

Planning Commission Minutes

Regular Scheduled Meeting June 14, 2001

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

The meeting was called to Order by Chair J. Guinn at 7:47PM.

II. ROLL CALL

Present: J. Guinn, D. Notti, W. Keppel, M. Kenick.

Excused: J. Hamilton, L. Andrew

Unexcused: M. Charlie

Others Present: John Malone, City Planner

Sandra Moseley, Admin Assistant, Recorder of Minutes

Michael Warzewick, David Martens, Troy Graham, Karen Fluegel, Susan and Jerry Heuy, Michelle Power, attorney for Susan and Jerry Huey, Jim Valcarce, attorney for Lee Gill, and O.N.C., Don Fancher, O.N.C.

III. APPROVAL OF MINUTES

M/M M. Kenick/D. Notti Approve the minutes of May 10, 2001 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M W. Keppel/M. Kenick Approval of the agenda.

Unanimous

V. COMMUNICATIONS

Memo in response to Alaska Moravian Church May 23rd letter to the mayor concerning nonconforming lots. All others in meeting packet.

VI. PLANNERS REPORT

Mr. Malone reported:

Handouts: On May 23rd the Moravian Church sent a letter to the mayor concerning nonconforming sites. The focus of their concern was the many small lots that were created when Mumtretlek Subdivision was platted. Their letter contained many misunderstandings about nonconformity and my memo to the city manager is an attempt to clarify these.

Site Plan Activity: Site Plan application activity has been pretty constant; we are averaging about 2 a day. Our Code Enforcement Officer, Mike Burley, has been doing a very effective job in getting people into our office to correct compliance issues. Most of these involved failure to get a site plan. One matter involving fill on Lot 13B of H-Marker Lake Subdivision has been referred to the Corps. This involved fill placed in restricted wetlands (requires Corps permitting). The Corps advised on June 12th that this was going to be treated as a formal enforcement action by them. This of course involves a formal notification to the landowner requiring a formal corrective plan, and notifications to state Fish and Game and DEC. Corrective plans, once approved by the Corps, must also be approved by the noticed agencies and are subject to onsite final inspection before the complaint file is closed.

City Wide Mapping Project: I had a meeting with ASCG on June 5th on several issues involving the finished product of our project. I think we have them all resolved. They also were putting their field crew out to place the panels for the GPS satellite ties for the aerial photography portion of the project. They have developed a grid map of all the panels that will be included in the project, and a sample panel to show scale, plat overlays and title block information.

City Subdivision Sewer & Water Project : Our office has completed the job tasks involving Phase I. There are still some landowner issues in the hands of the city attorney. I believe all of these have been resolved – just waiting for paper exchange between landowner and the city attorneys office. We have begun Phase II. This involves 74 property owners. Nicole Dahl completely revamped our database system used to track the progress of individual landowner files. Accurate tracking of our contacts, questions and problems raised with many of these more complex and involved land owner issues is the most important use of the database.

East Avenue Seawall Project: The Corps project engineers were in on June 12th and we discussed the whole scope of the project – type of rehab proposed for various sections of the wall depending on the amount of distress being exhibited, Brown's Slough dredging width and dept and the extension of the H – Beam piling wall inside the slough. We have received our first formal lands status request for all lands that will be involved from the Reality Branch of the Corps and have responded. We have now set up a formal project file for this as this is anticipated to be a rather time consuming effort – gaining the required (by the Corps) easements for construction access and future maintenance.

Planning Commission Minutes, June 14, 2001 (Cont)

Small Boat Harbor Dredging: The Corps has advised that the maintenance dredging of the small boat harbor is scheduled for this winter. They anticipate going to bid in October.

Information Technology - Nicole Dahl:

Nicole is on leave from June 11-22. During the previous 2 weeks prior to going on leave she:

Wired the new purchasing office in City Hall with Ethernet for connectivity to the WAN.

Finished inputting landowner data into the database for Phase II of the City Subdivision Water & Sewer Project. Created several reports to be used by the Project Manager and the City Attorneys. All initial transaction paperwork in Phase I is complete and documented in database.

Wired the Senior Center with Ethernet and connected to the WAN.

Set up new direct deposit with Wells Fargo Bank via Internet, for automated payroll deposits. Transition date from NBA to Wells Fargo is June 23rd.

