

Planning Commission Minutes

Regular Scheduled Meeting October 11, 2001

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting was called to order at 7:35 PM

II. ROLL CALL

Present: J. Guinn, D. Notti, J. Hamilton, P. Jennings, C. Albright, M. Charlie

Excused: L. Andrew

Others Present: John Malone, City Planner

Sandra Moseley, Admin Assistant, Recorder of Minutes

Marc Stemp, CEO, Bethel Native Corp.

Jerry Galliard, Representing Crowley Marine Services

Chair Guinn formally introduced and welcomed two new Commissioners, Pat Jennings and Clarence "Tim" Albright to the Planning Commission.

III. APPROVAL OF MINUTES

M/M D. Notti/J. Hamilton Approval of minutes of September 13, 2001 meeting.

Unanimous

IV. APPROVAL OF AGENDA

Chair Guinn introduced 2 additional New Business items at the request of the planning staff:

Item C: Ord # 01-37 (introduced at council on Oct 9, 2001) relating to leasing a portion of Lot 4, Block 15, USS 3230 to Napa Auto Parts.

Item D: Resolution 01-06 recommending to council the lease to the Kuskokwim 300 Race Committee a portion of Datu Park.

M/M J. Hamilton/D. Notti Approval of agenda with the two additions to New Business, Items C and D.

Unanimous

V. COMMUNICATIONS

Following handouts given at meeting - all others included in meeting packets:

1. Letter to ONC, final plat instructions for Mc Carr Subdivision.
2. Ord # 01-37 (introduced Oct 9, 2001) relating to leasing a portion of Lot 4, Block 15, USS 3230 to Napa Auto Parts for a citywide safe used battery disposal location (proposed lease document included).
3. Resolution 01-06 recommending to council the lease to the Kuskokwim 300 Race Committee a portion of Datu Park for the location of a headquarters building and visitor center.
4. Response letter to Tunistia Properties on proposed vacation of the undeveloped portion of Third Ave near Dull Lake.

VI. PLANNERS REPORT

Mr. Malone reported:

Dedicated rights-of-ways and public easements on previously platted ANCSA and Indian Homestead Subdivision lands: ONC has not forwarded any additional reapplication paperwork for the rights-of-ways and public easements for the other effected subdivisions that were developed in BIA trust status since we completed Tsikoyak (Larson) Subdivision in early September.

Quarterly Reports: The September quarterly reports to the Corps of Engineers and the Coastal Zone Management grant have been submitted.

City Wide Mapping Project: Kodiak Mapping advised by phone on Tuesday that they had completed their portion of the project (placement of subdivisions and planametric features on the areal photos and placing this in an AutoCad database). The last decision pending their returning the project to ASCG was the determination by our office on the identification of layers within the AutoCad files. This is an important consideration for our future use of these, i.e. creating and maintaining address maps by road and building features only; adding and amending land use districts, etc. They transmitted an example file yesterday and we edited and replied on the same day. Kodiak Mapping anticipates having the project, now in one continuous AutoCad data file back to ASCG on Friday or the following Monday. ASCG will then create the individual 1" = 100 feet grid maps from this database.

Phase 2 City Sub. Sewer & Water: We are starting the land access and easement acquisition portion of Phase 2. There are 70 properties involved in this phase.

Final Plat, Seventh Ave Vacation: I have approved the final plat drawing for the Seventh Ave vacation. I expect a completed final plat application in time to place on the agenda for our November meeting.

Final Plat, Lots 8-12, Block 6, Tract C-2, Mumtretlek Sub.: Grant Shimanek advised this week that the public improvements requirements for this subdivision are about complete and he anticipates having the final plat application into our office in time to for the final plat to be placed on your November agenda.

Information Technology: Nicole spent most of the past 2 weeks on the Finance Dept. IBM AS/400 hardware upgrade. This upgraded the memory, processor, and added four 8 gigabyte drives, replacing the former 4 gigabyte drive. Included in the upgrade package is a java web server with 3 layer security, for access to/from the internet. The Youth Center had received two new workstations that are being networked with their existing 12 workstation Power Up Computer Center project.

VII. PEOPLE TO BE HEARD

None at this time.

VIII. COMMISSIONERS COMMENTS

None at this time.

IX. OLD BUSINESS

ITEM A. ABBREVIATED PRELIMINARY PLAT APPLICATION FOR THE SUBDIVISION OF LOT 1A, BLOCK 12, USS 3230B, CREATING LOTS 1C AND 1D. THIS SUBDIVISION NEITHER CREATES OR REMOVES ANY PUBLIC RIGHTS-OF-WAYS OR EASEMENTS. APPLICANT IS DAVID KELLER (ALDER ST.) THIS ITEM WAS TABLED AT THE AUGUST 9, 2001 AND THE SEPTEMBER 20, 2001 MEETING DUE TO NO REPRESENTATION OF THE APPLICANT.

PUBLIC HEARING

Chair Guinn asked Mr. Malone to introduce this item.

Mr. Malone reported that he had again sent the applicant David Keller a letter notifying him that he needed to be personally represented at the meeting to respond to possible questions on his platting application. There has been no response from Mr. Keller, his surveyor or anyone else on this matter. Neither of the last 2 letters have been returned to the planning office because of addressing errors. Chair Guinn requested that this time the applicant be sent a certified return receipt notice and that the item be placed on next months agenda.

