
City of Bethel, Alaska

--- Planning Commission Minutes - FINAL

January 13, 2005

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on January 13, 2005 at 6:30 p.m. in the Public Works Building, 2nd Floor Conference Room, Bethel, Alaska.

Chair John Guinn called the meeting to order at time 6:35 p.m.

ROLL CALL

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

Mark Charlie Joy Shantz Pat Jennings
Tundy Rodgers John Guinn

Excused absence(s):

Unexcused absence(s): Joan Hamilton, Brian Glasheen

Also in attendance were the following:

John Malone, City Planner via teleconference
Emilee Kutch, Planning Technician

APPROVAL OF MINUTES

MOVED BY:	J. Shantz	To approve the minutes from the December 9, 2004 Planning Commission meeting.
SECONDED BY:	T. Rodgers	
<i>Correction from December 9, 2004 meeting should be Andy McGowan in attendance, not Thor Williams. Communications under item #1, correction should be BNC, not BUC.</i>		
VOTE ON MOTION	Unanimous	

APPROVAL OF AGENDA

MOVED BY:	T. Rodgers	To approve the agenda as amended.
SECONDED BY:	J. Shantz	
VOTE ON MOTION	Unanimous	

COMMUNICATIONS

None

PLANNERS REPORT

Report from J. Malone:

Corps of Engineers General Permit (GP) Renewal: As I previously reported Mary Lekyum our Corps representative in the Regulatory Branch was promoted and transferred to southeast. I received a reply email from Leroy Phillips in Regulatory last week in response to my inquiry as to Mary's replacement. Leroy informed that there has not been a replacement for our region assigned yet. As I've previously reported, one of the issues that needs to be addressed with this renewal is a replacement map delineating lands governed by the GP and restricted wetlands. Mary had negotiated through our previous mapping contractor ASCG, placing this in digital form on an overlay of our current city base map. This of course would be extremely helpful to all who need this information.

National Flood Insurance Program (NFIP) Community Rating System (CRS) Application: Included in your meeting packet was the November 8, 2004 Community Assistance Visit report letter from Christy Miller, Certified Floodplain Manager in DNR. As I've previously reported this letter is required before we can proceed with the CRS application process. She asked for additional file materials for review and I provided this by return letter on November 19th. I anticipate her next correspondence will be to the Insurance Services Office indicating our eligibility to participate in the CRS program.

Alaska Coastal Management Program: Included in your packet is a letter from the federal Office of Ocean and Coastal Resource Management (OCRM) in NOAA notifying the state Department of Natural Resources, Alaska Coastal Management Program that preliminary approval of the states amended coastal management program has been denied. As previously reported, this amended program was passed by the legislature in HB 191 two years ago, and further codified in the rewrite of the implementation regulations that were codified in the Alaska Administrative Code this summer. It appears that the majority of concern by the feds arose from the new regulations. Many of these concerns had been long voiced by the coastal districts. The feds also provided some 19 + pages of questions concerning these amendments they want the state to respond to by March 2005 before they will reconsider preliminary approval. If the resubmitted program is granted preliminary approval by OCRM, the next level is National Environmental Policy Act review. This review will determine if the program changes to the states program is significant enough to require a district by district environmental assessment.

The meeting handout letter addressed to state Sen. Gary Stevens is from Marv Smith, the current chair of our Alaska Coastal District Association. He is writing as District Coordinator for the Lake and Peninsular Borough. I think this letter does an excellent job of articulating the concerns that have been raised since the passage of HB 191 two years ago.

In the meantime our contractor Eileen Bechtol, who is developing our new plan, reported last week that she is proceeding with our plan draft. As a reminder, she is scheduled to present this for your review and comment at our February meeting.

AVCP-RHA Variance Application in Abeyance: Several months back you agreed to hold a variance application for a new bunkhouse facility that was encroaching on the ROW adjacent to the Lulu Heron Center pending a realignment plat for this ROW. This proposed realignment would cure the encroachment and also increase the width of this ROW from 50' to 60' (current minimum city standards). This week Larsen Engineering uploaded a draft final of this plat and I have replied with additional ordinance compliance requirements to be inserted. So hopefully you will be seeing this on you agenda shortly.

Cadastral Mapping Project: I received an email update yesterday from our contractor Larry Clamp of ASCG. He informs that hardware and software are on there way to ASCG's offices in Anchorage.

Site Plan Permit Applications and Code Enforcement: It looks like we will close out the calendar year with 143 Site Permits issued – this is a record. Emilee reports that sanitation code violations continue on the rise. Several are previously cited residences. The court has inquired of Emilee about a city resolution to this that will better address a disposition for those households that are apparently destitute and without a means to pay. In the past two weeks another eight vehicles were owner released to the crusher site.

