



CITY OF BETHEL

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Planning Commission Minutes

Regular Scheduled Meeting January 8, 1998

CITY OFFICES, CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting was called to order at 7:34 p.m. by Chairman John Guinn

II. ROLL CALL

Present: Guinn, Herron, Hickson and Hamilton

Absent: Warner, Notti, Andrew

Others Present: John Malone, Wayne Smith, Mike Salzbrun, Paul O'Brien, Mark Charlie, Bill O'Brien, Stanley Rodgers, and Rory Murphy.

III. APPROVAL OF MINUTES

M/M Hamilton/Herron to approve minutes as presented

Motion approved- unanimous

IV. APPROVAL OF AGENDA

M/M Herron/Hamilton to approve

Motion approved- unanimous

V. COMMUNICATIONS

There were no additional communications.

VI. PLANNER'S REPORT

Mr. Malone reported on the approval by the City Council of moving forward with investigating the options of a City owned and operated consolidated terminal at the Bethel Airport, and the possibility of the Airport becoming a City-run operation. He also reported that Elizabeth Benson of HDR Alaska would be in Bethel next week conducting interviews and surveys for the Surface Transportation Plan.

VII. PEOPLE TO BE HEARD

Stanley Rodgers spoke regarding the land-locked property currently owned by Frank Jones and occupied by Leonard Mendola (Lt 4, Blk 18, USS 3230 A&B – First Ave.). Mr. Rodgers informed the Planning Commission there is the

First Ave.). Mr. Rodgers informed the Planning Commission there is the possibility of providing an easement to the property through Lts 8 and 9B. According to Mr. Rodgers, there is an existing easement through Lt 9A owned by Bea Kristovich. Lot 8 is owned by Frank Jones and fronts on First Ave. Connie Samuelson, the owner of Lot 9B, has agreed to give an easement through her property. Mr. Rodgers added that these easements would involve moving a Quonset currently utilized by Front Street Cafe. Planning Commission members requested staff to research the matter and to add the item to the next regular meeting agenda.

VIII. OLD BUSINESS

ITEM A: KASAYULI SUBDV: AMENDED FINAL PLAT. (PUBLIC HEARING)

M/M Herron/Hamilton to move this issue to the last item on the agenda due lack of a sufficient quorum .

Motion approved- unanimous

IX. NEW BUSINESS

ITEM A: CONDITIONAL USE PERMIT APPLICATION, LOTS 24 & 25, BLK 3, BLUEBERRY SUBDIVISION, BY THE UNITED PENTECOSTAL CHURCH FOR THE CONSTRUCTION OF A CHURCH BUILDING (PUBLIC HEARING)

Bill O'Brien and Mark Charlie appeared as the representatives of the applicant.

Mr. Malone presented the staff recommendation to approve the application, noting that a church is an approved conditional use within a residential subdivision, and the application appeared to adequately address the three areas required under the Conditional Use ordinance. Ms. Hamilton inquired if the subdivision covenants conflict with such land use. Mr. Malone replied that he knew of none, but that the City does not enforce the subdivision covenants.

Chairman Guinn opened the public hearing.

Subdivision residents expressed their concerns regarding the diagram presented to the commission, noting that the building has a capacity of 400 persons, but the plans provide parking for only 24 vehicles. Residents also pointed out that the area has only one road, and that the subdivider has no plans to construct another. The concern was that, due to inadequate parking in the church lot, cars will park on the street creating serious congestion.

Mr. Hickson asked if there were plans to acquire adjacent properties, which could be used for additional parking. Mr. O'Brien replied that there had been some discussion of the possibility, although no firm plans had been made. Residents expressed their deep concerns regarding increased traffic, dust and noise.

Mr. Rory Murphy noted he had built in Blueberry Subdivision to be apart from public buildings, stating his firm opposition to the proposed land use.

Mr. Herron noted that, according to the diagram presented, the building is very large in comparison to the lot.

Mr. Hickson alluded once again to the lack adequate parking for the building's seating capacity. Mr. Malone noted the Planning Commission has authority to place restrictions within any site plan permit creating a ratio between occupancy capacity and parking availability.

Ms. Hamilton pointed out that additional parking does not address the residents' concerns regarding traffic, noise, dust, and the addition of a public building to a residential neighborhood.

Chairman Guinn recommended the United Pentecostal Church return at the next meeting with a revised plan and proposal that addresses the stated concerns of the residents. He then closed the public hearing.

M/M Herron/Hamilton to table the issue until the next regular meeting.

Motion approved- unanimous

ITEM B: U.S. ARMY CORPS OF ENGINEERS "DULL LAKE 2" FILL APPLICATION. USE OF CITY LAND FOR THIS FILL PROJECT. (MICHAEL SALZBRUN, MISSION DRIVE, CITY SUBDIVISION)

Mr. Salzbrun described his request to the members as an "after the fact" issuance of Corps of Engineers fill permit, along with a setback variance for fill placed on City-owned land adjacent to his property along Dull Lake. Mr. Salzbrun had added fill to this area to stabilize the foundations on his buildings. The action had been investigated by the Corps of Engineers and was found to pose no threat to the wetlands of Dull Lake.

Mr. Salzbrun explained that no further action could be taken by the Corps or himself until the City made a decision on this City-owned land use.

Ms. Hamilton expressed her opposition to any approval, pointing to a decision made by the Planning Commission two years prior to no longer give favorable

responses to "after the fact" requests. She also stated her desire to have input from BNC, Fish & Wildlife, and area residents.

Mr. Hickson noted the City will retain ownership of the land to be filled, and will benefit from the fill when the new sewer line is installed at this site. He added the City has already benefited from all the work already done at no cost to the City by Mr. Salzbrun.

Mr. Herron pointed out that a curative measure is required, as digging out the fill already in place is not a viable option

M/M Herron/Hamilton to approve the fill activity as exhibited on the surveyors diagrams presented to the Planning Commission, and to move forward with the site plan process, contingent upon issuance of a permit by the U.S. Army Corps of Engineers.

Motion approved- unanimous

X. ADJOURNMENT

M/M to table Old Business, Item A, Kasayulie Subdivision Final Plat until next meeting.

Motion approved- unanimous

M/M Hamilton/Hickson to adjourn

Motion approved- unanimous

The meeting was adjourned at 9:00 p.m.

Prepared By: Wayne Smith, Administrative Assistant

Approved: _____

John Guinn, Chaiman

Date: _____