



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, December 17, 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 25-20](#) Approve the December 3, 2025 meeting minutes.

Attachments: [19-December 3 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 [VAR 25-08](#) Public hearing and consideration of a request for a major variance to reduce the rear setback from eight feet to two feet at 104 Kuhnle Drive in the R-1 MH single-family, duplex, and manufactured home district. The property is also known as Lot C-4A, Kuhnle Resubdivision. The request is filed by Lauren Wild and Evan Love. The owner of record is Evan Love.

Attachments: [VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback Staff Report](#)

[A VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback Aerial](#)

[B VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback Plat](#)

[C VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback As-Built](#)

[D VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback Site Plans](#)

[E VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback Photos](#)

[F VAR 25-08 Wild Love 104 Kuhnle Drive Rear Setback Applicant Materials](#)

C [VAR 25-09](#) Public hearing and consideration of a request for a major variance to reduce the rear setback from eight feet to five feet and a front setback from fourteen feet to two feet at 211 Seward Street in the R-2 multifamily

residential district. The property is also known as Lot One (1), Rigling Way Subdivision. The owner of record is the C&B Shoemaker Alaska Community Property Trust. The request is filed by Craig Shoemaker.

Attachments: [VAR 25-09 Shoemaker 211 Seward Street Rear and Front Setback Staff Rep](#)
[A VAR 25-09 Shoemaker 211 Seward Street Rear and Front Setback Aerial](#)
[B VAR 25-09 Shoemaker 211 Seward Street Rear and Front Setback Plat](#)
[C VAR 25-09 Shoemaker 211 Seward Street Rear and Front Setback Site Pl](#)
[D VAR 25-09 Shoemaker 211 Seward Street Rear and Front Setback Photos](#)
[E VAR 25-09 Shoemaker 211 Seward Street Rear and Front Setback Applic](#)

- D** [CUP 25-17](#) Public hearing and consideration of a request for a conditional use permit for a public transportation facility at 408 and 410 Oja Way in the CBD central business district. The properties are also known as Tract E, U.S. Survey 404 and the northern portion of Lot Four (4), Block Ten (10), U.S. Survey 1474. The owners of record are the Orthodox Church of American and Matt Lawrie. The request is filed by Chris McGraw (Sitka Dock Company).

Attachments: [CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Staff Re](#)
[A CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Aerial](#)
[B CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Propc](#)
[C CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Propc](#)
[D CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Photc](#)
[E CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility DOT](#)
[F CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Comp](#)
[G CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Lease](#)
[H CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Applic](#)
[I CUP 25-17 McGraw 408-410 Oja Way Public Transportation Facility Public](#)

- E** [MISC 25-19](#) Sitka Land Suitability and Feasibility Study Phase I Summary and Recommendations.

Attachments: [Sitka Land Suitability & Feasibility Study Phase I](#)

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: