

place approximately 400 cubic yards of fill material below the mean high water contour on Lots 23, 24, and 25, Block 8, Laubner Addition, Seward, (Fourth Avenue and Van Buren Street/Small Boat Harbor Fish Ditch), was noted for information. Schaefermeyer explained that the applicant is proposing to construct a 13-unit, townhouse style, building and is in the process of attempting to acquire ownership of the property. He reported that the city administration and engineering departments have reviewed the application and had concerns with the proposal as the city was responsible for the maintenance of the culvert. The culvert is the drainage for Clearview Subdivision and the Dairy Hill area. If structures were placed on or near the culverts the maintenance could be impeded. Schaefermeyer reported that the deadline for comments to the Corps was March 22 and that the city would continue to work with the applicant in an attempt to come to a resolution.

V. PUBLIC HEARINGS:

JESSE LEE HEI. A. Notice of Public Hearing as posted and published by law
SUB. regarding a request as filed by Frank Irick (land owner) and John J. Williams and Roland D. Lynn, DBA Gateway Investments (developers), for a Conditional Use Permit for a multi-family housing development within Lot 13, Jesse Lee Heights Subdivision Addition #3 (immediately south of the Old Jesse Lee Home) was noted. Wassilie then opened the public hearing.

FRANK IRICK, Lowell Canyon Drive, Seward, appeared before the Commission and stated that he had inspected 5 or 6 other projects built by Gateway Investments and had found them to be well-kept and well-managed. Irick explained that he retained ownership of the surrounding property and wanted the price of that property to stay up and therefore would only allow nicely landscaped, low-density, development to occur. According the present Zoning Code requirements, Lot 13 could have up to 46 units--only 20 units were proposed; 25 parking spaces were required for 20 units--30 spaces would be provided. Irick also had stipulated to the developers that the "Jesse Lee Home" theme be maintained.

JOHN WILLIAMS, management partner of Gateway Investments, appeared before the Commission and explained the various financial aspects of the project. The \$1 Million project would be financed through Farmers Home Administration which meant the loan would be at low interest. In turn the rents charged for the apartments would be graduated according to the rentor's income; that the maximum income allowed per apartment would be \$31,000 per year. In response to questioning from Wassilie, Williams stated that the units would be managed by a live-in who would collect the rent and perform minor maintenance and cleaning; all other maintenance would be performed by local contractors.

No one else appeared from the audience and the public hearing was closed.

Schaefermeyer noted the February 27, 1985, staff report as prepared by Administrative Assistant Martin, which recommended that a Conditional Use Permit be granted. Following a short discussion, it was moved by Glenn, seconded by Sutherland and unanimously carried to grant a Conditional Use Permit to John J. Williams and Roland D. Lynn, DBA