

MINUTES FROM THE SELDOVIA PLANNING COMMISSION

SPECIAL MEETING
MULTI-PURPOSE ROOM

Wednesday
July 19, 2017
7:00PM

SENSE NIG BATES CARLUCCIO STONE CAMPBELL

- A. Call to order; MEETING CALLED TO ORDER AT 7:02 BY CARLUCCIO
- B. Roll Call; IN ATTENDANCE; SENSENIG, BATES, CARLUCCIO. CAMPBELL AND STONE WERE EXCUSED
- C. Approval of the Agenda; SENSENIG/BATES MOVED TO APPROVE THE AGENDA

SENSENIG/BATES MOVED TO AMEND THE AGENDA FROM A REGULAR MEETING TO A SPECIAL MEETING
NO OBJECTION/ MOTION CARRIED

SENSENIG/BATES MOVED TO APPROVE THE AGENDA AS AMENDED
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from May 3, 2017; SENSENIG/BATES MOVED TO APPROVE THE MINUTES AS WRITTEN
CARLUCCIO- Need an amendment in item M, needs to state that it was decided not to have the regular meeting of June 7, 2017 because of lack of actionable items.

MOVED TO AMEND THE MINUTES OF MAY 3, 2017, ITEM M SHOULD NOTE THAT THE REGULAR SCHEDULED MEETING JUNE 7, 2017 WAS CANCELLED DUE TO A LACK OF ACTIONABLE ITEMS.
NO OBJECTION/ MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda; Hearing None
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;

1. Frank Raby Subdivision Barnard Replat

A. Presentation by Staff or Commission

CRAIG BARNARD- Stated he has received lots of hints that he needed to erase the lines on his property. He was unable to obtain a building permit because it crosses his property lines and his tax accountant struggled with the documentation.

B. Public Presentation or Hearing

WALT SONEN- Asked for clarification that he was joining three properties together to make one.

C. Commission Discussion

CARLUCCIO- Smart move, Walt was in a similar situation.

SENSENIG- Asked for clarification on #2 of the plat proposal.

BATES- Stated it was pretty straightforward.

D. Action/Disposition

BATES/SENENIG MOVED TO APPROVE THE FRANK RABY SUBDIVISION BARNARD REPLAT.
NO OBJECTION/ MOTION CARRIED

2. Petition to Vacate East Addition right-of-way

A. Presentation by Staff or Commission

DEPUTY CLERK/SWICK- Discussed the petition to vacate the half of Frank Raby that is suppose to go back to A street. Her house is currently in the right of way and there are no utility easement issues with the vacation. Hopkins is no longer interested in seeking an easement back to his property. She discussed all the surrounding properties access to their lots. The only issue she sees is that the edge of the vacation is city limits and she is unsure if when the street is split whether the other property would own five feet of city property? She knows this will not be quick, believes Hopkins is in more of a hurry, they can wait and work together with him.

B. Public Presentation or Hearing

WALT SONEN- Asked if there was access to all properties if this ROW was vacated?

C. Commission Discussion

CARLUCCIO- Requested to be shown on the map where these properties were located. Requested to review the Vahalla plans from a previous meeting before deciding. Even though Hopkins signed the petition they still need to make sure he has access. Even if it is recommended and goes to the borough, they probably will not accept it unless it can be shown that these other properties have other access. She recommends postponing until more information is obtained. It would be a great thing to present Hopkins subdivision at the same time. She was on the commission when they needed a variance, because the builder had built their garage three feet in the right of way. If you look at the right of way there is essentially a wall there that would need to be blasted to create the road.

SENENIG- Asked Carluccio if she was in favor because she has stated in the past that she is against vacation as a rule? Is there an urgent deadline?

BATES- Agrees they need to wait and get more documentation.

D. Action/Disposition

SENENIG/BATES MOVED TO POSTPONE ACTION UNTIL BROUGHT BACK BY STAFF.

H. Commission Business:

1. Cedar St. Extension Update

CLERK/GEAGEL- No further updates at this time.

