

Amy Ainslie

From: sitkacheryl@gmail.com
Sent: Wednesday, January 15, 2020 3:18 PM
To: Planning Department
Subject: Tiny Home code changes

I, for one, would love to see clusters of tiny homes on city lots. They're attractive, innovative and affordable, so why not? Cheryl Call

Sent from my iPad

Andy Corak

From: Scott Brylinsky
Sent: Thursday, January 16, 2020 9:52 AM
To: Andy Corak
Subject: FW: tiny houses

Andy,
This is to keep with the other email comments for the file on tiny houses.
Thanks,
Scott

From: Jason Condon <jasoncondon60@gmail.com>
Sent: Wednesday, January 15, 2020 3:50 PM
To: Scott Brylinsky <scott.brylinsky@cityofsitka.org>; Jonathan Kreiss-Tomkins <jonathan.s.kt@gmail.com>
Subject: Re: tiny houses

Scott,
Sorry this is 45min late, but I hope you still get an opportunity to read at the meeting.

Here is my statement, please let me know if you have any questions.

Good evening, my name is Jason Condon. My wife and I moved to Sitka in July of 2014 and lived there until July of 2019. Before moving to Sitka, we decided to build and live in a tiny, 144sq ft house. Our decision to live in a small house arose from an attempt to align some of our life priorities with our actions. We did not want to spend our time and energy maintaining a larger house that was above our needs or had unusable space. We wanted a house that met all of our domestic needs and enabled us to focus our energy on other things. These things included being involved with the community, maximizing time outdoors, and spending time with friends. To us, a house is a place to comfortably cook, relax, and sleep. Our tiny house was an experiment to see if a 144sq ft house was sufficient. After 4 years of living in it, we can confidently say it was. There were challenges that forced us to be creative, but our quality of life was not compromised. In fact, after recently moving into a 2000 sq ft rental house in North Carolina, we miss our tiny house lifestyle in Sitka. It was simple, well-designed, and comfortable.

I understand that tiny houses are not normal, but they could be viable options for a younger generation with priorities that don't include a 2000' sq ft house with 3 bedrooms and 2 baths. Motivated young people want to spend their time outside of the house. Houses serve different purposes for different stages in our lives.

There is a plethora of reasons for choosing to live in a 'tiny', but adequate space. Some that come to mind are environmental positives, financial benefits, and community sustainability. I have difficulty understanding the consequences of changing zoning and building codes to make smaller living structures available for people. Sitka only stands to benefit from updating zoning requirements that will attract young motivated people to start growing roots in the community.

Respectfully,
Jason Condon

On Tue, Jan 14, 2020 at 3:47 PM Scott Brylinsky <scott.brylinsky@cityofsitka.org> wrote:

Hi Jason,

Good talking to you yesterday. And thanks for your support on local tiny house efforts.

Turns out I was mistaken in suggesting that you could call in to our conference line to offer testimony. That system is, evidently, cumbersome and expensive, and the Commission generally reserves it for applicants only.

You can, however, provide email comments which we will be read into the record at the meeting. Not the same as a spoken statement, but can be quite effective nonetheless.

If you send something by about 3:00pm tomorrow I can see that the commission sees it and hears it.

Thanks again,

Scott

From: Jason Condon <jasoncondon60@gmail.com>

Sent: Monday, January 13, 2020 7:08 AM

To: Jonathan Kreiss-Tomkins <jonathan.s.kt@gmail.com>; Scott Brylinsky <scott.brylinsky@cityofsitka.org>

Cc: meredith.r.condon <meredis@gmail.com>

Subject: Re: tiny houses

Scott and Jonathan,

I would be happy to call in and present testimony if that would be helpful.

Scott,

I would prefer to discuss with you prior to the meeting.

What time is the meeting Wednesday?

My cell is+14258706480.

Call when you can,

Jason Condon

On Sat, Jan 11, 2020 at 4:23 PM Jonathan Kreiss-Tomkins <jonathan.s.kt@gmail.com> wrote

Don't want to overask, but if one of you were able to call in as a former tiny home owner I think that could be really helpful/powerful!

I can liaise the call-in info if helpful.

