

Planning & Zoning Commission Meeting

Thursday, March 22, 2018

Meeting Minutes

Commissioners present: Chair Greenwald, Vice-Chair Kveum, Commissioner Courtney, Meserve, Morrison and David See. Quorum present.

Commissioners absent: Commissioners McConnell and Miller.

Others present: Jackie Dick

City officials present: Stan Savland, Councilmember; Dennis H. Gray Jr. City Administrator; Doania Harrison, Asst. City Planner.

I. Call to order:

1. Chair Greenwald called meeting to order at 7:03 p.m.
2. Approval of agenda/minutes: **M/S:** K. Meserve/N. Morrison to “approve meeting minutes of Feb 22, 2017”. None opposed. Motion carried.

II. Old Business:

1. **Rezone of Lot 4—Hillside Subdivision USS 4359 [Hoonah Indian Association]:**

- i. Request to rezone from public to commercial: Hoonah Indian Association had submitted a rezone request back on Nov 9, 2017. On Dec 7, 2017 Commission tabled this item pending ongoing legal negotiations. On March 22, 2018, a special City Council meeting was held to discuss the Property Exchange Agreement.
- ii. Mr. See indicates that the new construction would be for multi-unit housing and possibly a wellness center. Commission explained that based off the request for new construction that it would be zoned as general residential and that should there be a need for any special considerations (more than four (4) units) then they would need to file a Conditional Use Permit.

M/S: K. Meserve/J. Kveum to “rezone Lot 4 of Hillside Subdivision from Public Facility to General Residential”. Poll Vote: 4 Yes, 1 No. Motion Carried.

III. New Business: None

1. **Right of Way Conveyance –Lot 16 USS 736 [Tim & Jaime Coutlee]:**

- I. Previous Mayor Skaflestad had negotiated a trade with Tim Coutlee for a work float in exchange for the Right of Way just south of the Coutlee property (Lot 16 USS 736). This is clean-up PDC will get a physical description of this lot.
- II. Commission requests that Administration contact the Land owners of Lots 17, 18 and 19 to offer them their right to convey.

M/S: T. Courtney/K. Meserve to “convey the requested portion of the Right of Way to owners of Lot 16 of USS Survey No# 736”.

Poll Vote: 5 Yes, 0 No. Motion Carried.

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2. Rezone of Commercial Lot 1—Hoonah Harbor Subdivision

- I. City Administration request to rezone Lot 1 of Hoonah Harbor Subdivision from Commercial to Public Facilities
- II. Hoonah Indian Association indicates that they would like to build either a clan house or office buildings.

M/S: J. Kveum /K. Meserve to “rezone Lot 1 of Hoonah Harbor Subdivision from Commercial to Public Facilities”.

Poll Vote: 4 Yes, 1 No. Motion Carried.

IV. 2018 Capital Improvement Projects

1. COH Categorized Master Project List:

Administration would like to keep bringing the project list before the Commission for review. Commission members to review project list periodically and encouraged to add any project ideas to the list.

1. Add Public School security

2. Commissioners 2018 Capital Improvement Project priority list:

1. Freight Dock facilities/HMIC
2. George Hall Harbor upgrades
3. Public Safety Multi-Service Facility
4. Sewer improvement on Cannery Road
5. Bruin, Coho & West Subdivision water/sewer

The Top Five (5) list will be forwarded to Council. The Budget climate in the State of Alaska and Federal –these will not get funded, but we need to submit the list to the State.

V. Planning & Zoning Chapter Code Review:

1. 17.40 Platting Variances: No proposed changes
2. 17.44 Street and Public Area Vacations: No proposed changes
3. 17.48 Boundary Survey Maps:

Section 17.48.020 Application and procedure.

- A **[Three] Two** copies of the proposed map conforming to Section 17.48.030 shall be submitted at the time of application.

4. 17.52 Appeals: No proposed changes
5. 17.56 Notice: No proposed changes
6. 17.60 Violations—Penalties: No proposed changes

VI. Adjournment:

1. Additional Topic/Items for future Agendas:
2. Meeting was adjourned by Chair Greenwald at 7:48 p.m.