



# 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, January 13, 2015  
Homeowner's Lounge, BTI Bldg.**

**MINUTES**

**1. CALL TO ORDER**

Charlene Arneson called the meeting to order at 7:15 pm.

**2. ROLL CALL**

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

|                  |        |         |
|------------------|--------|---------|
| Charlene Arneson | Seat A | Present |
| Terry Bender     | Seat B | Present |
| Ed Hedges        | Seat C | Present |
| Jean Swingle     | Seat D | Present |
| Dyanna Pratt     | Seat E | Present |

**ADMINISTRATION PRESENT**

City Manager, Mark Lynch  
Scott Korbe, Public Works Director  
Jennifer Rogers, Deputy City Clerk

**PUBLIC PRESENT**

Daniel Blair and Victor Shen

**RE-ORGANIZATION OF COMMISISON**

**MOTION:** Charlene Arneson made a motion to close the Planning & Zoning for the year 2014 and open it for 2015.

**SECOND:** Terry Bender seconded the motion.

**VOTE:** Motion passed unanimously

**DISCUSSION:** None

Jennifer Rogers asked for nominations for the Chair.

Terry Bender nominated Charlene Arneson.

Dyanna Pratt seconded the nomination.

Hearing no other nominations, Charlene Arneson was declared Chair for the 2015 Planning & Zoning Commission. Jennifer Rogers turned the meeting back to Charlene.

Charlene asked for nominations for the Vice-Chair.

Dyanna Pratt nominated Terry Bender for the Vice-Chair.

Jean Swingle seconded the nomination.

Terry Bender was declared Vice-Chair for the 2015 Planning & Zoning Commission.

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

**MOTION:** Terry Bender made a motion to approve the January 13, 2015 Regular Meeting Agenda with an amendment to add the Re-Organization to the Commission after Roll Call and to add Recreational Uses within the Industrial Zone under Non-Action Business.

**SECOND:** Jean Swingle seconded the motion.

**VOTE:** Motion passed unanimously

**DISCUSSION:** None

### **4. APPROVAL OF MINUTES**

**MOTION:** Dyanna Pratt made a motion to approve the Regular Meeting Minutes of September 9, 2014 as is.

**SECOND:** Jean Swingle seconded the motion.

**VOTE:** Motion passed unanimously

**DISCUSSION:** None

### **6. ADMINISTRATIVE REPORTS**

Mark Lynch stated that he will cover topics as they are brought up under the agenda item.

Charlene asked if anyone in the commission was aware that the creek is running clear again; this is the second winter that the creek has run instead of being solid. Mark stated that the levee is on the priority list for funding from Juneau for engineering. Even if the engineering portion is started this summer, we'd have to go back and ask Juneau for construction money next year. He estimated that the earliest we'd see any actual work done is late summer of 2016.

The Corps is ready to do the work, we just have to come up with the match; and that's what will be asked of the State to provide during this legislative cycle.

### **7. NEW BUSINESS:**

#### **A. Street Addresses**

Charlene Arneson gave a brief history summary of this topic. The last she heard, issuing street

addresses was to be case by case. Scott Korbe reported that he issued a couple of addresses. He also stated that because everyone has been using 100 Kenai Street for a local address with the post office for the past 40-50 years, it was decided to keep that address.

Shoreside Petroleum was one of the two issued an address. Scott has not sat down with survey drawings to measure the streets. Charlene voiced that there are many at the Manor who are having difficulties because they don't have a street address. She suggested that perhaps an address can be issued like Shoreside.

Scott replied that any address given will be localized and won't be recognized by anyone else. He went on to say that if you type in an address in Google, it won't be recognized because it's not registered in the national data. Daniel Blair asked Scott what would be needed to do to be a part of the recognizable data. Scott replied that Google polls information with G.I.S. (Geographic Information System) Dan asked Scott how would we register with the G.I.S. Scott replied that he didn't know.

Dan stated that Homeland Security doesn't know where we are and that's a problem. People have lived in this city for over 50 years and these buildings have been owned by the army, so they know where we are; we need to get in the database. Charlene asked Scott what he thought the next step should be. He suggested that someone research how we can register with the G.I.S.

Dyanna asked if we can get in touch with Kristiann from Anchorage to get assistance on where to get started. Charlene suggested that Jean keep Scott informed of her progress. Scott added that in other parts of the country, the Post Office is the designation of the address. He's unsure if that is concurrent in the state of Alaska or if it's because we don't have a paid post office, we have a contract outpost. Scott added that there are other communities who are in the same situation.

## **8. NON-ACTION BUSINESS:**

### **A. Tank Farm**

Mark reported that he and Mayor Dan Blair had a phone conference yesterday regarding this. The process is still moving through the federal process and we will be informed when the next step is ready. Mark and Dan were told that it would be 2-3 years before the actual transfer happens. Dan said that there will be a significant event this summer, but the actual transfer is still 2-3 years away.

Charlene added that she found correspondence from Begich addressed to Lester stating that it was going to the City. She asked Dan if that's still correct. Dan confirmed this and that the City is number one on the list.

### **B. Land Trades with Alaska Railroad**

Nothing to report

### **C. Hazard Mitigation Plan**

Nothing to report

#### **D. Smitty's Cove Park**

Charlene reported that Smitty's Cove is a Marine Park by ordinance with the City of Whittier. It is the first marine park in the state of Alaska. A lot of money and time have been put into it. The contact person at NOAA is Erica. Charlene added that the survey was done and she has the map that she printed out from her boat's GPS. The paperwork needs to be finalized and submitted. She also stated that Smitty's Cove has always been a park for as long as she's lived in Whittier and they've been trying to upgrade it to a Marine Park.

Scott Korbe stated that the survey wasn't a professional survey; it was a GPS sounding bathymetric survey by divers.

#### **E. Whittier Historic Railroad Plaza**

Mark Lynch stated that this project is on hold because it's over budget. Mark is working with the engineers to try to lower the cost. The grant for this project has been extended for another year, so the project won't have to be completed until the summer of 2016.

#### **F. Tideland Zoning**

Nothing to report

#### **G. CVP Fund Projects**

Mark Lynch stated that the project budgeted this year is the harbor renovation. He'll submit a grant on August 1<sup>st</sup> for the Tier II money. He must submit it by August 1<sup>st</sup> or we'll have to wait another year. The grant he'll submit will be for \$7 million dollars and it'll be a match with the City; we'll put in 3.5 million and the grant will be for \$3.5 million so we'll have to be conservative with the CVP money to make sure that we have the match. Once that project is completed, we can start looking at other CVP projects.

Dan Blair reported that we're hoping to amend the comprehensive plan. There has been a renewed interest in the recreational parks and trail development. The comprehensive plan will help to guide how the CVP funds are used. Charlene replied that the comprehensive plan is done every five years and it was just completed in 2012, but we can start reviewing it at any time.

Mark would like to develop a plan for the head of the bay before undertaking the task of reviewing the comprehensive plan. Mark would like to have someone work with the Parks & Rec. Committee. This person will be a facilitator for the community. Mark would like to have a waterfront plan which would encompass not only the harbor, but everything out to Trinity Point.

#### **H. Shotgun Cove Land**

Mark and Scott Korbe have been working on the estimate numbers to complete Phase IV of the road which goes out to the trail head of Emerald Cove Trail. The next phase will be the engineering design and platting of residential space. \$2 million dollars will be requested to go towards that phase of the project in this legislative cycle. Mark estimates that the odds of our getting any money at all at this legislative cycle is probably zero, but he'll put in the request anyways.

**I. Zoning Uses Within the Industrial Zone**

Mark reported that the head of the bay is zoned industrial. Industrial zoning doesn't allow recreational uses, but he's been to certain areas where recreational uses are allowed within industrial areas.

Dan Blair explained that Victor Shen informed him that the Parks & Rec. Committee wanted to see a system of trails. Allowing for a conditional use for recreation in the industrial zoned area will permit this. He stressed that he is not interested in changing our code to permit this, but just to amend it to allow conditional uses.

Mark Lynch reported that the money for Shakespeare Creek has been taken back by the State because the work wasn't completed in time; there is no money remaining for this plan.

**9. CORRESPONDENCE**

None

**10. PUBLIC COMMENT:**

None

**11. COMMISSION COMMENTS:**

Charlene Arneson stated that we should have permits for blasting.

Dan Blair added that he'd like the city to create an application for rezoning which would ask the applicant what their plans are for the property if it's rezoned.

**12. NEXT MEETING AGENDA ITEMS:**

A. Rezone Permit

B. Conditional Use in an Industrial Zone Recommendation

**13. NEXT MEETING ATTENDANCE PLANS: To be determined**

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

**SECOND:** Dyanna Pratt seconded the motion.

**VOTE:** Unanimous

**14. ADJOURNMENT: Charlene Arneson adjourned the meeting at 7:17 pm.**

**ATTEST:**

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Jennifer Rogers  
Deputy City Clerk

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Charlene Arneson  
Commission Chairperson