M/M J. Hamilton/C. Albright Table until next meeting.

Unanimous

X. NEW BUSINESS

ITEM A. APPLICATION FOR PRELIMINARY PLAT FROM THE BETHEL PENTECOSTAL CHURCH, ARTHUR DULL SR., AND ARVIN D. DULL

FOR A REPLAT OF PLAT 98-7, BETHEL RECORDING DISTRICT.
THIS IS A REPLAT OF LOTS 1 – 4, BLOCK 5, DULL SUBDIVISION,
USS 3770. THE LOCATION IS THOSE LOTS IN THE VICINITY OF 455
RIDGECREST DRIVE.

PUBLIC HEARING

Chair Guinn asked Mr. Malone to introduce this item.

Mr. Malone observed that the applicant Lorin Bradbury was not in attendance, nor any of the other landowners involved in the replat. He further stated that he had just tried to contact the Bradbury residence before the meeting to remind Mr. Bradbury of the meeting but the phone line was busy. Commissioner Charlie offered that he thought the Bradbury's were out of state on vacation.

Chair Guinn asked Mr. Malone if it would be ok to proceed with this preliminary plat public hearing without applicant representation. Mr. Malone responded that aside from the relocation of boundary lines there was either the vacation or relocation of 2 easements in this replat. He felt that the applicants should present on the record the purpose of the actions being requested in regards to these easements.

Chair Guinn recommended that this item be until the next meeting.

No formal action taken.

ITEM B. RESOLUTION 01-05. PETITION FROM BETHEL NATIVE CORPORATION TO REDISTRIBUTE CERTAIN LANDS WITHIN USS 4000 FROM PUBLIC LANDS AND INSTITUTION TO INDUSTRIAL AND GENERAL USE.

PUBLIC HEARING

Chair Guinn asked Mr. Malone to introduce this item.

Mr. Malone introduced Marc Stemp, CEO of Bethel Native Corporation, representing the petitioner. Mr. Malone further stated that the commission had approved the preliminary plat for BNC Industrial Park at its last meeting. One of the parcels involved in this subdivision is the intended site for a new bulk fuel storage facility. All the lands contained in this proposed subdivision are currently within a Public Lands and Institutions use district. BNC has requested that Tract 2 be redistricted to Industrial Use and the remaining lots to General Use. (Colored proposed redistricting maps had been provided the commissioner's in their meeting packets.)

Mr. Malone further stated that in the BNC petition letter they had also stated that they were going to redesignate the proposed subdivided land north of Chief Eddie Hoffman Hwy as a separate lot – Lot 4. This would accommodate the concern raised by DOT&PF about adding a plat note dedicating this right-of-way. By creating the separate lots this right-of-way would be delineated and separated on the plat.

Open public hearing at 7:59 PM

Marc Stemp presented from the colored exhibit drawings while Mr. Malone indicated the areas under consideration on the official January 1990 Land Use Maps.

Commissioner J. Hamilton asked about the closeness of the hospital and YKHC's new administration building to the proposed new bulk fuel facility. Mr. Malone responded that the existing bulk fuel storage facility was about the same distance away from these facilities.

Close public hearing at 8:08 PM.

M/M J. Hamilton/M. Charlie Adopt Resolution # 01-05 as presented.

Unanimous

ITEM C. ORDINANCE # 01-37 AN ORDINANCE AUTHORIZING A LEASE FOR PURPOSES OF PROVIDING THE NECESSARY PUBLIC SERVICE OF PROPER USED-BATTERY DISPOSAL.

(PUBLIC HEARING)

Chair Guinn asked Mr. Malone to introduce this item.

Mr. Malone reported that this ordinance had been introduced by council at its October 9th meeting. The city manager was supporting this as this would relieve our solid waste disposal site from having to handle, store and later prepare these batteries for shipment. Mr. Malone recommended that due to the fact that this proposed lease disposal had already been introduced by council, a motion instead of a resolution, reflecting the commissions recommendation should be adequate.

Open public hearing at 8:10 PM.

Commissioner J. Hamilton asked if there was not a water well on this property. Commissioner D. Notti stated that the old Nicholson well was still on the site but had been sealed for possible later use. He further stated that the proposed battery storage location was close to the water well head and that in the future the City might use that location for a treatment plant. Mr. Malone suggested that the commission might include in their motion the requirement for safe storage containment be included.

Close public hearing at 8:18 PM.

M/M C. Albright/D. Notti Recommend approval to the council with the further recommendation that safe containment storage be included in the ordinance.

Unanimous

ITEM D. RESOLUTION 01-06 RECOMMENDING TO COUNCIL THE LEASE TO THE KUSKOKWIM 300 RACE COMMITTEE A PORTION OF DATU PARK FOR THE LOCATION OF A HEADQUARTERS BUILDING AND VISITOR CENTER.

Chair Guinn asked Mr. Malone to introduce the item.

Mr. Malone gave a brief history of this lease proposal as it was initially considered by the Planning Commission in 1997. The Planning Commission had supported the use of the park site for this purpose at the terms presently contained in Resolution #01-06 (5 years with a 5 year

