



# CITY OF BETHEL

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## Planning Commission Minutes

Regularly Scheduled Meeting October 10, 1996

CITY OFFICES, CONFERENCE ROOM

7:30 PM

### I. CALL TO ORDER

Meeting called to order by acting chairperson Tom Warner at 7:40 PM.

### II. ROLL CALL

Commissioner's Present: Warner, Hamilton, Andrew, Notti, Hickson, Herron  
Absent: Guinn

### III. APPROVAL OF MINUTES

MM Hamilton/Andrew to accept minutes of Special Meeting of September 27, 1996.

Unanimous

### IV. APPROVAL OF AGENDA

MM Hamilton/Andrew to accept agenda.

Unanimous

### V. COMMUNICATIONS

Mailed with Commission packets - no other introduced..

### VI. PLANNER'S REPORT

1. ROW Kasayuli Sbdv: Returned to YKHC for platting of COB portion within Sec 13. Renegotiate portion (Sec's 14 & 23) with BNC pursuant to City attorney memo of Sept 10, 1996. Request YKHC reconvey to BNC easement granted by BNC for this ROW in July 1995 - Sec 13 portion of ROW has changed as to physical location and needs to be surveyed and platted - Planning Commission approval of this plat. BNC then needs to initiate conveyance for balance of road easement situated on BNC's land to COB. This will require Acquisition Ordinance.

*"Deep Sea Port and Transportation Center of the Kuskokwim"*

Minutes City of Bethel Planning Commission Oct. 10, 1996 (Cont.)

2. Property owner at 9458 Ayaginar that had been sent enforcement letter has submitted a Site Plan Application for garage/shop building.
3. KVNA building situated on Lt 3, Commercial Center Sbdv. (land owned by COB) without lease agreement - sent to Council for action per PC request at August 15 meeting.
4. Contacted KYUK about moving/transferring small yellow house at old Nicholson building (Third Ave.) to KYUK as an eligible non-profit entity. City Manager wants to make sure that Site Plan provisions had been met first, and relocation would not require additional use of COB property in City complex area. Station Manager at KYUK assures that there is adequate space on their site for this building.
5. Kuskso 300 proposal for a building site location - on agenda. Spoke with BCS (Mary Whitaker) about incorporating Ice Classic function within this building should City allow its location on Park Strip (First Ave) - she had no objection to this.
6. Tract 5C-1, Bethel Fuel Sales conveyance has been concluded and recorded.
7. HDR Engineering has been awarded contract for updating Comprehensive Plan. Teleconference with Ken Weaver and city attorney Lee Sharp on Oct 10 to discuss the formulating of the contract with HDR.
8. Still waiting for BNC as to a schedule to start 14(c)(3) land selection/reconciliation project. Hope to have HDR Engineering aboard as consultant in evaluating future community needs in land use for this project.

**VII. PEOPLE TO BE HEARD**

Commissioner Hamilton expressed concern about lack of building codes defining minimum habitability standards for dwellings, especially those being placed on the rental market. Commissioner Warner noted that the Planning Commission had previously suggested adopting codes for rentals but found very little support for such from the City Council. He felt that if the Commission would receive support for such code development from the City Council that the Commission would undertake such a project. Commissioner Notti stated that he would bring the subject before the City Council for the purpose of determining the Council's willingness to address this through ordinance.

Minutes City of Bethel Planning Commission Oct. 10, 1996 (Cont.)

**VIII. OLD BUSINESS**

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

Report by City Planner:

Spoke with Bob Lore, Exec. Dir. Alaska Public Utilities Commission. Commission has adjudication authority over joint use agreements between primary utility installers (those who own infrastructure such as poles, etc.) and other users. If there are concerns about these (GTE has raised issue of fee charged for use by BUC on several occasions), they should be directed to PUC. In regards to "reasonable fee" that may be charged as part of a permit process for poles and other infrastructure, PUC does not regulate or impose standards in this regard. Left to City Council as they are closer to this as a local issue. These fees would be in the context of a franchise fee - in consideration of an "inferential value".

**IX. NEW BUSINESS**

ITEM A: BUILDING AND SITE LEASE OF CITY OWNED BUS  
BARN TO GOLDEN EAGLE UNLIMITED, LLC, THE  
NEW SCHOOL BUS CONTRACTOR..

Mr Darrell Korthuis representing Golden Eagle Unlimited offered that Golden Eagle would like to lease the City's Bus Barn building for one year with a one year option to renew.

Discussion: Lease would require a current market appraisal, Fire Marshal inspection/approval, and Disposal Ordinance by City Council.

MM Andrew/Notti: The Planning Commission recommends entering into a lease for the Bus Barn located on Lot 1, Blk 5, City Center Subdv. USS 870 with Golden Eagle Unlimited for a lease period of up to two years.

Minutes City of Bethel Planning Commission Oct. 10, 1996 (Cont.)

Vote: Unanimous. Commissioner Herron abstained due to his relationship as a principal in Golden Eagle Unlimited.

ITEM B: PROPOSAL BY KUSKO 300 TO CONSTRUCT BUILDING IMPROVEMENT WHICH WOULD INCORPORATE BCS ICE CLASSIC FUNCTIONS ON FIRST AVE. PARK STRIP.

Tabled - no representative from Kusko 300 to speak to proposal.

ITEM C: VARIANCE HEARING ON THE APPLICATION OF WILSON GREEN TO LOCATE A MOBILE HOME ON AN UNDERSIZED LOT, LT3, BLK 9, USS 3790 (LIND LN).

Tabled - Mr. Green nor a representative was present.

**X. ADJOURNMENT**

9:40 PM

**APPROVED:**

  
John Guinn, Chairman