

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. March 27, 2012
City Hall Council Chambers

MINUTES

- I. CALL TO ORDER 5:33 p.m.
- II. Roll Call
 - Present: Paul Liedberg, Izetta Chambers (15 min late), Bill Rodawalt, Terry Hoefflerle, Rachel Muir
 - Unexcused: Petla Noden
 - Guests: City Manager Dan Forster, Ben McDowell, Harbormaster Jean Barrett, Parks and Recreation Committee Chair Patrick Solano-Walkinshaw
- III. APPROVAL OF MINUTES February 21, 2012. Moved TH. 2nd by RM. On correction. Last page VORTAC. TH question. Unan approval.
- IV. APPROVAL OF AGENDA Planner Seitz notes 3 resolutions, 2 plats, city council ordinance re: eliminating an irrelevant subdivision regulation. PL notes CM D Forster here to brief commission on Annexation. Unan approval.
- V. COMMUNICATIONS
 - A. Public Comment
 - Seitz relays comments to her office. Public Comments re: lights. Public thanks City for putting lights on Lil Larry Road. Also requested behind the senior center, at the KDLG tower on Lil Larry Road, and the difficulty crossing Lil Larry Road between the Maruliit Eniit House and the Senior Center.
 - B. Planner's Report
 - Planner Seitz reviewed her report. ADOT just sent their comments on the Harbor Lease Lots today. Received it just before this meeting.
 - (Izetta arrives (5:45 p.m. on tape))
 - CM Dan Forster reviewed the efforts on Annexation with the commission.
 - State Law allows a municipality to campaign for a specific item.
 - Lilly Capell is contact working on the annexation campaign for the City.
 - PL encourages PC to attend community neighborhood meetings.
 - 4 people of the general public attended the last neighborhood meeting.
 - Annexation is incentive for Borough formation.
 - Ways that money will be spent is a Council decision.

- Encourages City to respond to and engage with the dialogue on social media.
- Re: Borough formation – city has lead all previous attempts. Providing facts to the discussion would be useful and lend some reality to the conversation.
- That engaging in the dialogue often degenerates into personal attacks.
- Concern about staff getting engaged.
- That the burden of communication is on the PC members.

VI. PUBLIC HEARINGS

A. Chair asked Planner to give overview of the plat. Seitz reviews Harbor Lease Lots Final Plat:

- Discussion about the ADOT request for the 200 ft right-of-way.
- Next time we ask for a plat of property on a road that would require an easement, we should get that easement in advance.
- RM expressed concern for pedestrian pathways along Harbor Road.
- Port Director Jean Barrett comments that City has been fortunate to not have had any pedestrian accidents in the harbor to date.
- Explored alternatives – the easement along the PF fence could be one idea, but it's not convenient; if bulkhead was installed on east side all problems would be solved – parking, float access, pedestrian routes.
- All boils down to money.
- Provided information about the plans for the harbor.

B. Bear View Subdivision Preliminary Plat:

- Seitz describes the plat and reviews purpose of the plat.
- Discussion and clarification of the plat.
- Surveyor explains the centerline issues of the Wood River Road.
- That there's no provision for private easements in the code.
- That public easements which are unimproved may create problems for the city in the long run.
- Discussion of ADOT request to dedicate the 200 ft ROW.
- Planner recommended against dedicating the 200 ft ROW because the road has been built, the easement has been cleared for the road. It's consistent with Cedar Subdivision and no other property owners on Wood River road would have to do this at this time.
- 6:55 p.m. public hearing closed.

VII. OLD BUSINESS

A. Comprehensive Plan Reports

- i. LUHT –PL reports on having GPS'd most traditional snowmachine trails. Need to do some groundtruthing. Will present at the WAISC conference Friday 3 p.m. Found a source for funding Alaska Rec Trails program.
- ii. Economic Development – no progress this month.
- iii. Wellness – RM reports on upcoming community meetings. Rural Provider conference May 28 - June 1.
- iv. Waterfront – no progress. Discussion to just go through the chapter and come up with priorities. Review at next meeting.
- v. Land Use Permits – TH and PL reviewed the LUP code and came up with some ideas for revising it. TH reported on meeting with BBNA staff on potential subdivision regulation workshop. BIA is now requiring all allotment subdivisions to go through the local platting authority. Include surveyors in the

discussion about subdivision regulations. Send letters to them asking for suggestions.

- vi. Plastic Bags – IC, PN, RM – the bags are banned in numerous communities. IC would like to explore partnering with stores.....establish bag collection places...bring in used bags and recycle them...

