



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

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

Wednesday, April 3, 2019

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrell Windsor, Randy Hughey (in at 7:30), Victor Weaver, Taylor Colvin (teleconference)
Absent: Aaron Bean (Assembly Liaison)
Staff: Scott Brylinsky (Interim Planning Director), Amy Ainslie (Planner I)
Public: Mary Miller, Ted Laufenberg, Chance Gray, Scott Saline, Anne Pollnow, Rebecca Poulson, Mary Hames, Steve Fish, Karen Lucas, Richard Wein, Roger Hames, Sam Skaggs

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

II. CONSIDERATION OF THE AGENDA

Spivey noted that at the applicant's request, item B had been pulled from the agenda.

M-Windsor/S-Weaver moved to approve the agenda. Motion passed 4-0 by voice vote.

III. CONSIDERATION OF THE MINUTES

A [PM 19-05](#) Approve the March 20, 2019 minutes.

Attachments: [05-March 20 2019 DRAFT](#)

M-Windsor/S-Weaver moved to approve the March 20, 2019 minutes. Motion passed 4-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Brylinsky presented the Director's Report. A new Planning Director had been hired, Bruce Wall of Soldotna. Wall would start July 1st. This would be Brylinsky's last meeting, Ainslie would be facilitating meetings until Walls arrived. Spivey thanked Brylinsky for his work over the last few months and for stepping into the interim position to keep business moving.

The draft ordinance to create a cemetery zoning district approved at the March 20th

meeting would be going to the next Assembly meeting on April 9th for the first reading. Due to the ordinance adoption sequencing, the draft ordinance on development standards that had also been approved at the March 20th meeting would go before the Assembly for first reading on April 23rd.

On the No Name Mountain/Granite Creek area Master Plan, the top three RFQ's had been selected for further consideration. As Brylinsky was leaving, the project was being handed off to the City Administrator.

Coming up for the Commission's consideration would be a zoning text amendment to create a designation in the zoning code for onsite marijuana consumption facilities as the State of Alaska had recently amended the marijuana control board code to allow for such establishments. An overlay district was also in the works for Baranof Warm Springs, the applicant would be the Baranof Warm Springs Property Owner's Association. As an update to an item previously postponed by the Commission, Bryanna Graham was continuing to work towards a resolution with her neighbor regarding a zoning map amendment on the 5300 block of Halibut Point Road. Brylinsky had spoken with Graham and was told that positive progress was being made.

Brylinsky reminded the Commission that the Boards and Commission training held by the city clerks and legal department would take place at noon on Friday, April 12th at Centennial Hall.

VI. REPORTS

VII. THE EVENING BUSINESS

B ZA 19-03

~~PULLED-Public hearing and consideration of a zoning map amendment to rezone twelve contiguous lots in the Baranof Warm Springs Townsite from R- (Recreational) to WD (Waterfront District). The applicant is Dale Young. The owner of record is Dale Young.~~

Attachments: ZA 19-03_Dale Young BWS R to WD_Staff Report
ZA 19-03_Dale Young BWS R to WD_Aerial
ZA 19-03_Dale Young BWS R to WD_Drawing of Affected Lots
ZA 19-03_Dale Young BWS R to WD_Legal Descriptions
ZA 19-03_Dale Young BWS R to WD_Applicant Packet
ZA 19-03_Dale Young BWS R to WD_Public Comment

PULLED

C [MISC 19-10](#)

Discussion, direction, and decision on historic preservation plat notes for the Sheldon Jackson College National Historic Landmark and/or referencing certain lots within the landmark.

Attachments: [MISC 19-10 Meeting Format Recommendation](#)
[MISC 19-10 Staff Report SJ Plat Notes 28Mar19](#)
[SJ plats and plat notes](#)
[Sheldon Jackson School NHL Campus Preservation Plan](#)
[HPC Minutes 4.7.2010](#)

Brylinsky presented the staff report. Brylinsky described the nature of the historic preservation plat notes for particular properties on the Sheldon Jackson College Campus (SJ), focusing on the lack of clarity on whether or not the plat notes should be enforced, and if so, who should enforce them. Brylinsky also read a letter from the State Historic Preservation Office.

Spivey asked for clarification, as the Planning Commission did not regularly interact with historic preservation efforts. Spivey also expressed some hesitancy to take action on the basis that historic preservation was outside the scope of the Commission.

Public comment was received from Mary Miller, Superintendent of the Sitka National Historic Park; Peter Gorman, member of the Historic Preservation Commission (HPC) when the plat notes were created; Anne Pollnow, current member of HPC, Scott Saline, current member of HPC, Sam Skaggs, President of Alaska Arts Southeast which was also located on the SJ campus; Ted Laufenberg who had performed contract work on the SJ campus; Jim Steffen, board member of the Sitka Summer Music Festival; Karen Lucas; Roger Hames, former trustee on the SJ board; and Rebecca Poulson. The Commission asked those who provided public comment if they thought the plat notes should be enforced; responses were mixed. Some felt the plat notes were voluntary in nature, while others felt the plat notes ought to be mandatory. In terms of an enforcement body, suggestions were made to create a downtown historic district or overlay district such as Juneau had created, implement a design review process and/or board, or a historic preservation ordinance.

The Commissioners discussed if they should make a recommendation to the assembly to create an enforcement policy and/or body. Windsor and Spivey both wanted to explore adoption of the Secretary of Interior's Standards in the general code. The Commissioners agreed that bringing HPC into the conversation would be the best way to move forward.

**M-Windsor/S-Weaver moved to establish a work session with the Historic Preservation Commission to further discuss historic preservation plat notes.
Motion passed 5-0 by voice vote.**

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey adjourned the meeting at 8:45 p.m.