

**Minutes of Planning & Zoning Commission
Held on June 18, 2026**

1. CALL TO ORDER: 5:30 PM

2. ROLL CALL:

PRESENT: Kat St. Clair, Chair Terri Henson, Apryl Hutchinson, Jillian Privett

ABSENT: Gary Watkins

STAFF: Kate Thomas, JR Meek

Also Present:

Collin Dando regarding Item 9a.

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES: None

6. DIRECTORS REPORT:

Staff delivered an administrative report regarding ongoing coordination with a housing developer for the proposed Old Medical Center housing project and associated family housing units within the Alder Top Village Subdivision.

The Borough Manager is continuing discussions with contractors to develop a conceptual site plan and visual representation of future construction activities at the 6-Mile Deep Water Port.

Staff also informed the Commission that CDC guidance and documentation related to public health, quarantine protocols, infectious disease outbreaks, and sanitation practices aboard cruise ships will be shared with Commissioners. This information is being provided in response to recent public safety concerns regarding reported virus outbreaks and increased visitor activity.

Staff reported that work is moving forward on the platting of four additional lots within the Alder Top Village Subdivision, with the goal of offering the parcels through a public auction in November. Staff further noted that three building permits have been issued, and construction activity is underway on several lots. Updates on development progress will be provided to the Commission as additional information becomes available.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS:

- a. **(PH) Conditional Use Permit application for a short-term rental on Lot 17, Block 5, according to Plat No. 39-22, owned and requested by Collin Dando.**

Public hearing opened

Collin Dando briefly spoke on his interest in opening a short-term rental.

Public Hearing closed

M/S: Privett/Hutchinson

Move to approve the findings of fact and Conditional Use Permit allowing operation of a short-term rental on Lot 17, Block 5, according to Plat No. 39-22, subject to the conditions of approval outlined in the staff report.

Staff delivered a brief administrative report. The property is located along Church Street and provides two off-street parking spaces. Staff reported that the application meets all applicable requirements for the operation of a short-term rental. No further discussion.

Polled Vote – All in Favor

- b. **(PH) Preliminary Plat approval for Alaska Tideland Survey (ATS) No. 1729, vacating ATS 1337, request by Southern Southeast Regional Aquaculture Association, Inc. owned by the State of Alaska Department of Natural Resources.**

Public hearing opened

No public comment.

Public hearing closed

M/S: Privett/Hutchinson

Move to approve the findings of fact and preliminary plat for Alaska Tideland Survey No. 1729, vacating ATS No. 1337, located at Burnett Inlet on Etolin Island and requested by Southern Southeast Regional Aquaculture Association, subject to the conditions outlined in the staff report.

Staff provided a brief administrative report. No discussion by Commission.

Polled Vote – All in Favor

10. UNFINISHED BUSINESS: None

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:

Commissioner Hutchinson formally submitted her letter of resignation for July 8th.

12. ADJOURNMENT: 5:46 PM

ATTEST: _____

J.R. Meek, Secretary

Terri Henson, Chair