

City and Borough of Sitka
PLANNING & ZONING COMMISSION
Minutes of Meeting
June 3, 2008

Present: Don Alexander, Larry Crews, Brian McNitt, Richard Parmelee, Planning Director Wells Williams, Planner Sara Russell, and Secretary Ptarmica McConnell

Absent: Jeremy Twaddle

Members of the Public: Luke Crane, Peter Gorman, Dan Jones, Mary Miller, Gordon Blue, Nancy LeClerc-Davidson, Russ Thorpe, and Craig Giammona (Sitka Sentinel)

The Chair called the meeting to order at 7:00PM.

Consideration of Minutes from the May 20, 2008 meeting:

MOTION: M/S McNitt/Crews moved to approve the minutes from the May 20, 2008 meeting.

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

The evening's business:

CONCEPT PLAT
MINOR SUBDIVISION
3 LOTS AT END OF GRANITE CREEK RD
1 LOT BEHIND 5200 BLOCK OF HALIBUT POINT RD
CITY AND BOROUGH OF SITKA

Public hearing and consideration of a minor subdivision concept plat to create lots from the remainder of Lot 1 USS 3670. Three lots are located off the end of Granite Creek Road in the industrial area. The fourth lot is located behind the 5200 block of Halibut Point Road. The subdivision is requested for the future creation of quarry sites.

Ms. Russell explained that the City is seeking more sites for rock quarries on municipal land. USS 3670 runs adjacent to Halibut Point Road from the Granite Creek Road area north to the ferry terminal. With the decreased rock supply available, the municipality is trying to look for alternate quarry site locations. Ms. Russell also mentioned that she received one letter of public comment that she will read for the record.

The letter came from Harold and Barbara Stocker. They are not in favor of the location of the fourth site behind the 5200 block of Halibut Point Road. They felt that the proposal did not seem to have considered potential long terms plans for future use of the land and provided four points. 1) It would be more feasible to have all the quarry activity in the same area in order to facilitate the removal and repositioning of overburden with minimum impact on HPR. 2) The goal should be to create minimal scarring of the hillsides around Sitka. 3) The quarry at the proposed location

would be visible from the Starrigavan Recreation area because it will extend up to the 300' contour of the hillside. 4) There is currently no road back to this area, if one is put in, it would not be a pleasant sight.

Dan Jones, City and Borough Engineer, came forward. Mr. Jones explained that this is a concept plat and he will do whatever the Commission feels he needs to do. He said that they could certainly go longer rather than up so high in elevation. They are also working on getting an agreement with Mr. Snowden to get an easement. If this doesn't go through, this site won't be able to move forward. He mentioned that there is a long process ahead and the Commission will see this request many times in the future.

Mr. Williams stated that Mr. Jones had already gone before the Assembly to seek guidance for quarry sites. The Assembly removed some of the sites that were on the list of potentials. For example, they did not want to see the S&S site expanded any further.

Mr. Jones said that the Assembly also requested that the sites were spread throughout town.

Mr. Parmelee didn't like the idea of being able to see the site from the water in regards to the fourth site behind the 5200 block of Halibut Point Road and would like to know how it would affect the drainage coming into No Name Creek.

Mr. Jones replied that he brought the request before the Commission so that they can make some decisions about the sites and provide him with feedback. He just wants to make sure that at the end of the process there are sites to develop rock quarries. He also said that they could go up 200' in elevation rather than 300' at the fourth site. He would like some direction from the Commission.

Mr. Jones also said that the City is required to take into consideration the health of the watershed. If the health of the Creek is in jeopardy, they can't move forward.

Mr. Parmelee would like to see the elevation lowered.

Mr. Jones said that he could bring the plat back lowering the elevation to 200'.

Lots 1,2, and 3 are located out past the Golf Course in the Industrial Zone. There are also two roads platted for access to the site.

Mr. Crews asked if there was any thought on expanding the sites at Indian River. Mr. Jones replied that the site belongs to Sheldon Jackson College. He mentioned that the site out at Sawmill Cove Industrial Park is another potential site, however there are some technical problems with it. The Assembly said to forget about the site out by Medvejie Hatchery because of the drainage into the watershed. He said there was one other site by the Herring Cove gate that will be brought forward at a later date.

