



# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

P.O. Box 608 • Whittier, Alaska 99693 • (907) 427-2327 • Fax (907) 472-2404

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, DECEMBER 6, 2017  
Homeowners' Lounge, BTI Bldg.  
6:00 p.m.**

**AGENDA**

- 1. CALL TO ORDER**
- 2. OPENING CEREMONY**  
Pledge of Allegiance
- 3. ROLL CALL**
- 4. APPROVAL OF REGULAR MEETING AGENDA**
- 5. APPROVAL OF MINUTES**  
A. November 1, 2017 Regular Meeting Minutes
- 6. NEW BUSINESS**
  - A. ARR Public Hearing – A Public Hearing for ARR's Rezone request
  - B. Passage Canal Development Parcels Final Plat Procedure
  - C. Whittier Seafoods Variance Request application introduction.
- 7. NON-ACTION BUSINESS**
  - A. Tank Farm
  - B. Land Trades with ARR
  - C. Hazard Mitigation Plan
  - D. Smitty's Cove Park
  - E. Whittier Historic Railroad Plaza
  - F. Shotgun Cove Land
- 8. CORRESPONDENCE**
- 9. PUBLIC COMMENT**  
(3 minute per person time limit)
- 10. COMMISSION COMMENTS**
- 11. NEXT MEETING AGENDA ITEMS**
- 12. NEXT MEETING ATTENDANCE PLANS**
- 13. ADJOURNMENT**



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**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 1, 2017  
Homeowners' Lounge, BTI Building  
6:00 p.m.**

**MINUTES**

**1. CALL TO ORDER**

Charlene Arneson called the meeting to order at 6:00 pm.

**2. ROLL CALL**

Charlene Arneson, Dyanna Pratt, Ed Hedges, Lindsey Erk and Jean Swingle

**3. ADMINISTRATION PRESENT**

Annie Reeves, Assistant City Manager  
Mark Lynch, City Manager  
Scott Korbe, Director of Public Works  
John Janik, Finance Director

**PUBLIC PRESENT**

Dave Dickason  
Gwen Granger

**4. RE-ESTABLISHING THE COMMISSION/APPOINTING NEW MEMBERS**

**MOTION:** Dyanna Pratt made a motion to close the Planning and Zoning Commission for the year 2017 and opened it up for 2018.

**SECOND:** Jean Swingle

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

Annie Reeves had Charlene Arneson and Lindsey Erk read aloud their Oath of Office. Charlene Arneson and Lindsey Erk were sworn into the Planning and Zoning Commission of 2018 with a term of three years expiring in 2021

**NOMINATIONS FOR THE CHAIR**

Assistant City Manager, Annie Reeves asked for nominations for the Chair.

Dyanna Pratt nominated Charlene Arneson for Chair of the Commission.  
Hearing no other nomination,

Charlene Arneson was declared Chair for the 2018, Planning and Zoning Commission.

Meeting was turned back to Charlene Arneson, newly appointed Chair of the Planning and Zoning Commission.

**NOMINATIONS FOR THE VICE CHAIR**

Chair of the Commission, Charlene Arneson asked for nominations for the Vice Chair

Jean Swingle nominated Dyanna Pratt for Vice Chair

Hearing no other nominations,

Dyanna Pratt was declared Vice Chair for the 2018 Planning and Zoning Commission.

**5. APPROVAL OF REGULAR MEETING AGENDA**

**MOTION:** Dyanna Pratt made a motion to approve the November 1, 2017 Regular Meeting Agenda with amendments.

**SECOND:** Jean Swingle

**DISCUSSION:** The change was made to switch the spots of Tideland Zoning and Final Plat Approval, making The Plat Approval the first item under New Business and the Tideland Zoning the third.

**VOTE:** Motion passed Unanimously

**6. APPROVAL OF MINUTES**

**MOTION:** Dyanna Pratt made a motion to approve the Regular Meeting Minutes of October 4, 2017, as is.

**SECOND:** Jean Swingle

**DISCUSSION:** None

**VOTE:** Motion passed Unanimously

**7. CORRESPONDENCE**

None

**8. UNFINISHED BUSINESS:**

**A. Tank Farm**

Appraisal: Formal Survey waiting on correspondence from Army Corp. of Engineers.

