

# Planning Commission Minutes

Rescheduled Meeting April 22, 2004

**PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM**

**6:30 PM**

## **I. CALL TO ORDER**

Chair John Guinn called the meeting to order at 6:45 p.m.

## **II. ROLL CALL**

Present: J. Guinn, J. Hamilton, M. Charlie, P. Jennings, T. Rodgers, J. Hamilton

B. Glasheen – telephonic

Excused: J. Shantz

Others Present: J. Malone, Planning Director

E. Kutch, Planning Technician

D. Trantham, City Council Member

## **III. APPROVAL OF MINUTES**

M/M J. Hamilton/M. Charlie Approve the minutes of April 8, 2004 meeting.

Unanimous

## **IV. APPROVAL OF AGENDA**

J. Malone asked that council Resolution #04-12 pertaining to piped sewer and water funding in Kasayuli Subdivision be added to the agenda under new business. This has been referred by the City Council.

M/M J. Hamilton/M. Charlie Add Item B under New Business, City Council Resolution #04-12.

Unanimous

T. Rodgers requests Item A under New Business to be removed from agenda. For the reason of budget time, this was brought to council and they were in agreement that there should be no more vacating property lines until they are through gathering other information - water and sewer delivery cost to Kasayuli. The Public Works Committee would like to see this before it goes to Planning Commission.

J. Malone responded that the noticing was hand delivered to the Public Works Director, and the Fire Department through interdepartmental mail, as well as all other agencies requiring noticing. He further offered that this subdivision will not be adopted until final plat approval. Adopting this preliminary plat will just allow it to move forward at which time there will be another hearing.

T. Rodgers/B. Glasheen Remove Item A New Business.

Motion Fails 4-2.

Agenda adopted as amended.

**V. COMMUNICATIONS**

- Handouts: 1. Council Resolution #04-12 pertaining to Kasayuli Subdivision sewer and water feasibility study.  
2. Executive summary excerpts from Kasayuli Subdivision sewer and water feasibility study.

All others in meeting packet.

**VI. PLANNERS REPORT**

Mr. Malone reported:

Bethel Cadastral GIS Integration Project Grant: As previously reported we received notice of our grant award in the amount of \$50,000. Larry Clamp, GIS Coordinator at ASCG is preparing a work outline and schedule for the project. Larry will be our technical coordinator and trainer for this project. The next step is the partnership agreement between ASCG and us, which will incorporate the work outline and schedule. Our city attorney will be preparing this.

Alaska Coastal Management Program: The public comment period for the new regulations for this program closed on April 2<sup>nd</sup>. There has been no news from DNR on what we might expect since NOAA, the federal oversight agency, has apparently not accepted these new regulations as a minor change to the program. Under the 2003 statute that moved the program to DNR, and significantly modified the program, new regulations are required to be in place by July 1 of this year.

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

Tundra Ridge Road Right-of-Way Plat Ordinance: I have begun work on the revised draft based on DOT/PF's rather extensive markup of our previously agreed to draft. However, I have not made it my first priority. It is quite apparent that DOT/PF is not prepared to proceed with construction this season.

Kasayuli Subdivision Sewer and Water Feasibility Study: On Tuesday, the city clerk forwarded a copy of council resolution #04-12. This pertains to the city's acceptance of

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the recommendations in the feasibility study, and support for requesting the available funding. It is my understanding that YKHC is the only local entity eligible for these funds. I have enclosed two excerpts from the report that outlines the intended scope of the project. The Public Works Director strongly supports this. The initial phase of this project would upgrade the FAA lift station so that haul trucks could dump at this site, and replace and upgrade the capacity the existing sewer line running on the north side of Chief Eddie Hoffman Hwy. An additional phase would develop the well site at Kasayuli Sub into a water treatment facility. The city manager has requested your consideration of this as an action item.

Site Plan Permit Application Forms and Activity: As to be expected, site plan application activity has increased markedly. Emilee has updated and retyped our site plan permit application packets. The public noticing/information parts of these were becoming dated and the application forms severely discolored.

Public Hearing - DOT/PF Proposed Rehab of Chief Eddie Hoffman Hwy: DOT/PF continues to work on the Chief Eddie Hoffman Hwy rehab plan (project is reportedly scheduled for next year – again). I received a call earlier this week with the request that this be placed on your May 13<sup>th</sup> agenda. They are noticing a public hearing for comments on traffic control, traffic management (third lane turn-out) and hopefully, a better means of accommodating pedestrian crossing at the hospital. I asked that they get printed informational items to me in time to get in your packets. Unfortunately this has not always been their practice in the past.