VII. PEOPLE TO BE HEARD

Mr. Warzewick presented a letter to the Commission in regards to commercial FAA(Part 135) float plane operations at H. Marker Lake. The residents of H. Marker Lake would like for operations to cease because of environmental and safety reasons. The letter was accepted by Chair Guinn stated he will make inquires into the matter.

David Martens said he was present to inquire about the drainage culverts being placed in the roads for the new Moravian subdivision church on Mission Lake. He felt that at least the one that was providing drainage to the extension of Mission Lake Road needed to be lowered as it was causing a significant amount of water backup. Commissioner W. Keppel said the culvert is a lot higher than the ground. Chair J. Guinn said he would have the matter referred to Public Works.

VIII. COMMISSIONERS COMMENTS

None at this time.

IX. OLD BUSINESS

Planning Commission Minutes, June 14, 2001 (Cont)

ITEM A. RESOLUTION NO. 01-02. A RESOLUTION OF FINDING RECOMMENDING THE VACATION OF APPROXIMATELY 317 FEET OF THE EASTERLY END OF THE 7TH AVENUE RIGHT-OF-WAY. PETITIONERS: HELEN HANEKEN, LIEGH GILL AND MYRON ANGSTMAN.

(ACTION ITEM)

Chair J. Guinn asked Mr. Malone to introduce the matter. Mr. Malone introduced Michell Power from Angstman Law offices representing petitioner Myron Angstman, and Jim Valcarce from Chris Cookes law firm representing petitioners Helen Haneken and Liegh Gill. Mr. Malone stated that the resolution (Resolution 010-02) had been prepared at the Commission's direction for presentation to the city council. That the council had 31 days to take action on the resolution after its adoption by the Commission. If approved/accepted by council, the petitioners would be instructed to proceed with a final plat application. Commissioner W. Keppel said he would like to have the road measured and brought up to code before passing the final plat. If its brought up to code before the final plat, it will be at a cost to the City.

M/M D. Notti/M. Kenick Approve Resolution 01-02.

Poll vote - unanimous

X. NEW BUSINESS

ITEM A. VARIANCE APPLICATION FOR THE SETBACK ENCROACHMENT OF 4 STRUCTURES ON LOT 18, BLOCK 3, MUMTRETLEK SUBDIVISION. APPLICANTS: JERRY AND SUSAN HUEY. (165 KILBUCK ST.)

PUBLIC HEARING

Mr. Malone introduced the applicants Jerry and Susan Huey along with their attorney Michell Powers. Mr. Malone indicated that his staff report was included in the meeting packets, and that he had recommended granting the variance as applied for.

Open Public Hearing at 8:31PM

Commissioner W. Keppel stated that he had viewed the property and found it to be a well maintained. He felt that the variance should be granted.

No other testimony offered.

Close Public Hearing at 8:33PM

M/M W. Keppel/D. Notti to approve the variance as applied for.

Unanimous

Planning Commission Minutes, June 14, 2001 (Cont)

ITEM B. ORUTSARARMIUT NATIVE COUNCIL (ONC) PROPOSAL TO LEASE A 12,717 S/F PORTION OF CITY OWNED TRACT 1, USS 3790 (HANGER LAKE ROAD) TO CONSTRUCT A HOUSE FOR DAVID MC CARR.

DISCUSSION ITEM

Mr. Malone introduced Donald Fancher from ONC and Jim Valcarce, ONC's attorney. Mr. Fancher stated that O.N.C has received HUD money to build a house for the David McCarr family. They are requesting a fifty (50) year lease from the City for construction of a new house. Commissioner W. Kepple said that when the new house goes up he would like to see the old house torn down. Mr. Malone stated that he felt that both the necessary resolution to council for such a lease disposal and the preliminary plat application could be handled at the next meeting. The Commission directed the planning director to prepare a resolution in support of the proposal. The address is 590 Hanger Lake Road. Mr. Malone asked what the terms should be. Commissioner D. Notti asked Donald Fancher if a dollar (\$1.00) per year was OK. Mr. Fancher indicated that it was. Chair Guinn concurred.

No formal action taken.

XI. ADJOURNMENT

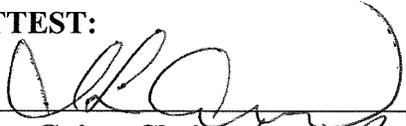
M/M M. Kenick/W. Kepple to adjourn.

Unanimous

Adjournment 8:45PM

Prepared By: Sandra Moseley, Administrative Assistant

ATTEST:



John Guinn, Chair *Louise Andrew*

DATE: Aug 9 '01