

Planning Commission Minutes

Scheduled Meeting April 8, 2004

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

Chair John Guinn called the meeting to order at 6:38PM.

II. ROLL CALL

Present: J. Guinn, B. Glasheen, J. Hamilton, T. Rodgers – telephonic

Excused: P. Jennings, J. Shantz

Not Excused: M. Charlie

Others Present: J. Malone, Planning Director

E. Kutch, Planning Technician

T. Williams, City Council Member

D. Trantham, City Council Member

III. APPROVAL OF MINUTES

M/M B.Glasheen/J. Hamilton Approve the minutes of the March 31, 2004 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M T.Rodgers Amend the agenda by removing Item A Old Business - table this until all the commissioners are in attendance.

Failed for lack of a second.

M/M J. Hamilton/B. Glasheen Approve the agenda (as published).

T. Rodgers called for a roll-call vote. Chair asked for a roll-call vote.

J.Hamilton – Yes B.Glasheen – Yes J.Guinn – Yes T.Rodgers - No

Agenda not approved – meeting postponed with no further action.

Chair Guinn rescheduled for April 22, 2004.

V. COMMUNICATIONS

Handouts: Distributed at the beginning of meeting.

Planning Commission Agenda, April 8, 2004 (Cont)

1. Executive Summary - Donlin Creek Power Generation Plant.
2. BLM Decision on ownership of the TACAN site.
3. Notice of Grant Award from DNR for the GIS Cadastral Land Management Information System project.
4. Written Planners Report

All others in meeting packet.

VI. PLANNERS REPORT

Mr. Malone's written report handed out at beginning of meeting:

Alaska Coastal Management Program: As I have been reporting, the state has been aggressively pursuing a rewrite and adoption of the four administrative code titles that have previously administered this program. This was necessitated by the passage last year of new legislation that moved the program from OMB in the governors office to DNR. This new legislation also changed a significant amount of program oversight previously afforded communities. It was reported last week that these new regulations were not accepted by the federal oversight agency (NOAA) as a minor change to the program, as the state had proposed. The full implications of this are not quite clear at the moment. However, one consequence is the whole state program may have to undergo a new environmental assessment. Currently, of courses, the program is being administered without regulations – again, no small matter.

The city council will be entertaining a resolution (Res # 04-14) next Tuesday opposing these regulations as being beyond the scope of the underlying legislation, overly vague, not subject to clear and consistent interpretation and contrary to state and local interests.

We have applied (this week) for the FY '05 grant for the city so that we stay in the program. Included was a response from request by the department to apply for additional funds to review our Coastal Management Plan. One of the requirements within the new proposed regs is a rewrite of all district plans. We have one of the first and oldest in the state (1983).

US Army Corps of Engineers General Permit 5 Year Renewal (April '04): Still no word from Corps Regulatory on this since my last reporting.

Address Map Project: This project is 95% complete since Emilee started in mid-February. Many notices to building owners of corrections for commercial and business locations that had been listed only with a name rather than the physical address needed to be undertaken. Many commercial facilities had no physical number address assignments.

Planning Commission Agenda, April 8, 2004 (Cont)

Emilee believes that by the end of next week the remaining areas needing verification will be completed and the first draft ready to print for review.

GIS Cadastral Survey Project – Grant application : As previously reported this is a DNR sponsored project. Its purpose is to develop a statewide integrated (through GIS capabilities) Land Information System (LIS). We submitted a grant application to begin such an integration project. The project would be undertaken in partnership with ASCG. ASCG as you will recall was the contractor on our city wide mapping project two years ago. The project would be developed using our previously completed land status (plat) maps. Upon completion this would place all city surveyed lands of record (created cadastral records) in both a local and statewide LIS web database. This web database would then serve as the data repository for future GIS applications - any land boundary segment could be located and verified using GIS technology. We were notified this morning that we were awarded the grant in the amount of \$50,000.

Tundra Ridge Road Right-of-Way Plat Ordinance: Early this winter we had developed a separate draft right-of-way platting ordinance at the request of DOT/PF for the platting and acquisition of rights-of-ways for projects under DOT/PF management control. After a face-to-face meeting with DOT/PF staff and our city attorney in January, a final draft was agreed to. Since that time there has been a complete change in staffing at DOT/PF's southcentral offices. None of the DOT/PF staff that had been involved in the January negotiation remains. As a consequence of this I recently received a completely marked-up version of this draft ordinance from the new ROW Engineering Supervisor. On Friday, April 2nd, I went over all these mark-ups with this person. From this rather lengthy discussion it is quite apparent we will need to address many changes in the original draft in order to get DOT/PF's procedural concurrence. I will again begin work on this next week.

Donlin Creek Power Generation Plant Feasibility Study: The handout that I have provided is the executive summary taken from this 5 volume report. I received it earlier in the week on CD. As to be expected, it is a rather huge report. From my first perusal the shortest volume is 220+ pages, the largest 440+ pages. I contacted Bob Charles at CALISTA for one hard bound volume, but he refused because of the reproduction costs. Anyone wishing a copy of the CD please let Emilee know and we will burn you a copy and mail.

BLM's Decision on BNC's Challenge on the 2.07 acre TACAN site: From the handout you can see that after more than a year we finally have BLM's decision on BNC's challenge to the city's ownership of the TACAN site. I received this via mail late yesterday. It is a very difficult decision to interpret so I called and spoke with Chris Sitbon, the Law Administrator who wrote it this morning. The news is not the best for the city. The decision awards the surface estate to BNC, the subsurface estate to CALISTA and all the fixtured improvement that were conveyed to the city by IHS in the late 1970's, including the water plant, to the city. I have of course forwarded to the city

Planning Commission Agenda, April 8, 2004 (Cont)

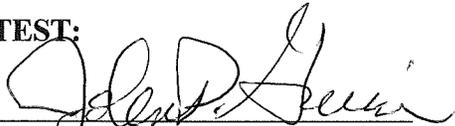
attorney and the manager to see if the decision merits an appeal to the Interior Board of Land Appeals. We have 30 days from the decision date to initiate such an appeal.

VII. ADJOURNMENT

Agenda not approved. Meeting postponed at this item with no further action at 6:58PM

Minutes prepared by Emilee Kutch, Planning Technician

ATTEST:



John Guinn, Chair

Date: 4/22/04