

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
June 21, 2011**

Present: William Stortz (Chairperson), Tom Rogers (Member), Richard Parmelee (Member), Melissa Henshaw (Planner).

Members of the Public: Michael Sutton, Justin Olbrych, Bart Meyer, Stephen Weatherman (Municipal Engineer), Craig Giammona (Daily Sitka Sentinel).

Chairman Stortz called the meeting to order at 6:05 p.m.

Consideration of the Minutes from the June 7, 2011 meeting:

MOTION: M/S PARMELEE/ROGERS moved to approve the meeting minutes for June 7, 2011.

ACTION: Motion **PASSED unanimously** on a voice vote.

This evening's business:

**ZONING TEXT CHANGE
R-2 & R-2 MHP DISTRICTS
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a zoning text change to Table 22.16.015-5 to include "construction materials storage" as a conditional use permit in the R-2 multifamily residential district and R-2 MHP multifamily and mobile home district. The request is filed by Baranof Island Housing Authority.

Mrs. Henshaw reviewed this request. This item on the agenda is tied to the next item. If this item passes then the next item is for a conditional use permit request for this. This is a text change to Table 22.16.015-5 to include "construction materials storage". BIHA would like to build maintenance building at 491 Indian River Road that would be to support their rentals and other housing programs. Ms. Henshaw went over City wide other areas in town that are R-2 or R-2 MHP.

The applicant came forward, Bart Meyer the Executive Director of Baranof Island Housing Authority. He also confirmed that item C and D tie together. The desire is to build a maintenance construction storage facility to support the maintenance program for rental and home ownership programs, and the weatherization program that is throughout the community. They currently rent storage space on Smith Street for this purpose and this is property that they own that would make their operation more efficient. There are grants that are on the line for this. The building would have a yard area with it and possibly a carport type area for parking equipment and vehicles would be parked there over night and under a covered roof. Timbers that would need to be taken off properties would be stored there until they could be used for landscaping purposes. There would be a fence.

Ms. Henshaw expressed that there are more than just residential uses in the R-2 zones. Commissioner Stortz expressed concern that adds this use to the entire R-2 and R-2 MHP zoning district. He questions on how to accommodate BIHA but not open it up for areas like downtown to be able to have this type of structure since he has concerns with the commercial type of use and the issues that would occur in other areas of town for things like traffic.

A discussion occurred on changing the zoning rather than the text and changing the R-2 zone alone to leave out the R-2 MHP zone.

Mr. Weatherman, Municipal Engineer came forward. He stated that Public Works doesn't have any issues on this item. He has seen this often in the lower 48's, and suggested that a more specific text change could take place.

The applicant expressed that they can request an extension on the grant that will be funding the structure and chose to pull this item to come back reworked differently at the July 19, 2011 meeting.

**CONDITIONAL USE PERMIT
491 INDIAN RIVER ROAD
BARANOF ISLAND HOUSING AUTHORITY**

This item was pulled.

PLANNING DIRECTOR'S REPORT

Ms. Henshaw stated that Wells will be back in the office on Monday. She mentioned that there are four items on the agenda for the next meeting to be back to the regular meeting time of 7:00 p.m. on July 5th. Commissioner Rogers notified Staff that his out of town. We were unsure if Commissioner Twaddle is going to be available.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

ADJOURNMENT

MOTION: M/S ROGERS/PARMELEE moved to adjourn at 6:55 p.m.

ACTION: Motion PASSED unanimously on a voice vote.

William Stortz, Chair

Melissa Henshaw, Secretary