

Planning Commission Minutes

Regular Scheduled Meeting July 11, 2002

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

Meeting was called to order by Chair Guinn at 6:40PM.

II. ROLL CALL

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

Excused: M. Charlie

Others Present: John Malone, City Planner

Sandra Moseley, Admin. Assistant, Recorder of Minutes

Robin Thompson, Vice President, Support Services, YKHC

III. APPROVAL OF MINUTES

M/M C. Albright/B. Glasheen to approve the minutes of June 13, 2002 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M D. Notti/C. Albright to approve the agenda with the amended addition of People to be Heard, Planners Report.

Unanimous

V. COMMUNICATIONS

None

VI. PLANNERS REPORT

Mr. Malone reported:

Citywide Orthophoto Mapping Project: We have been receiving both printed orthophoto and nonorthophoto grid panels on a regular basis for the past three weeks. As of this week we have received 45 + completed panels. ASCG has two plotters running continuously producing these. Having them produced on a plotter (instead of reproduced by copying) creates a much superior product.

Corps of Engineers East Ave. Seawall Rehab and Extension of Brown's Slough Bulkhead: I prepared for Council's consideration a resolution requested by the Corps accepting the final agreed to Project

Planning Commission Minutes, July 11, 2002 (Cont)

Cooperation Agreement between the Corps and the City for this project. Council passed this resolution on Tuesday (July 9) and also approved the project finance plan for the project.

Annual Corps of Engineers Regulatory Branch visit: Representatives of the Corps Regulatory Branch visited on June 27 – 28. This was their annual inspection and review of our site plan permitting process, site inspections of sites that involve Corps Individual Permits, and current Corps enforcement actions. All went well from our office. The Corps is most interested in updating the restricted wetlands map for Bethel. There are only two paper copies of this official map, which was published back in the 1980's. One is kept by them and the other by us. I met with a Corps representative and Doug Graether of ASCG in Anchorage last Friday to negotiate a CAD reproduction project of this map. Aside from a reprinted version of the original map, this would also provide in CAD file format, a ready means for reproducing this. Also, at our 5 year General Permit renewal period(s), this will provide a much more practicable way of making modifications than freehand line drawings on a printed map. ASCG will be dealing directly with the Corps on this project.

Corp's of Engineers Individual Permit Application for the fill and development of Lt 2, Blk 6, US Survey 3770 (Osage Ave – property next to Northern Lights Restaurant): The Corps inspected this site last week and consulted with the applicant Mike Salzbrun. To date I have not received word as to the Corps determination on Mr. Salzbrun's application for a Corps Individual Permit (IP) to fill this site. The Corps did share that the criteria that we have in our Coastal District enforceable policies requiring that there be a demonstrated "significant public need" and "no feasible prudent alternative" are criteria the Corps will be considering in determining the approval of this IP.

Corps of Engineers Enforcement Action: Our office reported to the Corps non permitted fill that was added to the Northern Lights Restaurant site two weeks ago (corner of Osage & Ridgecrest). This fill extended the existing pad into the significant wetlands, or restricted wetlands. As you are certainly aware, fill in these areas can only be approved by the Corps. The Corps is treating this as a violation.

Crowley Bulk Fuel Terminal Permitting: The negotiated easement and port facilities use agreement for the pipeline between the tank storage facility and the petro dock have been completed and approved by Council. Two weeks ago the Army Corps of Engineers issued Crowley a Corps Individual Permit for fill and dredging for this project. The Division of Governmental Coordination also issued a Final Consistency Determination for the project, which included the Departmental of Environmental Conservation approval. The only permit awaiting the issuance of a City of Bethel Site Plan Permit is the State Fire Marshal's approval certificate for the installation of the storage tanks and other improvements. Reportedly (from Crowley's project engineer), this permit has now been approved and pending the Fire Marshall's signature. As soon as this certificate is received we will issue our City Site Plan Permit.

Phase I City Subdivision sewer and water project: Stosh Hoffman continues as our acting project inspector. Stosh has been providing CRW Engineering and myself with weekly written reports, station by station, of the contractors progress, problem areas, decisions made in the field, etc., from his daily logs. CRW reports that they are very satisfied with his work.

Planning Commission Minutes, July 11, 2002 (Cont)

Site Plan Permits: Site plan application activity remains quite high – about 1 to 2 applications per day over the past two weeks. Five of these pertained to new single family homes.

Pinky's Park Boardwalk Replacement and Extension Project: This is a State DOTPF project funded through STIP funds. Clair Grifka and I did a site inspection with the contractor (Northern Contracting Services) two weeks ago to determine off-site staging needs by the contractor. I have issued three temporary land use permits for the contractor to accommodate this. Two of these are along Akiachak Ave by the Log Cabin, and BNC's land across from the Teen Center (BNC has given us a one year use permit for this site). The third is adjacent to Owl Street Park on Ptarmigan (new boardwalk extension will go to Owl Street Park).

VII. PEOPLE TO BE HEARD

None at this time.

IX. COMMISSIONERS COMMENTS

Commissioner J. Hamilton recommended that the Code Enforcer check out the B. Graham Low income housing units.

X. OLD BUSINESS

ITEM A. RESOLUTION 02-05. FINAL PLAT, KASAYULI SUBDV, VACATING THE COMMON PROPERTY BOUNDARY BETWEEN LOTS 13 & 14, 15 & 16, 17 & 18 OF BLOCK 7, LOTS 5 & 6, 7 & 8 OF BLOCK 8, AND LOTS 4 & 5 AND 8 & 9 OF BLOCK 9, CREATING CONSOLIDATED LOTS 13A, 15A AND 17A OF BLOCK 7, LOTS 5A AND 7A OF BLOCK 8, AND LOTS 4A AND 8A OF BLOCK 9.

PUBLIC HEARING

Chair Guinn announced a possible conflict of interest in this matter. He stepped down and passed the Chair to D. Notti for this item.

Chair Guinn announced he would abstain from voting on this item.

Acting Chair D. Notti opened the Public Hearing at 6:49PM.

No testimony was offered.

Planning Commission Minutes, July 11, 2002 (Cont)

Closed Public Hearing at 6:50PM

Roll call vote:

Passed by a vote of Yes 5 No 0 Abstain 1

X. NEW BUSINESS

None at this time.

XI. ADJOURNMENT

M/M J. Hamilton/C. Albright to adjourn at 6:55PM.

Unanimous

Minutes prepared by Sandra Moseley, Administrative Assistant



John Guinn, Chair

Date: 8/15/02