



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

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PLANNING COMMISSION Regular Meeting Tuesday, December 11, 2012 Homeowner's Lounge, BTI

MINUTES

1. CALL TO ORDER

Charlene Arneson called the meeting to order at 7:01 pm.

2. OPENING CEREMONY

Charlene Arneson led the Pledge of Allegiance.

3. ROLL CALL

Commission members present and establishing a quorum:

Charlene Arneson	Seat A	Present
Terry Bender	Seat B	Present
Ed Hedges	Seat C	Absent
Walter Finke	Seat D	Present
Dyanna Pratt	Seat E	Absent

ADMINISTRATION PRESENT

Robert Prunella, City Manager
Jennifer Rogers, Commission Clerk

PUBLIC PRESENT

Lee Snider

Motion: Terry Bender made a motion to excuse Ed Hedges and Dyanna Pratt from tonight's Regular Meeting.

SECOND: Walter Finke seconded the motion.

VOTE: Unanimous

DISCUSSION: None

4. APPROVAL OF REGULAR MEETING AGENDA

MOTION: Terry Bender made a motion to approve the December 11, 2012 regular Meeting Agenda.

SECOND: Walter Finke seconded the motion.

VOTE: Unanimous

DISCUSSION: None

5. APPROVAL OF MINUTES

MOTION: Terry Bender made a motion to approve the Regular Meeting minutes of November 13, 2012 as is.

SECOND: Walter Finke seconded the motion.

VOTE: Unanimous

DISCUSSION: None

6. ADMINISTRATIVE REPORTS

A. City Manager Reports:

Robert Prunella began his report by stating that he is currently working with the appraiser to physically identify and determine which lots should be put up for sale. He is also working with another firm to begin the next phase at Shotgun Cove Road; lots need to be established at Shotgun Cove Road. Bob said we should consider starting something for recreation. He also added that land could be developed on the left hand side of the cove. Bob mentioned that the best part of the land belonged to the Chugach Natives. Terry Bender asked if there is a town site involved there somewhere. Bob stated that there is not. Charlene added that there isn't a town site, per se, but so many acres have to be set aside for the infrastructure for the utilities, schools and fire department. Terry added that she didn't want to sell land and end up with land that is difficult to build on for the city offices and Public Works. Charlene replied that the city offices and public works will never be moved out there because there isn't infrastructure available to support it. Bob reported that they'll be selling the lots without any services. Charlene also stated that some of the lots will also be sold without access; and that is permitted. As long as they are aware that there is no ingress or egress; it can be done.

Charlene said that there was a survey done on the lots out there. She'll figure out who did the survey, but the lots weren't done, it was the perimeter so the hubs should be on the prohibited. Bob also stated that we'll have to talk about zoning in the future. The whole zoning needs to be hashed over; it will be a huge project. Charlene said that whatever we do will have to be enforced. She added that there are people who are not supposed to be within ten feet of their lot line and they're right on it. Charlene also said that the road is built over one of their pins. Bob said he defies anyone who can go down to the harbor and show him where the lots actually are. Charlene said that the only lot lines that are accurate are those over at the triangle. She mentioned that Doug Latta did those years ago, but they need to be re-established again because she knows that there are people who are going over their lot lines down there.

Continuing with the land issues, Bob mentioned that though the process is going quite slow, they are still working on land swaps with the railroad. There is some land that they want, but he knows that they don't have the money for it; so they'll have to do a land trade. Walter asked if Bob was referring to the Whittier Manor land. Bob replied, no. Charlene said that they don't want to give up any land; they want more. Bob said they'll have to because they'd like to own the little piece of land that they lease at Smitty's Cove. Bob added that he'd like something more comparable to that land. Charlene said that the little corner where the cruise ship used to be on belongs to the city and that would be a good marketing tool. Bob said that he'll continue to work with the railroad.

Terry Bender asked whose land is the dives shack on. Bob said that it belonged to the railroad. Charlene said it is on railroad land, but they allow the ingress, egress and don't charge them for that. Bob said that he has come up with a new permit system for commercial users of the launch ramp. As soon as the permit gets approved, it will go into effect. As of right now, the City has never collected a dime on that. Charlene asked if it would be possible to place a tariff on the merchandise brought over the dock like they do at the harbor. Bob explained that it would be an annual permit and would cost \$125 per landing. You can put a tariff on it, but it would be a nightmare because it out of sight, out of mind. There would be some responsible users and some who won't. So the cost would be \$125 plus the annual. Terry asked

if the City would receive \$125 each time the Oscar Mike pulls in there. Bob said yes. Bob said that they charged \$125 per landing when they were running it.

