

PLANNING COMMISSION MINUTES

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**City of Bethel
Planning Commission**

Regular Meeting of February 8, 1996

I. CALL TO ORDER

The meeting was convened at 7:30 PM, at the City Conference Room, Bethel, Alaska, by Chairman Guinn.

II. ROLL CALL

Present: Guinn, Hamilton, Hickson, Herron, McComas, Warner

Absent: Andrew (excused)

III. APPROVAL OF MINUTES

motion M/M by Warner, 2nd by Hamilton to approve the minutes of the January 11, 1996, regular Commission meeting as presented. Voice vote. Motion carried unanimously.

IV. APPROVAL OF AGENDA

City Manager Ken Weaver asked to add another item to the agenda: Discussion of the Need for a Comprehensive Plan.

motion M/M by Warner, 2nd by Hamilton to approve the agenda as amended. Voice vote. Motion carried unanimously.

V. COMMUNICATIONS

Mr. Warner asked about the reference made in the commission packet to the need for an Army Corp. permit for the YKHC subdivision. The discussion touched on several topics: conflicting opinions from the Army Corps. about the need for a permit; construction already having begun; the installation of a culvert in a drainage way; Foundation Service's responsibility to acquire the necessary permits, rather than YKHC's; and the boundaries of the General Permit from the Corps. Chairman Guinn asked to be courtesy copied on correspondence.

VI. PLANNER'S REPORT

Mr. Hoppenworth stated that some general alternatives are being considered regarding the ongoing

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cemetery issue: 1) testing the site on Ptarmigan Road and possibly using this cemetery; 2) finding a different site altogether; 3) adding fill to the old site and continuing to use it; and, 4) turning over responsibility for the cemetery to a Cemetery Association.

In subsequent discussion, Chairman Guinn provided a brief history of the old and new cemeteries. Mr. McComas and Ms. Hamilton voiced their support for a Cemetery Association. Mr. McComas also suggested a site on BIA Road. Several members stated that this was too far away. Mr. Warner stated that a Cemetery Association formed among churches or native organizations might be discriminatory toward members of particular religions or heritage.

A recommendation was made to direct the City Planner to investigate the possibility of a cemetery association and to report back at the next meeting.

Mr. Hoppenworth asked if there was knowledge of city ownership of a parcel of land of 317 acres near City Subdivision. Subsequent discussion touched on wetlands in this area, a conveyance of part of this land to AVCP, and possibly an allotment to Jimmy Nicolai.

VII. PEOPLE TO BE HEARD

There were no people to be heard.

VIII. OLD BUSINESS

The Feaster variance from the previous month was signed.

IX. NEW BUSINESS

ITEM A: PROPOSED LEASE OF LOT 2 IN USS 1002 BY OMNI ENTERPRISES

Mr. Hoppenworth pointed out a factual error in the Commission packet: The KVNA building is owned by AVCP, not the City, though the land is owned by the City.

Mr. McComas asked why there is no lease agreement with AVCP for this land? Mr. Hoppenworth stated that since the community donated its efforts to build the structure in the late 1970's, the City in turn donated the use of the land. Mr. McComas and Mr. Warner suggested that the City must reach some kind of recognition with AVCP regarding the land. Mr. Herron suggested that it would be an emotional issue to move the building from the lot without the consent of AVCP.

Mr. Billsborough from Omni Enterprises suggested two different alternatives: a) moving the KVNA building to an AVCP-owned lot at Omni's expense, or b) a trade of the Cutting Edge building and lot to AVCP in return for the KVNA building and the opportunity to lease the land that the building sits on.

A second major issue discussed was the road (not a dedicated ROW) in front of Swanson's. There was confusion as to whether the City, the State, Omni, or the public at large has legal ownership due to issues of adverse possession. It was agreed that the matter could not be immediately resolved.

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A third major issue discussed was the lack of a formally approved plat for this parcel to designate a ROW, easements, and subdivision of the larger lot. Since Omni intends to eventually ask for a vacation of the "roadway" in front of their property, another roadway would be desirable, and a formal plat review and approval would be necessary to dedicate a ROW as well as to define easements held from the lessee and to define lot lines.

A final major issue discussed was the amount of the annual lease payment. Mr. Hoppenworth quibbled with some details of the appraisal and pointed out that BNC pays a higher rate for lease of adjacent (City-owned) property.

Mr. Billsborough stated that the intended use of the land is for parking and lumber storage, and eventually, he hopes, expansion of the Swanson's store. Mr. Herron remarked, based on details provided in the packet, that Omni is already using the land, and that this fact suggests that there is no reason not to recommend the lease.

Mr. Billsborough noted that the City informally agreed to pay for half the survey and appraisal costs. Mr. Hoppenworth stated that it was only the survey costs.

motion M/M by Warner, 2nd by Herron to recommend the lease of Lot 2 shown in the provided plat, at the same rate as BNC, but to also require that the land should go through the formal plat approval process in order to define a ROW, easements, and Lots 1, 2, and 3. Voice vote. Motion passed unanimously.

ITEM B: PROPOSED UTILITY EASEMENT FOR WILLIE PETERSON

Everyone voiced agreement with the general intent of providing Mr. Peterson with an easement to place an electric line across City property and over Brown Slough to his residence.

There was discussion of whose responsibility it would be to pay for taking down the line across the Slough (owned by the Corps.) in the unlikely event that it should ever need to be taken down for Corps. dredging activities. Placing this responsibility with Mr. Peterson was specifically excluded from the eventual recommendation to Council.

The need for a better survey was mentioned by Mr. Hoppenworth, as well as a recommendation by Mr. Greydanus, Port Director, regarding a 30 foot height of the line above the high tide mark.

motion Motion made and seconded to recommend that the Council approve the easement, with the conditions that the line is required to be 30 feet above the high tide mark and that a better survey is provided by the applicant. Voice vote. Motion passed unanimously.

ITEM C: MARTINA OSCAR FINAL PLAT APPROVAL

Chairman Guinn inspected the plat and signed it.

ITEM D: COMPREHENSIVE PLAN

Mr. McComas discussed the Water and Sewer Masterplan effort.

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Mr. Warner suggested that we are out of compliance in regards to the comprehensive planning requirements of the State and/or Federal government in that no comprehensive plan has been done since 1979. The Commission agreed that we need to do another one.

Further discussion dealt with: the CDBG grant for honey bucket homes; technical evaluation of water/sewer alternatives being conducted by Dames and Moore as part of the W/S Masterplan effort; the possibility of the need for a second sewage lagoon near the airport; billing systems for water and sewer; the need for a utility company permit, including a zoned pricing scheme; and the growth of the City.

No motion was made.

X. ADJOURNMENT

motion M/M by Chairman Guinn to adjourn the meeting. Voice vote. Motion carried unanimously.

PASSED AND APPROVED THIS ____ DAY OF _____, 1996.

John Guinn, Chairman

ATTEST:

James Hoppenworth, Planning Manager

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