





# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Mayor Eisenbeisz & Assembly Members

**Thru:** John Leach, Municipal Administrator 

**From:** Amy Ainslie, Planning & Community Development Director 

**Date:** June 3, 2026

**Subject:** Zoning Code Amendment for Gary Paxton Industrial Park

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### **Background**

The Gary Paxton special zone (GP) is a unique zoning district assigned to the Gary Paxton Industrial Park (GPIP), which is largely a blend of the waterfront and industrial districts. At present, approved uses of property within the Gary Paxton special zone are defined via various land use tables in Chapter 22.16 of the Sitka General Code (SGC). Nearly all uses within the GP special zone do not include defined uses; instead, uses are qualified with the following footnote (SGC 22.16.015):

*Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with Section 2.100.080.*

Section 2.100.080 states the GPIP Board's general powers, thereby empowering the board to act as the park's administrative body. In accordance with the above footnote included throughout SGC 22.16.015 and SGC 2.100.080, it has been past operating practice for the GPIP Board to hear and determine approval for proposed uses at monthly board meetings.

This method for determining approved uses within the GP special district was a sufficient zoning management tool when most property within the GPIP was owned and/or leased by the CBS. Now that a significant portion of the property is privately owned or will otherwise be dedicated to haul-out operations, an updated code with specific use designations (i.e. what is permitted, conditional, or prohibited) should be implemented to promote even and efficient regulation within the zone, and to meet economic development objectives in the zone. These set designations conform with those established for all other zoning designations within the CBS.

The GPIIP Board met in July and October 2025 and reviewed suggested zoning code changes; at its February 19, 2026 meeting, the GPIIP Board voted unanimously to recommend the draft ordinance. The draft was then reviewed by the Planning Commission on March 18<sup>th</sup>, the GPIIP Board accepted the Planning Commission's changes with a few exceptions/recommendations on April 16<sup>th</sup>, and the Planning Commission then also accepted the GPIIP Board's recommendations and unanimously voted to recommend approval of this zoning change to the Assembly on May 6<sup>th</sup>.

## **Analysis**

This zoning text change aims to amend the GP special zone only, providing it with a full suite of designated uses that are either permitted, conditional, or prohibited. Such an amendment will allow the zone to function as all other zoning districts within the CBS, resulting in even administration of the zoning code across all CBS zoning districts.

In addition to the inclusion of comprehensive use designations, the zoning text amendment also achieves the following:

- Amends the intent of the zone to describe it as supporting maritime, manufacturing, and industrial storage uses, and appropriately provides use designations within the zone to support that intent
- Outlines appropriate residential uses (largely workforce housing) within the zone and in connection with the zone's primary intent
- Establishes the "Gary Paxton industrial park core" as a geographic area to further promote and protect the primary intent of the zone and its waterfront uses
- Establishes/clarifies definitions for self-service storage and a "watchman or caretaker dwelling"

Together, the proposed changes recognize the significance of existing operations in the zone, promote further development in concert with existing operations, designate avenues for continued growth within the zone, and bring the district into conformance with all other zoning districts in the CBS.

## **Fiscal Note**

No direct costs are anticipated as a result of this ordinance's passage.

## **Recommendation**

The GPIIP Board, Planning Commission, and staff recommend approval of the zoning text amendment to adapt and define uses in the GP special zone.

Enclosures:

- Map of GP special zone & GP industrial park core
- Draft ordinance with highlights