City of Bethel, Alaska
--- Planning Commission Minutes - Draft

Date, April 14, 2005 Regular Meeting Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Date, 2004 at time p.m. in the Public Works Bldg, 2nd Floor Conference Room, Bethel, Alaska.

Vice Chair J. Shantz called the meeting to order at time 6:43 p.m.

ROLL CALL

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

Tundy Rodgers Joan Hamilton Pat Jennings Tim Albrite
Joy Shantz

Excused absence(s): John Guinn
Unexcused absence(s): Mark Charlie

Also in attendance were the following:

John Malone, Planning Director
Emilee Kutch, Planning Technician

APPROVAL OF MINUTES

MOVED BY:	T. Rodgers	To approve the minutes from the March 3, 2005
SECONDED BY:	P. Jennings	

VOTE ON MOTION	unanimous

APPROVAL OF AGENDA

MOVED BY:	J. Hamilton	To approve the agenda for the April 14, 2005 Planning Commission meeting.
SECONDED BY:	T. Rodgers	

Remove Item C from agenda until May 12, 2005 meeting

VOTE ON MOTION	unanimous

COMMUNICATIONS

Meeting Handouts: 1. Sample Resolution provided by DNR for adopting new Coastal Management Plan.

2. Final Consistency Response letter from DNR, Alaska Coastal Management Program to US Army Corps stating that Bethel's renewed General Permit is consistent with the states Coastal Management Plan and affected coastal districts.

PLANNERS REPORT

J. Malone reported:

Corps of Engineers General Permit (GP) Renewal: Our GP renewal was formerly noticed by the Corps between Feb 18 and March 21. The Corps has not notified of any response requirements on our part pursuant to this noticing. Additionally, State DNR, Alaska Coastal Management Program (ACMP) has noticed this renewal pursuant to the ACMP review regulations effective March 8. The comment period ended April 6. There were no written responses to this. On April 12th DNR issued a final consistency letter stating the permit concurred with the states ACMP and recommending the reissue of the GP as noticed.

National Flood Insurance Program (NFIP) Community Rating System (CRS) Application Process: Emilee will be attending a training course "Managing Floodplain Development through the NFIP" at the NFIP training center in Maryland during the week of April 18. Travel for this is reimbursable and lodging is provided. The course was recommended by our state Floodplain Management Programs Coordinator, Christy Miller as very beneficial to our pending CRS application. Linda Ryan of the Insurance Services Office (ISO) informed last week that she anticipates visiting Bethel this summer for their part (ISO's) in our CRS new rating determination. She further informed that she is waiting for a compliance notice (our program compliance) from the NFIP office at Region X, Seattle. This notice is the result of the letter report submitted earlier by Christy Miller during her Community Assistance program review.

On another related matter, Christy Miller informed last week that she thinks she has sufficient funds to transpose our current Flood Insurance Rating Maps (FIRM) published by the NFIP onto our new city AutoCad maps.

Alaska Coastal Management Program: The governor requested a meeting of all coastal districts on March 30th in Anchorage. As I'm sure most have heard through the news media this was a closed door meeting that also excluded teleconferencing. The Alaska Coastal District Association met just prior to this. I think all in attendance concurred that the meeting with the governor's staff and the commissioner of DNR was very candid and clarified many issues troubling the coastal districts in their required plan rewrites pursuant to the new state statute and regulations. Central to the states concern was the unresolved issues over the program regulations raised by NOAA. The governor had previously written a rather stern letter (which was shared with you at our March meeting) to NOAA asserting that the federal government was overstepping its authority in its program critique

– that this was a states rights issue because the states participation in the program was voluntary. We were given assurance at this meeting that the state was not going to withdraw from the federal program and all effort would be placed on negotiating acceptable standards with NOAA that would gain their approval. The states withdrawal would prevent any local oversight to federal projects or federally authorized projects within the districts.

In the meantime we have publicly noticed our draft amended plan effective April 4th. The comment period ends April 25th. The plan is also on the states coastal management website. The public noticing document also notes this. Our consultant Eileen Bechtol plans to be in attendance at our May 12th meeting to review and discuss any written comments that were submitted.

On April 13 state DNR held a teleconference comment period for agency review for Kodiak, Valdez and Bethel. There were no agency questions of our draft plan.

Cadastral Mapping Project: Our contractor Larry Clamp of ASCG will be coming out again on May 14th for another training on the ArcView GIS 9 software.

New National Guard Readiness Center: Bristol Environmental has been awarded the site development phase of this project.

Site Plan Permit Applications and Code Enforcement: Most activity has been directed at assisting Road Maintenance in clearing rights-of-ways of vehicles. Six more vehicles have been posted. One site plan violation – beginning construction without a permit.

PEOPLE TO BE HEARD

None

COMMISSIONERS COMMENTS

P. Jennings – Asks to pursue other avenues regarding the Bethel Group Home to benefit the City.
J. Hamilton – will be on vacation the month of may
T. Albrite – concurs with P. Jennings.
T. Rodgers – IPP opted out on the Bethel Group Home property, instead went with another year lease at LKSD. A draft recommendation from Planning Commission to Council should be sent regarding the future use of Bethel Group Home property and building.
J. Shantz – A timeline for this letter to be submitted to Council should be first priority.
T. Albrite – will be gone the month of May

UNFINISHED BUSINESS

none

NEW BUSINESS

ITEM A. Preliminary Plat: acquiring the necessary rights-of-way pursuant to City of Bethel Ordinance #05-01, a special platting ordinance adopted for the purpose of acquiring and establishing the necessary rights-of-way in preparation for the alignment and upgrading of Tundra Ridge Road by the State of Alaska Department of Transportation & Public Facilities.

J. Malone states it is staff recommendation to approve the preliminary plat for Tundra Ridge Road by the State of Alaska Department of Transportation & Public Facilities.

MOVED BY:	T. Rodgers	To approve the preliminary plat for Tundra Ridge Road by the State of Alaska Department of Transportation & Public Facilities.
SECONDED BY:	T. Albrite	

VOTE ON MOTION	unanimous

ITEM B. Request from City Council to review size regulation for water and sewer tanks on new construction.

Recommendation from Planning Commission to forward this to Public Works Department to determine tank size requirements for new construction with the consideration of service frequency, maintenance and fuel.

MOVED BY:	J. Hamilton	Recommendation to forward to Public Works Department to determine tank size requirements on new construction.
SECONDED BY:	T. Rodgers	

VOTE ON MOTION	

ITEM C. Planning & Development comment and review of the draft plan for Alaska Coastal Management Plan (ACMP).

MOVED BY:	J. Hamilton	Postpone Item C until May 12, 2005 Planning Commission Meeting.
SECONDED BY:	T. Rodgers	

VOTE ON MOTION	unanimous

ADJOURNMENT

MOVED BY:	J. Hamilton	To adjourn the meeting at 7:40 p.m.
SECONDED BY:	T. Rodgers	

VOTE ON MOTION	unanimous

APPROVED THIS 9 **day of** June **2005.**

ATTEST:

Joy Shantz, Vice Chair