



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, April 15, 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 26-06](#) Approve the April 1, 2026 meeting minutes.

Attachments: [5-April 1 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 [P 25- 09](#) Public hearing and consideration of a plat for a lot merger of 338 and 344 Katlian Avenue in the R-1 single-family and duplex residential district. The property is also known as Lots 43 and 44, Block 1, U.S. Survey 2542 A&B, Sitka Indian Village. The request is filed by Bill Grant. The owner of record is North Pacific Seafoods, Inc.

Attachments: [P 25-09 North Pacific Seafoods 338 and 344 Katlian Street Lot Merger Staff F](#)
[A P 25-09 North Pacific Seafood 388 & 344 Katlian Ave Lot Merger Aerial](#)
[B P 25-09 North Pacific Seafood 388 & 344 Katlian Ave Lot Merger US Surv](#)
[C P 25-09 North Pacific Seafood 388 & 344 Katlian Ave Lot Merger Propose](#)
[D P 25-09 North Pacific Seafood 388 & 344 Katlian Ave Lot Merger Photos](#)
[E P 25-09 North Pacific Seafood 388 & 344 Katlian Ave Lot Merger Applican](#)
[F P 25-09 North Pacific Seafood 388 & 344 Katlian Ave Lot Merger Public C](#)

C [VAR 26-02](#) Public hearing and consideration of a request for a major variance to increase allowable lot coverage from 35% to 45.6%, reduce a front setback from 20 feet to two feet, and reduce required off-street parking

from 20 spaces to zero spaces at 200 Katlian Avenue in the P public lands district. The property is also known as Lot 1A, Replat of Front Street School Subdivision. The request is filed by E David Hurley on behalf of Sitka Tribe of Alaska. The owner of record is Sitka Tribe of Alaska.

Attachments: [VAR 26-02 STA 200 Katlian Street Carving Addition Staff Report](#)
[A VAR 26-02 STA 200 Katlian Street Carving Addition Aerial](#)
[B VAR 26-02 STA 200 Katlian Street Carving Addition Plat](#)
[C VAR 26-02 STA 200 Katlian Street Carving Addition As-built](#)
[D VAR 26-02 STA 200 Katlian Street Carving Addition Site and Floor Plan](#)
[E VAR 26-02 STA 200 Katlian Street Carving Addition Elevation View](#)
[F VAR 26-02 STA 200 Katlian Street Carving Addition Photos](#)
[G VAR 26-02 STA 200 Katlian Street Carving Addition Application Materials](#)

D [ZA 26-02](#) Discussion and review of zoning code changes for Accessory Dwelling Units (ADUs).

Attachments: [A ZA 26-02 ADU Memo Riley](#)
[B ZA 26-02 ADU Code Change Discussion 4.15.26](#)
[C ZA 26-02 Draft Ordinance ADU Amendment](#)
[D ZA 26-02 Title 22 Zoning ADU Code](#)
[E ZA 26-02 ADU Regulation Comparison](#)

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: