

forward. Windsor asked where the smoke would be ventilated out, Samman responded that the plan was to vent it out the back of the building. Nelson added that if it became a greater issue for neighbors, they would vent the smoke up through the top of the structure which would take care of odor concerns.

M-Hughey/S-Weaver moved to approve the conditional use permit for manufacturing of food products at 4610 Halibut Point Road in the C-2 zoning district, subject to the attached conditions of approval. The property is also known as Lot 4, Wyatt-Cox Resubdivision #2. The applicant was Issam Samman. The owners of record were Connor and Valorie Nelson. Motion passed 4-0 by voice vote.

M-Windsor/S-Hughey moved to adopt the findings as presented in the staff report. Motion passed 4-0 by voice vote.

D [ZA 18-06](#)

Discussion, direction, and decision on a proposed zoning text change to create a new zoning district for Cemeteries. The request is filed by the City and Borough of Sitka Planning and Community Development Department.

Attachments: [ZA 18-06 Cemetery District Staff Report](#)

[ZA 18-06 Cemetery District Code Amendment Draft](#)

[ZA 18-06 Cemetery District Mailing List](#)

Brylinsky presented the staff report. Brylinsky noted that the idea of a cemetery designation had been considered and requested for some time, and work that had been done by previous Planning Director, Mike Scarcelli, was used in the draft ordinance presented. Sitka's zoning code lack a designation for cemeteries, with most burial sites residing in public or residential zones. The creation of the zoning district would create a receptacle for lands used for cemeteries and limited accessory uses, the district was highly restrictive in nature. After passage of the ordinance creating a cemetery district, owners of properties containing cemeteries could then apply for zoning map amendments to designate their cemetery under the new district. The Historic Preservation Commission had reviewed the draft ordinance at their most recent meeting and voted in favor. Weaver asked if this was related to the SJ Overlay zone, Brylinsky answered that the two actions were related. STA did not want to see the SJ Overlay zone go forward until it had protections for its cemeteries nearby, and the applicant of the SJ Overlay zone was holding off further action until the cemetery issue was resolved.

Bob Sam provided public testimony. Sam reiterated that many cemeteries in Sitka were in residential zones which was going to become problematic with changes in the State of Alaska's requirements for burial transfer permits - this action would resolve that issue. Sam also noted that he was on the Historic Preservation Commission which voted unanimously in favor of the draft ordinance.

M-Hughey/S-Weaver moved to recommend approval of the draft ordinance including any minor changes that legal or staff may find necessary to amend Title 22 of the Sitka General Code to create a cemetery district. Motion passed 4-0 by voice vote.

E [ZA 18-08](#)

Discussion, direction, and decision regarding proposed revisions to Table 22.20-1 Development Standards, providing for reduced setbacks, decreased minimum lot sizes, and increased building coverage. The request is filed by the City and Borough of Sitka Planning and Community Development Department.

Attachments: [ZA 18-08 Development Standards Staff Report](#)
 [ZA 18-08 Development Standards Code Amendment Draft](#)
 [ZA 18-08 Development Standards Tabulation of Variances](#)
 [ZA 18-08 Development Standards Buildable Areas](#)
 [ZA 18-08 Development Standards Maps](#)

Brylinsky presented the staff report. Brylinsky noted that updating the development standards to have smaller lot sizes and reduce setbacks was a priority of the Commission as well as the Assembly. A similar draft ordinance had been presented to the Commission approximately a year ago, and work that had been done by previous Planning Director, Mike Scarcelli, was used in the draft ordinance presented. Brylinsky explained that the focus was on residential zones, excluding low density zones, to change the minimum lot size to 6,000 square feet, increase building coverage from 35% to 50%, decrease the front setback from 20 feet to 14 feet, introduce a split side setback of 5 feet and 9 feet, and decrease the rear setback from 10 feet to 8 feet. There was also an addition made in the footnotes to require that site and building plans provide two off-street parking spots per dwelling unit that do not require tandem parking. Brylinsky also reminded the Commission that one of the goals was to decrease the number of variances requested; based on analysis staff did on the last four years of variances, these changes would have reduced approximately one-third of variance requests.

Weaver stated that he was not for smaller lots, particularly when the City was about to open 800 acres of land in the No Name Mountain area for development. He would perhaps reconsider after the Master Plan for No Name Mountain was completed. Windsor and Hughey stated their support for the change. Windsor suggested that the perhaps the minimum lot size should have been smaller than 6,000 square feet. Hughey stated that this change was needed because smaller lots equated to more affordable housing. Hughey also noted that the low density districts were unchanged and protected areas with larger lots.

Mike Scarcelli provided public testimony. Scarcelli stated that he was also in favor of minimum lot sizes smaller than 6,000 square feet, but that could be solved with new zoning codes or planned unit developments. The changes in the draft ordinance preserved the ability to place accessory dwelling units on lots, which also would contribute to expanding affordable housing. Addressing Weaver's comments, Scarcelli also noted that of the approximately 800 acres in the No Name Mountain Area, approximately 600 acres would likely not be used for development due to wetland preservation or topography challenges. Scarcelli expected that the zoning scheme in the Master Plan would include both large and small lots.

Spivey stated his preference was to not make the minimum any lower than the proposed 6,000 square feet. Land could, in some cases, be a determining issue for affordability of housing. Spivey felt the proposed changes provided more flexibility and options with the limited land available in Sitka.

Weaver stated that some developers used smaller lot sizes to their advantage, buying many small lots and then controlling the price for resale, meaning that the houses did not necessarily become more affordable. Windsor and Hughey both felt that the tactics described by Weaver were not as likely to take place in Sitka due to its lack of land availability and topographical challenges.

M-Hughey/S-Windsor moved to recommend approval of the draft ordinance to

amend Table 22.20-1 Development Standards of Title 22 of the Sitka General Code with minor changes that legal or staff may find necessary. Motion passed 3-1 by voice vote.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey adjourned the meeting at 8:15 p.m.