ainslie led discussion regarding a draft ordinance that, if accepted by the Assembly, would establish a permitting process for cruise docks. The draft ordinance proposed a new section, "Cruise Ship Docks," to be placed within Title 20, "Environment." Within the section, proposed subsections were "Purpose," "Definitions," "Cruise Ship Dock Permit Application Requirements," "Cruise Ship Dock Permit Procedures," and a potential for a sixth subsection, "Moratorium on Major Cruise Ship Docks."

Ainslie provided an overview of the draft ordinance; the intent of the subsections; how the proposed new section would interact with other titles and specifically, the zoning code; and requested discussion regarding all subsections. The commission first deliberated on the possibility of a moratorium for cruise docks to accompany the ordinance. Ainslie clarified that a moratorium in the proposed new section would act differently than prohibiting cruise docks in the zoning code, as the zoning code applied only to zoned lands, while the proposed ordinance would apply to both zoned and unzoned lands. The commission was tentative about the moratorium proposal and ultimately requested discussion of a moratorium be divorced from the rest of the ordinance to allow for dedicated discussion of the proposed new cruise dock permitting process. Ainslie said that the ordinance could also be split in two to allow for one to address all subsections except the moratorium while the other could enact the moratorium if desired.

Following discussion of a moratorium, Ainslie displayed two flow charts depicting possible permitting procedures. The commission discussed the first process--which had a conceptual permitting phase consisting of assessment of community impact and a second, final phase dedicated to reviewing a plan's logistics--and lauded its separation of consideration of community capacity and review of logistical permitting requirements, such as site plans, layouts, and studies. According to the flow chart provided, the conceptual plan was to go before the Planning Commission, then the

Tourism Commission, and finally the Assembly. The commission requested the conceptual plan go to the Tourism Commission first. The commission said it preferred the first process to the second, which was described as more holistic. The commission briefly discussed noticing periods and requested at least two weeks' notice to the community.

Leah Mason, Larry Edwards, Klaudia Leccese, and Barbara Bingham spoke under public comment. All four expressed concern with the possibility of additional cruise docks and testified that Sitka was already at or past its capacity to accommodate cruise visitors. Five comments were included in the packet--all opposed to additional cruise docks--and comments from Hugh and Catherine Burton, Annemarie LaPalme, and Allen Marine were read into the record. The Burtons and LaPalme were also opposed to any additional cruise docks; Allen Marine opposed the ordinance and stated it would dramatically change the company's property rights.

The commission asked staff after public comment about carrying capacity. Ainslie said that it was difficult to study given that such capacities were typically calculated for a specific and smaller site designated for a specific purpose, as well as that a study of capacity would be a snapshot at a singular point in time. She said the Assembly could ultimately commission such a study, should it choose.

No motion made.

VIII. ADJOURNMENT

Chair Windsor adjourned the meeting at 9:08 p.m.