



# 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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Tuesday, April 3, 2018

7:00 PM

Harrigan Centennial Hall

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

Commissioner Parmelee called the meeting to order at 7:05 PM.

Present: Spivey (phone), Hughey, Parmelee, Colvin, Bean (alternate Assembly liaison)

Absent: Windsor, Knox (Assembly liaison) - excused

Staff: Michael Scarcelli - Planning and Community Development Department Director, Maegan Bosak - Community Affairs Director, Samantha Pierson - Planner I

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

#### IV. PERSONS TO BE HEARD

#### V. PLANNING DIRECTOR'S REPORT

Scarcelli thanked everyone who participated in the 2.5 year comprehensive plan process.

#### VI. REPORTS

#### VII. THE EVENING BUSINESS

##### A [MISC 18-09](#)

Final discussion and recommendation of approval of the Sitka Comprehensive Plan 2030.

Bosak gave an overview of the public review period and introduced the draft comprehensive plan. Bosak has updated the formatting of the plan document. Bosak reviewed the city's mission statement and intent of the comprehensive plan. Uses of the comprehensive plan include land management guidance, grant applications, and decisions of the Planning Commission and Assembly. Updates of the Sitka General Code can be a natural next step after completing and adopting the comprehensive plan. Bosak gave an overview of the public participation that developed the plan.

Bosak reviewed the priority action steps as written in the following chapters: Economic Development; Housing; Historical, Cultural, and Arts Resources; Borough Facilities; Transportation; Parks, Trails, and Recreation; and Land Use. Bosak clarified that priority actions were determined from public input and in consideration of the fiscal climate.

Spivey stated that he liked the new draft and didn't have anything to add. Hughey stated that the plan is good work but stated that demographic trends are a result of the choices the municipality makes. Hughey stated that affordability, particularly with housing, is key in attracting and keeping young families. Hughey stated that Alaskans will have to pay taxes. Parmelee stated that economic development should be prioritized over creating new taxes. Spivey called point of order and stated that taxes are an Assembly decision and not in the Planning Commission's purview. Bean stated that the Assembly will soon be looking and funding sources related to fisheries resources. Bean stated that the Assembly sets its priorities on an annual basis and has concerns with setting these priorities in the comprehensive plan. Colvin stated that attention needs to be paid to updating aging infrastructure, as it undergirds each of the other sections. Parmelee stated that infrastructure can be tied into economic development. Hughey stated that the priority actions are a target and a goal, and it's okay to identify more goals than can be accomplished. Parmelee stated that we have to think big and achieve what we can. Bosak reminded commissioners that the comprehensive plan is a living document with annual reports to the Planning Commission and Assembly and amendments to be made when necessary. Hughey requested that Land Use action LU 6.2 be amended to state that land use conflicts be "reduced." Bean stated concern for "reducing" land use conflict and changing the rules on property owners who bought their lands under previous zoning. Bosak clarified that the current wording is to "prevent," which is future-forward. Scarcelli discussed the rights of legal nonconforming uses and structures when zoning is changed.

Charles Bingham would like to see more focus on agricultural opportunity than provided by Land Use action LU 7.8, and stated that we have a very food insecure community. Bingham stated support for reducing speed limits in Transportation action T 3.3. Bingham would like to see more financial support from the city for public transit. Bingham would like to see steps included to implement the Climate Change Action Plan.

Ted Laufenberg spoke on behalf of the Baranof Warm Springs Property Owners Association. Laufenberg requested that the comprehensive plan not support a hatchery near Baranof Warm Springs, and stated that a hatchery is incompatible with the Recreation Zone. Laufenberg stated that a secondary water supply at Indian River would do "just fine." Laufenberg would like to see more support for transition to electric vehicles, possibly including charging stations.

Kent Barkhau clarified that the technical plan is part of the comprehensive plan, and Bosak stated affirmatively. Barkhau wished the comprehensive plan highlighted the Climate Action Plan more, such as supporting conversion from oil to electric. This conversion would keep more money local and increase revenue to the electric fund. Barkhau stated that he found the comprehensive plan and technical plan to be accessible to the reader.

Parmelee asked about the potential for gardening in the benchlands area. Scarcelli stated that staff are working on code edits related to agriculture and horticulture. Hughey asked about how to handle amendments, such as relating to the Baranof Warm Springs hatchery. Bosak stated that staff are seeking direction from the

commission regarding any changes. Scarcelli stated that the hatchery item came from the Coastal Management Plan, and a change in the Comprehensive Plan could override the prior direction. Bosak gave some background on the recent Baranof Warm Springs hatchery decision.

**Hughey/Spivey moved to strike language describing a hatchery as a compatible use at Baranof Warm Springs. Motion passed 4-0.**

Bosak clarified that the hatchery cited in the Coastal Management Plan is only a potential hatchery resulting from a joint venture of the state and NSRAA. Bosak recommended clarifying language in the technical document. Scarcelli stated that there are important discussions to be had regarding zoning and potential uses of the Recreation Zone. Bean asked about the Coastal Management Zone's citation of only allowing a hatchery run by the state and NSRAA. Bosak clarified that this item pertains to state lands that are out of the city's jurisdiction.

Ted Laufenberg stated that three hatchery proposals have been denied for the area. Laufenberg stated that NSRAA's Hidden Falls hatchery does not have good return, so they would not be interested in another hatchery in the vicinity. Laufenberg stated that water is already limited and the community does not want a hatchery in the bay. Laufenberg would like to see the language stricken. Laufenberg stated that overall, it's a great plan.

Bosak stated that NSRAA has no interest in another hatchery in the vicinity at this time. Colvin stated that he works for NSRAA and wanted to put the disclosure on the record.

Colvin asked if the items CBS is responsible for will be divided by department, and Bosak replied that many departments collaborate on many items as guided by the Assembly.

Bosak announced the Assembly worksession and ordinance hearing. Bean encouraged the commission to come and show their support to the Assembly and communicate their flexibility to make changes.

**Spivey/Huguey moved to recommend approval of the comprehensive plan. Motion passed 4-0.**

## **VIII. ADJOURNMENT**

**Hughey/Colvin moved to adjourn at 8:25 PM. Motion passed 4-0.**

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