
The City of Bethel, Alaska

--- Planning Commission Minutes

June 12, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on June 12, 2008 at 6:30 p.m. in the City Manager's Office, Bethel, Alaska.

John Guinn called the meeting to order at 6:45 p.m.

ROLL CALL

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

Mike Walter Hugh Dymont
Thor Williams John Guinn

Excused absence(s):

Unexcused absence(s): Joy Shantz and Sharon Lindley

Also in attendance were the following:

City Planner Richard Abboud
Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

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| MOVED BY: | Thor Williams | To approve the agenda for the June 12, 2008 Planning Commission Meeting. |
| SECONDED BY: | Mike Walter | |

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| VOTE ON MOTION | 4 yes 0 no motion carried |
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APPROVAL OF MINUTES

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| MOVED BY: | Thor Williams | To approve the minutes from the May 8, 2008 Planning Commission Meeting as amended. |
| SECONDED BY: | Mike Walter | |

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| VOTE ON MOTION | 4 yes 0 no motion carried |
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COMMUNICATIONS- none

PLANNERS REPORT:

From: Rick Abboud, Planning Director
Date: June 9, 2008

Alaska Coastal Management Program: I have been providing comment and review on a few projects in the area.

Code Enforcement Activity: AVCP RHA was the winning bidder for the land disposal and ordinances have been adopted approving the sales of all the land originally recommended by the Planning Commission for disposal to them.

The City is not continuing to pursue the prosecution of tickets issued to those that continue to be found in violation of the Bethel Municipal Code due to lack of authorization of use of an attorney for such actions.

The code enforcement officer has been taking on duties as the safety officer and has been and will be less active with code enforcement.

Corp of Engineers: I have been in contact with our regional representative, Mary Leykom. We have entered into an agreement to obtain an electronic version of our general permit map. This would really enhance the map definition of the permitted areas along with providing a better tool to work with in the permitting process. I have also been informed that the regional director in charge of wetland permitting may be in town in July for a visit. I will work on coordination with other local officials to meet with this person.

Flood insurance/ Community Ratings System (CRS): I have talked Tawny Boothby, the State of Alaska flood plains manager about a proposed visit from a regional representative that qualifies communities participating in the National Flood Insurance Program for additional flood insurance discounts through the CRS program. I was told that this program is reserved for communities that have been recognized for their efforts regarding enforcement of flood plain development regulations of the flood program. After a conversation about the proposed cuts to the department, it was concluded that the progress noted to qualify Bethel for the benefits of the CRS program was going to be heading in the wrong direction and it might be appropriate to direct the visit to a community that would be more deserving of participating in the program. This seems to be the first opportunity to benefit and save the people of Bethel money that will be missed because of the elimination of the Code Enforcement/Planning Technician position.

Hazard Mitigation: The Hazard Mitigation Plan has been pre-approved and the City Council has passed a resolution in support of the finalization of the plan. I expect the plan to be finalized shortly. A current copy may be found on the Planning Department's web page.

Indian Reservation Roads (IRR): An agreement for services to create a unified transportation plan with ONC has been signed and work will be commencing shortly. Stay tuned for further public announcements. This plan will make significant additional funds available for the maintenance, improvement and creation of transportation routes throughout the City.

Recreation Center: We are creating a web site with information regarding the project. The committee has been encouraged to go forth with obtaining plans from an architectural firm for

design. The governor voted the proposed capitol project allocation for FY09. All are invited to attend the Ad Hoc Committee meetings. We meet from 5:15 – 6:15 on the 1st and 3rd Thursdays of the month in the City Council chambers.

Site Plans: Information requests and actual plans have started to come into the office. We have been working with those that wish to get started with projects after break-up.

Transportation Plan: We have a signed agreement for the united City and Tribe transportation plan.

Water Source Protection: I did contact Carrie Godden and she is planning to meet with us in the next few months.

COMMISSIONERS COMMENTS:

Thor Williams: I think one of the issues you know, that comes back, that's why when we said the road to the donut hole was because of that strategic plan and what it says about developing that inner property so that we connect and have lower costs of utilities in our community because if we do another big subdivision out there the cost is just driving this out of the range of most people even the close people now. So I guess that's the situation I wanted to say on that behalf. I think the other comment I have is to let the Planning Commission know that the City Manager did put his resignation in Thursday night after the Council meeting. The Council will go out and look for another person to fill that position in the near distant future and I'll try to work on getting that accomplished.

Mike Walter: I'd like to say that I'm kinda saddened by the loss of another key person in the city administration. I think we're suffering through a tremendous brain drain and we're hemorrhaging and I don't know where it's going to end but I fear it's not over and done with yet. I'm worried.

Hugh Dymont: 3 things: I had intended, when they at our last meeting, the proposed budget, from the City Manager, had voided the Planning Dept. so I had offered to write a letter to Council explaining why that would be a bad idea. Before I did that, actually from the efforts of Thor and another Councilmember, they changed all that and got the City Planner back in, and in particular Thor also got in some secretarial time from Rick's budget. So that got back in so I didn't have to write the letter I intended, but then I got concerned about the code enforcement. There are people on the Planning Commission-myself included-who are concerned about code enforcement. Code enforcement, I'm learning, is more than just neighbor "X" dumping garbage, etc; it can affect people financially. There's people who can't sell their house because the neighbor has turned it into a junkyard, that sort of thing. It really is time intensive. So that's why I wanted to get to the Council from all of us, and Rick happened to be out of town so I talked to Jeff but he was leaving the next day. I don't have the ability to direct someone to give me the information I need anyway, so I went up to talk to him but he wasn't able to do it. So, that's something I'd still like to do, if the Commission would like, to help Council understand what code enforcement is. It's more than somebody knocking on your door saying "we don't like that snow machine". It's not that in the first place, not in this town it hasn't been. So I'd like to work on that if you guys think that's a good idea.

John Guinn: No comments.

UNFINISHED BUSINESS-None

NEW BUSINESS:

ITEM A: Preliminary Plat for division of Lot 14 Block 11, US Survey 3230 A & B, 780 3rd Avenue, Bethel, AK.

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| MOVED BY: | Thor Williams | Recommend approval of preliminary plat with change from 20' to 24'. |
| SECONDED BY: | Mike Walter | |

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| VOTE ON MOTION | 4 yes 0 no motion carried |
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| MOVED BY: | Thor Williams | To suspend the rules to let Bubba Palacios of AVCP address the Planning Commission. |
| SECONDED BY: | Mike Walter | |

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| VOTE ON MOTION | 4 yes 0 no motion carried |
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ITEM B: Preliminary Plat for division of Lot 5A Plat 91-11 and Lots 4 and 7 and Plat 83-7, 405 Ptarmigan Street, Bethel, AK.

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| MOVED BY: | Thor Williams | To approve and adopt the findings of the City Planner and to approve the vacancy and dedication of and approval of Preliminary Plat for division of lot 5A Plat 91-11 and Lots 4 & 7 & Plat 83-7, 405 Ptarmigan St., Bethel, AK. |
| SECONDED BY: | Mike Walter | |

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| VOTE ON MOTION | 4 yes 0 no motion carried |
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ADJOURNMENT:

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| MOVED BY: | John Guinn | To adjourn the meeting June 12, 2008 at 7:30 PM. |
| SECONDED BY: | Mike Walter | |
| VOTE ON MOTION | 4 yes 0 no motion carried | |

APPROVED THIS ____ day of _____ 2008.

ATTEST:

John Guinn, Chair

DRAFT