



CITY OF BETHEL

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Planning Commission Minutes

Rescheduled Regular Monthly Meeting September 25, 1997

CITY OFFICES, CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting was called to order by Chairman Guinn at 7:35 pm.

II. ROLL CALL

Commissioner Members Present: Guinn, Hickson, Notti, Warner

Absent: Hamilton, Herron, Andrew

Others present: Marc Stemp, Dave Trantham, Glen Watson, Mike O'Brien, Leonard Mendola, Frank Jones.

III. APPROVAL OF MINUTES

M/M Warner/Notti approve minutes of meeting of July 17, 1997 meeting.

Unanimous

IV. APPROVAL OF AGENDA

Item D under new business was removed do to no further request from Tunista Properties for action by the Commission at this time. Add new Item D under New Business, Leonard Mendola access issue.

M/M Warner/Notti approve agenda as amended.

Unanimous

V. COMMUNICATIONS

Letter from Leonard Mendola. Added to agenda as Item D, New Business. This issue had also been on the City Council agenda for their September 23rd meeting and had been referred to the Planning Commission.

"Deep Sea Port and Transportation Center of the Kuskokwim"

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VI. PLANNER'S REPORT

1. GTE office building encroachment on Main Street ROW: A temporary encroachment agreement has been negotiated by the city attorney with GTE as a non permanent measure for handling this encroachment. Due to this buildings size and recent installation of new central phone switching gear, moving the structure would be a formidable undertaking. The buildings current location appears to adequately accommodate off street parking. There have been no complaints about the buildings current location in regards to the Main St. ROW.

2. The Planner attended a one day workshop on September 29 sponsored by the Office of Management and Budget, Division of Governmental Coordination within the Governor's Office pertaining to an administration introduced bill (SB 186) on permit process streamlining. The workshop was conducted in two stages. First, the Administration presented their objectives in introducing SB 186, the permitting problems that they had identified and the remedies they were proposing. The second stage involved input from the participants as to particular not identified problems, remedies and options. The overall process was viewed from three main areas of concern; noticing, renewals and redundancy of information at renewals, and permitting activities verses other activities needing authority at the state and federal level before proceeding.

3. The addendum to HDR Engineering's current comprehensive plan contract has been executed for the long range in-depth transportation plan for the city. This plan will become an addendum to the current comprehensive plan pending adoption. The project is scheduled for completion in May of 1998.

4. DOE has granted the city an access permit for the construction of the new 420,000 gallon water storage tank facility on Ridgecrest Dr. immediately adjacent to the present water treatment plant. This installation will require a variance as to the setback requirements on Ridgecrest Dr. This application is on the current agenda.

VII. PEOPLE TO BE HEARD

None

VIII. OLD BUSINESS

ITEM A: REPORT BY STAFF AND YKHC ON PROGRESS OF KASAYULI SUBDV.

Commissioner Guinn stated that he had a conflict of interest in this agenda item as both an employee of YKHC and project manager for the subdivision under discussion. He would remove himself as the chair.

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M/M Warner/Notti Cliff Hickson chair the meeting for this agenda item.

Unanimous

John Guinn, the commission members present and the planner went through the 17 page August 27 remediation plan document submitted by YKHC. It was noted in discussion that two separate issues were of concern. First, the access road acquisition by the city council from BNC as an ANSCA 14 (c) (3) reconveyance, and the dedication of a public right-of-way by the city council for that portion of the road that was on city ground. Second, the majority of technical concerns addressed within the document would be cured with an amended replat.

Items of additional discussion and concurrence among the commissioners present were:

1. Establishment of an escrow account by YKHC as a suitable assurance bond for public improvement completion.
2. Waive the requirement for the construction of boardwalks as being less desirable and excessively costly to maintain by the city then the public easements already in place .
3. Waive the requirement that the developer (YKHC) adopt/apply house numbering - better handled by the city .
4. Waive requirement that all lot corner monumentation identification be displayed on the replat - plat would be to cluttered.
5. That the staff prepare a resolution for the City Council's consideration for the dedication of a public road right-of-way on the city owned Lts 3 and 4, of Section 13 (portion on city land of the proposed Noel Polty access road to Kasayuli Subdv.).

As this was a reporting item on the agenda and a sufficient quorum did not exist in light of John Guinn's stated conflict of interest in this matter, no further action was taken.

Cliff Hickson stepped down as Chair and John Guinn resumed as Chair.

ITEM B: REPLAT OF BLOCK 2, MARTINA OSCAR SUBDV. AND PORTION OF NEW CITY CEMETERY SITE. AVCP REGIONAL HOUSING AUTH. BY KARLUK DESIGN, AVCP'S CONTRACTOR.

Presentation of Amended Final plat by Glen Watson of AVCP Regional Housing Authority. This amended plat, in part, incorporated the 15' slope maintenance easement into the new city cemetery parcel that was previously approved by the commission and city council for the Owl Street extension on the east boundary of Block 2, Martina Oscar Subdv.

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M/M Warner/Notti To accept the amended final replat of Block 2, Martina Oscar Subd.