**B. Land Trades with ARR**

Working on final details of negotiation. Will be looking at it next year.

**C. Harzard Mitigation Plan**

Brought forth every 8 years as required. Commission briefly discussed the topic.

**D. Smitty's Cove Park**

Nothing new to report. Plans to pave permanent road.

**E. Whittier Historic Railroad Plaza**

No progress and closer than not in getting it done.

**F. Shotgun Cove Land**

Council approved new phase to extend beyond current point.

**9. NEW BUSINESS BUSINESS**

**A. Final Plat approval submittal – Lots 38-41, First Addition to Port of Whittier**

**MOTION:** Dyanna Pratt made a motion to approve the Final Platting of lots 38, 39, 40 and 41 as depicted on Preliminary Plat #W-66-1 First Addition to Port of Whittier as the only ones approved on that lot.

**SECOND:** Ed Hedges

**DISCUSSION:** Charlene Arneson stated that Lindsey Vaughan has complied with the Planning and Zoning Commission to get this done. Ms. Vaughan stated she will have the signed Mylar recorded and copies will be sent to the City of Whittier.

**VOTE:** Dyanna Pratt, Yes, Ed Hedges, Yes; Lindsey Erk, Yes; Jean Swingle, Yes; Charlene Arneson, Yes.

**B. Rezoning Application Submitted by the Alaska Railroad**

The City Manager introduced the application to the Commission. He suggested the Public Hearing for this Rezone should be held at the next Regular Meeting.

**MOTION:** Dyanna Pratt made a motion to put the application Submitted by the Alaska Railroad on the agenda for the Regular Meeting on December 6, 2017.

**SECOND:** Jean Swingle

**DISCUSSION:** Mark Lynch wants more and clearer information on why the ARR wants to rezone this area. He stated that he is a little skeptical by what was submitted. The Commission discussed this topic further.

**VOTE:** Motion passed unanimously

**C. Tideland Zoning**

**MOTION:** Dyanna Pratt made a motion to approve the resolution #01-2017 for the Tideland Zoning

**SECOND:** Jean Swingle

**DISCUSSION:** The City Manager explained that he has worked for months with other professionals on how it can be placed on a map. He explained further that it was difficult because it was not surveyed. He went with a different approach and used words to describe the area instead. Mark Lynch directed the Commission to their packet where they followed along. Subject was discussed at length.

**VOTE:** Motion passed unanimously

**MOTION:** Lindsey Erk made a motion to send resolution #01-2017 to the Whittier City Council.

**SECOND:** Jean Swingle

**DISCUSSION:** None

**VOTE:** Motion passed unanimously.

**D. Passage Canal Development Parcels Final Plat Procedure**

**MOTION:** Ed Hedges made a motion to move the Final Plat to the next regular meeting.

**SECOND:** Lindsey Erk

**DISCUSSION:** Mark Lynch reported that this has been a work in progress for a very long time. Assistant City Manager, Annie Reeves explained further as she has been working with Mr. Barnett regarding this topic.

**VOTE:** Motion passed unanimously

**10. MISCELLANUEOS BUSINESS**

None

**11. PUBLIC COMMENTS**

None

**12. COMMISSION COMMENTS**

Commission congratulated Charlene Arneson and welcomed Lindsey Erk to the Planning and Zoning Commission.

**13. NEXT AGENDA ITEMS**

**14. NEXT MEETING ATTENDANCE PLANS**

December 6, 2017

**15. ADJOURNMENT:**

**MOTION:** Dyanna Pratt made a motion to adjourn the meeting

**SECOND:** Ed Hedges

**DISCUSSION:** None

**VOTE:** Unanimous

Charlene Arneson adjourned the meeting at 7:25 pm.

