

Planning Commission Minutes

Regular Scheduled Meeting April 11, 2002

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

6:30 PM

I. CALL TO ORDER

Chair Guinn called the meeting to order at 6:37PM

II. ROLL CALL

Present: J. Guinn, P. Jennings, B. Glasheen, C. Albright, M. Charlie

Unexcused: J. Hamilton, D. Notti

Others Present: John Malone, City Planner

Sandra Moseley, Admin. Assistant, Recorder of Minutes

Bob Graham, Andy McGowan, Nick Pollock, Don Fancher,
Ben Dale

III. APPROVAL OF MINUTES

M/M M. Charlie/C. Albright to approve the minutes of March 14, 2002.

Unanimous

IV. APPROVAL OF AGENDA

Mr. Malone asked the chair to consider adding Item A under New Business pertaining to a recently referred request by the city manager to lease a portion of the old TACAN site to BNC.

M/M M. Charlie/C. Albright Approve the agenda with amendment to New Business ITEM A., old TACAN site lease to BNC.

Unanimous

V. COMMUNICATIONS

Handed out at meeting:

1. Letter from YKHC on community work group effort to establish an assisted living facility in Bethel for the elderly.
2. Letter packet from ONC pertaining to a long term lease from the city for the portion of the TACAN site occupied by their office building.
3. April 6, 2002 memorandum with attached ordinance #02-09 from the city clerk to all boards and commissions.

All others were included in the meeting packets.

VI. PLANNERS REPORT

Mr. Malone reported:

Minor Replat Applications - FYI: In your meeting packets I enclosed the public noticing for the first Minor Replat applications we have received under this new provision in our revised platting ordinances.

Citywide Orthophoto Mapping Project: April 9 email update from Doug Graether our project lead at ASCG. Graether returned from a two week vacation on March 29. " Going through all of the as-builts and tweaking the property lines to get as 'best fit' as I can. Should have that finished up today and be able to start shipping finals for you to look at."

Corps of Engineers East Ave. Seawall Rehab and Extension of Brown's Slough Bulkhead: A short while ago the city manager received a rather lengthy email from the Corps in Anchorage which included several exchanges between their Anchorage office, Pacific Northwest Hq's and the office of the Undersecretary of the Army in Washington, D.C. The gist of these is there appears that there is not sufficient appropriated funds to proceed with the project. This appears to us to be in conflict with the authorization language that Sen. Steven's had in his authorization bill. The bill specifically authorized the Corps to expend the necessary amount for this project from their emergency funds. The city manager is in contact with Sen. Stevens office over the Corps interpretation of their authority under this emergency funds expenditure authority.

Dedicated rights-of-ways and public easements on previously platted ANSCA and Indian Homestead Subdivision plats: ONC presented the rededication signature documents for Nunvak Estates Subdv (Hoffman Sub) last Friday. This now completes all the major restricted deed subdivisions except for Martina Oscar Subdv. ONC advises that there is but a few lots left in restricted deed status in Martina Oscar. ONC further advises that Tundra Ridge will not be included in this trustee required rededication of public ROW's and easements as this subdivision was removed from restricted deed status at its inception. I questioned ONC as to their intentions in resolving the same issues with Haroldsen Estates. The response was that they had no definite plans for Haroldsen Estates at this time, i.e., restricted deed land sales have been frozen there for quite sometime and will remain so until other issues such as the need for completion of the public improvements have been resolved.

ONC Office Building Encroachment (corner of Ridgecrest Dr.& Akakeek St): This item did not come forward as a potential action item until last Friday. As you will observe from the map handed out earlier, a significant portion of the ONC office building and BNC's parking lot lies within the property boundaries of the old TACAN site. The TACAN site was conveyed to the city over twenty years ago (BNC formally relinquished this from their ANSCA 14 C3 filings). From the letter handouts you will note that ONC is arranging financing and wishes to use this building as collateral. BNC reportedly is willing to enter

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into a long term lease with ONC for the portion of the land and building occupying BNC's land. ONC would like to enter into a long term lease with the city also. I have recommended to the city manager that a city lease should be with BNC as BNC occupies more of this city parcel than ONC. Then BNC could sublease back to ONC as part of a single lease package.