----- Forwarded message -----

From: **Scott Brylinsky** <scott.brylinsky@cityofsitka.org>

Date: Thu, Jan 2, 2020 at 4:48 PM

Subject: tiny houses

To: Jonathan Kreiss-Tomkins <jonathan.s.kt@gmail.com>

Hi Jonathan,

Am writing to let you know that when we went before the Planning Commission and presented the draft ordinances to incorporate tiny houses into the code, and create more options for their placement, the Planning Commission did not view those proposals favorably. Only three Commissioners were present. No members of the public were present or gave written comments. The Commission voted to postpone formal action.

We will be presenting again at the January 15 meeting. If you, and/or fellow tiny house advocates, could be present, call in, or present testimony, I believe it could make a difference.

Naturally, feel free to call to discuss ahead of time if any questions.

Thanks,

Scott

Scott Brylinsky

Special Projects Manager

Department of Planning and Community Development

City and Borough of Sitka

907-738-8181

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jaykaytee.com

Amy Ainslie

From: Justin Olbrych <justin.olbrych@yahoo.com>
Sent: Wednesday, January 15, 2020 4:32 PM
To: Planning Department
Subject: Tiny homes

Hello. Out of town presently and can not make the meeting but I wanted to show my support for tiny homes. As a land owner and home builder, it just makes sense. Building smaller homes is less expensive, uses less resources and they take up less space. They obviously won't replace a typical family house, but they do provide a much needed alternative for those that seek a small, more efficient living space. The city of sitka clearly promotes accessory dwelling units, tiny homes is just an extension of this concept. And if the city was able to wave parking conditions, this might even provide more homes in town, not everyone owns or drives a car. And one last thing, why not have tiny lots or the opportunity to subdivide a residential lot into two lots. A home owner could figure out a spot for a tiny home. Have one built, tied to the city services and then divide the property say 70/30. Someone gets land and a tiny home for \$100,000. The home owner gets \$100,000. The city gets another home online. Thanks. Justin olbrych

Amy Ainslie

From: Kathy Kyle <kathypkyle@yahoo.com>
Sent: Tuesday, January 14, 2020 9:25 AM
To: Planning Department
Subject: Tiny houses

Sitka is in desperate need of affordable housing. I know people who may move away if they cannot find alternative housing to what is currently available. Tiny houses are an attractive and affordable alternative to the ramshackle trailers that many people are forced to live in simply because they are already in place. Please modify Sitka's Code to expedite the use of tiny houses.

Sincerely,
Kathy Kyle

Amy Ainslie

From: Marian Allen <marianallen@gmail.com>
Sent: Wednesday, January 15, 2020 5:27 PM
To: Planning Department
Subject: Tiny Homes

I want to support making changes to allow tiny homes in Sitka. We have a major problem with a lack of affordable housing in this town and allowing tiny homes is one way we can start to address this problem.

--

Marian Allen
829 Pherson St
Sitka, AK 99835

Andy Corak

From: Scott Brylinsky
Sent: Thursday, January 16, 2020 10:24 AM
To: Andy Corak
Subject: FW: tiny houses

Please add to case file under public comment.

From: Planning Department <planning@cityofsitka.org>
Sent: Thursday, January 16, 2020 10:14 AM
To: Scott Brylinsky <scott.brylinsky@cityofsitka.org>
Subject: FW: tiny houses

Amy Ainslie
Planning Director
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
(907) 747-1815
amy.ainslie@cityofsitka.org

From: Nan Metashvili <ferenjinan@gmail.com>
Sent: Wednesday, January 15, 2020 8:03 PM
To: Planning Department <planning@cityofsitka.org>
Subject: tiny houses

Here is a little piece I wrote for the Sitka Soup- not sure when there will be room to run it, but it's my 2 cents. I'm passionate about housing, because I am unable to afford to live in Sitka anymore, and would love a tiny house. I'm a retired librarian (remember Kettleton Library?) and the State of Alaska pension is ludicrous.

It was a typical day in Sitka. Rain drizzled down, fog drifted around the forests like old spirits, and cold waves sloshed resolutely against the shore.

The Soupster was heading towards one of his favourite haunts, the library.

Though not as cozy as the old library, the new one still filled his needs. It was warm and dry, and its services were freely available to all. He would spend time reading the papers, and check out a few books to feed his insatiable appetite for reading. With some amusement and no little sadness, he noted that 9.5 out of 10 people scattered around were reading, writing or playing on some sort of electronic device. Not many books to be seen, the old fashioned kind made of paper.

