

Planning Commission Minutes

Special Meeting February 22, 2002

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

The meeting was called to order by Acting Chair C. Albright at 6:40 PM

II. ROLL CALL

Present: J. Hamilton, P. Jennings, B. Glasheen, C. Albright

Excused: J. Guinn, M. Charlie

Unexcused: D. Notti

Others Present: John Malone, Planning Director

Mark Stemp, CEO Bethel Native Corp.

Kerri Drew, Admin. Assistant, Recorder of minutes

III. APPROVAL OF MINUTES

M/M J. Hamilton/P. Jennings Approve the minutes of the January 10, 2002 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M J. Hamilton/P. Jennings Approve the Agenda.

Unanimous

V. COMMUNICATIONS

1. Letter from DOT&PF acknowledging that their previous written comments/concerns regarding BNC Industrial Park Subdivision have been addressed in the Final Plat (ITEM A – OLD BUSINESS)

VI. PLANNERS REPORT

Mr. Malone reported:

March Meeting: My previous suggestion to move the March meeting to Tuesday the 12th instead of our regular Thursday the 14th meeting date, because I am scheduled to be in Juneau

March 13th through the 19th, did not seem to receive much support so I will teleconference in on the 14th.

Citywide Orthophoto Mapping Project: As you can see, hanging on the wall is the two types of printed products that we will be receiving from ASCG. The note sheets attached to these are the list of changes that staff so far has determined we would like to see. As you can see, one set of prints contains the orthophotos and the other does not. We anticipate that there probably will be a greater demand for the nonortho because they are much less cluttered and easier to read and interpret. Next to these you will see portions of the master base map created on our plotter in black and white. We will be able to create any portion of the city from our cad system in multiple colors if need be. Doug Graether, the project lead from ASCG, was in Bethel this Tuesday and Wednesday performing some through the ice channel surveys for the up coming Corps project – we reviewed the comments that I have posted and Graether will be printing another set for review.

David Keller – Preliminary Plat Application – Alder St. David Keller finally contacted our office in response to the several mailings I sent regarding representation for his preliminary plat application at our meetings. He apologized for being non responsive and informed that he no longer intended to subdivide his lot.

Transfer of Tide and Submerged Lands to the City by DNR: As previously reported, DNR issued a Final Finding and Decision on January 9th approving these conveyances to the city. This finding and decision became final on February 9th. Reportedly there were no comments of record during this 30 day comment period. Again, this gives us immediate “management control” over these lands. DNR will eventually issue survey instructions and we will be responsible for completing the survey. Once the survey(s) are approved, DNR will issue the city a deed.

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 two reportings.

Corps of Engineers East Ave. Seawall Rehab and Extension of Brown’s Slough Bulkhead: We are having as-built surveys done on the 3 lots on Brown’s Slough closest to the slough bridge. We suspect there are some building encroachments on the underground tieback system in the third lot, Corina’s Store. The Corps has pretty much left the amount of upland maintenance easement lands to be acquired for this project up to the city. This is a very different approach to these easement acquisitions than my previous experience with the Corp. The Corp typically will define the easement parameters it wants for a project and leave it to the community to acquire these. The as-built survey should be completed by next week.

BNC Industrial Park Subdv – Tract 5A, USS 4000: As you know from our agenda, the Final Plat hearing on this subdivision is scheduled for tonight. The administration, BNC and

Crowley are presently negotiating a Facilities Use Agreement (port access and usage with Crowley) and a pipeline easement agreement between the new tank farm and the petro port with BNC.

Phase II & III City Subdivision Piped Sewer and Water: Stosh has been on leave for the past two weeks, so there has been little activity between the landowners and this office during his absence. We had some property boundary issues to resolve that required the services of a surveyor. These have been completed. We have been alerted to the fact that we now have some landowners in this phase that are just opposed to the project on general principals - wanting to keep the status quo of the haul system. If more specific concerns come forward I will certainly keep you informed as to who and what these concerns are, if we can not resolve them through our office, or through the city attorney.

Information Technology: Nicole has spent the better part of a week putting the police department systems back on line through a temporary server. During an upgrade from Windows NT to Windows 2000 server, the police departments primary domain controller server had a hardware failure. This machine holds the ACRIS and NetRMS applications that are used by dispatch and the police officers to track calls, case numbers, and documents related to all police department activities. In an effort to bring the applications back online, she transferred an older server from Planning. She managed to bring ACRIS back up, but without NetRMS. NetRMS cannot be utilized on this temporary replacement server because the data sets will not match – will create different data sets that will not be compatible with original sets on downed server. Megg (the software distributor for both software applications) will be sending us the SQL software disk that will allow the construction of data sets on the temporary server while the main server is being repaired. Megg did not include the software disks with the initial installation. She hopes to have both systems up and running within another week.

The Council passed our budget modifications on Tuesday (Feb 12) so we will be able to order a replacement server for the Public Works facility. This server is three years old now. Aside from supporting the LAN (local area network) for various office within Public Works, it also hosts our city wide WAN (wide area network) that links all the city's facilities. We will most likely keep the old server on line as a mirrored backup – so we do not run the risk of a catastrophic shut down similar to that experience by the Police Department.

Nicole created a retracement Record of Survey of the Small Boat Harbor survey in our cad system. The original 1982 recorded plat was in many parts illegible. This 1982 boundary survey is the only survey of record of the boat harbor. The surveyor who performed the 1982 survey has signed this and it has now been recorded. This is the last plat missing from our mapping project and this retracement has now been uploaded to ASCG for inclusion in the master base map cad file.

M/M J. Hamilton/B. Glasheen Approved Planners Report

VII. PEOPLE TO BE HEARD

None

IX. COMMISSIONERS COMMENTS

Commissioner J. Hamilton asked if there are land issues involving the new Longhouse (old Kuskokwim Inn) property.

Mr. Malone commented that none had come to the Planning Office, but he heard there were some issues with the State Fire Marshall's office, but they had been resolved.

X. OLD BUSINESS

ITEM A. FINAL PLAT APPLICATION FOR BNC INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF REMAINDER TRACT 5A, US SURVEY 4000. LOCATION IS IN THE VICINITY OF THE OLD IHS HOSPITAL SITE BETWEEN THE KUSKOKWIM RIVER AND CHIEF EDDIE HOFFMAN HWY. APPLICANT IS BETHEL NATIVE CORPORATION. RESOLUTION NO. 02-02.

PUBLIC HEARING

Acting Chair C. Albright asked Mr. Malone to introduce the item.

Mr. Malone introduced Mark Stemp, CEO of Bethel Native Corporation. Mr. Malone reported that the concerns raised by DOT&PF during the preliminary plat process had been adequately addressed on the final plat, as reflected in the letter from DOT&PF handed out earlier in the meeting. He recommended approval of the final plat resolution.

Open public Hearing at 6:47 PM

Mr. Stemp thanked the Commission for the Special Meeting to address this matter and asked the commission for their favorable granting of the request.

Public Hearing closed at 6:49 PM

Acting Chair C. Albright instructed the recorder of the minutes to take the member vote on the resolution.

Resolution vote: 4 In Favor 0 Opposed 0 Abstained

The resolution was signed by Acting Chair C. Albright.

NEW BUSINESS

None

XI. ADJOURNMENT

M/M J. Hamilton/P. Jennings To adjourn.

Unanimous

Meeting Adjourned at 6:55 PM

Minutes Prepared by Kerri Drew, Administrative Assistant

ATTEST:



John Guinn, Chair

DATE: 3/2/02