





City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Mayor Paxton and Members of the Assembly
From: Amy Ainslie, Director, Planning and Community Development 
Thru: John Leach, Municipal Administrator 
Subject: Zoning Text Amendment for Bulk Retail
Date: March 4, 2020

The request is for a Zoning Text Amendment (ZTA) to amend SGC Code Title 22, "Zoning" with two outcomes; add a definition of bulk retail to the code and make bulk retail a conditional use in Industrial zoning districts. The request for this ZTA was filed by Jeremy and Savannah Plank, owners and operators of Sitka Bulk Foods.

Bulk retail is identified as a distinct use in our use tables, specifically Table 22.16.015-6 Retail and Business Uses. However, there is no corresponding definition of this use. Staff saw this as an ideal time to update the code with a definition which should make this section of code easier to administer in the future. The definition as shown in the ordinance comes from the American Planning Association's Glossary of Zoning, Development, and Planning Terms.

Currently, bulk retail is prohibited in the Industrial zone. The intent of the Industrial zone as stated in SGC 22.16.110 is "*for industrial or heavier commercial uses including warehousing, wholesale, and distribution operations, manufacturing, natural resource extraction, contractors' yards, and other such uses that require larger property or larger water and sewer services.*" Given the stated intent for warehousing and wholesale, bulk retail largely appears to be conducive to the intent of the district. Making bulk retail a conditional use allows the Planning Commission to examine on a case-by-case basis whether or not the proposed use truly is bulk retail (as opposed to convenience or specialty retail), and provides a checkpoint to avoid over-saturation of retail in Industrial zones.

The Planning Commission held a public hearing and consideration on this item on February 5, 2020. The Commission voted 3-0 to recommend approval of the rezoning. A copy of the minutes, staff report, and the applicant documents are provided for the Assembly's review.