

## **Planning Commission Minutes**

**Special Meeting May 30, 2002**

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

**6:30 PM**

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

The meeting was called to order by Chair Guinn at 6:30PM

### **II. ROLL CALL**

Present: J. Guinn, D. Notti, B. Glasheen, J. Hamilton, P. Jennings, M. Charlie

Excused: C. Albright

Others Present: John Malone, City Planner

Sandra Moseley, Admin. Assistant, Recorder of Minutes

Robin Thompson, YKHC Vice President Support Services

Tauni Rodgers, Resident

Cheri Turner, Resident

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

M/M J. Hamilton/P. Jennings to approve the minutes for May16, 2002

Unanimous

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

M/M M. Charlie/D. Notti to approve the agenda.

Unanimous

### **V. COMUNICATIONS**

Handouts at meeting:

1. Supplemental Public Notice – Coastal Management Program. Application to fill and develop significant wetlands, Lt 2, Blk 6, US Survey 3770, and Planning Office email response comments to Office of the Governor, Division of Governmental Coordination.
2. May 17, 2002 letter from Crowley project engineer on status of permits for bulk fuel terminal, and drainage plan application for Public Works Dept review and comment.

**VI. PLANNERS REPORT**

Mr. Malone reported:

June 13<sup>th</sup> Regularly Scheduled Meeting: Just a heads-up – I have no action items yet to agenda for this meeting. The latest time for noticing of items (in the newspaper) will be up on Weds. Also, I will be attending Mental Health Trust meetings in Anchorage and Seward most of next week.

Citywide Orthophoto Mapping Project: Doug Graether, our project lead at ASCG, will be in Bethel on Tuesday to conduct our annual river channel surveys. He will be bringing the final base map on CD and the first grid panels. As previously reported, he will be batch printing these each week until all the panels are completed (217 panels in all).

Corps of Engineers East Ave. Seawall Rehab and Extension of Brown's Slough Bulkhead: I provided a briefing packet on the project for Howard Elliott, Port Director, to be handed out at his Port Commission meeting last week. This was Howard's first meeting with his commissioners since his return earlier in the spring.

Response to Corp's of Engineers Individual Permit Application for the fill and development of Lt 2, Blk 6, US Survey 3770 (Osage Ave – property next to Northern Lights Restaurant): As you can see from the handout, Mike Salzbrun has applied to fill the property adjacent to Northern Lights Restaurant for the purpose of building an equipment warehouse/shop. This total site is significant wetlands and therefore falls under the Corps jurisdiction as far as permitting and our Coastal Management Plan Enforceable Policies.

Crowley Bulk Fuel Terminal Permitting: The other handout is a letter from Crowley's project engineer, Wiley Wilhelm, listing and commenting on the status of this projects permitting. Also attached is a site drainage plan that has been forwarded to our Public Works Department for review. Chuck Willard, our road maintenance foreman, walked the site today and will be forwarding a written memo report on his findings and determinations as to the drainage issues, especially the offsite drainage – routing of drainage water offsite.

**VII. NEW BUSINESS**

ITEM A. PRELIMINARY PLAT, KASAYULI SUBDV, VACATING THE COMMON PROPERTY BOUNDARY BETWEEN LOTS 13 & 14, 15 & 16, 17 & 18 OF BLOCK 7, LOTS 5 & 6, 7 & 8 OF BLOCK 8, AND LOTS 4 & 5 AND 8 & 9 OF BLOCK 9, CREATING CONSOLIDATED LOTS 13A, 15A AND 17A OF BLOCK 7, LOTS 5A AND 7A OF BLOCK 8, AND LOTS 4A AND 8A OF BLOCK 9. APPLICANT IS YUKON KUSKOKWIM HEATH CORP.

PUBLIC HEARING

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Chair Guinn asked Mr. Malone to introduce the item. He also said that he was stepping down as chair due to his possible conflict of interest as an employee of YKHC.

Vice Chair M. Charlie opened the public hearing at 6:33PM

Robin Thompson of YKHC introduced the item for the applicant YKHC.

