



# 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, May 3, 2016

7:00 PM

Swan Lake Senior Center

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**I. CALL TO ORDER AND ROLL CALL**

**II. CONSIDERATION OF THE AGENDA**

**III. CONSIDERATION OF THE MINUTES**

**A** Approval of the minutes from the April 19, 2016 meeting.

Pohlman/Hughey moved to **APPROVE** the April 19, 2016 minutes. Motion **PASSED 3-0.**

**IV. REPORTS**

**V. THE EVENING BUSINESS**

**B** Public hearing and consideration of the overview and historic land use chapters of the Land Use Plan.

Bosak gave an overview of the comprehensive plan and land use plan processes. This meeting will focus on current land use, and will include a visioning work session.

Pierson summarized the overview chapter draft. Bosak clarified that each draft chapter will be adopted by the commission, and staff look for individual motions on chapters. Pierson read the chapter aloud.

Pohlman/Hughey moved to **APPROVE** the overview chapter draft. Motion **PASSED 3-0.**

Scarcelli explained the intent of the historical land use chapter, and read the chapter text.

Lisa Sadler-Hart asked if the information about Tlingit has been approved by the Tribe. Sadler-Hart stated that the historical agricultural land use was not mentioned in the chapter. Some Sitkans have historically farmed, and an experimental farm previously operated. Recognition of this agricultural land use is important for working toward future agriculture. Sadler-Hart recommended Bob Gorman and the Historical Society as good references.

Kyle Shull appreciated the advertisement in the newspaper and the opportunity to be involved.

Judy pointed out that the Sheldon Jackson campus and Sitka Fine Arts Camp have buildings designated on the historic registry.

Dorik Mechau spoke of the importance of including the federal confiscation of native land in the land use conversation. Has any effort been made toward repatriation? Bosak stated that there isn't an easy way to address land confiscation, but acknowledgement is a good step.

Sadler-Hart asked if there is a way to include a map of lands that were confiscated from native families.

Scott Saline stated that the beach he owns was historically used for subsistence fish harvesting. The historic use was taken through such federal actions such as the Dawes Act and Indian Repatriation Act. Lands were taken during World War II. Saline said that "confiscated" is misleading, as other factors such as city planning requirements and utility prices cause difficulty.

Hughey stated that native lands have a long and complicated history. The purpose of the plan is to shape future ownership, and native ownership is beyond the scope of the plan. Hughey stated that recognition of land taking is important.

Matthew Jackson stated that he hears what Hughey said, but he believes that the comprehensive plan should address these issues, if the plan is truly comprehensive.

Pohlman stated that work to rectify land-taking would take years. Windsor stated that there is not a simple solution. Hughey stated that we should acknowledge historic injustice.

Matthew Jackson stated that a comprehensive plan should identify steps to begin work to rectify issues, such as suggesting a working group.

Windsor stated that this would involve Bureau of Indian Affairs.

Shull stated that anyone with a native claim may seek repatriation. Everyone comes from a culture that has been conquered in the past. We should recognize the past to inform the future.

Chandler O'Connell stated that anything that is part of the history of the town should inform the future. We shouldn't limit our conversation, but find recommendations.

Hughey clarified that Chandler speaks of land use, not land title. Land title is beyond the scope of the Planning Commission.

Saline stated that the city could create parking next to his property to assist Katlian residents. Saline suggested adjusting lot size requirements. Bosak stated that things such as parking can be addressed by this plan.

Hughey/Pohlman moved to POSTPONE discussion to the next meeting to allow for edits. Motion PASSED 3-0.

**C**

Public hearing and discussion of the Land Use Plan and Comprehensive Plan. The discussion will focus on current inventory and use. This item will include a planning process overview, an opportunity for public remarks, a facilitation exercise, and photovoice participation.

Bosak stated that staff took an inventory of parcels, used assessing records and utility records, and GIS. Bosak stated that only 1% of the city and borough are currently being used. Bosak shared the breakdown of parcel use by category. Bosak pointed out that commercial and industrial development appears to grow around public facilities. Bosak stated that industrial appears to result from spot zoning, and various industrial uses are spread apart from one another. Light commercial is evident at most intersections. Most residential properties have some commercial use, such as shrimp pots or a parked taxi. Bosak stated that the inventory indicates that many property owners may not be properly paying utilities for duplex properties. Hughey stated that historically, a separate meter was not required for a duplex. Rezoning is a possible vehicle to address inconsistencies with code.

Lisa Sadler-Hart stated interest in tiny homes to provide an affordable housing option. Sadler-Hart asked where agriculture falls into the categories. Bosak stated that the current inventory did not reveal enough agricultural use to warrant its own category. Sadler-Hart stated that agriculture is happening, particularly on islands. Scarcelli asked how she would like to address agriculture in regard to zoning, and whether she envisioned large scale or small scale commercial agriculture. Sadler-Hart stated that individuals should have the opportunity to have micro businesses and feed 3-5 families, as well as having opportunities for large scale agriculture.

Matthew Jackson appreciates the addition of agricultural uses in the zoning code, and stated that we also need a specific agriculture zone. Jackson stated that the opportunity to run home-based businesses is important, and should be encouraged.

Kyle Shull stated a support for cottage industries, but agriculture can take over one property at a time and have negative impacts on property owners. Shull asked about the designation of islands. Bosak stated that the inventory focused on parcels on the road system. Shull asked about the process for buying city-owned property. Bosak stated that the planning office has an application for lease and purchase request.

Saline spoke in favor of homesteading opportunities off the city road system and outside of building code.

**BREAK**

Bosak introduced the visioning exercise. A handout provides 5 prompting questions, and participants will work in small groups with commissioners. Bosak stated that handouts would be collected and used to inform the plan.

Windsor stated that his group discussed the town's investment in tourism downtown.

Hughey stated that his group discussed possible large-scale agricultural locations.

Pohlman stated that her group discussed self-sustainability in regard to food, and moving toward smaller lots.

Bosak guided participants through the comprehensive plan website.

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

Bosak stated that geologists will be in Sitka to confirm lidar findings. SEDA will have an economic forum on May 17. The next comprehensive plan meeting will focus on municipal lands. The July 5 meeting will be cancelled. Scarcelli stated that the next short-term planning meeting will have 15 agenda items, including the first marijuana conditional use permits.

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

#### **VIII. ADJOURNMENT**

Pohlman/Hughey moved to ADJOURN at 8:55 PM. Motion PASSED 3-0.

ATTEST: \_\_\_\_\_  
Samantha Pierson, Secretary