



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Chair Windsor and Planning Commission Members

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

**Date:** March 13, 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 uses should be implemented to promote even and efficient regulation within the zone, and to meet economic development objectives in the zone.

The GPIP Board met in July and October 2025 and reviewed suggested zoning code changes; at its February 19, 2026 meeting, the GPIP Board voted unanimously to recommend the draft ordinance amending Title 22 to establish permitted, conditional,

and prohibited uses. These set designations conform with those established for all other zoning designations within the CBS.

### **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:

- Establishes a definition for “self-service storage”
- Deletes the footnote pointing to GPIIP Board approval in accordance with SGC 2.100.080
- Amends the intent of the zone to describe it as supporting maritime, manufacturing, and industrial storage uses
- Outlines appropriate residential uses within the zone and in connection with the zone’s primary intent
- Establishes the “Gary Paxton industrial park core” to further promote and protect the primary intent of the zone and its waterfront uses

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.

### **Recommendation**

Staff recommends the Planning Commission recommend for Assembly approval the zoning text amendment modifying SGC Title 22 to adapt and define uses in the GP special zone.

Enclosures:

- Map of GP special zone
- SGC 22.16
- Draft ordinance