



# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

## **PLANNING COMMISSION Regular Meeting Tuesday October 11, 2011 Homeowner's Lounge, BTI**

### **MINUTES**

#### **1. CALL TO ORDER**

Charlene Arneson called the meeting to order at 7:02 pm

#### **2. OPENING CEREMONY**

Charlene Arneson led the Pledge of Allegiance.

#### **3. ROLL CALL**

##### **Commission members present and establishing a quorum:**

Jerry Vandergriff	Seat A	Present
Rob Cone-Clark	Seat B	Absent
Ed Hedges	Seat C	Present
Walter Finke	Seat D	Present
Charlene Arneson	Seat E	Present

**MOTION:** Jerry Vandergriff made a motion to excuse Rob Cone-Clark from the October 11, 2011 Regular Planning Meeting.

**SECOND:** Walter Finke seconded the motion.

**VOTE:** The votes pass with a unanimous decision.

#### **ADMINISTRATION PRESENT**

Robert Prunella, City Manager  
Scott Korbe, Director of Public Works  
Teresa Wilson, Commission Clerk

## **PUBLIC PRESENT**

Terry Bender  
Cam Bender

### **4. APPROVAL OF REGULAR MEETING AGENDA**

**MOTION:** Jerry Vandergriff made a motion to approve the Regular Meeting Agenda of October 11, 2011 as written.

**SECOND:** Ed Hedges seconded the motion

**VOTE:** Unanimous

**DISCUSSION:** None

### **5. APPROVAL OF MINUTES**

**MOTION:** Jerry Vandergriff made a motion to approve the minutes of September 13, 2011 Regular Planning Meeting with a change to Page 3, under Zoning- Head of Passage Canal, Petrovich, Nottingham and Dredge to PND. None of the Principles with those names are affiliated with PND at this time.

**SECOND:** Walter Finke seconded the motion.

**VOTE:** Unanimous

### **6. ADMINISTRATIVE REPORTS**

#### **a. Robert Prunella, City Manager**

Bob will be meeting with the ARRC in the next couple of weeks to discuss possible land swaps. Jerry Vandergriff asked Bob to allow him to participate in the land swap, Bob agreed.

Charlene asked Bob to report any new information on the VonWichman property. Bob stated that he read something from the attorney that to his knowledge had not been acted on.

Jerry Vandergriff stated that the survey was intended for the Marine Park, that the City Council had already approved the expense of \$10,000.00 to pay for the survey and it has not been done. Jerry proposed the City have the survey done from 25 feet above high-high tide line on the east side of Smitty's Cove over to the west side to the limited use permit (from the ARRC) and name the area "Smitty's Cove Marine Park".

Scott Korbe stated that Mr. vonWichman approached the City about a year ago prior to the City Manager change and proposed to abolish the road right-of-way through his property in exchange for some land down below. At that time, the City had a four part quote from WH Pacific to adjust the road right-of-way, adjusting the property lines for vonWichman and the adjacent property owner and incorporating the entire area into Smitty's Cove Marine Park. "At this time there is no need for the City to acquire Mr. vonWichman's property or to abolish the road right-of-way. There is no reason why we can't proceed with getting the survey and creating the marine park. It is a matter of coordinating with USCG and NOAA." Scott suggested that he the City Manager and Jerry Vandergriff work together and proceed with the project.

#### **b. Scott Korbe, Director of Public Works**

Alaska Excavating, the construction company that worked on the Head of the Bay project will be working for the Alaska Railroad to install a culvert to drain the standing water on Whittier Street. They have a Corps of Engineer permit that has been reviewed by our City Engineer and are approved to begin the work.

**7. NEW BUSINESS**

No New Business

**8. UNFINISHED BUSINESS**

**a. Review of Comprehensive Plan**

Terri Wilson reported that Suzanne Taylor sent a draft of the Comprehensive Plan that she later asked that it not be presented to the Commission until she has a chance to give it a thorough read.

Charlene is concerned about the length of time that WH Pacific is taking on the project.

Mike Fretwell provided new maps that are ready for review by the Commission.

Per an email from Suzanne Taylor, The DOT Planner reported that most of the DOT's interest is in handling the pass-through money for the Shot Gun Cove Road Project and they do not have any plans or projects affecting Whittier at this time.

FAA is still working on tract for moving the airport to Emerald Cove, when the road allows access. FAA does not want to participate in the road building phase.

Suzanne spoke with Bill Keager with DNR, no new insights to report. Suzanne asked that Charlene provide a better contacts for DNR.

To date, there has been no response from Chugach Electric.

Jerry stated that he has had citizens approach him to ask why there has not yet been a survey presented to the residents to gather ideas. Charlene said that we have not decided if we were going to send out a survey. Jerry would like to see a survey with the current goals and plans and ask the residents what top five projects they would like the City to work on. "Since it is the peoples' Comprehensive Plan, they need to be aware of what the current goals in that plan are".

**b. Review of Hazardous Mitigation Plan**

Per Charlene, David is still working on this.

**c. Coastal Zone Management Program – Seward Tidelands Park:**

Jerry Vandergriff plans to get down to Seward to talk to the City Clerk.

**d. Zoning – Head of Passage Canal:**

Tabled

**e. Zoning – Cliffside Marina:**

Tabled

**f. Review of Tideland Zoning:**

Bob stated that this is being worked on. Owners were not aware that they were responsible for providing values of property to the City, or the exchange of information when a sale of real property takes place.

Jerry suggested that the City Council write an ordinance addressing when there is a sale of real property, the sale is then registered with the City.

Charlene said that usually a surveyor would inform the City of the change of ownership in a sale.

Cam Bender stated that we should enforce the ordinances that we already have.

**9. PUBLIC COMMENT:**

Terry Bender announced that she has submitted a declaration of interest in the Planning Commission and would like to be considered for the seat. She has lived here for a long time, and has a lot of history to offer.

Cam Bender said that he appreciated that the City advertised for resident opinions during the update of the last Comprehensive Plan and hopes that we do that again. He has a lot of good ideas that can improve the community for families and visitors.

**10. COMMISSION COMMENTS:**

Jerry Vandergriff asked the City Manager if the City has received the 1.2 million dollars for the improvements to the cruise ship walkway. Bob confirmed that the money is in the bank and more money will be added to it.

Bob stated that the cruise ships are making it hard for cities to spend the money with a plan to end the head tax.

Charlene would really like to see the walk way, Visitor Center and bridge built to improve the flow of foot traffic in the harbor area.

Terry Bender asked how much it would cost to put up a 20' x 20' building for people to get out of the rain when they get off of the cruise ships.

Jerry Vandergriff said that the plan is to build a Visitors Center, a bridge and walkway from the cruise ship and tie the walking path to the pedestrian tunnel to bring foot traffic further into town when cruise ships come in.

**11. NEXT MEETING AGENDA ITEMS:**

**12. NEXT MEETING ATTENDANCE PLANS:** November 8, 2011 @ 7:00 pm.

**13. ADJOURNMENT:**

**MOTION:** Ed Hedges made the motion to adjourn the meeting.

**SECOND:** Jerry Vandergriff seconded the motion.

**VOTE:** The vote passed unanimously.

Meeting adjourned at 7:59 pm.

**Attest:**

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Jennifer Rogers  
Commission Clerk

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Charlene Arneson,  
Commission Vice Chairperson