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# City of Bethel, Alaska

## Planning Commission

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March 12, 2009

Regular Meeting

Bethel, Alaska

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### **I. CALL TO ORDER**

A regular meeting of the Planning Commission was held on Mar. 12, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Pro Tem Joy Shantz called the meeting to order at 6:30 pm.

### **II. ROLL CALL**

Compromising a quorum of the Commission, the following members were present for roll call:

Joy Shantz, Abe Palacios, Mike Walter, Hugh Dyment, Tiffany Zulkosky and Sharon Lindley.

Excused: John Guinn.

Ex-Officio members present were the following:

Daniel Shea, Planning Director, Betsy Jumper, Recorder, and Lori Strickler, City Clerk.

### **III. PEOPLE TO BE HEARD:**

- 1. Beverly Hoffman:** Ms. Hoffman spoke about the need to resolve the "Doughnut Hole" road issues, and talked about prioritizing and the planning/improvement of roads. The Aquatic Training center and the status of that project were also mentioned by Ms. Hoffman; it's important for the Planning Commission to be "in the loop". Bev pointed out that where she lives is commonly referred to as "Hoffman Sub", even though it's really Nunvak Estates, and that the possibility of another second "Hoffman Sub" would be confusing. How does one officially go about changing a subdivision name to "Hoffman Subdivision"?
- 2. Paul Whipple:** With Karluk Designs, Mr. Whipple talked about the history of ONC's plans since 2004 to develop a low-income residential subdivision, located next to Uivuq Subdivision. When we first looked at the property, it became quite clear the parcel was landlocked, ONC then looked at different options for a road; some of the issues raised were not environmentally viable and too cost intensive. We had worked with a previous City Planner and came up with the current option of going through Uivuq Subdivision for access to the ONC subdivision.
- 3. Tom Hawkins** A resident of Uivuq Subdivision who lives on Naun Raq Street, Mr. Hawkins expressed his concerns about possible development of a new subdivision by ONC. He stated he was not interested in any greater impact in that area. Other issues raised were greenbreaks and thoroughfares; only having one entrance into the proposed subdivision would go through his front yard. Not happy about that.
- 4. Gloria Simeon:** Employed as an Interim Executive Director of ONC, Ms. Simeon has been on the Council for years and this ONC subdivision has been an on-going project for years. We're trying to make affordable, low-income housing for our people who aren't able to get good, affordable housing. We have worked really hard to come up with a plan for the City of Bethel. We have included a recreational area, we've made plans to be water/sewer

hook-up ready, we've agreed to upgrade the road, and we have the funds through the Indian Reservation Roads. That is our commitment and we are also committed to working with the City of Bethel.

**5. Michelle Dewitt:** Ms. Dewitt is the Executive Director of TWC and talked about the new plans for the Domestic Violence Shelter. She told the Planning Commission that the architect came out this week to discuss the plans. TWC needs to move forward; it'll be hard to change things at 95 percent submittal. A property owner that owns land behind TWC has agreed to grant access to emergency services. A formal letter was sent to the owner. The question of fill also came up, it could be a deal breaker, not just cost-wise, but also, safety and security-wise. TWC's plans had to go to just a one story building to save on money and what that does is put the bedroom windows very close to the ground; we have had people with restraining orders trying to get into the current 2 story building. Security concerns are a huge issue of TWC's, but, to TWC's advantage, there's a fairly steep grade in the back, and so, it would be about a story and a half up on top of the pilings'. If we had to fill it, it would cost too much, and the facility would not be as safe.

**6. John Sargent:** Mr. Sargent is a resident of Larson Subdivision and spoke about the proposed Lyman Hoffman Subdivision. He stated he has a family with young kids and he choose to live in Larson Subdivision because there's not a lot of traffic and he feels it's a safe place for his kids to bike/recreate around in. There would be increased traffic/congestion with the proposed Lyman Hoffman Subdivision. Mr. Sargent felt that there would be a financial strain on the City of Bethel. The recent Audit showed the City of Bethel losing money on water and sewer services. It would be a huge financial burden on the City. The City of Bethel is losing residents, so why does a new subdivision make sense?

Mr. Sargent also spoke on a possible moratorium on new subdivisions. He identified five (5) items relating to the mission of the Planning Department.

- 1) The water/sewer master plan;
- 2) The Comprehensive Plan;
- 3) Community Economic Development Strategy Plan;
- 4) Denali Commission
- 5) Indian Reservation Roads.

**7. Dan Hartman:** Mr. Hartman is a resident of Larson Subdivision and spoke about the proposed Lyman Hoffman Subdivision. He complimented the Planning Commission on their professionalism; "you guys are awesome". It seems a little misleading that this development has only 40 or 50 houses; it would be more like 300 houses. I would caution you that we are looking at three times more than what is stated. The Comprehensive plan, the way I understand it, from 1997 and 2002 was to encourage the Development in the center of Bethel. It's going to cost a lot of money to build something that dense. The proposed subdivision would impact

- 1) development standards;
- 2) drainage issues
- 3) flood issues.