PEOPLE TO BE HEARD

None

COMMISSIONERS COMMENTS

P. Jennings asks why a satellite dish is in the middle of the road at Quinhagak Lane in City Subdivision, also stating this would affect the doughnut hole expansion.

J. Malone responds that there are two issues, the road needs to be re-aligned within the ROW, and the turn-a-round radius will be vacated to the property owner once the road is extended.

M. Charlie would like to know what can be done about the hazardous fumes in the Public Works building.

J. Malone states the smoke stacks need to be corrected; the exhaust stacks do not clear the roof eaves to allow the fumes to clear the building – places exhaust fumes against office windows.

T. Rodgers asks if there is a safety committee for the building, and do they keep minutes?

J. Malone replies that Public Works Director does, we have not attended one of their meetings.

T. Rodgers states he is a qualified OSHA inspector, and could make an inspection.

J. Malone suggests the contact person who would be responsible for this issue is Paul Wold, Building Maintenance Foreman.

M. Charlie concerns of snow drifts being a hazard for children playing on them. Can a lot be designated for snow removal?

T. Rodgers suggests a draft recommendation from Planning Commission Chair to Public Works and Streets/Roads Departments to keep traffic signs clear of obstruction for safety issues.

T. Rodgers mentions in the Planning Commission report to Council regarding code enforcement has, due to lack of support and honey bucket issues needing financial aid for compliance.

T. Rodgers asks about Bentley's corner and icy road conditions and accident concerns.

J. Malone replies that if the footprint is not changed and building was there prior to the ordinance, this will have to be researched under Title 18 non-conforming property.

T. Rodgers asks J. Malone to research. Also, placing of permits on structures, none are being posted; Code Enforcement needs to do her job with stronger support.

T. Rodgers also adds the comprehensive plan recommendation from Dames & Moore that no more expansion until dough nut hole is resolved.

J. Malone asks if T. Rodgers has reviewed the 65% water/sewer plan by CRW; Dames & Moore did the 1996 version which is now in effect. The plan still needs to be addresses, The comprehension plan was done by HDR.

M. Charlie asks if a public meeting notice needs to be done.

J. Guinn replies it is not an agenda item.

T. Rodgers further discusses it is telling them it is up to the planning commission to say no, until the issue is resolved with BNC and City.

J. Shantz would like to see more public input before making a decision.

J. Guinn states it would be considerate to allow at least two other subdivision people to make comments at the meeting before making a decision.

Motion by – T. Rodgers - Recommendation to City Council no more expansion beyond dough nut hole until resolved.

Roll Call Vote:

J. Guinn – no

M. Charlie – no

J. Shantz – no

P. Jennings – yes

T. Rodgers – yes

Motion fails: 3/no – 2/yes

T. Rodgers announces the new City Clerk will attend AML school, and will be keeping track of the committee/commission attendances. In addition the new water/sewer tank size requirements will be addressed to the planning commission for new construction. And the new cemetery issue by American Legion asks for city donation of 1 acre, located by Kasayuli Subdivision.

J. Guinn informs of his absence during February 13 – March 13 for vacation and asks to be excused.

T. Rodgers also states he will be gone February 22 – March 14 for annual training.

UNFINISHED BUSINESS

Item A –

NoneDISCUSSION ITEM

MOVED BY:		
SECONDED BY:		

VOTE ON MOTION	
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NEW BUSINESS

Item A – TO ASSIGN STREET NAMES FOR AVCP-DA PTARMIGAN TUNDRA VIEW SUBDIVISION FOR FINAL PLAT REVIEW UNDER TITLE 17.50.020 STREET NAMES SHALL BE DETERMINED BY PLANNING COMMISSION RESOLUTION.

Chair Guinn opens the floor to M. Charlie
 M. Charlie set forth input from AVCP staff and Senior Center for recommendations; the two voted names were J.B. Crow Rd. and Cakayak Rd. (John Samuelson).
 J. Malone comments with the enactment of the road names will be included in the final plat for the next planning commission meeting.

ACTION ITEM

MOVED BY:	T. Rodgers	Motion to enact a resolution to name the AVCP property roads to J.B. Crow Rd. and Cakayak Rd. (John Samuelson)
SECONDED BY:	J. Shantz	

VOTE ON RESOLUTION	5-yes/0-no
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MOVED BY:	T. Rodgers	Motion to adjourn meeting.
SECONDED BY:	J. Shantz	

VOTE ON MOTION	Unanimous
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Adjourn 7:15 p.m.

APPROVED THIS ___ **day of** _____ **2004.**

ATTEST:



 John Guinn, Chair