



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

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**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 31, 2016
Homeowners' Lounge, Begich Towers Building**

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Commission members present and establishing a quorum:

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

ADMINISTRATION PRESENT

Mark Lynch, City Manager
Scott Korbe, Public Works Director
Naelene Matsumiya, Receptionist

EXCUSE ABSENT MEMBERS

MOTION: Dyanna Pratt made a motion to excuse Ed Hedges and Terry Bender from tonight's meeting.

SECOND: Charlene Arneson seconded the motion.

VOTE: Motion failed.

DISCUSSION: None.

PUBLIC PRESENT

| | |
|---------------|-------------|
| David Short | Becky Short |
| Dave Dickason | Victor Shen |

3. APPROVAL OF REGULAR MEETING AGENDA

MOTION: Dyanna Pratt made a motion to approve the Meeting Agenda as is.

SECOND: Jean Swingle seconded the motion.

VOTE: Motion passed unanimously.

DISCUSSION: None.

4. APPROVAL OF MINUTES

MOTION: Charlene Arneson made a motion to approve the Regular Meeting Minutes of March 2, 2016 as is.

SECOND: Dyanna Pratt seconded the motion.

VOTE: Motion passed unanimously.

DISCUSSION: None.

6. ADMINISTRATIVE REPORTS

City Manager, Mark Lynch, stated that he will give updates on various topics as we cover them on the agenda.

7. NEW BUSINESS:

A. Discuss Smitty's Cove Marine Park

Mark Lynch reported the city had received 2 notices from the corps of engineer's private owners who were requesting to place docks in Smitty's Cove, but responded to the corps with a copy of the ordinance that stated the city does not allow docks in the cove being that is a marine park.

Mark responded on the one instance that the corps went ahead and issued their permit with the idea that it doesn't circumvent any state, local, or federal requirements.

Charlene added that the requested placement of the docks was in a very sensitive area as Smitty's Cove is an estuary for marine life. Dyanna Pratt asked if Smitty's Cove was actually named "Smitty's Cove" and then suggested an official name change to 'Smitty's Cove: Marine Park'. Charlene agreed it was a good idea because Smitty's Cove is classified as a marine park in an ordinance from 2008.

MOTION: Charlene Arneson made a motion to add "Park" to anything that pertains to Smitty's Cove.

SECOND: Dyanna Pratt seconded the motion.

VOTE: Motion passed unanimously.

DISCUSSION: Mark Lynch suggested the name change should happen after the maps have been updated.

B. Green Zone/Open Space

Mark Lynch stated there is a desire to place a new city park between the school and the waterfall. The land is owned by the city but it is not zoned. Mark suggested we zone the area to "Open Space" Charlene Arneson read the Open Space district code out loud. Mark held up a map that displayed the open space area in red.

There was a lengthy discussion about the open space size and where on the map the park would actually be. Mark mentioned a piece of property named "Park 4" that remained undeveloped. Scott Korbe, Director of Public Works, stated that there was a piece of land behind the city's septic system that was formerly labeled as a park, but it is still uncertain that the piece of land Scott mentioned is actually Park 4. Charlene went on to talk about the distribution of letters to be sent to land owners within 500 ft. of the un-zoned land in order to move forward with the process. She also mentioned that the hearing for the zoning of the land will be advertised in newspapers and other places we normally post city updates and current events.

MOTION: Dyanna Pratt made a motion to start the process to zone the land marked as Open Space.

SECOND: Jean Swingle seconded the motion.

VOTE: Passed unanimously.

DISCUSSION: None.

8. NON-ACTION BUSINESS

A. Tidelands

Mark Lynch said he had nothing new for the tidelands map. There was a lengthy discussion about surveyed tidelands. Ultimately, Mark and Charlene moved Tidelands from Non-Action Business to New Business.

B. Tank Farm

Mark Lynch reported the current environmental issues with the tank farm, that a military department was working on, has been completed. The documentation to start the transfer process has been move from environmental to administrative and as soon as they sign off, the documents will go to the corps of engineers and it will begin the process of the actual transfer. Mark stated that it is up to the council to decide if it is worth the risks of contamination to obtain the land.

C. Land Trades with ARR

Mark Lynch had a meeting with the railroad and reported they have not discussed land trade recently. He has set a meeting with the Railroad in October to begin talking about potential land trade again.

D. Hazard Mitigation

Nothing to report.

E. Smitty's Cove

Discussed earlier.

F. Whittier Historic Railroad Plaza

Nothing to report.

G. CVP Fund Projects

Mark Lynch reported that the city received the grant to complete the harbor but we will have to commit another \$1,500,000 of local funds for the grant. He stated the project was "tapped out" due to the Public Safety building. Charlene Arneson suggested removing CVP Fund Projects from the agenda.

H. Shotgun Cove Land

Nothing to report.

I. Street Addresses

Nothing to report.

9. CORRESPONDENCE

None.

10. PUBLIC COMMENTS

David Short wanted clarification for "tying up the tidelands" as Charlene Arneson mentioned earlier. Charlene explained it was mostly so the city could control the activity happening on our tidelands. Dave Dickason reported that he and Victor Shen acquired a grant to build a park. They are looking for volunteers to support this project.

11. COMMISSION COMMENTS

Mark Lynch suggested removing his name from the 'Administrative Reports' to leave the report open to all administrators as a way to update committee members in other departments.

12. NEXT MEETING AGENDA ITEMS: To be determined.

13. NEXT MEETING ATTENDANCE PLANS: October 5, 2016

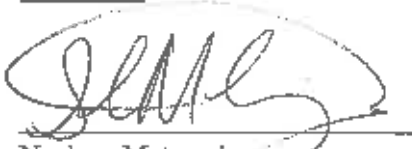
MOTION: Dyanna Pratt made a motion to adjourn the meeting.

SECOND: Jean Swingle.

VOTE: Unanimous.

14. ADJOURNMENT: Charlene Arneson adjourned the meeting at 7:08 p.m.

ATTEST:



Naelene Matsumiya

Receptionist



Charlene Arneson

Commission Chairperson