

MEMORANDUM

February 22, 2016

TO: Borough Assembly

FROM: Liz Cabrera, Community & Economic Development Director

RE: Consideration of Comprehensive Plan & Waterfront Master Plan

At their February 9th meeting, the Planning Commission voted to recommend adoption of the Petersburg Borough Comprehensive Plan with some minor amendments. The proposed *Petersburg Borough Comprehensive Plan, dated February 22, 2016*, and additions (*Generalized Land Use Maps and Definitions, February 22, 2016*, and *Petersburg Waterfront Master Plan and appendices, February 22, 2016*) may be viewed on the Borough's website, www.petersburgak.gov. Follow the link on the main web page.

Below is a summary of the amendments made to the Comprehensive Plan since release of the public hearing draft on December 5, 2015. The amendments are a result of public and borough staff comments received since December. Some comments, also summarized below, did not result in plan amendments.

Following the amendments is a summary of public involvement opportunities provided throughout the year-long comprehensive plan process.

A. Summary of Amendments included in the Plan dated February 22, 2016:

1. The Planning Commission amendments:

a. Change in proposed general land use map in Service Area 1.

Recommend a slight change in the land use map to be consistent with existing and adjacent uses. Maintain Low-Density residential adjacent to Rambler St. Use Queen St. extension as imaginary boundary and designate high-density residential south and east to airport boundary. See attached map with proposed change.

b. Include language allowing existing float houses. Residents who own float houses cannot be issued a tidelands permit from DNR unless the local government designates areas adjacent to such uses for floathomes in an approved comprehensive plan or if these uses are an allowed or conditional use in the zoning ordinance. We know of two existing float houses located just north of the Papke's area who would be affected by this.

- i. **Amended Language:** In waterfront area at Falls Creek on Mitkof Island, where there are two existing residential floathomes, allow for continued use. Consider a CUP or similar review for new floathomes. (p. 38, 2c)

c. Reconvene ad-hoc commercial fisheries committee every 3 years. Include as one of the economic development strategies for "expanding the Borough's capacity for maintaining the commercial fishing fleet, as well as other types of boats and marine equipment." This recommendation came from PEDC.

- i. **Amended Language:** Reconvene commercial fisheries committee meeting every three years. (p. 119, 1b)
- d. **Request to include zoning and development requirements for “tiny houses”.** While “tiny houses” are mentioned in general in the plan, the Community Development Department has received several inquiries asking whether “tiny homes”, including homes on trailers, are allowed in service area one. We believe the borough should consider allowing for these homes in certain zoning districts and specify development/building requirements.
 - i. **Amended Language:** Develop appropriate zoning and building standards to allow for “tiny house” dwelling, including multiple-dwellings on a single lot. (p. 90, 1b)

2. The Harbor Advisory Board & PEDC amendments:

- a. **Amended language for Scow Bay Development:** Both the Harbor Advisory Board and the PEDC recommend changes to the recommendation for development at Scow Bay.
 - i. **Harbor Board + PEDC Recommendation:** As a Medium Priority, the Harbor Department should construct a new ramp at Scow Bay. (Harbor Board) The turnaround area is planned for use as a small vessel work yard. This would include construction of a new ramp, a wash-down pad, and other improvements. The new ramp should be designed primarily to accommodate a hydraulic trailer, but should consider secondary need of launching trailerable boats. (PEDC) (p. 27, Waterfront Master Plan)

3. The Municipal Land Selection Committee recommends:

- a. **Approval of Land Selection Criteria**, page 38-39.

4. Minor Edits: There were a few other minor edits in the background and context portion of the plans – primarily correcting errors of fact or clarifying language without changing intent.

B. Other Public Comments Received, but NOT Resulting in Amendments to the Plan:

- a. **Consider effect on Air Quality before increasing density.** “While I support the general concept of increasing housing density in downtown core areas, I’m concerned about the air quality in these areas at the current density. My main concern is about smoke generated by wood-burning stoves used for home heating. I would suggest that the Borough conduct some air quality monitoring in high density areas to ensure that there isn’t already a public health issue before allowing more residences that could possibly add to the problem.”
- b. **Ensure buffers are established between industrial and residential zoning districts.** Planning Commission agrees, but felt this would be best addressed during implementation of the plan.

Summary of Public Involvement Opportunities

- An initial community survey with responses from 359 residents, or over 10 percent of the Borough population.
- Two open houses, in December 2014: a daytime open house for remote residents that live outside Service Area One, and an evening open house. Over fifty residents attended the open houses.
- A continuing series of publicized but informal listening sessions and interviews targeting residents outside of Service Area One, including meetings in the Papke's area at "The Trees," the Hammer and Wikan Grocery Store, the City of Kupreanof, and two early morning listening sessions at the Glacier Express Café in downtown Petersburg Borough.
- Over 20 interviews with a wide range of community members, business owners, educators, non-profits and Borough staff.
- Radio spots updating the community about the plan, the process and opportunities to be involved.
- Three meetings with the Planning Team, a group of individuals representing a diverse cross section of the community.
- Organized meetings with diverse community groups, including the Kupreanof City Council, student leaders at Petersburg High School, Rotary Club (*pictured to the right*), seniors at Mountain View Manor, the Petersburg Economic Development Council, the Municipal Land Selection Committee, the Harbor Advisory Board and the School Board.
- Health and wellness focus group with health and wellness representatives.
- A series of updates/work sessions with the Borough Assembly and the Planning Commission.
- Ten e-newsletters sent to 160 subscribers announcing comment opportunities, upcoming visits, and releases of new drafts.
- Five community visits beginning in December 2014 and ending in December 2015.
- Public Hearing by the Harbor Advisory Committee on January 7, 2016
- Public Hearing by the Planning Commission on January 12, 2016
- Joint Meeting of Planning Commission & Harbor Advisory on January 19, 2016
- Consideration of amendments at Public Meeting by Planning Commission on February 9, 2016.



Generalized Land Use Map::Greater Downtown Petersburg

