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# City of Bethel, Alaska

## --- Planning Commission Minutes

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December 9, 2004

Regular Meeting

Bethel, Alaska

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### CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on December 9, 2004 at 6:30 p.m. in the City Hall, Council Chambers, Bethel, Alaska.

Vice Chair Joy Shantz called the meeting to order at time 6:30 p.m.

### ROLL CALL

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

Brian Glasheen	Mark Charlie	Joy Shantz	Pat Jennings
Tundy Rodgers	Joan Hamilton		

Excused absence(s): John Guinn

Unexcused absence(s):

Also in attendance were the following:

John Malone, City Planner  
Emilee Kutch, Planning Technician  
Hugh Dymont, Mayor  
Sharon McClintok, BNC, Item A – Unfinished Business  
Marc Stemp, BNC, Item A – Unfinished Business  
Willie Keppel, Item A – Unfinished Business  
Mary Romer, Item A – Unfinished Business  
Scott Sidell – Item A – Unfinished Business  
Mike Shantz – Item A – Unfinished Business  
Yolanda Jorgensen – Item A – Unfinished Business  
Dave Trantham – Item A – Unfinished Business  
Thor Williams – Item A – Unfinished Business  
Jeff Blevins – Item A – Unfinished Business

### APPROVAL OF MINUTES

<b>MOVED BY:</b>	T. Rodgers	To approve the minutes from the November 10, 2004 Planning Commission meeting.
<b>SECONDED BY:</b>	M. Charlie	

<b>VOTE ON MOTION</b>	Unanimous
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concern by the feds arose from the new regulations. Many of these concerns had been long voiced by the coastal districts. The feds also provided some 19 + pages of questions concerning these amendments they want the state to respond to by March 2005 before they will reconsider preliminary approval. If the resubmitted program is granted preliminary approval by OCRM, the next level is National Environmental Policy Act review. This review will determine if the program changes to the states program is significant enough to require a district by district environmental assessment.

The meeting handout letter addressed to state Sen. Gary Stevens is from Marv Smith, the current chair of our Alaska Coastal District Association. He is writing as District Coordinator for the Lake and Peninsular Borough. I think this letter does an excellent job of articulating the concerns that have been raised since the passage of HB 191 two years ago.

In the meantime our contractor Eileen Bechtol, who is developing our new plan, reported last week that she is proceeding with our plan draft. As a reminder, she is scheduled to present this for your review and comment at our February meeting.

AVCP-RHA Variance Application in Abeyance: Several months back you agreed to hold a variance application for a new bunkhouse facility that was encroaching on the ROW adjacent to the LuLu Heron Center pending a realignment plat for this ROW. This proposed realignment would cure the encroachment and also increase the width of this ROW from 50' to 60' (current minimum city standards). This week Larsen Engineering uploaded a draft final of this plat and I have replied with additional ordinance compliance requirements to be inserted. So hopefully you will be seeing this on you agenda shortly.

Cadastral Mapping Project: I received an email update yesterday from our contractor Larry Clamp of ASCG. He informs that hardware and software are on there way to ASCG's offices in Anchorage.

Site Plan Permit Applications and Code Enforcement: It looks like we will close out the calendar year with 143 Site Permits issued – this is a record. Emilee reports that sanitation code violations continue on the rise. Several are previously cited residences. The court has inquired of Emilee about a city resolution to this that will better address a disposition for those households that are apparently destitute and without a means to pay. In the past two weeks another eight vehicles were owner released to the crusher site.

## **PEOPLE TO BE HEARD**

**None**

- We will be happy to foot the expenses for roads.
- We can save a lot of money having City build roads.
- We have gravel; the contract is going to end soon.
- Plan for the future - built it right - we can haul sand out of the City pit.

M. Shantz asks the Planning Commission to table this discussion until the City Council has had a chance to review and respond to BNC's letter, then let Council set direction.

H. Dymont stated that many people were invited to this discussion and respect the wishes of the Chair to open the floor to other people.

Vice Chair J. Shantz asks W. Keppel to summarize in five minutes.

W. Keppel in summary;

- It's time to sit down and talk, put money into a trust fund.

Vice Chair J. Shantz thanks W. Keppel for the good ideas that will be sent forward to council.

S. Sidell, homeowner in Blueberry Subdivision has concerns about health, safety and traffic issues if through roads were added to Blueberry Subdivision - preserving Blueberry Subdivision as a residential subdivision.

Yolanda Jorgensen states that this will be on the next Council meeting for discussion.

T. Rodgers asks for unanimous consent from the Planning Commission to put this discussion off until after the Council meeting.

No objection.

.....DISCUSSION ITEM

<b>MOVED BY:</b>	T. Rodgers	Postpone until deliberation/disposition of City Council regarding BNC letter
<b>SECONDED BY:</b>	J. Hamilton	

<b>VOTE ON MOTION</b>	Unanimous
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**NEW BUSINESS**

**Item A –. RESOLUTION #04–05. FINAL PLAT APPROVAL OF KASAYULI SUBDIVISION ACCESS ROAD.**

Vice Chair J. Shantz ask J. Malone to introduce Item A.

J. Malone reports this is the final plat for Kasayuli Subdivision Access Road. YKHC has completed the final improvements this summer and the City accepted those improvements. This survey incorporates the right-of-way changes brought about by these improvements. Staff recommends approval for Resolution #04-05.

**ACTION ITEM**

<b>MOVED BY:</b>	T. Rodgers	Roll call vote to pass Resolution #04-05
<b>SECONDED BY:</b>	M. Charlie	

<b>VOTE ON RESOLUTION</b>	6-yes/0-no/0-abstained
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# City of Bethel, Alaska

## Planning Commission Minutes

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November 10, 2004

Regular Scheduled Meeting

Bethel, Alaska

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### 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, 2<sup>nd</sup> 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

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

<b>VOTE ON MOTION</b>	Unanimous
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### APPROVAL OF AGENDA

<b>MOVED BY:</b>	J. Hamilton	To approve the agenda.
<b>SECONDED BY:</b>	T. Rodgers	

<b>VOTE ON MOTION</b>	Unanimous
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### COMMUNICATIONS

None aside from that included in the meeting packets.

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**

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

<b>VOTE ON MOTION</b>	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:

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John Guinn, Chair