

**City and Borough of Sitka
PLANNING AND ZONING COMMISSION
Minutes of Meeting
June 19, 2007**

Present: Don Alexander, Larry Crews, Planner Sara Russell, and Secretary Maria Finkenbinder

In teleconference: Brian McNitt, Planning Director Wells Williams

Absent: Jeremy Twaddle, Richard Parmelee

Members of the Public: Ron McClain, Jim Blades, Scott Brylinsky, Pete Jones, Andy Miller (Sentinel)

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

Consideration of Minutes from the June 5th, 2007 meeting:

MOTION: **M/S Crews/McNitt** moved to approve the minutes from the June 5th, 2007 meeting.

ACTION: Motion **PASSED 3-0** on a voice vote.

The evening's business:

**MINOR SUBDIVISION – FINAL PLAT
REPLATTING LOTS 8A, 9A AND DEEDED TIDELANDS
WILMAC CORPORATION
208 LINCOLN ST. AND 213 HARBOR DRIVE**

Public hearing and consideration of a final plat for a minor subdivision at 208 Lincoln Street and 213 Harbor Drive replatting Lots 8A, 9A, and deeded tidelands. This request is filed by the Wilmac Corporation.

Ms. Russell stated that there have been no changes with the request since the last meeting. She spoke about the access easement to Russell's which will remain a part of the proposed Lot 8A1, the location of Russell's. She also pointed out that the hallway that connects the two stores will go away as well as some structures and a stairwell.

Asked by Mr. Williams about the timeframe on the removal of the structures, Mr. McLain said that the plan is to do it late fall this year or early spring next year. He added that it really doesn't matter to him if it will be made a condition to the approval of the plat since he doesn't have immediate plans to do anything with the property.

MOTION: **M/S McNitt/Crews** moved to approve the final plat for a minor subdivision at 208 Lincoln Stand 213 Harbor Drive replatting Lots 8A, 9A, and deeded tidelands contingent upon the structures to be removed prior to the recording of the plat.

ACTION: Motion **PASSED 3-0** on a voice vote.

MOTION: **M/S McNitt/Crews** moved to approve the finding in support of the approval of the request that while flag plats are generally undesirable, it is appropriate for this unique commercial subdivision.

ACTION: Motion **PASSED 3-0** on a voice vote.

**CONDITIONAL USE PERMIT
OPERATION OF AN EXISTING LODGE
TO ACCOMMODATE 12 GUESTS
NORTHERN TIP OF MIDDLE ISLAND
JIM BLADES**

Public hearing and consideration of a conditional use permit filed by Jim Blades for operation of an existing lodge to accommodate 12 guests on his property at the northern tip of Middle Island. The property is also known as Lot 3 Block 1, Amended Plat of Middle Island Subdivision.

**CONDITIONAL USE PERMIT
FOR A COMMERCIAL DOCK
(EXISTING DOCK)
NORTHERN TIP OF MIDDLE ISLAND
JIM BLADES**

Public hearing and consideration of a conditional use permit for a commercial dock on Lot 3 Block 1, Amended Plat of Middle Island Subdivision. The application is filed by Jim Blades. The request is for an existing dock.

Secretary's note: Items B and C were taken up jointly.

Ms. Russell told the Board that the subject property is a 1.8 acre parcel and the applicant plans to sell his property as a lodge for 12 fishing charter guests. The guests stay in a cabin with two guestrooms next to the main house. No meals are served but the rooms have kitchenettes for the guests' use. The Blades provide transportation to and from Kevin McNamee's dock at 4405 Halibut Point Road. She also briefly described the dock as having a 110-foot walkway, a 60-foot ramp, and a dock of less than 300 square feet with approximate dimensions of 24' x 8'.

Mr. Blades told the Board that they have been operating as a lodge for 10 years now and have been the appropriate business taxes. They are trying to sell the property and would like to get it straightened out as soon as possible.

Mr. Brylinsky, speaking as a Middle Island property owner, stated at the outset that home and cottage businesses should be allowed and encouraged on island properties, whatever nature of the business, whether it is a B&B, small scale manufacturing or something that would support the idea of homestead living or remote life or alternative lifestyle. Whatever one property can do should be available to other properties that are similarly situated. But, in this case, when a property becomes a lodge, it impacts adjacent properties to a greater extent than a home or cottage business. The impact is relative to the scale of activities such as number of guests, number of boats, or footprint of the structures; types of activities occurring such as fish processing and freezing, etc.; traffic; fish waste, etc. He expressed concern about the scale of the business being contemplated which is more commercial rather than a residential/home business nature.

He also pointed out that island properties are packed together in narrow lots along the beach with the average frontage of 140 to 200 feet. The lots are configured like in suburban residential areas wherein one activity is visible and apparent to the neighboring properties. If multiple lodges are allowed, it would change the private residential character of the island and make it more a commercial zone rather than a remote residential homestead idea when the lots were first set up.

He also commented that as a practical matter, the City can't enforce the number of guests. You can count the number of beds to check if a lodge is in compliance but to allow more beds that they could have guests is illogical and sets up an impossible-to-manage situation. He encouraged the Board to think in that direction when they take a look at size restrictions as far as number of guests, number of beds, and scales of operations.

Responding to Mr. Crews' question if he and Mr. Blades started building on their respective properties at the same time, Mr. Brylinsky replied in the affirmative and added that they were the first homesteaders in Middle island.

Mr. Jones, an adjacent property resident, thought that 12 guests are too many. Taking to account the caretakers, housekeepers and other household help the main house could accommodate, the number of people would go up to 17 or 18. The lodge generates noise and will not help raise the value of adjacent properties. He also described the shape of his property and pointed out that the location of Mr. Blades' dock limits water access to his own property. He stressed that Mr. Blades should be restricted to put the dock in front of his lodge.

Secretary's note: While Mr. Jones was giving his comments, Mr. and Mrs. Blades left the meeting.

Mr. Williams said that he is not comfortable making comments on the application if Mr. Blades is not present. He suggested deferring the request to a future agenda when they are assured that Mr. Blades will participate at the meeting.

MOTION: **M/S Crews/McNitt** moved to defer items B and C, both pertaining to Mr. Blades' requests, to a future meeting.

ACTION: Motion **PASSED 3-0** on a voice vote.

PLANNING DIRECTOR'S REPORT

Mr. Williams thanked the Board for the opportunity to participate telephonically.

PUBLIC BUSINESS FROM THE FLOOR - NONE

ADJOURNMENT

MOTION: **M/S McNitt/Crews** moved to adjourn.

ACTION: Motion **PASSED 3-0** on a voice vote.

The meeting adjourned at 7:35 pm.

Chair, Don Alexander

Secretary, Maria Finkenbinder