



# CITY OF BETHEL

P.O. Box 388 • Bethel, Alaska 99559  
907-543-2087  
FAX # 543-4171

## Planning Commission Minutes

### Regular Monthly Meeting October 9, 1997

CITY OFFICES, CONFERENCE ROOM

7:30 PM

#### I. CALL TO ORDER

Meeting was called to order by Chairman Guinn at 7:45 PM

#### II. ROLL CALL

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

Others Present: Greg Roczicka, Ken Weaver

#### III. APPROVAL OF MINUTES

M/M Hickson/Notti Approve the minutes of the meeting of September 25, 1997.

Unanimous

#### IV. APPROVAL OF AGENDA

M/M Notti/Hamilton Place reconsideration of the Commission's September 25th denial of Greg Roczicka request to purchase city land adjacent to his property in City Subdivision as Item B under New Business.

#### V. COMMUNICATIONS

Letter from Bethel Native Corp. requesting placing the Small Boat Harbor resolution for Map of Boundaries to BLM on November 13, 1997 regularly scheduled meeting agenda.

#### VI. PLANNER'S REPORT

1. Community Block Grant (Honeybucket Grant): The Administration has been negotiating with DCRA for an extension of this grant which expired on the September 30 (Federal fiscal year). Fourteen homes have been completed and it is estimated that sufficient funds remain to complete the grant target of 21 homes. The assistance of Senator Hoffman and Representative Ivan has been sought in this negotiation.

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

Planning Commission Minutes October 9, 1997 (Cont.)

1. Community Block Grant (Honeybucket Grant): The Administration has been negotiating with DCRA for an extension of this grant which expired on the September 30 (Federal fiscal year). Fourteen homes have been completed and it is estimated that sufficient funds remain to complete the grant target of 21 homes. The assistance of Senator Hoffman and Representative Ivan has been sought in this negotiation.

2. BNC has prepared a proposed map of boundaries to be submitted to BLM for the existing small boat harbor. A resolution from the City Council in support of this needs also be prepared/introduced. BNC has requested that this item be placed on the Commissions November 13th agenda. The staff is also preparing a letter to BNC requesting additional land for necessary expansion within the boat harbor. This letter should be out next week with an attached drawing. Staff is recommending that both be considered together at the November meeting, i.e. one resolution and one map of boundaries be submitted to BLM that contains the original boat harbor reconveyance and the additional selection.

**VII. PEOPLE TO BE HEARD**

Commissioner Hamilton inquired about various buildings and improvements being placed on lots along Ptarmigan St. as to whether they had site plan permits; were subject to Fire Marshall permitting as commercial enterprises, etc.

**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.

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

Unanimous

John Guinn reported that proposed amended final plat had been completed and would be available for distribution to the Commissioner's shortly.

Issues discussed:

1. At this time YKHC intends to leave Open Space as dedicated on plat, i.e. will remain as open space subject to the uses already prescribed in ordinance. Open space could be conveyed/deeded to another entity such as home owners association and restricted as to uses within deed. Maintenance and use enforcement would then be responsibility of home owners association.

Planning Commission Minutes October 9, 1997 (Cont.)

2. Marsh lands will remain undisturbed.

3. Selection of City/YKHC agreed upon engineer for purpose of establishing dollar amount of remaining public improvement work within the project for purpose of establishing escrow account. Also, for determining when public improvement work is completed.

4. Letter from DOT stating that the airport tower road was a public road and would remain so should be attached to plat for recording purposes.

End of discussion.

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

**IX. NEW BUSINESS**

**ITEM A: REVIEW THE FINAL DRAFT OF THE COMPREHENSIVE PLAN FOR  
RECOMMENDED ADOPTION BY THE CITY COUNCIL .**

The new City of Bethel Comprehensive Plan had been mailed to the Commissioner's two weeks prior to the meeting.

M/M Hamilton/Notti Recommend to the City Council adoption of the August 1997 final draft of the Comprehensive Plan.

Unanimous

**ITEM B: RECONSIDERATION OF DENIAL OF GREG ROCZICKA'S PROPOSAL FOR THE  
ACQUISITION OF A PORTION OF TRACT C, USS 3770 (CITY SUBDV). RESIDENCE  
CURRENTLY ENCROACHES ON CITY OWNED TRACT C (449 NAPAKIAK DR.).**

Discussion as to recommending a smaller portion of the proposed acquisition site adequate to accommodate encroachment and setback requirements of residence - have wooden deck removed from city land.

M/M Notti/--- Recommend to convey a portion of Tract C 15' from the west property line, and parallel to the west property line, of Lt 1, Bk 4, Resub. Block 9, USS 3770 to Greg Roczicka. Move detached wooden deck inside this new property boundary.

Planning Commission Minutes October 9, 1997 (Cont.)

Motion failed for lack of a second.

Chairman Guinn seconded the motion for the purpose of additional discussion.

Cliff Hickson requested to see "hard numbers" before continuing with more discussion. The cost of moving the residence into setback compliance on the owners lot verses the cost of acquiring the additional land proposed in the failed motion. He stated that he was not comfortable with the city land disposal as a method to cure this when the existing lot that the residence occupied was so large.

Mr. Roczicka said he would get the information requested by Cliff Hickson. However, he would be out of town for the November scheduled meeting and requested to be placed on the December meeting agenda.

M/M Hamilton/Hickson Table until December 11 meeting when Mr. Roczicka will be in town and will have cost information available.

Unanimous

**X. ADJOURNMENT**

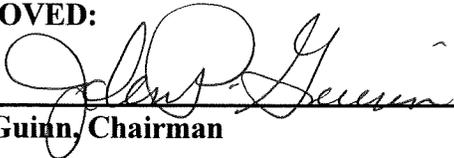
M/M Hamilton/Notti Adjourn Meeting.

Unanimous

Meeting adjourned 9:00PM

**Minutes Prepared by: John F. Malone, City Planner**

**APPROVED:**

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

**DATE:** \_\_\_\_\_

11/13/97