



# CITY AND BOROUGH OF SITKA

## Minutes - Draft

### Planning Commission

*Chris Spivey, Chair*  
*Darrell Windsor, Vice Chair*  
*Randy Hughey*  
*Taylor Colvin*  
*Victor Weaver*

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Wednesday, February 20, 2019

7:00 PM

Harrigan Centennial Hall

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

Present: Darrell Windsor (acting Chair), Randy Hughey (telepresence), Victor Weaver  
Absent: Chris Spivey (excused), Taylor Colvin (excused), Aaron Bean (Assembly liaison)  
Staff: Scott Brylinsky (Interim Planning Director), Amy Ainslie (Planner I)  
Public: Jesse Graham, Bryanna Graham, Richard Wein

**Acting Chair Windsor called the meeting to order at 7:00 p.m.**

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

A [PM 19-02](#) Approve the February 6, 2019 minutes.

**Attachments:** [02-Feb 6 2019 DRAFT](#)

**M-Weaver/S-Hughey moved to approve the minutes from the February 6, 2019 minutes. Motion passed 3-0 by voice vote.**

#### IV. PERSONS TO BE HEARD

No public comment.

#### V. PLANNING DIRECTOR'S REPORT

Brylinsky presented the Director's Report. The goals and priorities resulting from the Visioning Session completed at the February 6, 2019 Planning Commission meeting were compiled by Maegan Bosak, Community Affairs Director. Brylinsky reported that staff would be working on a staff initiated proposal to update the development standards as was prioritized in the Visioning Session. The proposal for the SJ Overlay District went before the Historic Preservation Commission for consideration and discussion. The applicant wanted to get in contact with the Sitka Tribe of Alaska regarding the zoning of cemeteries before bringing the proposal back before the Commission. The Request for Qualifications on the No Name Master Plan had been published, responses were due back on March 15th.

Brylinsky gave a refresher on the amended Development Standards that had been prepared and presented by Michael Scarcelli in May of 2018. The overall goals of the proposal were to decrease minimum lot sizes, decrease setbacks, increase maximum lot coverage, and increase maximum building heights. Staff would bring back an updated proposal as a draft ordinance for the Commission's approval.

Brylinsky also reminded the Commission of former staff efforts to create cemetery designations within the zoning code. Staff would be refreshing this and bringing it back before the Commission as a draft ordinance for approval.

The March 6th meeting would include the Annual Short-Term Rental Report along with five applications for short-term rentals.

**B**      [MISC 19-06](#)

Public hearing, discussion, and recommended comment on a state aquatic farmsite lease. The request is filed by DNR for Silver Bay Seafoods. The 182 acre site is located near Krestof Island and Olga Point.

**Attachments:**      [DNR Public Notice - Lease ADL 232886](#)  
                                 [DNR Public Notice - Lease ADL 232900](#)

Brylinsky informed the Commission that though the leasing for the mariculture site was done through the State Department of Natural Resources (DNR), not the City, staff felt that the Planning Commission meeting was an appropriate venue to gather public testimony that could be relayed to DNR.

There was one public comment given by Richard Wein. Wein started by saying that he supported the proposal of mariculture by Silver Bay Seafoods. As the site is close to town, it would be accessible and workers could live in town. The proposal was a potential economic bright spot. The Krestof Sound/Olga Point proposal would be the largest mariculture site in the State; most sites were approximately five acres and the proposed site was 182 acres. Wein stated that he had attended a presentation by the Sitka Sound Science Center, and experts there had concerns about the risk of a site this large to develop contaminations. This risk was not unique to this site, but problems would be magnified drastically at a 182 acre site versus a five acre site. Wein wanted to know what mitigations would be in place for bacterial, invasive species, or other contaminations at the site, and how Silver Bay Seafoods would be able to restore the area if there was a biologic issue. There have already been tunicate issues close to town. Wein stated that he would like to hear from Silver Bay Seafoods and what their plans were for mitigation and restoration in the case of a bacterial or other biologic issue.

Windsor and Brylinsky agreed to gather public testimony on the proposed site located near the Siginaka Islands (ADL 232900) at the next meeting so that adequate public notice could be given.

**VI.      REPORTS**

**VII.     THE EVENING BUSINESS**

**C**      [ZA 19-02](#)

Public hearing and consideration of a zoning map amendment for 5310, 5312, 5314, 5316, and 5318 Halibut Point Road to rezone from R-1 single-family and

duplex residential district to C-2 general commercial mobile home district. The lots are also known as Lots 1, 2, 3, and 4, Levenson Subdivision, according to Plat No. 2008-25, Sitka Recording District, First Judicial District, State of Alaska, and Tract B-1, U.S.S. 3670 Tract A and B lot line adjustment, according to the official plat thereof filed June 11, 1197, as Plat No. 97-19, Records of the Sitka Recording District, First Judicial District, State of Alaska. The request is filed by Jesse and Bryanna Graham. The owners of record are Bryanna Graham, Aryeh and Kay Levenson, and Jack and Tracy Allen.

**Attachments:**     [ZA 19-02 Graham 5316 HPR Map Change Staff Report](#)  
                              [ZA 19-02 Graham 5316 HPR Map Change Aerial](#)  
                              [ZA 19-02 Graham 5316 HPR Map Change Photos](#)  
                              [ZA 19-02 Graham 5316 HPR Map Change Plat](#)  
                              [ZA 19-02 Graham 5316 HPR Map Change Administrative Back-Up](#)  
                              [ZA 19-02 Graham 5316 HPR Map Change Public Comment](#)

Brylinsky delivered the staff report and described the request to rezone five lots in the R-1 zone to C-2 zoning in order for the applicants to build and operate guest cabins on their property. Brylinsky read a letter from neighbor Aryeh Levenson which asked that his lots (5310-5314 Halibut Point Road) remained in the R-1 zoning district. Brylinsky explained that while Levenson supported the applicant's proposal, Levenson was holding the property as an investment and did not want there to be a change in the assessed value.

Hughey stated that he liked and supported the applicant's idea, but asked staff if rezoning the area was the only way to enable the proposed development and activity. Brylinsky stated that the proposed development and activity would constitute a lodge which was not permissible under any of the residential zoning districts.

The applicants, Jesse and Bryanna Graham came forward. Graham (Jesse) told the commission that they would like to build small cabins to support tourism and visitors. Their property was close to the ferry terminal which would be convenient for those travelling on the ferries. Winter visitors would also be able to rent the cabins. Graham described the property as a quiet, scenic area outside of town.

Richard Wein gave public comment. Wein stated that he had visited the Graham's property last year and thought it was suitable to add units without changing or impacting the area, as there was already a clearing. Wein also stated that he knew Levenson and that Levenson has left Sitka while maintaining his investment the properties adjacent to the Grahams. Wein felt that more weight ought to be given to helping and accommodating Sitkans that are in the "here and now" versus an investor with less interest in the community.

Windsor stated that it seemed natural to extend the C-2 zone from properties adjacent to 5310-5314 Halibut Point Road, however, without rezoning 5310-5314, the rezoning of 5316 and 5318 would result in spot zoning which he would not support.

The Commission encouraged the applicants to resolve the matter with Levenson and return at later date to move the proposal forward.

**M-Weaver/S-Hughey moved to postpone this item to the next meeting in order to give the applicants and neighbors more time to resolve spot zoning**

concerns. Motion passed 3-0 by voice vote.

**VIII. ADJOURNMENT**

Seeing no objection, Windsor adjourned the meeting at 7:43 p.m.