



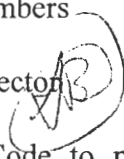
City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Mark Gorman, Municipal Administrator
Mayor McConnell and Assembly Members

From: Scott Brylinsky, Interim Planning Director 

Subject: Ordinance Amending the Zoning Code to provide an expedited process for permitting Commercial Home Horticulture, including the construction and operation of Garden Stands

Date: November 14, 2014

The attached ordinance amends the Sitka Zoning Code to provide an expedited permitting process for commercial home horticulture, including the construction and operation of garden stands, in the R-1, R-1MH, R-2, R-2MHP, GI, and LI zones.

The motivation for this ordinance change is the growing community interest in using and selling locally grown produce. The topic came up before the Planning Commission specifically as a Zoning Text Amendment application submitted by Lisa Sadler-Hart and Tom Hart to make commercial home horticulture and related structures a permitted use in residential zones.

The Administration, and the Planning Commission, felt that an expedited process for issuing Conditional Use permits for commercial home horticulture, including garden stands, was in the community interest. The ordinance framework was developed by the Planning Commission over a series of four meetings. The framework ultimately developed modifies the definition of commercial home horticulture to include the use of garden stands, and defines an expedited conditional use permitting process. At the October 21, 2012 meeting the Planning Commission unanimously approved the conceptual framework for the attached ordinance.

In summary, the proposed ordinance simplifies the conditional use process for commercial home horticulture, including garden stands, by eliminating the requirement for Assembly approval. Review and approval is by the Planning Commission, and will take a minimum of two meetings.