

**MINUTES FROM THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
March 6, 2019
7:00PM**

CARLUCCIO BATES FORSBERG

- A. Call to order; MEETING CALLED TO ORDER 7:06PM BY COMMISSIONER CARLUCCIO
- B. Roll Call; CARLUCCIO, BATES, and FORSBERG
- C. Approval of the Agenda;
BATES/FORSBERG MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from September 05, 2018
BATES/FORSBERG MOVED TO APPROVE
NO OBJECTION/ MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda; None
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
 - 1. Chartier 2019 Replat
 - A. Presentation by Staff or Commission
CLERK GEAGEL- Presented the Chartier 2019 replat and a letter from the property owners who were not able to attend the meeting that evening. The replat was a request for three pieces of property that were previously one property to be put back as one property.
 - B. Public Presentation or Hearing
CARLUCCIO- called for public comment and none was offered.
 - C. Commission Discussion
CARLUCCIO- Inquired if the staff had reviewed the replat to verify that it met the requirements for the waterfront commercial district. She discussed that it was at the end of the road and discussed the sewer easement and that the setback of the house were well away from any property lines.
BATES- Stated that it appeared it would not infringe or stop anyone from access.
 - D. Action/Disposition

BATES/FORSBERG MOVED THAT THEY APPROVE THE CONSIDERATION OF THE 2019 REPLAT FOR CHARTIER
NO OBJECTION/ MOTION CARRIED

 - 2. Valhalla Replat
 - A. Presentation by Staff or Commission
CLERK GEAGEL- Presented the 2019 Valhalla replat for approval along with the previously approved petitions to vacate and the minutes of their approval.
 - B. Public Presentation or Hearing
JEN SWICK, resident- Inquired if the property owner Jim Hopkins knew about the meeting. She discussed the approved petitions to vacate and their locations. She discussed that Hopkins' property was extended to Rocky Street for access and that the replat was also extending Chrissy Street for another property owners' access. She stated that signatures of approval had been given from all five property owners involved and that the 10-foot utility easement was being given from her property.

C. Commission Discussion

CARLUCCIO- Discussed the replat being presented and stated that Chrissy Street should be labeled and that there was an easement on the power line that should be shown. She inquired if the ten-foot utility easement was from the Swick property and discussed that note 5 was for a 10-foot easement granted to HEA. She inquired if the HEA line went right down the middle of the easement and if the property owner had looked at the relationship between the power pole and the flags. She discussed that there would be a ten-foot utility easement along Chrissy Street on lot 4 and on the property across the street and asked if the property owners were okay with the way the note was written. She stated that note 5 and 6 contradicted note 8 and would need to be changed to be in agreement.

FORSBERG- Inquired if there was already a utility line going through the easement.

CARLUCCIO- Called for a motion to table item G2 until after item G3.

BATES/FORSBERG SO MOVED

NO OBJECTION/ MOTION CARRIED

3. Discussion- Title 18 Land Use Matrix

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented a Seldovia Land Use Matrix draft of all the permitted and conditional uses currently in the Seldovia Municipal Code (SMC) title 18 and along with title 18 definitions. She also presented the City of Kenai's land use matrix and definitions, and the City of Seward's land use matrix and definitions. She asked for the commission to consider incorporation of the matrix format into SMC Title 18 and discussed the benefits of seeing all the uses at once and that it would clear up inconsistencies between the chapters. She discussed that the blank spaces in the draft matrix were because the use was not mentioned in the code at all. She discussed that other avenues could be explored as well to incorporate the matrix format such as lot size and signage size, that would help clean up the code.

B. Public Presentation or Hearing

CARLUCCIO- called for public comment and none was offered.

C. Commission Discussion

CARLUCCIO- Inquired about the land use categories. She discussed that she did not like the layout. She spoke in support of the matrix format and its usefulness in fielding questions. She discussed that in most cases they could just look at the matrix, but if they wanted to go further, they would have to look at the code. The other thing the matrix would do was show where they were falling short, inquiring why citizens couldn't have a dwelling unit with less than four dwelling units in commercial residential or even waterfront commercial residential if the lot is big enough as stated in the code. She stated that the matrix would never completely take the place of the code.

BATES- Stated that he was struggling with the matrix. Inquired if the purpose was to try and consolidate title 18 into a matrix. He inquired if a blank space in the matrix meant it was not permitted and asked if ideally all the blank spaces in the matrix were filled in. He suggested color coding the different zones with the small colors as the zoning map based on zone.

CM CAMERON- Discussed that the matrix was a tool to implement in title 18 and that they would quickly be able to go to the table and look at what zone the applicant was applying for. She discussed that there were a few things that could be done to clean up the matrix to make it easier to look at, putting a key on each page, and putting the matrix in portrait format. She also discussed wanting to clean up the definitions and building code in title 18.

