

Planning & Zoning Commission Meeting

Thursday, October 25, 2018

Meeting Minutes

Commissioners present: Thomas Courtney, Gordon Greenwald, Jon Kveum, Kenneth Meserve, Bill Miller and Nadine Morrison. Quorum present.

Commissioners absent: Commissioners Shawn McConnell & Ex-Officio David See.

City officials present: Mayor Gerald Byers, Administrator Dennis H. Gray Jr., Asst. Planner Doania Harrison

Community Members present: Barney Johnson, Johan Dybdahl; Mark Nelson; Mark Keller; Travis Lewis; Steve Willis; Jackie Dick

I. Call to order:

1. Chair Greenwald called meeting to order at 7:01 p.m.
2. Approval of agenda/minutes [9/27/18]:

M/S: Miller/Meserve to “approve meeting minutes of September 27, 2018”. None opposed. Motion carried.

II. Old Business: None

III. New Business:

A. Widening of Harbor Drive:

Packet: PDC provided Concept 1A Harbor Way Pedestrian Safety C101

Discussion: Administrator Gray shared that PDC had come out to Hoonah for site visit to mitigate safety hazards for tourists during season. Concept includes installation of a 350 ft. long; 6-foot wide sidewalk with depressed gutters and vehicle access to restrooms by adding 75 ft of culvert and fill with a 15-minute parking limit.

Mr. Lewis requested that a doubled-curb close to the corner-turn also for vendor vehicles stopping/parking and ease for those guests with handicap/disabled limitations using assistive transport devices.

Action: Administration to move forward this concept to go through permit process with the State. Will need to get permission from the State to sidewalk cut and to tear down guard rail 10-ft section and to put in cross-walks.

B. Access to Beach Front – Stair Access:

Packet: PDC provided Options 1-3 and Exhibit Photos Pedestrian Beach Path C100-C103 and rough order magnitude of costs for the Waterfront Concepts.

Discussion: Administrator Gray explained the differences between the three (3) concepts

Concept 1: Concrete sidewalk along backside of guard rail; 725 feet wide and 4 in depth of concrete; relatively less expensive; does not require permitting; Cost approximately \$70k

Concept 2: involves building a concrete sidewalk at mid-level which may require a retaining block wall and handrail; cost is approximately \$240k

Concept 3: involves basically an elevated boardwalk on helical piles with a metal grate platform nearer to the beach; would require permitting and cost is approximately \$355k

Request: for off-season snow removal – eliminate the guardrail; have 6ft wide sidewalk and 2 sets of stairs /ramps on either end to reduce congestion and easier access (possibly 3 if replace existing stairs); also installation of two crosswalk’s.

Action: Administration to bring back revised concept with Commissioner requests at next month’s P & Z meeting (November 29, 2018).

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C. Land Trade Request – Byron ‘Barney’ Johnson:

Packet: Letter from Mr. Johnson (dated 9/24/2018) and Plats: 2011-6 and 2003-26 (aka 2018-6) provided in packet.

Discussion: Mr. Johnson’s request is to trade Lot 7 in RCA Industrial Subdivision #2 for like acres in the Hoonah Rock Quarry Subdivision. He intends to set up a mechanical shop and the HNH Rock Quarry lots have access to utilities where Lot 7 of the RCA Industrial does not; however, he has been preparing it for development, so it is cleared and leveled for further development. Additional discussion of former land dispute which is now resolved, the actual placement of shop and debris in Rock Quarry lots. The Rock Quarry Lots are already zoned Industrial. Lot 7 is about 8/10 acre ~ 35k square feet. The City owns 5, 6, 7, 8, 9 and 10 which consists of quite a bit more acreage. Lot 3 and 4 have private owners. Lots 8, 9 and 10 will remain City owned.

Request: Commission agrees to combining lots 5, 6, 7 into one lot and eliminating that portion of the culdesac as part of that lot we trade for Lot 7 of RCA—this will require replatting of the HNH Rock Quarry Subdivision.

Action: Commissioners recommend Administration forward this Land Trade Request to Committee/Council approval of this request as the purpose and intent requested by Mr. Johnson complies with what the Lots are zoned for.

D. Permit Review for Cruise Ship Dock – Hoonah Totem Corporation:

Packet: (1) POA-2018-00366 Prepared by Dept of the Army Corps of Engineers which includes an Application by Huna Totem/Icy Strait Point/Duck Point Development II, LLC to construct a cruise ship dock and a small craft float provided in packet. (2) The City of Hoonah Response Letter to the Army Corps of Engineers (dated 10/20/18) provided in packet.