**ATTEST:**

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Naelene Matsumiya  
Office Assistant

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Charlene Arneson  
Commission Chairperson



## Whittier Seafood LLC

WA Address: 3 Lake Bellevue Drive, Suite 201, Bellevue, WA 98005

AK Address: PO Box 710 (375 East Whittier Street), Whittier, AK 99693

Telephone: WA (425) 974-4745, AK (907) 472-2000, Fax: WA (425) 974-4749

Email: [torreyw@marinefishingint.com](mailto:torreyw@marinefishingint.com)

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November 20, 2017

City of Whittier Planning Commission,

Last season we discovered that one of the greatest obstacles to increasing our processing capabilities at the plant in Whittier was the lack of freezing capacity. To expand that freezing capacity, we need to add additional refrigeration compressors as well as expanding the room that houses said compressors and ultimately protects them from the weather. Due to the limited amount of land at/around the plant this necessitates us expanding into part of the 20-foot Front Yard setback. We are approaching you to get a variance that would allow us to do so. We have attached drawings that illustrate the existing building with the 20-foot Front Yard setback as well as the proposed expansion area which would create a 5-foot setback along 50-feet of the existing building. Rest assured that we will slope the roof of the new structure toward our current parking area to ensure that no snow (or water) coming off the roof will endanger any passing pedestrians or vehicles.

As you already know, the plant provides a great deal of economic benefits to the City of Whittier through employment, tax revenue, utility revenue, dock revenue, rental revenue, consumer spending, etc. etc. By approving this variance, you will allow for an increase in our contribution to the community and help insure the continued viability and longevity of the plant. We look forward to continuing the joint cooperation we have already experienced with the City of Whittier and encourage you to contact us with any questions or concerns you may have regarding this request so we can address them immediately. If you would like us to attend one of your meetings to present our plan in person please let us know and we will happily make arrangements to do so. Time is of the essence regarding this matter as we would like to complete this work asap and beat as much of the snowy weather as possible.

Thank You,

Torrey Wing, CFO  
Whittier Seafood, LLC



**CITY OF WHITTIER**  
**APPLICATION FOR REZONE**

Date Received: 10/23/17

<b>1. Name of Applicant: (Legal Owner)</b> Alaska Railroad Corporation	
<b>2. Mailing Address of Applicant</b> 327 W. Ship Creek Ave., Anchorage, AK 99501	
<b>3. Daytime Phone:</b> 907-265-2428	<b>4. Email Address:</b> Kubitzj@akrr.com
<b>5. Location and Description of Property, including Legal Description</b> Lot(s) 3 and 5, Block 10, City of Whittier Subdivision Phase 2	
<b>6. Current Zoning of Property</b> Commercial	
<b>7. Proposed Zoning</b> Industrial	
<b>8. Detailed Explanation on Why the Proposed Zoning is Requested. (Use Additional Paper if Needed.)</b> <p>The proposed rezoning of the lots in question is necessary to allow support operations, many of which are industrial in nature, related to increasing marine, truck and rail traffic and activities on the Delong Dock, at the adjacent ITB Facility, at the main ARRC barge dock and in the ARRC rail yard. Thus, to help support the economic development of the Delong Dock, the ITB Facility and other ARRC barge and rail operations, the Alaska Railroad Corporation is seeking to rezone the land in question from commercial to industrial.</p>	

10. Why is the Property More Suited for the Proposed Zoning District than the Present Zoning?  
Provide consistent zoning with adjacent land. Use Additional paper, if needed.

Provide consistent zoning with adjacent land.

11. Names and Addresses of All Owners of Real Property Within 500 Feet of Proposed Zoning Change.  
(Use Additional Paper)

See Attached

12. Attach a Petition in Favor of Proposed Change, Signed by Real Property Owners Representing Eighty Percent (80%) of the Land Area Included in the Application If Property Other Than the Applicant's is Affected.

N/A

13. Petition Applicable: \_\_\_\_\_ YES \_\_\_\_\_ X \_\_\_\_\_ NO

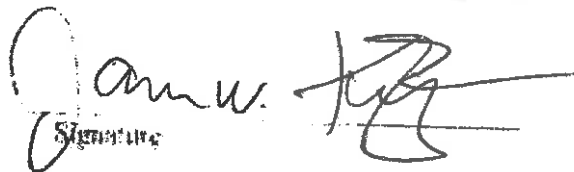
If NO, Please give a detailed explanation.

Property being submitted for rezone is entirely owned by applicant.