WALT SONEN- Introduced Tod and Kim, who own the property across from him. He was at the previous meeting May 3rd. The commission had said yes to having all the corners surveyed, there was a discussion on cost and now it needs to go to council. There is no road there to start, some people will be giving up say five feet while others will give up more. Some of the properties were recently surveyed. The Chissus's and himself would bear the portion of the survey that covers the marrying of their property lines. If the road is platted as is now it is a benefit to the city as well as the owners. There are seven lots in whole and two are joining.

CARLUCCIO- Apologized for the delay due in part from staff change and unfortunetaly in part from Jeremiah not being at the meeting, they were waiting on his report back, he was going to walk the road and see what people would end up with from leaving the road where it is. If the property owners did not want to go through with this, the road would no longer be maintained. If it was subdivided now all the properties would have to be granted access. First they need an idea of what it is going to cost. If it encroached to much on someone's property they may not need all that road, but it would give owners

some reductions on taxes. Hopefully they can get the city to go along with a share of the cost. The city is not buying any property, it is doing this to put the street officially in the books, but it cannot afford to pay for the whole survey. They are not going to require the boroughs 60 feet, they will keep it the way it is. She thought it was possible to use recent surveys. She stated they have already been paying taxes on that property being used as a road. Those who are joining should pay a little more than those who are not.

SACHIKO SCOTT- Discussed it being a dangerous spot, you don't want to narrow the road. Asked why they have to pay for the survey, they are giving up the most space?

CM LARSON- Discussed that he thought all properties were in agreement except for the survey cost. Should this come back to p&z or just be worked out with the owners? He thinks it would be reasonable to split the cost. Five, six years the property owners would get the survey cost back in their taxes.

SENSENI- Discussed that for at least the Chissus's, and Walt and Sachiko, part of the shared cost is for the vacation of the line between their two properties. The person who originated this idea was a non-interested party, who when asked why, had stated that they just wanted the rules followed. If the property owners care then they should do something about it and if they don't, then tell us. They came up with the idea that everyone gets together and survey, as a concession to those who wanted to get something done. This goes with what Tod is trying to do in the long range with cleaning up the city, but she doesn't believe they are the ones pushing it. It could be proposed whatever they want to pay as shares. Stated property owners are not giving up any property they have not already given up, they would just be paying less taxes.

TODD BELLER- Stated that right now he is just getting up to speed on this, he is not excited and in a hurry to lose money and property. He would still have access to his property if the street closed.

BATES- Asked that should no one want to survey and the city closes the road would it be a hardcore closure with a physical blockade?

DC/SWICK- Discussed the closure would be up to the property owners discretion. Stated that \$11667.00 is the quote, it came from Integrity, believes it also includes the marrying of the two owners properties.

NO ACTION TAKEN UNTIL FURTHER DISCUSSION WITH PROPERTY OWNERS.

I. Staff Reports:

1. Currently there are six building permits completed and signed for 2017.

J. Informational Items Not Requiring Action:

CARRLUCIO- Will give a packet to Heidi from the last borough meeting that discusses when you pass a motion you have to have substantiated evidence. She wants to make sure everyone gets a copy.

K. Comments of the Public:

L. Comments of the Commission:

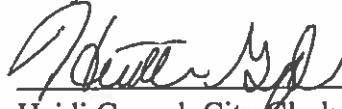
SENSENI- Stated she is a teacher and has been reading a lot about Alaska lately, it struck her that sixty years ago Alaska wasn't even a state. That's part of why she is so laid back, it takes a while to civilize a place. She grew up in Pennsylvania where they have been surveying for hundreds of years, we have only been doing it for a few decades. She thinks we are doing alright. Keep pushing for what you're pushing for, but chill out it's a new state. Thanks for coming and speaking up for yourselves.

M. Next Meeting: Regular scheduled meeting, August 2, 2017

N. Adjournment:

SENSENI/BATES MOVED TO ADJOURN AT 7:50 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of July 19, 2017.



Heidi Geagel, City Clerk

Approved by Commission