Phase II & III City Subdivision Piped Sewer and Water: Stosh advises that we about 75% of the landowners have now responded. Shortly he will start personally contacting individuals who have not responded.

Information Technology: Nicole continues to deal with the Police Departments server issues. Also, the connectivity between the Police Department and the Troopers ASPN network. This continues to be a problem in providing a gateway through the Police Departments new hardware firewall. Nicole also continues with several planning office projects including reworking the site plan permit database and the street mapping project.

VII. PEOPLE TO BE HEARD

None at this time.

IX. COMMISSIONERS COMMENTS

None at this time.

X. OLD BUSINESS

ITEM A. FINAL PLAT HEARING. THIRD STREET VACATION. APPLICANTS: TUNISTA PROPERTIES, ALLAN WINTERSTEEN, CITY OF BETHEL. PROPERTY IS LOCATED BETWEEN WATSON'S CORNER AND DULL LAKE.

PUBLIC HEARING

Chair Guinn asked Mr. Malone to introduce the item. Mr. Malone reported that the final plat conformed to the ordinances and recommended approval.

Open public hearing at 6:52 PM

No testimony was offered.

Close public hearing at 6:53PM

Roll call vote: Vote in favor: 5 Against: 0 Abstained: 0

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ITEM B. PUBLIC HEARING ON ANY FURTHER RECOMMENDATIONS TO PLATTING ORDINANCE SECTIONS 17.24.228 THROUGH 17.24.280. THESE SECTIONS PERTAIN TO THE MANDATORY INSTALLATION OF PIPED SEWER AND WATER IN ALL NEW SUBDIVISIONS. THESE SECTIONS BECOME EFFECTIVE ON JANUARY 1, 2002.

PUBLIC HEARING

A draft of resolution #02-04 recommending to the council that these sections be repealed and a formal study be conducted to evaluate the impact of these sections had been mailed to the commission member two weeks previous.

Open public hearing at 6:54PM

Andy McGowan thinks it's ridiculous and will make the price of lots too high, no one will be able to afford housing in the City of Bethel. The government pays for everything in Bethel – this will bring on favoritism (as to who can afford to develop). Its cost prohibited (for small developers).

Ben Dale stated that he has been trying for years to put in a subdivision - he would recommend that we repeal the ordinance.

Chair Guinn stated that the easements in all new subdivisions for water and sewer should be put in to insure utilities can be installed (at a future time).

Don Fancher works for O.N.C. and they are just getting in to housing development. They are currently eligible to receive up to \$2 million from HUD and \$250,000 from the BIA to develop small 5 acre tracts for housing. This ordinance would make it cost prohibited to develop.

Nick Pollock and has been trying for 20 plus years to buy a house and the ordinance will eliminate the American Dream in Bethel – not only for me but for my kids.

Mr. Malone said he concurred with most of the testimony offered and that is why the resolution was drafted.

Close public hearing at 7:04PM

Roll call vote: Vote in favor: 5 Against: 0 Abstained: 0

X. NEW BUSINESS

ITEM A: RECOMMENDATION TO COUNCIL TO LEASE A PORTION OF OLD TACAN SITE OCCUPIED BY BNC AND ONC.

Chair Guinn asked Mr. Malone to introduce this item.

Mr. Malone reported that the city owns most of the old TACAN site including the area currently occupied by the ONC office building and a portion of the BNC apartment complex parking lot on the corner of Ridgecrest Dr. and Akakeek St. O.N.C. is applying for a loan and wants to use their office building as collateral. What is being proposed is that the city enter into a long term lease with B.N.C, as B.N.C occupies the largest portion of this city parcel. O.N.C's office building also occupies a portion of B.N.C's land at this site. Then BNC could sublease to O.N.C. This would make it much cleaner then leasing to two tenants. The manager supports this lease and thinks the council is also be in favor .

M/M C. Albright/M. Charlie Recommend to council that the City of Bethel enter into a long term lease with B.N.C. for the TACAN site parcel at a nominal lease rate.

Unanimous

XI. ADJOURNMENT

Chair Guinn made motion to adjourn.

No objection.

Meeting adjourned at 7:20PM

Minutes prepared by Sandra Moseley, Administrative Assistant.



John Guinn, Chair

Date: 5/9/02