



CITY OF BETHEL

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PLANNING COMMISSION MINUTES

PAGE 1

DATE: April 19, 1995

City of Bethel Planning Commission

Regular Meeting of

I. CALL TO ORDER

The meeting was convened at 7:35 PM, at the City Conference Room, Bethel, Alaska, by Chairman Guinn.

II. ROLL CALL

Present: Andrew, Guinn, Hamilton, McComas, Warner

Absent: Metcalfe, Trailov

III. APPROVAL OF MINUTES

motion M/M by McComas, 2nd by Warner, to approve the minutes of the March 9, 1995, regular Commission meeting as presented.

IV. APPROVAL OF AGENDA

motion M/M by McComas 2nd by Hamilton to approve the agenda as presented. Voice vote. Motion carried unanimously.

V. COMMUNICATIONS

Mr. Nolan showed the commission several old plats requiring the signature of the Commission chairman. These were easement plats that had been sent to the Planning Manager by BUC because they could not be recorded without the signatures. The plats would not have needed the approval of the Commission but they had a boilerplate stamp which must be filled in.

VI. PLANNER'S REPORT

Mr. Nolan indicated the interest by developers in the AVCP 40 unit housing project. He said that the building season is upon us and that the requests for Site Plan Reviews is increasing rapidly.

The Planning Department had to meet several program deadlines in April. Several quarterly reports, grant applications and the annual budget were among the programs mentioned.

The Planning Department gave the City Manager a proposed budget but with a protest to the budgetary restraints. Mr. Nolan expressed a concern that without proper funding the Planning Department would be unable to function properly.

The position for the new Planning Manager was discussed. There are now six applicants with five considered qualified. Mr. Nolan noted that it would be in the City's best interest to proceed as rapidly as possible with the candidate selection.

motion M/M by Warner 2nd by McComas to have the City Manager and City Council include the Planning Commission in the Planning Manager review process. Voice vote. Motion passes unanimously.

VII. PEOPLE TO BE HEARD

Louie Anderson said that there was a problem on one of the City's undeveloped right of ways. He has had complaints from the neighboring homeowners about the trash that has collected in this area. The site is next to lot 11, block 10, USS 3790 which is an undeveloped portion of First Street. He has asked the Planning Department to look into the possibility of evicting the person residing there and having the debris removed. Carl Russell is the person who had been occupying this site.

Joan Hamilton said that there is also an eyesore near the powerplant. She believed the owner to be a cab company. The site is on low ground and there is a considerable amount of trash there. She also wanted to know what the area was zoned for.

Tom Warner expressed concern about a state House bill that was called the "takings bill". He said he thought that it would require the City to dispose of 50% of it land.

Buford McComas recommended to the council that all future TV and phone service be required by ordinance to be buried. He asked that the City attorney be asked to draft an ordinance.

VIII. OLD BUSINESS

There was no old business to be heard.

IX. NEW BUSINESS

ITEM A: RECOMMENDATION TO THE CITY COUNCIL TO ISSUE A USE PERMIT TO OPERATE A LUNCH WAGON AT THE SMALL BOAT HARBOR - DONALD SADDLER

Mr. Nolan gave a brief introduction of the requested recommendation. He indicated that the City does not have a Use Permit in the codes at this time but that the City is pursuing one through it's attorney. He noted that this type of permit had been issued, although in error, several times in the past.

With minimal discussion the committee concluded that this issue was not necessarily a Planning function. All agreed that it should be approved by the Port Commission.

motion M/M by Warner 2nd by Hamilton to send the recommendation to the City Council with the approval of the Port Commission. Voice vote. Motion passes unanimously.

ITEM B: PRELIMINARY CONSULTATION FOR PROPOSED SUBDIVISION, TRACT N, TUNDRA RIDGE SUBDIVISION - CHRIS HAMRI

Mr. Warner stated that there had not been time enough for public notification therefore no action could be taken by the committee. Mr. Nolan agreed that he had not placed the notices in time to meet required time period. Mr. Nolan asked if they could still discuss some of the problems the members had with this plat so that he would be able to meet with Mr. Hamri with suggestions for improvement.

Most of the committee members agreed that the plat as shown would likely encounter drainage problems. They wanted to know what the developers intentions were concerning runoff and how he intended to ensure adequate drainage. It was asked if the committee could require the posting of a bond for roads and drainage. The Planning Manager was asked to check with the City attorney.

ITEM C RECOMMENDATION TO THE CITY COUNCIL TO ADOPT ORDINANCE HOLDING CONTRACTORS LIABLE FOR WORK COMMENCED WITHOUT A SITE PLAN PERMIT - 18.84.040

There was very little discussion on this item. All commissioners were in agreement that this was a good ordinance. It was the general opinion that any steps that could be taken to stop unpermitted building were appropriate.

motion M/M by McComas 2nd Andrew to send the ordinance to the City Council for adoption. Voice vote. Motion passes unanimously.

DATE: April 19, 1995

ITEM D: RECOMMENDATION TO THE CITY COUNCIL TO ADOPT RESOLUTION IMPOSING A FEE FOR REVIEW OF SITE PLAN PERMITS AFTER WORK HAS BEEN COMMENCED ON ANY IMPROVEMENT OR AFTER THERE HAS BEEN A CHANGE IN THE PRINCIPAL USE OF A PROPERTY

Mr. Nolan said that he would like to have this item tabled until the next meeting. He indicated that he was not satisfied with the resolution and wished to have time to make some changes. The committee agreed to table this item.

ITEM E: RESOLUTION OF THE CITY COUNCIL REFERRING A PROPOSAL FOR THE ACQUISITION OF CITY PROPERTY BY THE BETHEL FUEL SALES TO THE PLANNING COMMISSION FOR ITS RECOMMENDATION

Mr. Nolan said that this resolution asked for input from Land Field Services and Bethel Fuel Sales. Information had not been received from either company at this time. He felt that it would be inadvisable to make a decision on this resolution without the information that was to be provided. He asked that this resolution be acted upon at the next meeting.

The committee agreed to table this item until the next Planning Commission meeting.

X. ADJOURNMENT

motion M/M by Warner 2nd by McComas to adjourn the meeting. Voice vote. Motion carried unanimously.

PASSED AND APPROVED THIS _____ DAY OF _____, 1995.

John Guinn, Chairman

ATTEST:

Richard Nolan, Acting Planning Manager