

City of Bethel  
Planning Commission

Regular Meeting of

I. CALL TO ORDER

The meeting was convened at 7:30 PM, at the City Conference Room, Bethel, Alaska, by acting Chairman Metcalfe.

II. ROLL CALL

Present: Andrew, Metcalfe, McComas, Warner

Absent: Guinn, Hamilton, Trailov

III. APPROVAL OF MINUTES

motion M/M by Warner, 2nd by Andrew, to approve the minutes of the January 12, 1994, regular Commission meeting as presented.

IV. APPROVAL OF AGENDA

Mr. Warner asked if there were any changes to the agenda. The Planning Manager asked the Commission to table Item B under old business and Item A under new business.

motion M/M by Warner, 2nd by Andrew to approve the agenda as amended. Voice vote. Motion carried unanimously.

V. COMMUNICATIONS

The Planning Department received a letter from Greg Goff, Operations Manager for GTE Alaska Incorporated in regards to service rates outside of GTE's base rate area. Mr. Post explained that the Planning Department had inquired specifically about H-Marker Lake. The communique indicates that the residents in the H-Marker Lake area will not be paying for the actual line extension but will be paying a monthly service charge which equates to about fifty cents a mile.

VIII. OLD BUSINESS

ITEM A: REVIEW OF THE FINAL PLAT TSIKOYAK SUBDIVISION, NORTH SIDE OF BIA ROAD - WALTER LARSON

Walter Larson spoke of the progress of the platting process to date. He indicated that, until the recent intervention of the City Manager and The Public Works Department, headway was being made smoothly through the Planning Commission. The DEC requires an agreement from the City indicating that they will provide water delivery and sewage pickup. Mr. Parsi and Mr. Hunter have refused to sign such an agreement. Mr. Larson indicated that he felt the City could not refuse to make water and sewer services available due to the utilities already provided to others in the same area. He also foresaw problems with future developers on the same issue.

Mr. Post said that whenever there is a transition in City offices there is a problem with maintaining the proper processes. Prior to this plat being reviewed by the Planning Commission last October there was no notice given out to other agencies, no opportunity for the DOT, Department of Environmental Conservation, and utilities to make comments. Nor did he think the plat was given adequate review. Mr. Larson has done a lot of work with very little feedback.

Mr. Post said that the DOT, which oversees the use of BIA Road, does have the authority to limit access to state roads. The DOT indicated in a letter that they would not allow more than two access points on this proposed subdivision. Also, they said that there would need to be a 100' right-of-way instead of 60' along the Bia Road.

Bethel Utilities has asked that there be 20' wide easements instead of the proposed 10' easements. Mr. Post indicated that he thought this to be excessive and that 15' was more of a standard. There are no easements running along BIA Road and Mr. Post asked that there be easements along the road as well as within the subdivision.

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The City of Bethels Comprehensive Plan recommends that areas North and West of the airport not be encouraged for development. Distance from the City center is one reason for this. It is expensive to provide water and sewer service to this area. From a planning perspective it doesn't make much sense to have isolated residential subdivisions so far from city center. There is very little possibility for future piped water and sewer to the area.

Mr. Post indicated that the Fire Chief, George Young, had voiced some concerns about the placement of this subdivision. First, maintenance of BIA Road was questioned. Secondly, the distance from the fire station to the subdivision was not advantageous for safety due to the response time needed.

Mr. McComas indicated he was in favor of the subdivision and made aired several views. YKHC is going to use the BIA facility and the traffic to it will be three times the traffic in this subdivision. The State or City or someone is going to have to maintain the road. As far as the commercial development goes it can be done by commercial zoning and sounds like we are protecting the current stores operations and I don't think that was the design of the Comprehensive Plan. As for the water and sewer service, privatization might be the profitable solution.

Mr. Warner saw problems needing to be addressed as the DOT's insistence that there be only two access points on BIA Road and BUC's easement proposals. He also stated that if the DEC requires a letter from the City stating that the City will provide service then that is basically a contractual agreement on the part of the City. The condition of BIA Road is such that the City cannot provide service at times. The City is not going to improve or take over the maintenance of the road. if the City signs off then the City needs to be careful that it can fulfill the obligation. The cost issue of providing services is a City Council issue. They can impose additional fees if they feel the need.

Mr. Post said that the authority to extend water and sewer service areas does not reside with the Planning Commission. It resides with the City Council. There is a formal method for doing this. The City Council adopts by resolution inclusions within the water and sewer service area.

Mr. Warner was concerned that some provision be made to insure the drainage ways be kept open. Mr. Larson indicated that provisions had been made to divert the flow along the south side of the road.

Mr. Larson commented on recent developments regarding the subdivision. AVCP has approached him concerning the acquisition of forty lots. AVCP wants to drill their own wells and a sewer line. There is also the possibility of the subdivision hauling its own sewage or hiring someone to haul it.

**motion**

M/M by Warner 2nd by Andrew that the Commission conditionally approve the plat of Tsikoyak Subdivision, Section 12 Township 8N Range 72W, with the following conditions:

1. The access to BIA Road meet State DOT requirements as to number and size.
2. The utility power line access along the Bia Road either be an easement formally shown on the plat or somehow shown on the plat that its a dutifully approved right-of-way, either on an easement or on the roadway.
3. Mr. Larson make some provision for the water flow that presently moves across BIA Road onto his property to take care of that somehow to either direct it or maintain the flow in the subdivision.
4. If the Corps of Engineers requires a 404 Permit for fill that be obtained before it is approved.
5. The 10% Open Space Setback be formally designated on the plat someplace in the entire development where that space would be so that for future Commissions and future Planning Managers they have some indication that it's actually someplace on the plan.