The smell of a brand new volume to him was indescribable. He positively enjoyed the tactile sensation of turning pages, and the ease of flipping back to reread some passage. Many a time did he find it necessary to refresh his memory about some point mentioned 6 chapters ago. The Soupster was not shy about admitting he was getting on a bit and his little grey cells weren't what they used to be. And he loved the elegance of choosing just the right bookmark to insert to keep his place. He had a whole collection of them.

And as much as he loved reading books, there was also the social side of the library. No cold city institution, Sitka's library was a lively place where friendships were formed and nurtured, a place where lonely after-school kids could safely hang out, and even a few romances had happened. He could always count on finding a pal there to have a chat with.

As the Soupster picked up a latest nonfiction bestseller to sit and browse through, he noticed the person next to him in another chair. The two men both could sit there and gaze out at the unparalleled view of the ocean and the small islands, the skiffs and trollers and sailboats going past. They could stay until closing time. They could use the bathroom.

But at closing time, the Soupster could go home to a comfortable and welcoming home, and the other chap obviously could not. Homeless was written all over him, from the shabby clothes, unwashed odor, and the look of sadness and fear in his eyes. Where will he go when the library closes? Out into the rain, and then?

The Soupster started to wonder why the town had to be so difficult for low income folks. Why could they not follow the example of some other communities around the country and take care of all its citizens?

Tiny houses, for example. He had lately been reading in magazines about places building tiny houses. Why do people crave McMansions anyway, when a smaller and adequate abode would do? Wouldn't it be grand if Sitka could commit in a significant way to small and available homes?

The Soupster smiled sadly at the homeless man as the closing time lights flickered.

Then they both left the library.

Andy Corak

From: Planning Department
Sent: Thursday, January 16, 2020 2:12 PM
To: Scott Brylinsky; Andy Corak
Subject: FW: Tiny homes

Amy Ainslie
Planning Director
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
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amy.ainslie@cityofsitka.org

-----Original Message-----

From: Phyllis Hackett <hackett.phyllis@gmail.com>
Sent: Thursday, January 16, 2020 12:54 PM
To: Planning Department <planning@cityofsitka.org>
Subject: Tiny homes

Hello Commissioners

Sitka has been discussing affordable housing for decades. The most reasonable way I see to help our housing and affordable living challenges is through higher density in residential areas.

Tiny homes is a wonderful option for many people and we would be smart to approve code changes allowing for that. It is time to step out of our box and stretch, for the good of our entire community today and into the future.

Please vote in favor of the necessary code changes to make Tiny homes not only allowable but also reasonable.

Thank you for your service. It is greatly appreciated

Phyllis Hackett

Sent from my iPhone

Amy Ainslie

From: Victoria OConnell <victoria.oconnell@gmail.com>
Sent: Wednesday, January 15, 2020 4:45 PM
To: Planning Department
Subject: I support Tiny Houses

Hello,
I support code changes to allow tiny houses, like the one Sitka Conservation Society had the high school build, Please support these changes
thank you
Tory Curran
608 Etolin St
Sitka

Amy Ainslie

From: Karen Hegyi <alaskaperegrina@gmail.com>
Sent: Tuesday, January 14, 2020 9:02 AM
To: Planning Department
Subject: comments for planning commission January 15, 2020 consideration of Tiny Houses changes to zoning code

I apologize if this is not the correct email for commenting on the proposed zoning code changes up for consideration this Wednesday, January 15, 2020.

Please forward this message to the Planning Commission.

Dear Planning Commission Members:

I apologize for not appearing in person. Unfortunately your meeting conflicts with travel plans I had already made.

I have had an opportunity to review ZA 19-06 Staff Report for December 18, 2019.

I believe this is a good step for Sitka.

I have been a fan of Tiny Houses ever since I found a book about them at Old Harbor in 2011. I recognize that they are too small for me and my knees are too old for climbing in and out of a Tiny House loft. As the Analysis paragraph points out Tiny Houses "are not a good housing fit for everyone." But they will fill a niche.

Amending the Zoning Code to allow for their existence and for their placement in mobile/manufactured home parks makes sense.

I do have separate concerns for any future expansion of their placement in other zoning areas. Not because I oppose their use. Rather my concern is that something intended for use by "young adults with few possessions" can easily morph into expansions and sheds and the need for parking for vehicles and boats as more possessions and vehicles are acquired.

It is important therefore that any future expansion of allowable placement of Tiny Houses understand that a user is going to want to expand the footprint. And, while the first occupants might only have bicycles at some point in the near future they are going to want a car/SUV/truck and a boat. And even if the first occupant only has a bicycle they will have guests who arrive in cars/SUVs/trucks.

For any expansion of permitted use the lot size and setbacks need to take parking, footprint expansion and out buildings into consideration. Otherwise the public street and sidewalk will become their permanent parking places.

Thank-you for your consideration.

Karen R. Hegyi

PO Box 671

Sitka, AK 99835

Andy Corak

From: Scott Brylinsky
Sent: Thursday, January 16, 2020 10:25 AM
To: Andy Corak
Subject: FW: Tiny Homes

Please add to case file.

-----Original Message-----

From: Planning Department <planning@cityofsitka.org>
Sent: Thursday, January 16, 2020 10:14 AM
To: Scott Brylinsky <scott.brylinsky@cityofsitka.org>
Subject: FW: Tiny Homes

Amy Ainslie
Planning Director
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
(907) 747-1815
amy.ainslie@cityofsitka.org

-----Original Message-----

From: K L <stormysea@rocketmail.com>
Sent: Wednesday, January 15, 2020 7:06 PM
To: Planning Department <planning@cityofsitka.org>
Subject: Tiny Homes

Dear Planning Commission Members,

We're writing about the idea of Tiny Homes to provide more affordable living for Sitkans. While we agree that the concept is a great one, we are also very concerned about the impact on current properties and homeowners. If you can create zones in new areas for tiny homes that would be amazing. What would be a huge challenge is if you dilute the meaning of R1, R2, and other established zones by adding in Tiny Homes. Sitka already is often breaking our own zoning rules by granting so many variances. Please don't choose the variance method of allowing Tiny Homes into our community. That will pit neighbors against each other and remove a part of what makes Sitka a wonderful place to live. Most of us buy property with the expectation that the zone means something. When the zoning gets mixed up so much, and there's very little notice for variances, it means that people have to attend meetings and argue on their own behalf to keep the property density which they originally bought. We're trusting that your wish to add more affordable housing will not disregard this very important issue for current homeowners. Thanks for all your time and effort as you traverse this potentially controversial issue.

Sincerely,
Klaudia and Michael Leccese

Sent from my iPhone



Sitka Conservation Society
(907) 747-7509
info@sitkawild.org
PO Box 6533, Sitka, AK, 99835
www.sitkawild.org

January 15, 2020

Dear Planning Commission,

The Sitka Conservation Society (SCS) supports the proposed changes to the Sitka General Code to give tiny homes a clear legal status, and to update the zoning code and mobile home park code to provide more options for placement of tiny homes in our community.

For the past five years, SCS has partnered with the Sitka School District, community members and local businesses on a workforce development project, through which high school students have gained construction and professional skills by building a tiny home. In addition to being a learning tool for youth, the Tongass Tiny Home has allowed us to engage in community dialogue about the potential role of tiny homes in Sitka.

Tiny homes are a specialized solution for people concerned about minimizing their monthly expenses, downsizing and avoiding consumption, minimizing their carbon footprint, and/or maintaining flexibility, such as having the ability to move with home in tow or limit debt. By updating Sitka's codes, you will remove real and perceived barriers allowing people to invest in this solution, thereby adding another option for Sitka's housing market (reducing competition for apartments, seasonal residences), and creating opportunities for community members interested in thoughtfully increasing housing density.

Access to safe and affordable housing is critical to the social, economic and ecological well being of our community. Allowing a broader range of housing options will help meet the diverse needs and desires of Sitka residents and visitors. Please note that we do not advocate for tiny homes as a replacement for existing mobile or manufactured homes, except for as desired by current residents of Sitka's parks. Tiny homes should be additive to our housing landscape, providing weather-appropriate, small options, without displacing in-demand larger housing units.

Since the Commission last considered this issue, two notable things have happened that make the proposed code changes appropriate and timely:

- The International Residential Code adopted Appendix Q to provide regulations and standards for tiny homes. Sitka code has historically closely followed the International Residential Code.
- The 2030 Sitka Comprehensive Plan was adopted with the goal of "Expand(ing) the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods," including by encouraging higher density development, promoting Accessory Dwelling Units, and considering tiny homes on wheels for certain residential areas &

manufactured home parks. This plan was based on community feedback gathered from December 2015 through May 2018

Thank you for your service to the community of Sitka. We hope that you will take action tonight to thoughtfully welcome tiny homes to Sitka.

Sincerely,

Chandler O'Connell
Sitka Sustainable Community Catalyst
Sitka Conservation Society