

## **Planning Commission Minutes**

### **Regular Scheduled Meeting September 20, 2001**

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

**7:30 PM**

Vice chair M. Charlie chaired the meeting because Chair Guinn would be joining via teleconference.

#### **I. CALL TO ORDER**

Meeting was called to order at 7:42PM.

#### **II. ROLL CALL**

Present: D. Notti, J. Hamilton, M. Charlie. By teleconference J. Guinn

Excused: C. Albright

Unexcused: W. Keppel, L. Andrew

Others Present: John Malone, City Planner

Sandra Moseley, Admin. Assistant, Recorder of Minutes

Jerry Galliard, Representing Crowley Marine Services, Inc.

Marc Stemp, CEO, Bethel Native Corp.

#### **III. APPROVAL OF MINUTES**

Vice Chair M. Charlie noted that he has been listed as unexcused for the August 9<sup>th</sup> meeting. He reported that he had contacted the planning office by phone of his absence. There was no objection to changing M. Charlie's absence to excused.

M/M D. Notti/J. Guinn to accept the minutes of the August 9, 2001 meeting as amended.

Unanimous

Mr. Malone stated that he would change the absence status of M. Charlie in the minutes before sending to the city clerk.

#### **IV. APPROVAL OF AGENDA**

Vice Chair M. Charlie read the agenda.

M/M J.Hamilton/D.Notti Approve the agenda as presented.

Unanimous

**V. COMMUNICATIONS**

Letter from DOT in response to public hearing notice on BNC Industrial Park preliminary plat (Item A New Business). All others included in the meeting packets.

**VI. PLANNERS REPORT**

Mr. Malone reported:

Dedicated rights-of-ways and public easements on previously platted ANCSA and Indian Homestead Subdivision lands: : ONC and this office has completed the reapplication paperwork for the rights-of-ways and public easements in Tsikoyak (Larson) Subdivision. This will now be transmitted by ONC to the BIA for final approval. ONC advises that the next reapplication packet being prepared is for Blueberry Fields Subdivision. As previously reported, all rights-of-ways and public easements dedicated as such on previously approved plats within these restricted deed trust lands now have to be rededicated and accepted by us in accordance with federal regulations. Apparently the previous approval language executed by the BIA on these plats did not comply with the trustee notification requirements to their beneficiary land owners that is required by federal regulations. As a consequence, all land sales within these subdivisions has now been suspended until this is completed and approved by the BIA solicitors (attorney) office in Juneau.

Site Plan Activity: Site plan application activity has dropped to about 3 per week. There has been one new enforcement action referred to Code Enforcement this week.

City Wide Mapping Project: The following email msg text is from Doug Graether, our Project Manager from ASCG, received on Tuesday Sept 18, "Kodiak Mapping is nearly complete with the mapping. They expect to deliver this week. We are 90% complete with the survey plat entry. When we receive the mapping we can prepare some samples of areas we have completed the plat entry for your review.- Doug"

New National Guard Readiness Center & Maintenance Facility: Lt. Col Schreiber, Construction and Facilities Management Officer for the National Guard, met with Mayor Rogers and myself on Monday Sept 17<sup>th</sup> to discuss conceptual designs and site location for these new facilities. The state has provided approximately \$600,000 for the design portion of this project. To be further discussed is the incorporation of space needs for the proposed new Peoples Learning Center. On the wall are design drawings from the new Juneau readiness center. The guard would like to adopt this design configuration for our new facilities.

Information Technology : Its been a very busy past two weeks in information technology due to our previous city web provider going out of business. Nicole had to move the whole website content to a new server provided by Unicom (cityofbethel.org) . This also required reassigning new email addresses for all employees on the new server.

Nicole has also been installing a new internal intranet client (city of Bethel only) email configuration on all employee workstations through our wide area network provided by Unicom.

Nicole also installed the new hardware firewall for security purposes in the City of Bethel Police Department. They now have access to email and the internal intranet applications through the wide area network.

**VII. PEOPLE TO BE HEARD**

None

**VIII. COMMISSIONERS COMMENTS**

Vice Chair M. Charlie requested that a letter be sent to Mary Kenick thanking her for her service on the planning commission. Mr. Malone stated that he would draft a letter for the chair's signature.