Voice vote. Motion carries unanimously.

**IX. NEW BUSINESS**

**ITEM B: CONDITIONAL USE PERMIT: PROPOSED PLANNED DEVELOPMENT IN A PRESERVATION DISTRICT AT 260 OSAGE, LOT 2D1 - MEFAIL KADRIJOSKI**

Margaret Gregory was present representing Mefail Kadrijoski. Ms. Gregory indicated that the proposal consisted of moving two homes onto the lot. In a response to Mr. Warner asking how much additional fill would be required, Ms. Gregory replied that there would be no new fill.

Mr. Post asked if at any point in time did they seek a Site Plan permit or authorization to put in this fill. Ms. Gregory replied yes but that she didn't know the exact date. Mr. Post said that he thought she was referring to a Site Plan Permit signed by Al Bianchi May 7, 1993. The aerial photo we have taken in 1990 shows the pad extending about here and now the pad extends to this point. At some point in time there has been fill put in this area. Ms. Gregory indicated that they put fill only where sand already existed. Mr. Post went on to say that sometime between 1990 and when they took possession of the property that there was unauthorized fill placed on the site. The Planning Department has contacted the Corps of Engineers about this fill and it is now basically a mute point because the Corps has said they do not plan to pursue the matter.

Mr. Warner voiced an original concern over additional fill near Brown Slough but this appears not to be the case. The Corps should certainly have been involved with the original fill. He didn't see any harm with approval although he didn't like the idea of dense residential structures in a Preservation District.

**motion**

M/M by Warner 2nd by Andrew to approve the conditional use permit for the proposed development in a Preservation District at 260 Osage, Lot 2 D1 with the condition that the wrecked vehicles be removed before the houses are placed on the lot. Voice vote. Motion passes unanimously.

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**ITEM C: PRELIMINARY PLAT: UIVUQ SUBDIVISION ADDITION NO. 1 -  
BETHEL NATIVE CORPORATION**

Mr. Post showed the Planning Commission the preliminary plat of Uivuq Subdivision and told them that this was their opportunity to direct comments to the subdividers. He indicated this subdivision was much more in conformance with the requirements than past plats. There were a couple of things that he noted. There is a ten foot utility easement designated and, although there is not a set standard for easements, he thought fifteen feet was appropriate. There is a problem with the ten percent recreation dedication. They have dedicated an amount which is not equal to ten percent but they have indicated that they would be willing to dedicate Lot 1 for such design. All agencies who we are required to be notified by municipal codes have been notified.

Mr. McComas noted the need for an ordinance which would require all new construction to bury telephone and cable lines.

**motion** M/M by McComas 2nd by Andrew to approve the plat for Uivuq Subdivision with the condition that the entire 10% open space be included in the plat, fifteen foot utility easements where easements are indicated and all telephone and television cables will be buried. Voice vote. Motion carries unanimously.

**ITEM D: RECOMMENDATION TO CITY COUNCIL TO ADOPT REVISION TO  
SUBDIVISION CODES REGARDING THE TEN PERCENT RECREATIONAL  
DEDICATION - BMC 17.24.210**

Mr. Post gave a brief overview of the proposed ordinance. He said that it would define and specifically state ten percent rather than saying one foot for every ten feet available for recreation. This proposal allows a fair amount of flexibility for the Planning Commission to designate what is appropriate in terms of location and size. It specifically states the ownership of the open space shall be designated.

Mr. Warner stated the need to have the ordinance state the ten percent as a minimum.

**motion** M/M by Warner 2nd by Andrew to pass this recommendation on to the council as presented. Voice vote. Motion carries unanimously.

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**ITEM E: RECOMMENDATION TO CITY COUNCIL REGARDING DISPOSAL OF INTERESTS IN CITY LAND TO DEPARTMENT OF TRANSPORTATION FOR REPLACEMENT OF BETHEL BROWNS SLOUGH BRIDGE**

Mr. Post was asked to give some background information. The Alaska Department of Transportation is approaching the City to acquire an easement on Lot 1A of USS 3790. This easement does not have to go through the subdivision process. It is approximately 3,275 square feet with a fair market value of \$19,700. This property is needed for the extension of the bridge. Mr. Post felt that this would be good for the City and recommended placing it before the Council for approval.

**motion** M/M by McComas 2nd by Andrew to recommend to the City Council to accept the disposal of interest in Lot 1A of USS 3790 to the Department of Transportation for replacement of Browns Slough Bridge. Voice vote. Motion carries unanimously.

**X. ADJOURNMENT**

**motion** M/M by Warner 2nd by McComas to adjourn the meeting. Voice vote. Motion carried unanimously.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994.**

**ATTEST:**

\_\_\_\_\_  
Jake Metcalfe, Acting Chairman

\_\_\_\_\_  
David Post, Planning Manager

DATE: February 23, 1995

**VI. PLANNER'S REPORT**

Mr. Post informed the Commission of his intention to take a new position with the Mat-Su Borough in Palmer. Mr. Post indicated that his last day as Planning Manager would be March 10th which would allow him to attend the next Planning Meeting.

Recently, most of the Planning Departments activities have revolved around the Bank Stabilization Program Project for the Corps of Engineers. The negotiation packets were sent out today and our contractor, Landfill Services, will be contacting these people individually to try and get there signatures signing off on these easements. The City will be paying approximently \$800,000 for these easements.

Negotiations have been finalized with DNR on our long outstanding Tidelands Lease. Very good terms for the City have been attained. The yearly lease rate is going to run approximently \$40,000 which is considerably lower than the earlier proposals which ranged in excess of \$200,000 to \$120,000.

**VII. PEOPLE TO BE HEARD**

There were no people to be heard on items not on the agenda.