



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, April 16, 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 25-07](#) Approve the April 2, 2025 meeting minutes.

Attachments: [6-April 2 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 25-01](#) Review and adoption of findings of fact related to the Planning Commission's denial of a zoning variance request at 112 and 116 Nancy Court under case file VAR 25-01 on April 2, 2025.

Attachments: [V 25-01 Peterson 112 and 116 Nancy Court Height Variance Findings](#)
[V 25-01 Peterson 112 and 116 Nancy Court Height Variance Staff Report](#)
[A V 25-01 Peterson 112 and 116 Nancy Court Height Variance Aerial](#)
[B V 25-01 Peterson 112 and 116 Nancy Court Height Variance Plat](#)
[C V 25-01 Peterson 112 and 116 Nancy Court Height Variance Site Plan Elk](#)
[D V 25-01 Peterson 112 and 116 Nancy Court Height Variance Tidal Network](#)
[E V 25-01 Peterson 112 and 116 Nancy Court Height Variance Photos](#)
[F V 25-01 Peterson 112 and 116 Nancy Court Height Variance Applicant Map](#)
[G V 25-01 Peterson 112 and 116 Nancy Court Height Variance Public Comments](#)
[H V 25-01 Peterson 112 and 116 Nancy Court Height Variance Map of Community](#)

- C** [P 25- 03](#) Public hearing and consideration of a conceptual plat for a planned unit development to result in 53 lots at 600 Yaw Drive in the R-2 MHP multifamily and mobile home district. The property is also known as Lot 5B, Department of Public Safety Subdivision. The request is filed by Lucas Goddard for Baranof Island Housing Authority. The owner of record is Baranof Island Housing Authority.
- Attachments:** [P 25-03 BIHA Kaasda Heen Shaak PUD Staff Report](#)
[A P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Aerial](#)
[B P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Current Plat](#)
[C P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Concept Plat](#)
[D P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD 35% Design Drawings](#)
[E P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Wetlands Map](#)
[F P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Trail Easement Agreement](#)
[G P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Photos](#)
[H P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Applicant Materials](#)
- D** [P 25- 04](#) Public hearing and consideration of a preliminary 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 Sub Preliminary 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](#)
- E** [ZA 25-02](#) Public hearing and consideration of a zoning text amendment to allow for onsite marijuana consumption facilities. The applicants are Elizabeth and Marty Martin.
- Attachments:** [ZA 25-02 Martin Onsite Marijuana Consumption Staff Report](#)
[A ZA 25-02 Martin Onsite Marijuana Consumption Draft Ordinance for Onsite](#)
[B ZA 25-02 Martin Onsite Marijuana Consumption Alaska Administration Code](#)
[C ZA 25-02 Martin Onsite Marijuana Consumption 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: