



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. MISCELLANEOUS 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:

Naelene Matsumiya
Office Assistant

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

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

| | |
|---|---------------------------------------|
| 1. Name of Applicant: (Legal Owner) Alaska Railroad Corporation | |
| 2. Mailing Address of Applicant 327 W. Ship Creek Ave., Anchorage, AK 99501 | |
| 3. Daytime Phone: 907-265-2428 | 4. Email Address: Kubitzj@akrr.com |
| 5. Location and Description of Property, including Legal Description Lot(s) 3 and 5, Block 10, City of Whittier Subdivision Phase 2 | |
| 6. Current Zoning of Property Commercial | |
| 7. Proposed Zoning Industrial | |
| 8. Detailed Explanation on Why the Proposed Zoning is Requested. (Use Additional Paper if Needed.) 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. | |

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

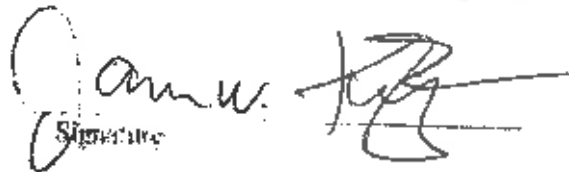
If NO, Please give a detailed explanation.

Property being submitted for rezone is entirely owned by applicant.

James W. Kubitz
Vice President Corporate
Planning & Real Estate

14. Printed Name Title

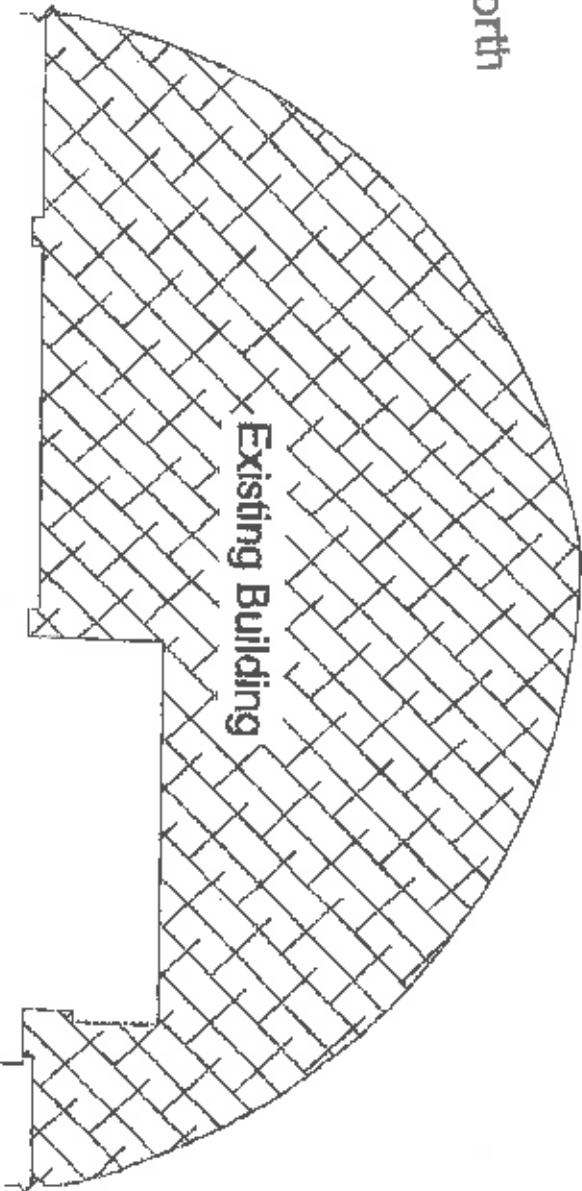
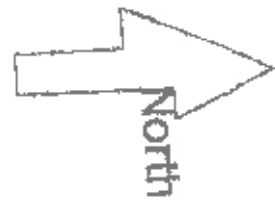
James Kubitz


Signature

15. Date:

10/23/2017

| Plat | | Owner Name | Address |
|------------------|---------|--|---|
| Plat 74-4 | | | |
| 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 Bekkaja | 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 |
| Plat 74-2 | | | |
| 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 |
| USS 9008 | | | |
| 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 |
| Other | | | |
| | | Chugach National Forest | 161 E. First Ave., Anchorage, AK 99501 |



Existing Storm Drain C.D. 27"



Existing Conditions

Approved by:

Scale:

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

Project: Whittier Seafood Date:

