

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
February, 2, 2010**

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

Members of the Public: Robert "Spike" Arnold, Thor Christiansen, Jay Clifton, Judy Clifton, Kim Elliot, Max Garner (via telephone [attorney for Duane and Tracie Lambeth]), Sheila Finkenbinder, Roger L. Hames, Charlie Hazel, Theresa Hillhouse (Municipal Attorney), Robert Kaylor, Evie Kinnear, Les Kinnear, Duane Lambeth, Klaudia Leccese, Frank Rogers, Nicole Rogers, Fred Reeder, Debbie Reeder, Scott Saline, Lureen Stedman, Tim White, and Mike Whitman.

Chairman Alexander called the meeting to order at 7:02 p.m.

Consideration of the Minutes from the January 19, 2010 meeting:

MOTION: M/S TWADDLE/PARMELEE moved to approve the meeting minutes for January 19, 2010.

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

This evening's business:

**ZONING ORDINANCE TEXT AMENDMENTS
CITY AND BOROUGH OF SITKA**

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" 2) amend SGC 22.16.015-1 to make the use "Single manufactured home on an individual lot" a Permitted Use in the WD Waterfront district, 3) rename the R-1 LD MH district name R-1 LD MH Single Family or Duplex or Single Family Low Density Manufactured Home District, 4) rename the R-1 MH district R-1 MH Single Family, Duplex and Manufactured Zoning District, 5) replace the words "mobile homes" with "manufactured homes" in the Intent Language for the R-1 MH, R-1 LD MH, and C-2 districts in SGC 22.16, and, 6) revise the definitions "Manufactured home" and "Mobile home" the zoning code.

The amendments 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.

Mr. Williams stated that mobile home was replaced with manufacture home in the zoning code. Mr. O'Connell is still working on revisions to Chapter 6.12 which pertains specifically to mobile homes.

Ms. Hillhouse added that her office was working with administration and the building department to take a second look at the revisions to chapter 6.12 on issues such as “grandfathering” in existing mobile home owners, etc. As such, the Planning Commission will be asked to deal with this issue at a future meeting when there is a better comprehensive package that spells out what we’re doing with mobile and manufactured homes.

Mr. Twaddle noticed another detail in the general island district however it was recommended by Mr. Williams to deal with it at a later date.

ADJOURNMENT

MOTION: M/S STORTZ/PARMELEE moved to adjourn the meeting at 10:16 p.m.

ACTION: Motion PASSED unanimously on a voice vote.

Don Alexander, Chair

Crystal Duncan, Secretary