



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Planning Commission
From: Kevin Knox - Assembly Liaison
Subject: Critical Areas Ordinance
Date: April 16, 2017

I apologize for not being able to be a part of the discussions in the last two commission meetings regarding the proposed Critical Areas Ordinance. I wanted to submit some comments for this meeting as I think it is important that we move the Ordinance forward to the Assembly for further public discussion and debate.

The Planning Commission has brought forward some very important discussion items and necessary scrutiny regarding the draft language. This process has enhanced staff's research and understanding of the impact and necessity of the proposed Ordinance immensely.

The future mapping and risk zone definitions, as you know, will need some mitigation in order for developers and residents to affordably and knowledgeably continue to find lands in Sitka to develop. The proposed ordinance will offer options for development by allowing property owners to understand the risks and to choose to accept or mitigate those risks. It also could provide some protections to the financial interests of the City and Borough of Sitka in providing landowners those options.

With that mapping already underway it becomes more and more critical that the Assembly consider the Ordinance proposal. With the comments and thoughts from the Planning Commission, staff research and considerations, furthering public debate at the Assembly level is now necessary. I am confident that the discussion will be robust and would encourage the Planning Commission to continue to be engaged in that process.