Compressor Slab

2017.11.13

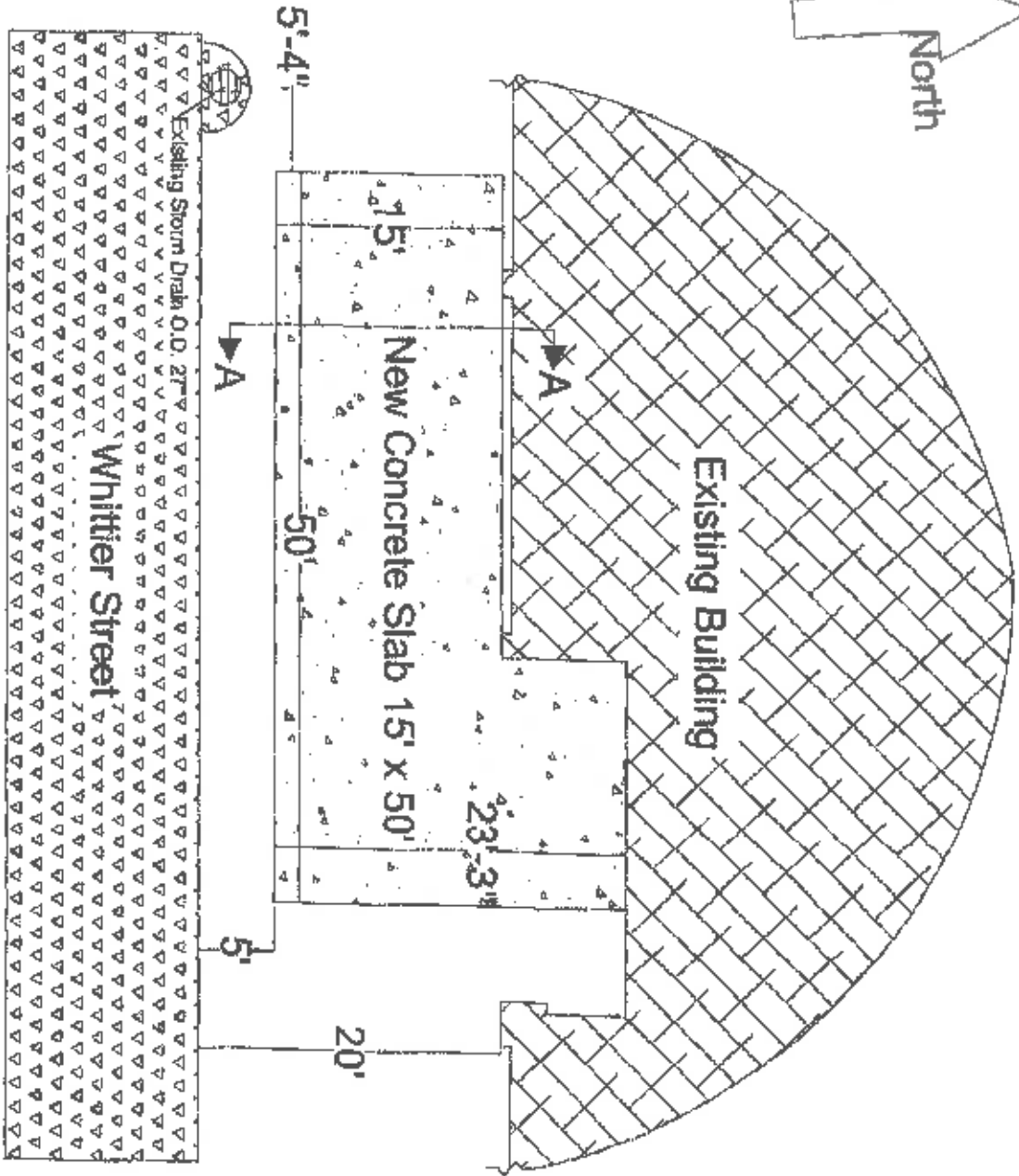
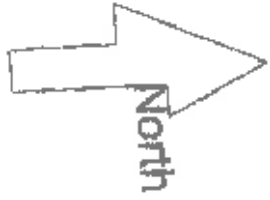
Contractor:

Engineer & Drafter:

South Fork Construction

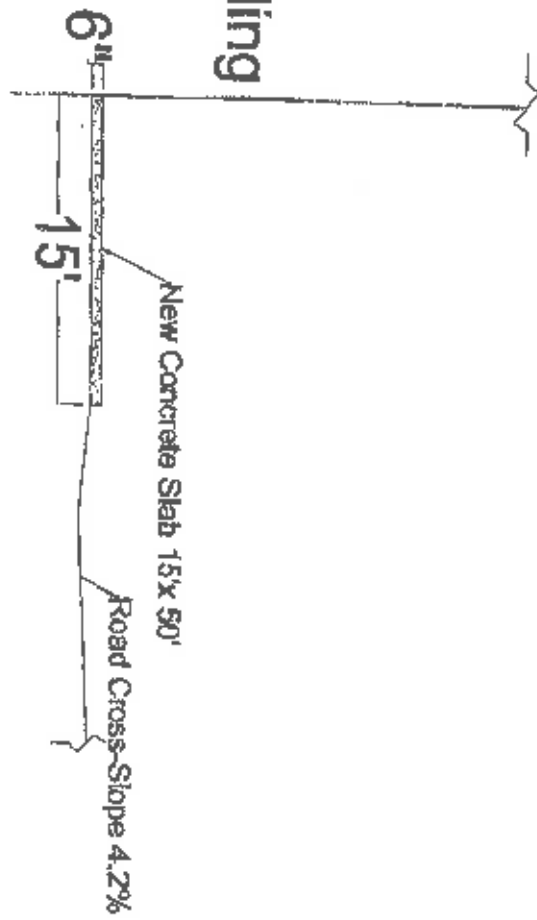
Wayne Shen

Page 1



| | | | | |
|------------------------|--------------|-----------------------|---------------------------|---------------------|
| Proposed Design - Slab | Approved by: | Scale: | Project: Whittier Seafood | Date: |
| Plan View | | Approx. 3/32" = 1'-0" | Compressor Slab | 2017.11.13 |
| Page 2 | | | Contractor: | Engineer & Drafter: |
| | | | South Fork Construction | Wayne Sten |

Existing Building



| | | | | |
|------------------------|--------------|----------------------|--|-----------------------------------|
| Proposed Design - Slab | Approved by: | Scale: | Project: Whittier Seafood | Date: |
| Elevation View A-A | | Approx. 1/8" = 1'-0" | Compressor Slab | 2017.11.13 |
| Page 3 | | | Contractor: South Fork Construction | Engineer & Drafter: Weyne Sien |