



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

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

From: Samantha Pierson, Planner I *SP*
Michael Scarcelli, Senior Planner
Maegan Bosak, Planning and Community Development Director *MB*

Subject: Ordinance 2016-11 Allowing all licensed marijuana activities as conditional uses in CBD, GP, I, C-1, C-2, WD, LI, and GI zones.

Date: April 6, 2016

The Planning Commission is recommending approval¹ of a zoning text amendment to modify SGC Sections 22.08, 22.16, and 22.24 to allow all licensed marijuana activities as conditional uses in the Central Business District (CBD), Gary Paxton Special District (GP, aka Gary Paxton Industrial Park), Industrial Zoning Districts (I), General Commercial (C-1), General Commercial Mobile Home (C-2), Waterfront (WD), Large Island (LI), and General Island (GI) Zoning Districts. If approved, licensed marijuana uses would include retail, cultivation, manufacturing, and testing. The unanimous vote was taken at the Planning Commission's March 15, 2016 meeting.

The purpose of this ordinance is to 1) allow licensed marijuana businesses to be established in Sitka while 2) providing a local regulatory mechanism. The Marijuana Advisory Committee and the Planning Commission saw the conditional use proposal as a compromise in the best interests of the community and prospective businesses. Conditional use permit approvals are based on plans submitted, which provides a level of control over where and how businesses may be established and operate. The Gary Paxton Board of Directors will consider this item at their April 7, 2016 meeting.

The proposed zoning text amendment is consistent with the following Comprehensive Plan Sections: 2.2.1 to contribute to a stable local economic base; 2.2.2 to provide needed goods and services locally; 2.4.4 to resolve land use conflicts through the public process; 2.4.24 to consider the views of residential property owners in regard to new commercial uses; 2.6.2 to

¹ Pohlman/Hughey moved to RECOMMEND to the City Assembly to allow all licensed marijuana activities as conditional uses in the Central Business District (CBD), Gary Paxton Special District (GP, aka Gary Paxton Industrial Park), Industrial zoning districts (I), General Commercial (C-1), General Commercial Mobile Home (C-2), Waterfront (WD), Large Island (LI), and General Island (GI) zoning districts. Motion PASSED 5-0.

encourage commercial and industrial developments without impacting residential areas; and 2.6.5 to productively use the property at Gary Paxton Industrial Park.

The zoning text amendment would allow all licensed marijuana activities as conditional uses in the Central Business District (CBD), Gary Paxton Special District (GP, aka Gary Paxton Industrial Park), Industrial Zoning Districts (I), General Commercial (C-1), General Commercial Mobile Home (C-2), Waterfront (WD), Large Island (LI), and General Island (GI) Zoning Districts.

Recommendation: Approve the ordinance.