

POSSIBLE MOTION

I MOVE TO approve Ordinance 2015-39 on second and final reading.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mark Gorman, Municipal Administrator
Mayor McConnell and Members of the Assembly

From: Maegan Bosak, Planning and Community Development Director *MB*

Subject: Ordinance 2015-39 Amending B&B regulations to allow in single family dwelling or owner occupied unit of a two-family dwelling with conditional use permit

Date: June 29, 2015

The Planning Commission is recommending approval of a zoning text amendment on bed and breakfasts (B&Bs) SGC 22.24.010 B to allow B&Bs to be located in an owner occupied single-family dwelling or in an owner occupied unit of a two-family dwelling (duplex) with a conditional use permit. The proposal is designed to create additional bed and breakfast opportunities. The request is filed by the City and Borough of Sitka. Action on this item was taken at the June 2, 2015 Planning Commission meeting. The recommendation to approve the request passed unanimously 4-0.

Numerous citizens have expressed the need for additional short-term rental opportunities in Sitka. With new home sharing sites, such as air bnb and couch surfer, accommodation requirements are changing. This zoning text change would allow property owners of duplexes to also be permitted to operate a bed and breakfast with an approved conditional use permit.

The Planning Commission and the Planning and Community Development Department are continuing to search for ways to accommodate additional short-term rentals without taking long term rentals off the market. This is a small but important step as it can help gauge the community's response to future B&B/short term rental changes. Our goal is to loosen some regulations and allow people the opportunity to create additional income if desired.

Spurred by one applicant's request to operate an air bnb, this important subject has been thoroughly discussed. The Planning Office has received letters of support, which are included in your packets.

The proposed zoning text amendment is consistent with Comprehensive Plan Section 2.2.6 *Complement existing economic activities and strive to increase economic diversity.*

Recommendation: Approve the ordinance.

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2015-39

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING SITKA GENERAL CODE TITLE 22 ZONING TO ALLOW BED AND BREAKFAST OPERATIONS IN OWNER-OCCUPIED SINGLE FAMILY OR OWNER-OCCUPIED SIDE OF A TWO-FAMILY DWELLING UNIT

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.

2. SEVERABILITY. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.

3. PURPOSE. The purposes of this ordinance is to 1) allow bed & breakfast establishments in both an owner occupied single-family dwelling and owner occupied unit of a two-family (duplex) dwelling and 2) clarify internally inconsistent provisions in the bed and breakfast regulations. The purposes are achieved by adding zoning code language to the bed and breakfast definition and clarifying the conditional use permit provisions for bed and breakfasts.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough to revise the following sections of SGC Title 22 as listed below:

Title 22
Zoning

22.08.090 Bed and breakfast definition.

"Bed and breakfast"-means a lodging use, where rooms within a single dwelling unit or owner-occupied side of a two-family unit are provided to transient guests by a resident operator for a fee by pre-arrangement on a daily or short-term basis. A breakfast meal and/or light snacks may be served to those guests renting rooms. Only limited cooking facilities, if any, may be provided in the guest rooms. Extensive stays are not encouraged by the owners and are not considered appropriate. Bed and breakfasts require a building official and fire official certification that the residence complies with life and fire safety aspects. (Ord. 02-1683 § 4 (part), 2002.)

22.24.010 Conditional Uses.

B. Conditional Use Permit Provisions for Bed and Breakfasts.

45 1. The information and assurances filed by the applicant for a bed and breakfast
46 conditional use permit at the time of application shall be binding on all future owners of the
47 facility.

48 2. There shall be no expansion in the number of guest rooms beyond the number
49 approved.

50 3. The number of bed and breakfast sleeping rooms per residence shall be limited to
51 three rooms in an R-1 or related zone and five rooms in an R-2 or related zone.

52 4. In no case shall a bed and breakfast be operated in any residence other than an
53 owner-occupied dwelling.

54 5. The owner of the residence shall operate the bed and breakfast at all times and shall
55 not contract out the day-to-day management of the operation. In the event the operation or
56 management of the bed and breakfast is conducted by a tenant or party other than the owner
57 who lives in the residence, the conditional use permit shall automatically become void.

58 6. Bed and breakfast guestrooms are intended to be spare or surplus guestrooms in
59 owner-occupied single-family dwellings or an owner-occupied unit of a two-family dwelling that
60 are not needed by the owner of the structure for household activities.

61 ~~7. Bed and breakfast conditional use requests shall not be considered, reviewed, or~~
62 ~~approved for single family structures that have contained an apartment, or additional dwelling~~
63 ~~unit at any time during a three year period prior to the submittal of the application for a bed and~~
64 ~~breakfast conditional use permit. The burden of proof that this requirement has been complied~~
65 ~~with lies with the applicant.~~

66 ~~8. A bed and breakfast establishment shall not be approved if an apartment of other~~
67 ~~rental is also being operated in the structure or on the same lot. Any apartment rental in the~~
68 ~~structure or on a lot where a bed and breakfast is operating will automatically void the~~
69 ~~conditional use permit for bed and breakfast.~~

70 ~~9.7.~~ Permits shall lapse and become void if the bed and breakfast ceases operation for
71 twelve consecutive months.

72 ~~10.8.~~ There shall be no more than one exterior sign. The sign shall not exceed four
73 square feet.

74 ~~11.9.~~ There shall be a minimum of one off-street parking space for every three
75 guestrooms in bed and breakfast establishments located in ~~single-family~~ residential zones.

76 ~~12.10.~~ Existing bed and breakfasts which do not conform to these rules shall be
77 considered nonconforming uses and subject to the rules relating to nonconforming uses.

78 ~~13.11.~~ It is the intent of the assembly that the provisions of these requirements be strictly
79 followed. However, exceptions may be granted in cases of extreme need or extreme personal or
80 financial hardship. The limitation on the number of the rooms and the use of owner-occupied

81 single-family or owner-occupied side of two-family unit structures will not be eligible for hardship
82 relief.

83
84 ~~14.12.~~ For establishment of a bed and breakfast establishment in an existing structure in
85 an R-1 zone, only existing bedrooms may be used for guest rooms.

86
87 ~~15.13.~~ Limited cooking facilities shall only be allowed inside guestrooms, or inside other
88 rooms that are used solely by the bed and breakfast, such as small toaster ovens, microwaves,
89 and refrigerators.

90
91 ~~16.14.~~ Timely payment of sales taxes shall be one of the primary indicators of
92 compliance with this section.

93
94 ~~17.15.~~ When the assembly approves a permit with the condition referring to the number
95 of children in the facility, the term "children" shall refer to individuals who are fifteen years old or
96 younger.

97 5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of
98 its passage.

99 **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka,
100 Alaska this 28th day of July 2015.

101 _____
102 Mim McConnell, Mayor

103 ATTEST:

104 _____
105
106 Sara Peterson, CMC
107 Municipal Clerk



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: 5/26/15

From: Maegan Bosak, Planning and Community Development Director

To: Planning Commission

Re: ZTC 15-03 To allow B&Bs in an owner-occupied portion of a duplex

GENERAL INFORMATION

Applicant: City and Borough of Sitka

Property Owner: ZTC would apply broadly

Property Address: N/A

Legal Description: N/A

Parcel ID Number: N/A

Size of Existing Lot: N/A

Zoning: All zones where B and B's may be permitted

Existing Land Use: Residential

Utilities: N/A

Access: Varies

Surrounding Land Use: Various

ATTACHMENTS

Attachment A: Application

Attachment B: SGC 22.24.010 B

Attachment C: Public Comments

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion of recommendation

PROJECT DESCRIPTION

Request is a zoning text change to alleviate the prohibition against B and B's where there is an existing rental on the property. This change would continue to allow for a bed and breakfast to be located in an owner-occupied single-family dwelling, adding the additional language "or in an owner-occupied unit of a two family dwelling". This change would allow B&Bs in duplexes that are currently not permitted.

Concern has been raised over the amount of units being turned into short term rentals therefore leaving the long term rental market. This ZTC is a step to allow more short term housing options in owner occupied residences.

BACKGROUND

This request came about because a citizen has an interest in operating an "Air BnB" from her property. ("AirBnB" is a marketing website for vacation rentals and are regulated the same as any other B and B under Sitka's zoning code.) During the application process it was learned that there is an existing long-term rental on the property. The existing zoning code very specifically prohibits a B and B from operating if there is, in addition to the primary dwelling, an existing apartment or long term rental on the property.

AirBnB's are a new and growing segment of the travel industry. They are distinguished by a particular on-line marketing presence, and, in some cases, by offering couches or hide-a-beds for sleeping rather than a separate room.

ANALYSIS

SGC 22.24.010 B. broadly sets out the conditional use permit provisions for B and B's (attached). The proposed ZTC would require multiple changes to code and to the bed and breakfast definition. We will review all the changes at Tuesday's meeting.