James W. Kubitz  
Vice President Corporate  
Planning & Real Estate

14. Printed Name/Title

James Kubitz

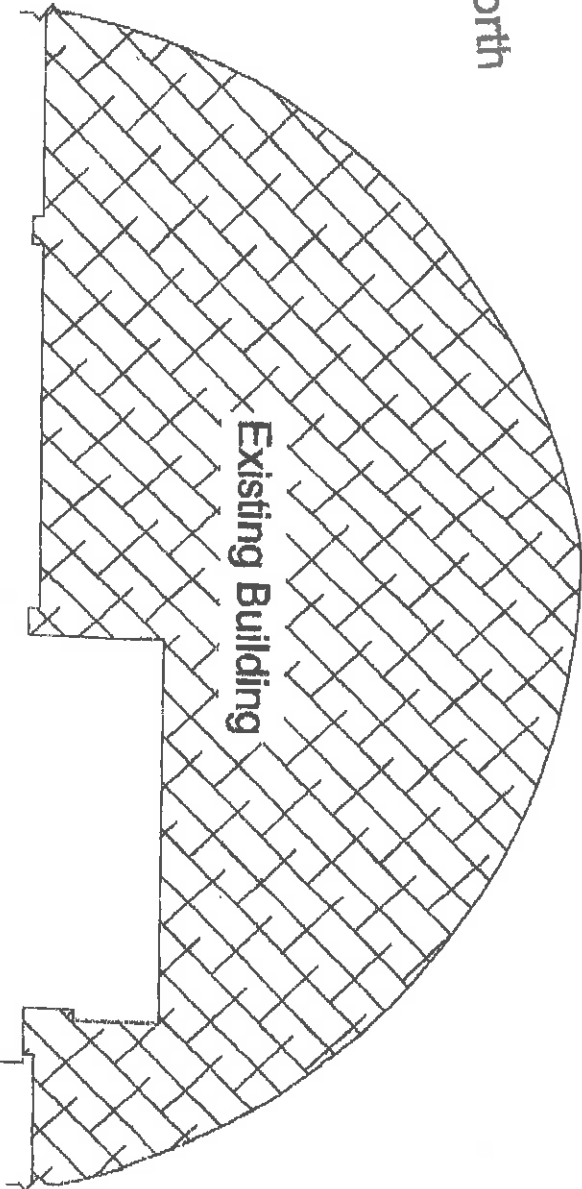
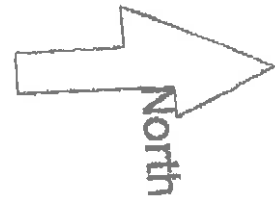
  
Signature

15. Date:

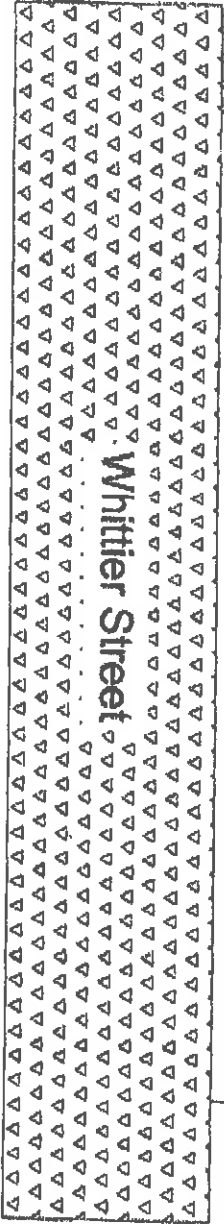
10/23/2017



Plat		Owner Name	Address
<b>Plat 74-4</b>			
Block 9	Lot 2	City of Whittier	P.O. Box 608, Whittier, AK 99693
Block 9	Lot 3	Brenda Tolman	P.O. Box 704, Whittier, AK 99693
Block 10	Lot 1	City of Whittier	P.O. Box 608, Whittier, AK 99693
Block 10	Lot 2	City of Whittier	P.O. Box 608, Whittier, AK 99693
Block 10	Lot 3	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 10	Lot 4	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 10	Lot 5	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 10	Lot 6	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 10	Lot 7	Clinton and Julie Johnson living trust	2950 Admiralty Bay, Anchorage, AK 99515
Block 10	Lot 8	Ronald Jaeger	P.O. Box 72095, Fairbanks, AK 99707
Block 10	Lot 9	Mark & Vicki Wright	P.O. Box 1807, Valdez, AK 99686
Block 10	Lot 10	City of Whittier	P.O. Box 608, Whittier, AK 99693
Block 12	Lot 1	City of Whittier	P.O. Box 608, Whittier, AK 99693
Block 12	Lot 2	Ronald Jaeger	P.O. Box 72095, Fairbanks, AK 99707
Block 12	Lot 3	Lukas Short	23160 East Knik Rd., Palmer, AK 99645
Block 12	Lot 4	Roy & Karen Bekkala	2031 E. 72nd Ave., Anchorage, AK 99507
Block 12	Lot 5	Henry Gogolowski	6650 Weimer Dr., Anchorage, AK 99502
Block 12	Lot 6	David & Rebecca Short	HC-60-114, Copper Center, AK 99573
Block 12	Lot 11	City of Whittier	P.O. Box 608, Whittier, AK 99693
Block 13		Thomas & Amanda Hale	P.O. Box 3986, Palmer, AK 99645
Block 14	Lot 1	Fischbach 2014 Family Trust	2027 Blueberry St., Anchorage, AK 99503
<b>Plat 74-2</b>			
Block 11	Lot 1	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 11	Lot 2	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 11	Lot 3	Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Block 11	Tract A	City of Whittier	P.O. Box 608, Whittier, AK 99693
<b>USS 9008</b>			
Parcel E		Alaska Department of Natural Resources	550 W. 7th Ave., Suite 1070, Anchorage, AK 99501-3579
Parcel F		Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
Lot 8		Alaska Railroad	327 W. Ship Creek Ave., Anchorage, AK 99501
<b>Other</b>			
		Chugach National Forest	161 E. First Ave., Anchorage, AK 99501



Existing Storm Drain O.D. 27"



20'

Existing Conditions

Approved by:

Scale:

Approx. 3/32" = 1'-0"

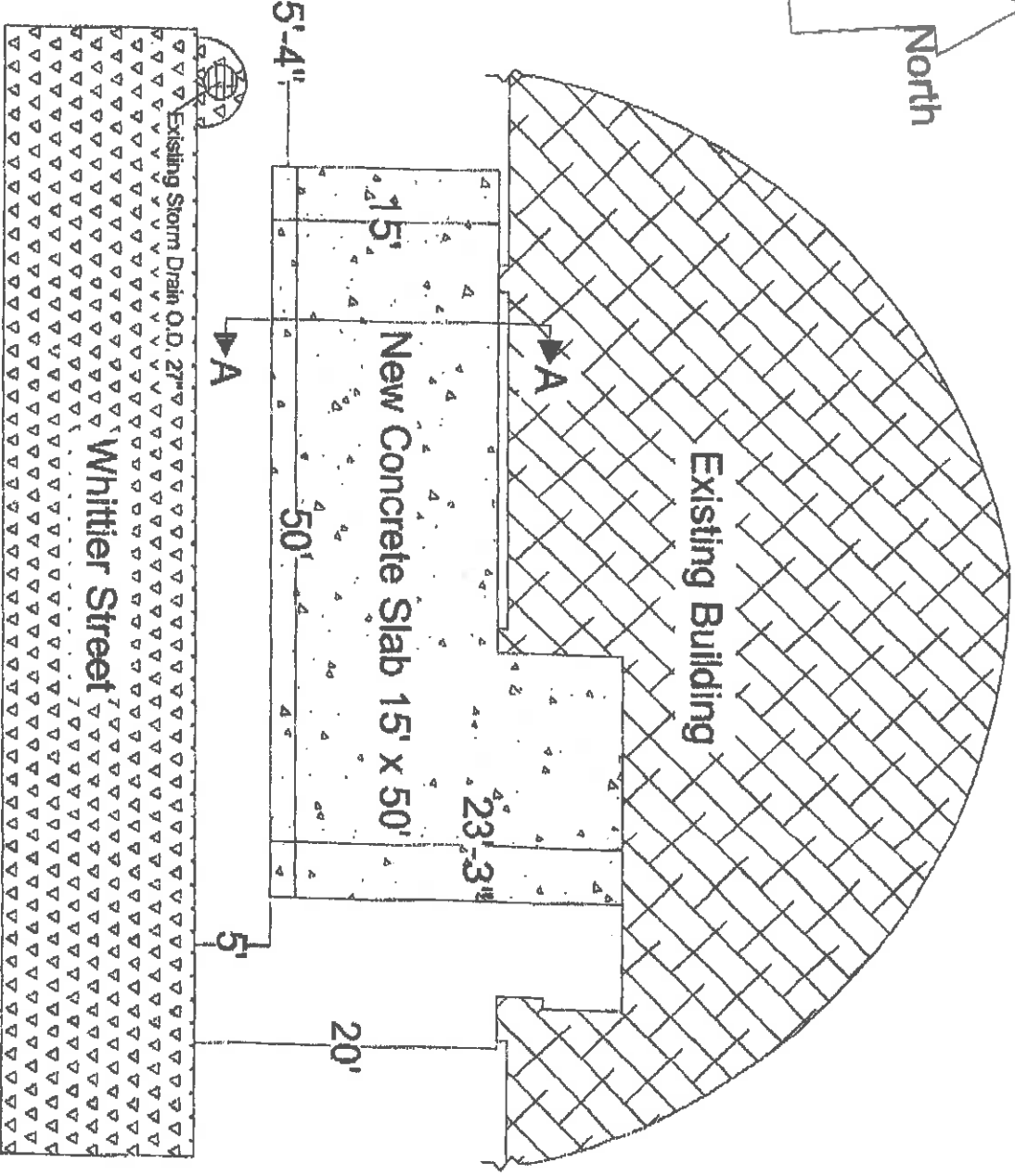
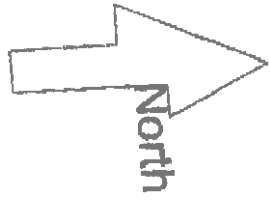
Project: Whittier Seafood

