



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Chair Spivey and Planning Commission
From: Amy Ainslie, Director, Planning and Community Development
Subject: **Permitted and Conditional Uses in the Commercial and Industrial Zones**
Date: June 12, 2020

The Commission has expressed an interest in reviewing permitted and conditional uses in the commercial and industrial zones. This will be chance to refresh our understanding of the intent of these districts and the uses within them, and also an opportunity to look for areas of improvement.

A few areas of interest/chances for optimization from Staff:

1. Protect commercial and industrial zones for heavy/intensive uses: The Comprehensive Plan identified a need to preserve commercial and industrial areas. Economic Development action ED 2.7 states “Limit amount of residential development in the commercial, industrial, and waterfront zones to preserve economic lands for economic uses.” Look for uses in the C-1, C-2, WD, and I zones that erode commercial/economic potential.
2. Consider collapsing C-1 and C-2 zones into one column and add footnotes for the few differences (primarily mobile homes and mobile home parks)
3. Consider creation of new zoning districts to separate light commercial that is more conducive to co-locate with or be proximate to residential uses, to protect areas that are truly commercial-only in nature.

No particular motions are suggested by Staff at this time. This discussion item is meant to provide an opportunity for consideration, questions, and conversation. However, if need for a motion arises, it can be made at this time as well.