Project Site: varies

Project Design: varies

Traffic: Could create an increase in traffic to residential zones.

Parking: The intent and framework of the proposed zoning text change would increase vehicle requirements, up to that currently allowed by two dwelling units plus a B&B.

Noise: Three "activities" on a lot (two dwelling units and B and B operation) would increase noise proportionally.

Public Health or Safety

Habitat

Property Value or Neighborhood Harmony

Conformity with Comprehensive Plan: The proposed ZTC would be consistent with the Comprehensive Plan, section 2.2.6, “Complement existing economic activities and strive to increase economic diversity.”

FINDINGS

None.

RECOMMENDATION

The “sharing economy” is becoming more evident as citizens continue to search for innovative ways to create extra income. Staff supports discussion and would encourage the Commission to be proactive as many of our zoning codes were not designed to promote this style.

It is recommended that the Planning Commission adopt the Director’s analysis and grant the requested zoning text change.

Maegan Bosak

From: Tonia Rioux <director@sitka.org>
Sent: Wednesday, May 13, 2015 1:55 PM
To: Maegan Bosak
Subject: Planning Commission - Shortage of Summer Lodging

Good afternoon Maegan,

I understand that there is a special Planning Commission meeting tonight to discuss short-term permits for B&Bs in their homes during peak times or special events. I wanted to submit a comment to the commission, and I was hoping you could forward it to them.

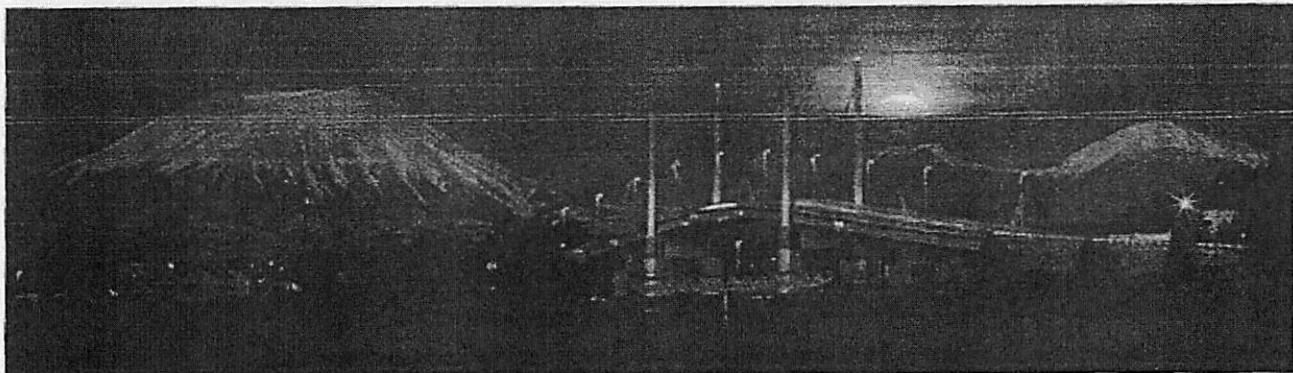
Both last summer and this summer, we regularly received calls from people who were unable to find lodging, especially in the month of June. So far this summer, we've had approximately 10 independent travelers call and say they wouldn't be able to visit Sitka, because they couldn't find anywhere to stay. This year, it has primarily been late May & June. However, we may see more for July as the season progresses.

Please let me know if you have any questions or need clarification on anything!

Thanks,

~Tonia

Tonia Rioux
Executive Director, Sitka Convention & Visitors Bureau
Ph: [907.747.5940](tel:907.747.5940) | Fax: [907.747.3739](tel:907.747.3739) | www.sitka.org



Sitka, Alaska | Mt. Edgecumbe Volcano & O'Connell Bridge | Photo by William Greer

Carole Gibb

From: jbarmoy@acsalaska.net
Sent: Tuesday, June 02, 2015 9:15 AM
To: carole@cityofsitka.com
Subject: B&B amendment

I am in favor of an amendment that would allow an individual to have a B & B located in a single family dwelling which is the fourth item in the agenda for Tuesday evenings' meeting. I believe this will only be a benefit to the community and those who wish to participate in this endeavor. As Sitka faces more financial problems it is important to start releasing some of the reigns held on those in the community who wish to start businesses that may be considered "new" to our town. This is a step in the right direction to bring more \$\$\$ to the community as a whole. Loosen up the regulations please.

Thank you,

Jackie Barmoy and Michael Knauss
1715 Sawmill Creek RD

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
ZONE CHANGE APPLICATION

ZONE MAP AMENDMENT FEE	\$100.00
ZONE TEXT AMENDMENT FEE	\$100.00
<i>Plus current city sales tax</i>	

Applicant's Name: City and Borough of Sitka

Phone Number: _____

Mailing Address: _____

Applicant's Signature: Muzn Bozink Date Submitted 5/18/15

Provide information or data, as necessary, to fully outline the reasons and justifications for the request. Attach additional sheets as necessary.

- For official map amendments, the application shall contain:
1. A legal description of *each* subject property along with the owner's name, address, and contact person for *each* subject property;
 2. An analysis showing the public benefit of the proposed amendment;
 3. An analysis showing the proposal's consistency with the Comprehensive Plan;
 4. A map of the area to be rezoned.

LIST SPECIFIC REQUEST: Modifying SGC Ch. 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling.

EXPLANATION OF REQUEST:
Sitka has a need for additional short term housing options without removing dwelling units from the long term rental market.
A citizen posed this discussion to the Planning Commission and after lengthy debate, staff brought forward a solution that continues to allow a bed and breakfast in an owner occupied single family dwelling but will expand to allow for a b+b in an owner-occupied unit of a duplex dwelling with a conditional use permit.

After the application and supporting materials has been determined to be complete by the Planning Office, the request will be placed on the next available Planning Commission agenda.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, June 2, 2015

Held at the Sitka Fire Hall
209 Lake Street, Sitka, Alaska
7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE AGENDA
- III. CONSIDERATION OF THE MINUTES FROM May 19, 2015
- IV. THE EVENING BUSINESS
 - A. Public hearing and consideration of an appeal of a proposed tidelands sale 263 Katlian Street. The proposed sale is for 2160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.
 - B. Public hearing and consideration of a minor subdivision of Lot A, Bahovec Addition No. 1, Baranof Warm Springs. The request is filed by Christine Lundstedt. The owner of record is Christine Lundstedt.
 - C. Public hearing and consideration of an Accessory Dwelling Unit conditional use permit at 1301 Edgumbe Drive. The property is also known as Lot 1 of the Old City Shops Subdivision. The request is filed by Robert Woolsey. The owner of record is Robert Woolsey.
 - D. Public hearing and consideration of a proposed zoning text amendment to modify SGC Ch 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling. The request is filed by the City and Borough of Sitka.**
 - E. Public hearing and consideration of a concept plat for a minor subdivision at 180 Price Street. The property is also known as Tract 1, Mountainview Subdivision. The request is filed by Jeremy Twaddle. The owner of record is Mountainview Estates, LLC.
- V. PLANNING DIRECTOR'S REPORT
- VI. PUBLIC BUSINESS FROM THE FLOOR
- VII. ADJOURNMENT

NOTE: Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to carole@cityofsitka.com, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: May 26 and May 28

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
June 2, 2015**

Present: Chris Spivey (Vice Chair); Debra Pohlman (Member); Darrell Windsor (Member), Randy Hughey (Member), Carole Gibb (Planner I), Maegan Bosak (Planning & Community Development Director)

Absent: Richard Parmelee (Chair)

Members of the Public: Sheila Finkenbinder, Robert Woolsey, Jeremy Twaddle, Pat O'Neill, John Stein, Forrest Dodson, Mary J. Holzman, Andrew Thoms, Bruce Pauley, Jerald Neel, city staff Will Stortz, (Building Official) Dave Miller, (Fire Chief) Dale Goerner (Electric Department Acting Director).

Acting Chair Spivey called the meeting to order at 7:02 p.m.

Roll Call:

PRESENT: 4 –Spivey, Windsor, Hughey, Pohlman (arrived at 7:03)

Consideration of the Minutes from the May 13 and May 19, 2015 meetings:

MOTION: M/S WINDSOR/HUGHEY moved to approve the meeting minutes for May 13 and May 19, 2015.

ACTION: Motion **PASSED unanimously 3-0** on a voice vote.

The evening business:

**TIDELANDS SALE
263 KATLIAN STREET
FORREST DODSON AND MARY J. HOLZMAN**

Public hearing and consideration of an appeal of a proposed tidelands sale 263 Katlian Street. The proposed sale is for 2160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.

