



**BOARD OF DIRECTOR'S MEETING AGENDA**

**THURSDAY, FEBRUARY 19TH, 2026 - 3:00 PM**

**Harrigan Centennial Hall Room 6, 330 Harbor Drive**

**Regular Meeting**

- |  |                           |
|--|---------------------------|
| A. Call to Order   | Acknowledge               |
| B. Roll Call   | Acknowledge               |
| C. Approval of Minutes   | Motion to Approve         |
| <b>January 15th, 2026</b>  |                           |
| D. Correspondence & Other Information  | Acknowledge/Questions     |
| E. Changes/Additions/Deletions to Agenda   | Change/Add/Delete         |
| F. Reports   |                           |
| G. Persons To Be Heard <i>(For items OFF the agenda - not to exceed 3 minutes)</i>       |                           |
| H. Unfinished Business   |                           |
| 1. GPIP Zoning Discussion  | Discussion/Recommendation |
| I. New Business  |                           |
| 1. Silver Bay Seafoods Lot 9c Lease Request  | Discussion/Recommendation |
| 2. NSRAA Lot 2 & 3 Lease Extension and Combination                                       | Discussion/Recommendation |
| 3. GPIP Officers   | Discussion/Recommendation |
| J. Persons To Be Heard <i>(For items ON or OFF the agenda - not to exceed 3 minutes)</i> |                           |
| K. Adjournment   |                           |

**The Mission**

**It is the mission of the Gary Paxton Industrial Park Board and management, by direction of the Sitka Assembly, to strategically develop the park in a fiscally responsible manner that maximizes its economic benefit to the community through creation of meaningful jobs in conformance with established community plans and policies.**

**Gary Paxton Industrial Park – Board of Directors Meeting  
January 15, 2026 3:00 pm  
Harrigan Centennial Hall Room 6**

**A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:00 pm

**B. ROLL CALL**

**Members Present:** Scott Wagner, Chad Goeden, Lauren Howard

**Members Absent:** Casey Campbell, Mike Johnson

**Staff Present:** Garry White

**City Representatives:** John Leach

**Others Present:** Jeremy Serka, Members of the Public

**C. Review of Minutes – December 18, 2025**

**Motion:** M/S Howard/Goeden to approve the minutes of December 18, 2025.

**Action:** Motion Passed (3/0) on a voice vote

**D. Correspondence & Other Information - None**

**E. Changes/Additions/ Deletions to Agenda – None**

**F. Reports –** Mr. White shared he and Mr. Serka have had some conversations to move forward the commercial vessel movement plan and it will go to the Assembly. He also shared he spoke with Highmark and they are getting closer to waivers that will help alleviate insurance obstacles at the park, more information to come at the February meeting.

**G. Persons to Be Heard- None.**

**H. Unfinished Business –**

1. **GPIP Zoning Discussion –** Mr. White shared CBS Zoning was unable to get the board information in time for this meeting. They are hopeful to have information by the next meeting and understand the importance of this to move things forward.

**I. New Business-**

## 1. GPIIP Fiscal Year 2027 Budget

Mr. White shared he has been working with the finance department to come up with the proposed GPIIP Fiscal Year 2027 Budget. He explained he included an allocation for a port director position, that the assembly approved, and additional money for advertising RFP's for property development.

The board shared they'd like to keep an 8-ton crane on the capital wish list even though they understand the money isn't currently there for it. Mr. Serka shared from the public that he agreed this was needed.

**Motion:** M/S Goeden/Howard move to approve the GPIIP 2027 Operating Budget as proposed.

**Action:** Passed (3/0) on a roll vote.

## 2. GPIIP Traffic Management and Vehicle Policy

Mr. White shared the GPIIP Board in November discussed and recommended requirements for Commercial Vessel Movement Operations within the GPIIP. The Board recommended the CBS Assembly approve the requirements as presented with a caveat that pollution umbrella insurance policy be investigated to reduce the insurance levels. CBS risk managers and insurance providers have been consulted and a reduction in insurance levels has been amended from \$5 million coverage to \$2 million.

Additionally, the Board requested that a policy be developed for when the requirements would be implemented. The packet includes a draft GPIIP Traffic Management and Vehicle Operations Policy for the Board review and recommendations. The draft policy addresses that the GPIIP is an industrial park and not a public roadway. It allows for industrial vehicle activities, including vessel movement. The policy establishes a clear, enforceable framework for managing vehicle and equipment traffic to protect public safety, preserve municipal infrastructure, and support continued industrial activity.

The Board discussed the draft and shared some minor verbiage changes. They also shared the draft should clarify this is an industrial zone, not a leisure area. They suggested "pedestrians must yield to active work being conducted in the park" verbiage.

**Motion:** M/S Goeden/Howard move to approve the GPIIP Traffic Management and Vehicle Policy Draft as amended.

**Action:** Passed (3/0) on a voice vote.

## J. Adjournment

**Motion:** M/S Wagner/Johnson move to adjourn the meeting at 3:37pm.

**Action:** Passed (3/0) on a voice vote.

DRAFT

Monday, February 16, 2026

MEMORANDUM

TO: GPIIP Board of Directors  
FROM: Garry White, Director  
SUBJECT: Gary Paxton Industrial Park (GPIP) Management Report

**1. GPIIP Dock**

The GPIIP Dock was open for business in 2018. GPIIP Dock revenues have increased each fiscal year.

The 2025 GPIIP dock successfully hosted 18 cruise ship ports of calls in 2025. The dock was additionally used by tour companies to onload and offload passengers. Commercial fishing vessels also have been using the dock to conduct in-water boat work and gear transfer. **(11/17/25)**

The 2026 GPIIP Dock currently has 30 ports of calls scheduled. **(02/16/2026)**

**2. Marine Services Industries at the GPIIP.**

On October 4, 2022, the citizens of Sitka voted to appropriate ~\$8.18 million dollars from the Sitka Permanent Fund for the development of a haul out and shipyard at the Gary Paxton Industrial Park (GPIP).

CBS and GPIIP staff developed a GPIIP Vessel Haul Out Development Project Charter (attached) that outlines the project goals, project scope, and timeline for moving the development forward.

Both the GPIIP Board and Assembly approved a conceptual design for the haul out. **(09/01/2023)**

Final design for Phase 1 has been completed. A firm fixed bid with Western Marine has been agreed to with a fixed lumped sum of \$6,248,364. (Note: Construction costs came in roughly \$1,055,000 above estimated costs). **(8/21/2024)**

The GPIIP Board and CBS Assembly approved additional funding of \$850k toward the haul out project, bringing total project cost to ~\$10.1 million. The GPIIP Board reviewed and made recommendations on a scope of work package to operate the haul out including, a draft operator agreement and an invitation to bid on proposed services at its 1/16 meeting. **(01/08/25)**

The GPIIP Board met on January 16th, 2025, and recommended approval of the draft Operating Agreement for the Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park, and the Invitation to Bid. The CBS Assembly approved the GPIIP Board recommendations at its January 28th, 2025.

A bid proposal from Highmark Marine Fabrication LLC (Highmark) was received on February 13<sup>th</sup>. The GPIIP Board met on February 20th to discuss the Highmark proposal and requested a work session to further discuss the proposal.

The GPIIP Board held a work session and regular meeting on March 13th to discuss the Highmark proposal. The Board recommended accepting Highmark's bid, without including a portion of the bid related to leasing warehouse space. The CBS Assembly met on March 25th and approved to accept the Highmark proposal as presented, including the warehouse space. **(04/07/2025)**

Haul out Phase 1 construction is nearly complete. The heated concrete pad construction is moving forward. The CBS and Highmark officials met and are working towards a final Operating Agreement for the Assembly review and approval. **(05/06/25)**

The CBS approved an additional \$715,250 toward the haul out development at their July 8, 2025 meeting. The additional funding will provide yard improvements, equipment, initial yard support materials, and annual operating expenses. The GPIIP Board is developing requests for proposals to allow for vendor spaces at the GPIIP. The GPIIP current zoning code is being reviewed for potential adjustments and modifications to allow for more defined use of the GPIIP properties. **(07/11/2025)**

The CBS Assembly at its August 12<sup>th</sup> meeting approved an operating agreement between the CBS and Highmark Marine Fabricators for the operations of the GPIIP Haul out and Shipyard. CBS Administration made the decision not to include heat in the permanent concrete washdown pad due to material delays which would have delayed the construction of the wash down pad and operations of the haul out. **(08/18/2025)**

The Haul Out is now operational. The CBS held a ribbon cutting ceremony on September 18<sup>th</sup> and the first vessel was hauled on September 23<sup>rd</sup>.

The GPIIP Board approved a Request for Proposals (RFP) for long-term leases of adjacent properties to marine vendors and other uses.

The GPIIP Zoning Code is being reviewed to make changes to allow for more efficient operations at the GPIIP. **(11/17/2025)**

The GPIIP Board prioritized a Haul Out and Shipyard future capital improvement plan at its December 2025 meeting.

CBS administration and Highmark Marine are investigating various insurance options for vessels wishing to use the haul out and shipyard facilities. **(01/12/2026)**

### **3. Bulk Water**

The Director continues to work with entities interested in the export of Sitka's water. **(05/06/2019)**

The CBS Assembly met on April 30<sup>th</sup> to discuss needed repairs to the Raw Water delivery infrastructure. No funding or repair plan was determined. The CBS's ability to deliver water will need to be fixed before the bulk water export venture can move forward. The Assembly directed the GPIP Director to continue to work with potential investors and exports to find a funding solution to repair the system. The CBS does not believe that the infrastructure can be repaired until the penstock is shut down and dewatered. Estimate timeframe for penstock shut down is estimated to be the fall of 2021. **(06/03/2019)**

The CBS and Arctic Blue Waters Alaska entered into a water purchase agreement in the spring of 2021. Arctic has 5 years to export water. **(06/01/21)**

The Director continues to receive inquiries from entities wishes to export Sitka's water. **(02/07/2023)**

The GPIP Board has recommended approval of another water purchase agreement with Global Hydration LLC, A Florida Corporation. **(8/21/24)**

The GPIP Board has received an updated conceptual drawing from Arctic Alaska Blue Waters for its water loading infrastructure. **(12/12/24)**

The Assembly met on January 14<sup>th</sup> to discuss a water purchase agreement between the CBS and Global Hydration LLC and chose to postpone deciding until March 11<sup>th</sup> due to Arctic Alaska Blue Waters officially executing its first right of refusal to acquire additional water allocations as per its water purchase agreement. The additional water allocations will make it not possible to sign the agreement with Global Hydration. Arctic will need to provide a letter from a qualified purchaser of water and pay the CBS and an additional \$100,000. **(01/08/25)**

Arctic Blue Water Alaska failed to make its \$100,000 payment within the required timeframe to receive additional water rights per its water purchase agreement. The Assembly chose not to enter into another water purchase agreement with Global Hydration at its March 11<sup>th</sup> meeting. Arctic Blue Waters met with CBS officials and is still working towards its loading plan to export water. **(04/07/2025)**

The GPIP Board recommended approval of a contract extension for Arctic Blue Waters to have more time to develop its water loading facility. The CBS Assembly approved the extension at its July meeting. **(07/11/2025)**

The GPIP Director has been in contact with Arctic Blue Waters on its plans to construct a water loading facility at the GPIP to facilitate the export of water. The Director continues to receive calls from other groups interested in exporting Sitka's water. **(10/21/2025)**

#### **4. Bottled Water**

The Director continues to receive inquiries about bottled water. **(01/08/2025)**

#### **5. Blue Lake Dam Expansion Project**

The Assembly has approved a MOA between the GPIIP and Electric Department to allow the GPIIP to charge for use of Lots 16b and 20. Rock has been stored on these lots since the Blue Lake Dam Expansion project. **(06/03/2019)**

The GPIIP Director has met with the CBS Electric Director regarding leveling out the above lots for future leases or sales at the GPIIP. **(03/22/2021)**

The GPIIP Director has met with the new CBS Electric Director regarding a plan to deal with the remaining rock left on site from the Blue Lake Expansion project. **(01/08/25)**

The GPIIP Board did a walking tour of the GPIIP properties during its June 2025 meeting and reaffirmed its wishes to have the rock removed from Lot 16b, bringing the surface of the lot back to its original elevation consistent with the properties inside the park boundaries. The Board wishes to leave the elevation of Lots 19 and 20 at the elevations of Sawmill Creek to be leased in the future. **(07/11/2025)**

## **6. GPIIP Dock Fuel Sales**

Delta Western has received its build permit to establish a fueling operation on the GPIIP Dock. The fuel tanks will be relocated from the dock itself to the uplands above the dock. **(07/03/2019)**

Delta Western has completed its fuel delivery infrastructure on the GPIIP dock. **(11/12/2019)**

Delta Western is in the process of installing a second fuel tank at the GPIIP for fuel delivery off the GPIIP Dock. **(03/22/2021)**

The GPIIP has seen increases in dock fuel sales each year since the dock has become operational. **(12/12/24)**

The GPIIP Director and the CBS have been working with Delta Western on a proposal to expand its fuel tanks at the GPIIP for fuel delivery. The proposed expansion will not change the footprint of Delta's existing lease area. **(10/21/2025)**

7. The GPIIP Board recommended an update to the GPIIP Port Tariff at its June 2025 meeting. The CBS Assembly approved the tariff update at its July 2025 meeting. **(07/11/2025)**
8. The GPIIP Board recommended a non-competitive bid for a long-term lease of Lot 9b to Pacific Jewel Marine at its June 2025 meeting. The CBS Assembly approved the lease at its September 23<sup>rd</sup> meeting. **(11/17/2025)** The GPIIP recommended requested amendments to the Pacific Jewel Marine lease at its December 2025 meeting. **(01/12/2026)**. The Assembly approved the long-term lease at its 2/10/2026 meeting. **(02/16/2026)**
9. The Assembly approved both the Commercial Vessel Movement Operations Requirements and the GPIIP Traffic Management and Vehicle Operations Policy at its 01/20/2026 meeting. **(02/16/2026)**

+  
+



329 Harbor Drive, Suite 212  
Sitka, AK 99835  
Phone: 907-747-2660

Monday, February 16, 2026

## MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors  
From: Garry White, GPIP Director  
Subject: Adjusting GPIP Zoning Code

### **Introduction**

The GPIP Director and CBS Planning Department has been reviewing the District Zoning Code Regulations for the GPIP properties to present potential adjustments or modifications to the code. The GPIP Board met in July, August, and October 2025 and reviewed the draft suggested zoning code changes. Attached is updated GPIP Zoning Code table for the Board's review and recommendations.

Chapter 22.16 of the Sitka General Code (SGC) defines the approved use of property via various land use tables. Nearly every land use table for the GPIP properties does not include defined uses, but rather uses are codified with the following footnote:

*Any uses, except retail and business uses, and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section [2.38.080](#).*

Section 2.100.080 are the GPIP Board's General Powers. Past operating practices have been that if the GPIP Board approves the use, then that is the approved land use for the property.

This method of zoning for the GPIP properties was a sufficient zoning management tool when most of the property at the GPIP was owned by the CBS and leased. Now that a lot of the property is privately owned or will be dedicated to the haul out operations for operations or leases, an updated code with specific uses should be implemented.

### **Additional Information**

- Information will be provided at the meeting on potential changes. Current zoning code regulations can be found at the following website:  
<https://sitka.municipal.codes/SGC/22.16.015>

### **Action**

- GPIP discussion and recommendation on suggested land use tables.

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 22, "ZONING" OF THE SITKA GENERAL CODE FOR THE GARY PAXTON SPECIAL ZONE.

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code (SGC).

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to assign all uses within the Gary Paxton special zone (GP) with a permitted, conditional, or prohibited use designation. Prior to the enactment of this ordinance, only the use designations in SGC Table 22.16.015-6, as well as the "Natural resource extracting and mining support facilities" use as found in SGC Table 22.16.015-5 were binding upon the GP zone; all other uses were to be governed through lease and sale agreements approved by the municipality. This ordinance brings Title 22 consideration of uses within the GP zone into conformity with all other zoning districts.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 22 be amended by modifying Chapter 22.05 "Definitions", and Chapter 22.16 "District Regulations" to read as follows (deleted language stricken, new language underlined):

Title 22
ZONING

Chapters:

- 22.05 General Provisions
22.10 Definitions
22.15 Zoning Maps and Boundaries
22.16 District Regulations
22.20 Supplemental District Regulations and Development Standards
22.25 Special Use Permits
22.30 Zoning Code Administration

\*\*\*

Chapter 22.05
Article II. Definitions

\*\*\*

22.05.1425 Storage, self-service.

"Self-service storage" means a building or group of buildings divided into separate compartments that are used to meet the temporary storage needs of small businesses.

52 residential uses, and other similar uses, that can be freely accessed by its users and/or patrons  
53 in accordance with the facility's operating hours.

54 \* \* \*

55  
56  
57 **Chapter 22.16**  
58 **DISTRICT REGULATIONS**

59 Sections:

60 22.16.010 Generally.

61 22.16.015 Permitted, conditional and prohibited uses.

62 \* \* \*

63  
64  
65 **22.16.015 Permitted, conditional and prohibited uses.**

66 \* \* \*

67  
68  
69 B. Any use which causes, or may be reasonably expected to cause, an excessive  
70 disturbance not in keeping with the character and stated intent of this district. "Excessive" is  
71 defined for these purposes as a degree exceeding that generated by uses permitted in the  
72 district in their customary manner of operation or to a degree injurious to the public safety,  
73 health, welfare or convenience.

74  
75 If the letter "P" appears in the box, the use is permitted outright subject to the provisions of the  
76 code. If the letter "C" appears in the box, the use is a conditional use subject to review and  
77 approval including site plan approval. If the box contains a number, there will be a  
78 corresponding footnote further specifying the conditions applicable to the use in the zone.

79  
80 ~~With the exception of the Gary Paxton special district or as~~ Unless otherwise provided in this  
81 code, if the letter "P," "C," or another notation does not appear in the box, the use is prohibited.

82  
83 ~~The Gary Paxton special (GP/GPS) district was specifically developed to allow for a wide range~~  
84 ~~of flexible uses on the site. When the site was acquired, it was recognized that a number of~~  
85 ~~appropriate uses may surface that could not be anticipated. Appropriate and inappropriate uses~~  
86 ~~could be regulated through lease agreements and sales agreements that must be approved by~~  
87 ~~the municipality. As a result, the GP/GPS district use tables shall function differently from the~~  
88 ~~manner outlined above.~~

89  
90 ~~Any uses, except retail and business uses, at Table 22.16.015-6, as well as natural resource~~  
91 ~~extracting and mining support facilities uses within Table 22.16.015-5, may be approved in the~~  
92 ~~GP/GPS district without a requirement of a zoning amendment in accordance with SGC~~  
93 ~~2.100.080.~~

94  
95 ~~Retail and business uses in the GP/GPS district that are permitted uses, conditional uses, or~~  
96 ~~prohibited uses on the site are governed by Table 22.16.015-6. Natural resource extractions~~  
97 ~~and mining support facilities are conditional uses governed by Table 22.16.015-5 in the GP/GPS~~  
98 ~~district. These use tables are binding on the owners and the operators in the Gary Paxton~~  
99 ~~industrial park. No changes to these tables shall be made without a zoning ordinance text~~  
100 ~~amendment that follows the full procedures in Chapter 22.10 SGC, Zoning Code Administration.~~

101 As outlined in SGC 22.16.110, the I industrial zone is intended for industrial and heavier  
 102 commercial uses. The zone also contains a number of heavy public uses as permitted and  
 103 conditional uses. Additional conditional uses may be approved by the assembly, through the  
 104 conditional use process, even though they may not be specifically listed as permitted or  
 105 conditional uses in the following table.  
 106

107 **TABLES TO BE INSERTED HERE**

108 \* \* \*

109 **22.16.016 Accessory uses.**

110 A. *Intent.* Certain uses are incidental and supportive of the principal use. These are indicated  
 111 for each zoning district in the following table.  
 112

113 Table 22.16.016-1. Accessory Uses

| PERMITTED ACCESSORY USES   | ZONES                    |
|--|--------------------------|
| Accessory buildings such as garages and sheds  | All zones                |
| Required automobile parking in conjunction with permitted principal or conditional uses  | All zones                |
| Off-street parking for one commercial truck or van used for commuting  | All residential zones    |
| Required loading facilities  | All zones                |
| Utility installations except solid waste disposal facilities and water storage dams  | All zones                |
| Home occupations as defined by SGC <a href="#">22.20.060</a>   | All residential zones    |
| Private outside storage of small noncommercial trucks, boats, recreational vehicles in required setbacks no closer than five feet to the property line | All residential zones    |
| Parks, playgrounds and open space for informal recreation  | All residential zones    |
| Accessory uses incidental to any permitted use   | All nonresidential zones |
| One small private recreational cabin per lot in addition to the single principal structure   | GI, LI and OS zones      |
| One single unit watchman or caretaker dwelling   | P, I, and GP zones       |
| Boardwalks   | R zone                   |

119 \* \* \*

121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158

**22.16.170 GP Gary Paxton special zone.**

A. *Intent.* The Gary Paxton special zone is intended to apply to the Gary Paxton industrial park and the associated tidelands portions and adjacent municipal tracts as defined by the zoning maps. ~~It provides development flexibility for this unique site by allowing many uses that are permitted in both the waterfront and industrial zoning districts.~~ The primary intent of the zone is to support marine trades, mariculture and seafood processing, manufacturing, and industrial storage uses.

B. *Residential uses.* In order to preserve and promote the primary intent of the zone, certain residential uses are limited to housing for those engaged in work within the zone and in fields and/or sectors as described in the zone’s primary intent.

C. *The Gary Paxton industrial park core.* In order to preserve and promote the primary intent of the zone, certain uses may only be permitted or conditional outside of the Gary Paxton industrial park core. The Gary Paxton industrial park core is defined as properties in the zone seaward of the Sawmill Creek Road right-of-way and west of the Sawmill Creek outlet into Silver Bay.

\*\*\*

**5. EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska, this XX<sup>th</sup> day of XXX, 2026.

\_\_\_\_\_  
Steven Eisenbeisz, Mayor

ATTEST:

\_\_\_\_\_  
Sara Peterson, MMC  
Municipal Clerk

1<sup>st</sup> reading: X/XX/2026  
2<sup>nd</sup> and final reading: X/XX/2026





|  |                                  |
|--|----------------------------------|
| R-1 MH: Single-Family/Duplex/Manufactured Home District                                  | GI: General Island District      |
| R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts | LI: Large Island District        |
|  | R: Recreational District         |
| R-2: Multifamily District  | OS: Open Space District          |
| R-2 MHP: Multifamily/Mobile Home District  | GP: Gary Paxton Special District |
| CBD: Central Business District   | C: Cemetery District             |

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

*C. Residential Uses Table 22.16.015-1 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest; all reasonable safeguards are to be employed to protect the surrounding area; and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Including zero lot developments.
5. Townhouse, cluster housing developments and planned unit developments are conditional uses subject to this title and SGC Title [21](#), Subdivisions.
6. On-site storage of commercial fishing vessels, fishing equipment and other small business equipment is a permitted conditional use so long as such storage does not occupy more than 400 square feet.
7. Bed and breakfast establishments are limited to three guest rooms in the R-1, R-1 MH, and R-1 LD districts as conditional uses only when no other rental such as apartments is in operation on the same lot.
8. Bed and breakfast establishments are limited to five guest rooms in the R-2, R-2 MHP

districts as conditional uses only when no other rental such as apartments is in operation on the same lot.

9. Short-term rentals including legal nonconforming uses shall provide two off-street parking spaces per unit, comply with the municipal fire code, and comply with the requirements of the building department based on a life safety inspection.

10. Hotels, motels, lodges, boarding houses and bed and breakfasts capable of accommodating a maximum of six guests plus one guest for each one-half acre or fraction thereof above one acre on unsubdivided islands are permitted principal uses. Hotels, motels, lodges, boarding houses and bed and breakfasts, on unsubdivided islands that exceed this maximum, are conditional uses.

Bed and breakfast establishments, boarding houses, hotels, motels and lodges are conditional uses on subdivided islands.

11. Many of the permitted and conditional uses in the CBD, C-1, C-2, and WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the CBD, C-1, C-2 and WD districts must be aware of and accepting of all the permitted uses in these districts.

12. Single or multiple apartments shall only be permitted on the first floor of structures in the CBD district if approved through the conditional use process. Single and multiple apartments are permitted uses on upper floors of structures in the CBD district.

~~13. Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC [2.100.080](#).~~ **Temporary lodging by owners and/or crew on vessels utilizing the industrial park's marine haul out facility is permitted; this shall not be construed to allow long-term residential occupation.**

14. Accessory dwelling units shall be constructed in conformance with the standards outlined in Chapter [22.20](#) SGC, Supplemental District Regulations and Development Standards.

15. Conditional use limited to allow boats to be used as short-term rentals in harbors and slips within the public lands zoning district.

16. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

**17. Multiple family dwellings and bunkhouses for transient workers shall only be eligible for a conditional use permit when proposed as workforce housing in accordance with 22.16.170.B. Bunkhouses may be approved as a principal use; multiple family dwellings shall only be approved as an accessory use and are most suitable for upper floors of**

**structures.**

**18. A tiny house on chassis on an individual lot is permitted in the GP zone as a “watchman or caretaker dwelling” accessory use in accordance with 22.05.1610 and Table 22.16.016-1. A tiny house on chassis on an individual lot is prohibited as a principal use in the GP zone.**

**Table 22.16.015-2. Cultural/Recreational Uses**

| ZONES                 | P(1) | SF(7) | SF LD(7) | R-1(7) | R-1 MH(7) | R-1 LD MH(7) | R-2(7) | R-2 MH P(7) | CB D | C-1 | C-2 | W D(2) | I | GI(3)   | LI(3) | R | OS | GP(9) | C(10) |
|-----------------------|------|-------|----------|--------|-----------|--------------|--------|-------------|------|-----|-----|--------|---|---------|-------|---|----|-------|-------|
| <b>CULTURAL</b>       |      |       |          |        |           |              |        |             |      |     |     |        |   |         |       |   |    |       |       |
| • Library             | P    |       |          |        |           |              |        |             | P    | P   | P   |        |   | P       | P     |   |    |       |       |
| • Museum              | P    |       |          |        |           |              |        |             | P    | P   | P   |        |   | P       | P     |   |    |       | C     |
| • Conference center   |      |       |          |        |           |              | C      | C           | P    | P   | P   |        |   | C       | C     |   |    |       |       |
| • Church              |      | C     | C        | C      | C         | C            | C      | C           | P    | P   | P   |        |   | PU / CS | C     |   |    |       | C     |
| • Art gallery         | P    |       |          | C(4)   | C(4)      | C(4)         | C(4)   | C(4)        | P    | P   | P   | C      |   | C       | C     |   |    |       |       |
| • Radio station       |      |       |          |        |           |              |        |             |      |     |     | P      |   |         |       |   |    |       |       |
| <b>RECREATIONAL</b>   |      |       |          |        |           |              |        |             |      |     |     |        |   |         |       |   |    |       |       |
| • Park and recreation |      |       |          |        |           |              |        |             |      |     |     |        |   | P       | P     |   |    |       |       |
| • Park                | P    | P     | P        | P      | P         | P            | P      | P           | P    | P   | P   |        |   | P       | P     | P | P  |       | C     |
| • Trails              | P    | P     | P        | P      | P         | P            | P      | P           | P    | P   | P   |        |   | P       | P     | P | P  |       |       |
| • Campground          | P    |       |          |        |           |              |        |             |      |     |     |        |   | C       | C     |   | P  |       |       |

|  |   |   |   |   |   |   |   |   |  |   |   |   |   |               |   |                 |   |  |                |
|--|---|---|---|---|---|---|---|---|--|---|---|---|---|---------------|---|-----------------|---|--|----------------|
| • Resort   |   |   |   |   |   |   |   |   |  | P | P |   |   | C             | C | P/<br>C<br>(11) |   |  |                |
| • Marina   | P |   |   |   |   |   |   |   |  | P | P | P |   | C             | C | C               | P |  |                |
| • Travel trailer/<br>recreational<br>vehicle<br>park | C |   |   |   |   |   |   |   |  | P | P | C |   | C             | C |                 |   |  | P/<br>C<br>(9) |
| • Ballpark/<br>athletic field                        | P | C | C | C | C | C | C | C |  | P | P | P | P | P             | C | P               |   |  |                |
| • Amusemen<br>t and<br>entertainme<br>nt             |   |   |   |   |   |   |   |   |  |   |   |   |   | PU<br>/<br>CS | C | C               |   |  |                |
| • Theater  |   |   |   |   |   |   |   |   |  | P | P | P |   | C             | C |                 |   |  |                |
| • Theater,<br>drive-in                               |   |   |   |   |   |   |   |   |  | P | P |   |   | C             | C |                 |   |  |                |
| • Outdoor<br>amphitheat<br>er                        | P |   |   |   |   |   |   |   |  | P | P | P |   | PU<br>/<br>CS | C | C               | P |  |                |
| • Bowling<br>center                                  |   |   |   |   |   |   |   |   |  | P | P | P |   | C             | C |                 |   |  |                |
| • Sports<br>club and<br>yacht club                   | C |   |   |   |   |   |   |   |  | P | P | P |   | C             | C |                 | C |  | (5)            |
| • Golf<br>facility                                   | P |   |   |   |   |   |   |   |  | P | P |   |   | C             | C |                 |   |  |                |
| • Shooting<br>range –<br>indoor                      | C |   |   |   |   |   |   |   |  | C | C |   |   | PU<br>/<br>CS |   |                 |   |  |                |
| • Shooting<br>range –<br>outdoor                     |   |   |   |   |   |   |   |   |  | C | C |   |   | PU<br>/<br>CS |   |                 |   |  |                |

|  |   |      |      |      |      |      |      |      |   |   |   |   |  |      |      |      |      |  |  |
|--|---|------|------|------|------|------|------|------|---|---|---|---|--|------|------|------|------|--|--|
| • Arcades  |   |      |      |      |      |      |      |      | P | P | P |   |  | C    | C    |      |      |  |  |
| • Community center   | C |      |      |      |      |      | C    | C    | P |   |   |   |  | C    | C    |      |      |  |  |
| • Personal use docks – accommodating waterborne aircraft   |   | C(6) |   |   |   | P |  | P(8) | P(8) | P(8) | P(8) |  |  |
| • Personal use docks – perimeter of dock and float exceed 300 linear feet  |   | C    | C    | C    | C    | C    | C    | C    |   |   |   | P |  | P(8) | P(8) | P(8) | P(8) |  |  |
| • Personal use docks – one lease slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter restriction, allowing liveboards, and allowing float planes |   |      |      |      |      |      |      |      |   |   |   | P |  | P(8) | P(8) | P(8) | P(8) |  |  |

|   |  |   |   |   |   |   |   |   |  |   |   |   |   |      |      |      |      |          |  |  |
|---|--|---|---|---|---|---|---|---|--|---|---|---|---|------|------|------|------|----------|--|--|
| • Personal use docks – no perimeter restrictions, no restrictions on liveboards and float planes. Float houses allowed if permitted in accordance with Sitka Coastal Management Program |  |   |   |   |   |   |   |   |  | P | P | P | P | P(8) | P(8) | P(8) | P(8) |          |  |  |
| • Personal use docks – one nonfee liveboard   |  | P | P | P | P | P |   |   |  |   |   | P |   | P(8) | P(8) | P(8) | P(8) |          |  |  |
| • Personal use docks – liveboards, no more than 300-foot perimeter  |  |   |   |   |   |   | P | P |  |   |   | P |   | P(8) | P(8) | P(8) | P(8) |          |  |  |
| • Community personal use docks  |  | C | C | C | C | C | C | C |  |   |   | P |   | P(8) | P(8) | P(8) | P(8) |          |  |  |
| • Commercial use docks  |  |   |   |   |   |   |   |   |  | P | P | P | P | C    | C    | C    | C    | <u>P</u> |  |  |

|  |  |
|--|--|
| P: Public Lands District   | C-1/C-2: General Commercial and General Commercial/Mobile Home Districts |
| SF: Single-Family District   |  |
| SFLD: Single-Family Low Density District   | WD: Waterfront District  |
| R-1: Single-Family/Duplex District   | I: Industrial District   |
| R-1 MH: Single-Family/Duplex/Manufactured Home District                                  | GI: General Island District  |
| R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts | LI: Large Island District  |
|  | R: Recreational District   |
| R-2: Multifamily District  | OS: Open Space District  |
| R-2 MHP: Multifamily/Mobile Home District  | GP: Gary Paxton Special District   |
| CBD: Central Business District   | C: Cemetery District   |

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

*D. Cultural/Recreational Uses Table 22.16.015-2 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. When operated as a home occupation.
5. Sport fishing lodges.
6. Any waterborne aircraft approved through the conditional use process shall be restricted to those owned by the upland property owner or long-term lessee that are not used for commercial

purposes. Waterborne aircraft shall also only be allowed on docks in a secure environment.

7. The city requires liveaboards in R-1, R-2, SF, and related zones to meet the relevant liveboard regulations that are required in the municipal harbor regulations under “liveaboards.”

8. Waterborne aircraft that moor on docks on an ongoing basis are allowed as a permitted use on personal use and community personal use docks if they are solely used by the owners of the property and are solely used for noncommercial purposes. All nonprivate use of waterborne aircraft would require conditional use approval.

9. ~~Any uses except retail and business uses and natural resource extraction and mining support facilities uses may be approved in accordance with SGC [2.100.080](#).~~ **A single travel trailer or recreational vehicle on an individual lot is permitted in the GP zone as a “watchman or caretaker dwelling” accessory use in accordance with 22.05.1610 and Table 22.16.016-1. Two or more travel trailers and/or recreational vehicles on an individual lot are a conditional use that shall only be considered when proposed as an accessory use and as workforce housing in accordance with 22.16.170.B.**

10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

11. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

**Table 22.16.015-3. General Services Uses**

| ZONES                | P(1) | SF | SF LD | R-1(6) | R-1 MH(6) | R-1 LD MH(6) | R-2 | R-2 MH P | CB D | C-1 | C-2 | W D(2) | I | GI(3) | LI(3) | R | OS | GP(8) | C(9) |
|----------------------|------|----|-------|--------|-----------|--------------|-----|----------|------|-----|-----|--------|---|-------|-------|---|----|-------|------|
| PERSONAL SERVICES    |      |    |       |        |           |              |     |          |      |     |     |        |   |       |       |   |    |       |      |
| • General services   |      |    |       |        |           |              |     |          | P    | P   | P   |        |   | C     |       |   |    |       |      |
| • Dry cleaning       |      |    |       |        |           |              |     |          | P    | P   | P   |        |   |       |       |   |    |       |      |
| • Industrial laundry |      |    |       |        |           |              |     |          |      | C   | C   |        | P |       |       |   |    |       |      |

|                            |   |  |  |      |      |      |      |      |   |      |      |   |   |           |   |   |  |  |             |
|----------------------------|---|--|--|------|------|------|------|------|---|------|------|---|---|-----------|---|---|--|--|-------------|
| • Funeral home/crematorium |   |  |  |      |      |      |      |      | C | P    | P    |   |   | C         |   |   |  |  |             |
| • Cemeteries / mausoleum   | P |  |  |      |      |      |      |      |   |      |      |   |   | C         | C |   |  |  | P           |
| • Day care/ kindergartens  | P |  |  | P(6) | P(6) | P(6) | P(5) | P(5) | C | P(5) | P(5) |   |   | P         | P |   |  |  |             |
| • Veterinary clinic        |   |  |  |      |      |      | (7)  |      | C | C    | C    |   |   | P         | C |   |  |  |             |
| • Automotive repair        |   |  |  |      |      |      |      |      | C | P    | P    | P | P | P         | C |   |  |  | <u>P</u>    |
| • Automotive service       |   |  |  |      |      |      |      |      | C | P    | P    | P | P | P         | C |   |  |  | <u>P</u>    |
| • Miscellaneous repair     |   |  |  |      |      |      |      |      | P | P    | P    | P | P | C         | C |   |  |  | <u>P</u>    |
| • Social service agencies  |   |  |  |      |      |      |      |      | P | P    | P    | C |   | CU<br>/*S | C |   |  |  |             |
| • Stable                   | C |  |  |      |      |      |      |      |   | C    | C    |   |   | PU<br>/CS |   | C |  |  |             |
| • Kennel                   |   |  |  |      |      |      |      |      |   | C    | C    |   | C | P         |   |   |  |  | <u>C(8)</u> |
| • Bank                     |   |  |  |      |      | C    | C    | P    | P | P    |      |   |   | C         | C |   |  |  |             |
| • Credit union             |   |  |  |      |      | C    | C    | P    | P | P    |      |   |   | C         | C |   |  |  |             |
| • Massage treatments       |   |  |  |      |      |      |      |      |   |      |      |   |   |           |   | C |  |  |             |
| HEALTH SERVICES            |   |  |  |      |      |      |      |      |   |      |      |   |   |           |   |   |  |  |             |

|   |      |  |  |  |  |  |   |   |   |   |   |   |   |   |   |  |  |  |          |
|---|------|--|--|--|--|--|---|---|---|---|---|---|---|---|---|--|--|--|----------|
| • Offices/<br>outpatient<br>clinic        |      |  |  |  |  |  | C | C | P | P | P |   |   | C | C |  |  |  |          |
| • Hospital                                | C(4) |  |  |  |  |  |   |   | C | P | P |   |   | C | C |  |  |  |          |
| • Medical/<br>dental<br>laboratory        |      |  |  |  |  |  | C | C | P | P | P |   | P | C | C |  |  |  |          |
| • Marijuana<br>testing<br>facility        |      |  |  |  |  |  |   |   | C | C | C | C | C | C | C |  |  |  | <u>C</u> |
| •<br>Miscellaneo<br>us health<br>facility |      |  |  |  |  |  | C | C | C | C | C |   |   | C | C |  |  |  |          |

EDUCATIONAL SERVICES

|   |   |  |  |  |  |  |   |   |   |   |   |  |  |   |   |  |  |  |          |
|---|---|--|--|--|--|--|---|---|---|---|---|--|--|---|---|--|--|--|----------|
| •<br>Elementary<br>school                 | P |  |  |  |  |  | C | C | C | C | C |  |  | C | C |  |  |  |          |
| • Middle/<br>junior high<br>school        | P |  |  |  |  |  | C | C | C | C | C |  |  | C | C |  |  |  |          |
| •<br>Secondary/<br>high school            | P |  |  |  |  |  | C | C | C | C | C |  |  | C | C |  |  |  |          |
| • Vocational<br>school                    | P |  |  |  |  |  | C | C | C | C | C |  |  | C | C |  |  |  | <u>P</u> |
| •<br>Specialized<br>instruction<br>school | P |  |  |  |  |  | C | C | C | C | C |  |  | C | C |  |  |  | <u>P</u> |
| • College/<br>university                  | P |  |  |  |  |  |   |   | C | C | C |  |  | C | C |  |  |  |          |

|  |   |  |  |  |  |  |   |   |   |  |   |  |   |   |   |  |  |  |  |
|--|---|--|--|--|--|--|---|---|---|--|---|--|---|---|---|--|--|--|--|
| • School district support facility (excluding bus barns)                                 | P |  |  |  |  |  | C | C | C | P  | P |  | P | C | C |  |  |  |  |
| • Auditorium   | P |  |  |  |  |  |   |   |   |  |   |  |   |   |   |  |  |  |  |
| P: Public Lands District   |   |  |  |  |  |  |   |   |   | C-1/C-2: General Commercial and General Commercial/Mobile Home Districts |   |  |   |   |   |  |  |  |  |
| SF: Single-Family District   |   |  |  |  |  |  |   |   |   |  |   |  |   |   |   |  |  |  |  |
| SFLD: Single-Family Low Density District   |   |  |  |  |  |  |   |   |   | WD: Waterfront District  |   |  |   |   |   |  |  |  |  |
| R-1: Single-Family/Duplex District   |   |  |  |  |  |  |   |   |   | I: Industrial District   |   |  |   |   |   |  |  |  |  |
| R-1 MH: Single-Family/Duplex/Manufactured Home District                                  |   |  |  |  |  |  |   |   |   | GI: General Island District  |   |  |   |   |   |  |  |  |  |
| R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts |   |  |  |  |  |  |   |   |   | LI: Large Island District  |   |  |   |   |   |  |  |  |  |
|  |   |  |  |  |  |  |   |   |   | R: Recreational District   |   |  |   |   |   |  |  |  |  |
| R-2: Multifamily District  |   |  |  |  |  |  |   |   |   | OS: Open Space District  |   |  |   |   |   |  |  |  |  |
| R-2 MHP: Multifamily/Mobile Home District  |   |  |  |  |  |  |   |   |   | GP: Gary Paxton Special District   |   |  |   |   |   |  |  |  |  |
| CBD: Central Business District   |   |  |  |  |  |  |   |   |   | C: Cemetery District   |   |  |   |   |   |  |  |  |  |

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

CU/\*S – Conditional Use on Unsubdivided Islands and Prohibited on Subdivided Islands

E. *General Services Uses Table 22.16.015-3 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.

2. All uses in the waterfront district are intended to be water-related or water-dependent except

that upland uses may be non-water-related.

3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Hospital buildings shall be set back a minimum of 10 feet from all property lines.
5. Establishments accommodating five or more children require state licenses and are conditional uses.
6. Day cares with four children or less not related to the provider are a permitted use in owner occupied detached single-family dwellings in the R-1 and related zones.

