



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, December 3, 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 25-19](#) Approve the November 5, 2025 meeting minutes.

Attachments: [18-November 5 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 [CUP 25-16](#) Public hearing and consideration of a conditional use permit for a bed and breakfast at 1938 Dodge Circle in the R-1 single-family and duplex residential district. The property is also known as Lot 2, McCoy Subdivision. The request is filed by Brian Oberreuter. The owner of record is Brian Oberreuter.

Attachments: [CUP 25-16 Oberreuter 1938 Dodge Circle B&B Staff Report](#)

[A 25-16 Oberreuter 1938 Dodge Circle B&B Aerial](#)

[B 25-16 Oberreuter 1938 Dodge Circle B&B Plat](#)

[C 25-16 Oberreuter 1938 Dodge Circle B&B Site and Floor Plan](#)

[D 25-16 Oberreuter 1938 Dodge Circle B&B Photos](#)

[E 25-16 Oberreuter 1938 Dodge Circle B&B Density Map](#)

[F 25-16 Oberreuter 1938 Dodge Circle B&B Renter Handout](#)

[G 25-16 Oberreuter 1938 Dodge Circle B&B Applicant Materials](#)

[H 25-16 Oberreuter 1938 Dodge Circle B&B Affidavit](#)

C [P 25- 03](#) Public hearing and consideration of a preliminary plat for a planned unit

development to result in 47 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 Phase 2 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 Preliminary Plat](#)

[D P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD 35% Design Drawings a](#)

[E P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Wetlands Map](#)

[F P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Setback Reduction Map](#)

[G P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Trail Easement Agreem](#)

[H P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD P&Z Final Minutes 4.16.](#)

[I P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Photos](#)

[J P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Applicant Materials](#)

[K P 25-03 BIHA Kaasda Heen Shaak Phase 2 PUD Public Comment](#)

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: