



CITY OF BETHEL

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Planning Commission Minutes

Regular Scheduled Meeting April 12, 2001

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting was called to order by Chair J. Guinn at 7:40PM

II. ROLL CALL

Present: J. Guinn, D. Notti, J. Hamilton, W. Keppel, M. Kenick

Excused: L. Andrew, M. Charlie

Others Present: Sally Russell, Applicant for Variance

Oly Olson, Community Member

Grant Shimanek, Representing Alaska Moravian Church

Sandra Moseley, Administrative Assistant

By teleconference: John Malone, City Planner

III. APPROVAL OF MINUTES

M/M J. Hamilton/D. Notti Approval of minutes for March 8, 2001

Unanimous

IV. APPROVAL OF AGENDA

M/M J. Hamilton/D. Notti Approval of Agenda

Unanimous

V. COMMUNICATIONS

None except those included in meeting packets.

VI. PLANNERS REPORT

Mr. Malone reported:

Let me apologize for not being able to be present in person tonight. My travel schedule has been rather hectic over the past couple of weeks. This should slow down after this trip.

RFP - City Wide Mapping Project: A proposal evaluation committee is scheduled for this week by the Finance Department Purchasing Office to evaluate the responses to the RFP. Hopefully from this there will be a recommended contract award to the City Manager.

City Subdivision Sewer & Water Project : Stosh Hoffman has been pursuing landowners most vigorously over the past week in order to procure the remaining document signatures for all Phase 1 landowners. As to be expected, more “creative” questions have come about from some. Most, Stosh has been able to respond to in short order, some needed to be referred to the city engineers, such as, what to do about sites where new construction is anticipated within the next year or so, and who is responsible for multiple residential structures on a site (the subdivision covenants restrict sites to one residential structure). There still remains some conflicting ownership issues on some lots between the District Recorders Office title records and unrecorded transactions that have occurred.

Information Technology: Nicole is out all week for IBM AS-400 training. A few glitches have occurred with the new WAN installation, but these seem to all have been adequately addressed both by Nicole and United Utilities.

Ordinance 01-05 (PC Substitute) amending Titles 15,16,17 &18: This ordinance passed council on Tuesday night (April 10th). The most recent road construction standards pertaining to gravel specifications (6” of compacted C1 gravel) was included. There was one date error as to the deferred inception date of the piped sewer and water sections (year 2001 instead of 2002) which was also corrected in the council passed version. The issue of road specifications for road standards in rights-of-ways already platted but not developed was sent to the Public Works Committee through the city manager. It was our recommendation at your March 8th meeting that these be placed within Title 12. Lee Sharp had developed some suggested language for this and I included this in my memo to the Public Works Committee.

VII. COMMISSIONER COMMENTS

Commissioner Keppel asked Mr. Malone if he has a ballpark figure for the mapping project. Mr. Malone stated that his best guess was that it could be accomplished for around \$150,000.00. Discussion followed about the respondents to the RFP and their proposals. Mr. Malone reported that one respondent (Mc Clintock Land Associates) advocated using earlier aerial photography (1997-98) in order to complete the project within the city’s capital appropriation for the project. This approach by Mc Clintock would not map the whole city, as their previous photographic work did not cover the whole city. Chair Guinn said he would encourage the City Council and City Manager to only accept the most up to date aerial photographs be used.

Commissioner J. Hamilton stated she believed that Mc Clintocks last aerial photographs were taken in 1997.

Chair Guinn also suggested that there be a cap not to exceed \$155,000.00 for the mapping project.

M/M J. Hamilton/D. Notti Recommending that the project:
A. Map of the whole city
B. Use current aerial photographs
C. A cap of \$155,000.00 on the project

Unanimous

VIII. PEOPLE TO BE HEARD

Grant Shimanek exhibited a preliminary plat for a subdivision of Tract C-2, Mumtretlek Subdivision. Mr. Malone stated that he invited Mr. Shimanek to this meeting so the commission would have a heads-up on this, as this plat would be the first under the new platting ordinances. Mr. Shimanek further stated that he planned to introduce the preliminary plat at the commissions May meeting.

Chair Guinn requested that Mr. Malone place on the next agenda.