Mr. Jones felt that by bringing down the elevation from 300' to 200' at Lot 4, there would be enough visual buffers such as trees that would most likely block the view of the site from the water.

Mr. McNitt asked what the life of the 3-lot site would be if fully developed.

Mr. Jones replied that he didn't have exact figures with him, but that each lot is approximated to be 10 years, for a total of 30 years for all three lots.

Mr. McNitt asked what the City planned to do with regards to the Cross Trails.

Mr. Jones stated that they would work with Sitka Trails. They have every intention of keeping the area designated for multiple-users.

Mr. McNitt said that he would be happy to move forward with the 3 lots on Granite Creek Road, but doesn't feel that Lot 4 needed to be included.

Mr. Parmelee agreed with Mr. McNitt, but is still interested in Lot 4 if the elevation is lowered to 200'.

Public Comment:

There were no public comments, but there was a letter received from Lynne McGowan, Parks and Recreation Manager. The letter was to make sure that the Cross Trail would be considered during the process of planning for the quarry sites. She mentioned that as the process moves forward, the quarries and access roads need to be developed to be compatible with the area's previously planned Cross Trail and with other existing recreational uses in the area, to the maximum extent practicable. Future public use and access will need to be considered.

There will be no action tonight. The next time it will come before the Commission will be July 1st.

**CONCEPT PLAT
MINOR SUBDIVISION
KELLY STREET AND METLAKATLA STREET SIDE OF SJC CAMPUS
SHELDON JACKSON COLLEGE**

Public hearing and consideration of a concept plat for a minor subdivision to create four lots on the Kelly Street and Metlakatla Street side of the Sheldon Jackson College Campus. The request is filed by Sheldon Jackson College. The property is also known as a Portion of Lot 1 Sheldon Jackson College Subdivision of USS 407-B, Lot 6 Mission Plat Subdivision, and Lot 2 Sheldon Jackson Subdivision.

Mr. Alexander left the table because he sits on the Sitka Counseling and Prevention Services (SCPS) Board, therefore Mr. McNitt took over the meeting.

Mr. Williams gave a recap on the May 20th meeting. There were two items needed since the last meeting, 1) a revised minor subdivision plat, and 2) a parking layout plan for Sitka Counseling & Prevention Services. Both have been received.

Mr. Williams showed three plats on the overhead projector. One showed the Valley/Campus split, one was the revised plat from Chilkat Services, and one was Chilkat Services' Conceptual Plat for parcelization of the campus. He explained that the previous proposal had two flaws. One was the extension of Kelly Street, which was a problem due to cost mainly. The other was the

cul-de-sac that would have been needed at the end of Metlakatla Street. This item had issues because of the wetlands and because the original proposed Lot 2 (the wooded lot) is indistinguishable from the Sitka National Historic Park. The plan from the last meeting was to have Chilkat Services replat their subdivision and bring it back before the Commission.

The new plat is much smaller than the original one and only contains two lots. One lot would include the four 4-plexes that were used for married student housing and one lot that includes one of the other 4-plexes. The sixth 4-plex is already located on a lot of record. This plan does not require an extension of Kelly Street, nor does it require a cul-de-sac at the end of Metlakatla Street. As is, the plat would not change Kelly Street; it would remain an unimproved dedicated municipal right-of-way. The parcel above Metlakatla Street (the wooded lot) was removed from the subdivision plat. Access to the 4-plexes would continue to be the same as it is now, which is a driveway off Metlakatla Street.

Mr. Williams showed the SCPS Concept Parking Plan. There will be some parking behind the 4-plexes and more on the other side of the driveway.

Mr. Williams also said that the Sitka Historic Preservation Commission has a meeting before the next Planning & Zoning meeting and the hope is to have their comments by the June 17th meeting so that if the Commission would like to take action at that time, they could.

Mr. McNitt mentioned that a couple years ago Sheldon Jackson College came before the Commission wanting to break off pieces of the campus, but the Commission preferred a full subdivision of the campus rather than in pieces and wonders why things are different now.

Mr. Williams responded that the timing for SCPS is sensitive and a Master Plan would take too much time and wouldn't allow SCPS to move forward. There is also growing interest in the SJ Campus and how it is split out and a Master Plan would take a long time to work out.