Updegrove/City Land Exchange and Minor Replat: The paperwork for the land exchange between Updegrove/Neth and the city on Napakiak Dr. has been completed – deeds prepared and signed. This exchange was recommended by your resolution #04-01 and authorized by council in Ordinance # 03-21(S). The final step is the lot line adjustments through a Minor Replat for each of the lots. This has been prepared. The 14 day Minor Replating noticing is posted. Final recording is anticipated to be May 3<sup>rd</sup>.

Phase 3 City Subdivision Sewer and Water Easements: We are preparing and sending the land owner packets for Phase C of the project. This is the area around Dull Lake on Akiak Dr. and Mission Rd. – Kline residence to Ridgecrest Dr. Some of these sites are proving to be most challenging, especially in the area of the Salzbrun shops on Mission Rd. The Salzbrun's have been parking equipment and storing materials at the rear of their shops on city property for many years. They of course are most concerned about having above ground lines in this area.

M/M T. Rodgers/M. Charlie Recommend notice be sent to Salzbrun's for back rent.

Unanimous

**VII. PEOPLE TO BE HEARD**

None

**IX. COMMISSIONERS COMMENTS**

M. Charlie asked about dust control. J. Malone responded that Public Works has begun putting calcium chloride on the roads.

Members announced scheduling conflicts with the May 13<sup>th</sup> meeting as follows:

J. Hamilton will be gone in May, she will leave a phone number.

J. Guinn will be in Rockville, Maine.

M. Charlie will be in Anchorage.

**X. OLD BUSINESS**

**ITEM A. POTENTIAL LOCATION OF RIGHTS-OF-WAYS AND OTHER DEVELOPMENT IN CENTRAL COMMUNITY AREAS WEST OF PINKY'S PARK AND BETWEEN PTARMIGAN STREET AND CHIEF EDDIE HOFFMAN HWY.**

**DISCUSSION ITEM**

Chair Guinn asked J. Malone to introduce this item.

J. Malone referred to the planning drawing that he had prepared that had been enclosed in the April 8 meeting packets. He stated that he was able to create the drawing with all the land status shown because BNC had provided the allotment status map last fall. He further stated that he attempted to show several possible alternative ROW's both north-south and east-west in the area.

Further discussion on opening up access to the area and road construction cost. J. Malone reported that the latest engineer estimate he had on finished gravel road construction was \$215/ft. The state is currently estimating \$1.5/mil per mile to construct gravel base roads. This estimate is based on Davis Bacon wages.

T. Rodgers pointed out that Quinhagak Lane will have no continuing access going west due to fire hydrant in the way. He further commented that if we keep expanding out (westward and away from the developable core city), we will be stretching our water/sewer to the limits.

T. Rodgers offered that Ben Dale went through McClintock Land Associates for an outlined subdivision - and not paying much. He further added that he felt he could get one

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for free – give them a map and see if they can overlay around the lakes and topographies too. He informed that he would contact Mc Clintock and see what could be done.

J. Malone asks what shall the property location (for a new proposed subdivision) be referred to for clarification – where located.

T. Rodgers – location should be in the area south of Akiachak St. extension (extension of Akiachak St. to YE Learning Center) on west side of City Subdivision.

J. Malone states McClintock has CAD copy the city maps.

J. Guinn asks if there is an official name for the doughnut hole.

J. Malone responded that he knew of none.

J. Hamilton adds that BNC has an official name for the area.

Discussion concluded – no action taken.

**X. NEW BUSINESS**

**ITEM A. PRELIMINARY PLAT APPLICATION VACATING THE COMMON PROPERTY BOUNDARY BETWEEN LOTS 2 & 3 OF BLOCK 1, LOTS 3 & 4 OF BLOCK 2, AND LOTS 14 & 15 OF BLOCK 10, THEREBY CREATING LOT 2A OF BLOCK 1, LOT 3A OF BLOCK 2, AND LOT 14A OF BLOCK 10, KASAYULI SUBDIVISION.**

J. Guinn stated that he had a conflict of interest as a YKHC employee and he would be stepping down as chair and would abstain from voting.

M/M by J. Hamilton/T. Rodgers Vice Chair M. Charlie chair this agenda item.

Passed 5-0 (J. Guinn abstained).

Public Hearing opened at 7:05PM

Vice Chair M. Charlie asks J. Malone to introduce.

J. Malone states that noticing was sent to individual landowners and occupants within a 600' radius, city departments and utility agencies. He reported that there were no comments received in the planning office as a result of the noticing. A few technical errors were noted on the plat - these have been corrected by the surveyor. He recommends approval - it is a simple vacation to construct duplexes which has the potential of reducing the frequency of all services (sewer and water). Site plan applications have been submitted.