VIII. NEW BUSINESS

- A. Resolution 2012-05 – Planner explained her report on the plat. Unanimous approval of plat.
- B. Resolution 2012 – 06 – Planner explained her report on the Variance 2012-02. Unanimous Approval.
- C. Resolution 2012-07 Planner explained her report on Bear View Subdivision Preliminary Plat. Unanimous approval.
- D. Ordinance 2012-08 (7.38 p.m.) IC moves PC support the repeal of the particular subdivision code.
 - Concern about protecting clean water for public health.
 - Question about who looks at subdivisions to see if they have adequate space for water and septic.
 - Comment that there is oversight. Banks require that the property have adequate separation and ADEC compliant septic and wells.
 - Comment about what occurs with platting. BB boro requires a note on the plat stating that waterborn sewage systems must be ADEC compliant.
 - That everyone still has to require with state law.
 - That DEC no longer has a minimum acreage.
 - The BB Boro has a minimum acreage. Surveyor says he believes that works. And that the person installing a septic system has to have a certified engineer install it.
 - PC could pick up its minimum acre recommendation, find out what the issues were, what to do with those that don't conform, and answer those questions. Bring that back to Code Committee.
 - Comment re: buyer beware. People engage engineers who can be unscrupulous....There are people who pay attention. The banks require have a review process....and a certain amount of oversight.
 - Comment that he's seen communities develop haphazardly And at some point standards are required to lend order and to prevent unsanitary things like pit privies. It bothers him that the PC is not looking out for public safety, health and well-being of those least able to do that for themselves. That's why the PC is here.
 - Agreement from another commissioner. It's our responsibility to look out for public health and clean water. Can't agree with repealing the regulation.
 - Suggests requiring an engineer's certification that the property is viable for septic and watr.
 - Concern that what PC is currently requiring is not what they are getting....
 - Comment about the lack of qualified people to do the engineering report and the burden on the people. The regulation is difficult to enforce and may not actually be doing what the PC thinks it is requiring.
 - Discussion that banks look at them, require minimum distances, have requirements.

- Not sure we're throwing everything away, just looking for happy minimum where we can enforce and have oversight.
 - One commissioner had experience of a lot being removed from their subdivision that did not perk.
 - There is a problem. Where subdivision was established under the current rules, one lot did not perk, so it was removed.
 - That the PC could initiate the minimum acreage resolution, addressing it differently from last time.
 - Motion is to support approval of 2012-08. With amendment that the PC initiate approval of minimum acreage in code.
 - Suggestion to include it with the ordinance.....
 - It's a different section of the code...to keep it cleaner. Keep it separate. Deal with min acreage separately.
 - Discussion of the minimum acreage resolution, requiring it in platting standards, possibly a note on the plat, nonbinding..., a flag for a prospective buyer.
 - Agrees that min acreage doesn't take away need for good engineering.
 - It's (the existing ordinance) is really basic to prevent diarrheal illness. Cost of engineer is minimal to cost of illness.
 - Agrees that min acreage doesn't take away need for good engineering.
 - Motion IC withdrew her specifics. Motion to support approval of 2012-08.... 4 in favor – BR, TH, IC, PL.....one opposed – RM.
- E. Motion to ask City Manager to develop standards for appropriate activities for harbor lots. Unan. Approval.

IX. COMMISSIONER COMMENTS

IC – Brook Spurlock doing activities for Earth Day. IC is giving away tomato starts at Earth Day, April 10.

RM – Non-motorized trails. Before BRUP a lot of pedestrians. Grateful for bike paths after her surgery. Notices they have not been as well maintained. Recognizes snow load is big. Concerned about snowmachines on the bike path and a potential collision between pedestrians and a snowmachine.

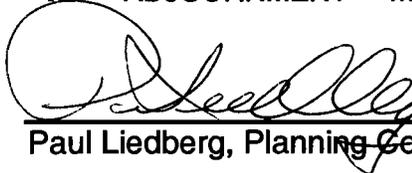
PL – doesn't believe its lack of desire to keep the paths clean. It's been a big snow year. PWD is already 100k over the budget for plowing for the year.

TH suggestion for PSA for radio....

PL – reminds PC about need to be involved in annexation. Visit with people, make calls, anyone willing to make calls, get lists of voters...call Paul.

IC encourage fishermen friends to support and vote..

- X. ADJOURNMENT** moves to adjourn 8:20 ic move rm second...approved. 8:21 p.m.



Paul Liedberg, Planning Commission Chair

4/17/2012
Date



Jody Seitz, Acting Commission Clerk

4/17/2012
Date

