



CITY OF BETHEL

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Planning Commission Minutes

Rescheduled Regular Meeting October 19, 2000

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM 7:30PM

I. CALL TO ORDER

Chair Guinn called the meeting to order at 7:30PM

II. ROLL CALL

Commissioners Present: Charlie, Keppel, Notti, Andrew
Guinn and Hamilton

Absent: Trailov

Others Present: John Malone, City Planner
Nicole Dahl, Recorder of Minutes
Ben Dale, Applicant for a new
subdivision (New Business Item A)

III. APPROVAL OF MINUTES

M/M Charlie/Keppel Approve the minutes of the July 13, 2000 meeting.

Unanomous

IV. APPROVAL OF AGENDA

M/M Charlie/Hamilton Approve agenda as published.

Unanimous

V. COMMUNICATIONS

None except that included in meeting packets.

VI. PLANNER'S REPORT

Mr. Malone stated that the September quarterlies for the Coastal Zone Management grant and the Corps of Engineers general permit have been submitted.

The land exchange with Laura Whitman (sea wall properties at 310 Front St) has been completed and the deeds recorded.

The Midles's still remain unresponsive to the proposed land exchange offer concerning the portion of their Front St. (350 Front St) property that is part of the riverbank. The proposal offered to exchange a small portion of city owned property that is contiguous to their lot, for a maintenance easement in perpetuity to the riverbank portion of their lot.

The City Council requested a computer technology working group be organized for the purpose of developing a system wide city computer technology plan. The work group has been a voluntary effort of several citizens who are involved in computer technologies in their various work places. The group has been meeting since last May. The final report from the group has now been approved and will be submitted through the city manger to the Council at their October 24th meeting.

Chair John Guinn asked for more information about the working group.

Mr. Malone stated that the work group focused on a strategy for what is needed in hardware and software, purpose of use, and what should be the standards for hardware, training, software, etc. A written survey was used for all of the department heads and employees as to their perceived needs. The employees biggest concern was training.

Chair Guinn asked if the plan for training was to be in-house or use the collage.

Mr. Malone said that the work group looked at many options. One of the options was co-opting several training opportunities within the community; through the collage, YKHC, LKSD and the City. A lot of the training is similar, and we duplicate a lot of effort particularly with the entry-level people that are learning basic skills.

Chairman Guinn stated that YKHC has a good in-house training in place.

Mr. Malone reported on the status of the landowner easement acquisition project for the sewer and water project in City Subdivision. He reported that the city attorney is still waiting for a reply from USDA Rural Development as to the use of abbreviated appraisals for these 71 easement acquisitions. The land owner address portion of the

project is down to two or three that still have not been verified due to their out of area status. Stosh Hoffman is still assigned to the Planning Office part time for this project.

Mr. Keppel asked where the City is on the Code Review project.

Mr. Malone stated that from a recent meeting with the city attorney and the city manager on this, it is his understanding that when the markup drafts are finished, they will be distributed to the Commission and department heads. Mr. Malone further reported that the city attorney had briefed the Council on the timelines for completion of the markup draft at the Council's October 10th meeting. The Planning Commission is anticipated to be the lead public forum body in scheduling work sessions on these code updates. There are four titles involved, all interrelate, so there were many structural issues that needed to be addressed. This hopefully will make the amended codes much easier and effective to administer.

Commissioner Keppel asked to have work sessions off to the side with public works committee and public safety to go through the sections that pertain to them.

Mr. Malone said that he is anticipating on getting from the city attorney a sectional analysis memorandum which will go through each of the titles by section, explaining amendments and changes. Mr. Malone stated that this will be the largest and most comprehensive overhaul to the platting and land use codes that we have seen since the inception of the city, and we will have to be cautious in making sure that we provide a lot of public access through work sessions. Mr. Malone stated that he hoped to have a draft in hand by next Commission meeting. The Commission will first need to discuss the scheduling of the review process internally.

Chair John Guinn stated he wants to wait until all documents are in hand before any decisions on process, or any debate on specific parts of the proposed amendments are placed on the agenda.

Chair John Guinn asked for questions of the planner.

Mr. Andrew stated that he was approached by Gabe Kylook, Lucy Jacobs and others who complained that was a lot of noise and drunks around Hammer Manner, a.k.a Yukon Lodge, all night. He asked Mr. Malone if there was anything that could be done about this. Mr. Malone responded that there was no general nuisance ordinance at this time, however, he would contact the Fire Chief, George Young, and see if there was not some state fire marshal issues involved with the premises. He further reported that this had been fairly effective in dealing with other establishments in the past that were the center of similar citizen complaints.

VII. PEOPLE TO BE HEARD

NONE

VIII. OLD BUSINESS

NONE

IX. NEW BUSINESS

ITEM A. DISCUSSION OF PRELIMINARY PLAT FOR VENES SUBDIVISION. A PROPOSED SUBDIVISION OF THE RECORDED ALLOTMENT OF LEONARD VENES, ALLOTMENT NO. 50-92-0345. LOCATION: APPROXIMATELY 4/5 MILE SOUTH OF CHIEF EDDIE HOFFMAN HWY IN THE VICINITY OF THE BETHEL TRAILER COURT AND OLD U.S. FISH AND WILDLIFE HEADQUARTERS SITE. APPLICANT: JOSEPH BEN DALE. (DISCUSSION ITEM)

Chair Guinn asked Mr. Malone to introduce this item. Mr. Malone asked Mr. Dale, the applicant developer, to address the Commission on the proposed subdivision.

Mr. Dale stated that there was one change to the preliminary plat drawing that had been submitted (on August 8, 2000). The FAA has changed the radius of the restricted zone around the VOR from 2000ft. to 1500ft. This now allows him ample room to place the access road ROW from Chief Eddie Hoffman Hwy to the subdivision. This will further enable him to locate this ROW further west than had been originally proposed thereby circumventing the old state sand extractions pits located immediately behind the Crow properties.

Mr. Dale stated that Mc Clintock Lands Associates are BNC's land management consultants, which is the primary reason he has hired them for this project. They are familiar with the municipal code dealing with subdivisions and land matters, as well as other local land issues in Bethel.

Mr. Malone indicated that there are some matters pertaining to the proposed access road that need to be addressed by Bethel Native Corp. (BNC) because this proposed ROW is on their land. The establishment of a public ROW will constitute a subdivision of their parcel. He also pointed out that a drainage plan contour map will need to be submitted for Public Works and the city engineer drainage evaluation, culvert placement, etc. There is a need to discuss the utility easement layouts, both

with the utility companies, and with the city Public Works Department. He noted that Bethel Utilities and DOT&PF had responded to the previous public hearing notice on this matter in writing, and copies of these had been forwarded to Mr. Dale.

Commissioner Keppel stated that since we have a code review project underway the subdivision should be placed on hold until the amended codes are adopted. He questioned Mr. Dale about the ROW widths. He would not like to see the current ROW specifications in the proposed new subdivision. He listed examples of the proposed new technical school as having ROW's 100ft. wide.

Chair Guinn responded that a 100ft road is not required at this date.

Commissioner Notti responded that the preliminary plat application has been brought before the commission today, not next year, when the code revisions are expected to be adopted. He stated that Mr. Dale should not be held to revisions that may or may not come in the future.

Mr. Malone shared that he had just received a 10 question email form the city attorney working on the code revisions that dealt with this matter of plat filings that may extend into the new code amendment adoptions. The issue is currently being explored and is still open as far as he is aware as to the attorneys recommended method of dealing with this in the proposed amendments to the platting regulations. He wanted to make Mr. Dale aware that he may be subject to these amendments once they are adopted.

Commissioner Keppel stated that there will be no more dirt hauling over the winter, therefore this should be tabled until the spring.

Mr. Dale replied that he thought that he would receive an acceptance or a denial for his application (preliminary plat) tonight.

Mr. Malone said that he was mistaken, as his application had not been accepted by the Planning Office because the application fee had not been paid.

Mr. Dale said he was prepared to do so, he would like to pay the fees tonight and have his application voted on.

Mr. Malone responded that this would not happen as the item is on the agenda as a discussion item not as an action item. He then said that Mr. Dale should look at the timetable prescribed in the ordinance and the items needed before submitting his application and fees. Certain items on the plat need to be added such as the ROW routing change through BNC's land that Mr. Dale detailed earlier in the meeting, a

letter from BNC stating that they intend dedicating a public ROW across their land. The letter will be needed for the application record. He suggested to Mr. Dale he not formally complete the application process until these changes are in place, as the ordinance timetable starts from that point.

Mr. Dale stated he is ready to go forward this evening.

Mr. Malone responded that he cannot recommended to the Commission any action on this because of what he had previously commented on, nor could he recommend at this time acceptance of a preliminary plat filling to the Commission. He again states that Mr. Dale can submit the application fees tonight, but that he should make the changes in the plat before resubmitting to the Commission for preliminary approval. The plat will need an appropriate signature block, a certificate to plat from a title company, or acceptable evidence of ownership interest in the property. He adds that his suggestions are not the same as Commissioner Keppels, his position is that the preliminary plat application process has not been completed.

Mr. Dale states that he needs two full springs to finish the project. He would like his application to go to vote tonight.

Commissioner Notti inquired about the availability and source of sand for road construction, and then suggested that Mr. Dale apply for a site plan to start the roads.

Mr. Malone agrees, Mr. Dale and BNC could apply for a site plan for a private road and begin construction.

Chair Guinn stated that during his subdivision project of similar size ran into a lot of technicalities starting with corrections on the plats signature block.

Mr. Malone said he is bringing this application filing date issue up because after there is preliminary plat approval, then the 18 month timeline begins for final plat approval. It would appear that Mr. Dale does not need preliminary plat approval tonight to begin road construction. This could be accomplished as previously pointed out through the site plan application process.

Mr. Malone suggested that Mr. Dale have Mc Clintock Land Associates contact the planning office so he can go over the items needed for the application.

Mr. Dale asks if he can begin to build the roads with a site plan.

Mr. Malone replies that he can begin with a site plan. He cautions about insuring that these are developed within the proposed ROW's that will be exhibited on the plat.

Mr. Dale replies that he will submit a site plan. As that is what the commission is suggesting.

Commissioner Notti indicated that after Mr. Dale gets the certificates and signature blocks and other items done for preliminary plat approval, he will receive Commissioner Notti's vote for grand fathering in the codes that exist today, so that Mr. Dale will not incur any greater fees than already exist under the currently adopted codes.

Chair Guinn agrees to do the same as long as there are no large changes.

Mr. Malone said that in the previously mentioned email received on the subject of the code revisions from the city attorney, one discussion point was the option for the commission to decide whether a preliminary plat accepted before the amendments would proceed to final plat under the old ordinance or the amended ordinance.

Commissioner Notti again stated that in a case like Mr. Dales, he would like to see it under the old ordinance, as Mr. Dale has been working on this subdivision for a couple years.

Commissioner Keppel said he would do exactly the opposite. He would like to wait until the location of ROW,s and easements, their size, etc., are before the Commission, and the Commission knows what they are dealing with.

Commissioner Hamilton stated when that time comes then they will address it.

Commissioner Charlie stated that he would be in favor of grand fathering in Mr. Dales application. He then suggested the need for a manual for developing native lands (restricted deed lands) from A-Z.

Chair Guinn and Mr. Malone agreed.

Chair Guinn cautioned Mr. Dale against asking for a vote to accept the preliminary plat at this time, but continue the application process and they would schedule the public hearing for the next meeting.

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X. ADJOURNMENT

M/M Guinn/Hamilton to adjourn meeting.

Unanimous

Meeting Adjourned 8:37PM

Prepared by: Nicole Dahl, Acting Admin. Assistant

ATTEST:



~~John Guinn~~, Chair
ACTING

DATE: 11/09/00