

**MINUTES FROM THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM**

**Wednesday
March 1, 2017
7:00PM**

STONE CAMPBELL SENENIG BATES CARLUCCIO
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- A. Call to order; MEETING CALLED TO ORDER BY CHAIR CAMPBELL AT 7:03 PM
- B. Roll Call; All present
- C. Approval of the Agenda;
CARLUCCIO/STONE MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION PASSED
- D. Approval of Minutes from February 1, 2017;
CARLUCCIO/SENENIG MOVED TO APPROVE THE AGENDA FROM FEB. 1, 2017
NO OBJECTION/ MOTION PASSED
- E. Public Comments Regarding Items Not on the Agenda; None
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;

1. Preliminary Plat Proposal for HEA Parcel, Lot 3 Block 20 Seldovia Townsite and Lot 1 Block 8 Frank Raby Subdivision

A. Presentation by Staff or Commission

CLERK STANISH- Presented the Preliminary Plat submitted by Ability Surveys. The sections represented in green are to be designated ROW and in red block are proposed lot lines which would follow the existing grade of the hill to the ROW and allow for the existing fence to be on HEA property. After speaking with Ability Surveys to clarify some questions, it was discovered the original plat had deleted the triangle of HEA property that exists in Anderson Way. This plat would officially remove that private property and designate it as ROW.

CM/LARSON- Spoke on the willingness of HEA to work with the City to come to a solution on several problems involving this property. HEA has tried to address all the Cities concerns within this preliminary Plat.

B. Public Presentation or Hearing
Hearing None

C. Commission Discussion

CARLUCCIO- Asked if Anderson Way is a State road. She mentioned the City may not have the authority to rule on this plat.

SENENIG- Remarked this is essentially a swap. HEA is giving dedication of ROW where the ROW has encroached on their land and the City would give the land on the hill to allow the fence not to be moved. Seems agreeable.

CAMPBELL- He has no objection to the plat proposal but mentioned the need to understand the ownership of the ROW and the process if it is State land.

CARLUCCIO- Spoke to the distance the fence is from the ROW. They may need to ask for an exception for that.

CAMPBELL- Questioned if the final plat has significant changes, would the Commission see it again before final approval?

CLERK/STANISH- Yes. Scott and I have discussed that. It would come back.

D. Action/Disposition

CARLUCCIO/BATES MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT PROPOSAL FOR HEA PARCEL, LOT 3 BLOCK 20 SELDOVIA TOWNSITE AND LOT 1 BLOCK 8 FRANK RABY SUBDIVISION WITH THE EXCEPTION THAT LINE L7 MAY NEED TO BE MOVED TO THE NW TO MAINTAIN THE ALIGNMENT WITH THE EXISTING ROW
NO OBJECTION/ MOTION PASSED

CARLUCCIO/STONE MOVED TO INVESTIGATE WHO HAS FINAL PLATTING AUTHORITY WITH THE ROW
NO OBJECTION/ MOTION PASSED

H. Commission Business:

1. Continuation of Discussion on Priority of ROW Issues Within the City

CLERK/STANISH- Presented the letter in the packet which was sent to the landowners abutting the proposed Cedar St. extension. She has not received a response as of yet. Walt Sonen came to the office prior to drafting the letter, and they discussed the proposed survey. He is interested in working out something with the City but was not in favor of losing so much property as this survey seems to show. He's out of town for a month and would like to take the survey to the area to get a better idea of what had been proposed.

CARLUCCIO- Wanted to compliment Lisa for the great letter she put together from the little direction the Commission had given her at the last meeting.

CAMPBELL- Mentioned he has spoken with surveyor, Kenton Bloom, who stated he had done some work on this site as well. His proposal was a footpath for access to the properties. He will follow up with Kenton and report back at the next meeting.

CAMPBELL- We will wait until the comment period is up and see what we have.

I. Staff Reports: None

J. Informational Items Not Requiring Action: None

K. Comments of the Public: None

L. Comments of the Commission:

STONE- Thanked Lisa for her work.

SENENIG- Spoke on the priority of issues in the City which come through Planning. She is in the mind to place higher priority on issues that affect the surrounding land owners not issues presented by people who are not directly affected by the outcome. If a citizen is not directly affected or have nothing to gain or lose, those would be low priority. We also need to consider the costs involved when talking priority.

CARLUCCIO- Agreed with Ruth. Let's not go looking for trouble.


M. Next Meeting: Regular scheduled meeting, April 5, 2017

N. Adjournment:

CARLUCCIO/SENENIG MOVED TO ADJOURN AT 7:45 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of March 1, 2017





Lisa Stanish, City Clerk

Approved by Commission April 5, 2017