



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

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

Wednesday, November 20, 2019

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (acting chair), Randy Hughey, Victor Weaver, Stacy Mudry, Kevin Mosher (assembly liaison)
Absent: Chris Spivey (excused)
Staff: Amy Ainslie (PCDD Director), Scott Brylinsky (PCDD Consultant)
Public: Valorie Nelson, Connor Nelson, Richard Wein, Lee Hanson, Garry White, Shannon Haugland, Lynne Brandon

Acting Chair Windsor called the meeting to order at 7:00 pm.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

M-Hughey/S-Mudry moved to approve the November 6, 2019 minutes. Motion passed 4-0 by voice vote.

A [PM 19-17](#) Approve the November 6, 2019 minutes.

Attachments: [17-November 6 2019 DRAFT](#)

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie provided an update on the transitions within the Planning Department. Ainslie's appointment to the Director position was approved by the Assembly on 11/12/2019; Ainslie was hoping to physically move into the director's office within the week. The Planner I position job opening had been posted for about a week. Ainslie said she was aiming to do interviews with the first round of applicants the week of December 9th, meaning that realistically if a candidate was selected, the earliest that candidate could start work would likely be the beginning of January. Therefore, there were a few more months of transition ahead for the department. In addition to his role in assisting with staff transition, Brylinsky was making progress on his two projects, the No Name Mountain/Granite Creek Master Plan and the Tiny Homes/Small Dwellings/Affordable Housing initiatives, both of which he would provide updates on that evening. Brylinsky would stay on staff until these projects were seen-through to completion. Ainslie inquired about scheduling for the next meeting; per Commissioner responses, there

would not be a quorum for the 12/4/2019 meeting and the Commissioners agreed it should be cancelled.

VI. REPORTS

VII. THE EVENING BUSINESS

B [P 19- 07](#)

Public hearing and consideration of a preliminary plat for a minor subdivision to result in two lots at 4550 Sawmill Creek Road in the GP Gary Paxton special zone district subject to the attached conditions of approval. The property is also known as Lot 9A Sawmill Cove Industrial Park Resubdivision #2. The owner of record is the City and Borough of Sitka. The request is filed by Garry White on behalf of the Gary Paxton Industrial Park Board of Directors.

Attachments: [P 19-07 GPIIP Lot 9A Minor Sub Staff Report](#)
[P 19-07 GPIIP Lot 9A Minor Sub Aerial](#)
[P 19-07 GPIIP Lot 9A Minor Sub Current Plat](#)
[P 19-07 GPIIP Lot 9A Minor Sub Preliminary Plat](#)
[P 19-07 GPIIP Lot 9A Minor Sub Photos](#)
[P 19-07 GPIIP Lot 9A Minor Sub Applicant Materials](#)

Ainslie stated that the property was located within the Gary Paxton Industrial Park (GPIP), which was subject to its own, unique zoning district and development standards. As the park was developed under common ownership, the park was served by an easement rather than a right-of-way. However, the easement was developed to, or surpassed, right-of-way standards in terms of size, condition, sidewalks, drains, etc. In a previous subdivision deliberation in 2014, both the Planning Director at the time as well as the Commission agreed that the easement in GPIP served as a right-of-way for all practical intents. The lot to be subdivided was large, approximately 3.5 acres, much of which was vacant. The GPIP Board of Directors negotiated the sale of the utility dock (which is currently not-in-use) and associated tidelands to Hanson Maritime Company. The sale was approved by the Assembly on 11/12/2019, contingent on successful subdivision of the lot. The new lot contains the utility dock (labelled as "Wharf" on the preliminary plat) which was 17,630 square feet, as well as 14,632 square feet of tidelands. An access and utility easement was platted. Ainslie told the Commission that at the next review, this easement would likely be shifted 10 feet north to align the edge of the easement with the dock, but would otherwise stay the same. Ainslie also noted that Economic Objective 6.3 of the Comprehensive Plan stated an intention to develop a marine center at GPIP to support fishing and maritime businesses. The sale and subdivision of the utility dock would meet this goal, as Hanson Maritime intended to use the otherwise vacant dock for its maritime business doing salvage, towing, diving, construction, oil spill response, etc. Ainslie recommended approval, concluding that the subdivision met the development standards for the district, would enable the use of otherwise unutilized assets, and was consistent with Comprehensive Plan objectives.

The applicant, Garry White, came forward and reiterated the need to make the minor adjustment to the placement of the easement. There were no further questions for the applicant. Richard Wein stated that he wished the plat showed the position of the barge dock, as it would be helpful in illustrating the close proximity of the utility dock

and the barge dock. With the potential of a new boat haul out in the area, Wein expressed concern for space to accommodate all the uses.

M-Hughey/S-Mudry moved to approve the preliminary plat for a minor subdivision to result in two lots at 4550 Sawmill Creek Road in the GP Gary Paxton special zone district subject to the attached conditions of approval. The property was also known as Lot 9A Sawmill Cove Industrial Park Resubdivision #2. The owner of record was the City and Borough of Sitka. The request was filed by Garry White on behalf of the Gary Paxton Industrial Park Board of Directors. Motion passed 4-0 by voice vote.

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

C [MISC 19-18](#)

Discussion/Direction on the No Name Mountain/Granite Creek Land Use Master Plan.

Attachments: [MISC 19-18 No Name Mtn Master Plan Discussion Staff Memo](#)
[MISC 19-18 No Name Mtn Master Plan Discussion Map of Study Area](#)
[MISC 19-18 No Name Mtn Master Plan Discussion Scope of Services](#)
[MISC 19-18 No Name Mtn Master Plan Discussion Action Plan](#)
[MISC 19-18 No Name Mtn Master Plan Discussion Study Area and Cross Trail Phase 6](#)
[MISC 19-18 No Name Mtn Master Plan Discussion Potential Quarries and Access Roads](#)
[MISC 19-18 No Name Mtn Master Plan Discussion Topographic and Wetlands Delineation Map](#)

Brylinsky presented the Assembly's Action Plan on the No Name Mountain/Granite Creek Master Plan, and what had already been accomplished to date. In addition to being identified as an Assembly priority, it was also identified as a growth area in the Comprehensive Plan. The goal this evening was to get the Commission oriented with the materials and process, and to hear any initial ideas/concerns. Brylinsky also showed the Commission the wetlands delineation, topographical map, and potential quarry roads for the area. Windsor stated that he would like to hear from the public before Commissioner discussion, the Commissioners agreed.

Garry White, SEDA Director, noted that at a forum on economic development in 2013, the area was picked out as an area that needed to be planned/developed. White also stated that in particular, there is a need for commercially zoned land.

Lynne Brandon, Executive Director of Sitka Trailworks, spoke to the history of the cross trail development and the alignment of the cross trail that is planned through the study area (Phase 6 of the cross trail project). Brandon stated that the all of the permitting for Phase 6 of the project was complete, and that the alignment had been planned to avoid use conflicts with potential future development of the area. In addition, Brandon discussed the general development costs such as permitting for fish habitat and wetlands, as well as the cost of utility infrastructure.

Connor Nelson discussed rock sources in the area, and the near-term need for rock in town. Nelson pointed out the quarry location in the area and what it would take to develop it. Nelson felt that the quarry opportunity should be separated from the Master Plan and developed without delay.

Richard Wein stated that the Assembly had received and reviewed three studies previously done in the area that the Commission should review. Wein also discussed his concerns about the regulatory barriers that could be in place and advised that those should be fully understood before going too far into development planning. Further, Wein stated another barrier was that the City needed to generate revenue from development activities in the area such as quarrying. Though this may not have seemed like a barrier, Wein noted that this seemed to be an issue on City projects.

Valorie Nelson asked about the quality of the rock source in the area, as it was her understanding that the rock at No Name Mountain did not meet the specifications needed for state/federal projects.

The Commissioners concluded the conversation by stating that the need for rock development was a clear priority. Hughey stated he would like to see the quarrying done in such a way that it could, when finished, be turned into home sites. Hughey also added that he would like the Master Planning process to discover and restore the proper, indigenous name of No Name Mountain. Commissioners directed that they would like to have a separate kick-off meeting with the consultants in January, date to be set and communicated by staff.

No motion was made.

D [MISC 19-19](#)

Discussion/Direction on Tiny Homes, Small Dwellings, and Affordable Housing.

Attachments: [MISC 19-19 Tiny Homes Small Dwellings Affordable Housing Staff Memo](#)
[MISC 19-19 Tiny Homes Small Dwellings Affordable Housing Action Plan Draft](#)

Brylinsky walked the Commissioners through the draft Action Plan from the Assembly on Tiny Homes. Windsor inquired about regulations for mobile home parks and which department oversaw them, and Hughey wanted to explore the idea of Tiny Homes as ADUs. Richard Wein expressed interest in exploring tiny homes, particularly tiny homes on wheels and thought it could be an interesting idea. Mosher was also excited about the prospect of expanding tiny home use; while they may not be for everyone, tiny homes could be solution for those looking to move to Sitka. Brylinsky echoed the sentiment, imagining that the target demographic for tiny homes would be those who are young, who came to Sitka for a fellowship, internship, summer job, etc., and that tiny homes could provide an affordable housing option. Brylinsky concluded that more detailed proposals would be forthcoming.

No motion was made.

VIII. ADJOURNMENT

Seeing no objection, Acting Chair Windsor adjourned the meeting at 8:41 pm.