



CITY OF BETHEL

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Planning Commission Minutes

Regular Scheduled Meeting November 9, 2000

PUBLIC WORKS BLDG., SECOND FLOOR CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Acting Chair Mark Charlie called the meeting to order at 7:42PM.

II. ROLL CALL

Commissioners Present: M. Charlie, W. Keppel, M. Kenick, L. Andrew

Excused: J. Hamilton

Unexcused: J. Guinn, D. Notti

Others Present: John Malone, City Planner

Sandra Moseley, Admin Assistant, Recorder of Minutes

Joseph Ben Dale, Applicant for Preliminary Plat, New Business Item A

Marc Stemp, C.E.O. Bethel Native Corporation

R.A. Dillon, Tundra Drums Newspaper

III. APPROVAL OF MINUTES

M/M M.Kenick/W. Keppel Approve the minutes of the October 19, 2000 meeting.

Unanimous

IV. APPROVAL OF AGENDA

Staff requested the addition of ITEM B under New Business, Resolution 00-3. A resolution to the Department of Transportation and Public Facilities concerning the 2001-2003 Major Amendment No.1 to the State Transportation Improvement Plan that affected Bethel roads.

M/M L. Andrew/W. Keppel Accept the agenda as amended.

Unanimous

V. COMMUNICATIONS

Nov 6, 2000 letter from USDA-RD authorizing the use of abbreviated appraisals for the utility easement acquisitions in City Subdivision if the cost of these acquisitions were at or below \$2500. All other communications were included in meeting packets.

VI. PLANNERS REPORT

Mr. Malone reported that Lee Sharp from the City Attorney Office has completed his draft on the proposed code revisions. The next step should be the preparation of a sectional analysis memorandum to help facilitate an understanding of the changes, and the purpose of the changes, in these proposed code revisions.

The USDA-RD abbreviated appraisal letter was previously handed out. The introduction letters to all the landowners has now been approved. The first mailings will go out to the landowners who do not require easement acquisitions, just service line access agreements. It is anticipated that the letters will start going out within a week or so. Included in these letter packets will be the introductory letter, a lot drawing showing the proposed routing of the service line that connects to the building on each lot, and the access agreement that they will sign. The RFP for the appraisal work for the lots requiring easement acquisitions was completed and approved today and will go out on November 13th.

Commissioner W. Keppel asked about the cost of this part of the project (property acquisitions). Mr. Malone said he believed that it was in the neighborhood of \$220,000 to \$230,000. There are about 180 lots now involved of which eighty-two require easement acquisitions. Commissioner W. Keppel asked about how soon this part of the project would be done? Mr. Malone answered by late winter – no later then spring.

VII. PEOPLE TO BE HEARD

None

Acting Chair M. Charlie asked if there were any comments or concerns from the commissioners.

No comments were offered.

Acting Chair Charlie suggested adding “Commissioner Comments” to the standing agenda. There was no objection to this.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

ITEM A: Introduction of the preliminary plat for Venes subdivision.

Mr. Malone introduced the applicant/developer Joseph Ben Dale.

Acting Chair Charlie opened the Public Hearing at 8:05PM.

Mr. Dale stated that he had contact Stewart Title Company in regards to the certificate to title, but it had not been received yet. He has been in contact with Mc Clintock Land Associates regarding the topographic map and drainage plan. Mr. Dale asked for questions from the commissioners? Commissioner W. Keppel asked what, if anything has happened since the last meeting? Mr. Dale said that he has been asking for records, but has not received them as yet.

Mr. Malone stated that he had sent Mr. Dale a copy of Title 17 (platting ordinances) several weeks ago. He further offered that the Planning Commission had sixty (60) days from the application date (October 19) to act on Mr. Dales application.

Mr. Dale said he will need the approval of the Planning Commission before receiving Bethel Native Corporations approval for the access road.

Marc Stemp stated that Bethel Native Corporation is supporting the plat and the access road. Bethel Native Corporation still has open items on this matter that needs to be approved by the (BNC) Lands Committee. He restated Mr. Dales comment concerning BNC approval in conveying the access road, that this was contingent upon the Planning Commissions approval of the preliminary plat.

Commissioner Keppel said he would like to see more information and plans as far as the roads. Particularly as to how far this road will be, gravel, width etc. before approval. He also recommended that there be cross communication with the Planning Commission and the Public Works Committee on this matter. He also would like to see the culverting plan and see how this was in compliance with the new comp plan code revisions before making any decisions and that this would also be fair to Mr.Dale.

Acting Chair M. Charlie wants to know since the last meeting where do we begin or apply the new code work – when would these requirements apply to this project?

Mr. Malone said that the city attorney had addressed this in the proposed new platting codes. He further reported that he had requested that a new section pertaining to formal contracting between subdivision developers and the city be added to the platting ordinances

for consideration. That this is a concept being used in many other jurisdictions such as California, and appears to be working well with large time protracted projects.

Public Hearing closed at 8:15PM

M/M W. Keppel That nothing be approved at this time until the new code review for the comp plan is reviewed.

Chair M. Charlie said that it was his understanding that only a motion in favor was in order – not a motion that opposed.

Commissioner W. Keppel withdrew his motion.

Commissioner W. Keppel said he would approve a motion with the consideration that the new codes be reviewed. He further added that Mr. Dale has 60 days from 10/19/00 for the approval or disapproval of the plat – hopefully the new codes would be available for review by then.

M/M M. Kenick/Keppel to approve the Preliminary Plat.

Commissioner W. Keppel asked if any conditions would apply. Commissioner M. Kenick replied negatively. Commissioner W. Keppel stated that he could not support the motion without conditions.

Motion failed 3 to 1.

Mr. Dale requested to be on the next meeting agenda.

ITEM B: RESOLUTION 00-3. A RESOLUTION PERTAINING TO THE OCTOBER'00 AMENDMENT NO. 1 TO THE 2001-2003 STATE TRANSPORTATION IMPROVEMENT PLAN AND BETHEL ROAD CONSTRUCTION PRIORITIES.

Acting Chair Charlie asked Mr. Malone to read the resolution for the record. The resolution was read by Mr. Malone.

M/M M. Kenick/L. Andrew Approve resolution No.00-3 as presented.

Unanimous

X. ADJOURNMENT

M/M M. Kenick/L. Andrew

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Unanimous

Adjourned at 8:28PM.

Minutes prepared by: Sandra Moseley, Admin. Assistant

ATTEST:

A handwritten signature in cursive script, appearing to read "John Guinn", written over a horizontal line.

John Guinn, Chair

DATE:

12/14/00