D. Action/Disposition

THE PLANNING COMMISSION DIRECTED THE CITY CLERK TO BRING BACK A MORE COMPLETED LAND MATRIX INTERPRETING WHAT SOME OF THE LAND USES WERE

BASED ON WHAT THEY HAD AND INCORPORATING A FEW MORE LAND USES WITH THEIR INTERPRETATIONS AND DEFINITIONS

CARLUCCIO- Asked for a motion to take item G2 off the table and open it back up for public presentation.

BATES/FORSBERG SO MOVED

NO OBJECTION/ MOTION CARRIED

CARLUCCIO- Discussed that she wanted to verify that Jim Hopkins was in agreement with the replat because it effected his property and he was in the agreement. She verified that shed shown on the lot was going to be removed and inquired if Hopkins understood that he would not be receiving any of the vacated Frank Raby. She discussed that most of the surveyors work with the borough in advance and that once a replat was approved by the platting committee the borough would have a list of things that they would want done before the replat was finalized. Replats were given two years to finalize.

JIM HOPKINS, resident- Spoke in support of the replat and discussed that it would clean up the driveway for Valhalla that currently goes across lot 5. In the new layout the driveway was on the corner and would affect a very small portion of the property. He stated that he understood and was perfectly fine with not receiving any of the vacated Frank Raby. He discussed that access to lot 9 was on A Street off of Augustine Street all the way at the end. A Street was actually put into that point, 20 years ago, and could be driven except that it was over grown with alders. He discussed that another benefit of deeding the 33 feet Frank Raby right-of-way to the other owners was that it would be more property taxes for the city. He discussed that the timeframe for replat edits was long and that the surveyor was going to present the replat to the borough.

SWICK- Discussed that she thought there was a typo on one of the notes and that the shading on her lot was already existing. They were not adding a 10-foot utility easement to HEA it was already there. She discussed that note 7 was the powerline and that not 5 and 6 were the sewer line that was already there. She stated that see note five should be see note 7. She noted that in the replat they were also making her lots one.

D. Action/Disposition

CARLUCCIO- Stated she would entertain a motion to approve the Valhalla 2019 Replat.

BATES/FORSBERG SO MOVED

NO OBJECTION/ MOTION CARRIED

H. Commission Business: None

I. Staff Reports: None

J. Informational Items Not Requiring Action:

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

CARLUCCIO- Discussed that the conditional use should have been brought to the planning commission for recommendation to the city council since they did not have a quorum.

2. Right of Way Use Permits- Amended by council and approved

3. Commercial Marine Ordinance- Postponed for workshop

CARLUCCIO- Inquired if a workshop had been scheduled and if it would be a joint workshop or a planning workshop. She inquired why the city council requested the workshop and discussed that the problem of allowing rentals in commercial marine by conditional use was the length of the conditional use, would it be for the length of the tenant or the length of ownership. She stated it was a tricky one.

CM CAMERON- Discussed that they were looking for a workshop time that both entities could meet, May was good because the budget was normally wrapped up and hopefully there would be another

member on the planning commission.

CLERK GEAGEL- Discussed that comments from the city council were about the difficulties of allowing long-term rentals as a conditional use.

K. Comments of the Public: None

L. Comments of the Commission:

FORSBERG- A lot of stuff, not complicated to look over, key is to make sure make everyone happy and legal.

BATES- Inquired about the conditional use-Cameron being sent to council and not to the planning commission. He inquired if it was a hassle for anybody if they stop by.

CARLUCCIO- Discussed that a conditional use needed a vote of a quorum plus one, which was four. Even if they could not approve the conditional use, they should still see it to make a recommendation to go to council because that is their job. She suggested that if commission members wanted to take a look and let it known if they see something there that they don't think should be they could write a note individually to the council, because right now it was already on their calendar and they were not going to meet again until after. She stated she was going to go take a look. She welcomed Roger and stated that next time they will have him raise his right hand, and let's definitely check on Rick because if he hasn't already, he better. She stated she thought tonight was a productive meeting, especially going over the replats, they look good except a few minor things and it's always nice to get a few more feet on the city's tax roll.

M. Next Meeting: Regular scheduled meeting, April 3, 2019

N. Adjournment:

CARLUCCIO CALLED FOR ADJOURNMENT

BATES/FORSBERG MOVED TO ADJOURN
CARLUCCIO SO ORDERED AT 8:20 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of March 06, 2019.



Heidi Geagel
Heidi Geagel, City Clerk

Approved by Commission 04/03/2019