



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, May 6, 2026

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 26-07](#) Approve the April 15, 2026 meeting minutes.

Attachments: [6-April 15 2026 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 26-07](#) Public hearing and consideration of a request for a conditional use permit for a short-term rental at 111 Wolff Drive in the R-1 single-family and duplex residential district. The property is also known as Lot 8, Block 2, Ted Wolff Subdivision. The request is filed by Graham Smith. The owner of record is Graham Smith.

Attachments: [CUP 26-07 Smith 111 Wolff Drive STR Staff Report](#)

[A CUP 26-07 Smith 111 Wolff Drive STR Aerial](#)

[B CUP 26-07 Smith 111 Wolff Drive STR Plat](#)

[C CUP 26-07 Smith 111 Wolff Drive STR Site Plan](#)

[D CUP 26-07 Smith 111 Wolff Drive STR Floor Plan](#)

[E CUP 26-07 Smith 111 Wolff Drive STR Photos](#)

[F CUP 26-07 Smith 111 Wolff Drive STR Density Map](#)

[G CUP 26-07 Smith 111 Wolff Drive STR Renter Handout](#)

[H CUP 26-07 Smith 111 Wolff Drive STR Applicant Materials](#)

[I CUP 26-07 Smith 111 Wolff Drive STR Affidavit](#)

- C** [CUP 26-08](#) Public hearing and consideration of a request for a conditional use permit for a bed and breakfast at 130 Anna Drive in the R-2 multifamily residential district. The property is also known as Lot 2, Wein Lot Line Adjustment Subdivision. The request is filed by Robert Miller. The owner of record is Robert Miller.

Attachments: [CUP 26-08 Miller 130 Anna Drive B&B Staff Report](#)

[A_CUP 26-08 Miller 130 Anna Drive B&B Aerial](#)

[B_CUP 26-08 Miller 130 Anna Drive B&B As-Built](#)

[C_CUP 26-08 Miller 130 Anna Drive B&B Existing Floor Plan](#)

[D_CUP 26-08 Miller 130 Anna Drive B&B Proposed Floor Plan](#)

[E_CUP 26-08 Miller 130 Anna Drive B&B Photos](#)

[F_CUP 26-08 Miller 130 Anna Drive B&B Density Map](#)

[G_CUP 26-08 Miller 130 Anna Drive B&B House Rules](#)

[H_CUP 26-08 Miller 130 Anna Drive B&B Applicant Materials](#)

[I_CUP 26-08 Miller 130 Anna Drive B&B Affidavit](#)

- D** [CUP 26-09](#) Public hearing and consideration of a request for a conditional use permit for a concrete batch plant at 400 Granite Creek Road #7 in the I industrial district. The property is also known as Lot 1, U.S. Survey 3670. The request is filed by Tyler Cropley on behalf of SECON. The owner of record is the City and Borough of Sitka.

Attachments: [CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant Staff Rep](#)

[A_CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant Aerial](#)

[B_CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant US St](#)

[C_CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant Granit](#)

[D_CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant Area c](#)

[E_CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant Photo:](#)

[F_CUP 26-09 SECON 400 Granite Creek Rd #7 Concrete Batch Plant Applic](#)

- E** [ZA 26-01](#) Public hearing and consideration of a zoning text amendment to Sitka General Code 22.16.015 District Regulations for the GP Gary Paxton Special Zone. The request is filed by the Gary Paxton Industrial Park Board of Directors.

Attachments: [ZA 26-01 Staff Memo](#)

[ORD 2026-XX GPIP Rezoning 5.6.26 Planning Commission Meeting](#)

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: