



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mayor Hunter and Members of the Assembly
Mark Gorman, Municipal Administrator

From: Michael Scarcelli, Planning and Community Development Director *MS*
Samantha Pierson, Planner I

Subject: Zoning Map Amendment – Rezone harbors at 211 and 617 Katlian Avenue from Waterfront District (WD) to Public Lands District (P)

Date: June 5, 2017

The request is for a Zoning Map Amendment to rezone ANB, Thomsen, and Eliason Harbors at 211 and 617 Katlian Avenue from Waterfront District (WD) to Public Lands District (P). The Planning Commission recommended the Zoning Map Amendment during the May 16, 2017 meeting on a 3-0 vote. The Port and Harbors Commission recommended the rezoning at their May 29, 2017 meeting on a 5-0 vote.

The locations for the proposed zoning map amendments include the public infrastructure and municipal lands that encompass Eliason Harbor, Thomsen Harbor, and ANB Harbor. Thomsen and Eliason Harbors are connected to municipal lands that are used for parking, port facilities, rest rooms/showers, and other support facilities for the harbors. ANB Harbor is connected to land with similar uses. Outside of the ANB Harbor parking lot, land is utilized in a variety of commercial and residential uses.

Staff anticipates no specific negative impacts from the proposed zone change, as the area in question has historically been used exactly as the proposed zoning seeks. The potential for impacts to or from traffic, parking, noise, public health and safety, habitat, property values, and neighborhood harmony is that same as if the zone change does not occur. One possible positive impact, is that uses such as the conditional use of a short-term rental on a boat would have to receive a conditional use permit versus being able to do it as a matter of right. This would better protect the existing expectations and adjacent uses within the harbor system.

The request is consistent with Comprehensive Plan section 2.3.12 which provides for the planning and maintenance of quality harbor facilities and services. The proposed zoning map amendment would allow for better planning and to better regulate the existing uses in line with current and anticipated use.

Recommended Action: Approve the Zoning Map Amendment as recommended by the Planning Commission.