STAFF REPORT: Bosak outlined the project and read recently-submitted staff comments in favor of the sale from Stan Eliason, Harbormaster, and Dale Goerner, Acting Electric Department Director. She reported that Mr. Dodson's intent was to reconstruct the house on the tidelands behind the current house site, and then create parking and a yard adjacent to Katlian Street in the area currently occupied by the house. Mr. Dodson had mentioned possibly trying to purchase a portion of the tidelands which is not directly behind the house to allow him to shift

the house to the north, but Bosak stated she wouldn't recommend that lateral shift because it moved the house closer to the municipal boat grid.

APPLICANT: Forrest Dodson described the intent to restore the historic house, and pointed out that his plan was to develop the tidelands parcel similar to the adjacent property, owned by BIHA. He also stated that it would be an improvement to the parcel, and to the Katlian neighborhood, which is currently undergoing a revitalization effort.

COMMISSIONER DELIBERATION: Commissioner Windsor asked Bosak what objections the city has or had regarding the sale of tidelands. Bosak said with any tidelands sale, it is helpful to weigh whether the city is giving up valuable public access to the waterfront, or selling an asset that is expected to appreciate substantially in the future, but the most recent comments from city staff suggest this sale is justified, especially considering the similar development on the neighboring property (BIHA), and because the proposed tidelands are directly behind and adjacent to the house, so they wouldn't be considered valuable in terms of public access. Windsor mentioned that the project creates additional parking, and more parking in that neighborhood is a good thing. Spivey observed that this purchase would generate income for the city. Hughey agreed that it made sense to sell the tidelands as long as the area sold was directly behind, and in line with the house, rather than allowing a lateral shift.

PUBLIC COMMENT: John Stein, former City Administrator spoke in favor of selling the proposed tidelands.

MOTION: M/S HUGHEY/WINDSOR moved to recommend approval of the concept tidelands sale at 263 Katlian Street. The proposed sale is for 2,160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.

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

**MINOR SUBDIVISION
LOT A, BAHOVEC ADDITION NO. 1, BARANOF WARM SPRINGS
CHRISTINE LUNDSTEDT**

Public hearing and consideration of a concept plat for a minor subdivision of Lot A, Bahovec Addition No. 1, Baranof Warm Springs. The request is filed by Christine Lundstedt. The owner of record is Christine Lundstedt.

STAFF REPORT: Bosak described the project.

APPLICANT: Pat O'Neill spoke on behalf of Christine Lundstedt, explaining that the applicant had agreed to sell a small portion of her land to a neighbor. He said it was a small, but level site, conducive to building a small cabin.

COMMISSIONER DELIBERATION: Commissioner Hughey confirmed that in a Recreational Zone, there is no minimum lot size. Bosak confirmed that there were no comments received from neighbors.

PUBLIC COMMENT: No public comment.

MOTION: M/S POHLMAN/WINDSOR moved to recommend approval of a concept plat for minor subdivision of Lot A, Bahovec Addition No. 1, Baranof Warm Springs. The request is filed by Christine Lundstedt. The owner of record is Christine Lundstedt.

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

**ACCESSORY DWELLING UNIT
1301 EDGE CUMBE DRIVE
ROBERT WOOLSEY**

Public hearing and consideration of an Accessory Dwelling Unit conditional use permit at 1301 Edgcumbe Drive. The property is also known as Lot 1 of the Old City Shops Subdivision. The request is filed by Robert Woolsey. The owner of record is Robert Woolsey.

STAFF REPORT: Bosak explained the proposed ADU is a 120 sq. ft. structure is on a chassis which would have a permanent hook up to city utilities on a large R1 lot on Edgcumbe Drive. She described questions this project raises regarding ADUs, RVs as homes, tiny homes on wheels, concerns regarding building code, and related issues.

APPLICANT: Robert Woolsey said the structure was built through a partnership with the Sitka Conservation Society, the high school career and tech program, and the U.S. Forest Service. His home is on a 18,000 sq. ft. lot, with a separate driveway built to the site for the ADU. He had an open house to answer questions from neighbors. He said although the structure is on a trailer, it is not built or conceived as an RV. It is stick-built and substantive, and is designed as housing, rather than as a RV.

COMMISSIONER DELIBERATION: Commissioners asked for comments from the Building Official and Fire Chief.

Fire Chief Dave Miller commented that he is in support of small homes, but his concern is with a structure that doesn't meet building code, and especially egress. He described a sprinkler test conducted by his department and described his own experience regarding recent deaths caused by fire in Sitka. His conclusion was that if a fire starts in a small structure like this one, especially by the door, and there isn't another way out, that creates a serious hazard to life and safety.