Day cares with four children or less not related to the provider are a conditional use in residential zero lot line dwellings in the R-1 and related zones. Day cares with four children or less not related to the provider are also a conditional use in two-family dwellings, that are constructed as duplex where each unit is of similar size, in the R-1 and related zones.

Day cares are not allowed in apartments or similar dwelling units in R-1 or related zones.

Day cares with five children or more not related to the provider are a conditional use, in owner occupied detached single-family dwellings only, in the R-1 and related zones.

7. A replacement vet clinic in the 1200 block of Halibut Point Road as a substitute for the long standing historical use in the area is expressly authorized and shall be the only vet clinic allowed in an R-2 zone.

8. ~~Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC [2.100.080](#).~~ **Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited use on properties inside the Gary Paxton industrial park core.**

9. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

**Table 22.16.015-4. Public Facilities Uses**

| ZONES | P(1) | SF | SF LD | R-1 | R-1 MH | R-1 LD MH | R-2 | R-2 MH P | CB D | C-1 | C-2 | W D (2) | I | GI(3) | LI(3) | R | OS | GP (6) | C(8) |
|-------|------|----|-------|-----|--------|-----------|-----|----------|------|-----|-----|---------|---|-------|-------|---|----|--------|------|
|-------|------|----|-------|-----|--------|-----------|-----|----------|------|-----|-----|---------|---|-------|-------|---|----|--------|------|



|   |   |  |  |  |  |  |   |   |  |   |   |      |   |   |   |            |  |             |  |
|---|---|--|--|--|--|--|---|---|--|---|---|------|---|---|---|------------|--|-------------|--|
| • Wastewater treatment plant              | C |  |  |  |  |  |   |   |  | C | C | P    | P | C | C |            |  | <u>C</u>    |  |
| • Public water supply facility            | P |  |  |  |  |  |   |   |  | P | P | P    | P | C | C | P/C<br>(9) |  | <u>C</u>    |  |
| • Public transportation facility/ airport | C |  |  |  |  |  |   |   |  | C | C | P(5) | P | C |   |            |  | <u>C</u>    |  |
| • Animal shelter                          | P |  |  |  |  |  |   |   |  | C | C |      | C | C |   |            |  | <u>C(6)</u> |  |
| • Recycling facility                      | C |  |  |  |  |  |   |   |  |   |   |      |   |   |   |            |  | <u>P</u>    |  |
| • Housing support facility (7)            |   |  |  |  |  |  | C | C |  |   |   |      |   |   |   |            |  |             |  |

|  |  |
|--|--|
| P: Public Lands District   | C-1/C-2: General Commercial and General Commercial/Mobile Home Districts |
| SF: Single-Family District   |  |
| SFLD: Single-Family Low Density District   | WD: Waterfront District  |
| R-1: Single-Family/Duplex District   | I: Industrial District   |
| R-1 MH: Single-Family/Duplex/Manufactured Home District                                  | GI: General Island District  |
| R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts | LI: Large Island District  |
|  | R: Recreational District   |
| R-2: Multifamily District  | OS: Open Space District  |
| R-2 MHP: Multifamily/Mobile Home District  | GP: Gary Paxton Special District   |
| CBD: Central Business District   | C: Cemetery District   |

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

F. *Public Facilities Uses Table 22.16.015-4 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Minimum site area is 20 acres.
5. Ferry terminals, barge freight terminals, docks, and harbor facilities including float plane facilities, fueling piers and tank farms, and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.
6. ~~Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC [2.100.080](#).~~ **Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.**
7. In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area.
8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
9. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

**Table 22.16.015-5. Manufacturing/Storage Uses**

| ZONES | P(1) | SF | R-1 | R-1 LDMH | R-2 | R-2 MHP | CB D | C-1 | C-2 | WD(2) | I(3) | GI(4) | LI(4) | R | O S | GP(7) | C(8) |
|-------|------|----|-----|----------|-----|---------|------|-----|-----|-------|------|-------|-------|---|-----|-------|------|
|-------|------|----|-----|----------|-----|---------|------|-----|-----|-------|------|-------|-------|---|-----|-------|------|





|   |   |  |  |  |  |  |  |  |  |   |   |   |      |   |       |   |   |  |
|---|---|--|--|--|--|--|--|--|--|---|---|---|------|---|-------|---|---|--|
| • Marijuana product manufacturing facility, extract only    |   |  |  |  |  |  |  |  |  | C | C | C | C    | C | C     | C | C | <u>C</u>                               |
| STORAGE AND WAREHOUSING                                     |   |  |  |  |  |  |  |  |  |   |   |   |      | P |       |   |   |  |
| • Marine equipment/commercial fishing gear/material storage |   |  |  |  |  |  |  |  |  |   | P | P | P    | P | PU/CS | C |   | <u>P</u>                               |
| • Boat storage  |   |  |  |  |  |  |  |  |  |   | P | P | P    | P |       |   |   | <u>P</u>                               |
| • Construction materials storage                            |   |  |  |  |  |  |  |  |  | P | P | P | P    | P | C     | C | C | <u>P/C</u><br><u>(7)</u>               |
| • Trucking, courier and taxi service facilities             |   |  |  |  |  |  |  |  |  | P | P | P | P(5) | P | C     | C |   |  |
| • Warehousing and wholesale trade                           |   |  |  |  |  |  |  |  |  | P | P | P | P(5) | P | C     |   |   | <u>P/C</u><br><u>(7)</u>               |
| • Self-service storage                                      |   |  |  |  |  |  |  |  |  | P | P | P | P    | P | C     |   |   |  |
| • Log storage   | C |  |  |  |  |  |  |  |  |   | C | C | P    | P | C     |   | P | <u>P/C</u><br><u>(7)</u><br><u>(9)</u> |
| • Freight and cargo services                                |   |  |  |  |  |  |  |  |  | P | P | P | P(5) | P | C     |   |   | <u>P/C</u><br><u>(7)</u>               |
| • Equipment rental services                                 |   |  |  |  |  |  |  |  |  | P | C | C | P    | P | C     |   |   | <u>P/C</u><br><u>(7)</u>               |
| • Vehicle rental services                                   |   |  |  |  |  |  |  |  |  | P | P | P | P    | P | C     |   |   | <u>P/C</u><br><u>(7)</u>               |



that upland uses may be non-water-related.

3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.

4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.

5. Ferry terminals, barge freight terminals, docks and harbor facilities including float plane facilities, fueling piers and tank farms and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.

6. Automobile wrecking yards, salvage yards, and junkyards are conditional uses and shall be set back a minimum of 20 feet from property lines and be enclosed by fences a minimum of eight feet in height. The setback area may be used for customer parking but not for vehicle storage.

7. ~~Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC [2.100.080](#).~~ **Permitted as an accessory use in conjunction with a permitted principal use; conditional as a sole principal use.**

8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

**9. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial core.**

**Table 22.16.015-6. Retail and Business Uses**

| ZONES                                     | P(1) | SF | SF LD | R-1 | R-1 MH | R-1 LD MH | R-2 | R-2 MH P | CB D(8) | C-1 | C-2 | W D(2) | I(3) | GI(4) | LI(4) | R | OS | GP | C(10) |
|---|------|----|-------|-----|--------|-----------|-----|----------|---------|-----|-----|--------|------|-------|-------|---|----|----|-------|
| RETAIL USES                               |      |    |       |     |        |           |     |          |         |     |     |        |      |       |       |   |    |    |       |
| • Building, hardware and garden materials |      |    |       |     |        |           |     |          |         | P   | P   |        | P    | C     | C     |   |    | P  |       |

|                                  |  |  |  |  |  |  |  |  |      |   |   |      |   |   |   |      |  |  |               |  |
|----------------------------------|--|--|--|--|--|--|--|--|------|---|---|------|---|---|---|------|--|--|---------------|--|
| • Bulk forest products sales     |  |  |  |  |  |  |  |  | P    | P | P | P    | P | P |   |      |  |  | P             |  |
| • Retail forest products sales   |  |  |  |  |  |  |  |  |      | P | P | P    | P |   |   |      |  |  | <del>GP</del> |  |
| • Art galleries and sales of art |  |  |  |  |  |  |  |  | P    | P | P | P    |   |   |   |      |  |  |               |  |
| • Department and variety stores  |  |  |  |  |  |  |  |  | P    | P | P | P(5) |   | C | C |      |  |  |               |  |
| • Food stores                    |  |  |  |  |  |  |  |  | P    | P | P | P(5) |   | C | C | C(6) |  |  | C             |  |
| • Agricultural product sales     |  |  |  |  |  |  |  |  |      | P | P |      | P | C | C |      |  |  | <del>PC</del> |  |
| • Motor vehicle and boat dealers |  |  |  |  |  |  |  |  | P(7) | P | P | P(5) |   | C |   |      |  |  | P             |  |
| • Auto supply stores             |  |  |  |  |  |  |  |  | P    | P | P |      |   | C | C |      |  |  | P             |  |
| • Gasoline service stations      |  |  |  |  |  |  |  |  | C    | P | P |      | P | C | C |      |  |  | C             |  |
| • Apparel and accessory stores   |  |  |  |  |  |  |  |  | P    | P | P | P(5) |   | C | C |      |  |  |               |  |

