

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

Present: Don Alexander (Chairperson), Jeremy Twaddle (Vice-Chairperson), Tom Rogers (Member), William Stortz (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner).

Members of the Public: Cory Baggen, Jerry Jacobs, Lance Henrie (Municipal Senior Engineer), Jack Ozment, Rebecca Poulson, John Baird, Craig Giammona (Sitka Sentinel), Via telephone Kirk Payne, Kelly Waring (Enterprise Engineering), Melissa Mormilo (Enterprise Engineering)

Chairman Alexander called the meeting to order at 7:15 p.m.

Consideration of the Minutes from the April 5, 2011 meeting:

MOTION: M/S STORTZ/TWADDLE moved to approve the meeting minutes for April 5, 2011.

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

Mr. Williams suggested a motion to move item B to be first due to technical difficulties for the recording of the minutes:

MOTION: M/S STORTZ/PARMELEE moved to approve moving item B to first on the agenda.

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

This evening's business:

**MINOR SUBDIVISION – CONCEPT
345 KATLIAN AVENUE
NORTH PACIFIC SEAFOODS**

Public hearing and consideration of a concept plat filed by North Pacific Seafoods for a minor subdivision adjacent to and seaward to 345 Katlian Avenue.

Mr. Williams reviewed this request. He reminded the Commission that they looked at this previously as a conceptual idea along with the Port and Harbors Commission and the Assembly. He explained that this is the process for a land sale regarding tidelands. This is a situation where there is a predisposition to sell and then the applicant goes through the subdivision process, since there is such an investment in the plat and it must be recorded in order for the Assembly to sell the property.

The larger parcel is 3314 square feet and is mostly bank immediately next to the building. The smaller sliver parcel is 142 square feet and is filled tidelands.

Chairman Alexander called the applicant forward. Mr. Baird said that these two parcels have looked like this since the early 1980's. They are looking at a future meal plant and would utilize the larger tract as a loading station. The small piece will not change it just made sense to encompass it in this purchase.

Mr. Williams explained the process. If the Planning Commission has any questions or issues with this plat, that now is the time to raise them. This item will automatically go to the next regularly scheduled meeting on May 3rd. Then will go through the Assembly sales process.

Due to technical difficulties in the recording machine, Mr. Williams offered this time to introduce Lance Henrie, Senior Engineer for the City Public Works Department. He is here in place of the Municipal Engineer, Stephen Weatherman. Mr. Henrie and the other new Senior Engineer, Dan Tadic are working on many projects.

ADJOURNMENT

MOTION: M/S STORTZ/TWADDLE moved to adjourn at 9:52 p.m.

ACTION: Motion PASSED unanimously on a voice vote.

Don Alexander, Chair

Melissa Henshaw, Secretary