



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, January 21, 2026

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. ELECTION OF OFFICERS

III. CONSIDERATION OF THE AGENDA

IV. CONSIDERATION OF THE MINUTES

A [PM 26-01](#) Approve the December 17, 2025 meeting minutes.

Attachments: [20-December 17 2025 DRAFT](#)

V. 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.)

VI. PLANNING DIRECTOR'S REPORT

VII. REPORTS

VIII. THE EVENING BUSINESS

B [CUP 25-17](#) Review and adoption of findings of fact related to the Planning Commission's denial of a conditional use permit request at 408 and 410 Oja Way under case file CUP on December 17, 2025.

Attachments: [Draft Findings for CUP 25-17](#)

[Code & Comp Plan Excerpts](#)

C [CUP 26-02](#) Public hearing and consideration of a conditional use permit for a marijuana retail facility at 327 Seward Street in the CBD central business district. The property is also known as Lot Two-B (2-B), Block Two (2), Swan Creek Subdivision. The request is filed by Michelle Jones. The owner of record is the Edward and Joyce Martin Joint Living Trust.

Attachments: [CUP 26-02_Jones_327 Seward Street_MJ Retail_Staff Report](#)

[A_CUP 26-02_Jones_327 Seward Street_MJ Retail_Aerial](#)

[B_CUP 26-02_Jones_327 Seward Street_MJ Retail_Plat](#)

[C_CUP 26-02 Jones 327 Seward Street MJ Retail As-built](#)
[D_CUP 26-02 Jones 327 Seward Street MJ Retail Floor Plan](#)
[E_CUP 26-02 Jones 327 Seward Street MJ Retail Site Parking Plan](#)
[F_CUP 26-02 Jones 327 Seward Street MJ Retail Site Photos](#)
[G_CUP 26-02 Jones 327 Seward Street MJ Retail AMCO Application](#)
[H_CUP 26-02 Jones 327 Seward Street MJ Retail Application Materials](#)

D [MISC 26-01](#) Discussion of Annual Short-term Rental Report.

Attachments: [2024 Annual Rental Report Form](#)
[2024 Annual Short-Term Rental Report](#)

E [MISC 25-19](#) Sitka Land Suitability and Feasibility Study Phase I Summary and Recommendations.

Attachments: [Sitka Land Suitability & Feasibility Study Phase I](#)

IX. 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: