



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

*Chris Spivey, Chair
Darrell Windsor, Vice Chair
Tamie (Harkins) Parker Song
Debra Pohlman
Randy Hughey*

Tuesday, June 7, 2016

7:00 PM

Sitka Fire Department

I. CALL TO ORDER AND ROLL CALL

Chair Spivey called the meeting to order at 7:02 PM. All members were present.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A Approval of the minutes from the May 17, 2016 meeting.

Parker Song/Windsor moved to APPROVE the May 17, 2016 minutes. Motion PASSED 5-0.

IV. REPORTS

V. THE EVENING BUSINESS

B Public hearing and consideration of the historic land use chapter of the Land Use Plan.

Scarcelli presented the draft historic land use chapter. Public comment at the May meeting recommended edits and additions. Scarcelli read the additions that addressed those comments.

Judy Lane stated that there is no mention of Sheldon Jackson giving the campus to the Fine Arts Camp. The camp is preserving 17 historic landmark buildings.

Hughey/Windsor moved to APPROVE the historic land use chapter with the addition of information regarding the transfer of Sheldon Jackson Campus to Sitka Fine Arts Camp at staff's discretion. Motion PASSED 5-0.

C Public hearing and consideration of the current land use chapter of the Land Use Plan.

Bosak explained that the chapter is a recap of the findings of the Land Use Inventory.

Hughey/Windsor moved to APPROVE the current land use chapter. Motion PASSED 5-0.

D Public hearing and discussion of the Land Use Plan and Comprehensive Plan. The discussion will focus on acquisition, retention, and disposal of municipal lands. This item will include a planning process overview, a facilitation exercise, an opportunity for public remarks, and photovoice participation.

LAND OWNERSHIP PRESENTATION

Scarcelli gave a presentation of city-owned land. Some parcels are vacant, while others currently house public facilities. Some tidelands may be sold, while some may only be leased. Scarcelli stated that the current sale and lease process is lengthy and complicated, and this land use plan process should look at how to simplify the sale and lease process.

Adam Chinalski and Clyde Bright pointed out the potential of the parcels toward the north of town. Matthew Jackson asked if there is a map that shows which tidelands have been leased and sold. Bosak said that it is a mix, but could be researched. Kyle Schull asked if future access for subsistence fishing may be limited. Bosak stated that it should be part of the discussion. Jackson stated that land management needs more organization. Scarcelli stated that it gets complicated with multiple jurisdictions involved, but we should work toward simplification.

Hughey asked if staff see the commission determining a process for land disposal through the Land Use Plan. Bosak stated that this should be a part of the Land Use Plan. Hughey stated that the Comprehensive Plan should state a goal to get more land into private ownership for homes. Bright stated that there is ample land available for 5000 square foot lots toward the northern end of town.

Parker Song asked if unused land has been retained intentionally. Bosak stated that no, but we need to define a process.

DISPOSAL POLICY

Bosak introduced a draft disposal policy. Staff would annually inventory available land, seek approval by relevant boards and the Assembly, then make those lots available for sale. Bosak outlined staff recommended criteria for sale. Bosak stated that funds from land sales go to the permanent fund, which is essentially a savings account.

Hughey stated that some land should be given for affordable housing, as some individuals cannot compete on the open market. Jackson recommended that community character and current community needs be listed as criteria for the sale process. Bright stated that 100 affordable lots would be bought within weeks due to need, and recommended a lottery. Chinalski stated that we are up against a supply and demand issue, and prices will go down if more property comes available. Bosak stated that she understands the consensus as stating that a certain percentage should be designated as affordable housing. Adam suggested a discount if people build within a certain timeframe. Bright stated that trailer lot rents are currently \$375 apiece. Hughey stated that he wants to see language providing for donation of land for affordable housing.

Schull recommended that the maximization of financial return criterion be reworded to recognize returns other than financial. Pohlman pointed out that the wording of the maximization of financial return allows for economic returns other than the initial purchase. Hughey recommended editing to include social and economic return.

Bosak outlined the lease criteria. Jackson suggested that the lease criteria should include the social good. Chandler asked about inclusion of environmental effects. Scott Saline stated that he had requested a reduced rate heat lease in the past, and was denied. Saline stated that the citizens did not get to vote for the dam; thus, the public good conversation rubs him the wrong way.

Bosak reiterated the proposed land lease process. Hughey stated that the Plan should state that getting surplus into private ownership should be a priority. Bright suggested that we should specify a certain amount of land a year that will be sold. Windsor stated that he would hope that in 200 years, the city would still have surplus land available. Bosak suggested making a short-term sales goal for the next 5 years. Hughey stated that he likes staff's proposal and pro-disposal work.

Hughey asked if there would be criteria for the acquisition of land, and stated that we should acquire land whenever possible.

Jackson stated concern with the competitive bid method of sale. Bosak stated that the charter and code requires competitive bid under most circumstances. Bosak stated that the voters have to vote to change the charter.

MAPPING ACTIVITY

Pierson explained the interactive map activity. Green stickers should be placed on parcels to sell, yellow on parcels to lease, red on parcels to keep, and blue on parcels to acquire. Participants did the activity, and staff recorded the results.

VI. PLANNING DIRECTOR'S REPORT

Bosak stated that the June 21 meeting has a full meeting. The July 5 meeting is cancelled.

VII. PUBLIC BUSINESS FROM THE FLOOR

Jackson stated that there was intention to the places where people put their dots, and asked if there would be a forum for discussion. Scarcelli stated that comments could be emailed to him.

VIII. ADJOURNMENT

Windsor/Hughey moved to ADJOURN at 9:10 PM. Motion PASSED 5-0.