

Planning Commissioners
Terry Hoefflerle, Deputy Chair
Paul Liedberg, Chair
Bill Rodawalt



Rachel Muir
Seat E, Vacant
Petla Noden
Izetta Chambers

**REGULAR MEETING MINUTES
APRIL 17, 2012**

I. CALL TO ORDER

The regular meeting of the Planning Commission was held on April 17, 2012, at the Dillingham City Council Chambers, Dillingham, Alaska. Paul Liedberg, Chair, called the meeting to order at 5:43 p.m.

II. ROLL CALL

Members present: (Quorum is four)
Paul Liedberg, Chair, Seat B
Bill Rodawalt, Seat C
Rachel Muir, Seat D
Izetta Chambers, Seat G,

Members absent:
Terry Hoefflerle, Seat A (excused)
Petla Noden, Seat F (excused)

Staff in Attendance: Carter Cole, Public Works Director
Jody Seitz, City Planner

Guests: Patrick Solano-Walkinshaw

III. APPROVAL OF MINUTES

MOTION: Izetta Chambers moved and Rachel Muir seconded the motion to approve the Minutes of March 27, 2012.

Izetta Chambers noted that it was mentioned twice in the minutes that she was 15 minutes late and thanked Planner Seitz for keeping the platting minutes succinct.

VOTE: The motion passed unanimously.

IV. APPROVAL OF AGENDA

Chair Liedberg asked if anyone had any changes.

Izetta Chambers moved to amend the agenda by adding under New Business "Solid Waste working group discussion."

(Recorder Note: There was no motion made to adopt the amended agenda.)

Amended agenda was accepted by general consent.

V. COMMUNICATIONS

A. Communications to the Planning Commission

Patrick Solano Walkinshaw expressed concern that requiring a minimum acreage may be too restrictive because some uses of land did not require wells and septic.

B. Planner's Report

City Planner Seitz reported on the following:

- annexation passed;
- two citizens expressed interest recently in the lease lots; and
- reviewed her report and the Neighborhood Initiative.

C. Citizen's comments on items not on the agenda

Bill Rodawalt noted the school was working with BBNA and BBHA to have a Youth Build project to teach young people about carpentry and other building skills.

VI. PUBLIC HEARINGS.

There were no public hearings.

VII. UNFINISHED BUSINESS

A. Reports on Comprehensive Plan.

Izetta Chambers related that the AC store manager said some communities backhaul their plastics. Nunamta and the MAP office are collaborating to do bag painting on Sunday, April 22, at Earth Day activities.

B. Minimum Acreage

Planner Seitz gave a bit of history about the Planning Commission's efforts to develop a subdivision ordinance providing for a minimum acreage. She noted materials were in the packet for commission review, and not for action at this meeting.

Discussion:

- Noted the purpose for having minimum acreage was to handle substandard lots, and that a certain size of property doesn't necessarily prevent water quality issues.
- Disposal of graywater and adopting new methods other than treating like sewage.
- Advised caution in adopting new techniques for handling graywater, because Alaska's cold temperatures affect graywater differently than warmer climates.

VI. NEW BUSINESS

A. Report on Capital Needs List and Essential Projects targeted for FY13.

Planner Seitz updated the commission on legislative appropriations this year and explained the Essential Projects spreadsheet. Public Works Director Carter Cole discussed the problems with the wastewater treatment plant, the wastewater collection system, and the landfill, and the options for handling their issues. He felt dealing with each separately would cost more than dealing with them in an integrated manner. The problems presented health risks to the community and the City was facing fines ultimately for non-compliance. He also presented information about a waste to heat program using sludge, fish waste and separated garbage to generate electricity and reduce the amount of material being buried in the landfill.

Discussion:

- voiced concern about the feasibility and impacts of biogas and burning garbage and fish waste to generate energy.

C. Solid Waste Working Group.

Izetta Chambers proposed establishing a group of people from various entities to participate in meetings, give presentations.

- Suggestions of people from various agencies and entities
- Asked for case studies of solid waste to energy conversion
- Very happy to have had this presentation this early.
- Izetta Chambers' ACIAP composting grant looks like it might be awarded.

VII. COMMISSION COMMENTS

Rachel Muir:

- commented a seat is open and a member of the public had been attending a lot of meetings and hoped he could be seated on the planning commission because he had a lot of thoughtful ideas.

Bill Rodawalt: no comment

Izetta Chambers: no comment

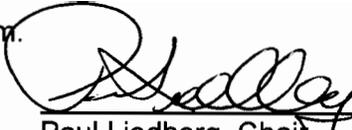
Paul Liedberg

- thanked everybody who did what they could with annexation, noting it was a testament to a lot of people, whether getting shouted down on Facebook for trying to bring some common sense to it, [thanked Planner Seitz for her time on FB] or talking with friends and neighbors.
- commented it was important to keep moving forward and working together [on comprehensive plan goals] with all the regional organizations and the surrounding villages. He made some suggestions to that effect to Mayor Ruby.

Planner Seitz mentioned the Port Committee meeting was scheduled for Thursday, April 26, at 5:30 at City Hall.

VIII. ADJOURNMENT

Chair Liedberg adjourned the meeting at 7:37 p.m.



Paul Liedberg, Chair

ATTEST:



Jody Seitz, Acting Commission Clerk