



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, May 21, 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 25-09](#) Approve the May 7, 2025 meeting minutes.

Attachments: [8-May 7 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 25-05](#) Public hearing and consideration of a zoning variance request to increase the maximum allowable height of an accessory structure from 16 feet to 20 feet for a detached garage at 2217 Halibut Point Road in the R-2 MHP multifamily and mobile home district. The property is also known as Lot 15-A-3, Hatsue Potter Subdivision. The request is filed by Marty Martin. The owner of record is the Marty J. and Elizabeth A. Martin Revocable Trust.

Attachments: [VAR 25-05 Martin 2217 Halibut Point Road Height Variance Staff Report](#)

[A VAR 25-05 Martin 2217 Halibut Point Road Height Variance Aerial](#)

[B VAR 25-05 Martin 2217 Halibut Point Road Height Variance Plat 83-29](#)

[C VAR 25-05 Martin 2217 Halibut Point Road Height Variance Site Plan](#)

[D VAR 25-05 Martin 2217 Halibut Point Road Height Variance Floor Plan](#)

[E VAR 25-05 Martin 2217 Halibut Point Road Height Variance Elevation](#)

[F VAR 25-05 Martin 2217 Halibut Point Road Height Variance Photos](#)

[G VAR 25-05 Martin 2217 Halibut Point Road Height Variance Application M](#)

- C** [P 25- 04](#) Public hearing and consideration of a final plat for a minor subdivision to result in three lots at NHN Ring Island in the GI general island district. The property is also known as Tract A, U.S. Survey 3480, embracing Ring Island in Sitka Harbor. The request is filed by Justin Brown. The owners of record are Paul Blankenship and Justin Brown.

Attachments: [P 25-04 Brown NHN Ring Island Minor Sub Staff Report](#)

[A P 25-04 Brown NHN Ring Island Minor Sub Aerial](#)

[B P 25-04 Brown NHN Ring Island Minor Sub U.S. Survey 3480](#)

[C P 25-04 Brown NHN Ring Island Minor Subdivision Final Plat](#)

[D P 25-04 Brown NHN Ring Island Minor Sub Flood Map](#)

[E P 25-04 Brown NHN Ring Island Minor Sub Photos](#)

[F P 25-04 Brown NHN Ring Island Minor Sub Applicant Materials & Site Plan](#)

- D** [CUP 25-07](#) Public hearing and consideration of an conditional use permit for a bed and breakfast at 629 DeGroff Street in the R-1 single-family and duplex residential district. The property is also known as Lot 15, Amended Pinehurst Subdivision. The request is filed by Meaghan Way. The owners of record are Meaghan Way, James Way, and Lesa Way.

Attachments: [CUP 25-07 Way 629 Degroff Street B&B Staff Report](#)

[A CUP 25-07 Way 629 DeGroff Street B&B Aerial](#)

[B CUP 25-07 Way 629 DeGroff Street B&B Floor Plan](#)

[C CUP 25-07 Way 629 DeGroff Street B&B Renter Handout](#)

[D CUP 25-07 Way 629 DeGroff Street B&B Site and Parking Plan](#)

[E CUP 25-07 Way 629 DeGroff Street B&B Photos](#)

[F CUP 25-07 Way 629 DeGroff Street B&B Density Map](#)

[G CUP 25-07 Way 629 DeGroff Street B&B Applicant Materials](#)

- E** [MISC 25-08](#) Discussion on prioritization of pending zoning code changes.

Attachments: [Memo Code Change Priorities 5.21.25](#)

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: