

**MINUTES FROM THE SELDOVIA PLANNING COMMISSION  
REGULAR MEETING  
MULTI-PURPOSE ROOM  
Wednesday  
May 1, 2019  
7:00PM**

BATES FORSBERG CARLUCCIO
--------------------------------

- A. Call to order; MEETING CALLED TO ORDER 7:03PM BY COMMISSIONER CARLUCCIO
- B. Roll Call; IN ATTENDANCE; BATES, FORSBERG, and CARLUCCIO
- C. Approval of the Agenda;  
BATES/FORSBERG MOVED TO APPROVE THE AGENDA  
NO OBJECTION/ MOTION CARRIED
- D. Approval of Minutes from April 03, 2019  
BATES/FORSBERG MOVED TO APPROVE  
NO OBJECTION/ MOTION CARRIED
- E. Public Comments Regarding Items Not on the Agenda;  
CARLUCCIO called for public comment and none was offered.
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;
  - 1. Building Application Permit- Update and Review
    - A. Presentation by Staff or Commission  
CLERK GEAGEL- Presented the updated building permit application including the work time limits and the amending the building permit ordinance to include the language from the previous meeting and asked for the commission's guidance on how long a permit would be valid.
    - B. Public Presentation or Hearing
    - C. Commission Discussion  
CARLUCCIO- Spoke to what a completion date could entail and spoke in support of a one year to start clause and a completion date of two years for the exterior shell. She suggested having a workshop on building permits.  
CM CAMERON- Spoke to including a building completion date that would hold the permittee accountable and require them to have a full plan with a start and an end. She suggested defining and setting parameters for what completing and starting projects were.  
BATES- Spoke in support of a two-year completion date with the caveat that the permittee could go to the city manager for an extension.  
FORSBERG- Discussed that if an extension permit was not approved then the permittee could apply for another building permit.
    - D. Action/Disposition

THE PLANNING COMMISSION DIRECTED THE CITY CLERK TO INSERT A TWO-YEAR COMPLETION DATE AND BRING BACK TO THE NEXT PLANNING MEETING

- 2. Discussion- Title 18 Land Use Matrix- Residential and Commercial Uses
  - A. Presentation by Staff or Commission  
CLERK GEAGEL- Presented an update Title 18 Land Use Matrix for residential and commercial uses and a list of questions pertaining to those uses. She discussed the process for updating the code through ordinance once the matrix was finished.

B. Public Presentation or Hearing

C. Commission Discussion

CARLUCCIO- Spoke to the questions presented and discussed home occupations being allowed in the residential district. She commented that she liked some of the definitions from Kenai. She discussed that parking was always an issue and that conditional uses had to have certain parameters, if all the conditions were met then they had to be granted. She spoke in support of updating Title 18 uses, using the matrix as a tool.

BATES- Discussed all the nonpermitted uses at the airport. He spoke to the questions presented, home occupations being work presented by or for a member of the family, and retail being part of home occupations. He spoke in support of more than five units being permitted in residential special multifamily and garage private being permitted in residential and a conditional use in any additional zones.

CM CAMERON- Discussed the City of Kenai's home occupation definition, the residential special multifamily district filling a great need in the community, parking in town, and her appreciation for conditional uses.

D. Action/Disposition

NO ACTION TAKEN AT THIS TIME

H. Commission Business:

1. Bylaws Revision- Time Change

BATES- Discussed that the next meeting would start at six.

BATES/FORSBERG MOVED TO APPROVE

NO OBJECTION/ MOTION CARRIED

REVISED BY-LAWS APPROVED

I. Staff Reports:

CLERK GEAGEL- Letter of interest for joining the planning commission was given to the city from person of the community and will be discussed at the May 13<sup>th</sup> council meeting.

J. Informational Items Not Requiring Action:

CARLUCCIO- Discussed as a borough plat sub-committee, with six members out of the 13 members in the borough planning commission, that a plat from Seldovia was presented and she recused herself because of her vote on the Seldovia Planning Commission. The vote passed and later in the planning commission meeting the vacation for Valhalla came up and she was allowed to vote because it was legislative and not judicial. The planning commission can advise the vacation, the city council has the final authority, whereas the planning commission had the final authority in the plat, which is why she recused herself.

K. Comments of the Public:

CARLUCCIO called for public comment and none was offered.

L. Comments of the Commission:

FORSBERG- Learn something new every day.

BATES- We have a lot of work to do.

CARLUCCIO- She inquired about the budget being done and beginning work on Commercial Marine again. She thanked everyone for coming, attending, and their points of view. Everyone's comments were really good.

CM- Discussed that the budget had been presented to council and was introduced at the last meeting and would be discussed at the next meeting.

M. Next Meeting: Regular scheduled meeting, June 5, 2019

N. Adjournment:

CARLUCCIO CALLED FOR ADJOURNMENT

BATES/FORSBERG MOVED TO ADJOURN  
CARLUCCIO SO ORDERED AT 8:28 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of May 01, 2019.

  
\_\_\_\_\_  
Heidi Geagel, City Clerk

Approved by Commission 08/07/2019

