



# CITY OF BETHEL

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## Planning Commission Minutes

Regularly Scheduled Meeting December 12, 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, Andrew, Notti, Herron  
Absent: Guinn, Hamilton, Hickson

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

MM Herron/Andrew to approve minutes of the meeting of October 10, 1996.

Unanimous

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

Meeting Chairman Warner requested that Item B under old business be postponed until the next meeting due to the lack of a quorum for this matter.

MM Andrew/Herron to approve agenda as amended.

Unanimous

### **V. COMMUNICATIONS**

Mailed with Commission packets - none other introduced..

### **VI. PLANNER'S REPORT**

1. Installed AutoCad and ArcView GIS software and plotter in planning office. Will have capability of storing COB mapping, surveys and other digital information (building plans, etc.) on disks. Will be upgrading workstation in planners office within next week for this system. Will also be installing a network server in new document room. This server will

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

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also be capable of handling Public Works needs and will act as the central data archival system with tape backup for both departments.

2. Document room is near completion. Need electrical outlets, window and shelving setup. Karluk Design has donated two map racks and a map fault. Maps and plats have been moved from old down town city offices conference room to new document room.
3. HDR Engineering, the Comprehensive plan contractor has started planning project. Anticipated time is seven months. HDR did a preliminary document review of city files and reports on Nov 13. The first Citizen Involvement Committee organizational meeting was held on December 11th at the Bethel Lions Club.
4. Phase I sewer and water survey (City Subdiv) has 105 respondents so far. Target is 150. Survey data has been placed on spreadsheets. We are following up with phone contacts to those respondents that have not responded by mail.
5. Ken Weaver has placed the administration of the community block grant for honeybucket and water conversion to holding tanks and flush toilets in the Planning Dept. HUD eligible low income owner occupied residences are the targeted population. A project director has been interviewed and will be coming aboard shortly. This grant is rather delinquent as far as performance - two years since the grant award.
6. Started 14(c)(3) land reconciliation project with BNC on December 10th. Sharon McClintock of McClintock Land Assoc's is managing the project for BNC. She has organized BNC files very well, parcel by parcel. The Small Boat Harbor has several problems involving the original survey plat and 14 (c) (3) claims that remain unresolved. It is anticipated that this project will take most of the winter to complete.
7. BLM has approved change of use for Sand Pit Park per the PC's resolution. Information was included in packets.
8. Sent letter to Chris Liu reference his letter in your packet. CRW Engineering the Phase I sewer and water design contractor is evaluating this city owned site (portion of Tract C, City Subdv.) for the location of new water treatment facility (10,000 S/F bldg) and water storage (50' dia) tank. This is the site that Mr. Liu requested your consideration in purchasing as indicated in his letter.
9. The planning department and city manager have been discussing with Bill Mc Clintock of Mc Clintock Land Associates and Paul Gabert of Village Safe Water the possibility of implementing a city wide ortho rectified aerial mapping project. Village Safe Water had previously budgeted \$75,000. for such a project. However, previous estimates of cost far exceeded this. Mc Clintock has suggested a phased project using these funds to complete the aerial photography and ground survey control work. This funding would also be adequate for detailed mapping of the city core (1" = 100 ft with 2 foot contours) and larger scale mapping for the remainder (1" = 300 ft with 5 foot contours). The field work

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would be adequate for continued closer scale mapping for this remainder when additional funding became available.

**VII. PEOPLE TO BE HEARD**

Ms Elizabeth Benson of HDR Engineering presented a short overview of the scope of work for the Comprehensive Plan. She emphasized that this planning effort should not be viewed as an update to the city's previous Comprehensive Plan due to the amount of time that had passed since the last plan (last Comprehensive Plan was completed in 1980). This current planning effort would be viewed as a new plan. She also reported on the first organizational meeting of the Citizens Involvement Committee the night previous (December 11th). The Citizens Involvement Committee will work through the Planning Commission in the planning process.

Louie Andrew re-introduced a correspondence packet with attached Tundra Drums news story from the fall of 1995 concerning the non authorized occupancy of a city ROW by Carl Russell. The Commission directed the City Planner to again pursue the removal of Mr. Russell.

Dario Notti reported that he had been requested to investigate the city ownership of the vacant lot located on the corner Owl and Ptarmigan St. for the purpose of establishing a park/playground at this site. Requested city planner investigate ownership and report back.

Tom Warner asked if any further exchanges had occurred between the city and the school district about the proposed new middle school site. None reported.

**VIII. OLD BUSINESS**

ITEM A. PROPOSAL BY KUSKO 300 TO LOCATE A BUILDING ON FIRST AVE. PARK STRIP ACROSS FROM 1ST NATIONAL BANK. (TABLED FROM LAST MEETING)

M/M Herron/Andrew That City Planner notify the Kusko 300 Committee of the Planning Commissions recommendation for approval of use of the First Ave park strip for the location of a Kusko 300 headquarters building and other activities as described in their letter of November 11, 1996. Proceed with necessary City Council submissions for Conditional Use of this site for this purpose.

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Unanimous

ITEM B: 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 FROM LAST MEETING)

Tabled: Mr. Green did not appear.

**IX. NEW BUSINESS**

ITEM A: APPROVAL OF ROW PLATTING FOR ACCESS ROAD FROM BETHEL AIRPORT TOWER ROAD TO KASAYULI SUBDV.

Item did not require formal Planning Commission action. Both an acquisition (BNC portion) and disposal ordinance (City portion) for this ROW needs be prepared for City Council action to finalize.

ITEM B: VARIANCE HEARING ON THE APPLICATION OF TOM AND MARY WARNER TO WAIVE 1 FOOT OF SETBACK ON AN INTERIOR PROPERTY BOUNDARY. LOT 9, BLK 1, TUNDRA RIDGE SUBDV.(AYAGINAR DR)

Postpone until next meeting - lack of quorum for item.

**X. ADJOURNMENT**

M/M Herron/Andrew To Adjourn.

Unanimous

Meeting adjourned 8:40 PM

ATTEST:

  
John Guinn, Chairman