

MINUTES FROM THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
November 2-October 5, 2016
7:00PM

BATES CARLUCCIO STONE CAMPBELL SENENIG
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- A. Call to order; MEETING CALLED TO ORDER BY CHAIR CARLUCCIO AT 7:01 PM
- B. Roll Call; BATES, CARLUCCIO, STONE, CAMPBELL, SENSENIG-VIA PHONE
- C. Approval of the Agenda; STONE/CAMPBELL MOVE TO AMEND THE AGENDA DATE FROM OCTOBER 5 TO NOVEMBER 2, 2016
NO OBJECTION/MOTION PASSED
CAMPBELL/STONE MOVED TO APPROVE THE AGENDA AS AMENDED
NO OBJECTION/MOTION PASSED
- D. Approval of Minutes from October 5, 2016;
CAMPBELL/STONE MOVED TO APPROVE THE MINUTES OF OCTOBER 5, 2016
NO OBJECTION/ MOTION PASSED
- E. Public Comments Regarding Items Not on the Agenda;
Hearing none
- F. Public Hearings, Prior Notice;
None
- G. Consideration of Site Plans;
 - 1. Subdivision Request from Integrity Surveys Inc. for Tract B US Survey 371 owned by the Orthodox Church and Lot 19 Block 10 US Survey 1771 owned by Daewon Rojas-Mickelson
Held until brought back by Council
 - A. Presentation by Staff or Commission
CHAIR CARLUCCIO- Commented on the nice letter written to the bishop by CM/LARSON.
CM/LARSON- Has not heard word from the Diocese at this time.
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
 - 2. Consideration of Zoning Issue for Seldovia Native Association Parcel #19202601 With the Proposed Value Added Industry
 - A. Presentation by Staff or Commission
CLERK/STANISH- Presented the item as one directed to the Commission from the Council per the request of Michel Beiri and SNA to help with the zoning issue Seldovia Wild Seafood faces.
 - B. Public Presentation or Hearing
TONY CANGE/SNA CEO- Presented to the Commission his thoughts on the issue of zoning for Seldovia Wild Seafoods. He had been to the City office to talk with the city manager and the clerk on how they might address the concern. After considering the options presented by the staff, he would like to see an addition to the conditional use allowance within the Commercial Marine District of seafood processing. This would allow the new business to commence, and if it was to move at some point, it would not restrict SNA's options on the property the way an Industrial District Zone change

would.

C. Commission Discussion

CAMPBELL- Agrees the addition to the Commercial Marine District, Conditional Use Allowance is a good option he had not previously thought of. He is in favor of promoting business in Seldovia and this is a good way to address the issue.

CARLUCCIO- Conditional Use can allow for more restrictions in the process of permitting. The building was once slotted to be torn down. She is happy to see it will have a chance for new life. Spot zoning is always a bad idea and the Industrial Zone may bring more problems. Conditional Use is cleaner.

BATES- Is in favor of the Conditional Use. This is a good business prospect which could bring revenue to the City.

SENENIG- As she was on the phone, she asked for clarification of this option discussed. Are we adding the use for this particular business? If Seldovia Wild Seafoods moves, does SNA retain the permit?

CARLUCCIO- Not this business, but the use of seafood processing will be allowable through the Conditional Use process. It would depend on who applied for the conditional use permit for how long it is in effect. For this one, it should be the leasee who applies for the permit which would terminate if the business moved.

SENENIG- Stated she is all for economic growth in Seldovia. If we can find a way to facilitate this, she is all for it.

STONE- Are there going to be improvements made to the building?

TONY CANGE- We would like to spend upwards of \$100,000 to renovate the building and make it safe for our leasee. The Board is excited about the prospect of this business and what it could generate for the City.

CAMPBELL/STONE MOVED TO AMEND CHAPTER 18.52.100 CONDITIONAL USE UNDER COMMERCIAL MARINE DISTRICT TO ADD PARAGRAPH B. SEAFOOD PROCESSING

D. Action/Disposition

ROLL CALL VOTE/ BATES-YES, CARLUCCIO-YES, STONE-YES, CAMPBELL-YES, SENENIG-YES/ MOTION PASSED

H. Commission Business:

1. Decks and Docks Discussion

STANISH- Discussed the meaning of the small boat harbor in the ordinance. The mean high tide stipulation only applies to the small boat harbor lots in the commercial marine district.

CAMPBELL- Referring to the Draft Ordinance-Think this is it. The verbage is appropriate for our concerns.

**CAMPBELL/BATES MOVED TO RECOMMEND TO THE COUNCIL APPROVAL OF THE CITY OF SELDOVIA ORDINANCE 17-06
NO OBJECTION/ MOTION PASSED**

- I. Staff Reports: The World Series Update**
- J. Informational Items Not Requiring Action:None**
- K. Comments of the Public: None**
- L. Comments of the Commission:**

CAMPBELL- Thanked Lisa for getting the decks and docks ordinance worked out.

CARLUCCIO- Thanked Tod for his nice letter to the bishop, thanked Lisa for her hard work, and thanked the commission for their decisions this evening.

M. Next Meeting: Regular scheduled meeting, December 7, 2016

N. Adjournment:

CAMPBELL/STONE MOVED TO ADJOURN AT 7:42 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of November 2, 2016.



Lisa Stanish, City Clerk

Approved by Commission Dec. 7, 2016