

## **Planning Commission Minutes**

### **Regular Scheduled Meeting of March 13, 2003**

**PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM**

**6:30 PM**

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

Meeting was called to order at 7:00 PM by Vice Chair Mark Charlie

#### **II. ROLL CALL**

Present: Mark Charlie, Joan Hamilton, Joy Shantz, Pat Jennings

Excused: John Guinn

Unexcused: Brian Glasheen, Tim Albright

Others Present: John Malone, Planning Director

George Black, Napakiak Corp, representing Item A New Business

Patrick Black, Napakiak Corp, representing Item A New Business

Albert Bianchi, Surveyor, representing Item A New Business

Issac Amik, Moravian Church, representing Item B New Business

Grant Shimanek, Moravian Church, representing Item B New Business

Debbie Nieman, Planning Tech, Recorder of minutes

#### **III. APPROVAL OF MINUTES**

J. Shantz noted a miss spelling of her last name on Page 1.

Mr. Malone stated he would correct and replace this page on the copy that went to the City Clerk.

M/M J. Hamilton/J. Shantz Approve the minutes as amended for the February 13, 2003 meeting.

Unanimous

#### **IV. APPROVAL OF AGENDA**

MM J. Hamilton/J. Shantz Approve the agenda as published.

Unanimous

**V. COMMUNICATIONS**

Handouts at meeting:

1. Donlin Creek Coal Mine Power Generation Plant e-mail from F. Bettine with routing map of proposed corridor for power transmission line.
2. Copy of letter from BLM concerning the TACAN site conveyance adjudication.
3. Copy of letter from Brad Sworts, DOT/PF, informing that they have no comment on any of the plats that had previously been submitted to them.
4. Resolution 03-03 Item B of this agenda, Final Plat for Mission Lake Subdivision with attached letters from Clair Grifka, Director of Public Works and Bethel Utilities Corporation.
5. Resolution 03-04 Item A of this agenda, Final Plat for the Napakiak Corporation with letters from George Young, Fire Chief, and Clair Grifka, Director of Public Works.

All other communications were in the meeting packet.

**VI. PLANNERS REPORT**

Mr. Malone reported:

New Assisted Living Center: As previously reported the council has asked the administration to proceed with an appraisal of Lot 2, Block 9, Ptarmigan-Tundra View Subdivision in preparation of a possible land disposal for a new Assisted Living Center. This lot is contiguous to the Lulu Heron Congregate Care facilities southern boundary. The appraisal has been ordered through Affiliated Appraisers of Anchorage.

Rural Alaska Housing Sanitation Inventory (RAHSI): As previously reported, this survey is being conducted for the state Department of Environmental Conservation, Village Safe Water. The survey is complete and will be mailed to Village Safe Water on March 14. This has been a 2 ½ month undertaking by Stosh Hoffman. There were a total of 1600 + units surveyed for occupancy, ownership, building type, water/sewer service and native ownership. An additional request was made near the end of the survey for location maps that exhibited the addresses that were placed on the survey forms.

Planning Commission Minutes, March 13, 2003 (Cont)

Old Air Force TACAN Site Conveyance to the City: As previously reported Bethel Native Corporation has asked the BLM to reopen the conveyance file on the TACAN site. BLM has noticed us by letter dated February 26 '03 that there appears to be sufficient grounds to reexamine, or adjudicate, this conveyance. Again, this is an extremely complicated conveyance issue due to the federal agencies that were involved at the time. The matter has now been referred to the city attorney.

Donlin Creek Mine Coal Fired Electric Generation Plan: As many may already know there has been talk about the feasibility of locating the Donlin Creek generation plant here in Bethel. CALISTA has apparently received a significant amount of funding from the Danali Commission to conduct a feasibility study on its location and transmission line corridors. As you can see from the handout, Bethel is the most preferred location due to the port. The port is essential because of the amount of coal tonnage required for this anticipated 100 MWT plant. The benefits to Bethel, and villages upriver, would be wholesale power (estimated at .075 cents per KW for Bethel), and waste heat. CALISTA's feasibility study contractor has communicated to me earlier this week that they will be advertising public hearings on this later this spring, to be held in Bethel.

Reappointment to the Alaska Mental Health Trust Authority: Governor Murkowski advanced my name to the legislature for reappointment to the Alaska Mental Health Trust Authority. I had my confirmation hearing before the House Finance Committee last week and I am most pleased to report that I was confirmed.

Vice Chair Charlie asked if there were any questions for the planner.

NONE AT THE TIME

**VII. PEOPLE TO BE HEARD**

NONE AT THIS TIME

**VIII. COMMISSIONERS COMMENTS**

J. Shantz asked about the progress of locating a new site for the Bethel Police Department. Mr. Malone reported that the city manager had asked that he prepare a report on this and he had. His report identified four possible locations and was sent down to the city manager two weeks ago.

