



# CITY OF BETHEL

P.O. Box 388 Bethel, Alaska 99559  
907-543-2297  
FAX # 543-4171

## Planning Commission Minutes

**Regular Scheduled Meeting April 13, 2000**

**PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM**

**7:30 PM**

### I. CALL TO ORDER

### II. ROLL CALL

Present: Guinn, Hamilton, Notti, Charlie, Blake

Excused: Andrew, Trailov

Absent: None

Others Present: John Malone, Planner

Sandra Moseley, Admin. Assistant

Willie Keppel

Walter Larson

A conflict in commission member appointment and reappointment was addressed by the Chair, John Guinn. Chair Guinn introduced and welcomed newly appointed commission member Willie Keppel. Chair Guinn asked the council designee, Dario Notti, the status of Mr. Keppels appointment. Mr. Notti offered that Mr. Keppel had been appointed at the council meeting of April 11<sup>th</sup>, but he did not remember the status of Mr. Blakes reappointment. Chair Guinn asked Mr. Keppel if he had been sworn in yet. Mr. Keppel replied that he had not. Chair Guinn ruled that Mr. Keppel could not be seated as a voting member until he had been sworn in. Mr. Blake remained as a voting member.

### III. APPROVAL OF MINUTES

The minutes of the February 10<sup>th</sup> meeting were included in the meeting packet.

M/M Charlie/Hamilton: Approve the minutes of the February 10, 2000 meeting.

Unanimous

### IV. APPROVAL OF AGENDA

Mr. Walter Larson requested that he be placed on the agenda for the purpose of introducing a preliminary plat for a subdivision of Tract A and Open Space of Tsikoyak Subdivision.

M/M Hamilton/Blake: Add Item C under new business," Introduction of preliminary plat for a subdivision of Tract A and Open Space of Tsikoyak Subdivision".

Unanimous

**V. COMMUNICATIONS**

Mr. Malone distributed copies of ASCG's Meeting Summary of the second public Open House meeting held on the Chief Eddie Hoffman Hwy Separated Pathway and Bethel Boardwalk projects at the Cultural Center on April 3, 2000.

All other communications were included within the meeting packets.

**VI. PLANNERS REPORT**

Mr. Malone reported:

The land exchange ordinance (Ord. No. 00-007) authorizing the land exchange between Ms. Laura Whitman and the city reportedly was approved by council at their April 11<sup>th</sup> meeting. As soon as a signed copy is received from the city clerk he will proceed with the transfer/exchange documents.

The final plat from Mc Clintock Land Associates for the right-of-way between City Subdivision and Blueberry Fields Subdivision has not been received in the Planning Office yet. Lenny Welsh of Bethel Utilities Corp reports that Mc Clintock has completed the field monumentation for this in March. Field monumentation is the final condition that needed to be completed before submittal for final plat approval. Bethel Native Corp has conveyed to the city their portion of this right-of-way and this conveyance deed has been recorded.

The property owner of Lt 16, Blk 4, Reich Subdv, that has been the subject of an enforcement action personally appeared at the Planning Office last week and reported that he will be filing a plan of correction, and a Site Plan Application, for the building that was unlawfully relocated last summer, and as presently situated, violates a side-yard setback on the subject lot.

By request of the Council, the city manager has established the development of a Computer Technology Plan 2000 project to be administered from Planning Office. Several communities and local entities have been contacted for copies of example technology plans. A voluntary working group has been assembled of interested professionals from around the community. The first meeting was held on April 7th. The first agreed to tasks will be assembling an inventory of computer and computer related equipment currently in service, and developing a survey instrument for all city employees that will help determine employee skill levels, job related needs and training needs. The next scheduled meeting of the working group is scheduled for the second week of May.

**VII. PEOPLE TO BE HEARD**

None

**VIII. OLD BUSINESS**

ITEM A. FINAL PLAT AND PUBLIC IMPROVEMENTS SURETY AGREEMENT, POST OFFICE SUBDV. A SUBDIVISION OF LOTS 10A AND 10B, USS 4117. PROPOSED SITE OF NEW POST OFFICE ON CHIEF EDDIE HOFFMAN HWY.

(PUBLIC HEARING)

Chair Guinn asked Mr. Malone to introduce this item. Mr. Malone reported that the copies of the final plat before the Commission had been received today. Enclosed in the Commission meeting packet was also a letter and cost estimate from the US Postal Service that addressed the financial surety for developing the public improvements of the subdivision, particularly the construction of Calista Dr.

Public hearing was opened at 7:55PM

Mr. Malone commented on the final plat conditions that the Commission had imposed at its meeting of February 10<sup>th</sup> when the preliminary plat was introduced. These staff comments had been communicated via letter on February 16, 2000 to the Postal Service and Cliff Baker, the surveyor who prepared the plat. They were:

1. The indicated vacated portion of the right-of-way on Chief Eddie Hoffman Hwy would have to first be addressed by the state, as this is a state owned right-of-way.

The final plat has left the proposed portion of the right-of-way vacation intact.

