

PUBLIC NOTICE
REGULAR MEETING OF THE
PLANNING COMMISSION
Thursday October 11, 2012-6:30 p.m.
Council Chambers at City Hall
AGENDA

Members

John Guinn,
Chair

Joy Shantz,
Vice Chair
joyshantz@gmail.com

Rick Robb,
Council Representative
rrobb@cityofbethel.net

Mike Walter
mwalterak.net

Abe Palacios
Abraham_palacios@avcphousing.org

Cliff Linderoth
cliffinderoth@gmail.com

Vacant

Ex-Officio Members

Rachael Pitts
Planning Director
rpitts@cityofbethel.net

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES FROM THE REGULAR MEETING September 13, 2012.
- VI. COMMUNICATIONS
- VII. COMMISSONER'S COMMENTS
- VIII. NEW BUSINESS
 - A. Planning Director Presentation –Zoning Overlays
 - B. Proposed ONC Residential Subdivision
- IX. UNFINISHED BUSINESS
 - A. Resolution 2012-2: Approval of the Planned Unit Development (PUD) Zoning Overlay for the Pre-maternal Home and Assisted Living Home
 - B. Fees and Procedures for the Planning Dept.
 - C. Bethel Native Corporation (BNC) Kipsuvik (the new Swanson's Store Site)
- X. ADJOURNMENT

POSTED October 5, 2012

AC, SWANSONS, CITY HALL

Next Planning Commission meeting will be November 8, 2012

City of Bethel, Alaska Planning Commission

Sept. 13, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on September 13, 2012 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Vice-Chair, Joy Shantz, called the meeting to order at 6:40 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

Joy Shantz, Rick Robb, Abe Palacios, Cliff Linderoth; Absent: John Guinn and Mike Walter.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director

Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD: Dave Trantham spoke of the Alaska Territorial National Guard Cemetery and the need for volunteers.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF September 13, 2012

MOVED:	Abe Palacios	To approve the agenda for the Sept. 13, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the August 9, 2012 Meeting

MOVED:	Rick Robb	To approve the minutes of the Aug. 9, 2012 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

VI. COMMUNICATIONS: Bubba had a couple of questions; one was regarding the BNC site-- where the proposed store and theatre are to go—and the other question was where the location of the ONC proposed housing site was to go. A groundwork only site plan application has been issued for BNC, nothing has been received yet from ONC.

VII. COMMISSIONER'S COMMENTS: Bubba, ready for winter; Cliff, plate full; Rick; update of the Council's activities—upcoming election on APOC, and City Council members, as well as lots of pool action, hired a project manager; Joy, enjoying fall time colors, noticing LED lights that the City is installing.

VIII. UNFINISHED BUSINESS: None

IX. NEW BUSINESS: A. Planned Unit Development (PUD) application for the Yukon Kuskokwim Health Corporation's (YKHC) Assisted Living Facility and the Prematernal Home sites: (Rick Robb stated he's an employee of YKHC, in a different dept. than the land use employees—just wanted to point it out to the group, and that he wouldn't have any conflict of interest; the rest of the group consented that there would be no conflict of interest). Two representatives from YKHC were in attendance, Nick Anelon and Deanna Lincoln. Rachael briefly introduced what a PUD is, and that this would be a PUD because there will be shared traffic circulation between the two facilities. Some questions were raised in regards as to whether the applicant had filled out the City's site plan application, and whether or not the Planning Commission had seen any preliminary plat/plans for the Prematernal Home, and was the site even approved by the Planning Commission. The planning assistant went to the office to fetch some requested documents, and in the interim, it was decided to go on to Agenda Item B.

MOTION MADE TO TABLE AGENDA ITEM A UNTIL THE REQUESTED DOCUMENTS ARRIVE AND MOVE ON TO AGENDA ITEM B

MOVED:	Rick Robb	To wait for the documents before continuing on the issue of a PUD.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Final Plat Review of the Swimming Pool Site (Action Item)

A discussion took place regarding the final site for the swimming pool area.

MOTION MADE TO APPROVE THE FINAL PLAT OF THE SWIMMING POOL SITE

MOVED:	Abe Palacios	To approve the final plat of the swimming pool area and send that recommendation to City Council.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

(Agenda Item A was restarted after the documents arrived)

It was later resolved that since the pilings/structure are already installed/in the process of being constructed, to go ahead with the project, with the stipulation noted below.

MOTION TO ACCEPT THE PUD, WITH THE STIPULATION THAT YKHC GET A CITY OF BETHEL SITE PLAN PERMIT FOR THE BUILDING

MOVED:	Abe Palacios	To approve the Planned Unit Development, with the stipulation YKHC get a COB Site Plan/Building permit before they proceed.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Abe Palacios	To adjourn the meeting at 7:50.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on Oct. 11, 2012

John Guinn, Chairman

Betsy Jumper, Recorder

DRAFT

Planning Department Report

From: Rachael Pitts, Planning Director

Date: October 1, 2012

Site Plan Permit Applications and Code Enforcement: We have issued 58 Site Permits to date.

We have sent out a couple of letters about junk vehicles at the port. One owner responded and will remove his vehicle!

The Planner has been doing research on ways to implement the Comprehensive Plan and has prepared a presentation on this topic for the Planning Commission. The presentation suggests that regulation of signage, and the use of zoning overlays may create opportunities for beautification and economic growth in the city.

There was also a suggestion that the city code pertaining to blighted properties may need some changes. The city attorney is working on it. The Planner has prepared a convenient checklist to help in reporting blighted properties.

The Planning Fee Schedule has been re-written to include steps to apply for Site Permits. Joy Shantz recommended adding something about alternative energy projects.

National Flood Insurance Program: The program is being changed and this will mean the cost of flood insurance will increase. Communities are waiting for more guidance on any issues of implementing flood programs. It looks like the number of properties that are within the flood boundaries has increased from seven to 117 (don't know how reliable this source of information is).

Construction Projects:

Swimming Pool: The Council wants to continue with Architects Alaska. The City Council is preparing an RFP for the construction company. ProDev is assisting.

BNC Commercial Project: They are working on the sandpad, and planning to put in pilings during the winter. I have informed them that the Planning Commission would like to review the site plan and elevations when they become available.

Prematernal Home and Long Term Care Facility: The Planning Commission reviewed the site plan and elevations for the Prematernal Home.

Park for Kasayuli Subdivision: The Local Diabetes Association has offered some funding to develop a park, working with the City of Bethel. There is a reserved parcel for this purpose.

Opportunities: There may be a grant available to move a family in a flood prone home to a new home. If anyone can identify an appropriate property, possibly by the Slough, let the Planner know.