

Planning Commissioners
Vacant, Seat A, Deputy Chair
Paul Liedberg, Seat B
Bill Rodawalt, Seat C, Chair



Vacant, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F
Vacant, Seat G

REGULAR MEETING MINUTES
August 20, 2013

I. CALL TO ORDER

Bill Rodawalt, Chair, called the meeting to order at 5:37 p.m. in the City Council Chambers.

II. ROLL CALL (quorum is 4)

Members present:

Paul Liedberg, Seat B
Bill Rodawalt, Seat C
Andy Anderson, Seat E
Julie Baltar, Seat F

Members Absent

Staff in Attendance:

Jody Seitz, City Planner, Recorder

Guests: Anne Brooks, Public Involvement coordinator, DOWL, HKM
Eric Voorhees, Design Engineer, DOWL HKM
Johann Mueller, ADOT
Matthew Hansen, Consultant Coordinator, ADOT Downtown Streets Project
Mayor Alice Ruby
Council member Keggie Tubbs

IV. APPROVAL OF THE AGENDA

MOTION: Paul Liedberg; Andy Anderson seconded the motion to approve the agenda.

ACTION: Unanimous approval.

IV. APPROVAL OF THE MINUTES

MOTION: Paul Liedberg moves to approve the minutes of July 16th. Andy Anderson seconded.

ACTION: Unanimous approval.

COMMUNICATIONS

- A. Matthew Hansen ADOT the DOWL HKM and ADOT are here to listen to Planning Commissioners' review and feedback on the downtown streets 65% design.

- B. Communications to the Planning Commission – ADOT request for a Right of Way Ordinance in the City Code. Johann Mueller explained that it's like a project coming through and acquiring subdivisions. Usually would have to do the acquisition as the subdivision happens...this way they can plan the right of way acquisition, acquire the rights of way and then pull it together with the final plat. It's a more expeditious way to plat a road. Also that usually the right of way plat is submitted with the funding request to the federal government.

Discussed the communications from the public on material site development – particularly the citizen concerns about the Knik project and the excavating in the water table, the dust. The local concerns about viewshed, noise, potential impacts to the nearby anadromous stream, the area wells.

Requested to bring a resolution to the Planning Commission to move forward to protect local interests regarding material sites.

- C. Planner's Report – ADOT has left a 16 foot border around the airport fence so that snowmachiners can still get around the airport. Planner reviewed her report.

VI. PUBLIC HEARINGS

- A. Chair opened the public hearing at 5:56 p.m. for the Vacation of second Avenue West. No one testified in regard to this. Hearing closed at 5:57 p.m.

VII. UNFINISHED BUSINESS

- A. Discussion about Material Site Development. Chair mentioned that the roads seem to be suffering more than usual from all the truck traffic. Concern about what the city can regulate, can it regulate tiems of operation? And weight limit violations. Another commissioner mentioned they are weighing all the trucks.

Question about the state contract and requirement to repair damage the company causes.

Planner states ADOT told her that the contract belongs to KNIK. Discussion about asking terms of the contract.

- B. Subdivision Access Workshop – Chairman reviewed purpose in holding the workshops and studying the previous work by the subdivision access committee. Requested that the City try to attract a wider group of landowners to the meetings because the recommendations would affect more people than those requesting the changes. Paul Liedberg requested information on prescriptive easements and easements by necessity. Julie Baltar requested Choggiung be invited to join the group at its next workshop. Johann Mueller gave an example of where a

neighbor has a landlocked parcel and uses a well-worn trail to access her property over someone else's land.

Planner Seitz reported that she has invited Surveyor Marty Williams of BIA to join the PC for its next workshop.

- C. 65% Design Review – Planning Commission reviewed the plans with ADOT and DOWL HKM present. Johann Mueller passed out 11x17 copies of the Right of way plan. Julie Baltar asked about allotments. Planner Seitz says there's no allotments downtown (NOTE: this is not precisely accurate...there are some toward Snag Point, but not in the project area).

Recap – install vertical curbs where possible, and rolled curbs or demountable curbs where vertical curbs are not possible. City to try to raise funds for curb stops and other amenities.

Discussion about having a raised crosswalk at D and Kanakanak, about the paths down Main Street, about the N&N market area, about the vertical versus rolled curbs and designation of driveways and entrances to parking lots; about the path between Kenny Wren Road and D street – that it be built up to be level with the road because it is used and it is hard to cross the street from Kenny Wren road to Kanakanak. That it currently has been excluded from the project.

Discussion about D Street, separated path, location of parking will now be in the newly built parking lot between the Public safety building and the University.

Discussion signage and speed. City recommends that speed limit go to 15 mph instead of 20 for the whole project area. That the City will have to pass an ordinance for it to happen. Not recommended by ADOT. DOWL says it was discussed at ADOT...and 15 mph is considered too slow when taken with all the coming improvements, curbs, signage, crosswalks etc. That the streets will belong to the City after this. Discussion about how fast one can cross the raised crosswalks. That a T intersection at D street and Kanakanak will slow people down.

Discussion about stop sign at City Hall – local road review committee opposes having a stop sign there due to proximity of city hall driveway and N&N entry. Question over relationship of stop sign to crosswalk. Response is that it protects pedestrians on the crosswalk. Preferred alternative in recon report from 2005. Discussion over virtues of 2 versus 4 way stop. ADOT to investigate sight lines around City Hall from Second Avenue and Main Street.

Discussion that the water and sewer pipes are ductile iron and appear to be in good condition – even though they were installed roughly 30 years ago. The storm drains are now incorporated into the ADOT project and paid for by ADOT.

Review of signage through the project area and raised crosswalks throughout the project area. Areas of concern –at the library and Seward, crossing D to L&M in front of the bank, intersection between Second Ave and the bank; should provide one or the other. Comment that the improvements like good multi-use paths will affect how people travel along D Street and where they cross. That they will

likely follow the path to the established crosswalks. Chair has talked himself into agreeing with ADOT and DOWL on the location of the crosswalks and raised crosswalks. Not everyone else is as sure.

VIII. NEW BUSINESS

A. Resolution 2013-16 Right of Way Platting Ordinance Recommendation

MOTION: Paul Liedberg moved to approve and Andy Anderson seconded the motion to approve Resolution 2013- 16 Right of Way Ordinance. Johann Mueller gave an overview of the right of way plan set. Each individual legal description is represented there. It's presented as a preliminary plan. This one is a draft.

PC would approve as a preliminary plat. Once the parcel acquisition is finalized, then a final plat is prepared and approved by the Planning Commission and recorded as a subdivision plat creating the new lots the ADOT has acquired.

Discussion that the ordinance should be broad to apply to future road projects as well.

Resolution process to be that Planning Commission moves that it go forward to the City Council, recommend having the attorney complete additional revisions as needed, the City Council can introduce and then approve or it can recommend it to the Code Committee or just approve it after two public hearings.

MOTION: Friendly amendment by Chair Rodawalt to be a broad ordinance "for approving preliminary and final right of way acquisition plats," not specific to the AK Department of Transportation.

Seconded by Paul Liedberg.

ACTION: Unanimous Consent to the amendment

ACTION: Unanimous Consent to Resolution 2013-16 as amended.

B. Resolution 2013-17 Long Term Encroachment Permit for UAF new building – Planner requests to postpone to figure out some issues related to the repair of the road after the water line tie-in.

Discussion about the reason for the tie-in – which is to provide enough volume of water for the building's new sprinkler system.

MOTION: Chair Rodawalt proposes a short meeting on Friday at 5:30 to approve this resolution. Commissioner Baltar could participate by teleconference.

DOWL HKM and ADOT transportation engineers say there's usually no reason that the proper compaction and pavement repair couldn't be achieved. That this type of action is done all the time.

ACTION: Unanimous consent to postpone until Friday at 5:30 p.m.

C. Resolution 2013-18 Recommend Development of Material Site Ordinance

MOTION: Paul Liedberg moves to approve and Andy Anderson seconds the motion to adopt Resolution 2013-18.

Discussion: That the Commission does want to deal with Material Sites but suggests making it more broad, wants discussion on that. Mentioned Zoning and that there are different ways of doing that. Suggested that that could be dealt with at Council level. Wants to make sure that it isn't so broad that it turns council off. Planner suggests looking at Mat-Su Borough Codes, and Kenai Peninsula Borough Code on material sites and Ketchikan Gateway borough on zoning, for ideas about what to do.

MOTION; Chair Rodawalt asked for Unanimous Consent to a friendly amendment to the Resolution to read "recommends adoption of necessary changes to City Code to address development of commercial and industrial sites.

ACTION: Unanimous consent.

MOTION: P. Liedberg suggests amending the amendment to be "recommends adoption of necessary changes to City Code to address development of material sites.' Andy Anderson seconded the motion.

Discussion: Want to proceed but not be so broad that the council objects.

ACTION: Unanimous Consent.

Noted typos in the Resolution. Planner to correct. They are non-substantive.

ACTION: Unanimous Consent to adopt Resolution 2013-18 as amended.

IX. COMMISSIONER COMMENTS

Paul Liedberg – no comment.

Julie Baltar – I'm gonna miss you guys.

Chair Rodawalt – Is that a notice you might be leaving the Planning Commission?
Suggests commissioners recruit more Planning Commissioners.

Andy Anderson – it's a real conversation stopper.

X. ADJOURNMENT

Meeting adjourned 7:53 p.m.



Bill Rodawalt, Chair

ATTEST:



Jody Seitz, Recorder