

Planning & Zoning Commission Meeting

Thursday, August 23, 2018

Meeting Minutes

Commissioners present: Courtney, Greenwald, Kveum, McConnell, Miller, Meserve and Morrison.

Quorum present. **Commissioners absent:** Ex-Officio See. **City officials present:** Asst. Planner Harrison

I. Call to order:

1. Chair Greenwald called meeting to order at 7:11 p.m.
2. Approval of agenda/minutes [7/26/18]:

M/S: Miller/Morrison to “approve meeting minutes of July 26, 2018”. None opposed.
Motion carried.

II. Old Business:

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

Mark Pusich of PDC Engineering provided five (5) layout concepts for Block E (version 2) for Commissioner consideration.

Discussion ensued regarding the proposed drafts needing to be more practical and buildable for perspective buyers/owners to develop.

Commissioner Miller presented a draft version concept [P&Z Commission (PZC) Concept] that he shared with Commissioners as well. The PZC concept is generally based off the drawing from Concept 1 of packet. PZC Concept will have possible seven (7) sizable and more practical lots.

Discussion ensued with the following comments/recommendations:

Commissioner Comments:

- **Lots 1 – 6:** should equally be approximately 12k square feet.
- **Lot 7:** to be City owned to include a turn around for a snow removal site and the draw
- The revised concept has the 30 ft wide road a bit offset to the right slightly in comparison to that of the proposed 60 ft wide roadway Engineer version Concept 1
 - a. This allows Lot 6 to be also approximately 12k sq feet
 - i. In comparison to provided Concept 1 identified as Lot 3
- The culdesac turnaround at the end would be set in Lot 7 and back up to the draw
- In comparison with their Concept 1 provided, Lot 6 would be divided into two lots identified as Lots 1 and 2 of PZC Concept
- Discussion of perhaps initially not post/advertise the sale of PDC Lot 5
- Total of five 12k (*Lots 1-4 & 6) and Lot 5 would be _____ and lot 7 would be approximately 13k square feet for snow removal pushout

M/S McConnell / Kveum to forward the PZC Concept to PDC for revision into a professional concept

Contact information – Bill Miller: Email: wildbill_miller@yahoo.com Phone: 907-957-4100

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III. New Business:

1. Assisted Living Facility:

Chair Greenwald shared that in the past, when building the new clinic, this group and Council had discussed the possibility of designating a parcel of public facilities land for possible land for an Assisted Living Facility.

Discussion ensued:

- This would not be a facility run by the City—it would be privately owned—City would only be designate a parcel of land zoned as Public Facilities
- The Pioneer Homes that are State run have long waiting lists and serve particular areas—this privately-run facility could serve as a Regional service facility for Southeast Alaska
- Our designating a parcel that is near the current SEARHC Clinic; it would be close to current clinic location for Medical needs as well as the Airport for ease of Medical transport/evacuation purposes
- The facility would possibly enhance long-term employment opportunities for the Community (maintenance; culinary; janitorial; medical; administrative)
- This may even encourage an actual Doctor/Physician to relocate to work at this facility
- Discussion of a hallway connecting the facility to the current clinic
- Other Ideas for possible additional services this facility may be able to include are Physical Therapy, medical rehabilitation and Daycare Facilities
- McConnell suggested additional parcel be set-aside or designated specifically for Group Homes for those folks that are still actively independent—those that don't need per se full-time assisted living but access to the facility and healthcare opportunities
- Discussion of long-term planning (i.e. Assisted Living, Group Homes, cemetery)

M/S Morrison/ Courtney to forward to Committee/Council a recommendation to set-aside/designate a parcel of land (two (2) 5-acre = total 10 acres) of Public Facilities property adjacent to Tract B (current clinic site) for future possibility of an Assisted Living Facility.

IV. Adjournment:

1. Additional Comments/Items for future Agendas:

- a. McConnell clarified items/ordinances that go to Committee/Council need to include written specific intent with the purpose of the requests in the event that Administrator is not there to speak on behalf of the Commission.
- b. 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

2. Meeting was adjourned by Chair Greenwald at 7:59 p.m.