

**MINUTES FROM A SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
March 7, 2018
7:00PM**

STONE PATRICK BATES CARLUCCIO
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- A. Call to order; MEETING CALLED TO ORDER AT 7:11PM BY COMMISSIONER CARLUCCIO
- B. Roll Call; IN ATTENDANCE; STONE, PATRICK, BATES, AND CARLUCCIO
- C. Approval of the Agenda;
PATRICK/BATES MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from January 3, 2018
BATES/STONE MOVED TO APPROVE THE MINUTES FROM JANUARY 3, 2018
NO OBJECTION/MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda; None
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;
 - 1. Conditional Use Permit Application for SOS Response Team
 - A. Presentation by Staff or Commission
CLERK/GEAGEL- Presented the conditional use permit application received from the SOS Response Team. Notices were sent out to property owners within a 300 foot radius, no responses were received. Board members of the SOS Response Team were unable to attend to the meeting, but one member dropped off a packet with a letter and in-depth drawing of the plans late that afternoon for the Commission to review.
 - B. Public Presentation or Hearing
VIVIAN ROJAS- Discussed that the sign would enhance the look of the structure and inform people as to what the purpose is of the building.
SACHIKO SCOTT- Spoke as a member of SOS, stating that the board members worked hard to get the sign. They advertised for design entries, there were four and it took a lot of time to choose one. If you consider the brown as just contrasting background then the sign meets size requirements.
 - C. Commission Discussion
STONE- Spoke in favor of the signing stating that it was very attractive and would make an ugly area a lot more attractive. A lot of work went into it.
BATES- Spoke in agreement with Stone. The sign is only .09% over.
PATRICK- Spoke in agreement with Stone.
CARLUCCIO- Discussed that the reasoning SOS applied for the conditional use was because it was over the 15% allotted use for the industrial zone. It was interesting the way the sign proposal was written, but the sign is still oversize. She discussed the need for a sunset clause that if the sign comes down is ripped or bleaches out and is no longer attractive, especially with the high winds. CISPRI owns the building.
 - D. Action/Disposition
CARLUCCIO- Asked for a motion to grant a conditional use for the sign Sea Otter Recovery Center as presented in the packet.
BATES/STONE SO MOVED
NO OBJECTION/MOTION CARRIED

BATES/STONE MOVED TO AMEND THE MOTION TO INCLUDE PROVISIONS THAT THE CONDITIONAL USE IS BASED ON THE SIGN BEING MAINTAINED AND IF IT BECOMES UNSIGHTLY IN ANY WAY BE REMOVED FOR THE LIFE OF THE LEASE
NO OBJECTION/MOTION CARRIED

FINDINGS:

1. The sign is aesthetically pleasing
2. The sign is informative and designates the use of the building
3. The sign is less than 1% over the recommended 15%

CARLUCCIO- Asked for a motion to accept the findings.

BATES/STONE SO MOVED

NO OBJECTION/MOTION CARRIED

2. Title 18 'Visibility at Access Points' amended DRAFT

A. Presentation by Staff or Commission

CLERK/GEAGEL- Presented the amended draft of visibility at access points to the commission. This was a trafficability recommendation that was referred to the Planning Commission by Council. The draft was changed to some of the specifications discussed at the previous meeting and moves the visibility at access points away from driveways and focuses on intersections. It was mentioned in the previous meeting that it may not be necessary to have visibility at access points on people's property because they already have a ten foot setback in place, and that the code is in place because it is a safety issue concerning city streets and intersections. The draft also includes the intersection piece that no vehicles should be parked within 30 feet of an intersection that is being discussed in Council and will be presented to Council next week. The two pieces look nicely together if the focus is on corner lots and no longer on driveways. She was approached by a council member about the verbiage on item B, the one foot wide verbiage in case somebody has a tree was discussed and now it includes that no vehicle should impede visibility by being parked in the corner of an intersection on private and public lots and eliminates the triangle of visibility on individual driveways. Driveways can be put back in if they would like. There is nothing currently in the fine table referencing visibility at access points at this point so it will need to be addressed. No parking 10 feet from a driveway would be the next piece to the discussion, and whether it still fits in this draft or not.

B. Public Presentation or Hearing

VIVIAN ROJAS- Discussed that she liked the verbiage and that it is important that it includes corner lots both publicly and privately owned. Privately owned meaning that if you are at an intersection and someone is impeding visibility by being parked on their property in that corner, the City can say we have a visibility issue, it takes care of issues that they have previously had. The draft is well written and takes care of not only the vehicles, but hedges and walls as well. She asked what should be done for enforcement, if they need to ask the property to cut it down, what happens next?

SACHIKO SCOTT- Asked if it would apply to all road crossing and T intersections as well, such as Shoreline. Would it apply to growing trees and how about the grade of the hills?