There were no further commissioner comments.

**IX. OLD BUSINESS**

NONE

**X. NEW BUSINESS**

Planning Commission Minutes, March 13, 2003 (Cont)

**ITEM A. FINAL PLAT LOTS 10 & 11, BLOCK 13, TUNDRA RIDGE SUBDIVISION. APPLICANT NAPAIAK CORPORATION WANTS TO REMOVE THE COMMON BOUNDARY AND EASEMENT SEPARATING THESE TWO LOTS AND MAKE A COMMON LOT 10A. (9110 PTARMIGAN RD) PUBLIC HEARING**

Vice Chair Charlie asked Mr. Malone to introduce this item.

Mr. Malone said that this is a final plat application from Napakiak Corporation. Mr. Malone acknowledged that Mr. Bianchi the surveyor for the project was in attendance. He further reported that he had prepared Resolution 03-04 for the commissions consideration on this final plat approval. Included in the earlier handouts were letters from the Public Works Director and the Fire Chief that stated they had no objection to the removal of the easements currently separating the two original lots. His staff recommendation was to approve the final plat.

Vice Chair Charlie opened the Public Hearing at 7:11PM

No testimony was offered.

Public Hearing closed as 7:12PM

Vice Chair Charlie asked for the wish of the commission.

M/M J. Shantz/J. Hamilton Approve the final plat.

J. Hamilton asked for a roll call vote on Resolution 03-04.

M. Charlie-Yes J.Hamilton-Yes J.Shantz-Yes P.Jennings-Yes

Resolution 03-04 passed.

**ITEM B. FINAL PLAT FOR THE SUBDIVISION TRACT C-2 INTO LOTS 8 THRU 12, OF BLOCK 6, MUMTRETLEK SUBDIVISION FOR THE PURPOSE OF RESIDENTIAL HOUSING. TRACT C-2 REMAINDER TO BECOME TRACT C-2-A. (MISSION LAKE ROAD LOCATED ON THE NORTH SIDE OF MISSION LAKE) PUBLIC HEARING**

Vice Chair Charlie asked Mr. Malone to introduce this item.

Mr. Malone reported that he had prepared Resolution 03-03 for the commissions consideration on this final plat approval. Included in the earlier handouts was a letter from

Planning Commission Minutes, March 13, 2003 (Cont)

Clair Grifka, Director of Public Works stating that the required public improvements associated with this subdivision had been satisfactorily completed. There was also a letter from Bethel Utilities Corporation requesting an additional 10 foot easement be placed around the cul-de-sac to accommodate access to the utility poles already in place. He further reported that he had discussed this with Grant Shimanek and the project surveyor from Mc Clintock Land Associates. They stated that adding this would not be a problem. Mr. Malone further pointed out that this additional road frontage easement would not effect the net use of the new lots by the land owners because the setback requirements on road rights-of-ways was 15 feet. He had included this provision in Resolution 03-03 of adding the additional easement in the final plat.

Vice Chair Charlie opened the Public Hearing at 7:14PM

G. Shimanek Stated he would like to express the gratitude of the Alaska Moravian Church, and thank the City of Bethel Planning Department and the Public Works Department for all their assistance while working on this project. He also apologized for the lengthy delay between the approval of the preliminary plat and their application for final plat.

J. Hamilton questioned the size of the newly created lots after the requested easement by Bethel Utilities Corporation was put in place. Mr. Malone informed that the lot areas as platted would not be affected by this, and again, the requirements for improvement setback on the road side of these lots is 15 feet, therefore there is no net loss to the lot owners as to use.

Vice Chair Charlie asked for any additional comments.

No further testimony was offered.

Public Hearing closed at 7:19PM.

Vice Chair Charlie asked for the wish of the commission.

M/M J. Shantz/P.Jennings Approve Resolution 03-03.

J. Hamilton asked for a roll call vote:

M. Charlie-Yes J.Hamilton-Yes J.Shantz-Yes P.Jennings-Yes

Resolution 03-03 passed.

**XI. ADJOURNMENT**

Planning Commission Minutes, March 13, 2003 (Cont)

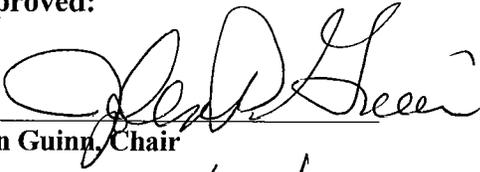
M/M J. Hamilton/J. Shantz to adjourn.

Unanimous

Meeting adjourned at 7:20PM

Minutes Prepared by Debbie Nieman, Planning Tech

**Approved:**



John Guinn, Chair

Date:

4/10/03