City of Bethel, Alaska
Planning Commission

April 11, 2019 Regular Meeting Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held on April 11, 2019 at the Bethel City Hall, Council Chambers in Bethel, Alaska. The Chair of the Commission Kathy Hanson called the meeting to order at 6:30 PM.

II. ROLL CALL:

Comprising a quorum of the Commission, the following members were present for roll call:
Kathy Hanson, John Guinn, Alex Wasierski, and Shadi Rabi,
Unexcused Absence: Thor Williams
Excused Absence: Lorin Bradbury, Scott Campbell, and Tracy Beans.
Also Present: Pauline Boratko, Recorder; Patty Burley, City Attorney; Betsy Jumper, City Planner; Calvin Cockroft, ONC Rep.; Rod Kinny, ONC Engineer, and Chase Nelson, City Engineer.

III. PEOPLE TO BE HEARD:

No one wished to be heard

IV. APPROVAL OF THE AGENDA:

MOVED:	John Guinn	Motion to approve the agenda by moving up VIII.) Special Order of Business item A.) Blue Sky wording on subdivision agreement to VI.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Shadi Rabi	Motion to approve the March 21, 2019 rescheduled regular meeting minutes.
SECONDED:	John Guinn	
VOTE ON MOTION	Unanimous	

VI. SPECIAL ORDER OF BUSINESS: Blue Sky Subdivision Agreement wording discussion.

VI. NEW BUSINESS:

A. Ciullkulek Subdivision Development Agreement

MOVED:	John Guinn	Motion to approve the Supplemental Resolution 19-03 as written for Ciullkulek Subdivision preliminary plat approval.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	Unanimous	

MOVED:	Alex Wasierski	Motion to amend Ciullkulek Subdivision Preliminary Plat for final plat 1. 17.23 acre correction. 2. Dumpster dedicated area 3. Strike out hydrants 4. Sewer-hauled correction 5. Cross out sentence 2.15 on page 12.
SECONDED:	Shadi Rabi	

VOTE ON MOTION	Unanimous

MOVED:	Alex Wasierski	Motion to approve resolution 19-04 to recommend City Council to approve the Ciullkulek Subdivision Development agreement.
SECONDED:	John Guinn	
VOTE ON MOTION	Unanimous	

B. Land Leases:

MOVED:	John Guinn	Motion to approve land lease resolution 19-05 between the City of Bethel and GCI.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	Unanimous	

MOVED:	John Guinn	Motion to approve land lease resolution 19-06 between the City of Bethel and BTP. LLC
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

C. Subdivision Violations:

The commissioners discussed subdivision code violations and chose connexes and encroachment on city property to be evaluated by City Attorney.

VI. PLANNER'S REPORT: Betsy gave her report.

VII. COMMISSIONER'S COMMENTS:

S. Rabi- no comment.
A. Wasierski- no comment.
J. Guinn- no comment.
K. Hanson- next meeting is WECs, CUP for AC, Parking, and update with Patty.

X. ADJOURNMENT:

MOVED:	Shadi Rabi	Motion to adjourn the meeting.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned at 8:12 pm
APPROVED THIS 9th DAY OF MAY, 2019

Pauline Boratko
ATTEST: Pauline Boratko, Recorder

Kathy Hanson
Kathy Hanson, Chair