



# CITY AND BOROUGH OF SITKA

## Minutes - Final

### Planning Commission

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Wednesday, September 16, 2020

7:00 PM

Harrigan Centennial Hall

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#### I. CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Acting Chair), Randy Hughey, Stacy Mudry  
Absent: Kevin Mosher (assembly liaison), Chris Spivey (excused)  
Staff: Amy Ainslie (Planning Director), Ben Mejia (Planner I)  
Public: Garry White, Richard Wein, Katie Riley, Ariadne Will (Sitka Sentinel)

**Acting Chair Windsor called the meeting to order at 7:00 p.m.**

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

**M-Mudry/S-Hughey moved to approve the September 2, 2020 minutes. Motion passed 3-0 by voice vote.**

**A**     [PM 20-15](#)     Approve the September 2, 2020 minutes.

**Attachments:**     [14-September 2 2020 DRAFT](#)

#### IV. PERSONS TO BE HEARD

#### V. PLANNING DIRECTOR'S REPORT

Ainslie reported that Wendy Alderson had applied for the Commissioner position that would fill Victor Weaver's seat. Alderson's application would be reviewed for appointment by the Assembly on September 22nd. Ainslie also informed the Commission that the seat to be vacated by Commissioner Hughey would continue to be advertised and she had been in contact with interested individuals.

#### VI. REPORTS

#### VII. THE EVENING BUSINESS

**B**     [ZA 20-05](#)     Public hearing and consideration of a zoning text amendment to Sitka General Code 22.16 District Regulations for the Gary Paxton Special Zone. The request is filed by the Gary Paxton Industrial Park Board of Directors.

**Attachments:**    [ZA 20-05 GPIIP ZTA Staff Report](#)  
                          [ZA 20-05 GPIIP ZTA Applicant Materials](#)  
                          [ZA 20-05 GPIIP ZTA Applicant Proposed Text Changes](#)

Ainslie introduced the item as a zoning text amendment for the Gary Paxton Special Zone. She explained that the proposed amendments represented a fundamental change to how the zoning code, in particular the district regulations that define allowable uses, work for the Gary Paxton Industrial Park (GPIP). Ainslie explained that the current process that governed appropriate use required considerable oversight and review by the GPIP Board of Directors and that proposed amendments would transfer the review of conditional uses to the Planning Commission, in keeping with the process of all other districts.

Ainslie explained the proposed changes and stated that residential and cultural uses were limited to protect the industrial nature of GPIP. She noted that vocational schools were permitted as a good use for the area as it promoted work force development and that a wide array of public services were permitted. Ainslie explained that restaurants were a conditional use to prevent uses that were incongruous with the established functions of the area.

Ainslie stated that as GPIP development progressed and evolved, further changes to Zoning Code may be needed, whether it was more flexibility or more oversight. Ainslie explained that the Gary Paxton Special Zone was intentionally unique to allow GPIP to serve as an economic engine for Sitka, and that required adaptability but noted that the proposed amendments were a good first step toward growth of GPIP. Staff recommended approval.

Hughey asked if the GPIP Board of Directors were in support of these amendments. Ainslie responded that the applicant represented the Board of Directors and that the proposal was generated from the Board. Hughey inquired about the land outside of park within the same district and whether it was excluded from residential development. Ainslie explained that the area was not planned as a prospective residential development. Ainslie added that the Gary Paxton Special Zone was unique to encourage economic development but that the intended zoning changes sought to clarify and normalize those uses.

Garry White was present as representative for the Gary White Industrial Park Board of Directors.

Mudry requested clarification on the permissible use of asphalt plant and concrete batch plant when it was conditional in the Industrial zone. White responded that proposed amendments were meant to allow a wide array of approved uses, but if that use were determined to be more suitable as conditional the Board would be in support of that decision. Windsor asked if there was an asbestos landfill site in the area. White replied that there was an asbestos and normal landfill to the east of GPIP, and that the use of that land was restricted until 2094. Windsor requested clarification regarding residential uses in GPIP. Ainslie replied that residential uses could be allowed in the zone through a watchman or caretaker dwelling or by means of a non-conforming use.

The Commission opened the floor for public comment. Wein expressed his concern that the proposed alterations might infringe upon the special function of GPIP as a place for industrial use and economic growth. Mudry voiced her agreement that the industrial function of GPIP should be preserved. Windsor asked if the GPIP Board of Directors would stay in place to oversee development.

White replied that the Board intended to dissolve after full development of the Industrial Park but their priority was to complete the haul-out.

Having no further questions from the Commission, the applicant was dismissed.

**M-Hughey/S-Mudry moved to recommend approval of the zoning text change to amend Title 22 of the Sitka General Code to amend the district regulations for the Gary Paxton special zone. Motion passed 4-0 by voice vote.**

**VIII. ADJOURNMENT**