

**MINUTES FOR THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
April 3, 2019
7:00PM**

FORSBERG CARLUCCIO BATES

****PLANNING COMMISSIONER BATES AND FORSBERG WERE SWORN IN BEFORE THE MEETING****

- A. Call to order; MEETING CALLED TO ORDER 7:00PM BY COMMISSIONER CARLUCCIO
- B. Roll Call; IN ATTENDANCE; FORSBERG, CARLUCCIO, and BATES
- C. Approval of the Agenda;
BATES/FORSBERG MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from March 06, 2019
BATES/FORSBERG MOVED TO APPROVE

CARLUCCIO- Stated that a correction was needed on the third page where she discussed that it should have been brought to the planning commission for recommendation and then to the city council, since they did not have a quorum. It was confusing and a period was needed after city council and then it should state that the planning commission did not have a quorum plus one which is required to consider a conditional use.

NO OBJECTION/ MOTION CARRIED
CARLUCCIO- Minutes approved as amended.

- E. Public Comments Regarding Items Not on the Agenda; None
- 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- Present a draft of Title 17 updating the time limit for commencement to include that a building Permit with work having lapsed for more than 365 days would become null and void. She presented an updated building permit application that removed question 9 addressing the building permit application at planning commission meetings and added water and sewer permits, and driveway permits to the application. She discussed that driveways on state roads would need state permits at the owner's expense.
 - B. Public Presentation or Hearing
KATHLEEN GRUBER- Spoke in support of the 365-day project commencement timeline.
 - C. Commission Discussion
BATES- Spoke in support of the changes and discussed the need for a building extension, with the recent budget cut talks on the Alaska Marine Highway System and not being able to get materials in.
CARLUCCIO- She spoke in support of the commencement timeline and discussed that the planning commission did not approve water and sewer permits but that they were included as a double check. She discussed that only the shell would need to be complete since the planning commission did not inspect the insides of buildings. She spoke in support of adding to the time limit commencement in

title 17 that one-year extensions may be granted at the discretion of the city manager. She spoke in support of the changes to the building permit application.

CM CAMERON- Discussed the benefits of having a driveway permit and that currently there were no references to extending building permit.

D. Action/Disposition

THE PLANNING COMMISSION DIRECTED THE CITY CLERK TO INCLUDE THAT ONE YEAR EXTENSIONS MAY BE GRANTED AT THE DISCRETION OF THE CITY MANAGER AND TO BRING THE DISCUSSED CHANGES BACK TO THE NEXT MEETING.

2. Discussion- Title 18 Land Use Matrix- Residential Uses

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented an updated Title 18 Land Use Matrix draft for residential uses with a list of questions that accompanied those uses.

B. Public Presentation or Hearing

KATHLEEN GRUBER- Spoke in opposition of the residential district allowing shops without a principal use.

C. Commission Discussion

CARLUCCIO- Discussed that the matrix was going to force them to make everything uniform and to see the inconsistencies in the code, they need to address things the same way. She discussed the accompanying list of questions and that under permitted uses, dwelling, should say four or less. She discussed that she did not like the idea of putting a building on a residential property without a principal use.

BATES- Discussed that he thought that the purpose of accessory uses related to the fishing industry was so that a residential owner could stack or store gear on their property. He spoke in opposition of the matrix.

FORSBERG- Inquired if the matrix discussed storing campers on properties.

CM CAMERON- Discussed that the main problem with the accessory use or structure was that the definition was combined but according to matrix they were not treated as the same thing.

D. Action/Disposition

THE PLANNING COMMISSION DIRECTED THE CITY CLERK TO BRING AN UPDATED MATRIX BACK TO THE NEXT PLANNING MEETING

H. Commission Business:

CARLUCCIO- Inquired if the commission find would find it beneficial to change the meeting times to 6:00pm like the city council.

BATES- Spoke in support of an earlier start time.

FORSBERG- Spoke in support of an earlier start time.

CLERK GEAGEL- Discussed that she did not see the time mentioned in the code.

CM CAMERON-Discussed that the city office would explore the procedure for changing the time further and bring it back to the next meeting.

I. Staff Reports: None

J. Informational Items Not Requiring Action:

1. Conditional Use- Cameron- Sent to council for Special Meeting 03/27/19

CLERK GEAGEL- Discussed that the conditional use for Cameron was approved by the city council by action memorandum and the signed permit had been signed and sent to the applicant.

2. Commercial Marine Ordinance- Postponed for workshop

CLERK GEAGEL- Discussed that a date had still not been set for the postponed workshop.

CARLUCCIO- Suggest having the workshop on the off week from council meetings starting at 6 o'clock for two hours.

BATES- Stated that he hoped they could get public input for the workshop.

K. Comments of the Public:

KATHLEEN GRUBER- Inquired if the adjournment time would change from ten-thirty if the meeting changed to six o'clock.

CARLUCCIO- Discussed that the adjournment time would stay the same, she had only seen a meeting go over once before.

L. Comments of the Commission:

FORSBERG- Discussed that he was curious about the Kathy Cameron conditional use, was she forced to make it a residential from a conditional use?

CARLUCCIO- Discussed that it was a commercial area, and even though the house was built before the City of Seldovia received planning powers, it was still in a commercial area and did not meet the requirements. There technically was no term like grandfathering in, and if they ever wanted to sell and go through a financial institution, they could not finance it because it was a residential use in a commercial zone. Now that it had a conditional use, they could do that.

BATES- Stated he would try to like the matrix.

CARLUCCIO- Thanked everyone for coming tonight, the staff, especially Heidi for all the hard work she has done putting the matrix together and updating the building permit. She stated that she knew Heidi was kept busy with all her jobs and really appreciated the work Heidi did for them. She thanked Kathleen for going to the meeting and hoped she was still interested in joining the ranks.

M. Next Meeting: Regular scheduled meeting, May 1, 2019

N. Adjournment:

CARLUCCIO CALLED FOR ADJOURNMENT

BATES/FORSBERG MOVED TO ADJOURN

CARLUCCIO SO ORDERED AT 8:25 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of April 03, 2019.



Heidi Geagel

Heidi Geagel, City Clerk

Approved by Commission 05/01/2019