Mr. Williams wanted to disclose to the Commission that Gordon Blue, Executive Director of SCPS is a close personal friend of his.

Russ Thorpe representing Chilkat Services came forward. He explained that Chilkat Services is looking forward to working on a Master Plan in the future and is hoping that all the interested parties can get together and have a discussion about it. There is no plan of splitting the Core campus, which includes the Quad. Right now there is a need to generate some revenue, which is why there are some small splits being requested right now.

Mr. Parmelee stated that he would like to see the historic sites be included in the Core.

Mr. Crews asked for clarification regarding the easements to access the parking spaces behind the 4-plexes.

Mr. Williams asked Mr. Blue to come forward. Mr. Williams stated that the access already comes off Metlakatla Street and SCPS would have the ability to grant themselves easements behind the buildings.

Mr. Blue added that there is also a gravel driveway to the left of Lot 2.

Mr. Parmelee mentioned a letter received from Mark Buggins regarding the sub-standard water line that serves the property.

Ms. Russell read Mr. Buggins' letter, which stated that everyone should be aware that the 4 buildings on Orion Lane are connected to a sub-standard water line. During the utility project new services were installed for these buildings and SJ was supposed to connect the new lines and abandon the old PVC line over by the end of Metlakatla St. Last winter, while chasing a water leak, it was confirmed that this work was never done.

Mr. Blue said that this was new information and agrees that it would need to be corrected.

Public Comments:

Mary Miller, Superintendent of the Sitka National Historic Park came forward and stated that they hadn't had adequate time to review the new plat, but will do so and provide written comment prior to the next meeting.

Peter Gorman, Chairman of the Sitka Historic Preservation Commission, came forward and said that this item is on the Agenda for their next meeting, which will be prior to the Planning Commission's next meeting.

Ms. Russell read two letters that provided public comment.

The first letter came from Steve Bradshaw, Superintendent of the Sitka School District in support Sitka Counseling and Prevention Services' plan for a Conditional Use Permit because their services are widely used in the Sitka Community, the Sitka School District uses their services at all levels, and they will promote a safe a quiet neighborhood.

The second letter came from Bernie Gurule, Academic Principal for Mt. Edgecumbe High School. His letter's intent is to express, on behalf of the school's students, their parents, staff members, and administration, their support of Sitka Counseling and Prevention Services' efforts to utilize a portion of Sheldon Jackson Campus. He states that the subdivision and conditional use of the facilities would provide vital services and programs to the community.

Another letter was received from Adelaide Jacobs, a nearby property owner. Her letter stated that she was not in favor of developing Kelly St. She would like to see the neighborhood remain a family area, wooded around, and serene and quiet without traffic.

CONDITIONAL USE PERMIT QUASI-INSTITUTIONAL HOUSING 121, 131, 141, 151 ORION LANE AND 111, 113 METLAKATLA STREET SHELDON JACKSON COLLEGE IN CONJUNCTION WITH SITKA COUNSELING & PREVENTION SERVICES

Public hearing and consideration of a conditional use permit request for quasi-institutional housing at 121, 131, 141, 151 Orion Lane and 111, 113 Metlakatla Street. The request is filed by Sheldon Jackson College in conjunction with Sitka Counseling and Prevention Services. The property is also known as a Portion of Lot 1 Sheldon Jackson College Subdivision of USS 407-B and Lots 1 and 2 of the Sheldon Jackson Subdivision.

This item will be discussed after the minor subdivision request is complete.

PLANNING DIRECTOR'S REPORT

Mr. Williams introduced Luke Crane, a high school student that will be helping out in the Planning Office this summer. Mr. Williams also reported that they are working on a brochure with talking points for the island projects. The next meeting agenda will include the SJC and SCPS items as well as the Delta Western request. He also mentioned that the Code Enforcement effort was dropped from the budget, but that he and Ms. Russell will be working on it during the summer.

Mr. Williams also brought out a map, which is posted in a couple places at City Hall. The poster shows all the big projects in the Comprehensive Plan as well as a summary of overall community goals.

Completion of the Indian River Subdivision will be towards the end of July with an auction set for the end of August.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

ADJOURNMENT

The meeting adjourned at 8:50PM.

Don Alexander, Chair

Ptarmica McConnell, Secretary