

**City and Borough of Sitka  
Planning and Zoning Commission  
Minutes of Meeting  
April 20, 2010**

**Present:** Don Alexander (Chairman), Richard Parmelee (Member), Jeremy Twaddle (Member), William Stortz (Member), Tom Rogers (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner), and Crystal Duncan (Contract Secretary).

**Members of the Public:** Bill DeArmond, Herbert Didrickson, Paulie Didrickson, David Dobler, Richard Doland, Lisa Dundas, Martin Dundas, Reba Dundas, Albert Dundas, Steven Eisenbeisz, Ron Hauck, Judith Ozment, Preston O'Connell, Pat O'Neill, Anne Pollnow, Bob DeArmond, Peter Gorman, Mark Rowley, Bob Sam, Columbus Wichman, Marie Wichman, Michael Jacoby, Nelly Wright, Nancy Yaw Davis, Theresa Hillhouse, Craig Giammona.

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

**Consideration of the Minutes from the March 2, 2010 meeting:**

**MOTION: M/S TWADDLE/PARMELEE** moved to approve the meeting minutes for March 2, 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 22.15.015-1 to replace the use "Single mobile home on an individual lot" with "Single manufactured home on an individual lot" 2) amend SGC Table 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, 4) replace the words "mobile home" with "manufactured homes" in the Intent Language for the R-1 MH, R-1 LD MG, and C-2 districts in SCG 22.16, and, 6) revise the definition "Manufactured home" and "Mobile homes" in 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.*

*The Planning Commission will also review proposed changes to Sitka General Code Chapter 6.12 Mobile Homes and Mobile Home Parks.*

Mr. Williams stated that this is the fourth time that the Planning Commission has reviewed the zoning text amendments and requested the following the following action:

**MOTION: M/S PARMELEE/STORTZ** moved to recommend to the Assembly the aforementioned text changes to the zoning code with findings that the proposed amendments are consistent with general goals and policy of the comprehensive plan and are consistent with the goals and policy of the comprehensive plan that allow for diverse housing stock.

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

Mr. O'Connell has been updating section 6.12 of the code; the Planning Commission received a copy of the draft in their packets. He stated that the goal in the comprehensive plan was to decrease the density in mobile home parks thereby improving fire safety. Mr. O'Connell provided an overview of the major changes and requested feedback from the Commissioners.

Draft Highlights (to be reviewed by Police/Fire, Legal, Planning Commission prior to review by the Assembly):

- All existing structures in town (mobile homes, recreational vehicles, manufactured homes, etc.) will be exempt from the changes made to 6.12.
- Mobile homes (mobile structures built prior to June 15, 1976) cannot be moved.
- Recreational vehicles can be used as a temporary but not a permanent residence.
- Increases responsibility placed on the mobile/manufacture home park owner.
- Decreases the density of new manufactured home parks (an increase from the required 1,800 square feet to 3,000 square feet including 2 parking spaces).

After discussion, the Planning Commission recommended the following clarifying points:

- Limit new manufactured home parks to a single story rather than a height of 14 feet.
- Limit the length of time for temporary residence (recreational vehicle) to 180 days.

**MOTION: M/S STORTZ/TWADDLE** moved to recommend forwarding onto the Assembly with a positive recommendation that they fully vet the recreational vehicle issue.

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

## ADJOURNMENT

**MOTION: M/S STORTZ/TWADDLE** moved to adjourn the meeting at 9:32 p.m.

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

---

Don Alexander, Chair

---

Crystal Duncan, Secretary