

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
July 19, 2011**

Present: William Stortz (Chairperson), Richard Parmelee (Member), Darrell Windsor (Member), Tom Rogers (Member), Wells Williams (Planning Director), Sara Peterson (Deputy Municipal Clerk).

Members of the Public:

Chairman Stortz called the meeting to order at 7:00 p.m.

Consideration of the Minutes from the July 5, 2011 meeting:

MOTION: M/S PARMELEE/WINDSOR moved to approve the meeting minutes for July 5, 2011.

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

This evening's business:

**BARANOF ISLAND HOUSING AUTHORITY
ZONING TEXT CHANGE REQUEST
TABLE 22.16.015-5**

Public hearing and consideration of a zoning text change to Table 22.16.015.5-5 to add "support facility" as a conditional use permit in the R-2 multifamily residential district and R-2 MHP multifamily and mobile home district and to include a new footnote 8 to read "In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area." The request is filed by Baranof Island Housing Authority.

Planning Director Williams provided a review of the request. This request would add to Table 22.16.015.5-5, "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 request would add "support facility" as a conditional use in the R2 and R-2MHP Districts. Williams noted this item is concurrent with Item C on the agenda.

Commissioner Stortz stated his immediate concern were definitions for "primary" and "immediate" in the footnote. Williams responded the adjectives could be considered to be intent or parameters could be defined in the way of the size of the facility or distance of the facility from the area.

Commissioner Windsor added he didn't feel there was an issue; conditional use permits would take care of any specific issues.

Williams stated the intent was for this footnote to be more restrictive than what had been originally proposed.

Applicant:

BIHA Representatives, Bart Meyer and Cliff Richter, came forward to answer questions of the Planning Commission.

Meyer stated the primary purpose of a support facility in BIHA's case would be for storage of materials and tools.

Public Comment: None

MOTION: M/S by Parmelee/Stortz to recommend approval of a zoning text change to Table 22.16.015-5 to add "support facility" as a conditional use permit in the R-2 multifamily residential district and R-2 MHP multifamily and mobile home district and to include a new footnote 8 to read "In which the primary purpose of the support facility is to support and maintain housing related programs in the immediate area." The request is filed by Baranof Island Housing Authority.

ACTION: Motion **PASSED 4-0** on a voice vote.

Staff recommended findings in support of the recommendation for approval.

MOTION: M/S by Rogers/Parmelee to approve the following findings in support of the recommended zoning text change:

1. The zoning text change complies with Comprehensive Plan 2.3.8.A "Developing more affordable housing opportunities, including single family homes and multi-family homes and multi-family dwellings";
2. The zoning text change complies with Comprehensive Plan 2.4.1 "To encourage diverse housing types and densities, assure decent housing in all income groups. (A) Encourage development of multi-family dwellings where appropriate. Encourage development of attractive landscaping and greenbelts."

ACTION: Motion **PASSED 4-0** on a voice vote.

ADJOURNMENT

MOTION: M/S Parmelee/Windsor moved to adjourn at 8:30 p.m.

ACTION: Motion **PASSED 4-0** on a voice vote.

William Stortz, Chair

Sara Peterson, Secretary