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February 9, 2018

Maegan Bosak, Community Affairs Director  
City and Borough of Sitka  
100 Lincoln Street  
Sitka, AK 99835

Re: Sitka 2030 Draft Comprehensive Plan

Dear Maegan,

We thank you for the opportunity to again participate in the Sitka 2030 Comprehensive Plan public process. During the public process the University has presented its comments and concerns, on several occasions, regarding its Trust lands in Sitka. The University would like to re-iterate our comments, submitted via email on November 16, 2017.

In our review of the Draft Sitka 2030 Comprehensive Plan it appears the University's Whale Point Land Grant Trust property was not addressed, other than proposing a portion of our southwest corner as residential for future growth (shown in yellow on Draft Future Growth Map C).

The University requests that the proposed "residential" (shown in yellow on Draft Future Growth Map C) on the University's Trust property not be reflected in the Sitka 2030 Comprehensive Plan. Currently, the University does not foresee developing the Whale Point Trust property as residential within the next 13 years of this Comprehensive Plan.

We believe our Trust property's future growth aligns more closely with the Gary Paxton Industrial Park that is coincident to our property. The University would like to initially establish a rock quarry on part of the property to meet community needs that have been requested, as mentioned on page 167 of the DRAFT Sitka 2030 Comprehensive Plan. Later we would hope to potentially do homesites.

We look forward to continuing to collaboratively develop the City and Borough of Sitka for its near and long term success.

Sincerely,

Christine Klein

cc: Samantha Pierson, Planner 1, Planning Commission, City of Sitka  
Michael Scarcelli, Planning Director, Planning Commission, City of Sitka  
Chris Spivey, Chair, Planning Commission, City of Sitka  
Patrick Kelly, Regional Resource Manager, University of Alaska, Facilities & Land Management

# Sitka Historic Preservation Commission

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*City and Borough of Sitka  
100 Lincoln Street  
Sitka, AK 99835*

## Commission Members

*Roberta Littlefield, Native  
Community, Chair*

*Anne Pollnow, At Large, Vice  
Chair*

*James Poulson., Historical  
Society, Secretary*

*Ana Dittmar, At Large*

*Robert Sam/Martha Moses, STA*

*Scott Saline, At Large*

*Kitty Sopow, At Large*

*Benjamin Miyasato/Steven  
Eisenbeisz, Assembly Liaison*

*Samantha Pierson, Staff Liaison  
and Secretary*

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*www.cityofsitka.com*

February 16, 2018

On February 14, 2018, the Sitka Historic Preservation Commission considered the draft Sitka Comprehensive Plan 2030. Discussion and action are outlined below.

Pollnow complemented the organization, formatting, and content. Pollnow suggested including information on grants other than for Sheldon Jackson Campus, such as training opportunities, ANB Hall, and the Historic Preservation Plan. Pollnow suggested that key challenge 2 be amended to state "infill" and clarify challenge 3. Pollnow suggested amending the next to last action to expand historic districts and overlays to areas beyond Sheldon Jackson. Poulson stated that the owners of Sheldon Jackson Campus are on board with preserving the historic properties. Commissioners asked about the intent of the overlay. Pierson clarified that the overlay would help allow for commercial-type uses that were historically conducted on the property or similar uses, such as a daycare or Youth Advocates. Pollnow discussed that additional overlays could protect historic properties and gave the downtown area as an example. Pollnow doesn't want to see the overlay used to get around residential zonings but would ideally involve protecting historical properties, and is not in favor of the overlay plan as discussed. Tammy Young stated that the intent of the school was providing life skills training, and history is not stagnant. Pollnow suggested that an action is added for review of neighborhoods for possible historic district zoning potential. Littlefield stated that she would like to the Historic Preservation Plan process completed.

**M-Pollnow/S-Dittmar moved to recommend adding an action to review neighborhoods for possible historic district zoning potential as low-cost, ongoing, CBS responsibility. Motion passed 5-0.**

## Samantha Pierson

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**From:** Anne Elise Pollnow <aepollnow@hotmail.com> on behalf of Anne Elise Pollnow  
<sealevelanne@gmail.com>  
**Sent:** Wednesday, February 14, 2018 9:04 PM  
**To:** Planning Department  
**Subject:** Comprehensive Plan - Contact Form

Hi,  
Please see below for comments to the Sitka Comprehensive Plan. Thank you, Anne