|  |  |  |  |  |  |  |  |  |   |   |   |      |   |         |   |   |  |  |  |   |       |   |
|--|--|--|--|--|--|--|--|--|---|---|---|------|---|---------|---|---|--|--|--|---|-------|---|
| • Furniture and home furnishing stores   |  |  |  |  |  |  |  |  | P | P | P |      |   |         | C |   |  |  |  | € |       |   |
| • Eating and drinking places             |  |  |  |  |  |  |  |  | P | P | P | P    | C | PU / CS | C | C |  |  |  |   | €(11) |   |
| • Drug stores                            |  |  |  |  |  |  |  |  | P | P | P |      |   |         | C | C |  |  |  |   |       |   |
| • Liquor stores                          |  |  |  |  |  |  |  |  | P | P | P | P(5) |   |         | C | C |  |  |  |   |       |   |
| • Used goods, secondhand stores          |  |  |  |  |  |  |  |  | P | P | P | P(5) |   |         | C | C |  |  |  |   |       | € |
| • Sporting goods                         |  |  |  |  |  |  |  |  | P | P | P | P(5) |   |         | C | C |  |  |  |   |       |   |
| • Book, stationery, video and art supply |  |  |  |  |  |  |  |  | P | P | P | P(5) |   |         | C | C |  |  |  |   |       |   |
| • Jewelry stores                         |  |  |  |  |  |  |  |  | P | P | P | P(5) |   |         | C | C |  |  |  |   |       |   |
| • Monuments, tombstones and gravestones  |  |  |  |  |  |  |  |  | P | P | P |      | P |         | C | C |  |  |  |   |       | € |
| • Hobby, toy, game stores                |  |  |  |  |  |  |  |  | P | P | P |      |   |         | C | C |  |  |  |   |       |   |
| • Photographic and electronic stores     |  |  |  |  |  |  |  |  | P | P | P | P(5) |   |         | C | C |  |  |  |   |       |   |

|  |  |  |  |  |  |  |  |   |   |   |   |  |   |   |   |  |  |  |              |
|--|--|--|--|--|--|--|--|---|---|---|---|--|---|---|---|--|--|--|--------------|
| • Fabric stores  |  |  |  |  |  |  |  | P | P | P |   |  |   | C | C |  |  |  |              |
| • Fuel dealers   |  |  |  |  |  |  |  |   | P | P |   |  | P | C | C |  |  |  | <u>GP</u>    |
| • Florists   |  |  |  |  |  |  |  | P | P | P |   |  |   | C | C |  |  |  |              |
| • Medical supply stores  |  |  |  |  |  |  |  | P | P | P |   |  |   | C | C |  |  |  |              |
| • Pet shops  |  |  |  |  |  |  |  | P | P | P |   |  |   | C | C |  |  |  | <u>P(12)</u> |
| • Sales of goods that are wholly manufactured at Gary Paxton industrial park GPIIP                                       |  |  |  |  |  |  |  |   |   |   |   |  |   |   |   |  |  |  | P            |
| • Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIIP permitted use business |  |  |  |  |  |  |  |   |   |   |   |  |   |   |   |  |  |  | P            |
| • Stand alone souvenir and gift shops  |  |  |  |  |  |  |  | P | P | P | P |  |   |   |   |  |  |  |              |
| • Bulk retail  |  |  |  |  |  |  |  |   | P | P |   |  | C | C | C |  |  |  |              |

|  |   |   |   |      |      |  |      |      |   |   |   |      |   |             |      |   |   |                |  |
|--|---|---|---|------|------|--|------|------|---|---|---|------|---|-------------|------|---|---|----------------|--|
| • Commercial home horticulture           | P | C | C | C(9) | C(9) |  | C(9) | C(9) | P | P | P | P    |   | PU / CS (9) | C(9) | P | P |                |  |
| • Horticulture and related structures    | P |   |   |      |      |  |      |      | P | P | P | P    |   |             |      |   |   | P              |  |
| • Marijuana retail facility              |   |   |   |      |      |  |      |      | C | C | C | C    | C | C           | C    |   |   | C              |  |
| • On-site marijuana consumption facility |   |   |   |      |      |  |      |      | C | C | C | C    | C | C           | C    |   |   | C              |  |
| BUSINESS SERVICES                        |   |   |   |      |      |  |      |      |   |   |   |      |   |             |      |   |   | P              |  |
| • General business services              |   |   |   |      |      |  |      |      | P | P | P | P(5) | P | C           | C    |   |   | C              |  |
| • Professional offices                   |   |   |   |      |      |  | C    | C    | P | P | P | P(5) |   | C           | C    |   |   | <u>P/C(13)</u> |  |
| • Communications services                |   |   |   |      |      |  |      |      | P | P | P | P(5) |   | C           | C    |   |   | P              |  |
| • Research and development services      |   |   |   |      |      |  |      |      | C | P | P | C(5) | P | C           | C    |   |   | P              |  |

|  |  |
|--|--|
| P: Public Lands District                 | C-1/C-2: General Commercial and General Commercial/Mobile Home Districts |
| SF: Single-Family District               |  |
| SFLD: Single-Family Low Density District | WD: Waterfront District  |
| R-1: Single-Family/Duplex District       | I: Industrial District   |

|  |                                  |
|--|----------------------------------|
| R-1 MH: Single-Family/Duplex/Manufactured Home District                                  | GI: General Island District      |
| R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts | LI: Large Island District        |
|  | R: Recreational District         |
| R-2: Multifamily District  | OS: Open Space District          |
| R-2 MHP: Multifamily/Mobile Home District  | GP: Gary Paxton Special District |
| CBD: Central Business District   | C: Cemetery District             |

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

H. *Retail and Business Uses Table 22.16.015-6 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
5. When associated with a water-related principal use.
6. Small scale convenience stores subordinate to principal permitted uses.
7. Motor vehicles and boat dealers permitted on a short-term basis.
8. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are clearly incidental to the primary use on the lot are permitted uses. Mobile food carts on wheels are permitted uses on private property. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are not clearly

incidental to the primary use on the lot are conditional uses.

9. Commercial home horticulture conditional use permits governed by SGC [22.25.025](#).

10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

**11. Food trucks, trailers, and carts are permitted as accessory uses.**

**12. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.**

**13. Permitted as an accessory use in conjunction with a permitted principal use; conditional as a sole principal use.**



329 Harbor Drive, Suite 212  
Sitka, AK 99835  
Phone: 907-747-2660

Monday, February 16, 2026

## MEMORANDUM

To: Gary Paxton industrial Park Board of Directors (GPIP Board)

From: Garry White, Director

Subject: Silver Bay Seafoods - lot 9c lease

### **Introduction**

Silver Bay Seafoods (SBS), a local seafood processing company, requests a short term lease of 10,000 SF of lot 9c to located six camper trailers to house temporary employees for the summer. The lease will be from May 1st – the end of September.

### **Background**

Lot 9c was lease for the same purpose to SBS on a short-term basis the last nine summers and prior to that to Barnard Construction for temporary housing during the Blue Lake Dam Expansion Project. The lot still has water and electrical utilities available on the lot. The sewer infrastructure is available.

### **Property**

Lot 9c is a 34,636 SF parcel of property located adjacent to lot 12a in the center of the park. SBS is looking to house 6 camper trailers and would need - 10,000 SF of property.

Proposed rent for this summer is \$547.20/month.

### **Additional Information**

- SBS would be responsible for all utilities, including providing sewage grinder pump if needed.
- The CBS currently does not currently have funding to develop the property, but will be releasing RFP for property development after Board approval.

### **Action**

- Board discussion of Silver Bay Seafoods' proposal.

Request to lease Lot 9C in the Garry Paxton Industrial Park.

Good afternoon, Garry Paxton Industrial Park Board,

I would like to formally request that Silver Bay Seafoods' Sitka location lease **Lot 9C** in the Garry Paxton Industrial Park for the upcoming season. We are requesting a lease term from **March 1, 2026 through October 1, 2026**.

