

City of Bethel, Alaska

Planning Commission Meeting

January 14, 2016

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, January 14, 2016, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Vice-Chair Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Lorin Bradbury, Kurt Kuhne, Kathy Hanson, Nikki Hoffman and Cliff Linderoth. Joy Shantz was excused. Also present was Planning Director Ted Meyer, Recorder Betsy Jumper, City Manager Ann Capela and City Lawyer Patty Burley.

III. PEOPLE TO BE HEARD

Ana Hoffman of BNC spoke to the group about the history of the proposed package store and the new proposed site for it, and she is here because a conditional use permit is now required and needs approval from the Planning Commission. Ana also spoke of concerns with a possible KNIK Port and the Donlin Gold project EIS processes.

MOTION MADE TO HAVE A SPECIAL MEETING FEBRUARY 2, 2016 TO CONSIDER CONDITIONAL USE PERMITS SUBMITTED

MOVED:	Kurt Kuhne	To have a Special Planning Meeting on Feb. 2, 2016.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

IV. MOTION TO APPROVE THE MINUTES

MOVED:	Lorin Bradbury	To approve the Dec. 10, 2015 minutes.
SECONDED:	Kurt Kuhne	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF JANUARY 14, 2016

MOVED:	Lorin Bradbury	To approve the agenda.
---------------	----------------	------------------------

SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

VI. NEW BUSINESS: A. Donlin Creek Gold Mine and Possible Impacts to Bethel (Discussion Item);
A discussion ensued.

MOTION MADE TO SEND A LETTER TO DONLIN GOLD REQUESTING THAT THE PLANNING COMMISSION BE INVOLVED IN ALL LAND RELATED USES IN BETHEL AND TO REQUEST DONLIN OFFICIALS SPEAK TO THE PLANNING COMMISSISON

MOVED:	Lorin Bradbury	To request to Donlin Gold that the City of Bethel Planning Commission be involved with all matters related to land use and to request Donlin officials speak to the Planning Commission.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

MOTION MADE TO DIRECT THE PLANNING DIRECTOR TO WRITE A LETTER TO THE ARMY CORPS OF ENGINEERS REQUESTING AN EXTENTION OF PUBLIC COMMENTS OF UP TO A YEAR FOR THE DONLIN GOLD EIS COMMENT TIME PERIOD.

MOVED:	Nikki Hoffman	To write a letter to the ACE requesting an extension of up to a year on the EIS comment time period.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

MOTION MADE TO FORWARD ALL INDUSTRIAL USE SITE PLAN PERMITS TO THE PLANNING COMMISSION MEMBERS FOR REVIEW.

MOVED:	Kathy Hanson	To forward all industrial site plan permits to the Planning Commission members for review.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

B. Exploring the Topic of Bethel Becoming a Borough (Discussion Item):

A discussion ensued.

C. Mapping (Discussion Item): Ted went over the mapping needs of the planning department. An inventory was done with both current digital and paper maps. The zoning map was done in 1990 and needs to be updated; we need mapping for upcoming zoning activities.

D. Upcoming Zoning Process (Discussion Item): Kasayuli and Larson subdivisions are the pressing areas that need zoning done--maybe start out with these two to facilitate the process, and "ease" into things. Also, it would be good if we could have specific items to go over.

E. Review of Conditional Use Permit – Uses for each Zoning District (Discussion Item): The conditional use permits are coming, specifically marijuana and alcohol permits. We have a new conditional use permit that just got developed.

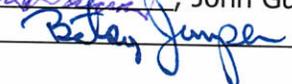
VI. PLANNER’S REPORT: Ted went over the Planning Director’s monthly activity report.

VII. COMMISSIONER’S COMMENTS: **Lorin:** A lot of information discussed here tonight-it is helpful. Want to be sure with the motion made tonight about contacting Donlin Creek and that that person be able to talk to us/present/discuss with them—will that be on the agenda for next meeting? The second thing is talking about land development; I would like to see this as a discussion item on the next agenda. One more thing, this is only my third meeting and I’m enjoying it; **Kurt:** would like to thank the Planner and everyone for being here, appreciate all the discussions and patience with me as I try to navigate my way through; **Kathy:** thanked Ted, really liked his report--brief and to the point. Also, just a reminder, to bring a list of all site plan permits issued; **Cliff:** no comment. **Nikki:** no comment.

VIII. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 8:45.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	5 yes and 0 opposed. Motion carries.	

The next meeting will be on February 11, 2016

 John Guinn, Vice-Chairman
ATTEST:  Betsy Jumper, Recorder