

## **Planning Commission Minutes**

### **Regular Scheduled Meeting August 9, 2001**

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

**7:30 PM**

The chair and vice chair were not present to convene the meeting. The four commission members present asked Commissioner Louie Andrew to be the acting chair. Commissioner Andrew accepted..

#### **I. CALL TO ORDER**

Acting Chair Andrew called the meeting to order at 7:35PM.

#### **II. ROLL CALL**

Present: D. Notti, L. Andrew, J. Hamilton, W. Keppel

Excused: J. Guinn, M.Charlie

Unexcused: M. Kenick

Others Present: John Malone, City Planner

Sandra Moseley, Admin. Assistant, Recorder of Minutes

Jerry Bloomfield, Ptarmigan Air, Scott Bailie, Tundra Investments, Jesse

Hunter, Catherine Slim, William Hunter, Nils P. Sara, Karen Fluegel,

George Walters, Fish & Wildlife, Kenneth O. Snyder, FAA. David McCarr

#### **III. APPROVAL OF MINUTES**

M/M W. Keppel/ J. Hamilton to approve the Minutes of the June 14, 2001 meeting.

Unanimous

#### **IV. APPROVAL OF AGENDA**

M/M J. Hamilton/D. Notti to approve the Agenda.

Unanimous

**V. COMMUNICATIONS**

Handed out at the meeting were: 1. Aug 2<sup>nd</sup> e-mail from ASCG on mapping project progress. 2. Letter to Tunista Properties – site permit compliance violations. All others were included in the meeting packet.

**VI. PLANNERS REPORT**

Mr. Malone reported:

Handouts: Aug 2<sup>nd</sup> e-mail from ASCG on mapping project progress. I am very pleased with our contractors progress so far. Getting the aerial photos completed and all of our recorded plats inserted into an AutoCad database are two very significant pieces of the scope of work. (Additional comments on this projects progress are below)

Letter to Tunista Properties – site permit compliance violations. Tunista Properties called this Tuesday about these violations and I feel we have a plan of correction worked out.

Dedicated rights-of-ways and public easements on previously platted ANCSA and Indian Homestead Subdivision lands: I have just been notified by ONC ( Aug 8<sup>th</sup>) that all rights-of-ways and public easements dedicated as such on previously approved plats within these restricted deed trust lands now have to be rededicated and accepted by us in accordance with federal regulations. Apparently the approval language executed by the BIA on these plats did not comply with the trustee notification requirements to their beneficiary land owners that is required by federal regulations. In preliminarily reviewing the paperwork involved, this is going to be a bit of an administrative chore for both this office and ONC to complete all these. As a consequence, all land sales within these subdivisions has now been suspended until this is completed and approved by the BIA solicitors (attorney) office in Juneau.

Alaska Moravian Church Subdivision Tract C-2 – Final Plat: I was advised today that because of delays in being able to acquire gravel from Knik to complete their roads that they will not bring their final plat application to you until September. As they indicated during their preliminary plat hearing, they want to complete all their public improvement requirements prior to final plat submission to avoid having to procure a surety bond to guarantee these improvements completion.

Site Plan Activity: Site plan application activity has slowed somewhat to about 1 application per day over the past two weeks. There has been one new enforcement action over the past two weeks, and one formal notice of corrective/compliance action before a formal violation action is taken on another site (see letter handout).

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City Wide Mapping Project: Doug Graether, our Project Manager from ASCG, reported last week the processed aerial photos have been received and they are of excellent quality. They have nearly completed entering all of our recorded plats into AutoCad format. The mapping portion of the project has been sent out to a subcontractor, Kodiak Mapping, for bridging the aerial photos and survey data. At the same time ASCG has begun preparing the individual sheet layouts (see e-mail handout from Graether).

Training: I attended a 4 day training in Anchorage July 23-26 on the Corps of Engineers wetlands delineation determinations. This training involved the judicial determination of wetland boundaries pursuant to the current Corps manual for determining this. Under section 404 of the 1977 Clean Water Act, the Secretary of the Army is responsible for all permitting of discharge and dredging within waters of the United States. Waters of the United States include wetlands, rivers, lakes, streams, territorial seas, etc. The states coastal management program will be reimbursing us for the full amount of this training through an addendum to our current CZM grant.

Sewer & Water Projects : Phase I City Subdivision sewer and water has now gone to bid. We have been in negotiations for those properties involved in the change-out of the Ridgecrest Dr. (adjacent to old cemetery) forced sewer main. Three properties are involved in these easement acquisitions. This is the location (under Ridgecrest Dr.) that the present sewer system converges into a single pipe system before crossing Brown's Slough. These pipes are in excess of 20 years old and pretty much non accessible since the rehab of Ridgecrest Dr. by DOT 3 years ago. We plan to relocate this line behind Northern Lights Inn, and place within a steel seawall pipe culvert crossing Ridgecrest Dr.

Information Technology :

We have had several discussion with the technical staff and Steve Hamlen at Unicom about the end of the 6 month demo period for the wide area network (WAN). Regarding this, the technical staff at Unicom and Nicole have verified that the current hardware connectivity provided by Unicom was working properly. We are planning a technical and end user audit of the system (who uses and at what frequency, for what purposes, usage as an intranet versus e-mail. This will be carried out by Nicole, myself and Unicom staff. The purpose is to evaluate our usage of the system, how effective is it as a network, what are its current and future benefits, etc. We anticipate providing a jointly written report on this audit by next week. Under our letter of agreement with Unicom, at the end of the demonstration period we can either lease the system, purchase the system and contract with them for maintenance, or terminate and have the system removed.

**VII. PEOPLE TO BE HEARD**

**VIII. COMMISSIONERS COMMENTS**

**IX. OLD BUSINESS**

- ITEM A. RESOLUTION 01-03 DAVID MC CARR AND ORUTSARARMIUT NATIVE COUNCIL (ONC) PROPOSAL TO CONVEY A 12,717 S/F PORTION OF CITY OWNED TRACT 1A, USS 3790 (590 HANGER LAKE ROAD) TO DAVID MC CARR SO THAT ONC CAN CONSTRUCT A HOUSE FOR DAVID MC CARR.  
ACTION ITEM

Acting Chair Andrew asked Mr. Malone to introduce this. Mr. Malone reported that this was the resolution that the Commission had requested be prepared at their June meeting when this item was first introduced in letter form by ONC. The original request from ONC was that this be a long term lease. However, several commissioner's had, since the June meeting, expressed their support for an outright conveyance of the property to Mr. Mc Carr.

M/M W. Keppel/D. Notti to approve the resolution as presented.

Unanimous

**X. NEW BUSINESS**

- ITEM A. PRELIMINARY PLAT. SUBDIVIDE A 12,717 S/F LEASE PARCEL WITHIN TRACT 1A REMAINDER, USS 3790, EAST ADDITION TO THE BETHEL TOWNSITE FOR CONVEYANCE TO DAVID MC CARR. APPLICANT IS THE CITY OF BETHEL.

PUBLIC HEARING

Mr. Malone reported that at the June meeting he had suggested preparing, concurrent with the resolution in Item A Old Business above, an application for a preliminary plat for the subdivided lot intended to be conveyed to David Mc Carr. By so doing, when the city council acted favorable on the disposal ordinance that would result from the passage of the commission's Resolution 01-03, his office could proceed immediately with the final platting application process.

Acting Chair Andrew opened the public hearing at 8:06 PM

No testimony offered.

Closed Public Hearing at 8:09 PM

M/M W. Keppel/D. Notti to approve the preliminary plat.

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Unanimous

ITEM B. RESOLUTION 01-04 RESERVATION OF A TEN ACRE SCHOOL SITE WEST OF CITY SUBDIVISION FOR THE YUUT ELITNAURVIATE/PEOPLES LEARNING CENTER.

ACTION ITEM

Commissioner Keppel asked Mr. Malone if a more specific location had been selected for this 10 acre site. Mr. Malone replied that one had not. That it would most likely be situated west of Pinky's Park. Mr. Malone further stated that his information is that the project is still very much in its formative stages, and the land commitment by the city is a commitment for financial participation in lieu of money.

M/M D. Notti/J. Hamilton to approve the resolution.

Unanimous

ITEM C. VARIANCE APPLICATION FOR A NONCONFORMING SINGLE FAMILY RESIDENCE TO THE SETBACK REQUIREMENTS. LOT 10D, BLOCK 2, NWA, USS 3770. APPLICANT KAREN FLUEGEL (63 7<sup>TH</sup> Ave.)

PUBLIC HEARING

Acting Chair Andrew asked Mr. Malone to introduce the item. Mr. Malone reported that his staff report had been included in the meeting packets. That he had recommended approval of the variance as applied for.

Acting Chair Andrew opened the public hearing at 8:013 PM

Commissioner Keppel stated that he had viewed Miss Fluegel's property and agreed that the variance was justified.

Close public hearing 8:16 PM

M/M D. Notti/J. Hamilton to pass the variance.

Unanimous

ITEM D. ABBREVIATED PRELIMINARY PLAT APPLICATION FOR THE SUBDIVISION OF LOT 7, TRACT F, TUNDRA RIDGE SUBDIV. CREATING LOTS 7A AND 7B. THIS SUBDIVISION NEITHER CREATES OR REMOVES ANY PUBLIC RIGHTS-OF-WAYS OR EASEMENTS. APPLICANT IS SCOTT BAILIE, MANAGING PARTNER, TUNDRA INVESTMENTS, LLC. (9219 MAKQALRIA ST.)

PUBLIC HEARING

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Mr. Malone introduced Scott Bailie, representing the applicant Tundra Investments. He further reported that this was a simple subdivision of a lot into two lots and that there were no public easements or rights-of-ways involved.

Acting Chair Andrew opened the public hearing at 8:18 PM

Commissioner Keppel asked Mr. Bailie why he wanted two lots. Mr. Bailie responded that they wished to borrow money against one lot and leave the other free and clear. Commissioner Keppel asked if the driveway access easement shown on Lot 7A that provided access to Lot 7B was usable at this time. Mr. Bailie responded that it was. That all of Lot 7A was filled.

Closed public hearing at 8:26 PM

M/M W. Keppel/D. Notti to approve the application.

Unanimous

ITEM E.            ABBREVIATED PRELIMINARY PLAT APPLICATION FOR THE  
SUBDIVISION OF LOT 1A, BLOCK 12, USS 3230B, CREATING LOTS 1C  
AND 1D. THIS SUBDIVISION NEITHER CREATES OR REMOVES ANY  
PUBLIC RIGHTS-OF-WAYS OR EASEMENTS. APPLICANT IS DAVID  
KELLER (340 ALDER ST.)

PUBLIC HEARING

Acting Chair Andrew opened the public hearing at 8:28 PM

No testimony was offered.

Closed public hearing at 8:29 PM

No one appeared to represent the applicant.

M/M D. Notti/J. Hamilton to table until next meeting on September 20, 2001.

Unanimous

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ITEM F. LETTER PETITION BY RESIDENTS OF H-MARKER LAKE SUBDV  
REQUESTING THAT ALL COMMERCIAL FLOAT PLANE OPERATIONS ON  
H-MARKER LAKE BE STOPPED.

DISCUSSION ITEM

Mr. Jerry Bloomfield representing Ptarmigan Air, passed out a six page handout. Mr. Bloomfield described the float plane operations of Ptarmigan Air on H-Marker Lake.

More discussion followed concerning the lack of adequate safe float plane mooring within the community. George Walters, a US Fish and Wildlife pilot, stated that there was not enough safe float plane operating areas within the city and that this was a growing sector within aviation. Commissioner Keppel reported that he had spoken with Marc Stemp, CEO of BNC, and that Stemp had indicated BNC's willingness to develop more mooring leased space on Hanger Lake. Mr. Malone stated that he felt that this was a long neglected transportation area (float planes). He further suggested to Commission Council Representative Notti that this was an area that should receive council direction as it involved other committees and commissions. Commissioner Keppel agreed with this and suggested asking the city council to appoint an ad hoc committee of interested people.

Commissioner J. Hamilton stated to the Chair that this was a transportation issue. Shortly thereafter Commissioner J. Hamilton left the meeting.

Acting Chair Andrew was notified of no quorum. The meeting was ended at 9:06 PM.

**XI. ADJOURNMENT**

**Minutes prepared by Sandra Moseley, Administrative Assistant**

**APPROVED:**



~~John Guinn~~, Chairman

*Mice*

Date: 09/20/01