



# CITY OF BETHEL

P.O. Box 388 • Bethel, Alaska 99559

907-543-2087

FAX # 543-4171

## Planning Commission Minutes

### Regular Scheduled Meeting June 12, 1997

CITY OFFICES, CONFERENCE ROOM

7:30 PM

#### I. CALL TO ORDER

Meeting was called to order by Chairman Guinn at 7:30pm.

#### II. ROLL CALL

Commission Members Present: Guinn, Hickson, Warner, Notti, Andrew, Herron  
Absent: Hamilton

Others Present: Lyman Hoffman, Olie and Kappy Olson, Steve Hutchings, Dave Trantham, Donna and Jenifer Chris, Cathy Gross.

#### III. APPROVAL OF MINUTES

M/M Herron/Warner Approve minutes of regularly scheduled meeting of May 8, 1997 and Special Meeting of May 23, 1997.

#### IV. APPROVAL OF AGENDA

John Guinn removed Item D under New Business from the agenda stating that YKHC would not be needing a subdivision of the indicated lots to accomplish their building plans.

Commissioner's statements of conflict of interest:

Commissioner Herron stated that he was a partner in the company applying for the variance under Item B, Old Business. He would abstain from voting but would remain available for direct questions.

Commissioner Hickson stated that he was an agent for the company applying for the property line vacation under Item A, Old Business. He would abstain from voting. He would present the plat and general site plan use for the applicant and remain available for direct questions.

Commissioner Guinn stated that he had a conflict of interest in Item A, Old Business as both an employee of YKHC and project manager for the subdivision under discussion. He would remove himself as the chair and abstain from voting but would remain available for direct questions.

*"Deep Sea Port and Transportation Center of the Kuskokwim"*

**V. COMMUNICATIONS**

None other than that enclosed in the Commission meeting packets.

**VI. PLANNER'S REPORT**

1. The City Planner has completed 8 blocks of AutoCad training in Anchorage. The training was on AutoCad release 13 and intended to improve skills for use on the Planning Departments recently installed AutoCad and ArcView software programs. The intended application for these programs is computer storage of city maps and the generation of planning and other map related information in-house.

2. An as-built survey has been ordered of the undeveloped extension of Second Ave off of East Ave to determine the exact trespass location of the Carl Russell residence. The matter has now been referred to the city attorney for enforcement action.

3. Two other complaint actions that involved encroachment allegations by private land owners were also addressed in the past two weeks.

4. The City Planner met with BNC today (June 12) for another ANSCA 14 (c)(3) worksession. The worksession topics were developing resolution language for the Council and BNC for submittal to BLM on previous easement and ROW selections, future land selections by the city, and the use within the city's new Comprehensive Plan of BNC's land allotment map which shows land selection/ownership of all allottee's within the city boundaries.

5. Under the new July 1 budget the Planning Tech. position has been removed. The administration is presently advertising in-house for a combined Administrative Assistant position to serve both Public Works and Planning. Planning duties that will hopefully be transferred to this new position are reporting requirements under ongoing grant and permit programs (Corps of Engineers wetlands activities, Alaska Coastal Zone Management, etc.), site plan permit issuance and record management (fee collection, record keeping and issuing the permit itself once applications have been approved) and general management of office files and maps.

6. Also under the new budget there will be a new Code Enforcement Officer who's duties in part will focus on sewer and water compliance and site plan enforcement (activities being carried out without site plans - activities outside approved improvements). Hopefully this new enforcement position will result in more uniform - less reactive - enforcement policies.

**VII. PEOPLE TO BE HEARD**

Donna Chris of 121 Torgesen Sq asked for clarification on the land use designation of properties in the Torgesen Sq. area of Mumtretluk Sbdv. She had been informed that her neighbor may be

Planning Commission Minutes June 12, 1997 (Cont.)

filling a lot in this summer on Torgensen for the purpose of storing heavy equipment. Also, whether the city owned the small portion of land above the seawall - at the end of the seawall - adjacent to 115 Torgensen, or was this in private ownership. She posed the question because the site is currently being used to store, what appears to be, private personal property. She also inquired about the possibility of getting some maintenance performed on Torgensen Sq.

Staff could only respond to the first question as to the land use designation of this area as being residential. The storage of heavy equipment is not a permitted use. Responses to the other questions were deferred until they could be reviewed with the Public Works Department.

**VIII. OLD BUSINESS**

ITEM A: PROPOSED ORDINANCE 97-01 ACQUISITION OF ROAD ROW FROM BETHEL NATIVE CORPORATION UNDER ANSCA Sec. 14 (c) (3) FOR THE ESTABLISHMENT OF A PUBLIC ROAD TO KASAYULI SUBDV. REVIEW IN LIGHT OF COUNCIL AND PUBLIC COMMENTS AND MAKE RECOMMENDATION TO COUNCIL.

Chairman Guinn stepped down do to previously stated conflict of interest.

M/M Andrew/Hickson Tom Warner chair the meeting for this agenda item.

Unanimous

Staff reported that the city attorney was working on a detailed memo in response to concerns raised during the previous council meetings. Also had discussed some of these with Steve Hutchings, YKHC's attorney. Mr. Hutchings, who was in the audience, verified this.

Dave Trantham was recognized by the chair and offered that the city need deal with the issue as two separate questions; the 1000 or so feet of road on city property, and the ROW on private land (BNC land), as there were two different land owners involved. Mr. Trantham reported that he had previously met with Gene Peltola, YKHC's CEO, about the matter and felt that all involved needed to concentrate on building some public trust as to how this matter was being handled.

Olie Olson was recognized by the chair and offered that the 1000 feet or so of road on city property must be dealt with.

Commissioner discussion followed about general road design, culverting, dealing with the whole road problem, and the wish for an amicable resolution to the processes once the city attorney's memorandum was received.

M/M Herron/Hickson Table until the next meeting.

Planning Commission Minutes June 12, 1997 (Cont.)

Unanimous - Commissioner Guinn had previously announced his abstention.

Tom Warner stepped down as chair and John Guinn resumed as chair.

ITEM B: EUNKANG CHURCH OF CHRIST LAND LEASE: CREATE A SUBDIVISION OF LOT 1, BLK 5, USS 870 PURSUANT TO CURRENT LAND LEASE BETWEEN THE CITY AND THE CHURCH. REFERRED BY THE CITY COUNCIL TO THE ADMINISTRATION .

Staff presented a preliminary drawing of Lot 1 with a proposed subdivision of this lot into lots 1A and 1B. Lot 1B would be the proposed lease site for the location of the church in accord with the current lease in place between the city and the church.

No objection to this proposed plan. No formal action taken pending formal subdivision platting process.

**IX. NEW BUSINESS**

ITEM A: SOARING EAGLE ORCHARD, INC. : APPLICATION FOR THE VACATION OF A PROPERTY LINE BETWEEN TWO PARCELS IN COMMON OWNERSHIP AND RELOCATING UTILITY EASEMENT TO ACCOMMODATE A COMMERCIAL STRUCTURE PROPOSED FOR THE NEW COMBINED LOT. LTS 5 & 42, BLK 1, MARTINA OSCAR SUBDV. (PRELIMINARY CONSULTATION - PUBLIC HEARING)

Commissioner Hickson stepped down.

Chairman Guinn opened Public Hearing.

Cliff Hickson presented a plat that creates Lot 5A from the vacated boundary line of Lts 5 & 42, Martina Oscar Subdv. and re-routes the utility easement to the north boundary of newly created Lot 5A.

Commissioner Warner questioned if the proposed vacated utility easement was a main lateral utility easement for that portion of Martina Oscar Subdv. Staff reported that it was. However, the currently under development AVCP 35 housing unit is immediately to the north of the subject site - contiguous to the subject sites north boundary, and that utility expansion to the portion of

Planning Commission Minutes June 12, 1997 (Cont.)

Martina Oscar Subdv. where the subject site is located would in all probability be the entry point for utilities; AVCP 35 housing unit existing sewer system where it joins the applicants Martina Oscar Subdv boundary. Thus the relocation of the utility easement to the subjects north boundary would be a necessary step to accomplish this.

No other comments or discussion.

Public Hearing closed.

M/M Warner/Notti Approve the vacation of the lot line between Lots 5 & 42, Martina Oscar Subdv creating Lot 5A, and the relocation of the utility easement pursuant to the submitted plat.

