

Planning & Zoning Commission Meeting

Thursday, April 26, 2018

Meeting Minutes

Commissioners present: Courtney, Greenwald, Kveum, McConnell and Miller. Quorum present.

Commissioners absent: Commissioners Meserve, Morrison and David See.

Others present: Jackie Dick **City officials present:** Administrator Gray; Asst. City Planner Harrison

I. Call to order:

1. Chair Greenwald called meeting to order at 7:03 p.m.
2. Approval of agenda/minutes: **M/S:** Jon Kveum/Bill Miller to “approve meeting minutes of March 22, 2018”. None opposed. Motion carried.

II. Old Business: None

III. New Business: None

IV. 2018 Capital Improvement Projects

1. COH Categorized Master Project List:

Administrator Gray provided verbal status updates on the following projects:

- George Hall Harbor
- Wastewater Treatment Plant
- Woodstave Water Tank Roof Replacement
- Dalton Creek Subdivision Water/Sewer
- Bruin Subdivision Water/Sewer

V. Planning & Zoning Chapter Code Review: Assistant City Planner prepared two ordinances **18-05-14** and **18-05-15** with the following Code review modifications that will go to Council for first reading on May 10, 2018.

1. 16.04 Real Property Acquisition:

16.04.030 Acquisition—Form: Sections A—D: changed manager to “Administrator”

16.04.050 Acquisition—Dedication by Plat—changed manager to “Administrator”

2. 16.08 Real Property Sales:

16.08.050 Public Sale—When Required: Section C-1: removed “title will revert to the municipality in the event” and removed “is no longer”—replaced with “be”

16.08.050 Public Sale—When Required: Section C-2: removed “within two years after the disposal”—replaced with “the agreed upon time period”

16.08.060 Public Sale—Procedures: Section B-1: changed manager to “Administrator” and removed “his/her” and replaced “their”

16.08.060 Public Sale—Procedures: Section D: removed “This ordinance shall be passed only after any required election has been held and the question has been approved by the

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- voters of the city.”
- 16.08.060 Public Sale—Procedures:** Section E: removed “fifteen (15)” –replaced with “thirty (30)”
- 16.08.080 Public Sale—Conditions of Sale:** removed “and have an Alaskan domicile; a Corporation must be registered to do business in the state” and removed “The city council shall approve all public sales of real property, and shall approve any purchase agreement prior to its execution by the city.”
- 16.08.090 Public Sale—Proceeds of Sale:** removed “general” –replaced with “land development”
3. 16.12 Real Property Lease:
- 16.12.050 Adjustment of rental value:** removed “every two” –replaced with “five (5)”
- 16.12.070 Improvements and chattels:** changed manager to “Administrator”
4. 16.16 Regulation of Tidelands:
- REMOVED SECTIONS—that are no longer applicable:
- 16.16.080** Application procedure; **16.16.090** Filing Costs; **16.16.100** Additional filing costs; **16.16.110** Application procedure; **16.16.120** Assessor appraisal; **16.16.130** Application approval; **16.16.140** Adverse claims; **16.16.150** Deeds—Permanent register; **16.16.160** Hearing officer—Created—Duties; **16.16.170** Objections and adverse claims; **16.16.180** Deposit and purchase funds; **16.16.190** Forfeiture of preference rights and **16.16.200** Forms
- 16.16.020 Definitions:** changed engineer to “Administrator”
5. 16.20 Leasing of Tidelands:
- 16.20.120 Public Notice:** added “and/or three (3) prominent public locations”
- 16.20.170 Terms of Lease:** removed “within one year from the date of the lease”
- 16.20.180 Location of improvements:** removed “within such one-year period” —replaced with “in accordance with the specified conditions”
- 16.20.200 Adjustment of rental:** removed “six per centum on” —replaced with “Industry standard of”

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16.20.400 Sale of tide and submerged lands:

- 1) removed “resolution”—replaced with “Ordinance”
- 2) removed “instead of the annual minimum rental. All sales shall be made for cash and the successful bidder must make payments in full at the time of the sale”
- 3) removed “Anything herein to the contrary notwithstanding, all such sales shall be subject to charter provisions”

16.20.140 Permits for five years or less: removed “clerk”—replaced with “Administration”

VI. Adjournment:

1. Additional Topic/Items for future Agendas:
 - a. Next meeting is scheduled for May 24, 2018—may have conflict with another local event.
2. Meeting was adjourned by Chair Greenwald at 8:39 p.m.