1. **CALL TO ORDER:**
Chair Deach called the meeting to order at 5:35 p.m.

2. **ROLL CALL:**
**PRESENT:** Commissioner Deach, Commissioner Clark, Commissioner Hisman, Commissioner Outcalt, Commissioner Rau, Assembly Liaison Hanson

**ABSENT:** None

3. **APPROVAL OF MINUTES:**
   A. January 9, 2020 Regular Meeting

   Motion/Second: Hisman/Rau

   To approve the January 9, 2020 meeting minutes as presented.

   Motion passed by roll call vote, 5 yes, 0 no, 0 absent

   B. January 23, 2020 Special Meeting

   Motion/Second: Clark/Outcalt

   To approve the January 23, 2020 special meeting minutes.

   Motion passed by roll call vote, 5 yes 0 no, 0 absent

4. **APPROVAL OF AGENDA:**
   A. February 13, 2020 Regular Meeting

   Motion/Second: Clark/Outcalt

   To approve the February 13, 2020 agenda as presented.

   Motion passed by roll call vote, 5 yes, 0 no, 0 absent.

5. **COMMUNICATIONS:**
   A. Correspondence

   Commissioner Deach stated that the correspondence has been made available on the table at the back of the Assembly Chambers.

   B. Hear Citizens Present

   None

6. **UNFINISHED BUSINESS:**
   A. Discussion of adoption of new zone for the West Creek area.
The Commission indicated that they would like to hold a work session with the Dyea Board.

Commissioner Deach indicated that the removal of commercial activities from the prohibited section was to allow for small commercial activities not tour operations necessarily.

7. **NEW BUSINESS:**
   A. **Election of Officials.**

   The Commission elected Commissioner Clark as Chair and Commissioner Deach as Vice Chair.

   **Motion/Second: Outcalt/Rau**

   To elect Commissioner Clark as Chair.

   **Motion passed by voice vote, 5 yes, 0 no, 0 absent**

   **Motion/Second: Outcalt/Clark**

   To elect Commissioner Deach as Vice Chair.

   **Motion passed by voice vote, 5 yes, 0 no, 0 absent**

   B. **Public Hearing and Consideration of Conditional Use Application No. 20-05.** Matt, Michelle O’Boyle, Block 63, Lot 11 of the Industrial light zoning district, request for congregate housing.

   Orion Hanson was present to represent the application.

   Commissioner Rau indicated that he would like a two hour burn rating on the commercial laundry side of the building.

   The Commission indicated that they did feel the suggested conditional use would protect the public health, safety, and welfare.

   The Commission indicated that they did not feel the suggested conditional use would permanently or substantially injure the lawful use of the neighboring properties.

   The Commission indicated that they did feel the suggested conditional use will generally be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans.

   The Commission indicated the they did not feel the requested conditional use will substantially decrease the value of or be out of harmony with property in the neighboring area.

   **Motion/Second: Clark/Hisman**

   To approve Conditional Use Application No. 20-05 with the condition that two layers of 5/8 drywall is applied to the commercial laundry section of the dwelling.

   **Motion passed by roll call vote, 5 yes, 0 no, 0 absent**
C. Approval of Plat No. ASLS 2007-41, Municipal Entitlement Land from the State of Alaska – Adjacent to Klondike Highway.

The Commission Indicated that they did not have any concerns with the property.

Motion/Second: Clark/Outcalt

To approve Plat No. ASLS 2007-41 as presented.

Motion passed by roll call vote, 5 yes, 0 no, 0 absent

D. Discussion of Code Amendment SMC 15.14, Addition of Relocatable Structures.

Commissioner Deach indicated that he was in favor of the language.

Assembly Liaison Hanson indicated that he would like to see language that made it clear the units did not need a foundation.

Assembly Liaison Hanson indicated that if the Industrial Zone changes across the bridge the current language will restrict these type of structures.

Commissioner Deach indicated that a size restriction of under 100 square feet and two dwelling units needs to be applied.

Commissioner Clark indicated that he would like to see a conditional use applied for these units.

8. COMMISSION DISCUSSION:
A. General Discussion

Commissioner Clark indicated that he would like to clear up congregate housing restrictions that pertain to one per block.

Assembly liaison Hanson indicated that the Comprehensive plan passed first reading with the amendment that an additional survey is placed.

Commissioner Deach indicated that he did not agree with the assembly’s decision regarding the additional survey.

9. ADJOURNMENT:

Motion/Second: Hisman/Outcalt

To adjourn the meeting of February 13 at 6:20 p.m.

Motion passed by roll call vote 5 yes, 0 no, 1 absent

The next P&Z Commission regular meeting is scheduled at 5:30 p.m. on Thursday, April 9, 2020.
Matt Deach, Chair

ATTEST:

Emily A. Deach, CMC, Borough Clerk

(SEAL)