

Planning Commission Minutes

Special Meeting March 21, 2002

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

The meeting was called to order by Chair Guinn at 6:45PM.

II. ROLL CALL

Present: J. Guinn, D. Notti, J. Hamilton, P. Jennings, B. Glasheen

Excused: C. Albright, M. Charlie

Others Present: John Malone, Planning Director

Bob Graham, Bethel Resident

Sandra Moseley, Admin. Assistant, Recorder of Minutes

III. APPROVAL OF MINUTES

M/M J. Hamilton/P. Jennings Approve the minutes of February 22 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M J. Hamilton/B. Glasheen to approve the agenda.

Unanimous

V. COMMUNICATIONS

Handed out at the meeting:

1. Hand delivered letter from Bob Graham, dated March 8, pertaining to Agenda Item A, New Business.
2. March 11 letter to Mathew Nicolai of CALISTA Corp. concerning the granting of a right-of-way on the west boundary of the WAVE Subdivision site.
3. March 11 letter to DOT&PF commenting on the Draft Environmental Assessment for the first 5 year development under the 20 year Airport Master Plan.
4. Letter from Dept of Education & Early Development to DNR on Bethel Regional High School encroachment issues and transferring title to this school site to DE&ED for the purpose of effecting a land exchange with the city to cure this.

All others in the meeting packet.

VI. PLANNERS REPORT

Mr. Malone reported:

Alaska Coastal Management Conference: I just returned today from the ACMP conference in Juneau. This attendance is part of our grant requirement for managing our coastal district. Water quality was one of the central issues discussed. Urban runoff and sediment containment probably was the single most important point for our drainage management.

Citywide Orthophoto Mapping Project: We received last week two updated versions of the printed ortho and nonortho products from ASCG. As previously commented, we think there will be much more demand for reproductions of the nonortho grid sheets. I have made a few comments back to Doug Graether of ASCG on these, and my email with his reponse is posted on the nonortho sheets on the wall for your information. Please feel free to add any of your comments on the email sheet and I will transmit them to Graether.

Corps of Engineers East Ave. Seawall Rehab and Extension of Brown's Slough Bulkhead: We received the as-built surveys of the 3 lots on Brown's Slough closest to the slough bridge. These were forwarded to the Corps last week. Alan Jeffries, the project engineer, has already made additional requests from this survey. He is particularly interested in how much of the uplands the city intends to acquire in easements from these upland owners. As previously reported, the land fronting Corina's Store is the most problematic as there is only approximately 12 feet of space between the landowners constructed retaining wall and buildings. We are all very much still in the discussion stage about these easements, and how much land they need entail. As I'm sure all can appreciate, these are very small sites with a long history of use.

Dedicated rights-of-ways and public easements on previously platted ANSCA and Indian Homestead Subdivision plats: Again, no further communication from ONC on the readiness of additional subdivisions since my last three reportings.

BNC Industrial Park Subdv – USS 4000: This plat has now been recorded.

Third Street Vacation: Tunista Properties has submitted all but the final plat in this matter. I understand that their surveyor is working on this, so I would anticipate having this before you at your April meeting.

Phase II & III City Subdivision Piped Sewer and Water: Stosh is back and engaging landowner questions. Most pertain to landowner requests for rerouting of the piping on their lots.

Information Technology: Nicole continues with the street mapping project. She has been diverted to her IT duties since last Thursday as we received our new network server and she has been busy setting this up and transferring files. We also temporarily moved our existing network server to the Police Dept. pending the repairs necessary to put theirs back on line. Also, the city clerk's office is setting up a scanning microfiche project to achieve city records and Nicole will be required to go through an orientation on the software and system operation with the vendor representative.

VII. PEOPLE TO BE HEARD

None at this time.

IX. COMMISSIONERS COMMENTS

Chair Guinn welcomed Brian Glasheen to the Commission.

X. OLD BUSINESS

ITEM A. PUBLIC HEARING ON ANY FURTHER RECOMMENDATIONS TO PLATTING ORDINANCE SECTIONS 17.24.228 THROUGH 17.24.280. THESE SECTIONS PERTAIN TO THE MANDATORY INSTALLATION OF PIPED SEWER AND WATER IN ALL NEW SUBDIVISIONS. THESE SECTIONS BECOME EFFECTIVE ON JANUARY 1, 2002.

PUBLIC HEARING

Chair Guinn opened Public Hearing at 6:52PM.

(Earlier in the meeting Mr. Malone handed out a letter to the Commission members that Mr. Graham had prepared for the following testimony)

Mr. Bob Graham stated that he is opposed to the ordinance and would like to recommend that the Commission ask the City Council to rescind this ordinance. The cost of the lot plus the pipes are too expensive for individuals to buy. He would like to recommend that it be a requirement that houses be designed to be ready to receive piped sewer and water. Subdivision developers should have the option to have their own trucks to provide water and sewer service, or a private individual could provide this service. Intermediate development of the FAA line to be used as a trunk line with dump stations could be developed. The City should develop a major line with dump stations to keep spending down. This would also be a savings for subdivision developers as well. This would cut down on distance travel by trucks, truck repairs, whether it's your own, the city's or private individuals.

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Commissioner J. Hamilton asked about piped line the cost. Commissioner D. Notti responded that the cost is estimated at about \$150.00 per foot. Chair Guinn stated he would like to postpone the ordinance.

Commissioner D. Notti stated that because of the cost factor, it was not unreasonable to require houses be plumbed to receive piped water and sewer.

Mr. Malone suggested recommending to Council (1) an additional deferment of the ordinance pending a study (2) amending ordinance to accommodate small subdivisions that would have little or no impact on the existing haul system. This would have to be approved by the Director of Public Works, and could be limited to a subdivision of no more than 4 or 5 lots. Mr. Malone further added that the city need pay attention to the state and federal funding sources that are currently funding our retrofitted system. These sources should not be expected to fund all future sewer and water development in the city.

Chair Guinn would like to recommend to Council that they extend the deferment of this ordinance requiring piped water and sewer until a more detailed study can be done on the impact and development cost. Further, this study should review the time scheduling for future water and sewer lines and trunks. The city should enforce ordinances for new subdivision developments to insure they have proper easements in place to accommodate piped sewer and water. Chair Guinn would like to have a resolution prepared by staff for the next meeting that addressed this recommendation.

Public Hearing closed at 7:30PM

M/M J. Hamilton/D. Notti Recommend to Council that they extend the deferment of this ordinance requiring piped water and sewer until a more detailed study can be done on the impact and development cost. Further, this study should review the time scheduling for future water and sewer lines and trunks. The city should enforce ordinances for new subdivision developments to insure they have proper easements in place to accommodate piped sewer and water.

Unanimous

X. NEW BUSINESS

None at this time.

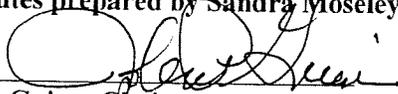
XI. ADJOURNMENT

M/M J. Hamilton/B. Glasheen to adjourn at 7:37PM

Unanimous

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Minutes prepared by Sandra Moseley, Administrative Assistant



John Guinn, Chair

Date: 4/11/02