

Planning & Zoning Commission Meeting

Thursday, September 27, 2018

Meeting Minutes

Commissioners present: Courtney, Greenwald, Kveum, Miller and Morrison. Quorum present.

Commissioners absent: Commissioners McConnell, Meserve & Ex-Officio See. **City officials present:** Administrator Gray, Asst. Planner Harrison

I. Call to order:

1. Chair Greenwald called meeting to order at 7:03 p.m.
2. Approval of agenda/minutes [8/23/18]:
M/S: Miller/Morrison to “approve meeting minutes of Aug 23, 2018”. None opposed.
Motion carried.

II. Old Business:

A. Ordinance 18-05-15 Amending Title 16 Public Lands Specifically Chapter 16.16

Regulation of Tidelands and Chapter 16.20 Leasing of Tidelands

- I. This ordinance was sent back to P & Z from Committee/Council seeking clarification of language in regard to the Sale of Tidelands.
- II. Commissioners discussed section 16.20.400 and that the timeframe to buy tidelands has passed so language modified. Sale of Tidelands will only be considered for Projects that have Economic Development impacts for the Community as a whole. All other sales of Tidelands will be prohibited.

Discussion ensued on clarification of language for Council. This was returned due to uncertainty of language/purpose.

Commission directs Administration to forward Ordinance 18-05-15 to Committee As A Whole (October 9, 2018) and City Council (October 16, 2018) meetings.

B. Dalton Creek Subdivision - Block E (Five Concepts):

- I. Commissioners reviewed two original concepts and letter from PDC Engineers regarding challenges/benefits of the PZC Concept submitted from August 23, 2018 meeting.
- II. For future palling of municipal needs, economic benefit to the community, land development ease for buyer and long-term city maintenance, Commissioners still would like PZC Concept drafted with a total of 6 lots. Lots 1-5 would all be approximately 15k square feet and Lot 6 would have 30ft roadway and be approx. 32k square feet.

M/S Morrison / Kveum to forward the revised request to PDC Engineers for re-platting. None opposed. Motion carries.

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New Business:

C. Rezone Request:

Huna Totem Corporation Request to Rezone 53 acres of ANSCA lands owned by HTC from Rural Residential to Commercial for the expansion of the cruise ship facilities.

Discussion ensued.

M/S Courtney/ Morrison to forward to Committee/Council a recommendation to rezone Section 21 from Rural Residential to Commercial. Administration/Asst City Planner to submit Ordinance 18-10-23 with recommendation to rezone to Commercial.

III. **Adjournment:**

1. Additional Comments/Items for future Agendas:
 - a. Chair Greenwald also requesting Commissioners keep the City Improvement Project list in mind for sending to the Council in a timely manner for possible funding opportunities
 - b. November Meeting Date conflict with Thanksgiving –changed to November 29, 2018.
2. Meeting was adjourned by Chair Greenwald at 8:11 p.m.