


# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

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## Memorandum

TO: Jim Dinley, Municipal Administrator  
Mayor Westover and Members of the Assembly

FROM: Wells Williams, Planning Director 

SUBJECT: Ordinance 2011-34 Zoning Ordinance Text Change Adding "Support Facility" and a Regulatory Footnote to the List of Conditional Uses in the R-2 and R-2 MHP Zoning Districts

DATE: August 3, 2011

The Sitka Planning Commission is recommending approval of zoning ordinance text changes filed by Baranof Island Housing Authority (BIHA). The revisions would allow BIHA to complete the conditional use process for a housing maintenance support facility on Indian River Road. The Planning Commission unanimously recommended approval of the requests on July 19<sup>th</sup>.

Ordinance 2011-34 is the first of a two step process. It adds the use Support facility as a conditional use in the R-2 and R-2 MHP zoning districts. The ordinance also adds a regulatory footnote to the use table that describes the use as "in which the primary purpose of the support facility is to support and maintain housing programs in the immediate area".

The regulatory footnote was developed to insure that there would not be a housing maintenance yard, in an R-2 residential area, that would serve the entire community. There are R-2 zoned areas along Monastery and Hemlock Streets. The Planning Commission wanted to carefully define the use in order to limit potential adverse impacts of any future requests.

Ordinance 2011-34 is tentatively set for First Reading at the Assembly meeting of August 9<sup>th</sup> and Second Reading on August 23<sup>rd</sup>. If the ordinance passes, a detailed conditional use request will hit the Assembly on the 23<sup>rd</sup>.

There was not any opposition to the request. Written materials in support of the requests, from a variety of property owners have been submitted by Baranof Island Housing Authority.

### Recommended Action:

Approve the ordinance.

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