



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 GENERAL APPLICATION

- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONING AMENDMENT PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Asking that property located at 205 Kimsham be zoned commercial. Upgrade status from R-2 to commercial. Survey 3303 lots 3+4

PROPERTY INFORMATION:

CURRENT ZONING: R-2 PROPOSED ZONING (if applicable): Commercial

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): same

Reevert Funeral Home, Island Bus Co, Sitka, Alaska

APPLICANT INFORMATION:

PROPERTY OWNER: Treedy Reevert

PROPERTY OWNER ADDRESS: 1054 Halibut Pt Rd.

STREET ADDRESS OF PROPERTY: 205 Kimsham

APPLICANT'S NAME: Treedy Reevert

MAILING ADDRESS: PO Box 1001, Sitka, Alaska 99835

EMAIL ADDRESS: [REDACTED] HOME PHONE: [REDACTED]

Reevert

Last Name

3/2/25

Date Submitted

205 Kimsham

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- Completed General Application form
- Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Floor Plan for all structures and showing use of those structures
- Proof of filing fee payment
- Other: _____

N/A For Marijuana Enterprise Conditional Use Permits Only:

- AMCO Application

N/A For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)
- Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

CERTIFICATION: I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. **I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval.** I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Brendy Beckett
Owner

3/2/25
Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

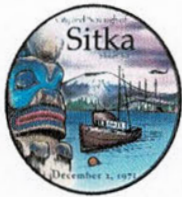
Applicant (If different than owner)

Date

Beckett
Last Name

3/2/25
Date Submitted

205 Kimsheam
Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 ZONING AMENDMENT APPLICATION

APPLICATION FOR

- ZONING MAP AMENDMENT
 ZONING TEXT AMENDMENT

ANALYSIS: (Please address each item in regard to your proposal)

- **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** Three businesses on this property. Needs to be legally updated to be compliant with city codes. Value of property is to be commercial.
- **PUBLIC BENEFIT OF PROPOSAL:** Other two neighboring businesses need to be commercial also.
- **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** Commercial lots surrounding on both sides + across the street.
- **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** Not an issue for this location
- **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** Not an issue

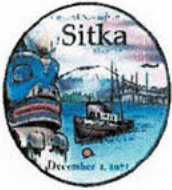
Breedy Brewitt
 Applicant

3/2/25
 Date

Brewitt
 Last Name

3/2/25
 Date Submitted

205 Kinslow
 Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONING AMENDMENT PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Asking that property located at 1004 Halibut Pt Rd be zoned commercial. Upgrade status from R-1 to commercial as property has been used since 1960's. Survey 3303 Lots 3+4

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): Commercial

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): same

Brewitt General Horse Island Bus Co Sitka Tours

APPLICANT INFORMATION:

PROPERTY OWNER: Bruce Brewitt

PROPERTY OWNER ADDRESS: 1004 Halibut Pt Road

STREET ADDRESS OF PROPERTY: 1004 Halibut Pt Road

APPLICANT'S NAME: Bruce Brewitt

MAILING ADDRESS: PO Box 1001, Sitka, Alaska 99835

EMAIL ADDRESS: [REDACTED] DAYTIME PHONE: [REDACTED]

Brewitt 3/2/25 1004 HPR Sitka
 Last Name Date Submitted Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- Completed General Application form
- Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Floor Plan for all structures and showing use of those structures
- Proof of filing fee payment
- Other: _____

NA For Marijuana Enterprise Conditional Use Permits Only:

- AMCO Application

NA For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)
- Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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Tuesday Brewitt
Owner

3/2/25
Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Applicant (If different than owner)

Date

Brewitt
Last Name

3/2/25
Date Submitted

1004 HPR, Sitka
Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
ZONING AMENDMENT APPLICATION

APPLICATION FOR

ZONING MAP AMENDMENT

ZONING TEXT AMENDMENT

ANALYSIS: (Please address each item in regard to your proposal)

- NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL: Three businesses on this property. Needs to be legally updated to be compliant with city codes. Value of property is to be commercial.
- PUBLIC BENEFIT OF PROPOSAL: Other 2 neighboring businesses need to be rezoned commercial also.
- CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.): Commercial lots, Not a problem surrounding on both side of the street HPR
- COMPATIBLE WITH NEIGHBORING USES BECAUSE: Not an issue for this location
- ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE: Not an issue

