

**PLANNING COMMISSION SPECIAL MEETING
MARCH 19, 2021 AT 5:00 PM
ELECTRONIC
MINUTES**

1. CALL TO ORDER

Chair *Nancy Bird* called the Planning Commission Special Meeting to order at 5:00 PM on March 19, 2021 held electronically and open to the public.

2. ROLL CALL

Present for roll call were Chair *Nancy Bird* and Commissioners *Tom McGann, Trae Lohse, Mark Hall,* and *Sarah Trumblee. John Baenen* and *Chris Bolin* were absent.

Also present was City Planner *Leif Stavig*.

Three members of the public were in attendance.

3. APPROVAL OF AGENDA

M/McGann S/Hall to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *Bird, McGann, Lohse, Hall, Trumblee*

Absent: *Baenen, Bolin*

4. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

McGann said he got a call from *Greg Pettingill*. He tried to explain open meetings to him. *Bird* said she had a call as well and told him to come to the meeting. *Lohse* said he did as well. *Stavig* said the ex parte concerns were about information shared outside of meetings, which didn't occur in this case.

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

Wolfgang Hagmuller said he found a letter from 2000 from the Environmental Protection Agency, which he provided for the permanent record. It was about a road that was begun but not finished and caused flooding to his lot. With the city raising the surface of Eyak Drive, there is not good drainage. There are salmon in the pond and Fish and Game has looked at it. There is no drainage plan for the whole area, which has been built up.

Bill Howard, 165 Eyak Drive, said the drainage in the area was a problem. He can dig four feet and get to groundwater. The drainage should be addressed as part of the subdivision. Eyak Drive is already a very busy road since there are over 40 houses.

Joan Songer, 140 Eyak Drive, said she was concerned about drainage. A lot of people have shallow wells. They had good water until Ginko Drive went in.

Richard Bingham, 180 Eyak Drive, said he had concerns about drainage and the groundwater. He isn't opposed to the development as he thinks there does need to be more developable property.

Brent Songer said that when Ginko Drive went in, the drinking water got bad. He is also concerned about the additional traffic.

6. UNFINISHED BUSINESS

a. Final Plat Approval for Pettingill Subdivision

M/Trumblee S/Lohse to recommend to City Council to approve the final plat request for Pettingill Subdivision.

Stavig said that when he received the application for the subdivision, he did a site visit from all sides of the property, but ultimately the aerial photo was really the best way to look at the property. The subdivision isn't creating a road to become a city road; it is a subdivision of lots which may cause future development.

Stavig said the plat contains notes for the flood hazard area, the water and sewer, wetlands, and Fish and Game. This is a classic planning issue where the subdivision of land is the first step in a longer process. With all of the proper permits, the area could be developed without a subdivision. **Trumblee** asked why the note said that an Army Corp permit "may" be required. **Stavig** said he can't make that determination. **Hall** said that it is a big area and there may be places that will require a permit, and there may be areas that may not. **Stavig** said that any development will have to follow all local, state, and federal laws; he cannot speak to any other agency requirements. A useful comparison would be out Whitshed Road past city limits, which has been subdivided extensively. Property owners still must abide by all permitting requirements and regulations in order to develop their property.

Lohse said that as far as development concerns go, since the property is currently private property, they could develop the property right now. **McGann** said if there was going to be a city road, it would have to meet city requirements and would go through a different process, but that is not the case. **Hall** said some of the property is shown as anadromous on the Fish and Game map, and may require a permit. He said that State DOT does not like lots of driveways on the highway, and any work within their right of way would require a permit.

Bird said she was concerned about drainage and traffic, but she didn't see any reason to not approve the subdivision and she hopes that the property is developed in a way that addresses the concerns.

Upon voice vote, motion passed 5-0.

Yea: **Bird, McGann, Hall, Lohse, Trumblee**

Absent: **Baenen, Bolin**

7. AUDIENCE PARTICIPATION

Hagmuller said that when the unpermitted road was put in in 2000, it had to get removed. If it happens again, it may have to get removed. He's not against development, but in the past it hasn't been done right.

8. COMMISSION COMMENTS

Hall said he didn't like the subdivision. It would be better if the Exxon Valdez Oil Spill (EVOS) Trustee Council bought it. There are anadromous areas. If they were building a public road, there would be a drainage plan, but this is a private subdivision. Under the current code it's allowable.

McGann said he was looking forward to their review of Title 17.

Trumblee said she had concerns about drainage, but this was done correctly under the current code.


Lohse said that he hopes all of the permits are gotten before any development.

Bird said she looked forward to them getting to their code revisions. She encouraged the public to follow up on future problems.

9. ADJOURNMENT

M/McGann S/Hall to adjourn the Special Meeting at 6:02 PM.
With no objection, the meeting was adjourned.

Approved:



Nancy Bird, Chair



Leif Stayig, City Planner