Charlene asked if Bob was going to try to get some of the uplands for the parking lot from the railroad. Bob said we have a little chunk. Charlene said that right now they're doing 60/40 on the uplands for the fuel float. Bob replied that parking is a problem. Bob said that this will have to be dealt with. Charlene asked if some of the land will be rezoned. Bob stated that he wasn't sure. Charlene said that we were supposed to hear from Bruce in September about the levy and asked Bob if he has heard anything about it. Bob said that he has received more pictures, but this too is on his list. Bob said there is a lot of metal showing. Charlene said that it was too bad that we didn't have FEMA come out when all the flooding occurred. Bob said that credit was given for the \$473 for work on the levy. Charlene said they never did the work, but Bob said credit was given for it. Charlene said they would need to prove it.

Bob has made a couple of initial contacts with the Department of Defense regarding the tank farm at the head of the bay. The legislation passed several years ago that the City would have the first crack at that. Someone snuck into the legislation "at fair market value." Bob spent time with the army about a year ago and was also told that the City would have to pay for all the surveying, which Bob expressed that he didn't want to do that. Bob is aware that they are having discussions, and hopefully we might be able to do something similar to what was done in Anchorage. The number on the lots came up and will never be residential. Anchorage did the same thing with the Corp. on a piece of land, where they agreed to take the land and became responsible for it.

Terry added that she has an old map that shows that the military said it was uninhabitable. Walter said that the land is usable for winter boat storage. Bob added that it can also be used seasonally as boat maintenance. Bob is in discussions with the state for the second phase of the reconnaissance of the head of the bay for the break water. Someone has decided that we should build a 1.5 million dollar E.I.S. which he doesn't agree with and will fight that. He said that there is 35-38 million dollars sitting in DC dedicated towards the head of the bay already. Charlene asked if it will connect to the grant that we got for the coastal zone management; Bob was not sure.

B. Director of Public Works Reports:

Director of Public Works, Scott Korbe, was not present for this meeting.

7. NEW BUSINESS

Re-organization of Committee Members

Charlene Arneson closed the Planning & Zoning Commission for 2012 and turned the meeting over to the Commission Secretary, Jennifer Rogers.

Jennifer Rogers called for a nomination for the Chair for the 2013 Planning Commission.

MOTION: Terry Bender nominated Charlene Arneson as the Chairperson.

SECOND: Walter Finke seconded the motion.

Jennifer Rogers called for other nominations. Hearing none, Jennifer closed the motion.

VOTE: Motion passed unanimously.

Reseated Chairperson, Charlene Arneson, then convened the meeting for the 2013 Planning Commission.

8. UNFINISHED BUSINESS

A. Smitty's Cove Park

Tabled

B. Review of Hazard Mitigation Plan

The Hazard Mitigation Plan has been put together. Charlene isn't sure if they have an emergency plan in place; she mentioned that the school does. Bob mentioned that at the AML meeting there was a discussion between the communities and came up with some good ideas for small community emergency management plans, which we'll take part in. Charlene said that at one time the city had a plan with RCAC. She also said that since the Chamber of

Commerce building serves as both our Emergency Center and Response Center that we should be able to get funding for the repairs and maintenance on it. Bob said that it is a possibility that we can get funding from the Homeland Security to repair or replace the P-12 building or at least a part of it. As far as their concerned, it isn't considered an improved emergency response center for many reasons. Bob also mentioned that he and Scott Korbe is working with the state on replacing the east end of the P-12 building. Nothing official has been done, he is just in the discussion phase. Bob would like to build a new building next to the building and eventually tear down the existing building. The west end of the building is in descent condition. It would take a lot of mitigation just to replace the roof. We'll be hearing more about the proposal. He has already met with the governor's office twice. Charlene suggested that we just need a generic building for starters and make it nicer as we go along.

B. Zoning – Cliffside Marina:

Tabled

C. Review of Tideland Zoning:

Tabled

9. PUBLIC COMMENT:

Lee Snider introduced himself as the General Manager of the Begich Towers, Inc.

10. COMMISSION COMMENTS:

None

11. NEXT MEETING AGENDA ITEMS: Street addresses.

12. NEXT MEETING ATTENDANCE PLANS: January 8, 2013 @ 7:00 pm

MOTION: Terry Bender made the motion to adjourn the meeting.

SECOND: Walter Finke seconded the motion.

VOTE: Unanimous

13. ADJOURNMENT: Charlene Arneson adjourned the meeting at 7:43 pm.

ATTEST:

Jennifer Rogers
Commission Clerk

Charlene Arneson
Commission Chairperson