



# CITY OF BETHEL

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

## PLANNING COMMISSION MINUTES

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DATE: Dec 14, 1995

### City of Bethel Planning Commission

#### Regular Meeting of December 14, 1995

#### I. CALL TO ORDER

The meeting was convened at 7:30 PM, at the City Finance Conference Room, Bethel, Alaska, by Chairman Guinn.

#### II. ROLL CALL

Present: Guinn, McComas, Hickson, Andrew, Warner

Absent: Hamilton, Metcalfe

#### III. APPROVAL OF MINUTES

**motion** M/M by Warner, 2nd by Hickson to approve the minutes of the September 21, 1995, regular Commission meeting as presented.

#### IV. APPROVAL OF AGENDA

**motion** M/M by Andrew, 2nd by Warner to approve the agenda with the addition of Item D. Voice vote. Motion carried unanimously.

#### V. COMMUNICATIONS

No communications

#### VI. PLANNER'S REPORT

The Planning Manager vacancy has received a good response and a new Planner is expected to be hired later this month.

The Carl Russell issue is still unresolved. The buildings have not been moved and Mr. Russell has obtained the services of Alaska Legal Services.

**VII. PEOPLE TO BE HEARD**

Louie Andrew, speaking for his uncle, brought the Carl Russell issue back to the Commissions attention. The problem should continue to be pursued. Helen, a neighbor, indicated that Mr. Russell had been stealing electricity, exhibiting rude and foul behavior, throwing trash in others yards and that there was a problem with his dogs. Mr. Warner indicated that this issue was now out of the Planning Commissions hands and that individuals should go directly to the City Council. It was asked that the Planner have the City Manager bring this matter to the councils attention.

Cliff Hickson indicated that new construction was observed at the Blueberry Motel. He asked that the City Fire Chief be informed and that this matter be investigated.

**VIII. OLD BUSINESS**

There was no old business

**IX. NEW BUSINESS**

**ITEM A: CONDITIONAL USE PERMIT LOT 1, BLOCK 3, MUMTRETLIK - GARRIS KINEGAK**

Garis Kinegak requested a conditional use permit for a commercial use in an area zoned residential. He would like to open a slot car and hobby shop at 120 Kinegak Street.

Reasons for granting a conditional use permit would be:

- 1) Drug and alcohol free environment,
- 2) Open 4 p.m. to 10 p.m. on weekdays and weekends to 11 p.m.,
- 3) Minimal neighborhood impact,
- 4) Creates another safe place for children to go during the long winter evenings.

Mr. Kinegak has showed the Planning Commission a petition signed by most of the neighboring homeowners and there were few in disfavor of his idea. He answered questions from the board.

Connie Sonivan was concerned about the traffic. An increase in neighborhood traffic was not indicated. Stuart Greydanus asked about people loitering in the area. He was told that the site would be limited to 8-16 people at a time. Tom Warner Asked what age group would be involved. It was estimated that the clientele would be teenage to young adult. Cliff Hickson asked what expansion possibilities had been looked into and how many employees would there be. Future expansion would require the need for a new location and the number of employees would be limited to family members.

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**DATE: Dec 14, 1995**

**motion** M/M by Warner 2nd by Andrew to grant the conditional use permit with the following restrictions:  
1) After two years from the opening in this location Mr. Kinegak will be required to come back for a renewed approval,  
2) Any building expansion must be approved by the Planning Commission.  
Voice vote. Motion passed unanimously.

**ITEM B: REVIEW OF TITLE 15, 17, AND 18 BETHEL MUNICIPAL CODE** ITEM B:

The City Clerks finished codifying the Bethel Municipal Code book and asked the Planning Commission to review the titles that relate to the Planning Department and to look for omissions, conflicts, redundancy, mistakes and ways to make the titles more effective.

It was the consensus of the committee that Chapter 15 could be moved to Chapter 18 under land use and that the Site Plan Requirements were redundant. It was decided that the other Chapters would be addressed in following meetings.

**X. ADJOURNMENT**

**motion** M/M by Guinn 2nd by Warner to adjourn the meeting. Voice vote. Motion carried unanimously.

**PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1995.**

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

**ATTEST:**

\_\_\_\_\_  
**Richard Nolan, Acting Planning Manager**

**V. COMMUNICATIONS**

We have received two subdivision plats which will be given public notification and then come before the commission at the next meeting. One is the final plat for the Martina Oscar subdivision and the other is for a five lot subdivision on a lot owned by Maro Kargas.

**VI. PLANNER'S REPORT**

The new Planning Manager has been hired. He is James Hoppenworth, a local hire, whose wife Jody Davis is an attorney here. He will be on board the 18th of January and will immediately go to the Alaska Coastal Management District Conference in Anchorage on the 21st. Included in the packet is a brief description of his planning background.