2. In the Title Block, the name "Post Office Subdivision" needs be spelled out, not abbreviated.

This has been corrected on the final plat.

3. Remove contour lines for final plat submission.

This has been corrected on the final plat.

4. Insert in the Title Block, following the first sentence. A subdivision of ---, a second sentence that states, "A subdivision creating Lots 1 & 2, and a public right-of-way designated as Calista Dr."

This sentence has been added to the title block of the final plat.

5. Plat Approval signature block needs to be amended to conform to City of Bethel ordinance requirements.

Planning Commission Minutes, April 13, 2000 (Cont)

This has been corrected on the final plat.

6. Cost estimate needs be submitted for public improvements portion of this subdivision (Calista Dr, etc.). A surety instrument needs be in place before final plat approval that insures a scheduled completion of the public improvements.

The February 29, 2000 Letter of Intent and Cost Estimate from the Postal Service addresses this.

No other testimony was offered.

Public hearing was closed at 8:05PM

M/M Blake/Notti: Accept final plat as presented.

**IX. NEW BUSINESS**

ITEM A. INTRODUCTION OF PRELIMINARY PLAT, WAVE CENTER SUBDV.  
A SUBDIVISION OF LOT 12, USS 4117 AND LOT 2, POST OFFICE  
SUBDIVISION, CHIEF EDDIE HOFFMAN HWY.

(PUBLIC HEARING)

Chair Guinn asked Mr. Malone to introduce this item. Mr. Malone reported that this was the plat of the intended future site of the W.A.V. E complex. Copies of the plat had been included in the meeting packets.

Public hearing was opened at 8:07PM

No testimony was offered

Public hearing was closed at 8:10PM

M/M Notti/Hamilton: Accept the preliminary plat as presented.

ITEM B. INTRODUCTION OF PRELIMINARY PLAT, KASAYULI SUBDV. A  
VACATION OF LOTS 2,3,4, BLK 5, CREATING A SINGLE LOT 2A,  
BLK 5 AND RELOCATING A PUBLIC UTILITY EASEMENT. CORNER  
OF NOEL POLTY BLVD AND NEQLERNAQ LOOP.

(PUBLIC HEARING)

Chair John Guinn stated he had a conflicted of interest with this item and announced that he was stepping down so he could introduce this item and respond to questions.

M/M Hamilton/Notti: Nominate Mark Charlie as acting chair for this agenda item.

Unanimous

Public Hearing was opened at 8:12PM

Mr. Guinn stated that Yukon-Kuskokwim Health Corp wished to vacate three smaller lots in Block 5, Kasayuli Subdivision and create one large lot, Lot 2A, to accommodate a proposed new residential Inhalant Treatment Center facility. Further, YKHC is the owner of the lots in Block 5. This will also require the relocating of a portion of utility easement currently located on the boundaries of Lots 2,3, and 4, to be relocated to the boundary of the new Lot 2A and Lot 5.

Mr. Guinn introduced a resolution passed by the board of directors of YKHC on April 13, 2000 (Res No 00-04-04) donating Lots 2,3, and 4 of Block 5 for the purpose of "...constructing and operating a Statewide Inhalant Treatment Center."

Mr. Guinn distributed copies of the recorded covenants of Kasayuli Subdivision that reflected that the lots within Block 5 were reserved for both commercial and rental housing use.

No other testimony was offered.

Public hearing was closed at 8:20PM

Mr. Malone commented that he saw no technical problems with the plat as presented.

M/M Notti/Hamilton: Approve the subdivision plat as presented.

Unanimous

Mark Charlie stepped down as acting chair. Mr. Guinn resumed the chair.

ITEM C. INTRODUCTION OF PRELIMINARY PLAT FOR A SUBDIVISION OF TRACT A AND OPEN SPACE OF TSIKOYAK SUBDIVISION.  
(PUBLIC HEARING)

Walter Larsen introduced a subdivision plat of Tract A and Open Space of Tsikoyak Subdivision. This portion of Tsikoyak Subdivision lies on the south side of the BIA Road and is undeveloped. Tsikoyak Subdivision is a native allotment owned by Martha Larson. The proposed subdivision creates Tracts A1,A2,A3, Open Space and a proposed public road right-of-way designated on the plat as Larson Loop.

Planning Commission Minutes, April 13, 2000 (Cont)

Public hearing was opened at 8:23PM

Walter Larson offered that he first wanted to develop the proposed road, Larson Loop, this summer.

No other testimony was offered.

Public hearing was closed at 8:28PM.

Mr. Malone offered that he had not had the chance to review the plat but would draft a staff comment memorandum for Mr. & Mrs. Larson and the Commission on this.

M/M Hamilton/Charlie: Accept the preliminary plat as presented.

Unanimous

**X. ADJOURNMENT**

M/M Hamilton/Charlie: Motion to adjourn.

Unanimous

Meeting was adjourned at 8:30PM

**Minutes prepared by: Sandra Moseley, Admin. Assistant**

**ATTEST:**

DRAFT

**John Guinn, Chair**

**DATE:**