

Planning Commission Minutes

Rescheduled Regular Meeting August 15, 2002

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

The meeting was called to Order by Chair Guinn at 6:40PM.

II. ROLL CALL

Present: J. Guinn, J. Hamilton, P. Jennings, C. Albright

Excused: D. Notti, B. Glasheen

Unexcused: M. Charlie

Others Present: Sandra Moseley, Admin. Assistant, Recorder of Minutes
James T. Hoffman, Resident

III. APPROVAL OF MINUTES

M/M J. Hamilton/C. Albright to approve the minutes of the July 11, 2002 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M J. Hamilton/C. Albright to approve the agenda.

Unanimous

V. COMMUNICATIONS

None at this time.

VI. PLANNERS REPORT

Mr. Malone reported:

September Meeting Date: Just a reminder that our September meeting is held on the third Thursday (September 19). This is intended to accommodate those who make the upriver excursion during moose season.

Planning Commission Minutes, August 15, 2002 (Cont)

September Meeting Date: Just a reminder that our September meeting is held on the third Thursday (September 19). This is intended to accommodate those who make the upriver excursion during moose season.

CMP FY'02 Annual Report: Aside from the Corps enforcement actions that I've briefed you on at previous meetings, there are no required actions, changes or modifications to our current coastal management plan. Again, the enforceable policies in our coastal management plan (policies pertaining to significant wetlands) are also governed by our Corp General Permit and applied through local permitting that is authorized by the General Permit.

Citywide Orthophoto Mapping Project: As you can see from the product in our meeting room we have been receiving finished product from ASCG on a regular bases. Keeping an accurate inventory and arranging for proper and assessable storage is our next challenge. At this point our plan is to leave the printed products that represent the undeveloped areas of the city in their boxes and index these accordingly. I will probably store these under the light table next to our computer storeroom. The prints representing the developed portions of the city we anticipate storing in the gray map file cabinets located in the same area as the light table. We will further keep some sets of these readily available on the map rack in this room for convenient access. That is our organizational plan of the moment.

Corps of Engineers East Ave. Seawall Rehab and Extension of Brown's Slough Bulkhead: As previously reported, in July the council passed a resolution accepting the final agreed to Project Cooperation Agreement between the Corps and the City, and they also approved the project finance plan for the project. The next phase of this project is the city securing site control for construction. Construction will involve removing all the old tieback systems upland to the buried deadmen where the thermopiles are located. Also still pending is the balance of federal funds that needs to be appropriated by Congress. The city manager has been working with Senator Steven's office on this.

Corps of Engineers Regulatory Branch Visit: Mary Leykom, Regulatory Specialist from the Corps (she is Leroy Phillips new assistant), anticipates being hear for your September 19 meeting. She also anticipates having our new area planner from state DOT/PF, Brad Sworts, with her. Katrina Moss, our previous area planner, has left DOT/PF and is now working for the FAA. Mary Leykom reports no particular agenda for this visit with us except to inspect some IP permit locations that the Corps currently has out in the community. I also mentioned in my last report that I had met with Mary and Doug Graether of ASCG about updating our community significant/restricted wetlands map. Mary has reported via email that ASCG has given the Corp a price for this conversion (converting onto our new maps) and she has submitted the project for consideration/approval.

Corps of Engineers Enforcement Action: As previously reported, our office had reported to the Corps non permitted fill that was added to the Northern Lights Restaurant site (corner of Osage & Ridgecrest). I received a copy of a letter dated July 22nd from the Corps to the owners of Northern Lights Restaurant indicating that the site restoration undertaken by Northern Lights satisfied the Corps, and that the site was no longer in violation. We had provided the Corps digital photos of this compliance/restoration work via email as it progressed.

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Crowley Bulk Fuel Terminal Permitting: I issued a Site Plan Permit to Bethel Native Corp and Crowley Marine Services on July 22nd to proceed with the construction of the bulk fuel terminal facility on Tract 2, BNC Industrial Park Sub. The permit required conformity with the construction and inspections requirements of Ordinance 01-45 adopted earlier this year by council. Permitting of the pipeline to the petro port is still pending the signing and recording of the easement agreement and port facility use agreement.

Phase I City Subdivision sewer and water project: Greg Sargent, our past Utilities Foreman, has rejoined the city and has taken over as lead inspector on the project. Stosh Hoffman continues in his previous role of dealing with homeowner/landowner issues.

Pinky's Park Boardwalk Replacement and Extension Project: As previously reported this is a State DOTPF project funded through STIP funds. The contractor arrived on July 19 and executed the Temporary/Revocable Land Use Permits under BMC 04.08.055 (valid for 6 months) that I previously reported had been negotiated for three sites for construction staging and storage.

Nicole Dahl: Nicole's last day was Friday August 2. She intends to return to school this fall. She has indicated her willingness to remain aboard as a temp until the end of the month to complete the mapping project filing, and the new address map project. She'll certainly be missed and we wish her well in her future pursuits.

VII. PEOPLE TO BE HEARD

None at this time.

IX. COMMISSIONERS COMMENTS

None at this time.

X. OLD BUSINESS

None

X. NEW BUSINESS

ITEM A. VARIANCE APPLICATION BY SCOTT AND MOLLY BAILIE FOR A PRE-CONSTRUCTION SIDE YARD AND REAR YARD SETBACK VARIANCE ON LOT 17, BLOCK 10, US SURVEY 3790 (114 EAST AVE.)

PUBLIC HEARING

The Public Hearing opened at 6:50PM.

No one to address this issue.

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Closed the Public Hearing at 6:53PM

M/M J. Hamilton/C. Albright to table until next meeting.

Unanimous

ITEM B. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR THE DISPOSAL OF LOT 8A, BLK 8, CITY SUBDIVISION. (LOCATED ADJACENT TO 217 AKIAK DR.)

ACTION ITEM

Chair Guinn introduced James Hoffman. Mr. Hoffman stated that he would like to have that piece of property to build a storage building for his supplies that he needs for his business. The Commission agreed that the property was too small to build on and that it was needed for access (to the sewer and water mains located on city owned Tract C behind this lot). The lot is also restricted by covenant to residential single dwelling use only.

The official action is no action - no recommendation to council.

XI. ADJOURNMENT

M/M J. Hamilton/C. Albright to adjourn at 7:06PM.

Unanimous

Minutes prepared by Sandra Moseley, Administrative Assistant.

ATTEST:


John Guinn, Chair *MARIE CHARLES, VICE CHAIR*

Date: 9/19/02