

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

Wednesday
**December 7, 2016
7:00PM**

SENENIG BATES CARLUCCIO STONE CAMPBELL
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- A. Call to order; MEETING CALLED TO ORDER BY CHAIR CARLUCCIO AT 7:01 PM
- B. Roll Call; IN ATTENDANCE; SENSENIG, BATES, CARLUCCIO, AND CAMPBELL. STONE WAS EXCUSED
- C. Approval of the Agenda; CAMPBELL/SENENIG MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION PASSED
- D. Approval of Minutes from November 2, 2016; SENSENIG/BATES MOVED TO APPROVE THE
MINUTES OF NOVEMBER 2, 2016
NO OBJECTION/ MOTION PASSED
- E. Public Comments Regarding Items Not on the Agenda;
WALTER MCINNES- Spoke to the Commission to consider a general grandfathering rule to older non-conforming structures.
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;
 - 1. None
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- H. Commission Business:
 - 1. Continuation of Discussion on Priority of ROW Issues Within the City
 - A. Presentation by Staff or Commission
CLERK STANISH- Presented the surveys which were conducted on the ROWs recommended by the Commission and approved by the Council in July 2016. It is understood there are several ROW issues throughout the City. Staff asks for guidance from the Commission on priorities of these issues and options for remedies.
CM/LARSON- Gave the students in attendance a brief history of the issues of ROW and platting vs. actual placement of the existing ROW or lot lines within the City. Staff has been doing a lot of research and is looking for guidance on how the Commission would like to address these issues. Funds are limited. That said, so we move the streets to where they are platted or replat the streets?
 - B. Public Presentation or Hearing
MCINNES- It's a complex and confusing issue which will take patience and thought to alleviate any struggles which may occur. Reminded the Commission that many of these issues were a result of the earthquake or historically developing without a survey.
 - C. Commission Discussion
The Commission looked over the surveys and spoke to the concerns of private property owners encroaching into the platted ROW's.
SENENIG- We must weigh what's the benefit to the City and citizens in each of the issues. The Spruce St.

issue has been citizen initiated to remedy.

BATES- Questioned if there is a blanket allowability that could be given. Its not possible to go back, so is there a way for a grandfather acceptance of the errors?

Commission and staff discussed the impossibility of a blanket correction when it comes to tracking those when Banks and Title Companies are involved. One street at a time was considered. There is a process that was set up for these types of issues. If the citizen is in the ROW and wants something done, they need to begin the process through the lot line, ROW disputes application adopted by the City.

CAMPBELL- Addressed the non-conforming issue by discussing the adoption of an Ordinance allowing nonconforming structures within the setbacks for the life of the structure. Seeing the North St. Augustine survey, there are several private citizens encroaching into the ROW. Its not in the best interest of the City to widen the ROW to what's platted. The City must retain the right to develop the platted ROW in the future. As North St. Augustine is actually within the platted ROW, he doesn't see the need to change the ROW now. It would be beneficial to put the public on notice. There are many cities where people have done some amazingly beautiful gardens to hide utilities. They understand that they could be asked to move those at anytime. It would be good to draft a letter to citizens informing them the City understands private citizens may have developed into the platted ROW, however, at any time, they may have to move those to allow for the development of the ROW.

D. Action/Disposition

IT IS THE CONSENSUS OF THE COMMISSION TO DRAFT A LETTER TO CITIZENS EXPLAINING THE CITY MUST RETAIN THE RIGHT FOR FUTURE DEVELOPMENT OF THE PLATTED ROWS AND ANY PERSONAL PROPERTY OR PLANTINGS WITHIN THE PLATTED ROW ARE SUBJECT TO REMOVAL IF FUTURE DEVELOPMENT REQUIRES IT

Discussion continued on other ROW issues including Cedar St., English Dr and Spruce St.

CLERK STANISH- Will research Cedar St. as it was discussed at length in the past. There may be a survey to work with.

I. Staff Reports: None

J. Informational Items Not Requiring Action: None

K. Comments of the Public: Hearing none

L. Comments of the Commission:

CAMPBELL- Thanked the students in attendance for coming and staying through to the end.

CARLUCCIO- Informed the Commission this may be her last meeting. She is not submitting an official resignation at this time. She thanked the Commission for their dedication and for putting up with her attention to detail.

M. Next Meeting: Regular scheduled meeting, January 4, 2017 will be cancelled due to lack of quorum. The next meeting will be Feb. 1, 2017

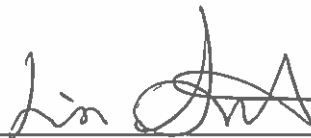
N. Adjournment:

CAMPBELL/BATES MOVED TO ADJOURN AT 8:55 PM

NO OBJECTION/ MOTION PASSED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of December 7, 2016





Lisa Stanish, City Clerk

Approved by Commission Feb. 1, 2017