



# CITY AND BOROUGH OF SITKA

## Minutes - Final

### Planning Commission

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Wednesday, October 6, 2021

6:30 PM

Harrigan Centennial Hall

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

Present: Chris Spivey (Chair), Darrell Windsor, Stacy Mudry, Wendy Alderson  
Absent: Katie Riley (Excused)  
Staff: Amy Ainslie, Ben Mejia  
Public: Lisa Busch, Martha Moses, Kent Barkhau, Stefania Potrzuski, Kaleb Astle, Chris McGraw, Tony Rosas, Jennifer Mingo, Steven Eisenbeisz, Michael Harmon, Camille Ferguson, Rebecca Himshoot, Rachel Roy, Laurie Booyse, Sabrina Jenkins, Michele Martin, Ellen Frankenstein, Gerry Hope, Dale Lindstrom, John Dunlap, Ariadne Will (Sitka Sentinel)

**Chair Spivey called the meeting to order at 6:30pm.**

#### II. CONSIDERATION OF THE AGENDA

#### III. CONSIDERATION OF THE MINUTES

A [PM 21-22](#) Approve the September 15, 2021 meeting minutes.

**Attachments:** [22-September 15 2021 DRAFT](#)

**M-Mudry/S-Alderson moved to approve the September 15, 2021 meeting minutes. Motion passed 4-0 by voice vote.**

#### IV. PERSONS TO BE HEARD

Steven Eisenbeisz shared his experience with planter boxes at head height over the sidewalk on Lincoln Street and suggested the Commission consider a zoning code amendment to avoid infringements on pedestrian movement and safety.

#### V. PLANNING DIRECTOR'S REPORT

Ainslie informed the Commission that staff intended to present options for downtown tourism planning within the next meeting or in November. Ainslie reminded attendees to sign up for the tourism email list for updates on tourism planning.

#### VI. REPORTS

#### VII. THE EVENING BUSINESS

B [CUP 21-13](#) Public hearing and consideration of a conditional use permit for an

expansion of a legal nonconforming use of a hatchery at 834 Lincoln Street in the R-2 multifamily district. The property is also known as Lot 7, Sheldon Jackson Campus Subdivision and a portion of ATS 15. The request is filed by Sitka Sound Science Center. The owner of record is Sitka Sound Science Center.

**Attachments:**     [CUP 21-13 SSSC 834 Lincoln St Hatchery Staff Report](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Aerial](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Site Plan](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Floor Plan](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Elevation Views](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Plat](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Photos](#)  
                          [CUP 21-13 SSSC 834 Lincoln St Hatchery Applicant Materials and Narrative](#)

Ainslie introduced the proposal for the extension/expansion of a hatchery, a legal non-conforming use at 834 Lincoln Street. Ainslie explained that the hatchery had been in consistent operation since 1974. Ainslie noted that the proposal would allow Sitka Sound Science Center (SSSC) to improve operations by constructing a new 1,100 square foot structure that would relocate parts of hatchery operation within one structure and did not represent an increase in overall capacity or intensity of use. Ainslie stated that the proposal would have no impacts as there was no change in capacity or off-site operation. Ainslie noted Comprehensive Plan action items ED 6.7 and LU 3.2 in support of the proposal. Staff recommended approval.

Lisa Busch, who represented the applicant, was present. Busch reiterated that the proposal was not an expansion.

The Commission voiced their support of the proposal.

**M-Mudry/S-Windsor moved to approve the conditional use permit for an extension/expansion of a nonconforming use and structure for hatchery operations at 834 Lincoln Street in the R-2 Multifamily District subject to the conditions of approval, as listed in the staff report. The property was also known as Lot 7, Sheldon Jackson Campus Subdivision and a portion of ATS 15. The request was filed by the Sitka Sound Science Center. The owner of record was the Sitka Sound Science Center. Motion passed 4-0 by voice vote.**

**M-Mudry/S-Windsor moved to adopt and approve the required findings for conditional use permits as listed in the staff report. Motion passed 4-0 by voice vote.**

**C**     [MISC 21-09](#)

Discussion/Direction on Short-Term Tourism Plan

**Attachments:**     [MISC 21-09 Tourism Plan Staff Memo](#)

Ainslie introduced the tourism planning discussion, with a focus on traffic flow and staging at Harrigan Centennial Hall (HCH). Ainslie guided discussion through problem identification and space optimization for HCH. Participants identified HCH staff and facilities as an item that currently worked well. Participants identified areas of pedestrian and vehicle safety concerns as well as traffic flow pinch points. Designated

and permitted parking were suggested. Some identified unmet needs were downtown signage and maps, easy-to-find recycling, representation of Tlingit culture, as well as parking space for both tourism and non-tourism activities. Participants identified priority uses in areas around HCH.

Caleb Astle clarified that while Alaska Coach Tours operated the dock-to-town shuttle service, that function was separate from its tourism operations. Astle noted tendering at Crescent Harbor, Ainslie responded that staff would analyze the cruise schedule for tendering at Crescent Harbor. Ainslie told the Commission that staff expected to present options for the downtown tourism planning effort at the October 20th meeting.

## VIII. ADJOURNMENT

**Seeing no objections, Chair Spivey adjourned the meeting at 7:57pm.**