

City and Borough of Sitka
PLANNING & ZONING COMMISSION
Minutes of Meeting
July 15, 2008

Present: Larry Crews, Brian McNitt, Richard Parmelee, Jeremy Twaddle, Planning Director Wells Williams, and Secretary Parmica McConnell

Absent: Don Alexander

Members of the Public: Russ Thorpe, Dan Jones, and Craig Giammona

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

Consideration of Minutes from the June 17, 2008 and July 1, 2008 meetings:

MOTION: M/S Crews/Twaddle moved to approve the minutes from both the June 17th, 2008 meeting and the July 1, 2008 meeting.

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

The evening's business:

CONCEPT PLAT
MINOR SUBDIVISION
831, 833, 835, 837, 840, 842 LINCOLN STREET
CHILKAT SERVICES ON BEHALF OF
SHELDON JACKSON COLLEGE

Public hearing and consideration of a concept plat for a six-lot subdivision at 831, 833, 835, 837, 840, and 842 Lincoln Street. The request is filed by Chilkat Services on behalf of Sheldon Jackson College. The property is also known as Lots 3, 4, and a Portion of Lot 1, Sheldon Jackson College Subdivision of US Survey 407-B, and Lots 1, 2A, 2B, 3A, and 3B of the SJC-Lincoln Subdivision.

Mr. Williams reviewed the request briefly as it was discussed at length at the last meeting.

Mr. McNitt asked if there was an active plan to move forward with a Master Plan.

Mr. Thorpe explained that there are many interested parties and they are still working on it, but with the recent changes, he's not sure if it will continue or not. He also mentioned that there is no plan at this time to separate the Quad from the rest of the property.

Mr. Crews asked if most of the parties involved are government agencies.

Mr. Thorpe responded that other than residential and native organizations, the rest are governmental agencies.

Mr. Williams asked how long Chilkat Services is under contract.

Mr. Thorpe responded that they are no longer under contract and that he was at the meeting representing Alaska Growth Capital. He also said that Pacific Tower would be in Sitka on Monday.

Mr. Williams asked Mr. Thorpe if he would be remaining on the project during the transitional time with Pacific Tower.

Mr. Thorpe responded that he would be. They've asked him to continue and maintain the flow of things.

Mr. Twaddle asked if Mark Buggins' questions had been resolved regarding the utilities.

Mr. Thorpe replied that O'Neal has been locating the utilities. He also explained that all the residential housing was occupied at this time and there were interested buyers.

Public Comments:

None

Commission Comments:

Mr. Twaddle would like to wait and hear from the new group supervising the project before taking any action. Mr. Parmelee agreed.

Mr. Crews would like to see it move forward, but would also like to hear from the other organization.

Mr. Williams stated that if that was the consensus, then he would bring the concept plat before the commission one last time at the next meeting.

**FINAL PLAT
MINOR SUBDIVISION FOR ROCK QUARRY SITES
THREE LOTS AT THE END OF GRANITE CREEK ROAD
ONE LOT BEHIND THE 5200 BLOCK OF HPR
CITY AND BOROUGH OF SITKA**

Public hearing and consideration of a final plat for a minor subdivision to create 4 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. The request is filed by the City and Borough of Sitka.

Mr. Williams reviewed the request explaining that the concept plat had already been cleared and that Dan Jones was here to answer any questions. There has not been an agreement with Mr. Snowden regarding the one lot behind the 5200 block of Halibut Point Road, so that lot has been removed from the subdivision request.

Mr. Jones came forward and explained that there are only three lots in question, which are accessed at the existing Granite Creek industrial area. There are plans for two accesses to help keep run-off out of the watershed. The secondary access will most likely require a bridge in the future.

Mr. Parmelee asked if the alternate route would be put in right away and Mr. Crews asked if the road went all the way to the back of the third lot at this time.

Mr. Jones responded that the alternate route would happen once construction begins and they can determine the best course. As of now, there is not a road accessing the three lots. He said that it could end up being a requirement of the Lessees. The details will be worked out at a later date.

Public Comments:

None

MOTION: M/S Crews/Twaddle moved to approve the 3-lot Minor Subdivision for rock quarry sites at the end of Granite Creek Road.

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

PUBLIC BUSINESS FROM THE FLOOR

None

PLANNING DIRECTOR'S REPORT

Mr. Williams reported that the Delta Western text changes will be on the agenda for the next Assembly meeting. They have received a six-page letter from Petro Marine and he anticipates much public comment.

Comp Plan

Mr. Williams brought to the Commission's attention the Comprehensive Plan outline and a list of Sitka Planning Documents.

Mr. Williams also reported that they've been working on the GIS System for quite awhile. You will see a link on the City's website to the GIS System very soon. It will be capable of zooming in on the road system, subdivision information will be current, nautical charts will be available for download, and Mr. Jones is working on a utility component.

ADJOURNMENT

The meeting adjourned at 7:30PM

Brian McNitt, Chair

Ptarmica McConnell, Secretary