

Request:

Zoning text change to Table 22.16.015-5 to add "support facility" as a conditional use permit in R-2 and R-2 MHP zoning districts with a footnote to read "In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area."

Zonina District: R-2 & R-2 MHP

Meeting Flow

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Comment period closed - brought back to the board

- Motions

Tonight's Motions

- A motion recommending approval is suggested
- Move to approve findings in support of recommended approval or denial

Baranof Island Housing Authority
Zoning Text Change
R-2 & R-2 MHP Zoning Districts
July 19, 2011

Back before the board and revised is the zoning text change. After going to the drawing board, Staff and BIHA have now changed the request for a new definition along with a footnote. Table 22.16-015-5 would *add* "support facility" wherein the footnote would read "In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area." This would be a conditional use permit in the R-2 multifamily residential district and R-22 MHP multifamily and mobile home district.

BIHA is willing to work with the Board to come up with the best possible definition and footnote that the Board would be comfortable with.

Baranof Island Housing Authority
Zoning Text Change
R-2 & R-2 MHP Zoning Districts
June 21, 2011

BIHA is requesting a text change to Table 22.16.015-5 in order to add "construction materials storage" as a conditional use in the R-2 residential and R-2 MHP zoning districts.

BIHA would like to place a maintenance building at 491 Indian River Road which is the area just before the house at 495 Indian River Road. This is so that their maintenance building can be near their housing in the Indian River Valley to support their rentals and other housing programs.

R-2 and R-2 MHP zoning listing:

- Sollars Trailer Court

- Sharon Drive area
- Schafers Trailer Court
- Old City Shops
- Hemlock/Spruce Street area
- Along part of Seward Street
- Hollywood/Monastery Street area
- Sheldon Jackson College
- Indian River Valley
- Spruce Grove Apartments, Arrowhead Estates, along Lance Drive, part of Eliason Loop
- Knutson Drive area
- Upper Anna Circle area

This request is in conjunction with the next item on the agenda. If this passes then BIHA is also applying for the conditional use permit for their location at 491 Indian River Road.

There are a wide variety of conditional uses in the R-2 zoning districts including community centers, banks, colleges and professionals offices.

The Planning Office is recommending a motion be passed by the Planning Commission "to recommend approval of the proposed revisions with the finding that they are consistent with the Comprehensive Plan Policies 2.4.1 to encourage diverse housing types and densities, and 2.3.8 to seek out ways to make housing more affordable for all Sitkans through various measures.