

Planning & Zoning Commission Meeting
Wednesday, May 3, 2017
7:00 p.m.
Meeting Minutes

Commissioners present: Chair McConnell, Vice-Chair Kveum, Commissioners Greenwald, Meserve, Miller, Quorum present.

Commissioners absent: Commissioners Erickson and Morrison.

Others present: Mark Pusich, PDC Engineers (Presenter), City Administrator, City Planner/Utility Clerk, members of the public: Donald Bolton, Jackie Dick, Chris Erickson, Stan Savland and Grace Villareal.

A) Call to order:

1. Chair McConnell called meeting to order at 7:04 p.m.

B) Approval of minutes:

1. M/S B. Miller /K. Meserve to approve minutes from March 23, 2017. None opposed.
Motion carried.

C) Old Business:

1. Sample Communications Tower Ordinance: Commission reviewed sample Communications Tower ordinance. Discussion of edits to ordinance for next review and future adoption.

Edits requested include:

Remove Residential – limit height to 180 ft.

Add Rural Residential & Conservation

Commercial –limit height to 150 ft.

Industrial –limit height to 150 ft.

Rural residential /Conservation –limit to 180 ft.

Commission also discussed aesthetics and all agreed to potentially include camouflage of some sort to avoid a visual nuisance.

City Administrator is to revise draft ordinance with Commission’s recommendations to be included on next agenda, May 25, 2017.

D) New Business:

- I. New Subdivision Concept Review: Mark Pusich, PDC Engineers provided Commission City of Hoonah Dalton Creek Subdivision Phase II [R&M Project No. 16420JN] for review. Mr. Pusich discussed the overall concerns and items being currently addressed.

- I. Narrative includes:

1. Introduction (need for additional residential building lots)
 2. Environmental Development Constraints to include Steep Terrain, Wetlands & Waters, Anadromous Fish Streams, Bald Eagle Nest Trees, Geology, Suficial Soil Units and Geological Hazards.
 3. Conceptual Development Areas
 4. Subdivision Access to include: Non-motorized and Pedestrian Access and Typical section
 5. Utility Analysis to include Existing Water and Sanitary Sewer
 6. Phasing
 7. Conclusion

- II. Three (3) Concept Plats for Hoonah Dalton Creek Subdivision II

Mr. Greenwald requested considering commercial area for possible grocery store. Also discussed need for Housing needs analysis and Market analysis.

City Administrator discussed combining lots for multi-family (culdesac) concept in Plat concept #3.

Mr. Miller discussed the need for a through-road for city and industrial vehicles.

Mr. Pusich discussed a common Community space (i.e. playground / park area).

Commission discussed restrictions on what's built on the lots (i.e.: Trailer space lots).

Commission expressed interest to review the information from the JNU Economic Development from the Housing Forum.

Commission agreed that Concept Plat 3 is the preference; to adopt Plat's one Phase at a time and requested cost analysis to be done.

- E) Commission comments:** City Administrator to draft ordinance with Commission's recommendations to be included on the next agenda.

F) Adjournment:

1. Meeting was adjourned by Chair, McConnell at 8:53 p.m.