



CITY OF BETHEL

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Planning Commission Minutes

Rescheduled Regular Monthly Meeting July 17, 1997

CITY OFFICES, CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting was called to order by Chairman Guinn at 7:40pm.

II. ROLL CALL

Commission Members Present: Guinn, Notti, Warner, Andrew
Absent: Hamilton, Herron
Excused: Hickson

Others Present: Steve Hutchings, Kappy and Olie Olsen, Bob Angiak, Tom Hildreth, Paul Whipple, Glen Watson, James Colonel, Don Fancher.

III. APPROVAL OF MINUTES

M/M Notti/Warner Approve minutes of regularly scheduled meeting of June 12, 1997.

Unanimous

IV. APPROVAL OF AGENDA

M/M Notti/Warner Approve agenda as published.

Unanimous

Commissioner's statements of conflict of interest.

Commissioner Guinn stated that he had a conflict of interest in Item A, Old Business as both an employee of YKHC and project manager for the subdivision under discussion. He would remove himself as the chair and abstain from voting but would remain available for direct questions.

V. COMMUNICATIONS

None other than provided in mailing packets.

VI. PLANNER'S REPORT

1. A new temporary hire position has been created within the Department of Administration. Primary duties involve computer training and computer system administration. This person is currently working out of the Planning Office and will also start implementing some of the automation projects within the Planning Office.

2. Bill Keller of the US Army Corps of Engineers was in town July 12th. He addressed one enforcement action involving the filling of a lake shore property that is in significant wetlands status without a permit. He reported that the party agreed to comply with the permitting application process, and if this was accomplished within the agreed time frame no additional action would most likely need be taken.

A meeting was held with Mr. Keller on the same day concerning the most recently issued (City of Bethel) General Permit. Keller informed that additional reporting information in the form of copies of the Site Plan Applications approved within each reporting period (quarterly reports) would now be required.

3. Hopefully the last resolutions that will conclude the previous ANSCA 14 (c)(3) reconveyances from BNC to the city will be ready for the Commissions consideration and recommendation to the City Council at the regularly scheduled meeting of August 14th. This leaves the small boat harbor as the last remaining item in this process. The small boat harbor is still pending resolution through ONC and BIA of two individual allotments east of the entrance channel. The next step in the 14(c)(3) process will be consideration of additional land selections. Staff has been in discussions with BNC over additional selections for the expansion of the small boat harbor and various ROW's for future arterial and collector roads.

VII. PEOPLE TO BE HEARD

None

VIII. OLD BUSINESS

ITEM A: KASAYULI SUBDV. REVIEW IN LIGHT OF COUNCIL AND PUBLIC COMMENTS AND MAKE RECOMMENDATION TO COUNCIL.
(CONTINUED FROM JUNE 12TH MEETING)

Chairman Guinn stepped down do to previously stated conflict of interest.

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M/M Andrew/Notti Tom Warner chair the meeting for this agenda item.

Unanimous

Acting Chair Warner noted that with Commissioner Guinn's abstention from voting in this matter there would not be a quorum for any formal actions on this matter. He opened the matter for discussion by Commission members and members in the audience.

Steve Hutchings, attorney for YKHC offered that YKHC would be coming to the commission with solutions by it's next meeting. Several issues had already received considerable process, but that they (YKHC) would prefer to wait in presenting these until a quorum was in place to consider acting on them.

Several discussion item followed that were the subject of the city attorneys memo including the issue of current trespass on the city owned portion of the access road to Kasayuli. Staff reported that the city council had approved the issuance of access permits to YKHC and Faulkner-Walsh Construction as a temporary (land use permits are valid for six months under current city ordinance) provision for handling the matter.

Acting Chair Warner concluded the discussion period with assurance that this item would be on the next regularly scheduled meeting agenda of August 14.

Acting Chair Warner stepped down and John Guinn resumed the meeting as chair.

ITEM B: DEDICATION OF PUBLIC PARK ON CITY PROPERTY - CORNER OF OWL ST. AND PTARMIGAN ST. (REFEREED TO COMMISSION BY CITY COUNCIL - ADDITIONAL PUBLIC HEARING CONTINUED FROM JUNE 12TH MEETING).

Public Hearing Opened:

Tom Hildreth from AVCP Regional Housing Authority gave a presentation from a draft park site development drawing of AVCP's vision of the parks development and AVCP's further commitment to funding the parks development. He further reported that AVCP had recently enacted new regulations and policies for the residents of its adjoining housing project concerning the supervision of children. This was in response to previously voiced complaints about unsupervised children from the housing project.

Donald Fancher, Executive Director of AVCP Regional Housing Authority further restated AVCP's commitment to provide funding for the parks development, purchasing of equipment and participating in future maintenance. Mr. Fancher expressed concern about AVCP's liability in this

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role of active development and maintenance stating that some arrangement with the city would have to be formally worked out in this regard.

Paul Whipple of Karluk Design volunteered his companies engineering resources in the park design. Karluk Design is presently under contract to AVCP on other projects.

Kappy Olsen expressed concern about the city's ability to maintain the park, citing that many of the current municipal parks were in serious disrepair.

Donald Fancher proposed the creation of a working group to further workout issues with the parks development.

Commissioner Notti read a Commentary article from the July 17, 1997 Tundra Drums written by council member Tad Miller concerning the park dedication.

Public Hearing Closed:

Chairman Guinn read a staff prepared resolution dedicating the park for transmittal to the city council.

M/M Notti Adopt the dedication resolution.

Failed for lack of a second.

Commissioner Warner stated that he was not prepared to support the dedication until more of the issues and concerns were resolved in the context of a real plan for the parks development.

M/M Warner/Notti Have staff communicate to the city council that the Planning Commission recommends that the mayor appoint a working committee to further develop a plan for the parks development.

Unanimous

IX. NEW BUSINESS

No New Business

X. ADJOURNMENT

M/M Warner Adjourn meeting.

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Unanimous

Meeting Adjourned 8:55pm

Prepared BY: John F. Malone, City Planner

ATTEST:



John Guinn, Chairman

DATE APPROVED: _____

9/25/97