

ROLL CALL

There were present:

Blaine Bardarson, presiding, and
Wayne Carpenter
Elaine Kincheloe
Shannon Skibeness

Stu Clark
Ron Niebrugge

comprising a quorum of the Commission; and

Kerry Martin, Community Development Director
Patricia Jones, Deputy City Clerk

ABSENT was:

Anne Castellina - excused

CITIZENS' COMMENTS ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING None.

SPECIAL ITEMS

Swearing in of Commissioners. Deputy City Clerk Jones administered the oath of office to Wayne Carpenter and Elaine Kincheloe.

APPROVAL OF AGENDA AND CONSENT AGENDA

MOTION (Kincheloe/Niebrugge) **Approve the Agenda and Consent Agenda.**

Clark moved Item 11 A, Selection of Commission Chairperson and Vice Chairperson, to 5 A.

Motion Passed. **Without objection.**

Bardarson stated that the March 6, 1996, regular meeting minutes were approved as written.

Election of Chairman.

Bardarson opened the floor to nominations for Chairman.

Niebrugge nominated Blaine Bardarson for Chairman.

Kincheloe nominated Anne Castellina for Chairman.

Bardarson and Castellina received three votes each which was not a majority of the votes needed.

MOTION (Clark/Niebrugge)

Postpone election to the May 1, 1996 meeting.

Motion Passed.

Without objection.

BOROUGH PLANNING COMMISSION REPRESENTATIVE REPORT

Carpenter reported that at its March 11, 1996, meeting the Commission approved the application for an after-the-fact request to retain 300 cubic yards of fill material placed on about 3/4 acres of wetland in Forest Acres Subdivision. He stated that the Commission requested submittal of applications in advance.

Carpenter also reported that at its March 25, 1996, meeting the following issues related to Seward were approved:

1. Laying of submarine cable for telephone purposes in Kenai Lake to improve telephone service in the Primrose area;
2. Construction of 10,920 sf metal building by the Institute of Marine Science for use as a mariculture/technical center and shellfish hatchery for spat production; and
3. Resolution classifying 25 acres of borough land adjacent to and behind Bob Ferguson's home on Exit Glacier Road as rural. He noted that this land would be placed in the borough's land sale brochure for purchase by anyone.

HISTORIC PRESERVATION COMMISSION REPORT

Skibeness stated that at the March 18, 1996, Council meeting, the first annual historic preservation awards were presented to:

1. Virginia Darling, a charter member of the Resurrection Bay Historical Society, whose father was a member of the 1903 founding party. Skibeness noted that the Darling's family owned the Brown and Hawkins store which is on the National Register of Historic Places;
2. Billy Blackjack Johnson, an orphan who lived at the Jesse Lee Home, who also wrote a book about and helped raise funds for the home;
3. Margaret (Jackie) Deck, former librarian at the Community Library, who documented and microfilmed historical information about Seward; and

4. Mary Barry, who wrote several books on Seward's history.

Skibeness stated that all recipients of the award were listed on a plaque hung in city hall and received a framed proclamation from the City Council.

She further stated that the Commission had nominated five properties to the state's endangered property list including St. Peters Episcopal Church, the Jesse Lee Home, The Alaska Railroad Depot, the Railroad observation car and the Lowell Creek Diversion Tunnel.

Skibeness invited everyone to attend the April 17 work session to be held at the Seward Commercial Building at 7:00 p.m.

PRESENTATIONS WITH PRIOR NOTICE

Dan Claugus - Jesse Lee Home Development

Claugus presented plans for renovation and operation of the Jesse Lee Home. He indicated that there were no plans to connect Benson Road to Phoenix. He displayed a site plan and discussed traffic flow patterns.

He noted that the first phase included renovation of Jewel Guard Hall and the Balto Building. He stated that the Jewel Guard Hall basement would house a bakery, confectionery and ice cream production area tied into the first floor and hotel rooms, and the first floor would include a bakery and confectionery, ice cream shop, travel agency, hotel main entrance, hotel suites and gift shop. He stated that the remaining fireplace would be restored if possible, and he planned to erect a 100 ft flagpole. He reported that the second floor would consist of hotel rooms, an Alaska historical theater or dinner theater and other commercial uses, and the third floor would be hotel rooms. He noted that space would be available for lease, and if alcohol was served, it would be only beer and wine with meals.

He stated that the basement of the Balto building would house a fitness center and game room, primarily for summer use. He noted that the first floor would include an Alaska style buffet restaurant and kitchen, and the second floor would house a gift shop and grocery.

Claugus indicated an interest in pursuing linking the Jesse Lee Home development with a ski resort which would entail an assemblage of several neighboring properties after construction of the first two phases.

Bardarson suspended the rules to allow questions from the audience. There was no objection from the Commission. Claugus indicated that meeting rooms would be available for the public. An audience member noted that the topography off Benson would allow underground parking, and the Gulf of Alaska was visible from the third floor corner. Claugus reported that he had spoken with Judy Martin about senior housing for the second phase, Goode Hall, and Martin had indicated a need for 10 to 12 new senior housing units. Claugus stated that he was