



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out **completely**. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Modification to multiple lot lines and creation of new easement within the Harang Resubdivision (Plat# 77-27, S.R.D.)

PROPERTY INFORMATION:

CURRENT ZONING: Commercial PROPOSED ZONING (if applicable): No change
CURRENT LAND USE(S): Business PROPOSED LAND USES (if changing): No change

APPLICANT INFORMATION:

PROPERTY OWNER: Harang AK Properties LLC
PROPERTY OWNER ADDRESS: 1517 Sawmill Creek Road
STREET ADDRESS OF PROPERTY: 1515, 1535, 1537, 1545, and 1547 SMC Road
APPLICANT'S NAME: Trevor Harang
MAILING ADDRESS: _____
EMAIL ADDRESS: [REDACTED] DAYTIME PHONE: _____

Harang

Last Name

June 30, 2026

Date Submitted

SMC Rd

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

CERTIFICATION: I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

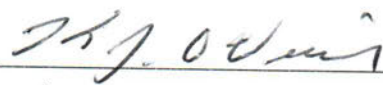
Owner

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Kelly J. O'Neill 
Applicant (If different than owner)

June 30, 2026

Date

Harang

June 30, 2026

SMC Rd

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
☐ MINOR SUBDIVISION/HYBRID SUBDIVISION
☒ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: (Please address each item in regard to your proposal)

- SITE/DIMENSIONS/TOPOGRAPHY:** Modifications to lots E, F, G, H, and I of the Harang Resub.
Lots are currently developed with structures, parking, and paved accessways.
- EXISTING UTILITIES AND UTILITY ROUTES:** Utilities including City water, sewer, and electricity are
all in place.
- PROPOSED UTILITIES AND UTILITY ROUTES:** Utilities in place. Upgrades may occur but no new
utility routes are planned.
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Primary access to the lots are via Sawmill
Creek Road. Secondary access provided through existing and one new easement.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** This area zoned commercial. Upgrades and
enhancements are expected within site including existing and future structures.
- PUBLIC HEALTH, SAFETY, AND WELFARE:** No impact is expected to public health, safety, and welfare.
- ACCESS TO LIGHT AND AIR:** Area is open and includes maintained designated access corridors.
No negative impacts are expected to light and air.

Harang
Last Name

July 2, 2026
Date Submitted

SMC Rd
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- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** Adjustments to lot lines are intended to
enhance access to existing lots and protect parking along buildings.
- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
Structures in this area are for commercial use. See attached drawing for location details
as related to existing and proposed property lines.
- **EXISTENCE OF ANY ENCROACHMENTS:** Of note. One structure is built on top of an existing
property line. Proposed realignment would remedy this situation for lots G and H.
- **AVAILABILITY OF REQUIRED PARKING:** Parking stalls currently exists on site. Lot realignment
would help identify ownership of parking.
- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** A maintenance agreement
for the new access easement within Lot I is proposed.

ANY ADDITIONAL COMMENTS _____

NS7 Land Assoc. R. J. O'Neill
Applicant

July 2, 2026
Date

O'Neill for Harang

Last Name

July 2, 2026

Date Submitted

SMC Rd.

Project Address