



CITY OF BETHEL

P.O. Box 388 Bethel, Alaska 99559
907-543-2297
FAX # 543-4171

Planning Commission Minutes

Regular Scheduled Meeting February 10, 2000

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

The meeting was called to order by acting chairperson Louie Andrew at 7:40 PM.

II. ROLL CALL

Members Present: Andrew, Hamilton, Charlie, Notti, Blake

Members Excused: Guinn

Members Absent: Trailov

Others Present: John Malone, City Planner

III. APPROVAL OF MINUTES

M/M Hamilton/Notti: Approve the minutes of the December 9, 1999 meeting.
Unanimous

IV. APPROVAL OF AGENDA

M/M Notti/Blake: Approve agenda as presented.
Unanimous

V. COMMUNICATIONS

Mr. Malone distributed copies of the Corp's of Engineers formal noticing, and attached provisional permit for the city's 5 year renewal of its General Permit.

VI. PLANNER'S REPORT

Mr. Malone reported on the contents and provisions of the Corp's 5 year GP renewal, noting that the additional acreage requested to be included in this permits renewal had been included by the Corp's. This will now increase the acreage under local permit authority from approximately 5,600 acres to 7,200 acres. He further reported that he has been invited to attend the BNC Lands Committee meeting of February 12th, and that the new file server and an upgraded AutoCAD 2000 has now been installed for the Planning Office.

VII. PEOPLE TO BE HEARD

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

**ITEM A. PRELIMINARY PLAT, RIGHT-OF-WAY BETWEEN CITY SUBDV.
AND BLUEBERRY FIELDS SUBDV., PURSUANT TO THE
AUTHORITY TO ACQUIRE AND ESTABLISH SUCH A
RIGHT-OF-WAY IN ORDINANCE 99-15. (PUBLIC HEARING)**

Mr. Malone introduced the preliminary plat that had been prepared by Mc Clintock Land Associates. Mr. Malone noted that there was one staff review issue to be clarified for the final plat. That being the signature block for Bethel Native Corporation was probably no longer needed as BNC had conveyed to the city its interest in the BNC lands that now make up this ROW.

The acting chair opened the public hearing at 7:45PM.
There was no testimony or further comments offered.
The acting chair closed the public hearing at 7:50PM

M/M Blake/Notti: Accept preliminary plat as presented.
Unanimous

**ITEM B. PRELIMINARY PLAT, U.S. POSTAL SERVICE SUBDV., A
SUBDIVISION OF LOTS 10A AND 10B, USS 4117. PROPOSED
SITE OF NEW POST OFFICE ON CHIEF EDDIE HOFFMAN HWY.
(PUBLIC HEARING)**

Mr. Malone introduced this preliminary plat that had been prepared by Integrity Surveys for the U.S. Postal Service. Mr. Malone informed the Commission that he had several staff comments about this preliminary plat, and he had communicated these both to the Postal Service and Cliff Baker, the surveyor who prepared the plat.

1. The indicated vacated portion of the right-of-way on Chief Eddie Hoffman Hwy would have to first be addressed by the state, as this is a state owned right-of-way.
2. In the Title Block, the name "Post Office Subdivision" needs be spelled out, not abbreviated.
3. Remove contour lines for final plat submission.
4. Insert in the Title Block, following the first sentence, A subdivision of ---", a second sentence that states," A subdivision creating Lots 1 & 2, and a public right-of-way designated as Calista Dr."

Planning Commission Minutes February 10, 2000 (Cont)

5. Plat Approval signature block needs to be amended to conform to City of Bethel ordinance requirements.
6. Cost estimate needs be submitted for public improvements portion of this subdivision (Calista Dr, etc.). A surety instrument needs be in place before final plat approval that insures a scheduled completion of the public improvements.

The acting chair opened the public hearing at 8:05PM.
There was no testimony or further comments offered.
The acting chair closed the public hearing at 8:10PM

M/M Notti/Charlie: Accept preliminary plat with staff recommendations.
Unanimous

ITEM C. PROPOSED LAND EXCHANGE, LT 6A, BLK 1, MUMTRETLEK
SUBD., WITH THE CITY. APPLICANT: LAURA WHITMAN, 315
FRONT STREET. (PUBLIC HEARING-RESOLUTION)

Mr. Malone introduced this item, explaining that Ms Whitman was believed to be on out of town business. Ms. Whitman provided a proposal letter and several drawings in support of her land exchange offer. It is the staff recommendation to accept the proposal as described, at a stipulated equal value exchange, as outlined in draft resolution 00-1.

The acting chair asked Commissioner Hamilton to read proposed Resolution 00-1.
Commissioner Hamilton read the resolution.

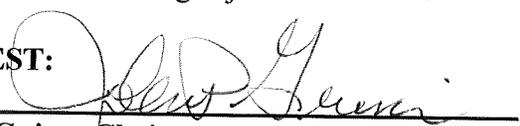
The acting chair opened the public hearing at 8:20PM
There was no testimony or further comments offered.
The acting chair closed the public hearing at 8:25PM

M/M Blake/Notti: Adopt Resolution 00-1.
5 In favor/0 Abstained/0 Not in favor

X. ADJOURNMENT

M/M Hamilton/Charlie: Adjourn meeting.
Unanimous
Meeting adjourned 8:30PM

ATTEST:



John Guinn, Chair

DATE: 4/13/00