Sherry Dewitt
Applicant

3/2/25
Date

Dewitt
Last Name

3/2/25
Date Submitted

1004 Calalut Pt Rd.
Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONING AMENDMENT PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: _____

 Rezoning 1006 halibut point rd. To be

 consistent with commercial properties on

 either side

PROPERTY INFORMATION:
 CURRENT ZONING: Residential PROPOSED ZONING (if applicable): Commercial
 CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): Commercial

APPLICANT INFORMATION:
 PROPERTY OWNER: Nicholas B Brewer
 PROPERTY OWNER ADDRESS: 1006 halibut point road , Sitka Ak 99835
 STREET ADDRESS OF PROPERTY: 1006 halibut point road Sitka Ak 99835
 APPLICANT'S NAME: Nicholas B Brewer
 MAILING ADDRESS: 1006 halibut point road. Sitka Ak 99835
 EMAIL ADDRESS: _____ DAYTIME PHONE: _____

Nicholas B Brewer. 1006 halibut point rd. Sitka Ak 99835

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

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- Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
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- Proof of filing fee payment
- Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- AMCO Application

For Short-Term Rentals and B&Bs:

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Nicholas B Brewer
Owner

1/14/2026
Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Applicant (if different than owner)

Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 ZONING AMENDMENT APPLICATION

APPLICATION FOR

- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

ANALYSIS: *(Please address each item in regard to your proposal)*

• **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** Rezoning 1006 halibut point road to commercial property

• **PUBLIC BENEFIT OF PROPOSAL:** Increased business property to Sitka

• **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** _____

Home is between 2 commercial properties, on halibut point road
As stated above, faces halibut point road with road frontage

• **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** _____

• **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** None noted

Nicholas B Brewer

09/14/2025

Applicant

Date

Brewer

09/14/2025

1006 halibut point rd Sitka

Last Name

Date Submitted

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- Completed General Application form
- Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Floor Plan for all structures and showing use of those structures
- Proof of filing fee payment
- Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- AMCO Application

For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)
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12/31/2025
Date

Owner

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Applicant (If different than owner)

Date

Last Name

Date Submitted

Project Address




CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 ZONING AMENDMENT APPLICATION

APPLICATION FOR


- ZONING MAP AMENDMENT
 ZONING TEXT AMENDMENT

ANALYSIS: (Please address each item in regard to your proposal)

- **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** Rezoning 1008 Halibut Point Road to Commercial Property
- **PUBLIC BENEFIT OF PROPOSAL:** Increased business property to Sitka
- **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** Home is between 2 commercial properties on HPR, as stated above faces HPR with Road frontage
- **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** _____
- **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** none noted

Derek 
 Applicant

3/30/26
 Date

Bower 
 Last Name Date Submitted

1008 Halibut Point Road Sitka
 Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 ZONING AMENDMENT APPLICATION

APPLICATION FOR ZONING MAP AMENDMENT
 ZONING TEXT AMENDMENT

ANALYSIS: (Please address each item in regard to your proposal)

- **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** The property has been used for a commercial business (Sitka Bottling) before there zones to the present. Need compliance; no grandfathered property rights as in established status.
- **PUBLIC BENEFIT OF PROPOSAL:** Bring existing lots in compliance with current zoning codes.
- **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** Yes
- **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** Commercial businesses adjacent Prewitt Enterprises / Swearingen Trl Court
- **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** None

* [Signature]
 Applicant

* March 3, 2025
 Date

Cachou 1100 HPR
 Last Name Date Submitted Project Address
Sitka Bottling



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 ZONING AMENDMENT APPLICATION

APPLICATION FOR



ZONING MAP AMENDMENT



ZONING TEXT AMENDMENT

ANALYSIS: (Please address each item in regard to your proposal)

- **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** The property has been used as a trailer court space before there were zones, need compliance and there is no grandfathered property rights as in established status.
- **PUBLIC BENEFIT OF PROPOSAL:** Bring existing lots in compliance with current zoning codes.
- **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** Yes
- **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** Sitka Bottling Company, Prewitt's Funeral Home + Prewitt's Bus Company / Are commercial businesses
- **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** NONE

Nathan Tyr. Swearingen
 Applicant

03/07/2025
 Date

Swearingen
 Last Name

Date Submitted

1104 H.P.R
 Project Address