



CITY OF BETHEL

P.O. Box 388 • Bethel, Alaska 99559
907-543-2087
FAX # 543-4171

Planning Commission Minutes

Rescheduled Regular Meeting July 25, 1996

CITY OFFICES, CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

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

II. ROLL CALL

Commission Members Present: Guinn, Mc Comas, Hamilton, Herron, Warner

Absent: Hickson, Andrew

III. APPROVAL OF MINUTES

Minutes from previous meeting were not available.

IV. APPROVAL OF AGENDA

Chairman Guinn added items of Old Business:

C. Final Plat Approval - Tract N Subdv, Tundra Ridge.

D. Final Plat Approval - Chaney's BIA Road Subdv.

Agenda approved as amended.

V. COMMUNICATIONS

None

VI. PLANNER'S REPORT

1. DEC certification no longer required on subdivision plats. Effective July 1.
2. Office moved to Public Works. New phones 5301 & 5306
3. OMNI Enterprises (Swanson's Lease). Have not received plat from surveyor for recording. Need to record plat as legal subdivision before executing lease. Draft lease document completed. Annual rental rate conflict with Council Ord. 96-11 of annual rent of \$14,500. 00, and Swansons's appraisal rate of \$11,000.00 resolved with OMNI. Annual rental will be per ordinance (\$14,500.00) with 5 year current market value rent revaluation.
4. Bethel Fuel Sales: Conveyance of Tract 5C-1 to Bethel Fuel Sales. Plat recorded 7-18-96. Real Estate Sales Agreement signed by both parties and recorded. Notice of ordinance for final conveyance published. All necessary documentation given to City Clerk for preparation of disposal ordinance.
5. FAA sewer line easements along Salmon Berry Rd. Need obtain three - Lts 18C, D-9, D-10. Restricted Deeds (Secretary of Interior - BIA as Trustee) on Lts D-9 & D-10. Currently working on with land owners and trustee agent (ONC) .

VII. PEOPLE TO BE HEARD

None

Commissioner's Comments:

Commissioner Warner noted that a new shop type building had been put up at 9458 Ayaginar and appeared to encroach on road. Questioned if there was a site plan for this. Questioned if Faulkner (Foundation Services) had site plan for fill behind their shop on Main St. Questioned adequacy drainage of this site with this additional fill.

Commissioner Hamilton also questioned site plan of Foundation Services for shop site fill. She further questioned how long a site plan was valid for.

Commissioner Warner responded that Site Plans were valid for one year; must be renewed with a new application after that period.

VIII. OLD BUSINESS

ITEM A: FINAL PLAT APPROVAL FOR KASAYULI SUBDIVISION,
SOUTHWEST OF AIRPORT. PROPOSED BY YKHC.
(PUBLIC HEARING)

Chairman Guinn stepped down as chairman during the Commission's discussion/action of this agenda item because of his employee relationship with YKHC and his position of being YKHC's project manager for this project. He asked Commissioner Mc Comas to accept the chair; Commissioner Mc Comas accepted.

Public Hearing Opened:

Mark Stemp, CEO of Bethel Native Corporation testified in support for final plat approval.

John Guinn testified that YKHC and the City had met and worked out the City's concerns for road development/approval. YKHC has agreed to increase the radius of turns from 30' to 40' and that final road grades accommodate a 200' sight distance. Mr. Guinn also added that final acceptance of the roads was subject to approval of the City.

Jim Hoppenworth raised concern for the need for the City to have performance bond in place as assurance of final roads being completed to acceptable standards. Mr. Quinn replied that YKHC has included in their contract with their road development contractor a provision that all roads must meet with the City's final approval, and that YKHC has a performance bond in force with this contractor to insure this.

Mr. Guinn further added that all earth work has been suspended on this project pending the conclusion of the permitting process presently underway with the US Army Corp of Engineers. This included extraction's from the sand borrow pit by YKHC's contractor.

Public Hearing Closed.

M/M Herron/Mc Comas : Approve final plat of Kasaylui Subdivision.

Planning Commission Minutes July 25, 1996 (Cont.)

Commissioner Hamilton indicated that due to her employee status with YKHC that there may be a conflict of interest. Acting Chair Mc Comas resolved in favor of allowing her vote due to there being no direct financial involvement or gain being received.

APPROVED: Vote: Unanimous

Mr Guinn resumed meeting as Chair.

ITEM B: ABBREVIATED SUBDIVISION (INTERNAL LOT
SUBDIVISION) OF LOT 11, BLOCK 5, MUMTRETLEK SBDV
INTO LOTS 11A AND 11B, 257 AND 259 WEBER CIRCLE.
PROPOSED BY MORAVIAN CHURCH. (PUBLIC HEARING)

Open Public Hearing:

Staff reported that the amended plat before the Commission had divided this parcel into two lot sizes meeting or exceeding the City's minimum lot size requirements as requested by the Commission.

No other testimony.

Public Hearing Closed:

M/M Warner/Heron: Approve final plat.

APPROVED: Vote: Unanimous.

