



CITY OF BETHEL

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Planning Commission Minutes

Regular Meeting July 13, 2000

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Called to order at 7:56 PM by acting Chair D. Notti

II. ROLL CALL

Present: D. Notti, L. Andrew, J. Hamilton, W.Keppel, M. Trailov Kenick, M. Charlie
Excused: J. Guinn

Absent: None

Others Present: John Malone, Planner

Sandra Moseley, Admin. Assistant

Frank Torres, Citizen

Cliff Baker, Surveyor, W.A.V.E. Subdivision

Steve Burke, Variance Applicant

Russell Schwartz, Osbourne Construction

Bob Gross, Project Manager, W.A.V.E.

Hugh Snyder, Variance Applicant

Daniel Smith, Applicant for a preliminary plat

III. APPROVAL OF MINUTES

M/M Kepple/Charlie Approve minutes for both the April 13th and June 15th meetings.
Unanimous

III. APPROVAL OF AGENDA

M/M Andrew/Hamilton Approval of Agenda.
Unanimous

V. COMMUNICATIONS

Copies were distributed of the State DOT&PF - HDR Engineering, Draft, "Bethel Airport Master Plan"

All other communications were included with the meeting packets.

"Deep Sea Port and Transportation Center of the Kuskokwim"

VI. PLANNER'S REPORT

Mr Malone reported:

The enforcement action involving a building moved on to a site without a site plan in Reich Subdv has now been referred to the city attorney.

The city manager advised today that Sen. Stevens office has authorized, in the pending appropriations bill, the use of Corps of Engineers emergency funds for repairs to that portion of the seawall in front of Crow's property on East Ave.

Phase I Sewer and Water Project: The city attorneys office is still resolving one issue involving appraisals for the easement acquisition portion of this project. Whether the states abbreviated appraisal process for small acquisitions (does not require land owner inspection with appraiser) will satisfy federal land acquisition regulation requirements. Both database and manual landowner files are now setup for all 160 + landowners in this phase.

Midles riverbank easement proposal (355 First Ave): The Midles's had submitted a letter for the record at the June 15th Commission meeting concerning the conveyance of an maintenance easement to the city of the river bank portion of their lot. The city manager has authorized the planner to offer (through a vacation) one half of the old city public access property that is contiguous to the Midles's east property boundary in exchange for a maintenance easement in perpetuity. This small parcel served as access to the no longer in existence Tract A waterfront tract. Tract A was lost to erosion almost 20 years ago. The city manager wants to retain a 20 foot utility access easement on this proposed vacated tract. The planner is preparing a letter and drawing, exhibiting this proposal for the city managers approval. The other property owner affected (would receive the other one half of the vacated tract) also needs be noticed of the proposal. If acceptable to the Midles's, this disposal/exchange would proceed under the public land vacation ordinance (Title 17 BMC).

Quarterly and Annual Reports: The first Corps of Engineer quarterly report under our new GP was submitted via the new electronic submission arrangement with the Corps. The fourth quarter and annual report have been submitted for the Coastal Zone Management grant.

A reminder that on Tuesday, July 18th at 12:00 noon, we have a meeting with the Council and DOT&PF at the city council chambers. The subject is our STIP projects.

VII. PEOPLE TO BE HEARD

No one asked to be heard that was not on the agenda.

VIII. OLD BUSINESS

ITEM A. INTRODUCTION OF FINAL PLAT, WAVE CENTER SUBDV. A
SUBDIVISION OF LOT 12, USS 4117 AND LOT 2, POST OFFICE
SUBDIVISION, CHIEF EDDIE HOFFMAN HWY. (PUBLIC HEARING)

Mr. Malone introduced this item. Present were Cliff Baker of Integrity Surveys, who prepared the plat, Bob Gross, W.A.V.E project manager and Russell Schwartz of Osbourne Construction.

Public hearing was opened at 8:05 PM

Cliff Baker the surveyor for the subdivision asked if there were any questions. Commissioner Kepple asked if they had decided on the entrance and exit patterns. Bob Gross stated that will be included in the next stage of site development. Cliff Baker stated that it is a D.O.T issue, driveway access permits to the highway (Chief Eddie Hoffman Hwy). Mr. Malone commented that the Commission had expressed previously the concern for limiting intersections along the highway, and creating parallel to the highway, traffic circulation within the project to reduce the potential of highway congestion. Mr. Malone further commented that the Commission wished to stay abreast of this project as it progressed. Bob Gross assured the Commission that he fully intended to do this.