There are sloughs in this area and the water come over our pad every spring. Class two white water rapids, for about a week. Bridges would have to be built, or huge culverts installed if a road is put in.

**IV. APPROVAL OF AGENDA**

**MOTION TO APPROVE THE AGENDA OF Mar. 12, 2009**

<b>MOVED:</b>	Hugh Dymant	To approve the agenda for the March 12, 2009 meeting, with noted change (to move item "F" TWC Shelter Plans up to item "B", under new business).
<b>SECONDED:</b>	Tiffany Zulkosky	
<b>VOTE ON MAIN MOTION</b>	Voice Vote – All in Favor Motion carries; 6 yes and 0 opposed motion carries.	

**V. APPROVAL OF MINUTES**

**MOTION TO APPROVE THE MINUTES FROM the Feb. 12, 2009 Meeting**

<b>MOVED:</b>	Mike Walter	To approve the minutes of the February 12, 2009 meeting.
<b>SECONDED:</b>	Hugh Dymant	
<b>VOTE ON MAIN MOTION</b>	Voice Vote – All in Favor Motion carries; 6 yes and 0 opposed motion carries.	

**VI. COMMUNICATIONS:** Dan Shea commented on TWC's project and its map concerning the water/sewer infrastructure and the future piping of water/sewer.

**VII. PLANNER'S REPORT: (See attached)**

**VIII. COMMISSIONER'S COMMENTS:**

Member Dymant: Roads are a priority. If Council needs something they can direct it to the City Manager--it's good to be really clear to what we want done. Glad that some of the STIP will go to the road, at least in front of the schools and the district office.

Member Shantz: No comments.

Member Walter: No comments.

Member Palacios: No comments.

Member Lindley: It's good to be back after being absent. I thought I would get a dismissal letter by now. I am teaching a class throughout May that conflict with the Planning Commission meetings.

Member Zulkosky: The road issues are a big priority; glad to see a lot of people here. We need a special meeting about the roads/development; look forward to working on it.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:**

**A. ONC REPLAT:**

**ACTION ITEM:**

<b>MOVED:</b>	Hugh Dymant	To approve the preliminary plat of ONC, Tract F, Martina Oscar Subdivision.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	Voice Vote – All in Favor 0-6 Motion fails; 0 yes and 6 opposed motion fails	

**B. TWC Domestic Violence Shelter Plans**

**ACTION ITEM:**

<b>MOVED:</b>	Tiffany Zulkosky	To approve the preliminary plans of the TWC Domestic Violence Shelter.
<b>SECONDED:</b>	Hugh Dymont	
<b>VOTE ON MAIN MOTION</b>	Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.	

**C. Conversation on the Proposed Lyman Hoffman Subdivision.**

Daniel Shea presented the commission with an overview of the proposed Lyman Hoffman subdivision. Various aspects were talked about in regards to development in conjunction with the City of Bethel's Comprehensive Plan. Drainage issues, impact of the number of houses in the area, and infrastructure issues were some of the questions raised.

**ACTION ITEM:**

<b>MOVED:</b>	Tiffany Zulkosky	To break for ten minutes.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.	

**D: STIP Nominations**

Meeting readjourned at 9:10. The State Transportation Improvement Plans (STIP) was discussed. Dan Shea reported that the Ridgecrest Road plan passed, it's considered a priority one project. We also did a project for the Port involving a float plane plan that didn't do too well. Hopefully next year more projects will get done. The donut hole roads will be a priority too and we can do them as special projects.

**E. Conversation about New Horizons for Rural Alaska**

Dan Shea presented to the Planning Commission New Horizons for Rural Alaska, an organization looking into the seeing about developing some land located around 2<sup>nd</sup> and Main Street. Dan sent a letter out to the organization stating what they can and cannot do, what it's zoned, etc. Dan recommended to them to do a greenbelt or recreational for that, but then found out the area might have to have environmental impact studies to see how the soil is.

**ACTION ITEM:**

<b>MOVED:</b>	Hugh Dymont	To table the City Clerk's presentation until the special Planning Commission meeting on Tuesday, March 17, 2009.
<b>SECONDED:</b>	Tiffany Zulkosky	

<b>VOTE ON MAIN MOTION</b>	Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.
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**ACTION ITEM:**

<b>MOVED:</b>	Abe Palacios	To call a special Planning Commission meeting to be held on Tuesday, March 17, 2009.
<b>SECONDED:</b>	Tiffany Zulkosky	
<b>VOTE ON MAIN MOTION</b>	Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.	

**F. Possible Moratorium on New Subdivisions**

The Planning Commission directed Dan Shea to do a draft resolution in regards to a possible moratorium on new subdivisions to bring up at the special meeting on March 17, 2009.

**XI. ADJOURNMENT, Motion to adjourn the meeting.**

<b>MOVED:</b>	Tiffany Zulkosky	To adjourn the meeting at 9:45.
<b>SECONDED:</b>	Hugh Dyment	
<b>VOTE ON MAIN MOTION</b>	Voice Vote - All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

Next meeting is on April 9, 2009

ATTEST:

 -5-14-09  
Betsy Jumper, Recorder

  
John Guinn, Chair