
City of Bethel, Alaska

--- Planning Commission Minutes

February 14, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Feb. 14, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

Joy Shantz called the meeting to order at 6:35 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Sharon Lindley	Mike Walter
Joy Shantz	Thor Williams

Excused absence(s): John Guinn

Unexcused absence(s):

Also in attendance were the following:

City Planner Richard Abboud

Code Enforcement Officer Jeff Lee

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

MOVED BY:	Sharon Lindley	To approve the agenda for the Feb. 14, 2008 Planning Commission Meeting.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Thor Williams	To approve the minutes from the Jan. 10, 2007 Planning Commission Meeting as amended.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

Alaska Coastal Management Program: Second quarter report filed.

Code Enforcement Activity:

AVCP housing has had the city property behind the bunkhouse appraised. I was informed that the management (AVCP's) has to decide on a course of action regarding the different proposal possibilities regarding a possible purchase of land from the city in order to correct their zoning violation.

The City was affirmed in the last non-jury trial regarding violations of mandatory sewer subscription and unlawful sewage disposal.

Vehicle left in the rights-of-ways have been minimal so far this winter. A few cars have been noticed and owners have complied with requests to move them.

The code enforcement officer has been taking on duties as the safety officer and has been and will be less active with code enforcement.

LUCA (Local Update of Census Program): I have been corresponding with officials from the U. S. Census Bureau about unique characteristics of our community and how our participation in the LUCA program might be tailored.

Hazard Mitigation: The Hazard Mitigation Plan is now awaiting final approval in the regional FEMA office. The approval of the plan has been slowed to a point that it is unlikely that the city will be able to submit for grant funds during the current round of submittals. We may have to start working on materials for the next round of submission. I am hoping that we will be able to garner additional funds for port related projects.

Indian Reservation Roads (IRR): ASCG has provided us with feedback regarding or inventory submittal. It seems that many of the submittals have not been approved due to relative minor details. We were supposed to be informed of this in a timely manner and have a chance to correct the details. We will be addressing this issue in the negotiations with the contractors of the transportation plan.

Recreation Center: We are still working on the proposed design of the building and will be reviewing options for location at our next meeting. All are invited to attend.

Site Plans: Things are slowing down for the winter.

Transportation Plan: ASCG/WH Pacific has been chosen as the preferred contractor with which to enter into negotiations. ONC and the city have met with ASCG/WH Pacific representatives and are currently in the process of creating a scope of work for the project. We hope to combine all aspects of the current and future considerations regarding short-, medium-, and long-range roads plan.

Water Source Protection: We did not hold a meeting in January and have not heard from our contact, as of late.

COMMISSIONERS COMMENTS

Sharon Lindley- none

Mike Walter-Welcomes Thor Williams to the Commission. States that he hopes the Planning Commission can stay as informal as it has been.

Thor Williams- 2nds what Mike Walter said. States that the nastiness should stay at Council, not the Planning Commission.

Joy Shantz- Has questions about the Courthouse dedication in Nora Guinn’s honor.

UNFINISHED BUSINESS-none

ITEM A Proposal by AVCP to purchase City of Bethel land near 405 Ptarmigan.

DISUSSION ITEM

Motion made to suspend the rules to allow representatives from AVCP Housing Authority to present their plan.

MOVED BY:	Thor Williams	To suspend the rules and allow AVCP Housing Authority to present their plan.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 No Motion Carried
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AVCP Representatives Abe Palacios and Steve Hutchins present 2 different proposals for the Commissions consideration. Proposal A which included approximately 87, 987 square feet of property and Proposal B which included just enough land to remedy the setback encroachment. A discussion of the Commission ensued. Council Representative Williams suggested that the City of Bethel should get right of first refusal if the property was to ever be sold in the future. AVCP Representative Abe Palacios agreed and stated that it will be part of the wording in the agreement.

MOVED BY:	Thor Williams	To recommend to City Council that the City of Bethel sell 87,987 square feet of land to AVCP with the right of first refusal.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 No Motion Carried
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ADJOURNMENT

MOVED BY:	Thor Williams	To adjourn the meeting at 7:05 p.m., Feb. 14, 2008.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 Yes 0 No Meeting Adjourned
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APPROVED THIS 20 **day of** Feb. **2008.**

ATTEST:


Joy Shantz, Chair Pro tem