



# CITY OF BETHEL

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**PLANNING COMMISSION MINUTES  
SPECIAL MEETING  
FEBRUARY 19, 1998  
CITY OFFICE, CONFERENCE ROOM 7:30 p.m.**

**I. CALL TO ORDER**

Meeting was called to order at 7:45 p.m. by Chairman John Guinn.

**II. ROLL CALL**

Present: Guinn, Warner, Notti, Herron

Absent: Hamilton, Andrew, Hickson

Others Present: Wayne Smith, John Malone, Ben Dale,  
Marc Stemp

**III. PEOPLE TO BE HEARD**

There were no people to be heard.

**IV. OLD BUSINESS**

There was no old business.

**V. NEW BUSINESS**

**A. PROPOSED ROAD FROM CHIEF EDDIE HOFFMAN HIGHWAY IN VICINITY OF EAST SIDE OF BETHEL AIRPORT TO PROVIDE ACCESS TO LAND SOUTH OF HIGHWAY. (CONSULTATION- BETHEL NATIVE CORPORATION AND BEN DALE)**

Marc Stemp, CEO of BNC presented a preliminary drawing and explained the proposed ROW's purpose as permitting development of BNC property and other properties south of the Chief Eddie Hoffman Hwy. It is BNC's intention to convey the ROW to the City, at no cost to the City.

Ben Dale, who will be developing the road within this ROW to the west boundary of the Leonard Venes allotment, explained that the ROW as shown on the preliminary drawing will partially occupy, for a very short distance, the FAA 2000 foot restricted radius easement around the airport VORTAC site. At this point the buildable area within the ROW would be reduced to 48 feet. He plans to place all public improvements (road bed, electric, etc.) within the 48 foot ROW area outside the VORTAC restricted easement.

Mr. Malone noted the City Council will have to acquire this ROW through an Acquisition Ordinance from BNC.

Mr. Warner stated a variance could be granted where the ROW is restricted for construction purposes to 48 feet if necessary if the City does acquire the land for a public right-of-way. He added the Commission would need to see a new plat with a legal description of the property. Action by the Commission would follow a public hearing on the proposal.

Mr. Malone recommended the request for a variance be added to the Commission's March 12 agenda concurrent with a recommendation to the City Council regarding the ROW land acquisition.

No formal action taken at this time.

## VI. ADJOURNMENT

M/M Warner/Herron to adjourn  
Motion approved- unanimous  
Meeting adjourned at 8:05 p.m.

**Prepared By:** Wayne Smith, Administrative Assistant

**Approved:** \_\_\_\_\_

  
John Guinn, Chairman

**Date:** \_\_\_\_\_

5/14/98