



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, March 19, 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 25-05](#) Approve the March 5, 2025 meeting minutes.

Attachments: [4-March 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 25-04](#) Public hearing and consideration of a request for a conditional use permit for a short-term rental at 327 Cascade Street in the R1 single-family and duplex residential district. The property is also known as Lot 30, Block B, Resurvey of Moore Memorial Addition. The request is filed by David D'Amato. The owner of record is Bijiibaa Garrison.

Attachments: [CUP 25-04 D'Amato 327 Cascade Creek Street STR Staff Report](#)

[A CUP 25-04 D'Amato 327 Cascade Creek Street STR Aerial](#)

[B CUP 25-04 D'Amato 327 Cascade Creek Street STR Plat](#)

[C CUP 25-04 D'Amato 327 Cascade Creek Street STR Site Plan](#)

[D CUP 25-04 D'Amato 327 Cascade Creek Street STR Floor Plan](#)

[E CUP 25-04 D'Amato 327 Cascade Street STR Photos](#)

[F CUP 25-04 D'Amato 327 Cascade Creek Street STR Density Map](#)

[G CUP 25-04 D'Amato 327 Cascade Creek Street STR Renter Handout](#)

[H CUP 25-04 D'Amato 327 Cascade Creek Street STR Applicant Materials](#)

[I CUP 25-04 D'Amato 327 Cascade Creek Street STR Affidavit](#)

- C** [VAR 25-02](#) Public hearing and consideration of a variance request reducing the side setback from 9' to 1' at 696 Indian River Road in the R-2 MHP multifamily and mobile home district. The property is also known as Lot 3, Indian River Subdivision. The request is filed by Tad and Jill Kisaka. The owners of record are Jill and Tad Kisaka.
- Attachments:** [V 25-02 Kisaka 696 Indian River Rd Side Setback Staff Report](#)
[A VAR 25-02 Kisaka 696 Indian River Road Side Setback Variance Aerial](#)
[B VAR 25-02 Kisaka 696 Indian River Road Side Setback Variance Plat](#)
[C VAR 25-02 Kisaka 696 Indian River Road Side Setback Variance As-built](#)
[D VAR 25-02 Kisaka 696 Indian River Road Side Setback Variance Site Pla](#)
[E VAR 25-02 Kisaka 696 Indian River Road Side Setback Variance Elevatio](#)
[F VAR 25-02 Kisaka 696 Indian River Road Side Setback Photos](#)
[G VAR 25-02 Kisaka 696 Indian River Road Side Setback Variance Applicat](#)

- D** [CUP 25-05](#) Public hearing and consideration of a conditional use permit for multifamily housing (six-plex) at 338 and 344 Katlian Street in the R1 single-family and duplex residential district. The properties are also known as Lots 43 and 44, Block 1, U.S. Survey 2542. The request is filed by Bill Grant. The owner of record is North Pacific Seafoods, Inc.
- Attachments:** [CUP 25-05 North Pacific Seafoods 338 and 344 Katlian Street Multifamily Ho](#)
[A CUP 25-05 North Pacific Seafood \(SSS\) 338 344 Katlian Ave Multi-family](#)
[B CUP 25-05 North Pacific Seafood \(SSS\) 338 344 Katlian Ave Multi-family](#)
[C CUP 25-05 North Pacific Seafood \(SSS\) 338 344 Katlian Ave Multi-family](#)
[CUP 25-05 North Pacific Seafood \(SSS\) 338 344 Katlian Ave Multi-family St](#)
[D CUP 25-05 North Pacific Seafood \(SSS\) 338 344 Katlian Ave Multi-family](#)
[E CUP 25-05 North Pacific Seafoods 338 and 344 Katlian Street Multifamily h](#)
[F CUP 25-05 North Pacific Seafood \(SSS\) 338 344 Katlian Ave Multi-family](#)

- E** [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:

