
City of Bethel, Alaska

Planning Commission Minutes

November 10, 2004

Regular Scheduled Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on November 10, 2004 at 6:35 p.m. in the Public Works Bldg, 2nd Floor Conference Room, Bethel, Alaska.

Chair John Guinn called the meeting to order at 6:35 p.m.

ROLL CALL

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

John Guinn Joan Hamilton Pat Jennings
Tundy Rodgers Brian Glasheen

Excused absence(s): Mark Charlie, Joy Shantz

Unexcused absence(s):

Also in attendance were the following:

John Malone, City Planner via tele-conference
Emilee Kutch, Planning Technician
Marc Stemp, BNC (Item A)

APPROVAL OF MINUTES

MOVED BY:	T. Rodgers	Approval of the September 19 and October 28 minutes.
SECONDED BY:	J. Hamilton	

VOTE ON MOTION	Unanimous
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APPROVAL OF AGENDA

MOVED BY:	J. Hamilton	To approve the agenda.
SECONDED BY:	T. Rodgers	

VOTE ON MOTION	Unanimous
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COMMUNICATIONS

None aside from that included in the meeting packets.

PLANNERS REPORT

J. Malone reported:

Corps of Engineers - Brown's Slough Easements: Continuing with land negotiations on the COE easements on Brown's Slough. Mary Samuelson and Hoffman Fuel, through their respective attorneys, had concerns about the indemnification provision in the easement document, and wanted more explanation on the extent of construction that was going to take place on their property. These concerns appear to now have been adequately addressed.

Alaska Coastal Management Program Plan Rewrite: You will recall that DNR provided grant funds to all the coastal areas and districts for contracted plan rewrites. Our grant award was \$18,000. Eileen Bechtol, the only respondent to our RFP, has since signed a contract agreement with us. Council had previously approved the grant and we received the final approval documents from the state which were executed and returned.

Cadastral Mapping Project: I spoke to Larry Clamp of ASCG, last Friday. We agreed on the final hardware and software licensing for the database transfer from our city CAD maps to the new ArcView software program.

PEOPLE TO BE HEARD

None

COMMISSIONERS COMMENTS

P. Jennings – none

T. Rodgers – Council received a letter from BNC regarding the Doughnut Hole. It's very understanding and communicable.

J. Malone responds he has not received this letter.

T. Rodgers replies it's a letter to let BLM handle it to make their decision and determine who's land it is (core township lands) and plan accordingly, instead of fighting with lawyers.

J. Hamilton – none

B. Glasheen - none

J. Guinn - none

UNFINISHED BUSINESS

None

NEW BUSINESS

Item A – BEGIN COUNCIL DIRECTED PLANNING EFFORT FOR RIGHTS-OF-WAYS AND OTHER DEVELOPMENT ISSUES IN "DOUGHNUT HOLE". FOCUS AREA IS CITY PROPERTY WEST OF CITY SUBDIVISION.

DISCUSSION ITEM

Chair J. Guinn opens the floor to Marc Stemp, BNC.

M. Stemp will fax a copy of the BNC letter to the Planning Office for distribution. Basically what we are asking from the City, since there is a question of the title of the " Doughnut Hole" (Core Township Lands). It is our position that the land was conveyed in error by BLM and similar to the TACAN Site. The letter states BNC will hold off on the hearing and ask the city to place a hold on any development. BNC is pursuing the receipt of federal surplus lands elsewhere and may ask the city's assistance in this. T. Rodgers asks if Mr. Stemp will object to looking at a plan drawn up by a friend, showing the proposed site, instead of everything expanding west. Also to alleviate traffic problems.

J. Guinn asks about the zoning for this area.

T. Rodgers suggests waiting until an agenda item to discuss zoning. Also to develop a road would cost \$1 or \$2 million dollars/ per mile, with the city and BNC owned pits, it will not cost that much. If we invite the land owners to compromise moving forward with a preliminary plan.

J. Guinn asks J. Malone if at the next meeting the agenda is not heavy to plan on a work session inviting the owner's, such as, Mary Romer, Elena Phillips, BNC, ONC, Janet Kaiser.

J. Malone agrees.

T. Rodgers asks if the Planning office will get the invitation out.

J. Malone responds, "certainly, we will get the letters drafted."

ADJOURNMENT

MOVED BY:	J. Hamilton	To adjourn the meeting at 7 p.m.
SECONDED BY:	B. Glasheen	

VOTE ON MOTION	Unanimous
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Minutes prepared by Emilee Kutch, Planning Technician.

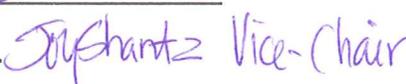
Next Scheduled Meeting is December 9, 2004

APPROVED THIS ____ **day of** _____ **2004.**

ATTEST:



John Guinn, Chair


Jay Shantz Vice-Chair