The Planning Department has started to vigorously pursue unpermitted activity in the city. Letters are being sent to those individuals who have not gotten permits for any construction. Two of those mailed letters have been Ken Dorsett, Blueberry Motel, and Kilsoo Su, Kim's Burgers. Also, those people planning duplexes have been sent copies of Ordinance # 95-29 with the notice that they are to conform to the new ordinance.

**VII. PEOPLE TO BE HEARD**

**VIII. OLD BUSINESS**

There is no old business.

**IX. NEW BUSINESS**

**ITEM A: VARIANCE FOR EXISTING STRUCTURE LOT 17, BLOCK 6, USS 3770 - JAMES FEASTER**

James Feaster has asked for a variance for an existing porch which encroaches on the utility easement and the 10' side setback. The variance is required for financing purposes.

The Planning Department sees no reason to deny this variance. There is no new construction required and the 3' 8" encroachment has been in the setback since the construction of the building a number of years ago.

October 26, 1995  
320 S. 46th St.  
Philadelphia, PA 19143

City of Bethel  
Bertha Angaiak, Administrative Clerk  
P.O. Box 388  
Bethel, AK 99559

Dear Ms. Angaiak,

Thank you for sending me information on the position of City Planning Manager. I would like to be considered for this position.

I have three years' experience as a planner for a consulting and engineering firm in Illinois. My specific duties included: frequent preparation of State and Federal grant proposals; general demographic assessments and more specialized waste needs assessments; research on local facilities and capacities; meetings with citizens' advisory committees to discuss planning options for the community; public meetings to discuss findings and recommendations; preparation of public planning reports; the tracking of all planning related legislation in the State General Assembly and Congress; facilitation in the formation of several intergovernmental agencies; tracking of the use and success of waste related ordinances throughout rural and suburban Illinois; and management of nearly all aspects of several planning projects including financial aspects. I performed planning for numerous rural communities ranging in population from a few hundred to 35,000. I was a member of the American Planning Association and the Illinois Solid Waste Association while employed here. Prior to taking this position I received a B.A. in Public Policy from University of Chicago.

I am currently in graduate studies at University of Pennsylvania to attain a M.S. degree in applied economic analysis. This degree is almost completed. I will be in Bethel from November 18th to the 25th at phone number 543-3951. Prior to then I can be reached at (215) 748-0691. I hope you find the right person for your position and I hope you'll consider me as a strong possibility. Thank-you.

Sincerely,



James Hoppenworth



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## NOTICE OF A VARIANCE

**NOTICE IS HEREBY GIVEN** that the Planning Commission of Bethel, Alaska will hold a public hearing to consider a variance proposed by James Feaster.

**DESCRIPTION OF THE PROPOSED VARIANCE:** The proposal requests a variance for an existing porch which is within the 10' side setback.

**LOCATION OF THE PROPOSED VARIANCE:** 402 Napakiak Street more properly described as: Lot 17, Block 6, USS 3770, Block 9, Bethel, Alaska.

**DATE OF PUBLIC HEARING:** January 11, 1996.

**TIME AND PLACE OF PUBLIC HEARING:** The City Office Building conference room, 7:30 PM.

Fee paid  
\$50.00  
12/12/95 JMA

CITY OF BETHEL

**VARIANCE APPLICATION**

Pursuant to Ordinance No. 145, a variance application must be filed when any given construction and/or activity is proposed within any restricted area on a given parcel where said construction and/or activity would not normally be allowed in the zone district as designated.

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FILE NAME: JAMES FEASTER  
(Applicant or Project Name)

Date application filed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ Receipt #: \_\_\_\_\_

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Applicant/Property Owner: James Feaster  
P.O. Box 805 City Bethel State AK Zip Code 99559  
Home Phone 543-3183 Work Phone 543-4376

Name of Subdivision (if applicable): "City Sub"

Legal Description of Property: Block 6, Lot 17, US Survey # 3770 Block 9

Size of Property: Approx: 75' x 200' Land Use Designation: residential

Does the project require review by any other government agencies (such as, State Fire Marshall or the Corps of Engineers)? No.

PROJECT DESCRIPTION: 4' of existing porch encroaches on utility easement and violates 10' set back requirement. Require variance for financing approval.

In addition to the above description, please attach a scaled site plan. On the site plan show where the lot is located in relation to the nearest access road. Also show any existing and/or proposed structures, the location of proposed fill, existing and/or proposed drainage ditches and/or culverts, and the requested variance in relation to the required setbacks.

