

**MINUTES FROM THE SELDOVIA PLANNING COMMISSION  
REGULAR MEETING  
MULTI-PURPOSE ROOM**

**Wednesday  
September 6, 2017  
7:00PM**

STONE CAMPBELL SENENIG BATES CARLUCCIO
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- A. Call to order; MEETING CALLED TO ORDER AT 7:00 BY CARLUCCIO
- B. Roll Call; STONE, SENSENIG, BATES, CARLUCCIO
- C. Approval of the Agenda;  
SENENIG/BATES MOVED TO APPROVE THE AGENDA  
NO OBJECTION/ MOTION CARRIED
  
- D. Approval of Minutes from August 2, 2017  
SENENIG/STONE MOVED TO APPROVE THE MINUTES OF AUGUST 2, 2017 AS WRITTEN  
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. Petition to Vacate East Addition right-of-way
    - A. Presentation by Staff or Commission  
JEN SWICK- Discussed Hopkins plan to access his property through the corner of Hugh Smiths lot, where the driveway is now, and he will access his back lot through his other property. Hugh Smith is not aware of this plan yet, but she believes they already have some sort of deal worked out for the use of the property. Hopkins has spoken with Kenton with Seabright Surveys and they are formulating an official plan to present to Hugh. If he can not access his property through Hugh Smiths, he plans to get to permission to access through the next property up. A street is his only legal access at this point. If given permission to vacate they will replat the whole area, nine lots, and vacate the row in front of her house. Nothing has gone to the borough yet, they were waiting to do it simultaneously with Hopkins. If his access with Hugh does not work it will halt the process. Hopkins and Hugh are both outside of city limits. The vacation would be split down the middle and when she asked the surveyor, Scott with Integrity, he had told her that the property outside city limits would just own 10ft of city property and would have to abide by city rules on that part of their property.
    - B. Public Presentation or Hearing
    - C. Commission Discussion  
CARLUCCIO- Discussed that without a written plan from Hopkins, when the petition to vacate reached the borough it would be knocked down because he does not have access to the property. She clarified Ray Waterbury's vacation was approved, and asked how long after an approval can it still be submitted to the borough. She suggested they could discuss and sign off on the preliminary vacation subject to replat. If Hopkins is going to replat his property then all lots will have access. She discussed how wide A street was and that it was not feasible to turn it into a road for the City. She discussed the properties in the area and clarified where their access was located. She verified that the surrounding property owners had signed off on the petition and had other access.  
SENENIG- Asked if they were separate issues and about the timing. She suggested that if all the

owners have signed off on the vacation and the neighbors are okay and potentially have access, that it should be considered if no one has a reason not too. She clarified that the vacation would be split down the middle, and asked if the other property would own 10 feet of city property.

BATES- Spoke in agreement, he stated that the vacation looked pretty straightforward, just as long as there was access. In the past it was discussed that it was not feasible for the City to make it a street because it was a rock wall.

STONE- Spoke in agreement that it was pretty straightforward. She inquired about Hugh not knowing Hopkins plan yet.

LARSON- A street is thirty (30) feet.

#### D. Action/Disposition

SENENIG/BATES MOVED TO APPROVE THE VACATION, SUBJECT OF THE APPROVAL OF THE REPLAT.

NO OBJECTION/ MOTION CARRIED

CARLUCCIO- Asked to attach two findings-

1. Every parcel adjacent to Frank Raby Drive has access either platted or real.
2. Completion of Frank Raby is not feasible because of a rock wall.

SENENIG/STONE MOVED TO ADOPT THE FINDINGS.

NO OBJECTION/ MOTION CARRIED

## 2. Cedar St. Extension RFP

### A. Presentation by Staff or Commission

CM LARSON- Discussed that the only bid received was from Ability Survey. The proposal was broken down in three parts, Cedar street extension, Sonen/Chissus vacations and Willow street. The first part of the bid was \$10,110, doing all three at the same makes the cost of the next two parts negligible. It is an additional \$300 to do Willow street. He recommended they do all three. It is suppose to take 4-6 months to complete, a caveat being taxes needed to be completed in the new year before the final plat. They still have not resolved the issue with the Int-Houts, no discussion has happened since the email, because they were waiting to get the survey cost. He believes she would like a cost for the property as well as not paying for the survey, he would like to negotiate for Willow street. He cannot speak for the City as it is up to Council but he can draw up a proposal and present it to the Council to see how much they are willing to cover. The Council members he has spoke with are for it.

