



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, April 1, 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 26-05](#) Approve the March 18, 2026 meeting minutes.

Attachments: [4-March 18 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

B [MISC 26-04](#) 2025 Annual Short-Term Rental Report

Attachments: [2025 Annual Short-Term Rental Report](#)

VII. THE EVENING BUSINESS

- C** [VAR 26-01](#) Public hearing and consideration of a request for a minor variance to reduce the side setback from fifteen feet to one foot for placement of a shed at 339 Wortman Loop in the R-1 LD single-family and duplex residential low density district. The property is also known as Lot Nineteen-B (19-B), Buckland Subdivision. The request is filed by Cara Lawrie. The owner of record is Cara Lawrie.

Attachments: [VAR 26-01 Lawrie 339 Wortman Loop Side Setback Staff Report](#)
[A VAR 26-01 Lawrie 339 Wortman Loop Side Setback Aerial](#)
[B VAR 26-01 Lawrie 339 Wortman Loop Side Setback Plat](#)
[C VAR 26-01 Lawrie 339 Wortman Loop Side Setback As-built](#)
[D VAR 26-01 Lawrie 339 Wortman Loop Side Setback Site Plan](#)
[E VAR 26-01 Lawrie 339 Wortman Loop Side Setback Photos](#)
[F VAR 26-01 Lawrie 339 Wortman Loop Side Setback Applicant Materials](#)

- D** [CUP 26-04](#) Public hearing and consideration of a conditional use permit for a food truck 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 Greg Haag. The owner of record is Drew Wilson.

Attachments: [CUP 26-04 Haag 328 Lincoln Street Food Truck Staff Report](#)
[A CUP 26-04 Haag 328 Lincoln Street Food Truck Aerial](#)
[B CUP 26-04 Haag 328 Lincoln Street Food Truck Plat](#)
[C CUP 26-04 Haag 328 Lincoln Street Food Truck Site Plan](#)
[D CUP 26-04 Haag 328 Lincoln Street Food Truck Floor Plan & Truck Specs](#)
[E CUP 26-04 Haag 328 Lincoln Street Food Truck Photos](#)
[F CUP 26-04 Haag 328 Lincoln Street Food Truck Menu](#)
[G CUP 26-04 Haag 328 Lincoln Street Food Truck Application Materials](#)

- E** [CUP 26-06](#) Public hearing and consideration of a request for a conditional use permit for a short-term rental at 719 B Lake Street in the R-1 single-family and duplex residential district. The property is also known as Lot Fifteen-A (15-A), Resubdivision of Lots 14 & 15, Block 11, Sirstad Addition 2. The request is filed by Alicia Gassman. The owners of record are Alicia and Edward Gassman.

Attachments: [CUP 26-06 Gassman 719 B Lake Street STR Staff Report](#)
[A_CUP 26-06 Gassman 719 B Lake Street STR Aerial](#)
[B_CUP 26-06 Gassman 719 B Lake Street STR Plat](#)
[C_CUP 26-06 Gassman 719 B Lake Street STR Site Plan](#)
[D_CUP 26-06 Gassman 719 B Lake Street STR Floor Plan](#)
[E_CUP 26-06 Gassman 719 B Lake Street STR Photos](#)
[F_CUP 26-06 Gassman 719 B Lake Street STR Density Map](#)
[G_CUP 26-06 Gassman 719 B Lake Street STR Renter Handout](#)
[H_CUP 26-06 Gassman 719 B Lake Street STR Applicant Materials](#)
[I_CUP 26-06 Gassman 719 B Lake Street STR Affidavit](#)

- F** [CUP 26-05](#) Public hearing and consideration of a request for a conditional use permit for short-term rental of an accessory dwelling unit at 2406 Halibut Point Road in the R-1 MH single-family, duplex and manufactured home district. The property is also known as Lot C-Seven (C-7), Kuhnle Subdivision. The request is filed by Maggie and Kai Malicoat. The owner of record is Maggie Dunlap.

Attachments: [CUP 26-05 Malicoat 2406 Halibut Point Road STR Staff Report](#)
[A_CUP 26-05 Malicoat 2406 Halibut Point Road STR Aerial](#)
[B_CUP 26-05 Malicoat 2406 Halibut Point Road STR Plat](#)
[C_CUP 26-05 Malicoat 2406 Halibut Point Road STR Site Plan](#)
[D_CUP 26-05 Malicoat 2406 Halibut Point Road STR Floor Plan](#)
[E_CUP 26-05 Malicoat 2406 Halibut Point Road STR Photos](#)
[F_CUP 26-05 Malicoat 2406 Halibut Point Road STR Density Map](#)
[G_CUP 26-05 Malicoat 2406 Halibut Point Road STR Renter Handout](#)
[H_CUP 26-05 Malicoat 2406 Halibut Point Road STR Applicant Materials](#)
[I_CUP 26-05 Malicoat 2406 Halibut Point Road STR Affidavit](#)
[J_CUP 26-05 Malicoat 2406 Halibut Point Road STR Public Comment](#)

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: