

Hello Commissioner members, thank you for taking my comment, and thank you to city staff for reading it. My name is Adrienne Wilber, I'm a lifelong Sitkan.

I ask that the Planning Commission promote the public interest in providing more affordable housing in Sitka by recommending to the Assembly to pass legislation that mandates short term rentals in our town be the primary residence of the hosts, or that the hosts must maintain their primary residence on the same lot/property of the short term rental in the case of ADUs/guest cottages. If we want young people and families to make a living here, we need more affordable rent rather than the highest median rent in the state.

In your drafting of a tourism master plan, please keep climate change at the forefront of your mind and resist investing in additional infrastructure relying on fossil fuels. For example it is in the cities best interest to purchase electric vehicles for passenger dispersal as that electricity would benefit the electrical fund, not to mention better air quality, reduced sound pollution, and of course less carbon emissions.

I work in small ship eco tourism, and it was mentioned to me by Ken Gerken one of the ops managers at The Boat Company, that dock space for small ship tourism is tight in Sitka. Currently it sounds like most operators have their niche, but if we were to lose docking space in town it would potentially impact their ability to use Sitka as a embarkation/de-embarkation port. Please continue to protect our waterfront zones for industrial uses such as these.

Additionally, please allow ADU's in more zoning districts in Sitka and promote local agriculture and food security by recommending the Assembly amending Ordinance 22.20.130 A to increase the maximum number of animals allowed to be raised out side from 5 to 20, or exempt food producing animals from this ordinance. This would allow locals to raise more chickens, ducks etc.

Thank you,
Adrienne Wilber

Staff recommended approval.

The applicant, Todd Fleming, was present. Having no further questions, the Commission excused the applicant.

M-Mudry/S-Riley moved to approve the preliminary plat to result in two lots at 230 and 232 Lance Drive in the R-2 Multifamily district subject to the attached conditions of approval. The property is also known as Lot 7A of the Niesen Addition No. 2 Resubdivision. The request was filed by Todd Fleming. The owner of record was Hardshot Enterprises, LLC. Motion passed 4-0 by voice vote.

M-Mudry/S-Riley moved to adopt the required findings for a preliminary plat as listed in the staff report. Motion passed 4-0 by voice vote.

E [MISC 21-02](#)

2021 Commission Visioning and Comprehensive Plan Review Session

Attachments: [Comp Plan Actions Short-List Ver After 3.3.21](#)

[Comp Plan Transportation, Parks Trails Rec, Land Use Actions Only](#)

Ainslie read the short-term actions identified in the previous meeting. Spivey opened the floor for public comment. Michelle Putz expressed interest that affordable housing and rental options be a top priority for the Planning Commission. Putz asked for clarification on action item H 2.4 and the meaning of housing stock rehabilitation. Ainslie explained that it referred to rehabilitating existing housing stock and infill development.

Maureen O'Hanlon expressed her interest for increased short-term rental (STR) regulation and her concern for STRs transferring with the sale of a property. O'Hanlon asked if Accessory Dwelling Units (ADUs) could be used for STRs. Ainslie replied that it would require a Conditional Use Permit.

Adrienne Wilbur thanked the Commission for their time and for accepting her written statement the previous meeting. Wilbur expressed that indigenous culture is the present and continuous and should not be considered history. Wilbur also expressed support for community gardens and an increase to the number of domestic animals.

Staff read written comment from Matt Hunter, Caitlin Woolsey, Chandler O'Connell, and Eleya Rosenthal. Hunter suggested broadening the permitted zones for ADUs and tiny homes to include Single Family and Single Family Low Density districts. Woolsey voiced support for including Tlingit place names in place naming policy. Woolsey suggested action item HCA 1.1h be reworded to specify the use and integration of Tlingit place names throughout the community. Woolsey also voiced support for affordable housing actions and support for community gardens. O'Connell expressed a desire to see the Commission prioritize affordable housing, sustainable economic development opportunities, climate change mitigation, and social equity. Rosenthal voiced her concern about the future of available, accessible, and affordable housing.

The Commission agreed to remove action item ED 6.16 from the priority action short list. The Commission identified comprehensive plan actions ED 1.5, ED 2.7, H1.1a, H1.1c, H1.1e, HCA 1.1h, HCA 4.1c, 8.8E, 2.1g, LU 3.2, and LU 7.8 as their priorities for the year.

No action taken.

VII. THE EVENING BUSINESS**C** [MISC 21-02](#) 2021 Commission Visioning and Comprehensive Plan Review Session

Attachments: [MISC 21-02 Visioning and Comp Plan Review Staff Memo](#)
[MISC 21-02 Comp Plan Actions Short-List Ver After 3.17.21](#)
[MISC 21-02 Visioning and Comp Plan Review Comp Plan Actions Only](#)

Ainslie read the actions listed in the Transportation section, the Parks, Trails and Recreation section, and the Land Use and Future Growth section of the Comprehensive Plan. The Commission identified action item PTR 6.1 for inclusion in the annual priority list.

The Commission opened the floor to public comment. Joel Hanson explained that the Health Needs and Human Services Commission had identified food security as a top priority of their commission and thanked the Commission for aligning their priorities to address the same concerns through consideration of community gardens in undeveloped municipal park space. Hanson also noted that the increase of allowable livestock animals from 5 to 20 would be another means to address food security and provide economic opportunities.

Ainslie read public comment submitted by Adrienne Wilbur. Wilbur voiced support for actions that addressed the impact STRs have on the rental and housing market and requested that the Commission consider actions to mitigate the impacts of climate change in the tourism master plan. Wilbur noted that dock space is limited and there was a need to protect the city's waterfront for maritime use. Wilbur also requested that the Commission consider an increase to the number of animals allowed for food.

The Commission took a recess from 8:34pm to 8:43pm.

D [MISC 21-03](#) Review of Use Tables in SGC 22.16.015

Attachments: [Table 22.16.015-1 Residential Uses](#)
[Table 22.16.015-2 Cultural & Recreational Uses](#)

Chair Spivey opened the floor to public comment. Mejia read public comment submitted by Barth Hamberg. Hamberg voiced support for expanding Accessory Dwelling Units (ADU) to be allowable in Single Family and Single Family Low Density districts.

Commissioners reviewed the Residential Use Table (SGC 22.16.015-1) and discussed each item listed in the table. Staff made notes on possible additions, changes, and clarifications. The Commission discussed appropriate zones for single manufactured home on an individual lot, assisted living, and bunkhouse uses. The Commission discussed adding language similar to the ADU guidelines for manufactured homes and requiring all ADUs receive a Conditional Use Permit. Staff noted that definitions would need to be added to the assisted living and bunkhouse uses.

The Commission moved to postpone the review of temporary lodging at 9:45pm.

M-Windsor/S-Riley moved to postpone review of the use table regarding