William Stortz stated that a 120 sq. ft. structure would not meet code as a dwelling in multiple ways, including but not limited to egress. He explained that building code sets interior space minimums for habitable rooms, and mentioned that, for example, kitchen counters require 30 inches of clear space in front of them. To meet such codes, a one-bedroom house would be a minimum of about 350 sq. ft. and an efficiency would come to approximately 250 square feet.

He said in the case of RV's, a RV is required to meet standards involving egress capacity, plumbing, wiring, life safety issues. Stortz said if the structure qualified as an RV—which it does not—Sitka General Code 6.12 allows an RV to be inhabited as a dwelling for a maximum of 180 days.

PUBLIC COMMENT: Bruce Pauley, a neighbor, considers this structure a travel trailer because it has wheels, a chassis, a tongue and a hitch, and he said he doesn't believe it should be allowable housing in a R1 zone.

Sheila Finkenbinder said she likes the idea, and the structure looks like a house, not an RV. Andrew Thoms explained that the structure is a stick frame house that is built on a trailer not for the purposes of recreational travel, but to allow it to be moved to a permanent location. The structure itself fits in with the character of a residential neighborhood, as it is built with young growth spruce, and sheathed with cedar shingle siding.

Woolsey stated that the structure is not a travel trailer, but is built with materials and based on design plans for a home that will stay in place, rather than as a mobile home or RV.

COMMISSIONER DELIBERATION: Commissioners said they were not in favor of permitting something that does not meet code for safety, and also felt reluctant to consider permitting something that isn't an actual dwelling under city building code.

Commissioner Hughey said with reference to the structure being on a chassis, this tiny home is built in a way that distinguishes it from a travel trailer or RV and he feels it does fit into the character and look of a residential area, which is a relevant zoning concern. He said to address these building code issues, the high school could develop their program so that they are constructing tiny homes that meet code.



**ZONING TEXT CHANGE 22.24.010 B
ALLOWING B&BS IN AN OWNER-OCCUPIED UNIT OF TWO-FAMILY DWELLING
CITY AND BOROUGH OF SITKA**

Public hearing and consideration of a proposed zoning text amendment to modify SGC Ch 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling. The request is filed by the City and Borough of Sitka.

STAFF REPORT: Bosak gave background on the proposed zoning text change and shared that the department had received two letters in support of the change.

COMMISSIONER DELIBERATION: Commissioners discussed the merits of the proposal.

PUBLIC COMMENT: John Stein spoke in support of liberalizing B&Bs. Sheila Finkenbinder had applied for the zoning text change which preceded this one. She stated that she appreciated the city's efforts, and feels that if B&Bs were allowed in the owner-occupied portion of a duplex, it would encourage small-scale home sharing.

MOTION: M/S HUGHEY/POHLMAN moved to recommend approval of a proposed zoning text amendment to modify SGC Ch 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling. The request is filed by the City and Borough of Sitka.

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

**MINOR SUBDIVISION
MOUNTAINVIEW SUBDIVISION 180 PRICE STREET
MOUNTAINVIEW ESTATES, LLC**

Public hearing and consideration of a concept plat for a minor subdivision at 180 Price Street. The property is also known as Tract 1, Mountainview Subdivision. The request is filed by Jeremy Twaddle. The owner of record is Mountainview Estates, LLC.

STAFF REPORT: Bosak described the project.

APPLICANT: Jeremy Twaddle confirmed that he is planning to build a shop where he can store equipment, and have some bays to rent out for others to use. Discussion commenced regarding site features and access.

COMMISSIONER DELIBERATION: Commissioners had no further questions.

PUBLIC COMMENT: No public comment.

MOTION: M/S WINDSOR/POHLMAN moved to recommend approval of a concept plat for a minor subdivision at 180 Price Street. The property is also known as Tract 1, Mountainview Subdivision. The request is filed by Jeremy Twaddle. The owner of record is Mountainview Estates, LLC.

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

DIRECTORS REPORT: Bosak gave a brief report on planning office matters including B&B zoning text change research, interest in and inquiries regarding tiny home, and enforcement issues.

PUBLIC COMMENT: No public comment.

MOTION: M/S HUGHEY/WINDSOR moved to adjourn at 8:48 pm.

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

Chris Spivey, Acting Chair

Carole Gibb, Secretary