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# City of Bethel, Alaska

## --- Planning Commission Minutes

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May 11, 2006

Regular Meeting

Bethel, Alaska

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### CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on May 11, 2006 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at time 6:30 p.m.

### ROLL CALL

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

John Guinn  
 Sharon Lindley  
 Joy Shantz

Corey LaPore  
 Pat Jennings  
 Tundy Rodgers

Excused absence(s): none

Unexcused absence(s): Steve Bush

Also in attendance were the following:  
 City Planner Richard Abboud  
 Code Enforcement Officer Jeff Lee

### APPROVAL OF MINUTES

<b>MOVED BY:</b>		Minutes were not delivered to the commission in time for the meeting, will be brought to meeting on June 8, 2006.
<b>SECONDED BY:</b>		

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

<b>MOVED BY:</b>	Joy Shantz	To approve the agenda for the May 11, 2006 Planning Commission Agenda.
<b>SECONDED BY:</b>	Tundy Rodgers	

<b>VOTE ON MOTION</b>	Carried
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COMMUNICATIONS none

**PLANNERS REPORT Alaska Coastal Management Program:** I have completed application for an enhancement grant in the amount of \$15,500. I have proposed that these funds be used for identifying, mapping, and review of coastal hazards and subsistence zones within the Bethel district. Mostly, the funds will support training in our GIS system and a handheld GIS instrument for use in the field.

**Code Enforcement Activity:** The Code Enforcement Officer continues to ticket and tow vehicles in the right-of-way.

We have recently been working on several violations in relation to honey bucket dumping and gray water violations at 706 2<sup>nd</sup> Avenue, 134 Atsaq and 260 Alder. Jeff is documenting the violations and has issued 5 citations.

I am working with the Trooper Housing Project for removal of structures from the ROW and to get these structures raised out of the 1% flood zone. When these conditions are met the structures will have approval from the City for their presence.

I am issuing another letter of compliance to AVCP concerning water and sewer service for 545, 547 & 549 Akula Court. I will be requesting compliance within 45 days before additional code enforcement activities will commence.

**Code Enforcement Plans:** As the City still finds itself in the grips of winter and spring snows, citywide code enforcement activities regarding cleanup of junk including junk vehicles on private property will be delayed approximately 30 days to coincide with the delay of the Clean-up/Green-up project.

**Hazard Mitigation:** I am planning on meeting with our contactor and the Fire Chief in mid May to discussion previous and future plans regarding hazard mitigation.

**Planning Conference:** I attended the American Planning Association national conference in San Antonio, TX April 22-26. This was a great opportunity to meet and get information from planners and other experts in the field. I learned a great deal and have the seeds for additional planning activities.

**PEOPLE TO BE HEARD** Arvin Dull of AVCP Housing Authority speaks about the reasons that they are unable to install the piped water and sewer lines to 545, 547, and 549 Akula Court.

**COMMISSIONERS COMMENTS** Joy Shantz asks the status of the demolished trailer at 115 Blueberry Street. City Planner Richard Abboud comments about the difficulty in getting a nuisance declaration of the property, stating that it has to be introduced to City Council and that the Planning Department doesn't have the authority to do so. He states that we have drafted a report and sent it to the City Attorney for review and then to the City Manager to present to City Council. He comments that it is a very difficult and confusing process that needs to be streamlined. Tundy Rodgers proposes to amend the current code to strengthen BMC 15.04 to expedite and simplify enforcement and compliance.

<b>MOVED BY:</b>	Tundy Rodgers	To recommend to City Council to strengthen BMC 15.04 to expedite and simplify enforcement and compliance.
<b>SECONDED BY:</b>	Joy Shantz	

<b>VOTE ON MOTION</b>	6 yes, 0 no. Motion Carried
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**UNFINISHED BUSINESS**

**Item A – Preliminary Plat for AVCP Housing Authority at 405 Ptarmigan**

Commission members discuss the preliminary plat and current as-built survey. City Planner Richard Abboud informs the commission the preliminary plat will not alleviate the setback encroachment. Commission member Joy Shantz states that the only solution that she can see is to move the buildings to meet the setback requirements. After reviewing the as-built survey, it is discovered that the building was also constructed 2.1 feet from the back lot line, instead of the required 10 feet.

<b>MOVED BY:</b>	Joy Shantz	Motion to deny acceptance of the preliminary plat.
<b>SECONDED BY:</b>	Pat Jennings	

<b>VOTE ON MOTION</b>	5 yes, 1 abstain. Motion Carried
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**New Business**

**Item A – Preliminary Plat for Trooper Housing at 811 4<sup>th</sup> Ave. and 780 3<sup>rd</sup> Ave.**

A discussion of the Planning Commission ensued. City Planner Richard Abboud informs the Commission about the storage building in the easement, and the lack of flood proofing for the storage buildings onsite.

<b>MOVED BY:</b>	Tundy Rodgers	To postpone approval of preliminary plat, until storage buildings are removed from the easement, and flood proofed.
<b>SECONDED BY:</b>	Joy Shantz	
<b>VOTE ON MOTION</b>	6 yes, 0 no	Unanimous

**ADJOURNMENT**

<b>MOVED BY:</b>	Tundy Rodgers	To adjourn the meeting at 7:35 p.m. May 11, 2006.
<b>SECONDED BY:</b>	Joy Shantz	
<b>VOTE ON MOTION</b>	Unanimous	

**APPROVED THIS** \_\_\_\_ **day of** \_\_\_\_\_ **2006.**

ATTEST:

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John Guinn, Chair