

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
January 19, 2010**

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

Members of the Public: Teresa Hillhouse (Municipal Attorney), Shannon Haugland (Daily Sitka Sentinel).

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

Consideration of the Minutes from the January 5, 2010 meeting:

MOTION: M/S Twaddle/Parmelee moved to approve the meeting minutes for January 5, 2010.

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

This evening's business:

**ZONING ORDINANCE TEXT AMENDMENT
PROPOSED CHANGES TO CODE MOBILE HOME/MANUFACTURED HOME**

Public hearing and consideration of zoning ordinance text amendments filed by the City and Borough of Sitka to 1) amend SGC Table 22.16.015-1 to replace the use "Single mobile home on an individual lot" with "Single manufactured home on an individual lot" and 2) revise the definitions "Manufactured home" and "Mobile home" in the zoning code. The amendment would update manufactured and mobile home definitions in the zoning code and allow manufactured homes (instead of mobile homes) to be placed on individual lots in selected zoning districts.

At the previous meeting Mr. Williams informed the Commission that they would be presented with a text amendment to the zoning ordinance and table which would parallel the definitions used in chapter 6.12 (mobile home ordinance). Mr. Twaddle expressed an interest in reviewing the amendments that were being made to the mobile home ordinance by the building department to ensure that the zoning ordinance and mobile home ordinance match up. Mr. Williams let the Commission know that staff from the planning office has been working very closely with staff from the building department. He stated that if the text amendments were approved this evening then staff will include the draft proposal from the building department as an informational item at the next meeting.

Ms. Hillhouse came forward to share that while the goal was to put fourth the proposed changes at a February assembly meeting, review will need to be done at the committee level including but not limited to the Police and Fire Commission.

Mr. Twaddle pointed out two areas of concern within the ordinance. The first dealt with the language in the definition that specified a manufactured home is required to have an air

conditioning system. Mr. Williams stated that removal of that language would be appropriate; he would pass that request onto the building department.

Mr. Twaddle then referenced the table (Table 22.16.015-1) included in the meeting packet. He was interested as to why a trailer was not permitted in the C-1 district. Mr. Williams stated that staff has requested a simple wording change in the table from "Mobile home" to "Manufactured home". By including mobile/manufactured homes in the C-1 general commercial district it would alter the intended purpose of a C-1 zone which is not something the planning office is interested in doing at this meeting.

MOTION: M/S Twaddle/Parmelee moved to approve a text amendment in the zoning code and Table 22.15.015-1 such that "Mobile homes on individual lots" is replaced with "Manufactured homes on individual lots" and "single manufactured homes on individual lots are permitted in waterfront districts".

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

ADJOURNMENT

MOTION: M/S Twaddle/Parmelee moved to adjourn the meeting at 7:32 p.m.

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

Don Alexander, Chair

Crystal Duncan, Secretary