Unanimous

IX. NEW BUSINESS

ITEM A: VARIANCE APPLICATION BY CITY OF BETHEL. VARIANCE AS TO ROAD SETBACK REQUIREMENTS FOR CONSTRUCTION OF A NEW 420,000 GALLON WATER STORAGE TANK AT THE CITY'S WATER TREATMENT SITE ON RIDGECREST DR. (PUBLIC HEARING)

Chairman Guinn opened public hearing.

Staff reported that this application had been submitted by CRW Engineering, the city's contractor for the construction of a new 420,000 gallon water storage tank on a small triangular parcel of land. This parcel had been provided by the State Dept. of Education along the city's portion of Ridgecrest Dr. immediately adjacent to the existing city water treatment facility. The site size restrictions (sewer and water lines boarder its east boundary, Ridgecrest Dr. borders its west boundary) required a design consideration that encroached approximately 5 feet into the normal (15 feet) setback required for Ridgecrest Dr. That this encroachment would have no effect on safe vehicle traffic along Ridgecrest Dr. nor normal maintenance operations on the road.

No other testimony was offered.

Chairman Guinn closed the public hearing.

M/M Warner/Notti To grant the City of Bethel a variance of 5 feet as presented within the variance application.

Unanimous

ITEM B: RESOLUTIONS PREPARED BY PLANNING STAFF AND BETHEL NATIVE CORP. FOR THE RECONVEYED ROADS, EASEMENTS AND RIGHTS-OF-WAYS FROM BETHEL NATIVE CORP. TO THE CITY FOR SUBMITTAL TO BLM , AND THE CREDITING OF 381 ACRES PREVIOUSLY RELINQUISHED BY BETHEL NATIVE CORP. UNDER ANCSA 14 (c)(3) .

Marc Stemp, CEO of Bethel Native Corporation made an oral presentation giving some of the history behind these resolutions. The city planner did also. It was reported by the planner that these two proposed resolutions had been on the City Council agenda for their September 23rd. meeting.

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The council had decided to take no action until the items were considered by the planning commission. The council was notified that the Planning Commission was having a rescheduled monthly meeting on September 25th. The council scheduled a special meeting for September 26th to consider the recommendations of the Planning Commission. Also, the council appeared to have one objection with the resolution pertaining to the reconveyance of land for the public road right-of-way for the Noel Polty Road to Kasayuli Subdv.; did not want to consider at this time.

M/M Warner/Notti To recommend to the City Council adoption of the resolutions as presented with the exclusion of the Noel Polty road right-of-way.

The commission directed staff, in light of the previously introduced and discussed remediation plan for Kasayuli Subdv., to draft a separate resolution pertaining to the acquisition from BNC of the Noel Polty Road right-of-way.

ITEM C: PROPOSAL FOR THE ACQUISITION OF A PORTION OF TRACT C, USS 3770
(CITY SUBDV) BY A CONTIGUOUS LAND OWNER WHO'S RESIDENCE
CURRENTLY ENCROACHES. (449 NAPAKIAK DR.)

A letter from Mr. Greg Roczicka with attached sketch of the proposed city land being requested for purchase had been included in the commission meeting packets. Neither Mr. Roczicka nor a representative were present. It was felt by the commission members present that due to this being a rescheduled meeting of rather short notice that they would consider the request as outlined in Mr. Roczicka's letter. In discussion, it was noted that Mr. Roczicka was offering to pay for this approximate 4,600 S/F parcel at the same amount that the property originally sold for in 1978 due to a mishap in the location of his house that he was attributing to a previous unnamed city employee. The commission members present felt that such a disposal, if it were to be recommended, would have to be conducted in accordance with city ordinance, i.e. at current appraised market value. Also, that the encroachment of the residence in question was but a few feet on city property and moving the residence into setback conformity would appear equally as cost effective a cure as the city land purchase being requested. Further, that recommending to the city council such a disposal would be setting a very poor precedence under these circumstances.

M/M Warner/Hickson Not recommend this land disposal action to the city council.

Unanimous

ITEM D: ADDED AGENDA ITEM: FRANK JONES AND LEONARD MENDOLA ACCESS
ISSUE, LT 4, Blk 18, USS 3230 A&B (FRONT ST.)

Frank Jones, the property owner, appeared with Leonard Mendola, the current occupant. A letter to the Planning Commission signed by Mr. Jones and Mendola had previously been distributed to the commission members present at the beginning of the meeting. Mr. Jones thought the city was the

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owner of a lot immediately southwest of the subject and was going to request of the city a driveway access easement to his presently land locked Lot 4. It was reported by staff that the ownership of this lot was Bethel Native Corporation. The city owned no lots that were contiguous to Mr. Jones Lot 4.

No further action taken.

X. ADJOURNMENT

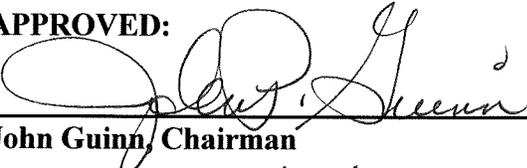
M/M Warner/Hickson Adjourn meeting.

Unanimous

Meeting adjourned at 10:20 pm

Minutes prepared by: John F. Malone, City Planner

APPROVED:



John Guinn, Chairman

DATE: 10/9/97