



# CITY OF BETHEL

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## Planning Commission Minutes

Regularly Scheduled Meeting February 13, 1997

CITY OFFICES, CONFERENCE ROOM

7:30 PM

### I. CALL TO ORDER

Meeting was called to order at 7:35 PM by Chairman Guinn.

### II. ROLL CALL

Members Present: Guinn, Hickson, Warner, Notti, Herron  
Absent: Hamilton, Andrew

Others Present: John Mc Donald , Kuskokwim 300 Race Committee  
Paul Whipple, Karluk Design  
Glen Watson, AVCP Regional Housing Authority  
Mr & Mrs Clarence Albright

### III. APPROVAL OF MINUTES

M/M Warner/Herron Approve the minutes of the January 9, 1997 meeting.

Unanimous

### IV. APPROVAL OF AGENDA

M/M Herron/Warner Approve the agenda as published.

Unanimous

### V. COMMUNICATIONS

Received after meeting packet mailing: January 22, 1997 letter to the Mayor from Environmental Transportation Consultants concerning equipment change (different hovercraft) in the US Postal Service mail delivery by hovercraft two year demonstration project that will begin this summer.

### VI. PLANNER'S REPORT

1. Responded to several information/document request from HDR Engineering, the Comprehensive Plan contractor and CRW Engineering, Phase 1 Sewer & Water design contractor.

*"Deep Sea Port and Transportation Center of the Kuskokwim"*

Planning Commission Minutes (Cont.) February 13, 1997

2. The city planner participated in the 14(c)(3) conveyances project on the 14th and 15th of January with Sharron McClintock, BNC's consultant. We will resume on Feb 20-21.
3. Continual progress is being made in re-establishing a new record system and map filing in the new document room.
4. The Planning Department computer project is pretty much on schedule. We should be receiving from HDR Engineering our first digital map files within the month. These have been created by HDR for the Comprehensive Plan.
5. The GCI encroachment on the City owned Lot 5B (Watson's Corner) is pending an as-built survey (to show extent of encroachment) and an appraisal to determine the value of the lot (Lot 5B). As soon as these are received the Planning Commission will evaluate and make a recommendation to the council as to further proceeding. GCI is bearing the costs for these reports.
6. Application forms were completed and are now available at the city offices for the community block grant sanitation project, "Honey Bucket Grant". Selection grading forms have also been completed. The temporary hire as project director started full time on Monday 2-10-97.
7. The Carl Russell trespass matter has been referred to the city attorney through the city manager with the recommendation that the city attorney proceed with formal court eviction. This alternative appears as the only recourse after many attempts to negotiate with Mr. Russell his removal of his residence from its trespass location on a dedicated road ROW.

**VII. PEOPLE TO BE HEARD**

No testimony offered.

**VIII. OLD BUSINESS**

ITEM A. VARIANCE HEARING ON THE APPLICATION OF TOM AND MARY WARNER TO WAIVE 1 FOOT OF SETBACK ON AN INTERIOR PROPERTY BOUNDARY. LOT 9, BLK 1, TUNDRA RIDGE SUBDV.(AYAGINAR DR) (POSTPONED FROM LAST MEETING)

Commissioner Warner stated for the record that as the applicant he would abstain from any debate and vote on this matter. He would remain available to respond to direct questions from the Commission.

Planning Commission Minutes (Cont.) February 13, 1997

Staff Recommendation: This encroachment by a shop/utility building of approximately one foot is on the ten foot easement dedicated for utility installation and maintenance uses. The contiguous property also has such an easement, which when combined constitutes a twenty foot easement for such purposes. The easement is currently not used for this purpose or any other purpose. When placed in use there appears to be adequate room to accommodate utilities and access thereto with the applicants encroachment. The encroaching building was constructed with a Site Plan Permit. The staff recommends approval.

M/M Herron/Notti To approve the Variance .

Four (4) votes in favor, Commissioner Warner abstained.

Motion Passed.

ITEM B: RECOMMEND LEASE TERMS TO CITY COUNCIL FOR THE DISPOSAL BY LEASE OF A PORTION OF "DUTTU PARK" (FIRST AVE.) TO THE KUSKOKWIM 300 RACE COMMITTEE, INC. FOR THE PURPOSE OF LOCATING A BUILDING.

Present for discussion was John McDonald representing the Kusko 300 Race Committee.

Discussion item: This use had been previously approved by the Planning Commission at the January 9, 1997 meeting. Staff was to report as to what authority to occupy the park site would best serve the interests of both parties in consideration of the intent of the parks conveyance to the city. Staff reported that a lease disposal via council ordinance was the only available procedure under current ordinance.

The Planning Commission recommends to the City Council approval of a 5 year lease with a 5 year renewal option at a nominal annual lease rate of \$100.00 per year. The lease should incorporate the scope of park improvements stipulated by the Kuskokwim 300 Race Committee in their November 11, 1996 application letter to the Planning Commission. This recommendation is conditioned upon the approval of the city attorney that the uses proposed by the Kuskokwim 300 Race Committee does not violate the deed restrictions in the deed that conveyed this park to the city ("no commercial use" and "open space and public park").

## **IX. NEW BUSINESS**

(The chair moved Item A, AVCP Housing Authority ROW request to Item B, due to the delayed plane arrival of Mr. Whipple of Karluk Design from Anchorage.)

Planning Commission Minutes (Cont.) February 13, 1997

ITEM A: VARIANCE APPLICATION BY CLARENCE ALBRIGHT TO LOCATE AN 8'X 8' STORAGE SHED ON EAST INTERIOR PROPERTY LINE (LT 2, BK3, USS3230 A&B) 541 7TH AVE.

Present was the applicant Clarence Albright.

Staff Recommendation: The interior property line that the applicant is requesting a setback variance from separates the applicants property from that of Robert Lindsey. Mr. Lindsey has submitted a letter of non objection to the applicant placing a storage building up to the property line. If approved, the applicant will have to submit a Site Plan that will assure adequate building separations. The staff recommends approval.

M/M Heron/Hickson Approve variance application with Site Plan that separates storage building by a minimum of 15 feet, if heated, from any other structure.

Unanimous

ITEM B: APPLICATION BY THE AVCP HOUSING AUTHORITY TO GRANT A ROW ALONG THE WEST BOUNDARY OF THE NEW MEMORIAL CEMETERY SITE TO ACCOMMODATE THE NECESSARY LAND REQUIRED FOR THE EXTENSION OF OWL ST. WITHIN BK 2, MARTINA OSCAR SUBDIVISION.

Present for discussion were Paul Whipple of Karluk Design and Glen Watson of AVCP Housing Authority.

AVCP is requesting a 15 foot road slope maintenance ROW along the contiguous border of the new cemetery site to accommodate the extension of Owl St. which will run along the east boundary separating the AVCP Housing Authority's new 35 unit housing project and the new cemetery. The exact dimensions of this ROW as reported by Mr. Whipple is 15' X 466'. This ROW will require a replat of the cemetery site as this ROW encroaches on three of the nine platted burial tracts presently contained within the original cemetery plat.

M/M Notti/Hickson To grant ROW for a 15' X 466' ROW for road and roadway maintenance along the west boundary of the new cemetery site.

Unanimous

Planning Commission Minutes (Cont.) February 13, 1997

**X. ADJOURNMENT**

M/M Warner/Notti Motion to adjourn.

Unanimous

Meeting adjourned at 8:35pm.

**PREPARED BY:** John F. Malone , City Planner

**ATTEST:**

  
**John Guinn, Chairman**

**DATE:** 3/27/97