Date:

Page 1

Contractor:  
South Fork Construction

Engineer & Drafter:  
Wayne Shen



Proposed Design - Slab  
 Plan View  
 Page 2

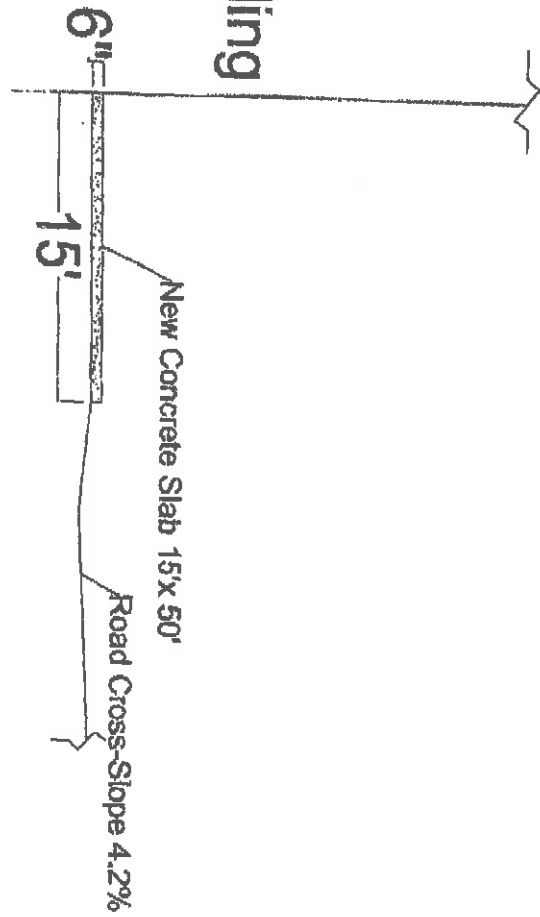
Approved by: \_\_\_\_\_

Scale: Approx. 3/32" = 1'-0"

Project: Whittier Seafood  
 Compressor Slab  
 Contractor: South Fork Construction

Date: 2017.11.13  
 Engineer & Drafter: Wayne Shen

# Existing Building



Proposed Design - Slab  
Elevation View A-A  
Page 3

Approved by:

Scale:  
Approx. 1/8" = 1'-0"

Project: Whittier Seafood  
Compressor Slab  
Contractor:  
South Fork Construction

Date:  
2017.11.13  
Engineer & Drafter:  
Wayne Shen