

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
October 5, 2010**

Present: Don Alexander (Chairperson), Jeremy Twaddle (Vice-Chairman), Tom Rogers (Member), William Stortz (Member), Richard Parmelee (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner) and Crystal Duncan (Contract Secretary).

Members of the Public: Vicki Allen, Larry Crews, Nancy Yaw Davis, Kristal Hammack, Dan Jones, Keith Nyitray (via telephone), Pat O'Neill, Thad Poulson, Gordon Rush (via telephone), Stef Steffen, and Don Surgeon.

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

Consideration of the Minutes from the September 7, 2010 meeting:

MOTION: M/S TWADDLE/STORTZ moved to approve the meeting minutes for September 7, 2010.

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

This evening's business:

**CONDITIONAL USE PERMIT REQUEST
BUNKHOUSE FOR MUSICIANS AND GUEST WORKERS
SITKA SUMMER MUSIC FESTIVAL
LOT 3-2 SHELDON JACKSON CAMPUS SUBDIVISION 2**

Public hearing and consideration of a conditional use permit request filed by Sitka Summer Music Festival for a bunkhouse for musicians and guest workers. The property is also known as Lot 3-2 Sheldon Jackson College Campus Subdivision Number 2. Owner of record is Sheldon Jackson College.

Mr. Jones addressed public concern with their use of the word "itinerant" worker as part of their conditional use application. He clarified the housing would be for short term workers and musicians associated with the Sitka Summer Music Festival. Housing during the off-season is a possibility but would be limited to those working in the field of cultural arts (e.g. Whale festival, etc.).

Mr. Stortz made note that conditional use permits follow sale of the property as would the term transient workers.

MOTION: M/S TWADDLE/PARMELEE moved to recommend to the Assembly approval of a conditional use permit request for a bunkhouse at 104 Jeff Davis Street. The request is filed by Sitka Summer Music Festival. The property is also known as Lot 3-2 Sheldon Jackson

College Campus Subdivision Number 2. Owner of record is Sheldon Jackson College.

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

MOTION: M/S STORTZ/TWADDLE moved to approve the following findings in support of the approved conditional use permit for a bunkhouse filed by the Sitka Summer Musical Festival:

1. The conditional use permit will not be detrimental to public health safety or general welfare, will not adversely affect the existing character of the surrounding vicinity, nor be injurious to uses, property or improvements adjacent to and in the vicinity of the site where the conditional use permit is located; and
2. Additionally the granting of a conditional use permit is consistent with the intended goals of the comprehensive plan, specifically having to do with furthering the renovation of a historic structure and also supporting the arts in Sitka; and
3. All the conditions necessary to lessen impacts with proposed use or conditions that can be monitored or enforced are set; and
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare; and
5. The conditional use permit will be supported by and not adversely affect public facilities and services.

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

ADJOURNMENT

MOTION: M/S ALEXANDER/TWADDLE moved to adjourn.

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

Don Alexander, Chair

Crystal Duncan, Secretary