



Meeting Minutes Planning Commission

Tuesday, December 20, 2016

4:30 PM

Assembly Chambers

1. Call To Order/Roll Call

Present: 4 - Chris Fry, Richard Burke, Yancey Nilsen and Tor Benson

Excused: 3 - Dave Kensinger, Otis Marsh and Carli Byrer

2. Approval of the previous meetings minutes

The motion to approve previous meeting minutes from October 25, and November 22, 2016 passed unanimously.

Meeting minutes from November 22nd, 2016.

Attachments: [MeetingMinutes November 22, 2016](#)

Meeting minutes from October 25th, 2016

Attachments: [MeetingMinutes. October 25th 2016](#)

3. Amendment and approval of agenda

Motion to approve the agenda as presented passed unanimously.

4. Public Hearing

The motion to open the public hearing passed unanimously.

- a) Public hearing for an application from Christopher Clark for a conditional use permit to allow a temporary trailer in a single-family residential district at 404 Lumber Street.

Director Cabrera reported that there were two letters submitted separate from the board packet and was read into the record by Building Inspector Joe Bertagnoli. One submitted by Scott Roberge and Jane Smith in support and one by Matt Lichtenstein and Hilary Wood, also in support.

The motion to close the public hearing passed unanimously.

The motion to reopen the public hearing passed unanimously.

Commissioner Benson asked Mr. Clark why he's requesting a three year time frame to build. Mr. Clark explained that it was due to funds as all the funds he is using is out of pocket and wants plenty of time to complete the project.

Matt Lichtenstein stated that he and his wife are very excited to have Chris building a home in the neighborhood and has done a lot of work already to improve the neighborhood and to emphasize his support.

Commissioner Benson asked if the permit would expire or if it's non-transferrable. Director Cabrera explained that the Commission would be the ones to put any conditions they see appropriate on Mr. Clark's permit. As it stands, without any conditions, the conditional use permit would go with the land. Benson asked Mr. Clark if he actually purchased the property since at the time of application, he was not the legal owner. Mr. Clark responded that the contract has just been drawn up and he w begin making his payments on the purchase on January 1, 2017.

The motion to close the public hearing passed unanimously.

5. Visitors' views related to agenda items

John Murgas spoke on his own behalf in support of Steve Berry's lease application extension, stating that he also has a lease for property adjacent to where Mr. Berry's is located.

Steve Berry spoke on his own behalf to explain his intent for the extension stating that he is looking at getting financing on it and that the bank is wanting the extension before they will make the loan.

6. Visitors' views unrelated to agenda items

None.

7. Report of staff members

Staff report is included with application from Chris Clark.

8. Unfinished Business

None.

9. New Business

- a) Consideration of an application from Christopher Clark for a conditional use permit to allow a temporary trailer in a single-family residential district at 404 Lumber Street.

The motion to amend the motion to include that temporary conditional use permit expires if the property is sold or transferred to someone other than Christopher Clark, or the contract to purchase the property by Christopher Clark is nullified for any reason passed unanimously.

Commissioner Burke stated that he believes there is interest from the neighbors for Mr. Clark to have the condition placed that this permit would apply only to Mr. Clark and not go with the property. Also to limit it to three years and make sure there are sanitary conditions. Inspector Bertagnoli brought to the Commissions attention that plans show a storage tent, which would stay inside the set-backs and would also remain after the house is constructed. Discussion.

The motion to approve as amended an application from Christopher Clark for a conditional use permit to allow a temporary trailer in a single-family residential district at 404 Lumber Street passed unanimously.

Clark.dox

Attachments: [Clark.dox](#)

- b) Preliminary review and recommendation on a request from Alaska Yacht & Vessel Services for a lease extension at Scow Bay PID #01-056-138.

Discussion on the length and term of current lease. Commissioner Benson asked if this extension would start the lease over or add ten years to the existing lease. Director Cabrera responded that it would add ten years to the current lease. Commissioner Nilsen asked about the time frame of similar leases in the area. John Murgas spoke on his own lease as being a five year lease. Director Cabrera reported that initially, similar leases were limited to shorter terms to allow for future development activity. Discussion.

The motion to approve to recommend to the Assembly the request from Alaska Yacht & Vessel Services lease extension passed unanimously.

AK Yacht lease extension

Attachments: [Alaska Yacht Vessel Services Request](#)

10. Discussion items

- a) Meeting time change for 1/17/17 needs to be rescheduled to 4:00pm due to Assembly meeting and land auction.

Commissioner Burke stated that he will be absent but can call in. Commissioner Benson reported that he will be out of town. Commissioner Nilsen said he will also be out of town. Discussion.

11. Adjournment

The motion to adjourn passed unanimously.