### **CURRENT HISTORIC, CULTURAL AND ARTS RESOURCES STATUS**

Comment: Although a wonderful example of the economic benefits of historic preservation, there is too much focus on the Sitka Fine Arts Camp in this paragraph. Another great example of the economic and social benefits, prior to the SJ effort, is the Alaska Native Brother Hall. In 2010, the ANB received a Historic Preservation Fund grant to conduct a condition survey and assessment of the building. This was done by professional historic architects Northwind of Juneau. This completed survey allowed for the award of state legislative appropriations to repair the roof and upgrade the kitchen and some electrical utilities. It would be appropriate to use a diverse set of examples, especially incorporating the Tlingit community. It is also an important gathering place and in our community. This same year, 2010, the Sitka Sound Science Center also received a grant for a condition survey of the Sage building, also conducted by Northwind, which allowed them to purchase the building. CLG and historic preservation fund grants also support preservation programming of the city rather than costing the city money, as example the historic preservation plan, Lincoln Street Historic Business District survey and nomination, and the 1994 borough-wide cultural resources inventory.

### **Key Challenges and Opportunities for the Future**

Bullet point 3 - *Protect sacred sites and resources.*

Comment: What kind of resources? Based upon the heading of the section, I am assuming your mean *cultural* resources rather than *natural* resources

### **Action items section**

Bullet point 9 - *Create an historical zoning district or overlay for the Sheldon Jackson Campus allowing for a broader range of uses.*

Comment: For this item, was this an established action item through public comment? I question the public's intention for historic zoning as a broader use of the campus, rather than protection of the historic nature of the properties. Zoning or overlay is restrictive by nature. Historic zoning, in principle, is for the purpose of historic preservation not to expand the range of use. Other zoning denominations such as commercial zoning or a special use permitting offer more latitude of use. Historic zoning, per the National Park Service, provides guidelines for the protection of the integrity of historic properties such as related to architectural features of buildings, cultural landscapes, and archaeological sites. To use "historical zoning", by the way it should be termed "historic", as historic means old and significant referring to historic properties like the Sheldon Jackson National Historic Landmark, while historical just means old as in, "historical fish data", is an abuse of its designed intention and practice nationwide. This item is bothersome.

Anne Elise Pollnow  
Archaeologist  
Sea Level Consulting  
Sitka, Alaska



# Public Comment Form

## 2030 Sitka Comprehensive Plan

planning@cityofsitka.org

907-747-1814



Date: 2/13/18

Name: Lena Lauth

Email: lauth756@yahoo.com

Phone: 907-623-7113

Comment: ① Given the high price of rentals (& buying of private residences), I would like to see Sitka encourage & give tax breaks to individuals (no businesses or commercial landlords) to build & own their own tiny house(s).

② Given that the age of Sitka's older residents, I would recommend increasing housing for them (and for long-term care individuals living here in Sitka, in your law, it states that 30% should be the maximum of rent that a person or family should pay out of their monthly income. Here in Sitka there should be a limit as to the amount charged for rent. Many larger families are living in substandard living accommodations (too many individuals together just afford the high rent).

ATK - 5

③ Higher prices for food & goods, with the decline of ferry services has forced more people to shop outside of Sitka (i.e. Anchorage, Seattle etc.) for basic everyday items.

④ To raise taxes for liquor & cigarette (cigar) sales. I suggest doubling 3% tax to 6%, lower (or set tax-free days) shopping tax, to coincide with major holidays, etc. (4th of July, Thanksgiving, Christmas). More people would shop from outlying communities as well as residents of Sitka.

④ I disagree with increasing the seawalk along Kattian Street. The road does NOT have the and to widen the street... let alone, permanently changing the natural shore line. Make Kattian a one way street, or reduce <sup># of</sup> car accessing the street.



## Public Comment Form

### 2030 Sitka Comprehensive Plan

planning@cityofsitka.org

907-747-1814



Date: 02/14/2018

Name: Joseph C Wilson

Email: josephwilsonanthro@gmail.com

Phone:

Comment: Diversification of Tourism

-Target 22-30 yo age bracket

Explanation: World traveling and backpacking is rebounding among recent college graduates- especially the Quebec to Alaska route for those from Germany and France. Investing in more hosteling opportunities would attract this demographic to Sitka, boosting local businesses and (potentially) the ferry system.

-Target 20-25 yo age bracket

Explanation: Residential summer camps are also rebounding across the lower 48. Bringing in campers from the PacNorth West and Hawaii ages 6-16 and counselors ages 20-25 would bring business to the community and showcase the beauty of SE AK.

# Public Comment Form

## 2030 Sitka Comprehensive Plan

planning@cityofsitka.org

907-747-1814



Date:

Feb 24/2018

Name:

Blain Anderson.

Email:

capt. blain @ sound sailing . com

Phone:

907 887 9446

Comment:

I am very much opposed to a <sup>fish</sup> hatchery operation in Warm Springs Bay and I feel the CBS should also oppose any proposal to turn that remote recreational area into an industrial/commercial area.

(Pg. 201)