Commissioner B. Glasheen asked the size of the water and sewer tanks that would be installed for the proposed duplexes by YKHC on these combined lot sites.

R. Thompson said he was not sure but thought they would be 1000 gallon water tanks in each unit and 2500 gallon common sewage holding for each duplex.

Commissioner D. Notti noted that as duplexes they would represent the same sewer and water use as two single family houses on separate lots.

Robin Thompson noted that this was true but duplexes would require less service as the units would be serviced together.

Tauni Rodgers read a petition signed by eighteen residents – text follows:

*We the undersigned homeowners/landowners of Kasayuli Subdivision:*

*1. Do not wish to see the construction of buildings that are not owner occupied out at Kasayuli Subdivision until the road and water issues are resolved by the City of Bethel. Construction of such buildings will have the following effects on Kasayuli and the City of Bethel:*

*An increase in water and sewer services needed in the area.*

*An increase in personnel, salaries, equipment and maintenance for the City.*

*An increase in wear and tear on a road that has not been inspected by an engineer or officially accepted by the city.*

*2. We ask the City to hold YKHC to their promise of putting in a watering point/well house before any other buildings are constructed. This would decrease time spent refilling and trucking services, and wear and tear on the Kasayuli Subdivision road.*

*3. Due to the issue of the roads we are concerned for the safety of Kasayuli residents in an emergency or fire. We ask the City to assist in resolving the issues of the roads by enforcing the requirements needed for them to be accepted. (End of text)*

Robin Thompson responded by saying that single family residences or duplexes will increase demand – YKHC has invested \$100,000. in the development of a water well for the subdivision and YKHC has a grant to study the development of (piped) sewer and water services in the subdivision.

J. Guinn stated that grant to do sewer and water study has been accepted by the city.

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Commissioner D. Notti stated that the road from Tower Road to the (borrow) pit is Faulkners (Faulkner-Walsh Const.) responsibility.

J. Guinn stated – until we (YKHC) close the pit.

Commissioner B. Glasheen asked has the road (access road) been accepted (by the city)?

J. Guinn responded the right-of-way was public but that the road was being maintained by Faulkner as long as the pit was opened.

Vice Chair Charlie closed the public hearing at 6:55PM.

M/M D. Notti/J. Hamilton Accept the preliminary plat.

Discussion:

Commission B. Glasheen stated that he still was not clear on the access road issue. The letter to Public Works Department was never answered (letter submitted at May 16, 2002 Special Meeting signed by the chair of the Public Works Committee).

Commissioner D. Notti stated that he did not think the access road had anything to do with this (matter before the commission).

J. Guinn stated that there are a lot worse roads in town than this (access road) – access road is well maintained – will be maintained by Faulkner until 20 million cubic yards of sand has been extracted (from borrow pit) or contract is terminated.

Commissioner P. Jennings stated that the subdivision roads were always passable this winter.

Vice Chair M. Charlie stated that the city is growing – there is a need for more housing – this is a vacation issue (lot line vacation) – regardless of who is maintaining the roads they will have to be maintained anyway.

Commissioner D. Notti stated that it was not uncommon for some roads to be privately maintained – that this was not uncommon in many other communities.

J. Guinn stated that he has attended many homeowner association meetings (for Kasayuli Subdivision) – corrected several complaints – YKHC will respond to association complaints.

Close Public Hearing at 6:55PM

Vice Chair Charlie asked for a role call vote on the motion:

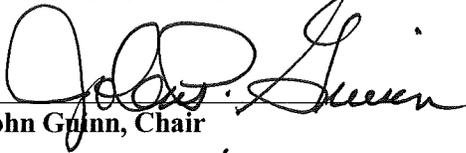
M.Charlie-yes. P.Jennings-yes. B. Glasheen-yes. J.Hamilton-yes. D. Notti-yes J.Guinn abstained.

**VIII. ADJOURNMENT**

M/M J. Hamilton/P. Jennings to adjourn at 7:15PM

Unanimous

Minutes prepared by Sandra Moseley, Administrative Assistant

  
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John Grinn, Chair

Date: 7/11/02