

**City and Borough of Sitka  
Planning and Zoning Commission  
Minutes of Meeting  
October 19, 2011**

**Present:** Jeremy Twaddle (Acting Chair), Richard Parmelee (Member), Tom Rogers (Member), Darrell Windsor (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner)

**Members of the Public:** Lance Henrie (Senior Engineer), Bart Meyer, Deputy Commander C. Sims

Chairman Twaddle called the meeting to order at 7:00 p.m.

**Consideration of the Minutes from the October 4, 2011 meeting:**

**MOTION: M/S Parmelee/Rogers** moved to approve the meeting minutes for October 4, 2011.

**ACTION:** Motion **PASSED unanimously** on a voice vote.

**This evening's business:**

**ZONING MAP AMENDMENT  
INDIAN RIVER VALLEY  
BIHA**

*Public hearing and consideration of a zoning map amendment to change the zoning from R-2 MHP multifamily and mobile home district to P public. The request is filed by Baranof Island Housing Authority. The property is also known as a Remaining Portion of Lot 5 Sheldon Jackson College Subdivision US Survey 407 Tract B. This is in the Indian River Valley. It is a 40.333 acre portion on the Northeasterly corner of Lot 5.*

Ms. Henshaw provided a review of this request. This request goes hand in hand with the previous one. If the minor subdivision is approved and recorded this request is to change the zoning from R-2 to P for Lot 5A that the State plans to purchase for their driving/training tract/facility. The property adjacent to the parcel is owned by the City that extends over from Jarvis Street which is zoned public. Therefore the map would encompass this lot by extending that line for this parcel. Therefore, this is not considered spot zoning.

Chairman Twaddle confirmed the exact lines and zoning with Staff.

**Applicant:** Bart Meyer, Executive Director for BIHA and Deputy Commander Sims with the Department of Public Safety Training Academy came forward. Mr. Meyer stated that it was his understanding that the public zone is the necessary zoning to accommodate the use that is anticipated by the Department of Public Safety. In recognizing that requirement, it is a necessary condition to make the transaction between the two. The State needs to know that the property is useable for their intended purpose and changing the zoning is necessary.

Deputy Commander Sims further explained that the State has looked at many locations within the Sitka area to find a suitable location for this use. They would like to keep the Academy in Sitka. This parcel fits their needs.

**Public Comment:** There was none.

Commissioner Windsor received clarification from Planning Director Williams that this rezone is contingent on the recording of the plat not contingent on the sale of the property.

**MOTION: M/S WINDSOR/ROGERS** moved to recommend approval to the Assembly a zoning map amendment to change the zoning from R-2 MHP multifamily and mobile home district to P public. The request is filed by Baranof Island Housing Authority. The property is also known as a Remaining Portion of Lot 5 Sheldon Jackson College Subdivision US Survey 407 Tract B. This is in the Indian River Valley. It is a 40.333 acre portion on the Northeasterly corner of Lot 5 with the following findings:

1. This request is consistent with the Comprehensive Plan specifically 2.1.1 Contribute to a stable, long-term, local economic base; 2.1.14 Provide, maintain and improve an infrastructure to meet the needs of the community; and 2.3.6 To provide adequate land for commercial, industrial and residential growth and public use that promotes the efficient use, value and enjoyment of the environment; and
2. This request is contingent upon the subdivision being approved and recorded.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

#### **PUBLIC BUSINESS FROM THE FLOOR**

None.

#### **ADJOURNMENT**

**MOTION: M/S PARMELEE/ROGERS** moved to adjourn at 7:31 p.m.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

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Jeremy Twaddle, Acting Chair

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Melissa Henshaw, Secretary