



# CITY AND BOROUGH OF SITKA

## Minutes - Draft

### Planning Commission

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

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Thursday, January 11, 2018

7:00 PM

Harrigan Centennial Hall

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

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

Present: Spivey, Windsor, Hughey, Colvin, Parmelee, Knox (Assembly Liaison)  
Absent: Bean (Alternate Assembly Liaison)

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

#### IV. PERSONS TO BE HEARD

#### V. PLANNING DIRECTOR'S REPORT

##### A [MISC 18-01](#) Director's Report - January 11

Planning Director Michael Scarcelli stated that required financial disclosure forms were distributed to each commissioner. Scarcelli noted that officer elections will be held January 16. Scarcelli introduced Community Affairs Director Maegan Bosak to lead the Comprehensive Plan discussion.

#### VI. REPORTS

#### VII. THE EVENING BUSINESS

##### B [MISC 18-02](#) Review of the draft Comprehensive Plan and Action Plan.

Community Affairs Director Maegan Bosak gave an overview of the purpose of the comprehensive plan, the public process that has occurred to develop the project, and key overall trends discovered during the process. Bosak read the Economic Development chapter. Planning Director Michael Scarcelli read the Housing chapter. Planner I Samantha Pierson read the Historic, Cultural, and Arts Resources chapter. Bosak read the Borough Facilities and Services chapter. Pierson read the Transportation chapter. Pierson read the Parks, Trails, and Recreation chapter. Scarcelli read the Land Use and Future Growth chapter.

Bosak recapped the meeting by stating that the information has all been discussed at prior meetings. Bosak stated that there will be a 30 day public comment period. Bosak suggested a break then commissioners and public can pick draft chapters to review.

BREAK 8:35 - 8:43

Chair Spivey opened the floor for public comment.

Sheila Finkenbinder stated interest in land use and infill development. Finkenbinder encouraged smaller minimum lot sizes, smaller houses, and making codes match reality. Finkenbinder would like to find a way to incentivize demolition of dilapidated structures.

Richard Wein stated that a comprehensive plan requires a comprehensive answer. Wein asked how a comprehensive answer can be given to the comprehensive, and stated it cannot be done in only three minutes.

Jay Sweeney stated that the comprehensive plan project outlines a noble vision, but stated the professional opinion that the draft comprehensive plan is financially unachievable. Sweeney stated concern that deferred maintenance figures in the draft are inaccurate. Much of the city's deferred maintenance is in the schools. Sweeney recommended that maintenance projects for the schools be conducted first. Sweeney stated that many plans are in place and they should be incorporated into the comprehensive plan.

Pierson read an email from University of Alaska Land Management representative Patrick Kelly concerning future development of their land near Thimbleberry Lake. Kelly was concerned that any future zoning changes could "restrict sustainable economic development" of their properties.

Commissioner Parmelee stated concern for older people and professionals leaving Sitka because of high cost of living. Parmelee stated that projects should be prioritized. Windsor agreed and stated that the actions should be narrowed down. Windsor wondered who is going to carry out all of these actions. Parmelee stated that it's good to have a lot of plans laid out. Hughey asked about the current process for condemning buildings. Scarcelli outlined how other municipalities have condemned buildings, and stated that it's a tough endeavor. Scarcelli stated that staff could research and advise on less extreme options. Colvin stated that recreation draws people to Sitka and makes the town what it is. Colvin stated that there may be higher priorities but we shouldn't forget recreation. Knox clarified that staff will be sharing the draft with other commissions, city staff, and outside agencies, and Bosak confirmed. Scarcelli outlined options for public comment. Wein recommended not beginning the 30 day comment period until the draft is edited and complete. Hughey asked what is needed from staff in regard to comment. Bosak encouraged commissioners and the public to set an appointment to have a conversation with staff.

## **VIII. ADJOURNMENT**

**Chair Spivey ADJOURNED at 9:11 PM.**

**ATTEST: \_\_\_\_\_**  
**Samantha Pierson, Planner I**