**IX. OLD BUSINESS**

ITEM A. ABBREVIATED PRELIMINARY PLAT APPLICATION FOR THE SUBDIVISION OF LOT 1A, BLOCK 12, USS 3230B, CREATING LOTS 1C AND 1D. THIS SUBDIVISION NEITHER CREATES OR REMOVES ANY PUBLIC RIGHTS-OF-WAYS OR EASEMENTS. APPLICANT IS DAVID KELLER ( ALDER ST.) THIS ITEM WAS TABLED AT THE AUGUST 9, 2001 MEETING DUE TO NO REPRESENTATION OF THE APPLICANT.

PUBLIC HEARING

Vice Chair M. Charlie asked Mr. Malone to introduce this item. Mr. Malone reported that he had sent a letter to the plat applicant David Keller at the address that had been provided stating that his preliminary plat application had been tabled at the August meeting due to there being no representation of the applicant. Mr. Malone further stated that he received no response from this letter and the letter was not returned. A copy of this letter was included in the commissioner's meeting packets.

M/M J.Guinn/J.Hamilton Table until next meeting and send another letter to the applicant stating that representation at the meeting was required before the commission would take any action on his plat application.

Unanimous

**X. NEW BUSINESS**

ITEM A. PRELIMINARY PLAT APPLICATION. A SUBDIVISION OF TRACT 5A, USS 4000 INTO TRACTS 1, 2, AND 3. LOCATION IS LANDS SOUTH, EAST AND WEST OF OLD IHS HOSPITAL SITE. APPLICANT IS BETHEL NATIVE CORPORATION.

**PUBLIC HEARING**

Vice Chair M. Charlie asked Mr. Malone to introduce this item. Mr. Malone introduced Marc Stemp, CEO of Bethel Native Corporation and Jerry Galliard of Crowley Marine Services, Inc.

Public Hearing Opened at 7:50PM

Mr. Malone stated that the proposed subdivision creates 3 tracts, one of which (Tract 2) is intended for a new bulk fuel tank farm. To further accomplish this the current land use district containing Tract 2 needed to be changed from Public Lands and Institutions to Industrial. Mr. Malone asked Marc Stemp if the comment letter submitted by DOT&PF concerning the further dedication note on the proposed plat of the 100 foot right-of-way for Chief Eddie Hoffman Hwy, where it appeared on this proposed subdivision, was an ANCSA issue. Mr. Stemp replied that it was not and that the right-of-way of Chief Eddie Hoffman Hwy had been recognized and withheld in the US Dept. of Interior ANCSA land conveyances to Bethel Native Corporation. He further stated that he did not know why the state (DOT&PF) was asking for an additional dedication note by this platting.

Mr. Malone noted that an additional comment in the letter from DOT&PF was that access to the new proposed Tract 3 only occur from a 60 foot right-of-way between the proposed Tract 3 and Lot 5 of Tract 5A1 owned by YKHC. He further stated that applicants preliminary plat submission showed this as a new proposed 30 foot right-of-way. Mr. Malone further stated that this was an apparent error and that a 60 foot right-of-way already exists on the boundary of these properties by plat 98-14. Mr. Stemp indicated that he believed this to be true – further indicating that he would notify the surveyor of the error in their plat.

Mr. Stemp indicated that the Bethel Native Corporation had an additional item to introduce with this preliminary plat and that was a proposed pipeline easement between the petro port and the new proposed Tract 2 where the tank farm was to be located. Mr. Malone indicated that the routing of the proposed pipeline was still being negotiated by the city manager, and

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was not noticed for this public hearing for that reason. Mr. Malone further stated that these negotiations may produce a different routing for the pipeline then that currently reflected on the conceptual plans that have been provided for the tank farm at this time.

Public Hearing closed at 8:00PM

M/M J.Guinn/D.Notti Approve the preliminary plat with technical corrections noted in the discussion.

Unanimous

**XI. ADJOURNMENT**

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

Unanimous

Adjournment 8:01PM

**Prepared By: Sandra Moseley, Administrative Assistant**

**ATTEST:**

  
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**John Guinn, Chair**

**DATE:** 10/11/01