
City of Bethel, Alaska

Planning Commission

December 5, 2013

Special Meeting/Hearing

Bethel, Alaska

I. CALL TO ORDER

A special meeting of the Planning Commission was held on December 5, 2013 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Guinn called the meeting to order at 6:35.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Cliff Linderoth, and Abe Palacios. Excused: Joy Shantz.

Ex-Officio members present were the following: Rachael Pitts, Planning Director, and Betsy Jumper, Recorder.

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF DEC. 5, 2013

MOVED:	Heather Pike	Motion to approve the Agenda, with changes in the order of agenda items. (Conditional Use permit application to be the first item on the agenda).
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

IV. MOTION TO APPROVE THE MINUTES OF THE OCT. 10, 2013 MEETING

MOVED:	Abe Palacios	Motion to approve the minutes of Oct. 13, 2013.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

V. NEW BUSINESS: A. Public Hearing: Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 833 Ptarmigan Street, Bethel, Alaska 99559. Legal Description is Plat 2005-32, Block 1, Lot 22, Bethel Recording District.

The Planning Director gave an overview of the topic.

PEOPLE TO BE HEARD (5 minute limit)

- Frank Mazzaro, spoke in opposition to cell tower;
- Jenna Jarvis, a representative of GCI, spoke in favor for the cell tower.

The Planning Commission discussed the issue.

MOTION TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION FROM GCI FOR A TELECOMMUNICATIONS TOWER AND UTILITY STRUCTURE TO BE LOCATED AT 833 PTARMIGAN STERET, BETHEL, ALASKA 99559. LEGAL DESCRIPTION IS PLAT 2005-32, BLOCK 1, LOT 22, BETHEL RECORDING DISTRICT.

MOVED:	Abe Palacios	Motion to approve the Conditional Use permit application from GCI.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

VI. UNFINISHED BUSINESS: A. Public Hearing: Residential Planned Unit Development Zoning for Kasayuli Subdivision, sponsored by the Planning Commission. Legal Description: Plat 98-3, Bethel Recording District.

The Planning Director gave a power point presentation on both Kasayuli and Larson subdivision planned unit developments.

MOTION TO APPROVE THE RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING FOR KASAYULI SUBDIVISION, SPONORED BY THE PLANNING COMMISISON. LEGAL DESCRIPTION: PLAT 98-3, BETHEL RECORDING DISTRICT.

MOVED:	Abe Palacios	Motion to approve the Residential Planned Unit overlay for Kasayuli Subdivision.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Public Hearing: Residential Planned Unit Development Zoning for Tsikoyak (Larson) Subdivision, sponsored by the Planning Commission. Legal Description: Plat 96-18, Bethel Recording District.

MOTION TO APPROVE THE RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING FOR TSIKOYAK (LARSON) SUBDIVISION, SPONORED BY THE PLANNING COMMISISON. LEGAL DESCRIPTION: PLAT 96-18, BETHEL RECORDING DISTRICT.

MOVED:	Heather Pike	Motion to approve the Residential Planned Unit overlay for Tsikoyak (Larson) Subdivision.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

PEOPLE TO BE HEARD (5 minute limit)

--**Walter Larson**, spoke of a request made to BIA for a lot line adjustment in the open space area, and addressed the covenants of Larson subdivision; would like for Larson to remain a residential area. Also expressed concerns about the roads in Larson.

-- **Shawn Budovic**, spoke of some concerns and issues on 602 Ptarmigan.

VII. SPECIAL ORDER OF BUSINESS: A. Election of Planning Commission Chairman

MOTION MADE TO RE-APPOINT JOHN GUINN AS CHAIRMAN OF THE PLANNING COMMISSION

MOVED:	Abe Palacios	Motion to re-appoint John Guinn as Chairman.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Election of Planning Commission Vice-Chairman

MOTION MADE TO PUT THIS ITEM ON THE NEXT PLANNING COMMISISON AGENDA

MOVED:	Abe Palacios	Motion made to put the election of the Vice-chairman on the next Planning Commission meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

VIII. NEW BUSINESS: A. Public Hearing: A Preliminary Plat of LOT 3A, Block 19, US Survey No. 3230 A&B, Containing 1.8 acres, Property of the City of Bethel. B. Public Hearing: A Preliminary Plat of Lots 5A and 5B, Block 8, US Survey No. 3790, Containing 0.71 acres, Property of the City of Bethel. C. Public Hearing: A Preliminary Plat of Tracts H-1 and H-2, Block 2, Turnkey III Subdivision, Containing 3.61 acres, Property of the City of Bethel.

Discussions ensued about all the above preliminary plats.

MOTION MADE TO ACCEPT A PRELIMINIARY PLAT OF LOT 3A, BLOCK 19, US SUVEY NO. 3230 A & B CONTAINING 1.8 ACRES, PROPERTY OF THE CITY OF BETHEL.

MOVED:	Abe Palacios	Motion to accept preliminary plat of lot 3A, block 19, USS 3320 A&B
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

MOTION MADE TO ACCEPT A PRELIMINARY PLAT OF LOTS 5A AND 5B, BLOCK 8, US SURVEY NO. 3790, CONTAINING 0.71 ACRES, PROPERTY OF THE CITY OF BETHEL

MOVED:	Abe Palacios	Motion to accept the preliminary plat of lots 5A and 5B of USS 3790
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

MOTION MADE TO ACCEPT A PRELIMINARY PLAT OF TRACTS H-1 AND H-2, BLOCK 2, TURNKEY III SUBDIVISION, CONTAINING 3.61 ACRES, PROPERTY OF THE CITY OF BETHEL

MOVED:	Abe Palacios	Motion to accept the preliminary plat of tracts H-1 and H-2, block 2 of Turnkey III subdivision
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

MOTION		
E. Regular December Planning Meeting Cancellation		
MOTION TO CANCEL THE REGULAR DECEMBER PLANNING MEETING		
MOVED:	Abe Palacios	Motion to cancel the regular December Planning Commission meeting
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

- IX. PLANNER'S REPORT:** The Planning Director went over the monthly report.
- X. COMMISSION MEMBER'S COMMENTS:** Heather apologized for missing last month's meeting; Bubba welcomed Heather to the Planning Commission; Cliff, no comments; John, welcomed Heather.

XI. ADJOURNMENT

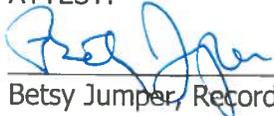
MOTION MADE TO ADJOURN THE MEETING

MOVED:	Abe Palacios	Motion to adjourn the meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on January 9, 2014


 John Guinn, Chairperson

ATTEST:


 Betsy Jumper, Recorder