

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
January 5, 2010**

Present: Don Alexander (Chairman), Richard Parmelee (Member), William Stortz (Member), Karen Dhillon (Member), Jeremy Twaddle (Member), Wells Williams via telephone (Planning Director), Melissa Henshaw (Planner), and Crystal Duncan (Contract Secretary).

Members of the Public: Marivic (Maribel) Carbonel, Arsenio Carbonel, Ron Coleman, Duane Lambeth, Max Garner (via telephone), Thor Christianson, Frank Rogers, Klaudia Leccese, Matt Donahoe, Larry Edwards, Walt Pasternack, Kim Elliot, Chris Brewton, Kent Barkhau, Mike Litman, Janet Eddy, Larry Crews, Bert Stedman, Lureen Stedman, Craig Giammona (Sentinel), and Teresa Hillhouse.

The Chair called the meeting to order at 7:05 p.m.

Consideration of the Minutes from the November 17, 2009 and December 1, 2009 meeting:

MOTION: M/S Twaddle/Stortz moved to approve the meeting minutes for November 17, 2009 and December 1, 2009.

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

This evening's business:

**ZONING ORDINANCE
PROPOSED CHANGES TO CODE (MOBILE HOME/MANUFACTURED HOME)**

The Municipal Administration requested that the planning staff update the zoning regulations particularly as it relates to the mobile home park regulations. At the completion of this process, the Mobile Home Park Regulations and the Zoning Code.

The planning staff proposed a minor modification to zoning code which would meet the federal standards for manufactured home (1976 HUD standards). Action will be requested at the next Planning and Zoning meeting.

The first change is to the Residential Use Table 22.15.015-1. If the change is accepted it will go from "single mobile home on an individual lot" to "single manufactured home on an individual lot". Secondly an update to the definition of mobile home and manufacture home will be addressed.

Teresa Hillhouse, Municipal Attorney, had a recommendation for the Commission. In drafting the changes, Teresa suggests using the same terminology when it applies to the mobile home and manufactured home and when is different, use different verbiage.

ADJOURNMENT

MOTION: M/S Twaddle/Stortz moved to adjourn the meeting at 8:36 p.m.

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