

**City and Borough of Sitka  
PLANNING AND ZONING COMMISSION  
Minutes of Meeting  
April 3, 2007**

**Present:** Pat Hughes, Bob Goss, Don Alexander, Larry Crews, Planning Director Wells Williams, Planner Sara Russell, and Secretary Maria Finkenbinder

**Absent and excused:** Brian McNitt

**Members of the Public:** Tom Mattingly, Shannon Haugland (Sentinel).

Chair Hughes called the meeting to order at 7:00 pm.

**Consideration of Minutes from the March 20<sup>th</sup>, 2007 meeting:**

**MOTION: M/S Goss/Alexander** moved to approve the minutes from the March 20<sup>th</sup>, 2007 meeting.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

At the outset, Mr. Williams told the Board that per Mr. McNitt's request, the three items on the agenda pertaining to the Rivett project were pulled off until the Commission is able to get all of the information about the project and have time to actually consider the details of the project before the meeting. He also mentioned that the State DOT has not provided a clear position if the corner lot will be affected by the roundabout project.

**The evening's business:**

**MAJOR SUBDIVISION – PRELIMINARY PLAT  
TO CREATE 5 COMMERCIAL CONDOMINIUM UNITS  
AND 1 COMMERCIAL CONDOMINIUM UNIT  
W/ A RESIDENTIAL CARE-TAKER APARTMENT  
215 SMITH STREET  
SITKA COMMERCIAL CONDOMINIUMS**

*Public hearing and consideration of a preliminary plat for a major subdivision to create 5 commercial condominium units and 1 commercial condominium unit with a residential care-taker apartment at 215 Smith Street. This request is filed by Sitka Commercial Condominiums. The property is also known as Lot 1 Smith Street Industrial Subdivision. Owner of record is Tom Mattingly.*

Ms. Russell briefly reviewed the request which she said has not changed since the last meeting. She reiterated out that the project needs to go through the major subdivision process which requires three meetings. It will have to go through one more meeting with the Board for approval of the final plat and one Assembly meeting.

On Mr. Alexander's question about the layout of the building, Mr. Mattingly explained that Units A, C and E have mezzanines while Unit F has an apartment above.

On Mr. Williams' query if the applicant would apply for a rezoning request to rezone the property from industrial to commercial, Mr. Mattingly said that he felt that the City does not encourage rezoning industrial sites given the limited industrial spaces available. Mr. Williams explained that rezoning to commercial will give the property owner more flexibility and open up more opportunities. Mr. Mattingly pointed out that he is aware of the differences between industrial and commercial uses.

On how parking spaces will be allocated, Mr. Mattingly told the Board that he has paid particular attention to it. He has conferred with his legal team and they agreed that designated parking will be left to the condominium association to decide on.

**MOTION:** **M/S Goss/Alexander** moved to approve a preliminary plat for a major subdivision to create 5 commercial condominium units and 1 commercial condominium unit with a residential care-taker apartment at 215 Smith Street. This request is filed by Sitka Commercial Condominiums. The property is also known as Lot 1 Smith Street Industrial Subdivision. Owner of record is Tom Mattingly.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

This agenda item will be back before the Board on April 17<sup>th</sup> with the final plat.

### **PLANNING DIRECTOR'S REPORT**

Mr. Williams told the Board about the directive from the City Administrator to department heads to bring before the respective boards and commissions they directly serve, the department's proposed budget for the incoming fiscal year. He sought Board comments on the two new items in the Planning budget: (1) Televised Planning and Zoning Commission meetings, and (2) new photocopier. He pointed out that the General Fund is facing a \$2.4 million shortfall.

Mr. Goss remarked that he doesn't care one way or the other, adding that he isn't aware if there are people who are actually interested to watch Planning and Zoning Commission meetings. He felt that it is not something that the City should spend money on in the face of a budgetary shortfall.

The Chair said that he doesn't see a great need to televise the Board's meetings but if the Assembly wants it, he wouldn't object.

There was consensus among the members that the Planning Office do need a new photocopier. Mr. Crews said that he will have to recuse himself from voting if they need to vote on it.

### **PUBLIC BUSINESS FROM THE FLOOR - NONE**

### **ADJOURNMENT**

The meeting adjourned at 7:15 pm.

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**Chair, Pat Hughes**

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**Secretary, Maria Finkenbinder**