



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, June 3, 2020

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrell Windsor, Stacy Mudry, Victor Weaver, Kevin Mosher (assembly liaison)
Absent: Randy Hughey (Excused)
Staff: Amy Ainslie, Scott Brylinsky
Public: Adrienne Wilber, Clyde Bright, Chris McGraw, Harvey Kitka, Tom Gamble, Monique Anderson, Rob Woolsey, Shannon Haugland

Chair Spivey called the meeting to order at 7:08 PM.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

M-Windsor/S-Weaver moved to approve the May 20, 2020 minutes. Motion passed 4-0 by voice vote.

A [PM 20-09](#)

Approve the May 20, 2020 minutes.

Attachments: [08-May 20 2020 DRAFT](#)

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie began her report with an update about the agenda. She stated item ZA 20-03 had been pulled from the agenda. She noted that buffer mailings had been sent to abutting properties before that item had been removed from the agenda. Ainslie noted that a No Name Mountain joint work session with the assembly had occurred before the planning commission meeting. She clarified that follow up discussion and direction concerning the project would occur as an item later on the agenda. Ainslie also updated the commission on the Planner I recruitment. She mentioned the job posting had closed earlier in the week and they hoped to conduct interviews the following week to fill the position as quickly as possible.

VI. REPORTS

VII. THE EVENING BUSINESS

- B** [CUP 20-10](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 707 Etolin Street in the R-1 single-family and duplex residential district. The property is also known as Lot 22, Block 14, Townsite of Sitka, USS 1474 Tract A. The request is filed by Adrienne Wilber. The owner of record is the Charles E. Wilber and Melanie C. Kabler Revocable Trust.

Attachments: [CUP 20-10 Wilber 707 Etolin ADU Staff Report](#)
 [CUP 20-10 Wilber 707 Etolin ADU Aerial](#)
 [CUP 20-10 Wilber 707 Etolin ADU Site and Parking Plan](#)
 [CUP 20-10 Wilber 707 Etolin ADU Elevation Views](#)
 [CUP 20-10 Wilber 707 Etolin ADU Floor Plan](#)
 [CUP 20-10 Wilber 707 Etolin ADU Plat](#)
 [CUP 20-10 Wilber 707 Etolin ADU Photos](#)
 [CUP 20-10 Wilber 707 Etolin ADU Applicant Materials](#)

Ainslie began the staff report by explaining that Accessory Dwelling Units are a conditional use in the R-1 zone if any of the development and design standards of the General code were not met, including variances. Otherwise an ADU could be built by right in this zone. Ainslie noted a variance to allow the overhang to protrude 2' into the setback was requested so the structure could be built on the existing shed site to maintain alignment with the driveway and preserve the yard space. Ainslie clarified that if the commission approved a conditional use permit for the ADU that she could issue an administrative variance for the setback. Ainslie mentioned that in the R-1 district duplexes were allowed, thus an ADU would not increase traffic any more than this other allowed use. She also noted that ADUs are encouraged in the Comprehensive Plan. Ainslie described the proposed structure as a single story open layout, ADA accessible studio living space with one bathroom. She noted there was plenty of parking for four vehicles and plenty of natural buffers between the properties. Staff recommended approval.

Applicant Adrienne Wilber was present. She noted that she would like that add another small dwelling to the lot and would like to use the location of a recently torn down shed.

Neighbors Jacquie Foss and Justin Olbrych wrote in support of the proposal stating that the thoughtfully designed plans would enhance the neighborhood.

M-Windsor/S-Weaver moved to approve an accessory dwelling unit at 707 Etolin Street in the R-1 single-family and duplex residential district. The property was also known as Lot 22, Block 14, Townsite of Sitka, USS 1474 Tract A. The request was filed by Adrienne Wilber. The owner of record was the Charles E. Wilber and Melanie C. Kabler Revocable Trust. Motion passed 4-0 by voice vote.

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

C [MISC 20-07](#)

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

Ainslie introduced the next item on the agenda. She explained the time would be used to debrief after the work session on the No Name Mountain project to have further discussions, take questions, make motions if wanted, recommend additions, and allow public comment. Brylinsky noted the contract termination date was June 15th so the plan was essentially complete though modest amendments could still be added.

Members of the public were present to comment on the plan. Clyde Bright commented on the need for the city to generate revenue with the cost of living increasing. He referenced a successful land sale in Juneau. He said leaving the land as is would not generate economic growth and suggested a land trade at Goddard or Middle Island for mitigation. Chris McGraw spoke in favor of putting out an RFP for Harbor Point for projects related to tourism. He believed it would be a successful venture given the proximity to the cruise ship dock. Harvey Kitka expressed concerns about the expense of developing the area for housing and increasing the tax burden on residents. Tom Gamble also expressed concerns about the expense of developing housing, especially high-end housing. He cautioned against catering to tourism especially with the future of the industry remaining uncertain. Gamble also spoke about the cultural and historical significance and sacredness of the land. He believed that more meetings between the City and the Tribe were necessary before any conclusions about the usability of the land could be reached.

Commissioners discussed. Weaver expressed support for RFPs to see what ideas people had especially for recreational tourism on Harbor point and quarries to bring in people and business to town. He opined that they needed to be proactive in using the information from this plan. Windsor asked for clarification on recreational tourism. Brylinsky and Ainslie explained that low impact options included trails and campgrounds while medium to high impact options included mountain biking trails, ropes courses, ziplining, and trams. Ainslie noted that if recreational tourism was pursued the different options would depend on the direction the city wants to go, the level of development the public finds to be appropriate, and level of interest from the private industry. Spivey expressed concerns about the timing citing the unclear economic future of Sitka. He hesitated to make any motions to approve or follow through on the plan but preferred to get more ideas for the area, see what the future holds economically and what is actually needed. Weaver discussed the current lease of the quarry and questioned if the lease could be changed or make future leases different to allow multiple users. Ainslie clarified that some of the contradictions about rock availability are due to the difference between absolute value of rock in the quarries and what's available on the open market. She agreed that more quarry opportunities could be made available in the future and had ideas from the consultants about alternative lease management methodologies the city could use.

Ainslie reminded the commission that this agenda item did not require a motion to be made but could remain as an open-ended conversation. Brylinsky noted that whether or not a motion was made the consultants would still finalize the plans and the city would receive the final document in the next 10 days and could use it as a resource or recommend parts of it to be adopted as policy. He mentioned that the plan can come back in its entirety or in pieces for approval and/or recommendation from the commission. Weaver noted that members of the public hoped to speak again. Chair Spivey entertained hearing final comments from the public.

Clyde Bright offered a million dollars for the property if staff, the public, and the commission did not find the land worth developing. He believed that he could develop in

the area without any issues. Tom Gamble encouraged no action to be made until all the stake holders were at the table. He reiterated the desire for more meetings between the city and the Tribe and emphasized that if recreational tourism were to occur it should be told by the first peoples who do have a name for the mountain. He also acknowledged Scott Brylinsky's efforts to learn from and discuss with the tribe. Kevin Mosher spoke briefly to clarify that he did think that some of the options in the plan have merit to them. Harvey Kitka also recommended the Tribe and city sit down to discuss more to get more tribal leadership involved. He noted that towns that rely solely on tourism shut down when the tourism isn't occurring. He said he didn't want Sitka to become that and wanted things available for the residents as well.

No motions were made.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey adjourned the meeting at 7:56.