Lot 9C has proven to be an excellent location for us and has allowed Silver Bay Seafoods to provide adequate and reliable housing for several key staff members. This has been critical to our operations, and we hope to continue utilizing the space for this purpose during the 2026 season.

Thank you for your time and consideration of this request.

**Sincerely,**

**Michael Duckworth Jr.**

Sitka Plant Manager

Silver Bay Seafoods



**Michael Duckworth Jr.**  
PLANT MANAGER - SITKA  
4400 Sawmill Creek Rd.  
Sitka, AK 99835

MOBILE 360-934-9113  
OFFICE 907-747-7996



329 Harbor Drive, Suite 212  
Sitka, AK 99835  
Phone: 907-747-2660

Thursday, January 22, 2026

## MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors  
From: Garry White, Director  
Subject: NSRAA Lot 2 & 3 Lease Extension and Combination

### **Introduction**

The Northern Southeast Regional Aquaculture Association (NSRAA) is requesting to extend its current leases for Lot 2 and Lot 3 at the Gary Paxton Industrial Park (GPIP) and combine both leases into a new lease for a newly created Lot 1 at the GPIP.

NSRAA currently has lease agreements with the CBS for both Lots 2 & 3. Both leases with the CBS are set to expire in May 2026. The Lot 2 lease allows NSRAA the option for (4) successive terms of (10) ten years. The Lot 3 lease allows for the option for (3) successive terms of (10) ten years.

NSRAA met with the GPIP Board in June 2022, to request to combined Lot 2 and Lot 3 at the GPIP into one continuous lot and have the related leases amended to reflect the new lot. The GPIP Board approved the following motion:

**Mitchell/Ystad** moved for the approval of NSRAA combining Lot 2 & 3 and the amendment of the lease.

**Action:** **Passed (4/0)** on a roll call vote (Mr. Wagner recused himself)

The CBS Planning Commission met in July 2022, and approved the approved the following motion:

**Alderson/Mudry** moved to approve the final plat for a lot merger of the properties at 4680 and 4690 Sawmill Creek Road in the GP Gary Paxton special zone. The properties were also known as Lots 2 & 3, Block 4, Sawmill Cove Industrial Park Re Subdivision No. 1. The request was filed by NSRAA. The owner of record was City and Borough of Sitka.

**Action:** Passed 3-0 by voice vote.

### **Background**

NSRAA is a private non-profit corporation created to assist in the restoration and rehabilitation of Alaska's salmon stocks and to supplement the fisheries of Alaska.

### **Lot 2**

The City and Borough of Sitka (CBS) and NSRAA entered into a lease agreement for Lot 2 of the GPIIP in 2006 with an initial term of 10 years with a lease amount of \$1,200 annually. The lease was extending in 2016 for another 10 years with an option to extend the lease for (4) four – additional 10-year terms. The lease amount was increased to \$2,400 annually, with the lease amount to be negotiated at each extension.

NSRAA leased the undeveloped Lot 2 from the CBS in 2006 and constructed a multi-million-dollar fish hatchery on the property, including an outfall pipe that extends into the bay. The hatchery provides millions of Coho and Chum Salmon to the common property fishery in the Sitka area. The GPIIP hatchery has created 1 ½ FTE job at the site and provides other economic benefits to the community through fish harvest and processing.

### **Lot 3**

NSRAA and the CBS entered into a lease agreement on February 2018 for a 3-year term to acquire the Lot 3 to continue with its due diligence regarding expanding fish hatchery operations at the GPIIP site. Section 1.3 of the lease agreement allows NSRAA to exercise the option for (4) successive terms of (10) ten years. In February 2021, the lease was extended until May 2026 with a lease rate of \$289.41/month (with annual CPI adjustments) with an option to extend the lease for (3) three additional 10-year terms. NSRAA had a clause that the lease would be terminated if NSRAA did not construct a new hatchery within 3 years. NSRAA has recently completed the construction of a second hatchery on the property.

### **Lease Terms**

Lot 1 (former Lots 2 & 3 combined) is located on the far northern portion of the GPIIP, adjacent to the newly constructed GPIIP Haul Out and Shipyard. The lot is 77,330 SF and houses two NSRAA fish hatcheries. NSRAA will continue to operate fish hatcheries at the site.

The 2026 assessed value of Lot 1 is \$464,000.

\$464,000 @ 9% = \$41,760 per year or \$3,480/month

*All other standard lease requirements will be included in the lease.*

### **Action**

- GPIIP Board discussion and recommendation on NSRAA's request for a new lease on Lot 1 at the GPIIP.

February 16, 2026

DELIVERY VIA EMAIL

To: Garry White - GPIP Director and GPIP Board of Directors  
From: Adam Olson – NSRAA Operations Manager  
Subject: NSRAA GPIP Lot 1 Hatchery Subdivision Lease Terms Proposal

### **Background**

Northern Southeast Regional Aquaculture Association (NSRAA) has leased Lot 2 in the Gary Paxton Industrial Park (GPIP) since 2006, and commenced a lease for Lot 3 in 2018. Throughout the course of the hatchery expansion, lots 2 and 3 were merged to alleviate property boundary setback issues with the new building. At that time a re-subdivision occurred which created Lot 1 Hatchery Subdivision that NSRAA now occupies. NSRAA, the CBS, and previously the GPIP board have been in support of a new lease agreement for the combined property. NSRAA's rent for Lot 2 was initially set at \$100/month and at the recommendation of the GPIP board was increased to \$200/month during execution of the first extension. The rent was to be negotiated during each successive extension approval. The rent for Lot 3 was initially set at 50% of fair market value of the 2014 assessment which valued the property at \$4.50/SF, to be adjusted annually based on the change in the CPI. Billing by the CBS is considered a courtesy and the lessee is expected to make timely payments and complete the annual CPI adjustment without notice from the CBS. That said, CBS billing does occur and periodic rent adjustments to Lot 3 have been made, though not necessarily on the anniversary of the lease. Lot 1 is now a 77,330 SF parcel and the most recent appraisal has valued the property at \$6.00/SF. The 2014 appraisal valued both the Lot 2 and Lot 3 properties at \$4.50/SF. Based on NSRAA's current lease payment for Lot 3 of \$462.02/month, the rent appears to be based on a property valuation of \$7.18/SF, 20% more than the currently assessed value. It is unknown why, but a financial review by NSRAA revealed a CBS billing adjustment in March of 2021 that increased the rent by 37%. All subsequent CPI adjustments were then based off of that rate. Back calculations indicate NSRAA may have overpaid rent for Lot 3 for the period from March 2021-present by approximately \$7,000.

### **Request**

NSRAA would like to enter into a new lease agreement for Lot 1 for an initial term of 10-years with the option to renew for 4 successive 10-year terms.

The 2026 assessed value for Lot 1 @ \$6.00/SF is \$464,000. The 9% fair market value would equate to \$3,480/month. NSRAA would like to propose a fee schedule similar to the Lot 2 lease, but initially at a rate of \$800/month, that can be negotiated with the approval of each successive

10-year term. NSRAA proposes this methodology for the following reasons:

- NSRAA is a long-standing tenant of the GPIP with no intention of ceasing hatchery operations at the location.
- The proposed lease fee exceeds what NSRAA currently pays and NSRAA recognizes property values in the GPIP are increasing as the park continues to be developed.
- NSRAA is a private non-profit organization that aims to provide direct economic benefit to the common property fishers of SEAK by contributing an average of 70% of its production after broodstock to the fleets. Costs incurred by the organization have a direct effect on fish available.
- A flat rate without annual adjustments will simplify billing and reduce possible errors. The lease could include a provision to allow for annual lump sum payments to be made in lieu of monthly payments. This could be helpful if the CBS were to discontinue courtesy billing in the future.

Respectfully submitted,

*Adam Olson*

Adam Olson  
NSRAA Operations Manager



329 Harbor Drive, Suite 212  
Sitka, AK 99835  
Phone: 907-747-2660

Monday, February 16, 2026

MEMORANDUM

To: Gary Paxton Industrial Park Board of Directors  
From: Garry White, Director  
Subject: Election of GPIP Board Officers

**Background**

Scott Wagner is currently the Chair and Mike Johnson is the Vice Chair of the GPIP Board.

**Additional Information**

According to Sitka General Code 2.38.030, “The board shall elect annually from its members a chair and vice chair and such other officers as it deems necessary. (Ord. 00-1568 § 4 (part), 2000.)”

**Action**

- GPIP Board election of Chair and Vice Chair for the next year.