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For Planning Department Use: On \_\_\_\_\_, the Planning Commission \_\_\_\_\_ this request for a variance.  
(approved/denied)

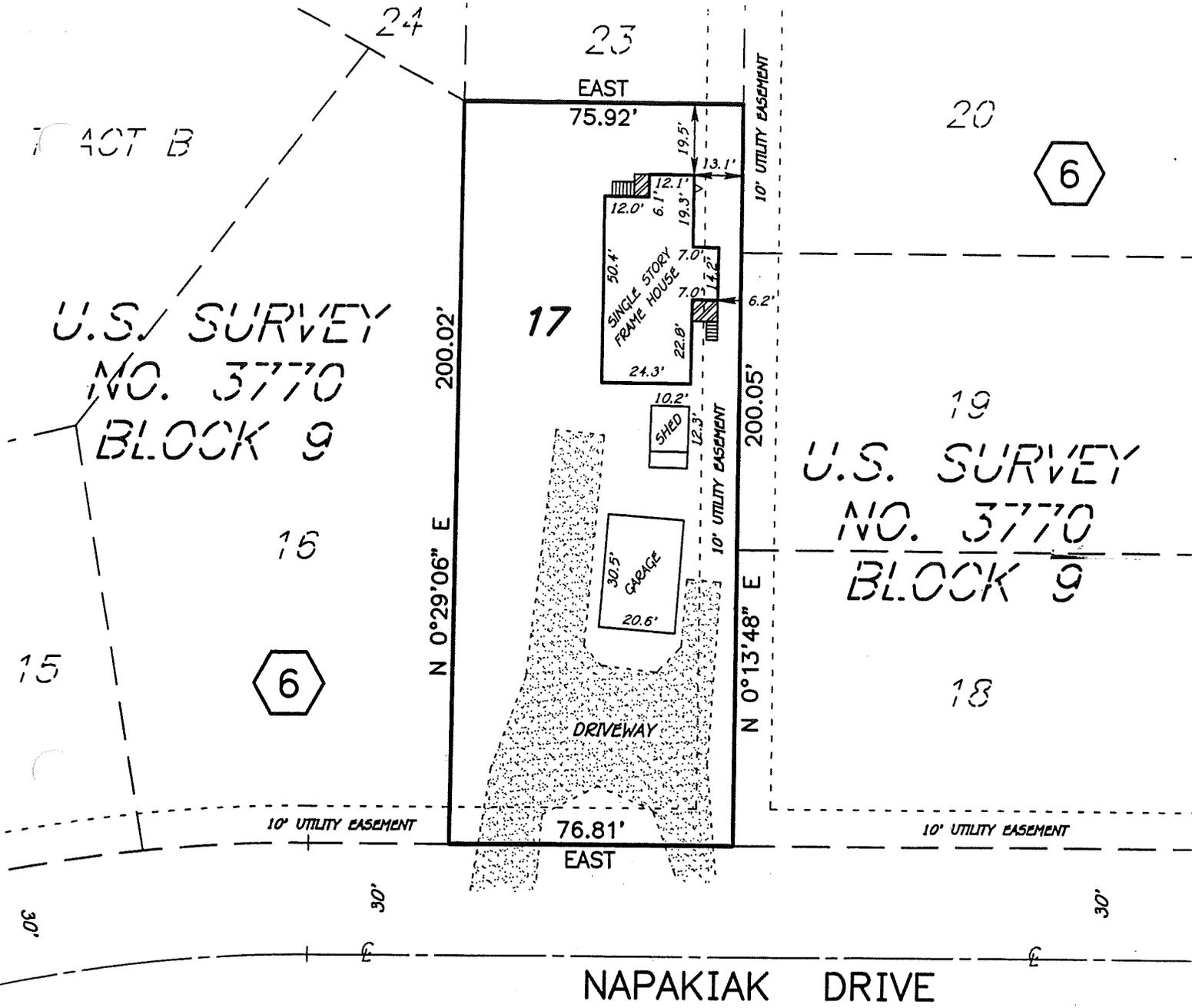
The adopted set of conditions is attached. This permit must be exercised within six (6) months or it will be considered invalid at the end of that period, unless otherwise stipulated in the approved set of conditions.

\_\_\_\_\_  
Chairperson, Planning Commission  
City of Bethel

I understand and will comply with the terms and attached conditions of this variance.

\_\_\_\_\_  
Applicant's Signature

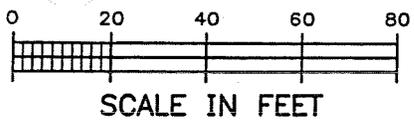
\_\_\_\_\_  
Date



NAPAKIAK DRIVE



11-14-95



AS-BUILT

I hereby certify that someone under my supervision, has surveyed the property described as:

LOT 17, BLOCK 6  
 U.S. SURVEY NO. 3770, BLOCK 9  
 (PLAT 71-425)  
 Bethel Recording District, Alaska

The improvements situated thereon are within the property lines and do not encroach or overlap onto adjacent properties nor do any improvements from adjacent properties encroach or overlap onto this property except as indicated hereon.

Drafting and reproduction may produce graphic inconsistencies; therefore scaling should not be attempted to determine unshown dimensions. Only easements from the recorded subdivision plat are shown hereon. It is the responsibility of the owner to determine if any other easements, covenants, or restrictions exist.