ITEM C: FINAL PLAT APPROVAL OF TRACT N SBDV. A
RESUBDIVISION OF TRACT N, TUNDRA RIDGE
(PUBLIC HEARING)

Open Public Hearing:

Planning Commission Minutes July 25, 1996 (Cont.)

Teleconference with Chris of Denali General Contractors in Anchorage, the subdivision developer. He reported that the Commission had raised 6 points of concern during the previous discussion of this proposed subdivision and that he was prepared to respond to these.

1. Street names have been changed to more regionally recognized names.
2. Public access/easements on lots 8 & 9.
3. Elevation map showing contours has been published.
4. Drainage's, grading and additional culverts in place.
5. Open spaces are usable; not within drainage depositions.
6. Representatives of Denali General Contractor's had gone door-to-door within neighborhood to answer any questions about this project.

Commissioner Warner pointed out that Lots 1,2 and 3 of Block 1 located at the extreme northeast corner of this project need further attention as far as drainage from the north situated sites behind. They are in danger of serious erosion from these sites.

Jim Hoppenworth, previous Planning Administrator who had worked with this project offered that he did not feel that a performance guarantee would be necessary on this project. Recommended going ahead with approval.

Public Hearing Closed:

M/M Mc Comas/Warner: Approve final plat as submitted.

APPROVED: Vote: Unaminous

ITEM D: FINAL PLAT APPROVAL OF CHANEY'S BIA ROAD SBDV.
AN INTERNAL SUBDIVISION OF LOT 1, BLOCK 1 AND
TRACT A. (PUBLIC HEARING)

Open Public Hearing:

Statements of purpose by Tomas and Suzanne Roissier Israelsson, owners of record of the subject.

Planning Commission Minutes July 25, 1996 (Cont.)

Israelsson's have performance guarantee through bank letter of credit to assure approved construction of roads.

Public Hearing Closed:

M/M Warner/Hamilton: Approve final plat as submitted.

APPROVED: Vote: Unanimous

IX. NEW BUSINESS

ITEM A: BETHEL UTILITIES CORPORATION BLANKET UTILITY
EASEMENT PROPOSAL. (DISCUSSION OF WORKPLAN)

Discussion of work plan. Evaluate blanket easement proposal on a street by street bases. Individual utility poles would then be installed/removed via a permitting process and a fee would be charged through this permitting process. Jim Hoppenworth, former Planning Administrator advised that in previous discussions with BUC and the City Manager that the City was in favor of following procedures currently in the State of Alaska Public Utility Regulations. Information packet to be provided Commissioner's for next meeting.

ITEM B: UPDATE TO CITY OF BETHEL COMPREHENSIVE PLAN.
(DISCUSSION OF ADMINISTRATION'S CURRENT RFP
PROPOSAL)

Information/Discussion Item: Revision of the City of Bethel Comprehensive Plan. RFP by the City Administration to contract with a professional planning entity to begin work on a long needed update to the City's current plan adopted in 1980. This update would be developed as a strategic planning model. This would incorporate the several existing service delivery and other plans already in existence, add additional ones where needed, and provide for a consolidated annual implementation plan from these for budgeting and work plan purposes. This item is a budget carry over from last year.

Planning Commission Minutes July 25, 1996 (Cont.)

X. ADJOURNMENT

Meeting Adjourned at 9:50 PM.

Prepared By: J. Malone, Planning Administrator

APPROVED: August 15, 1996 at Rescheduled Regular Meeting as amended.

Signed: _____

A handwritten signature in black ink, appearing to read "J. Malone", is written over a solid horizontal line. The signature is cursive and somewhat stylized.



CITY OF BETHEL

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Planning Commission Resolution 96-31

A Resolution removing "swimming" as a specific use of Sand Pit Lake recreational site.

WHEREAS, the City of Bethel is the owner of Lot 15, USS 4117, a 10.54 acre recreational site located on Chief Eddie Hoffman Highway, Bethel, Ak.

AND WHEREAS, the City of Bethel received said parcel by United State Patent (Patent No. 50-69-0049) under the Recreation and Public Purposes Act (43 U.S.C. 869 *et seq.* June 14, 1926).

AND WHEREAS, said patent provided for the exclusive use of this site as, " - - -for use for recreational purposes only;" , subject to an approved Development and Management Plan ("Plan").

AND WHEREAS, the City of Bethel filed with the Bureau of Land Management ("BLM") a Plan on July 29, 1965 that described the City's specific use of, and need for, this site as Picnic and Swimming Area.

AND WHEREAS, the drainage deposition pond that is located within the boundaries of this site is without a suitable source of water that would allow this pond to be used for swimming without creating a significant health hazard. **AND**, because of this water quality condition the City of Bethel has not authorized the use of this pond for swimming purposes for at least the past 15 years.

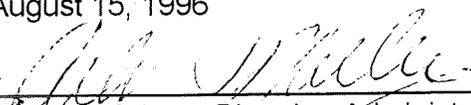
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission requests the City Administration to amend the current Plan on file with BLM by excluding swimming as a use.

Approved by the City of Bethel Planning Commission:

Vote: Unanimous

Date: August 15, 1996

Attest:


John F. Malone, Planning Administrator

"Deep Sea Port and Transportation Center of the Kuskokwim"