

**City and Borough of Sitka
PLANNING AND ZONING COMMISSION
Minutes of Meeting
January 2, 2008**

Present: Don Alexander, Larry Crews, Richard Parmelee, Brian McNitt, Planner Sara Russell, and Secretary Maria Finkenbinder

Absent: Jeremy Twaddle

Members of the Public: Russ Thorpe, Bobbi Daniels

The Chair called the meeting to order at 7:05 pm.

Consideration of Minutes from the December 4th, 2007 meeting:

MOTION: M/S McNitt/Crews moved to approve the minutes from the December 4th, 2007 meeting.

ACTION: Motion **PASSED unanimously** on a voice vote.

The evening's business:

**MINOR SUBDIVISION – CONCEPT PLAT
SJ MAIN CAMPUS PARCEL AND TRACTS
IN INDIAN RIVER VALLEY
SHELDON JACKSON COLLEGE**

Public hearing and consideration of a concept minor subdivision plat to create large tracts involving the Sheldon Jackson main campus parcel and tracts on the Indian River Valley. The request is filed by Sheldon Jackson College. The property is also known as a Subdivision of USS 407, Tract B and a Portion of Mission Plat Subdivision

Ms. Russell briefly outlined the five parcels that would be created out of the college's large landholding. These are: (1) the main campus (seaward of Sawmill Creek Road); (2) contiguous parcel on the triangle delineated by Sawmill Creek Road, Indian River Road, and Indian River; (3) small parcel on Sisters Lane, (4) large parcel in the Indian River Valley including the quarry site, and, (5) a small parcel next to the Sitka Counseling site. She explained that there is a great amount of work involved in the actual subdividing of the main campus and as such, the college would like to focus their attention first on selling parcels in the Indian River Valley. She also mentioned that the dedication of Lincoln St. to the municipality will be taken up when SJ College comes back for the subdivision of the main campus parcel. In addition, she brought to the Board's attention the letter from Parks and Recreation Manager Lynne McGowan that speaks to the preservation of the corridor for the Cross Trail.

Mr. Thorpe of Chilkat Services, a land management firm that took over the management of the campus, told the Board that the college's main goal is to get the uplands separated from the main campus, sell some properties on that portion of the landholding, and get some money flowing in. He pointed out that the Sisters Lane parcel is being eyed by the Public Safety Academy to be set aside as a right of way and buffer zone, and that they have prospective buyer who is interested in acquiring a portion adjacent to the Indian River Subdivision.

Responding to concerns raised by Ms. McGowan's letter and by Mr. McNitt, Mr. Thorpe stated that SJ does not have any intention of getting close to the Cross Trail and they are willing to set it aside as a platted easement. He thought the Cross Trail provides great service to the community.

In response to Mr. McNitt's query if SJ has big plans or a vision on how to subdivide the main campus, Mr. Thorpe said that the long-term goals have not been set. Their immediate concern is to cure the current issues and do what SJ creditors want them to do.

Ms. Daniels urged the Board to keep in mind the situation with Kelly St. which does not have access to a fire hydrant and on-street parking. She wanted to make sure that the Board includes Kelly St. when they consider the dedication of Lincoln St.

The Board took no formal action since the agenda item was simply a concept plat. Ms. Russell said that it will come back in next meeting's agenda as a final plat.

PLANNING DIRECTOR'S REPORT

Mr. McNitt requested Planning Staff to include in the future agenda the proposed changes to the Building Code which he thought would be worthwhile for the Board to discuss. Ms. Russell said that the Building Department has prepared a memo regarding the code change. It will be included in next meeting's packet as an informational document.

ADJOURNMENT

The meeting adjourned at 7:20 pm.

Chair, Don Alexander

Secretary, Maria Finkenbinder