



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, August 5, 2026

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Wendy Alderson, Margaret Frank
Absent: Robin Sherman (excused), Jacquie Foss (excused)
Staff: Amy Ainslie, Kim Davis, Ariadne Will
Public: Kelly O'Neill, Werner Macedo, Roger Hames, Michael Davidson

Chair Windsor called the meeting to order at 7:12 p.m.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 26-12](#) Approve the July 1, 2026 meeting minutes.

M-Fank/S-Alderson moved to approve the July 1, 2026 meeting minutes. Motion passed 3-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie noted she was back in the office and said top priorities included the land study and municipal land disposal, as well as telecommunications and cruise dock code changes.

Commissioner Alderson asked about an email forwarded to her from the Animal Control Officer regarding animals on Cedar Beach Road. Ainslie explained the relationship between police and planning departments in regard to disruptions by animals as provided by city code.

VI. REPORTS

VII. THE EVENING BUSINESS

B [VAR 26-04](#)

Public hearing and consideration of a request for a minor zoning variance to reduce the front setback from 14 to eight feet at 414 Marine Street in the R-2 multifamily residential district. The property is also known as Lot 17, Hanlon Heights Subdivision. The request is filed by Michael Davidson. The owner of

record is Michael Davidson.

Will introduced a request from applicant Michael Davidson to allow for the placement of front stairs into the front setback at 414 Marine Street in the R-2 multifamily residential district. Will said Davidson had originally planned to place the stairs along the side of the house, avoiding the front setback, but that concerns arose as such placement interfered with a shared driveway. Will said the stairs of a preexisting structure at the property, as well as stairs extending from other neighboring structures, were similar in how they extended into front setbacks.

Davidson had nothing to add. No public comment was received and the commission did not deliberate.

M-Alderson/S-Frank moved to approve the minor zoning variance for a reduction to the front setback from fourteen to eight feet at 414 Marine Street in the R-2 multifamily residential district subject to the attached conditions of approval. The property was also known as Lot Seventeen (17), Hanlon Heights Subdivision. The request was filed by Michael Davidson. The owner of record was Michael Davidson. Motion passed 3-0 by voice vote.

M-Alderson/S-Frank moved to adopt and approve the required findings for variances involving minor expansions as listed in the staff report. Motion passed 3-0 by voice vote.

C [P 26- 05](#)

Public hearing and consideration of a lot merger and property line adjustment to result in four lots at 1515, 1533, 1535, 1537, 1545, and 1547 Sawmill Creek Road in the C-1 general commercial district. The properties are also known as Lots D, E, F, G, H, and I, Harang Resubdivision. The request is filed by Trevor Harang. The owner of record is Harang AK Properties, LLC.

Davis presented a proposed lot merger to result in four lots and removing two property lines at the 1500 block of Sawmill Creek Road. Davis said the lot merger would bring into compliance two buildings that were built over property lines. She said staff was recommending the applicant record an easement for an existing water line and formalize an existing access and utility easement. All parcels in the lot merger were already developed.

Commissioner Frank asked about two shipping containers that were labeled as a shed on the plat. Davis said the applicant had confirmed the containers were adequately placed away from setbacks.

Kelly O'Neill spoke on behalf of applicant Trevor Harang. He said he had nothing to add and the commission had no questions. No public comment was received and the commission did not deliberate.

M-Frank/S-Alderson moved to approve the final plat for a lot merger and property line adjustments to result in four lots at 1515, 1533, 1535, 1537, 1545, and 1547 Sawmill Creek Road in the C-1 general commercial district subject to the attached conditions of approval. The properties were also known as Lots D, E, F, G, H, and I, Harang Resubdivision. The request was filed by Trevor Harang. The owner of record was Harang AK Properties, LLC. Motion passed 3-0 by voice vote.

**M-Frank/S-Alderson moved to adopt the findings as listed in the staff report.
Motion passed 3-0 by voice vote.**

D [P 26- 06](#)

Public hearing and consideration of a preliminary plat for a minor subdivision to result in two lots at 1211 Sawmill Creek in the C-2 general commercial and mobile home district. The property is also known as Lot Two (2), Baranof Subdivision #2. The request is filed by Werner Macedo for Bell & Associates. The owner of record is Carr-Gottstein Foods Co.

Will reviewed a preliminary plat for a minor subdivision to result in two lots at 1211 Sawmill Creek Road. She said the applicant was looking to subdivide at the eastern boundary of an existing access easement, which would create a new commercial lot. Both lots were directly adjacent to Sawmill Creek Road and staff did not anticipate any negative impacts from development. Will said a shipping container was currently placed where the applicant was proposing a new property line and stated a condition of approval required the applicant to meet building code requirements for the container prior to the recording of the final plat.

Commissioner Frank asked about the use of a shipping container on a temporary versus permanent basis. Ainslie explained that a classification of a shipping container as permanent had to do with the time frame in which it was located on a property.

Applicant Werner Macedo did not have additional comments. No public comment was received and the commission did not deliberate.

M-Alderson/S-Frank moved to approve the preliminary plat for a minor subdivision to result in two lots at 1211 Sawmill Creek Road in the C-2 general commercial and mobile home district subject to the attached conditions of approval. The property was also known as Lot Two (2), Baranof Subdivision #2. The request was filed by Werner Macedo for Bell & Associates. The owner of record was Carr-Gottstein Foods Co. Motion passed 3-0 by voice vote.

**M-Alderson/S-Frank moved to adopt the findings as listed in the staff report.
Motion passed 3-0 by voice vote.**

VIII. ADJOURNMENT

Chair Windsor adjourned the meeting at 7:40 p.m.