Unanimous Commissioner Hickson had previously announced his abstention.

ITEM B: KISARELUK LIMITED, INC.: APPLICATION FOR THE VACATION OF 10 FEET OF RESTRICTED ACCESS ROAD ROW BETWEEN LTS 18A, 18B AND 18C, BLUEBERRY FIELDS SUBDV. ( PRELIMINARY CONSULTATION - PUBLIC HEARING)

Commissioner Herron stepped down.

Chairman Guinn opened Public Hearing.

Lyman Hoffman, a partner in the applicant company, introduced a plat with the proposed road vacation. Mr. Hoffman explained that in order to accommodate Kisareluk Unlimited's new school bus barn that was proposed for this site, the State Fire Marshall's office required that they have 150 feet of separation between the new structure and the North Star Gas propane storage tank currently on site. This was the purpose of the 10 foot road vacation. Mr. Hoffman also introduced letters of non objection from the two other property owners sharing this restricted access road.

Mr. Hoffman pointed out that the submitted plat before the commission was in error as to the placement of the 10 foot vacation; all 10 feet of the vacated road would be acquired by them. They will have plat corrected and resubmitted showing the vacation of 5 feet from either side of the access road. It is this equal 5 foot vacation from either side of the access road that they are requesting the commission consider.

No further discussion.

Public Hearing closed

M/M Warner/Andrew Approve a plat of vacation that vacates 5 feet on either side of the unnamed restricted access road - to the length of the restricted access road.

Planning Commission Minutes June 12, 1997 (Cont.)

Unanimous Commissioner Herron had previously announced his abstention.

ITEM C: DEDICATION OF PUBLIC PARK ON CITY PROPERTY - CORNER OF OWL ST. AND PTARMIGAN ST. (REFEREED TO COMMISSION BY CITY COUNCIL).

Chairman Guinn opened a Public Hearing.

Cathy Gross opposed this dedication. She stated that she resides in the immediate neighborhood and had experienced two break-ins to her residence from unsupervised children from the AVCP housing complex next to this proposed park. She did not think that developing another unsupervised area for children to congregate in the neighborhood was needed in light of the already available Pinky's Park, ME School and now the currently under development, new swimming pool facility.

Kappy Oslon supported Ms Gross's comments and added that unsupervised children have in the past waited behind bushes for residents to leave their home and then commit break-ins. She also noted that this location (situated on south side of Ptarmigan St.) was notorious for its dust.

Commissioner Warner suggested that one way to address these concerns (previous citizen comments) would be to dedicate the site as an Open Space and not develop a park.

Commissioner Notti commented that there were one hundred or so families within a block or to of the proposed park - people wanted to know when a local park would be developed in the immediate area - people who had spoken to him wanted a local park.

Dave Trantham questioned whether there was funding within the budget to develop such a park.

Commissioner Hickson noted that this corner lot had been historically used by the Public Works Dept. for snow stock piling.

Chairman Guinn and Commissioner Herron noted that there appeared no clear reading on the recommendation of this sites park designation and recommended that the matter be tabled until the Commission's next meeting where hopefully more public comment would be received.

Chairman Guinn closed public hearing.

M/M Warner/Andrew Table the item until next meeting for additional public hearing.

Unanimous

Planning Commission Minutes June 12, 1997 (Cont.)

ITEM D: YKHC: INTERNAL SUBDIVISION OF LOTS 2 & 3, USS 4117  
(OLD HOSPITAL SITE) CREATING LOTS 2A, 3A & 4. (PUBLIC  
HEARING).

Removed from the agenda at the request of YKHC.

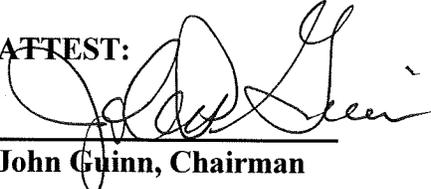
**X. ADJOURNMENT**

M/M Warner/Notti Adjourn meeting.

Unanimous Meeting adjourned 9:00pm.

**PREPARED BY: John F. Malone, City Planner**

ATTEST:

  
\_\_\_\_\_  
**John Guinn, Chairman**

DATE: 7/17/97