



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Chris Spivey, Chair
Darrell Windsor, Vice Chair
Randy Hughey
Richard Parmelee
Taylor Colvin

Tuesday, August 1, 2017

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

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

Present: Chris Spivey, Darrell Windsor (7:01 PM), Randy Hughey, Taylor Colvin,
Aaron Bean - Assembly liaison alternate

Absent: Richard Parmelee (excused), Kevin Knox (excused)

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM-28](#) Approval of the July 18, 2017 meeting minutes.

Hughey/Windsor moved to **APPROVE** the July 18, 2017 meeting minutes.
Motion **PASSED** 4-0.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

B [MISC 17-23](#) Director's Report - August 1, 2017.

Planning and Community Development Director Michael Scarcelli welcomed Taylor Colvin to the Planning Commission.

VI. REPORTS

C [16-00](#) Planning Regulations and Procedures.

VII. THE EVENING BUSINESS

D [MISC 17-24](#) Comprehensive Plan: Borough Facilities and Services Chapter, Future

Growth Maps.

Community Affairs Director Maegan Bosak reviewed the history of the Comprehensive Plan project and gave an overview of the meeting's agenda. Bosak introduced consultant Barb Sheinberg. Sheinberg gave an overview of the upcoming schedule, proposing an open house event to consider the full comprehensive plan draft in mid-October.

Sheinberg thanked everyone who has contributed to the development of borough facilities and services chapter. Bosak stated that this was her favorite chapter, as it provides a thorough yet concise overview of the many services provided by the municipality. Sheinberg shared a map of city-owned facilities. Sheinberg overviewed goals and objectives. Sheinberg explained the five types of funds and big picture budget trends. Sheinberg described municipal utility services and associated opportunities and challenges. Sheinberg outlined public safety service statistics and shared how the police department has been proactive in problem-solving to get treatment for individuals with mental health and addiction issues. Sheinberg stated that the police department has identified the need for six additional staff and a new public safety building. Sheinberg stated that state agencies that share facilities with the police department also are interested in a new building. Sheinberg overviewed the new Harrigan Centennial Hall, Library, Swan Lake Senior Center, and Sitka School District. Sheinberg stated that this chapter has about 40 action steps.

BREAK 8:00-8:10 PM.

Planner I Samantha Pierson gave an overview of infill development and potential residential growth in the Indian River Road neighborhood. Sheinberg stated that in other Southeast communities, native housing authorities and other organizations have worked together to leverage resources to create neighborhoods, and that could be replicated in Sitka. Scarcelli stated that all of the future growth areas will require additional study and community engagement, and nothing is set in stone. Bosak gave an overview of the Sheldon Jackson Campus area. Bosak overviewed the Price Street area and pointed out the need for land to be designated for commercial use. Bosak recommended using some of the 83 foot Price Street right-of-way for heavy buffering and a sidewalk, and limiting residential use in commercial zones. Scarcelli outlined the Granite Creek and No-Name Mountain areas, and stated that master planning is needed. Scarcelli stated that proper quarrying of No-Name Mountain could result in benching for future commercial and residential development. Scarcelli overviewed the Katlian area and stated that quite a bit of planning has occurred since the 1970s. Scarcelli pointed out the wide mix of uses and traffic concerns, and noted that master planning would need to be multi-jurisdictional. Scarcelli reiterated that none of these proposals are set in stone. Sheinberg stated that future growth maps are used to inform decision making.

Public Comment: Lorraine Lil stated that Sitka really needs a new police department and wider sidewalks. Charles Bingham stated that municipal lands should be used for community gardens and greenhouses to support food security.

Bingham stated that he has heard discussion of making Katlian Avenue one-way and establishing diagonal parking. Gerry Hope from Sitka Tribe of Alaska stated appreciation for the extensive public process and stated that master planning is an organic, changing process. Hope stated that public transit should be considered when planning for future growth, as busses require certain dimensions and need places to pull off the road. Hope stated that he is president of the Sitka Tlingit Haida Community Council and that Katlian Avenue planning should involve the native community. Steve Clayton stated that livability and economic engines must be considered during planning. Bingham stated that we should make sure our community's water needs are considered before selling water. Bingham stated that setbacks should not be reduced so much as to impede visibility for pedestrians and motorists.

Spivey stated that the consultant and staff did a good job. Spivey stated that he would like to see land use goals and Planning Commission involvement with the Granite Creek and No-Name Mountain area. Windsor asked about the road that was proposed to go behind Granite Creek and No-Name Mountain, and Bosak stated that the parcels indicated as possible quarry sites are currently zoned R-1. Sheinberg pointed out the proposed Cross Trail extension on the map. Spivey stated he understands the need for infill but that we need to be proactive in expanding economic growth. Hughey stated that the staff and commission have recently taken action to promote two types of infill: ADUs and float homes. Spivey stated that we shouldn't lean fully on infill, and that decisions should be informed on what uses are nearby. Spivey stated that No-Name Mountain is surrounded by industrial-type use. Hughey stated that the 18 acres near the cove are suited to residential use while No-Name Mountain is more suited for industrial. Bosak pointed out noise issues with a quarry site. Bean stated that he would not suggest developing the oceanfront knob as residential due to inherent conflicts between residential and industrial uses. Hughey stated that he is looking forward to the Smart Growth America code audit and stated that code needs to be tightened up and adhered to. Hughey stated that a lot of native land was taken along Katlian Avenue during World War II and later sold to commercial buyers. Hughey stated support for giving back Katlian Avenue land to the Sitka Tribe of Alaska or Shee Atika as it comes available. Bean stated concern for the limited amount of money that the city has to spend, and asked if there has been any discussion of bringing part of the police department operations into the fire hall. Scarcelli stated that commissioners and the public are welcome to share any future thoughts with staff.

VIII. ADJOURNMENT

Spivey adjourned at 9:03 PM.

ATTEST: _____
Samantha Pierson, Planner I