Mr. O. Olson stated that Ross Boring, president of the local shooting club, asked that he give an update on the property for the new shooting range. Ralph Doyle has offered 10 acres within the northeast corner of Haroldsen Subdivision to the shooting club for the purpose of establishing a new shooting range within the community. Mr. Malone reported that he has been attending the shooting range meetings at the Youth Center sponsored by the Parks & Recreation Department, and has recently spoken with Ross Boring about the land issues. Mr. Malone said that a survey needed to be done first and a subdivision plat application needed be presented to his office for the commissions consideration/action. He felt that once the plat were approved that an ordinance need be drafted for councils consideration regarding the land use (as a shooting range), and exempting this area from the current ordinance that prohibits discharging a firearm within the city limits. Mr. O. Olson inquired as to the time period for this. Mr. Malone felt that this all could be accomplished at the same commission meeting that the plat was addressed. Commissioner D. Notti said the majority of the City Council are in favor of a new shooting range.

IX. OLD BUSINESS

ITEM A. None

X. NEW BUSINESS

ITEM A. RESOLUTION NO 01-01. A RESOLUTION TO THE CITY COUNCIL RECOMMENDING CONSIDERATION BE GIVEN TO DISCOUNTING CITY OWNED SAND TO BE USED BY PRIVATE PARTIES IN DEVELOPING PUBLIC IMPROVEMENTS WITHIN DEDICATED PUBLIC RIGHTS-OF-WAYS AND OTHER PUBLIC PURPOSES.

PUBLIC HEARING

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Chair Guinn asked Mr. Malone to introduce this item. Mr. Malone reported that the draft resolution prepared by him was in response to directions given to him at the commissions March 8th meeting when the topic was first introduced by Commissioner W. Keppel.

Chair Guinn Opened the Public Hearing at 8:04PM

Mr. O. Olson stated he was in favor of the resolution. Commissioner D. Notti said he was against the resolution because the pit (Calista sand pit at the airport) was given to the City for use in public maintenance purpose. Commissioner J. Hamilton stated she was opposed, but would support a discount for use by private developers that have to develop land to certain specs (public roads, etc.).

Commissioner W. Keppel stated it would benefit the people by lowering the development costs for roads and this would not compete with the other sand selling companies because the sand would not be sold to residents to build sand pads or things of that nature.

Commissioner D. Notti said that the sand pit (Calista Pit) was not a big moneymaker for the city. Mr. Malone stated that he believed that by virtue of the contract between Calista and the city for sand extraction from this pit that the city was restricted in the use of the sand to public projects; could not sell it to private parties. Mr. Malone further added that he felt that the discounted sale policy contained in this resolution could apply to future sand resources acquired, owned or developed by the city.

Chair J. Guinn stated that he felt that the resolution would not pass tonight and that the commission needs more input from other parties. He requested that the planner invite other interested parties such as sand pit owners and sand haulers to the next commission meeting, and that this be placed on the next commission meeting agenda.

Chair Guinn closed the Public Hearing at 8:17PM

M/M J. Hamilton/W. Keppel Continue public hearing at the next meeting.

ITEM B. VARIANCE APPLICATION. APPLICANT SALLY J. RUSSELL, ALSO APPEARING OF RECORD AS SALLY J. HERMAN. APPLICANT REQUESTS A VARIANCE OF APPROXIMATELY 2.8 FEET TO THE ROAD SETBACK REQUIREMENT ON OSAGE AVENUE OF AN EXISTING GARAGE STRUCTURE THAT APPLICANT INTENDS TO RENOVATE INTO HER PRIMARY RESIDENCE. EXISTING RAMP WITHIN ROAD SETBACK WILL BE REMOVED.

PUBLIC HEARING.

Chair Guinn asked Mr. Malone to introduce this item. Mr. Malone introduced Ms. Russell. He stated that in his Staff Report he informed that the subject lot was about to be subdivided by court order as part of a property settlement in a divorce action. The garage structure in question was on the property when she purchased it. She intends to renovate

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this into her primary residence. As stated in his staff report, he recommends approving the variance.

Chair Guinn open Public Hearing at 8:18PM

Commissioner D. Notti asked Mr. Malone where the right of way of Osage terminated. Mr. Malone stated it ended at the Kusko Cab Co. Commissioner W. Keppel stated that he had viewed the site yesterday, and had no problem with the application. Ms. S. Russell said that she was sure that there had been an as-built survey ordered by the bank when she purchased the property, but had not seen a copy and did not know if the garage structure encroachment appeared on it. That if it did, she had not been notified of such. Ms. S. Russell further stated that the garage entrance ramp that is also an encroachment would be removed.

Public Hearing closed at 8:26PM

M/M M. Kenick/D. Notti Approve the variance as applied for.

Unanimous

XI. ADJOURNMENT

M/M J.Hamilton/D. Notti Move to adjourn.

Unanimous

Meeting was adjourned at 8:28PM

Prepared by: Sandra Moseley, Admin. Assistant

ATTEST:



John Guinn, Chair

DATE:

5/10/01