

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
November 17, 2009**

Present: Don Alexander (Chairman), Richard Parmelee (Member), William Stortz (Member), Karen Dhillon (Member), Wells Williams via telephone (Planning Director), Melissa Henshaw (Planner), and Crystal Duncan (Contract Secretary).

Members of the Public: Dan Jones, Ralph LaRose III.

The Chair called the meeting to order at 7:00 p.m.

Consideration of the Minutes from the November 3, 2009 meeting:

MOTION: M/S Stortz/Parmelee moved to approve the minutes from the November 3, 2009 meeting.

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

This evening's business:

**ZONING MAP AMENDMENT
REZONE LOT 10 FROM R-2 TO P
802 SAWMILL CREEK ROAD
CITY AND BOROUGH OF SITKA**

Public hearing and consideration of a zoning map amendment to extend an area of (P) Public zoning, to include Lot 10 of the Sheldon Jackson Campus Subdivision. The physical address is 802 Sawmill Creek Road. This request is filed by the City and Borough of Sitka.

The remaining agenda items (B-D) are related to the same property. The City of Sitka recently purchased the property located at 802 Sawmill Creek Road. It was formerly the site of the incinerator; and now it is being used as a recycling facility. Because it is zoned as (R-2) multi-family residential use, it will need to be rezoned to be a part of the (P) public lands district which is directly across Sawmill Creek Road. Approval of a zoning map amendment is the first step in a three part process. The other two items will also be voted on this evening. They include: listing the recycling facility as a conditional use for the property and granting a conditional use permit for the recycling facility to the City of Sitka.

Staff recommends approval of the rezoning request.

Chairman Alexander called the applicant, Dan Jones, Engineering Manager (Operations) for the City of Sitka, forward to provide comments and answer questions about the rezoning request. Mr. Jones stated that the site is currently operating as a recycling facility. The issue of zoning was brought to his attention when attempts were made to request a building permit for the offices located on site. Tonight he is here to request approval of the three motions as well as the findings for a total of six motions.

MOTION: M/S Parmalee/Stortz moved to approve zoning map amendment to extend an area of (P) Public zoning, to include Lot 10 of the Sheldon Jackson Subdivision. The Physical address is 802 Sawmill Creed Road. This request is filed by the City and Borough of Sitka.

ACTION: Motion PASSED unanimously on a voice vote.

Planning staff proposed a motion containing findings that supported the outcome.

MOTION: M/S Stortz/Parmalee moved to approve request based on following findings:

1. The site has been historically used in a public capacity.
2. The rezone is considered a logical extension of the public zone across Sawmill Creek Road.
3. The proposed map change is consistent with the goals and objectives of the comprehensive plan for public land use.

ACTION: Motion PASSED unanimously on a voice vote.

PLANNING DIRECTOR'S REPORT:

Agenda Item E has been postponed until the next Planning and Zoning meeting (12/1/2009) with a total of four agenda items.

Mr. Williams thanked the commission members for being amenable to his travel schedule. He is out of the office due to a family matter. Melissa will be in contact with the commission within the week to provide a more comprehensive update.

PUBLIC BUSINESS FROM THE FLOOR

None

ADJOURNMENT

MOTION: M/S Parmalee/Stortz moved to adjourn the meeting at 7:52 p.m.

ACTION: Motion PASSED unanimously on a voice vote.

Don Alexander, Chair

Crystal Duncan, Secretary

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
ZONE CHANGE APPLICATION

ZONE MAP AMENDMENT FEE	\$100.00
ZONE TEXT AMENDMENT FEE	\$100.00
Plus current city sales tax	

Applicant's Name: CITY AND BOROUGH OF SITKA
Phone Number: 747-1805
Mailing Address: 100 LINCOLN STREET, ROOM 201
Applicant's Signature: [Signature] Date Submitted 23 OCT 09

Provide information or data, as necessary, to fully outline the reasons and justifications for the request. Attach additional sheets as necessary.

- For official map amendments, the application shall contain:
1. A legal description of **each** subject property along with the owner's name, address, and contact person for **each** subject property;
 2. An analysis showing the public benefit of the proposed amendment;
 3. An analysis showing the proposal's consistency with the Comprehensive Plan;
 4. A map of the area to be rezoned.

LIST SPECIFIC REQUEST: REZONE LOT 10 OF STEVEN JACKSON
CAMPUS TO "P"

EXPLANATION OF REQUEST:

THIS PROPERTY IS THE FORMER CITY AND BOROUGH
WASTE-TO-ENERGY PLANT SITE ON THE STEVEN
JACKSON CAMPUS. IT HAS NEVER BEEN USED
AS RESIDENTIAL PROPERTY. THE SITE CLEANUP
AFTER CLOSURE OF THE W-T-E PLANT WAS
COMPLETED BASED ON NON-RESIDENTIAL USE IN
THE FUTURE.

THE CITY AND BOROUGH WISHES TO OPERATE ITS
COMMUNITY RECYCLING CENTER ON THIS PROPERTY.

After the application and supporting materials has been determined to be complete by the Planning Office, the request will be placed on the next available Planning Commission agenda.

City Inurerator to Recycling

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Sitka, AK 99835

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