

Planning Commission Minutes

Scheduled Meeting March 11, 2004

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

Chair Guinn called the meeting to order at 6:30PM.

II. ROLL CALL

Present: John Guinn, Mark Charlie, Joy Shantz, Pat Jennings, Joan Hamilton, Brian Glasheen

Telephonic: Tundy Rodgers

Others Present: John Malone, City Planner
Sandra Moseley, Recorder of Minutes
David Trantham, City Council member
Marc Stemp, President & CEO Bethel Native Corp.

III. APPROVAL OF MINUTES

MM J. Shantz/M. Charlie to approve the minutes of January 13, 2004

Unanimous

IV. APPROVAL OF AGENDA

Chair Guinn announced that the City Clerk had informed that she was ill and would not be able to attend tonight's meeting for the scheduled board training. Therefore he was requesting the removal of Item B. under New Business from the agenda.

MM M. Charlie/J. Shantz to approve the agenda as amended.

Unanimous

V. COMMUNICATIONS

1. Memo from City Manager with FY '05 budget documents and budget work session schedules.
2. Draft of proposed ordinance dealing with meeting re-scheduling and postponements.

All others in meeting packet.

VI. PLANNERS REPORT

Mr. Malone reported:

I've spent most of the past 3 weeks combating the flu coupled with phenomena – I'm pretty much on the mend now and doing a lot of catch-up here in the office.

Alaska Coastal Management Program: I attended the second required annual conference in Anchorage on February 11 – 13. This was scheduled much earlier in the year than in past years because the main focus was on the new program regulations. Pursuant to the new legislation enacted last year that moved the program from OMB in the Governors Office to DNR, these are required to be in place by July 1. It is very questionable whether DNR will meet this target date as these new regs have just now gone out for public comment period. They still will require Attorney General Office approval before being submitted to the Lt. Governors Office for final adoption and codification. What does this all mean in simple terms – the program is currently being administered under a new statutory scheme without regulations – no small concern to many.

New Army National Guard Readiness Center: As I previously reported the National Guard project lead and DOT/PF's project engineer were here in February to discuss site development issues. The most significant being the relocation of the current sewer lift station now situated near the center of the site's entrance. As a result of this meeting I had CRW's engineering staff develop a formal status report on the lift station's current capacity, age status and ability to handle the additional flows that DOT/PF provided for the new Readiness Center facilities. In brief, it was determined that the existing lift station was at capacity and would have to be upgraded to accommodate the flows anticipated from the new center. CRW also developed a detailed cost analysis for this replacement/upgrade of \$1.2 million. This was forwarded to Bob Ward at Sen. Murkowski's office for additional federal funding. I think it is a fair characterization to say that the response from Sen. Murkowski's office was very positive. The plan is to relocate this lift station concurrent with the site development scheduled for this summer. This would require a "lending" of a portion of the state's capital contribution (approx. \$7 million) until an additional federal appropriation would be available in the following federal fiscal year. Anyway, that is the current plan.

US Army Corps of Engineers General Permit 5 Year Renewal (April '04): Not a peep from Corps Regulatory on this since my last reporting. This is not surprising as they spent the better part of a year, past the renewal date, on our last renewal.

Seawall Project – Brown's Slough and East Ave.: All the appraisals have been approved by the Corps Realty Branch review appraiser. We started mailing the first easement acquisition packets to landowners this Tuesday. We (Corps & city) are still negotiating with Mr. Darrell Jones of Corina's Case Lot over an access ramp in front of this business.

Planning Commission Agenda, March 11, 2004 (Cont)

New Utility Permitting System: As I previously reported I assisted the Public Works Department in the development of a new utility permitting system. Last week United - KUC met with Public Works and laid out their new fiber optic and copper cable installations proposals. These new cabling installations will be the first to be permitted under the new permitting system. On the table is a copy UT's detailed site installation plans. Their total new installation is approximately 27,000 feet of both fiber optic and copper.

Personnel: Emilee Kutch is our new Planning Tech. She comes to us from YKHC where she has spent many years working with capital projects. She has previous AutoCad training and will be entering the advanced intro course for AutoCad soon to be offered through YE Learning Center. She is also enrolled in the Real Estate Law course currently being offered at our local campus, and several other college courses at our local campus.

Address Map Project: After Quinton Duruji's departure I personally took this project on. It took no small amount of organization effort to get it back on track. I have since developed the majority of the view port sheets that will make up the final printed booklet form of the project. Emilee has been doing the more tedious tasks of address verification, adding the still remaining addresses, and address assignment/reassignment. Many of our commercial establishments including city facilities were never assigned numerical addresses – are referred to in the utility billing systems only by enterprise name.

FY '05 Budget Work Session Schedule: The memo handout from the city manager outlines the budget work session schedules for the forthcoming FY '05 budget process. Also enclosed is a copy of our budget. Emilee and I have begun to visit this and we do not see any significant needed changes from last year. I thought that it might be time to change out our refurbished plat copier that is now four years old. Emilee feels that it will still serve us another year. All other capital and/or equipment needs seem to be OK.

GIS Cadastral Survey Project : This project is very much in an incubator phase of development. Several weeks ago the city manager received a call from DNR informing of the availability of funding for a cadastral GIS central database project. The goal of the Cadastral Project is to begin migrating survey and land information data around the state into a comprehensive Land Information System that will be accessible by the public. The direction this is heading is to involve local communities and to assist them through grants and partnerships to survey and map their lands and store this in database and Geographical Information Systems (GIS) platforms. This will allow the land data to be eventually brought into a coherent Land Information System (LIS). We have completed the initial phase of this migration by having the majority of our lands under survey, or soon to be under survey (remaining allotment lands). This makes us a good candidate for the next phase which would be to begin exporting land data to a GIS/LIS setup. At the local level this would provide the ability to use this data to develop our own local GIS management system. I have had several

conversations with our previous mapping contractors at ASCG on this project. ASCG's GIS coordinator is most interested in partnering on this project with us. More to follow as soon as I receive a reply from DNR on the feasibility of a partnering arrangement, and funding available.

VII. PEOPLE TO BE HEARD

None at this time.

IX. COMMISSIONERS COMMENTS

J. Shantz commented on new draft meeting ordinance - postponed or re-scheduled is not the same as cancelled.

J. Shantz stated that she was interested in serving on the art committee for the new National Guard Readiness Center project – asked how she could advance her name for consideration. Mr. Malone stated that it would probably be best to have the commission chair bring this request directly to the mayor. Chair Guinn stated that he would do so.

X. OLD BUSINESS

NONE

X. NEW BUSINESS

ITEM A. POTENTIAL DEVELOPMENT OF CENTRAL COMMUNITY AREAS WEST OF PINKY'S PARK AND BETWEEN PTARMIGAN STREET AND CHIEF EDDIE HOFFMAN HWY.

DISCUSSION ITEM

Chair Guinn asked Mr. Malone to introduce.

Mr. Malone stated that this item has been before council for several months now and council was interested in evaluating ways to open and develop the large undeveloped acreage in the center of the community to reduce sprawl, improve traffic flow and increase access to developable lands.

Additionally, the 1998 Transportation Element of the city's Comprehensive Plan lists the need for ROW's and roads between the H-Marker Lake area to City Subdivision and Ridgecrest Dr. – also north/south from Chief Eddie Hoffman Hwy and Ptarmigan St., in the vicinity of Uiviq and Tundra Ridge subdivisions. Although these did not receive sufficient points to achieve project status by DOT/PF, they remain on the city's needs list in the STIP program.

Planning Commission Agenda, March 11, 2004 (Cont)

D. Trantham stated that traffic congestion at certain locations within the city was becoming critical and definitely a public safety concern. Opening up more alternative accesses was essential to relieving this congestion.

Mr. Malone pointed out that the city had advanced to DOT/PF the recommendation that when the next rehab of Chief Eddie Hoffman occurred that a third turn-out lane be provided from Watson's Corner to the vicinity of the trailer court, and new National Guard Readiness Center.

M. Stemp reported that a portion of this land area currently owned by the city was conveyed through ANCSA 14(c)(3) and subject to those conveyances. He further stated that BNC was willing to work with the city on these land problems.

T. Rodgers pointed out that we had better make sure that projects like the City Subdivision sewer and water were not blocking future access needs for roads – i.e. we don't want to have to pay additional moneys for relocation of these utilities when the time comes.

J.Shantz discussed the possible advantages, prior to road development, of having a boardwalk infrastructure in place to open up the desired access – similar to the proposed Antone Anvil Bike & Pedestrian trail. It was pointed out that DOT/PF's intended design for the Antone Anvil trail was to keep it within the existing Chief Eddie Hoffman ROW – the purpose being this location would facilitate easier maintenance. Further discussion about a possible request (to DOT/PF) for a relocation of this trail may only further delay its construction, and this would not be a good thing.

The conclusion to the discussion session was that the Planning Director produce a CAD drawing for council and the commission that showed both planned and proposed ROW's that would be best suited for both relieving the congestion problem and provide optimum access to developable land. All concurred.

B.Glasheen offered additional remarks concerning large exposed construction sites and the current sand pits that contributed to the communities dust problem – there was a definite need in the permitting process to address/mediate dust control at these sites. Mr. Malone concurred with this, adding that the Corps of Engineers would probably be asking the city to assume permitting control over the sand pits when the pending renewal of the city's general permit from the Corps is negotiated this year.

XI. ADJOURNMENT

M/M J. Hamilton/J. Shantz Move to adjourn.

Planning Commission Agenda, March 11, 2004 (Cont)

Unanimous

Meeting adjourned at 7:25PM

Minutes Prepared by Sandra Moseley, Administrative Assistant

Attest:



John Guinn, Chair

Date:

3/8/04