
City of Bethel, Alaska

--- Planning Commission Minutes

March 9, 2006

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on March 9, 2006 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

Joy Shantz called the meeting to order at time 6:30 p.m.

ROLL CALL

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

Tundy Rodgers
Joy Shantz

Sharon Lindley
Pat Jennings

Excused absence(s): Steve Bush, John Guinn
Unexcused absence(s): none

Also in attendance were the following:
City Planner Richard Abboud
Code Enforcement Officer Jeff Lee

APPROVAL OF MINUTES

Moved BY:	Tundy Rodgers	To approve the minutes from the Feb 9, 2006 Planning Commission meeting.
SECONDED BY:	Pat Jennings	

VOTE ON MOTION	Carried
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APPROVAL OF AGENDA

Moved BY:	Tundy Rodgers	To approve the agenda for the Mar 9, 2006 Planning Commission Agenda.
SECONDED BY:	Pat Jennings	

VOTE ON MOTION	Carried
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Electronic Mapping: Christy Miller has informed me that the FEMA Flood Insurance Rating Maps will be updated and made available in electronic format that will be able to be integrated into our GIS system. This will help to streamline the site plan review process.

Hazard Mitigation: I have been noticed that Bethel has been awarded funds to develop a Hazard Mitigation plan. The contractor will be selected in April. I have also been in contact with Carrie Godden, a Source Water Protection Specialist with Alaska Rural Water Association who has funds to assist us with water protection. I will get her in contact with whoever is awarded the hazard mitigation contract to work together on mutual concerns.

Joy Kim's Hotel: Referred encroachment issue to City Attorney who is working to eliminate encroachment. The Planning Office will not allow non-conformity to be increased or allow fuel and/or septic tank on city right-of-way. I am continuing to research the city's policy. By definition, a variance is an extraordinary remedy for an extraordinary situation. Requiring approval of variance for each property that changes ownership and does not conform to set-backs does not meet my threshold of an extraordinary event in our community. I have found reference to a non-compiled ordinance that may address this issue. I continue to wait for an updated and codified BMC and will suggest changes if necessary.

LKSD Facility: After providing information and attending planning sessions regarding the placement of a new facility, it has been announced that LKSD plans to build another building on the site of the current high school. We will continue to offer assistance providing insight and information as needed.

Web Site: I have begun to make improvements in regards to the Planning Departments' section of the Web Site. I am attempting to provide a type of 'one-stop' place of reference in regards to planning activities and permitting.

PEOPLE TO BE HEARD none

COMMISSIONERS COMMENTS Tundy Rodgers comments that the Special Meeting of the City Council was a long meeting, yet a short one. He comments that the ice road is clear from Bethel to Kwethluk and Akiak, but not sure about Akiachak and Tuluksak.

UNFINISHED BUSINESS none

New Business

Item A – Proposal by Planning Department for recommendation to City Council to expand front yard setback requirement to 25 feet.

City Planner Richard Abboud states that the reason for the recommendation is to allow for better parking on the road side of a structure and to provide better access for water and sewer delivery trucks. Tundy Rodgers states that it would limit even further the size of building that could be built on a lot. A discussion of the commission ensued. After further discussion it is agreed upon to change the recommendation to exclude current subdivision plans that are already in the process of platting.

MOVED BY:	Tundy Rodgers	To recommend 25 foot front yard setback requirements for all new subdivision plats, after the effective date of the resolution by City Council.
SECONDED BY:	Pat Jennings	

VOTE ON MOTION	Unanimous
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Item B – Recommendation to City Council in support of FY 07 ACMP Grant

A discussion of the Planning Commission ensued.

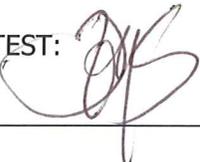
MOVED BY:	Tundy Rodgers	To recommend to City Council to draft a letter of support for the FY 07 ACMP Grant.
SECONDED BY:	Pat Jennings	

VOTE ON MOTION	Unanimous
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ADJOURNMENT

MOVED BY:	Tundy Rodgers	To adjourn the meeting at 7:29 p.m. Mar 9, 2006.
SECONDED BY:	Sharon Lindley	
VOTE ON MOTION	Unanimous	

APPROVED THIS 20 **day of** March **2006.**

ATTEST: 

Joy Shantz, Chair