Mr. Malone asked Cliff Baker if there had been any resolution to the boundary conflict between Chief Eddie Hoffman right-of-way and this parcel. Mr. Baker said that DOT right-of-way people were researching this. Mr. Malone further inquired that if this were resolved by moving the right-of-way north boundary, would this require a supplemental plat be filed. Mr. Baker replied that he thought it would not, that such a correction would be handled in the form of a deed.

Public hearing was closed at 8:15 PM

M/M Notti/Hamilton: Approve the final plat as presented.

Unanimous

IX. NEW BUSINESS

ITEM A. INTRODUCTION OF ABBREVIATED PRELIMINARY PLAT VACATING THE LOT LINE BETWEEN LOTS 4 AND 5, BLK 5, TSIKOYAK SUBDV, CREATING A NEW LOT 4A (4035 TUNRIALIK RD). APPLICANT: DANIEL J. SMITH. (PUBLIC HEARING)

Mr. Malone introduced the applicant, Daniel Smith. Mr. Malone introduced the item and reported that he found no technical problems with the plat and that this could be treated as an abbreviated plat within the platting ordinance as there were no public dedications involved.

Public hearing was opened at 8:16 PM

Daniel Smith stated he intended to make one lot out of two so he could add a garage building to his property.

Public hearing was closed at 8:17 PM

M/M: Kepple/Andrews Approve the abbreviated preliminary plat as presented.

Unanimous

ITEM B. VARIANCE APPLICATION REQUESTING A 10' VARIANCE TO THE ROAD SETBACK OF LOT 17, BLK 2, TURNKEY III SUBDV (150 AKAKEEK ST., BETHEL HEIGHTS). APPLICANT: HUGH SNYDER. (PUBLIC HEARING)

Mr. Malone introduced the applicant, Hugh Snyder. He reported that he had included his Staff Report in the meeting packets. His Staff Report recommended granting the requested variance as indicated on the application.

Public hearing was opened at 8:18 PM

Mr. Snyder explained that he needed this variance because the above ground sewer and water lines occupied approximately 25 feet of the northwest corner of his lot. This required him to locate his new single family home to the extreme front portion of his lot.

Public hearing was closed at 8:20 PM

M/M Andrew/Trailov-Kenick: Approve the variance as requested on the application.

Unanimous

ITEM C. VARIANCE APPLICATION REQUESTING A 4' VARIANCE TO THE ROAD SETBACK OF LOT 2, BLK 4, TUNDRA RIDGE SUBDV (9365 NENQERRALRIA DR.). APPLICANTS: STEVE BURKE AND DARCEY ANDERSON. (PUBLIC HEARING)

Mr. Malone introduced the applicant, Steven Burke. He reported that he had included his Staff Report in the meeting packets. His Staff Report recommended granting the requested variance as indicated on the application.

Public hearing was opened at 8:21 PM

Mr. Burke stated that he had contacted his neighbors concerning this variance and his building addition plans to his home. There were no objection by his neighbors. Commissioner Trailov-Kenick questioned why Mr. Burke was not considering building the proposed addition to the rear of the house as there appeared to be sufficient room to do this on the lot. Mr. Burke replied that the rear of the house was the southern exposure of the residence where the living room and deck were located. Mr. Malone reported that the rear of the lot dropped into a major drainage area that would require significantly more fill to develop. Commissioner Keppel reported that he had viewed the site and agreed that for the intended additions to the house (garage and bedrooms) that a front addition was more practical for this.

Public hearing was closed at 8:28 PM

M/M: Andrew/Trailov-Kenick Approve the variance as requested on the application.

Unanimous

I. X. ADJOURNMENT

M/M Trailov-Kenick/Hamilton to adjourn meeting.

Unanimous

Meeting was adjourned at 8:30 PM

Planning Commission Minutes, July 13, 2000 (Cont)

Minutes prepared by: Sandra Moseley, Admin. Assistant

ATTEST: 

John Guinn, Chair

DATE: 12/19/00