J. Guinn says this is the last phase of grant money for duplexes. (YKHC) needs to vacate the lot lines between these three lots to increase the lot size to accommodate these. A total

of 8 duplexes to be built in Kasayuli and 4 to be built in Hooper Bay. This will attract and recruit health professionals.

B. Glasheen asks if utility development was included in the 4 year funding cycle (for the duplex construction project).

J. Guinn responds no, it was funded by HERSA for development of staff housing. We do not have funding for water/sewer at this time - that is on the agenda for Kasayuli Subdivision feasibility study. A well has been drilled and capped at 400' which will have the capacity to provide water at some point in the future. All water/sewer easements are in place for layout in the subdivision.

T. Rodgers comments he is against vacating lot-lines, he has taken this to the City Council, and they concurred. The reason is it will take 3 years for this resolution (resolution under Item B. New Business) to go through and get the monies. System growth capacity says we will tax the water/sewer truck haul system immensely. In 1997 Gene Peltola promised a water treatment plant which has not happened. I have the letter saying so. All there has been is buildings and buildings. YKHC sold the lots and then took them back to build out there. Now it's taxing the water/sewer system that you pay for every month. This will tax it even more.

B. Glasheen concurs with T. Rodgers estimation of the problem - failure in planning to accommodate equal and fair usage public sewer and water system.

J. Hamilton asks if housing is a public health issue - utilities are tied to housing.

B. Glasheen commented we're talking about utilities, not housing.

J. Guinn commented that the city is still going to have a problem taxing the capacity of sewage lagoons. This subdivision has been approved by the city. Not approving the vacation of lot-lines - this is not correct.

B. Glasheen responds that this (approval of preliminary plat) hasn't been turned down yet, he is just identifying an issue. This issue (public utilities) we should be planning and designing to be fair and equal to the entire population.

J. Guinn states no one disagrees with that.

M. Charlie comments on the concerns of water/sewer services - also at the same time about providing housing for the health corporation that provides health services for our region - if we don't have housing, we lose these professionals.

M. Charlie asked if there were any further comments - none were offered.

Public Hearing closed 7:25PM

M/M J. Hamilton Approve the preliminary plat vacating the common property boundary between Lots 2 and 3, Block 1; Lots 3 and 4, Block 2; Lots 14 and 15, Block 10; thereby creating Lot 2A, Block 1; Lot 3A, Block 2 and Lot 14A, Block 10, of Kasayuli Subdivision.

Motion Fails – lack of a second.

J. Guinn resumes the chair.

ITEM B: City Council draft Resolution #04-12 to accept Kasayuli Subdivision water/sewer Feasibility Study prepared by CRW Engineering group LLC, dated April 2004. The report recommends phased water/sewer improvements for Kasayuli Subdivision that is needed to request sanitation deficiency funds for the proposed improvements.

Chair Guinn asks J. Malone to introduce.

J. Malone stated that he had received the resolution from the city clerk on Tuesday, April 20th - attached (to the resolution) is the city clerk's transmittal email. Also included in the hand-outs are two summary excerpts from the feasibility report that he asked the Public Works Director copy for the commission. Reportedly YKHC is the only community entity eligible to apply for these funds. The council is asking the Planning Commission and Public Works Committee to review and make a recommendation. He has been informed by the Public Works Director that he is very supportive. Early benefits to the plan involve increasing the capacity of the FAA lift station which will allow sewage vac trucks serving the airport and Kasayuli Subdivision to discharge at that point. Plan will also provide for a much needed upgrade of the sewer line along the north side of Chief Eddie Hoffman Hwy (FAA sewer line).

T. Rodgers commented that he had asked at council if this would impede our application with Village Safe Water monies. The answer was no. He further commented that the funding formula (for sewer and water projects) is going to change for communities such as, Nome, Barrow, Kotzebue - Bethel will be getting a majority of the monies under VSW which can increase our funding from \$3million to \$20 million, or higher.

J. Hamilton and J. Malone commented that there were numerous typos in the report summary.

T. Rodgers requests that CRW Engineering correct the typos.

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T. Rodgers asked for unanimous consent in recommending that council adopt the resolution.

No objections

**XI. ADJOURNMENT**

M/M by J. Hamilton/M. Charlie Adjourn

Unanimous

Meeting adjourned at 7:35PM

Minutes prepared by Emilee Kutch, Planning Technician

**ATTEST:**

\_\_\_\_\_  
**John Guinn, Chair**

**Date:** \_\_\_\_\_