### B. Public Presentation or Hearing

WALT SONEN- Discussed that he would like to see this go ahead. He asked how it would shake down if Heidi does not want to participate in the survey cost, will the City be willing to cover her portion? He spoke for all the other owners being in agreement to the replat of the road how it is now, and that they are expecting the City to pay for half of the survey. He spoke in agreement with negotiating part of Willow street for the Int-Houts part of Cedar street.

### C. Commission Discussion

CARLUCCIO- Discussed that this can be looked a couple of ways. The property owners vacating property lines need to pay a little more. She would like some more time to look over the bid and apologized that she hadn't had the chance yet, because she was traveling. It will be good to make it a legal city street. Property owners are losing property, but the City cannot pay for the whole survey. Many different angles. Cedar street extension runs pretty close to the Int-Hout boundary. She suggested the City go ahead and pay for the survey upfront and then get payment from the property owners.

BATES- Commended the land owners for being able to work together and come up with a proposal.

STONE- Spoke in support of seeing this move forward, it has been discussed quite a bit. Sooner is

better.

SENSENI- Spoke in agreement. There are five affected property owners, one can give a little and get a little. \$10,000 survey if the city pays half, Walt and Chissus pay \$1500 each then the other owners pay \$1000. She asked if there will be any surprises in the survey. She would like to see in writing that even if it was not what they were hoping for they will still go ahead and pay.

CM LARSON- Discussed being uncomfortable with the City paying upfront for the survey and then trying to collect from property owners. He recommends it be written and all paid for at the same time, and can work with Paulie and Walt to form an instrument to start with.

D. Action/Disposition

NO ACTION TAKEN

H. Commission Business:

1. Trafficability Across Seldovia Workshop

CM LARSON- Discussed the second trafficability meeting held the night before. A lot of things were talked about at the first meeting, the second meeting was a lot more productive with things written down, like reduce speed limit to 15mph, ask the state to reduce Main Street to 15mph, rewrite the triangle of accessibility as it has confusing language now, winter parking because it makes it difficult to plow snow, redefine the 24-48 hour parking in the Harbor parking lot and the loading zone. Additional signage, instead of one way on Kachemak, place a yield to oncoming traffic sign. State law is 30 foot no parking from stop signs, make that a 30 foot radius. The third workshop will be September 26<sup>th</sup> at 6:30, it has been discussed moving to a 7:00-7:30 later start time. At the end of the workshop they will have a recommendation for Council.

CARLUCCIO- Discussed that safety codes state lane traffic is 9-12 feet, parking is 7-9 feet. There could possibly be no parking on roads that are 20 feet. Bigger streets just parking on one side. They are finally starting to make some progress. They need more Council members and citizens at the next meeting.

2. Zoning Workshop

CLERK/GEAGEL- Spoke about the zoning workshop suggested in May and postponed until September.

CARLUCCIO- Discussed that their cup runeth over, and suggested having it after Trafficability and Cedar street were finished, but doesn't want it forgotten.

I. Staff Reports: None

J. Informational Items Not Requiring Action:

1. Resignation of Commission member Ruth Sensenig

SENSENI- Discussed that she was spending the winter out and due to the long nature of her absence she thought it best to resign. She would be open to serving again when she returns, but does not know when that will be.

CARLUCCIO- Thanked Ruth for her service and dedication, for keeping them on their toes and asking the probing questions.

K. Comments of the Public:

STEVE BAINBRIDGE- Asked about the process of obtaining a building permit.

CARLUCCIO- Explained the procedure and that it no longer comes to the whole Planning Commission. He should receive it back within a day or two.

WALT SONEN- Thank you Ruth and happy trails.

MAYOR LENT- Thank you Ruth.

L. Comments of the Commission:

BATES- Thanks Ruth.

STONE- Come back, come back.

SENSENI- Would like to come back, she is going to spend some time with family and some time in

Europe with Turka, but believes it will be all good in the end. It has been a pleasure to serve and she has learned a lot from Paulie. Thank you for the privilege.

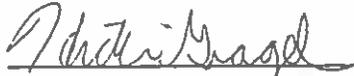
CARRLUCIO- Really does appreciate the service Ruth has given, and appreciates all the public that comes to the meetings, especially that are interested in this and what is going on.

M. Next Meeting: Regular scheduled meeting, October 4, 2017

N. Adjournment:

STONE/SENSENIQ MOVED TO ADJOURN AT 8:32 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of September 6, 2017.



Heidi Geagel, City Clerk

Approved by Commission

10/04/17