Discussion: Administrator Gray received the application and is requesting feedback comments to forward back to the Army Corp of Engineers as well as the Council. Initially was only given only 15 days to provide comments but Mr. Gray spoke with Randy Vigil and was assured that we can provide comments until Mid-November. Administrator Gray had PDC plot out their requested location (approximately ½ mile from existing one) of the new cruise ship dock on existing Tidelands so we can see where it is in relation to the Tideland properties owned by the City—the entire area is owned by the City.

Mr. Dybdahl elaborated on the need for the additional cruise ship dock due to increased number of ships coming in—a total of 138 ship days and on 39 of those occasions there will be 2 ships increasing the number of passengers by 45%. There will be 3 days next year that we may have up to 6,500 passengers in town. Mr. Keller, Construction Manager on the first cruise ship dock project spoke on the construction side of the project to date. They plan to install the same basis dock as the first one which would be 500 ft. long by 50 ft wide w/ same number of dolphins. The small boat float would be 400 ft by 12 ft attached to the floating dock and two gangway platforms (12ftx12ft) on either end of the floating dock. Timeframe is end of April 2019—October 2019. He indicated that they are yet in the initial planning stages; not all financing is in place yet and are still working on the permit processing phase which includes requesting comments/feedback from Federal, State resource agencies and local adjacent property owners (City). 35% of design should be done by December and he will return to share with Commission and Council.

M/S Morrison/ Meserve to offer no comments on the Application. All in Favor—Motion carries.

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E. Tidelands Lease Request – Hoonah Totem Corporation:

Packet: Letter of Application for Tidelands Lease for a portion of ATS 1569 for the Cruise Ship Dock application (item D on agenda).

Discussion: Mr. Greenwald questioned the timeframe for Tideland Lease—Mr. Dybdahl said it would be minimum 50-year lease.

Mr. Greenwald also questioned the access to City-owned Tideland's in between the two leased Tideland's. We anticipate that they will limit access to the Tideland's and if somewhere down the road, a local vendor company may want to lease Tideland's and if HTC/ISP has control of two sides—they may not want a vendor utilizing the City-owned Tidelands in between their two docks—this could cause conflict. Recommend having them lease the entire area from Dock to Dock. Mr. Dybdahl replied it's more than likely the position of HTC/ISP to purchase those Tidelands.

He also stated that the uplands are completely owned by HTC/ISP and other vendors/businesses are not permitted access. ATS 36 is owned by HTC/ISP and they currently lease ATS 71 and are not doing any current development projects. City Council had just passed an Ordinance 18-05-15 which prohibits the sale of Tidelands unless the project would have beneficial economic impacts and development projects—Administrator Gray indicates that this would qualify as a circumstance that would affect the economy of Hoonah.

M/S Meserve/ Courtney to forward to Committee/Council a recommendation to approve the HTC Tideland's Lease Request. All in Favor –Motion carries.

F. Affordable Housing:

Information: At the City Council meeting on October 16, 2018 there was a Motion/Second to discuss options for local buyer financing for affordable housing.

Discussion: Administrator Gray proposed that the City consider pre-developing two (2) of the six (6) lots of Dalton Creek Subdivision Block E that was just approved for the platting of six (6) lots. Through the sale process we could contribute to affordable housing by providing a couple of them pre-developed with fill and utilities access. This would increase the price of the said Lots by a 1/3 but the City does provide financing of 20% down, 9% interest for terms of 10/20/30 years that would make it easier for someone to purchase. Conduct the Sale by bid for example on January 1, 2019 and the perspective buyers must be present to enter their bid. Discussion on current housing shortages for younger small families. When HTC was given the land for the current HTC income-based housing—there was supposed to be an option for folks to buy their home to earn equity but that is not what has happened. Mr. Johnson strongly recommends that the development of these lots be a bid process to allow companies to have opportunity to get the contract to develop these lots.

Recommendation: Commission directs Administration to recommend to CAAW/Council to approve the pre-development of two (2) of the six (6) Dalton Creek Block E lots.

IV. Next Agenda Items: November 29, 2018

- I. Commissioner Morrison requests that Parks & Recreation replace and enforce the signs 'No Parking' on the park grass.
- II. Request for Mayor to reach out to SEARHC; Fireweed in JNU and advertise nation-wide to see if they would be interested in developing an Assisted Living Home facility. Also recommends that a Daycare facility also be considered at this Assisted Living facility.

V. Adjournment:

1. Meeting was adjourned by Chair Greenwald at 8:29 p.m.