C. Commission Discussion

CARLUCCIO- Discussed that trees could grow as long as they are less than one foot wide and are limbed and do not have big bushes, which was previously an issue on Main Street with the little park up front, now we don't have that problem anymore. She discussed that the way the draft was written changed visibilities at access points to visibility at intersections and still placed the code in all the different zones and that is why they all read exactly the same. They are no longer requiring the visibility at access points on people's driveways, as long as the driveway is not in an intersection. She recommended making sure the verbiage is what is wanted; intersections are where the road intersects.

What happens when parking, will people have to take out a tape measure? The draft is pretty well written, she recommends approval with the reservation that a definition of intersection be included. She recommends Council keeps considering no parking within 10 feet of a driveway, it will be up to them to approve the draft as is and wait, or to just deal with the parking issue at the same time.

PATRICK- Discussed that the bushes on Main Street were no longer an issue if you were tall; if you are short it is still an issue.

CM CAMERON- Asked if defining intersection would help.

BATES- Discussed that the rule was for safety.

D. Action/Disposition

CARLUCCIO- Asked for a motion to recommend approval of City of Seldovia Ordinance 18-xx with the addition of a definition for intersection.

PATRICK/STONE SO MOVED

NO OBJECTION/MOTION CARRIED

H. Commission Business:

1. Cedar St. Extension Update

CM CAMERON- Discussed that she had discussed the issue of eminent domain with their attorney Joe as was requested at the last meeting and she was informed that it would be a long and expensive process costing a minimum of 20,000 dollars and they would need to hire an attorney specializing in eminent domain. Office staff spoke with the other owner today, he was unable to speak long, but will call back tomorrow to discuss the issue. She requested a little more patience on the issue, and stated that she is feeling hopeful about tomorrow's discussion and hopes they can get some momentum going.

CARLUCCIO- Spoke in favor of waiting longer to discuss the issue with the owner. Seems like a no-brainer, the City is not actually taking anything, but giving a little. In the previous conversation with the other co-owner did it sound like she was starting to come around?

STONE- Discussed that \$20,000 to \$30,000 plows a lot of road. Good job tracking them down.

CLERK/GEAGEL- Discussed that in the conversation held previously with the other co-owner she had not expressed opposition to the idea, but the statement was that she really didn't have an opinion until it was discussed with the other owner, before she could express her wishes.

I. Staff Reports:

1. Potential Upcoming Commission Considerations:

CLERK/GEAGEL- Discussed that she had a variance application come in the mail today, she knew it was coming and will send out public notices and the public hearing will be scheduled for the next meeting. It was brought to her attention that someone wished to vacate a platted street that is not existing in the near future so that is potentially coming up. There will be continued discussion on Commercial Marine Zoning and possibly all of Title 18 if it comes about they are wanting to update it. These items were listed as reminders that there are things coming up and the Planning Commission is needed and appreciated very much.

a. Variance Application

b. Petition To Vacate

c. Zoning

CARLUCCIO- Discussed that there was a workshop prior to the meeting about the Commercial Marine district; they definitely need to have more workshops. Planning meets once a month so should plan to have a workshop prior to the next meeting, it would be great if more council members could attend the zoning workshops. She will be gone the month of May.

BATES- Spoke in agreement. This issue needs more members.

VIVIAN ROJAS- Discussed that she would be gone after March 24th, but would be available for a workshop on the 21st. She suggested they poll the Council to see who is available for the next zoning workshop and if they are not available, move the workshop.

CM CAMERON- Discussed that the next scheduled Commercial Marine Workshop is tentative for the 21st at 6pm, if that does not work then April 4th would be the next available time. Would earlier in the day work?

MAYOR LENT- Discussed that there are budget workshops scheduled before every council meeting coming up in the near future.

CLERK/GEAGEL- Stated that a time limit can be set if they are concerned about time.

J. Informational Items Not Requiring Action:

K. Comments of the Public:

SACHIKO SCOTT- Asked if the sign that was discussed previously was less than 15% of the surface area would they not need permission to put it up and would there no longer be a provision that the sign must come down if it becomes unsightly.

CARLUCCIO- Discussed that even if the sign was made smaller the City could still have the sign come down or request to have it be replaced if it became unsightly or tattered, it is on City land.

VIVIAN ROJAS- Thanked the Commissioners for their public service, it is appreciated.

L. Comments of the Commission:

STONE- Thank you for your input and help all of you.

BATES- No comment

PATRICK- No comment

CARLUCCIO- I would like to thank you all for coming and partaking.

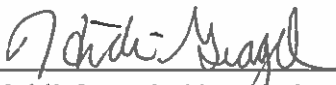
M. Next Meeting: Regular scheduled meeting, April 4, 2018

N. Adjournment:

BATES/STONE MOVED TO ADJOURN AT 8:10 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of March 7, 2018.





Heidi Geagel, City Clerk

Approved by Commission 04/04/2018