



# CITY AND BOROUGH OF SITKA

## Minutes - Draft

### Planning Commission

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

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Tuesday, April 5, 2016

7:00 PM

Sitka Public Library

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#### I. CALL TO ORDER AND ROLL CALL

Chair Spivey called the meeting to order at 7:00 PM.

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

Approval of the minutes from the March 15, 2016 meeting.

Pohlman/Windsor moved to APPROVE the March 15, 2016 meeting minutes.  
Motion PASSED 5-0.

#### IV. REPORTS

#### V. THE EVENING BUSINESS

Public hearing and discussion of the Comprehensive Plan. The discussion will focus on the land use overview and past planning practices.

**OVERVIEW:** PCDD Bosak gave an overview of the land use plan and comprehensive plan process.

**MAP PRESENTATION:** Planner I Pierson gave a presentation on maps of Sitka ranging from 1826 to 2016.

**PUBLIC DISCUSSION:** Paulette Moreno, Alaska Native Sisterhood president, introduced local clan leaders. John Nielsen introduced himself as a clan leader and a lifelong Sitkan. William Kanosh stated that he had a house on Kogwanton that was taken from him. Fred Hope spoke to the need for clear goals and considering Tlingit claims for land ownership. Bertha Karras spoke in favor of land repatriation. Paulette Moreno invited commissioners to meet with elders, and said that the area will always be Tlingit. Moreno listed several sections of the 2007 Comprehensive Plan that had hurtful language, and recommended that the commission connect with the Celebrate Katlian group and the work that they have accomplished. Thad Poulson gave an overview of Sitka's land use from 1969, and stated that many major projects were completed without an overarching plan in place. James Poulson discussed

that much of the community's planning has been in response to problems and needs, and pointed out that the town features many different styles of buildings. Jerry Hope spoke to the importance of relationships and stated that Sitka Tribe of Alaska has maps that they can share. Joy Wood stated that we must try to understand the historic reasons why some Tlingit are hesitant to communicate, and stated that she prefers slow population growth if any. Scott Saline said that the government chipped away at native lands, and that Back Street (Kogwanton) was turned into a road without concerns for drainage. Michelle Putz spoke in favor of affordable housing, smaller lots, the ability of residents to grow their own foods, and finding ways to support families. Amelia Gage spoke in favor of accommodations for those who walk. Charles Bingham stated that the community needs more supports for bicyclists, such as complete streets regulations and lower speed limits in residential areas. Matthew Jackson encouraged dialogue with tribal leaders, spoke in favor of a progressive property tax, and stated that agriculture should be permitted and conditional uses in more zones. Martina Kurzer spoke in favor of a zoning code that supports apartment buildings. Kerry MacLane stated that the preservation plan for the Katlian area should be completed, and stated needs for agriculture and composting. Nancy Yaw Davis stated that each lot has history, and requested some daytime meetings.

**BREAK:** The commission took a 15 minute recess at 8:50 PM.

**SWOT ANALYSIS:** Bosak led attendees through a SWOT analysis. Participants named the community's strengths, weaknesses, opportunities, and threats. **Strengths:** access to nature, recreation, trails; walkability of downtown; natural setting/nature; historic character; small town atmospheres; neighborhood flow in some areas; access to services; diversity of lifestyles; mix of housing types. **Weaknesses:** transit and character in some neighborhoods; Katlian and Kogwanton areas; affordability and availability of land; zoning code and lot size requirements; finding funding and financing options for small lots and homes; spot zoning; enforcement; industrial impacts. **Opportunities:** develop new housing opportunities; acquire more land; promote higher density in areas; more green space; float houses; homesteading; increase residential and industrial space while respecting residential; agricultural zone; repurpose Benchlands. **Threats:** natural environment limits; state finances; enforcement; rising cost of living; sustainability and cost of food; short-term rentals and effect on long-term housing opportunities; senior livability; government guidelines and restrictions; young family livability.

**PHOTOVOICE:** Pierson gave an overview of Photovoice, a public participation method using pictures. This exercise will be a part of each monthly comprehensive plan meeting. Commissioner Hughey gave an example of Photovoice by sharing two of his own photos. The next month's meeting concerns current inventory and use. Pierson invited participants to bring photos to the next meeting.

## **VI. PLANNING DIRECTOR'S REPORT**

Bosak stated that the next Planning Commission meeting has a very full agenda, and reminded Commissioners of a board training on April 15.

## **VII. PUBLIC BUSINESS FROM THE FLOOR**

**VIII. ADJOURNMENT**

Windsor/Pohlman Moved to ADJOURN at 9:56 PM. Motion PASSED 5-0.

ATTEST: \_\_\_\_\_

Samantha Pierson  
Planner I