

Planning Commissioners

Paul Liedberg, Chair
Terry Hoefflerle, Deputy Chair
Bill Rodawalt

Rachel Muir
Izetta Chambers
Petla Noden



**DILLINGHAM PLANNING COMMISSION
REGULAR MEETING**

5:30 p.m. January 17, 2012
City Hall Council Chambers

MINUTES

- I. CALL TO ORDER 5:35 p.m.
- II. Roll Call
Present: Izetta Chambers, Paul Liedberg, Bill Rodawalt, Petla Noden,
Excused: Terry Hoefflerle, Rachel Muir
Guests: Ralph Mancuso, Coastal Surveyors; Val Angasan from BBHA
- III. APPROVAL OF MINUTES December 20, 2012, moved IC, 2nd BR. PL found a typo under Planner's Report (landownership ship map) Question BR. Unan approval.
- IV. APPROVAL OF AGENDA BR requested update on applications for open seats – under Planner's report. IC added NIFA grant support under New Business A. BR mv to approved agenda as amended. IC 2nd. Unan approval.
- V. COMMUNICATIONS
 - A. Public Comment
 - B. Planner's Report - Planner Seitz reviewed her report as submitted. Mentioned that the stop work order on the UAF BBC addition was lifted and described the process that occurred. Gave an update on lease lots in the harbor and the rest of the report.
No interest expressed for Planning Commission vacancy.
Nerka Road update – recapped predesign meeting held with engineers and the tribe and the public meeting. Staff can take comments on this, but next public meeting will likely be the 35% design phase.
Discussion of outlets from Nerka – why Teal Lane is being proposed to be built with the Nerka Road project.
PL – when construction – next 2-3 years, when ADOT has projects here.
PL – this is a Tribal Road project? yes. Are they coordinating with City? Yes – excellent process so far.
PL – asked about the GIS utility project. Seitz gave update and explained roles of Michael Knapp and Gary Greenberg in working on the City's GIS, and that it is a public resource.
PL – asked about promotion of the Planning Commission vacancy.
IC – suggested promoting City information on facebook.

VI. PUBLIC HEARING

A. Cedar Subdivision Public Hearing – Planner Seitz reviewed the subdivision preliminary plat for the commission and guests.

- Access through cul de sac
- ADOT request to not allow access through the subdivision to Kankanak or Wood River Road.
- Pleier Road is a platted right of way. Stelling is encroaching on the ROW with his vehicles.
- old temporary turnaround will be vacated and new cul de sac is reflected here.
- utility pole and cabin will be removed as part of construction of the subdivision.

Public Comment –

- V. Angasan – the BBHA has taken the Planning Commission's comments into consideration and everything in the subdivision complies with local, state, and federal regulations.
- IC – wants to comment off the record – but Acting Clerk (Seitz) reminds commissioner that this is a public hearing and it is not possible to go off the record at this point.
- IC requested information about a fire that is rumored to have occurred. Planner Seitz mentions that she is aware and can confirm there was a fire with fatalities on that lot, but does not have details.
- IC mentions that BBHA might inform future buyers of this since that would be important to some potential buyers.
- Seitz asks about installation of lights – R Mancuso – the BBHA will install lights as necessary. Once the subdivision is completed it will go to an engineer for further design.
- V. Angasan – BBHA will cooperate with City as much as possibly can.

B. Cedar Subdivision Public Hearing on Resolution 2012-02 Variance –

Planner Seitz recommends that the PC take up the Variance (Resolution 2012-02) to allow streets on both sides of the lots in this subdivision, which is a variance from DMC 17.19.140 Lots. The lots are on a cul de sac at the corner of two streets. There's no technical reason for not passing this variance.

- BR question about reducing the size of the state easements – Seitz replies that the PC left this inquiry up to the BBHA at the last meeting. PC decided not to dedicate the easements to public right-of-way as ADOT requested. PL comment that PC was supportive of reducing the size of the easements. IC question if subdivision is approved historical right of way will still be there.
- Seitz - That any debate over the easement would probably delay the subdivision decision for a while, which would take time away from BBHA developing the subdivision.

VII. OLD BUSINESS

A. 2012-01 IC moves to adopt. BR second. No discussion. IC question. Unanimous approval

B. 2012-02 IC moves to adopt. BR second. No discussion. IC question. Unanimous approval. IC = will be nice to see new houses in Dillingham.

C. 2012-03 – BR move to approve. PN second. PL reviewed history of this resolution. Planner explained the revisions requested by the PC and the City Manager. Cites in the resolution the places in the comprehensive plan that pertain to street lights and

the authority of the PC to make recommendations about this. Ask COD administration also to find a way to allow public input when individuals put up street lights. PL – that's the spirit the PC was aiming for and to not try to dictate policy. Unanimous approval.

- D. Comprehensive Plan Work Plan Prioritization Reports
- i. LUHT – PL has been seeking some volunteer help GPSing the snowmachine trails. So far no one has stepped up. May have to do it himself. Have had a couple of small meetings to try to get at the heart of the issue.
 - ii. Economic Development – Terry Hoefflerle not here.
 - iii. Wellness – RM absent.
 - iv. Waterfront – IC volunteers to take on this chapter... IC to call mini working group.
- E. Land Use Permit ordinance – nothing new to report. Some discussion about size of buildings, exemptions that might be considered. Discussion to invite participation of other land managers during the normal public process. Friday the 10th of February at noon slated for workshop on the land use permits. Feb. 21 IC will be traveling – will not make next meeting.
- F. Plastic Bags – IC to join RM and PN on this committee.
- G. Natural Step Framework – no activity. Interest in bringing someone to WAISC conference in the spring. Can take this off the agenda until something happens.

VIII. NEW BUSINESS

A. NIFA grant support – IC - Ag and food related funding. This grant is for Alaska native serving and Hawaiian serving institutions. Chance of UAF BBC getting funding fairly good. Need for an extension type agricultural person here because of interest in gardening, high cost of food, transportation, and food security – 2 days away from not having fresh produce in town. This needs a letter or resolution of support from the city. Deadline of end of March. Going for 3 years of funding...seitz volunteered to help with a resolution. Will try to tie in culture camp stuff. Food safety. Food preservation – meat, canning in general. IC's food workshops in Naknek well attended. PL – good to interface with USDA and their funding.

IX. COMMISSIONER COMMENTS

BR – none

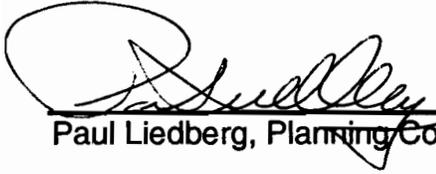
IC – hopes she didn't offend anyone with her comment about the subdivision, but knows how rumors circulate and wanted to suggest

PN – extremely excited about what we're doing. Hearing about the NIFA grant. Immediately thought about a composter....that stirs up fish waste. Great way to deal with fish waste. Currently it's all dumped in the bay wasting all that nitrogen. If we invest in this we could create some good soil and could create a recycling center, use waste paper, and mix it with peat moss and wood chips...and could take it to the grocery store where they sell a little bag for 40 bucks....could take it there and have a market right there. Excited about phasing out wasteful lights. You'd think we'd have come up with something sooner. Really excited about this and wants to thank commission for accepting him.

PL – thanks. Shares the excitement. Easy to focus on challenges but when you really look at everything that's been done, whether its road projects or harbor or whatever, even seeing a new road grader on the street, there are just a lot of positive things going on. And thanks Jody (staff) for her work. Annexation is moving forward. council is taking up more action on that at the next meeting. At this meeting the

council will look at a date for the election. Could be as early as april 10. Things are moving forward. Thanks everyone for participation and good meeting.

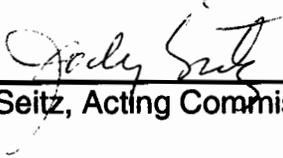
X. ADJOURNMENT ic moves to adjourn. 6:42 p.m.



Paul Liedberg, Planning Commission Chair

2/23/2012

Date



Jody Seitz, Acting Commission Clerk

2/23/2012

Date