



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, March 5, 2025

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

[PM 25-04](#) Approve the February 19, 2025 meeting minutes.

Attachments: [3-February 19 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 25-03](#) Public hearing and consideration of a conditional use permit for a short-term rental at 1972 Halibut Point Road in the R-1 MH single-family, duplex, and manufactured home district. The property is also known as Lot 8-B2, Subdivision of a Portion of Lot 8, U.S. Survey No. 2417, excepting the most northerly 100 feet. The request is filed by Jill and James Lecrone. The owners of record are Jill and James Lecrone.

Attachments: [CUP 25-03 Lecrone 1972 Halibut Point Road STR Staff Report](#)

[A CUP 25-01 Lecrone 1972 Halibut Point Road STR Aerial](#)

[B CUP 25-01 Lecrone 1972 Halibut Point Road STR Plat](#)

[C CUP 25-01 Lecrone 1972 Halibut Point Road STR Site Plan](#)

[D CUP 25-01 Lecrone 1972 Halibut Point Road STR Floor Plan](#)

[E CUP 25-01 Lecrone 1972 Halibut Point Road STR Photos](#)

[F CUP 25-01 Lecrone 1972 Halibut Point Road STR Density Map](#)

[G CUP 25-01 Lecrone 1972 Halibut Point Road STR Renter Handout](#)

[H CUP 25-01 Lecrone 1972 Halibut Point Road STR Applicant Materials](#)

[I CUP 25-01 Lecrone 1972 Halibut Point Road STR Affidavit](#)

[J CUP 25-01 Lecrone 1972 Halibut Point Road STR Public Comment](#)

- C** [VAR 25-01](#) Public hearing and consideration of a zoning variance request to increase the maximum allowable height from 35 feet to 120 feet for a communication tower at 112 and 116 Nancy Court in the R1 single-family and duplex residential district. The properties are also known as Lots 1 and 2, Briggs Subdivision. The request is filed by Richard Peterson for Tlingit and Haida, Tidal Network. The owner of record is James Penrose.

Attachments: [V 25-01 Peterson 112 and 116 Nancy Court Height Variance Staff Report](#)

[A V 25-01 Peterson 112 and 116 Nancy Court Height Variance Aerial](#)

[B V 25-01 Peterson 112 and 116 Nancy Court Height Variance Plat](#)

[C V 25-01 Peterson 112 and 116 Nancy Court Height Variance Site Plan and](#)

[D V 25-01 Peterson 112 and 116 Nancy Court Height Variance Design](#)

[E V 25-01 Peterson 112 and 116 Nancy Court Height Variance Photos](#)

[F V 25-01 Peterson 112 and 116 Nancy Court Height Variance Applicant Ma](#)

[G V 25-01 Peterson 112 and 116 Nancy Court Height Variance Public Comr](#)

- D** [ZA 25-01](#) Discussion of zoning code changes for cruise related docks.

Attachments: [Discussion on Zoning Code Changes for Cruise-Related Docks](#)

[Zoning Code Excerpts](#)

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: