



CITY OF BETHEL

P.O. Box 388 • Bethel, Alaska 99559

543-2297—Area Code 907

PLANNING/PORT SPECIAL MEETING MINUTES

January 14, 1993

CALL TO ORDER

Port Commission Chairman DeSousa called the special Planning/Port Commission meeting of January 14, 1993, to order at 7:40.

ROLL CALL

Present: (Port) Allen DeSousa, Grant Fairbanks, John Hawkins, Buster Richardson, Allan Wintersteen; (Planning) Joan Hamilton, Jake Metcalfe, Doug Moody, Tom Warner (late)

Absent, Excused: (Port) Manny Konig, Bruce Nerby; (Planning) Bill Adams, John Guinn

Absent, Unexcused: (Planning) Louie Andrew

Also present were Port Director Stuart Greydanus, Planning Manager Jerry White and Interim City Manager Nancy Gross.

Bartz Englishoe of Bartz Englishoe and Associates presented the Commissions with the draft of the Comprehensive Land Use Development Plan (CLUDP) for the City of Bethel's Tidelands. Mr. Englishoe also provided a set of maps of the reclaimed Tidelands discussed in the CLUDP.

Mr. Englishoe reviewed the CLUDP text and pointed out a few potential problem areas on the maps. A discussion on public use and access versus commercial development of the Port followed.

The following recommendations for zoning were made to Mr. Englishoe by consensus of the Commissions:

Definitions: Public Use-Subsistence, recreational activity
Special Use-Light industrial; Fish processing; Water-related activities

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Lot 1: Public Use

Lot 2: Special Use

Lot 3: Special Use

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Lot 4: Special Use

Lot 5: Special Use

Lots 6,7: Currently zoned Public Use, recommend change to "Qualifying Special Use" to allow mooring and storage of boats up to the size of tender boats, but no processing activity.

Lot 3A: Public Use

Lot 3B: Public Use

Lot 1A: Public Use (City owned)

Lot 1B: General Use (Privately owned)

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Port Facility: Currently zoned Industrial, recommend change to Riverfront Port Facility zoning to insure no future undesirable activity.

Lots 8,9, 10, 11: Currently zoned General Use, recommend change to Special Use

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Lots A,B C,D,&E: Special Use. Mr. Englishoe recommended moving the fifty-foot Public Easement down to the floating dock.

Parkland: Currently zoned Public Use/Open Space Park; after much discussion of park strip versus processors, the Commissions requested Mr. Englishoe to list the alternatives for this space for the Public Hearing and obtain the general public's comments.

Tract D: Special Use with exception for float plane operation (with float plane use extending half-way down Mission Beach)

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Mission Beach: Public Use

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Tract E: Currently zoned Public Use. There was much discussion on the City's obligation to honor commitments made by previous Councils to the land owners concerning this area. The Commissions requested Mr. Englishoe to provide the alternatives to the public at the Public Hearing and obtain its response.

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Tract E: Public Use with a Spatial Designation for mooring. The Commissions recommended providing a sample moorage agreement for the Public Hearing.

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Tract F: Port Facility

Mr. Englishoe stated that the State wishes the upland owners to be given first refusal to sublease the reclaimed lands from the City, and if they are not interested, the City can use the lands as they wish.

Interim City Manager Gross suggested to Mr. Englishoe to provide a copy of what the City's lease with the State might look like for the Public Hearing. Mr. Englishoe responded that he could provide a basic lease.

The schedule for the remaining meetings was set as follows:

February 10, 1993- Public Hearing in front of Port and Planning Commissions

February 17, 1993- Joint Port/Planning Commission Meeting to make final recommendations to the Council

February 23, 1993 or
March 9, 1993- Approval of the final draft of the CLUDP by the City Council

motion M/M by Metcalfe, 2nd by Wintersteen to adjourn the meeting at 10:10 PM. Voice vote. Motion carried unanimously.



Connie Tucker
Commission Clerk