

# **Planning Commission Minutes**

**Regularly Scheduled Meeting August 14, 2003**

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

**6:30 PM**

## **I. CALL TO ORDER**

Meeting was called to order by Chair J. Guinn at 6:30PM

## **II. ROLL CALL**

Present: J. Guinn, J. Hamilton, P. Jennings, J. Shantz

Unexcused: B. Glasheen, M. Charlie

Others Present: J. Malone, Planning Director  
S. Moseley, Admin. Assistant, Recorder of Minutes

## **III. APPROVAL OF MINUTES**

M/M J. Shantz/J. Hamilton to approve the minutes of May 8, 2003 meeting.

Unanimous

## **IV. APPROVAL OF AGENDA**

M/M J. Hamilton/P. Jennings to approve the Agenda.

Unanimous

## **V. COMMUNICATIONS**

Meeting Handout: August 13' 03 response letter from Crowley on second bulk fuel facility inspection.

All others included in the meeting packets.

## **VI. PLANNERS REPORT**

Mr. Malone reported:

YE – Peoples Learning Center: The Site Plan Permit for the site fill and extension of Akiachak Avenue have been issued and their contractor has begun filling as of last weekend. A Temporary Use Permit, with the necessary certificate of liability insurance indemnifying the city, has also been issued to YE for site control of the Akiachak Avenue right-of-way extension during the projects construction. This use permit will

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remain in effect until the public improvements on the Akiachak Avenue extension have been accepted by the city.

Crowley Bulk Fuel Facility: ASCG's second inspection report was included in your meeting packet along with a letter to Crowley for a response to the items raised in that report. Alaska DEC responded to the question raised concerning cathodic protection between the tank bottoms and the tank foundations. Apparently the protection afforded in the current plans comply with approved alternatives for such protection currently in DEC regulations. The letter handout from Crowley was received today and responds to the other issues raised in our engineer's inspection report. Harry Bates, our inspection engineer, informed by email this afternoon that he will be calling tomorrow to further discuss this response.

New Army National Guard Readiness Center on Chief Eddie Hoffman Hwy: This is information that I had included in my July Planners Report that was not distributed due to a lack of a quorum for the July meeting. On June 5<sup>th</sup> I met with CWO Kevin Colegrove of Lt Col Schreiber's office and a group from DOT/PF on the new readiness center project. The total project cost is now estimated at \$22 mil. Included in this is a \$7.5 mil capital appropriation from the state. They report that the governor will include this in his next year capital budget.

They advise that this project is definitely now on fast-track. They reportedly awarded the architectural bid on June 6th. They expect to have 95% of the civil design completed by the end of September '03 - 35% of total design by this date. The new main facility building is estimated to be 46,000 S/F. Other buildings will be shop/maintenance and a hermitically sealed storage facility for mothballed vehicles and equipment. They plan to go to contract for construction next summer or fall.

I also did another site inspection with them. I do not see any big problems with the site except the relocation of the lift station to one side or the other of the property. Public Works advises that this lift station is in need of major overhaul. I also went over the need for the ROW on the east boundary of the site – side adjacent to new Public Health nursing facility.

They represented as being committed to the Territorial Guard memorial site out front adjacent to the entrance. CWO Colegrove said he has set aside \$50,000. for this, over and above the 1% art amount called for in statute.

Site Plan Activity: Site Plan applications remain fairly steady. We are keeping up with the issuance of these thanks to Sandra. We had several violations involving site activity without a permit over the past month. These were all noticed and all have since come into compliance. We had one permit violation involving extended fill in a Preservation District drainage area. That landowner and his contractor have since come in and negotiated a remediation plan with this office, and work has commenced on the removal of this fill.

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US Army Corps of Engineers: Mary Leykum from Corps Regulatory has recently issued two Corps violations. One is for non-permitted fill activity within the 25 foot setback from a lake. This restriction is both stipulated in our Coastal Management Enforceable Policies and our land use district ordinances for all land districts. The second notice was issued to BUC for a non-permitted power line across the entrance of the small boat harbor. The small boat harbor entrance channel is considered navigable waters and therefore subject to the 1899 Rivers and Harbors Act. This violation notice stemmed from a citizen complaint who had recently brought a sailboat to the community and reportedly were having difficulty navigating the entrance channel at certain tides due to this power line.

DOT/PF and Airport Master Plan: R&M Consultants and DOT/PF will be holding a public hearing tonight at 7:00PM at the FAA Club House on proposed modifications/alterations to the airport 20 year master plan. On the table are the five scenarios they will be asking for comments on along with comment sheets and mail-in envelopes.

Personnel: I plan on interviewing the final applicant for the Planning Tech/Code Enforcement position on or about August 18<sup>th</sup> when he is scheduled to return from annual leave.

Chair Guinn asked if there were any questions for the planner.

J. Hamilton said that she had heard that Bethel Native Corporation may have challenged the title to the city land that was conveyed to the YE-Peoples Learning Center project site. She asked Mr. Malone if he knew anything about this. Mr. Malone said he did not, but he would check into.

**VII. PEOPLE TO BE HEARD**

None at this time.

**IX. COMMISSIONERS COMMENTS**

None at this time.

**X. OLD BUSINESS**

NONE AT THIS TIME

**X. NEW BUSINESS**

**ITEM A. PRELIMINARY PLAT REVIEW OF TUNDRA RIDGE ROAD RIGHT-OF-WAY .  
PRELIMINARY PLAT HAS BEEN SUBMITTED BY THE STATE OF ALASKA,  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (DOT/PF) FOR THE  
FORTHCOMING ALIGNMENT AND RESURFACING OF TUNDRA RIDGE ROAD. DOT/PF**

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HAS REQUESTED A MODIFICATION OF THE CITY'S PLATTING ORDINANCES TO ACCOMMODATE THIS AND SIMILAR RIGHT-OF-WAY AND PUBLIC ACCESS PLATS IN THE FUTURE.

DISCUSSION ITEM

Chair Guinn asked Mr. Malone to introduce this item.

Mr. Malone stated that this preliminary plat application packet had been received last month and was included in the July meeting packets along with a cover letter from DOT/PF. This plat application has not been formally accepted.

DOT/PF would like the city to adopt a separate platting ordinance pertaining to these right-of-way acquisitions/dedications. From conversations with the ROW Section of DOT/PF this would be more along the lines of our current Minor Replat ordinance and would not require final plat approval compliance with the public improvements requirements currently required of a subdivision final plat. There are apparently other differences in this platting procedure that, according to DOT/PF, allow for the filing of a preliminary plat that would involve a future taking of private property, prior to the taking. However, before final plat approval, any and all takings would have to be accomplished.

Mr. Malone further reported that he has been in discussions with the city attorney over a new ordinance and has received several example ordinances from other cities. He plans to review these in the next week and recommend a draft ordinance, with the city attorney's approval, for the Planning Commission's consideration for a recommendation of adoption by council.

There was no further discussion.

**XI. ADJOURNMENT**

M/M J. Hamilton/J. Shantz to adjourn the meeting at 7:05PM.

Unanimous

Minutes prepared by Sandra Moseley, Administrative Assistant.

**ATTEST:**

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**John Guinn, Chair**

**DATE:** \_\_\_\_\_