

Planning & Zoning Commission Meeting
Thursday, August 24, 2017
7:00 p.m.
Meeting Minutes

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

Commissioners absent: None

Others present: Mayor, Kenneth K. Skaflestad, Asst. City Planner, Doania Harrison, members of the public: Jackie Dick, Denny Mayer.

A) Call to order:

1. Chair Greenwald called meeting to order at 7:02 p.m.

B) Approval of minutes:

1. M/S: Ken Meserve/Jon Kveum to approve minutes from May 25, 2017. None opposed. Motion carried.

C) Old Business:

1. Dalton Creek Subdivision II: Commission reviewed Wetland Delineation report. The City of Hoonah is planning a 58 acre, 3 phase, 94 lot subdivision just east of town – known as the Dalton Creek Subdivision II. There are three access points to the project site:
 - I. South: a raw water construction access road uphill off Gartina Highway at the intersection of the airport access road.
 - II. East: Next to the SEARHC health clinic driveway
 - III. West: from the ends of Blacktail Drive and Muskeg Drive (via White Alice Site Road of Gartina Highway

Because the project area has a relatively gentle gradient, no large perennial streams are draining it and an overall geomorphic position at the toe of a long steep hillside, over 75% of the project area is wetland. The degree of wetlands determine the price and currently working with Engineers and Army Corp regarding Mitigation options being made available. Discussion of the potential for future graveyard site. Mayor informed Commission that the City will put a request in to have negotiation talks with Huna Totem Corporation for access to the tidelands.

ACTION: Commission request further discussion and action items pending negotiations be brought back to P & Z at future meeting(s).

2. Planning & Zoning Commission (Open Seat)– There is still a remaining seat open for the Commission. The City Clerk re-posted the vacancy with a submission due date of September 5, 2017.

Additionally, there are two other seats that Commission term expires in 2017.

D) New Business:

1. Re-Zone Hoonah Shotter Creek Lot to Commercial: Recommendation from the Committee As A Whole meeting on 8/3/2017 was to have the Planning & Zoning formally make the recommendation to re-zone the Shotter Creek Lot between Tract B and Fanning Industrial Tract Lot 1 to Commercial. Currently the lot is Rural Residential and re-zoning to Commercial will expand options and flexibility on subdividing and parceling this lot which is approximately 7 acres. Lot to the Left is General Residential and Lot to the Right is Rural Residential. The Parcel on the Airport side is Commercial. Mayor informed Commission that there has been interest in this property IF it were zoned Commercial. Commission expressed request for an Appraisal and a Wetland Delineation report before sub-dividing and a briefing on the intentions of the buyer.
M/S: Ken Meserve/Nadine Morrison to re-zone Shotter Creek Lot to Commercial. None opposed. Motion carried.

E) Additional Items of Discussion / Request for Additions to Upcoming Agenda(s):

1. Parking Ordinance and request for City and HPD to develop/enhance Enforcement Task Force.
2. Business Signage Ordinance and request for City to develop Enforcement of regulations and codes of those that were identified as to be in violation.

F) Adjournment:

1. Meeting was adjourned by Chair Greenwald at 7:35 p.m.