



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, June 17, 2026

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Robin Sherman (Vice Chair), Wendy Alderson, Margaret Frank, Jacquie Foss, Katie Riley (Assembly Liaison)

Staff: Kim Davis, Ariadne Will

Public: John Emmi, Haley Young, Pat Hughes, Ryne Calhoun, Bryn Calhoun, Nik Calhoun, Scott Calhoun, Brian Massey, Theresa Jacoby Massey, Trudy Prewitt, Allison Massey, Nick Brewer, Derek Bowen, Ken Hammons, Gayle Hammons, Tori Fleming, Alvan Welch, Mary Kambak, Reta Chapman, Mike Chapman, Jim Steffen, Larry Edwards, Candi Barger, Paul Fitzgibbon, Nathan Swearingen, Nathan Mullins, Steve Oberto, Kim Oberto, Kimberly Bakkes, Sandra Butler, Shannon Haughland (Sitka Sentinel)

Chair Windsor called the meeting to order at 6:58 p.m.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 26-08](#) Approve the May 6, 2026 meeting minutes.

B [PM 26-09](#) Approve the May 20, 2026 meeting minutes.

C [PM 26-10](#) Approve the June 3, 2026 meeting minutes.

M-Alderson/S-Sherman moved to approve the May 6, 2026, May 20, 2026, and June 3, 2026 meeting minutes. Motion passed 5-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Davis reminded the commission that Ainslie was out of the office and returning August 3. She asked the commission if it would be comfortable livestreaming the Planning Commission meetings, to which the commission consented. Davis asked the commissioners if they would have time for a site visit to High Tide Cannabis in the coming weeks to fulfill a condition of approval associated with CUP 25-09. Commissioners told staff of their availability.

VI. REPORTS

VII. THE EVENING BUSINESS**D** [P 26- 02](#)

Public hearing and consideration of a final plat for a lot merger at 135/137 Knutson Drive in the R-2 multifamily residential district. The property is also known as Lots 7 and 8, Block 3, Knutson Subdivision. The request is filed by Allison Massey and Mica Trani. The owners of record are Allison Massey and Mica Trani.

Davis introduced a request for a lot merger at 135 and 137 Knutson Drive. The lot merger was to resolve an encroachment over the common property line. The lot merger was to result in a 26,780 square-foot lot.

Applicant Allison Massey noted one of the photos included in the staff presentation was not of the subject property. No public comment was received and the commission did not deliberate.

M-Foss/S-Alderson moved to approve the final plat for a lot merger at 135 and 137 Knutson Drive in the R-2 multifamily residential district subject to the attached condition of approval. The properties were also known as Lots Seven (7) and Eight (8), Block Three (3), Knutson Subdivision Phase III. The request was filed by Allison Massey. The owners of record were Allison Massey and Mica Trani. Motion passed 5-0 by voice vote.

M-Foss/S-Alderson moved to adopt the findings as listed in the staff report. Motion passed 5-0 by voice vote.

E **ZA 26-03**

Public hearing and consideration of a zoning map amendment to rezone 1004, 1006, 1008, 1100, 1104 Halibut Point Road and 205 Kimsham Street from R-1 single-family and duplex residential district to C-2 general commercial mobile home district. The properties are also known as Lots One (1), Two (2), Three (3), Four (4) of Prewitt Subdivision, Lot One (1) and Two (2) of Kruzof Subdivision, Lot 11B Swearingen Resubdivision and Lot Ten-A (10A), Swearingen Subdivision. The request is filed by Trudy Prewitt, Nicholas Brewer, Derek Bowen, Scott Calhoun, and Nathan Swearingen. The owners of record are The Prewitt Family Trust, Nicholas Brewer, Derek Bowen, Scott Calhoun, and Nathan Swearingen.

Davis and Will provided background and analysis for a zoning map amendment proposed by the owners of 205 Kimsham Street and 1004, 1006, 1008, 1100, and 1104 Halibut Point Road. The five owner/applicants were proposing property be rezoned from R-1 single-family and duplex residential district to C-2 general commercial and mobile home district. Staff said the properties were first zoned R-1 in the 1950s, and that the existing commercial uses on the properties either predated the zoning of the area or received proper permits at the time and were thus grandfathered, or nonconforming, uses in the zone. Staff also reviewed the intent of the R-1 and C-2 zones and noted that the zoning map change would have the most impact on how a property could be further developed. It was possible that with a rezone, traffic, parking, noise, and neighborhood harmony could be negatively impacted. Staff said the proposal was a "borderline spot zone" and that the comprehensive plan did not provide good guidance regarding a staff recommendation. Staff noted the request was legislative in nature and should account for the community's vision for development in the area.

Applicants Trudy Prewitt, Nathan Swearingen, Scott Calhoun, Nick Brewer, and Derek

Bowen each spoke and explained the request to rezone. Prewitt, Swearingen, and Calhoun said they were seeking the rezone so that their nonconforming uses would be allowed outright. Brewer and Bowen said they agreed that the nonconforming uses should be rezoned.

Seven neighbors (Nathan Mullins, Jim Steffen, Steve Oberto, John Emmi, Gayle Hammons, Kimberly Bakkes, and Paul Fitzgibbon) and two members of the public (Candi Barger and Sandra Butler) spoke during public comment. Mullins and Barger were in favor of the request to rezone; Steffen, Oberto, Hammons, Bakkes, Fitzgibbon, and Butler were opposed; Emmi did not take a position on the issue but had questions about nonconforming uses and associated permits.

During deliberation, the commission asked staff to clarify the legality of nonconforming uses. Staff explained that nonconforming uses remained legal so long as they did not cease for a period of more than 12 consecutive months, and could otherwise continue into perpetuity. Staff displayed the code section detailing nonconforming use permits and said that letters confirming a property's status as legal nonconforming were available upon request. Staff said property owners could rebuild destroyed nonconforming property as it had been prior to destruction and that property owners could apply for conditional use permits to expand or change a nonconforming use.

The commission said it was not comfortable with the permissive nature of the C-2 zone in an area mostly residential in nature. It cited the intent of the C-2 zone and the availability of nonconforming use permits.

All applicants withdrew their applications following public hearing but prior to a vote by the commission.

VIII. ADJOURNMENT

Chair Windsor adjourned the meeting at 8:51 p.m.