



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, June 4, 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 25-10](#) Approve the May 21, 2025 meeting minutes.

Attachments: [9-May 21 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 [CUP 25-08](#) Public hearing and consideration of a conditional use permit for a marijuana retail facility at 4509 Halibut Point Road in the C-2 general commercial mobile home district. The property is also known as Lot 50, US Survey 3475. The request is filed by High Tide Cannabis (Elizabeth and Marty Martin). The owner of record is Richard Burgess Bauder.

Attachments: [CUP 25-08 Martin 4509 Halibut Point Road MJ Retail Staff Report](#)

[A CUP 25-08 Martin 4509 Halibut Point Road MJ Retail Aerial](#)

[B CUP 25-08 Martin 4509 Halibut Point Road MJ Retail US Survey 3475](#)

[C CUP 25-08 Martin 4509 Halibut Point Road MJ Retail Site Floor Parking I](#)

[D CUP 25-08 Martin 4509 Halibut Point Road MJ Retail Photos](#)

[E CUP 25-08 Martin 4509 Halibut Point Road MJ Retail AMCO Packet](#)

[F CUP 25-08 Martin 4509 Halibut Point Road MJ Retail Application Materials](#)

[G CUP 25-08 Martin 4509 Halibut Point Road MJ Retail Public Comment](#)

- C** [CUP 25-09](#) Public hearing and consideration of a conditional use permit for on-site marijuana consumption at 4509 Halibut Point Road in the C-2 general commercial mobile home district. The property is also known as Lot 50, US Survey 3475. The request is filed by High Tide Cannabis (Elizabeth and Marty Martin). The owner of record is Richard Burgess Bauder.
- Attachments:** [CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption Staff Report](#)
[A CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption Aerial](#)
[B CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption US Survey](#)
[C CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption Site Floor Plan](#)
[D CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption Photos](#)
[E CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption AMCO Permit](#)
[F CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption AAC 306](#)
[G CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption Application](#)
[H CUP 25-09 Martin 4509 Halibut Point Road Onsite Consumption Public Comments](#)
- D** [CUP 25-11](#) Public hearing and consideration of a conditional use permit for a short-term rental at 410 Spruce Street Apt B in the R-2 multifamily residential district. The property is also known as Lot 2, Hemlock Subdivision. The request is filed by Jennifer and Wyatt Patrick. The owners of record are Jennifer and Wyatt Patrick.
- Attachments:** [CUP 25-11 Patrick 410 B Spruce Street STR Staff Report](#)
[A CUP 25-11 Patrick 410 B Spruce Street STR Aerial](#)
[B CUP 25-11 Patrick 410 B Spruce Street STR Plat](#)
[C CUP 25-11 Patrick 410 B Spruce Street STR Site Plan](#)
[D CUP 25-11 Patrick 410 B Spruce Street STR Floor Plan](#)
[E CUP 25-11 Patrick 410 B Spruce Street STR Photos](#)
[G CUP 25-11 Patrick 410 B Spruce Street STR Renter Handout](#)
[H CUP 25-11 Patrick 410 B Spruce Street STR Applicant Materials](#)
[I CUP 25-11 Patrick 410 B Spruce Street STR Affidavit](#)

- E [CUP 25-12](#) 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 Ashley McNamee. The owner of record is Drew Wilson.

Attachments: [CUP 25-12 McNamee 328 Lincoln Street Food Truck Staff Report](#)

[A_CUP 25-12 McNamee 328 Lincoln Street Food Truck Aerial](#)

[B_CUP 25-12 McNamee 328 Lincoln Street Food Truck Plat](#)

[C_CUP 25-12 McNamee 328 Lincoln Street Food Truck Floor and Site Plan](#)

[D_CUP 25-12 McNamee 328 Lincoln Street Food Truck Photos](#)

[E_CUP 25-12 McNamee 328 Lincoln Street Food Truck Menu](#)

[F_CUP 25-12 McNamee 328 Lincoln Street Food Truck Applicant Materials](#)

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: