



Planning Commission Agenda

Regular Meeting Thursday, August 8, 2013 – 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

John Guinn
Chair
Term Expires
12/2013

Joy Shantz
Vice-Chair
Term Expires
12/2013

Rick Robb
Council Rep.
Term Expires
10/2013

VACANT
Committee Member
Term Expires

Abe Palacios
Committee Member
Term Expires
12/2015

Cliff Linderth
Committee Member
Term Expires
12/2014

VACANT
Committee Member
Term Expires

Rachael Pitts
Ex-Officio Member

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF MINUTES OF THE JULY 11, 2013 MEETING
- V. APPROVAL OF AGENDA
- VI. PLANNER'S REPORT
- VII. COMMISSIONER'S COMMENTS
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
 - A. Calendar for the Planning Commission Meetings for the Remainder of the Year
 - B. Planning for the Alaska APA/AML (American Planning Association and the Alaska Municipal League)
- X. ADJOURNMENT

City of Bethel, Alaska

Planning Commission

July 11, 2013

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:45.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn, Joy Shantz (attending telephonically), Abe Palacios, and Rick Robb. Excused absence: Cliff Linderoth.

Ex -Officio members present Rachael Pitts, Planning Director, and Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE JULY 11, 2013 MEETING

MOVED:	Abe Palacios	To approve the agenda for the July 11, 2013 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE JUNE 13, 2013 Meeting

MOVED:	Joy Shantz	To approve the minutes of the June 13, 2013 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VI. PLANNER'S REPORT: Rachael presented the monthly planner's report. Bubba asked about site plan permits issued. Joy asked about the Kipsusvik road area, did the plat show the access on the site plan?

VII. COMMISSIONER'S COMMENTS: Joy: asks that everyone please speak up loudly and clearly so she can hear in order to make decisions; John requests that people come up to the table in order to accommodate Joy's request; Rick: went over the council's decision and reasons for referring the conditional use application/appeal of the cell tower back to the Planning Commission; John; apologized for being late, and commented on the beautiful weather.

VIII. UNFINISHED BUSINESS: Public Hearing; Conditional Use Application from United Utilities, Inc. for a Telecommunications Tower and Utility Structure to be located at 9116 Ptarmigan Street, Bethel, Alaska 99559. Legal Description: Plat #80-2, Lot 15, Block 10.

Chairman Guinn opened the public hearing.

PEOPLE TO BE HEARD:

- Hugh Forbes**- spoke in favor of the tower;
- Nick Miller**, a UUI/GCI engineer, gave a power point presentation on the cell tower.
- David Trantham**- spoke in opposition against the tower;
- John Wallace**- spoke in favor of the tower;
- Lori Strickler**- spoke in opposition against the tower;
- Jerry Williams**- spoke in opposition against the tower;
- Tim Bee**- spoke in opposition against the tower;
- Tim Meyers, Lisa Meyers, and Tiffany Tony** submitted emails opposing the tower;
- Craig Mollerstuen**-spoke in favor of the tower.

A petition in favor of the tower was submitted by GCI, with approximately 139 names.

Chairman Guinn closed the public hearing.

The Planning Commission members discussed the topics at length.

The findings of the Planning Commission:

1. The conditional use application does not conform to the intent and purpose of the land use per the Bethel Municipal Code, Section 18.60.040, specifically B, numbers 4 and 5.
2. The applicant should find a commercial piece of land.

MOTION ON THE CONDITIONAL USE PERMIT APPLICATION SUBMITTED FROM UNITED UTILITIES, INC., FOR A TELECOMMUNICATIONS TOWER AND UTILITY STRUCTURE TO BE LOCATED AT 9116 PTARMIGAN STREET, BETHEL, AK. 99559. LEGAL DESCRIPTION PLAT #81-2, LOT 15, BLOCK 10.

MOVED:	Rick Robb	To approve a conditional use application submitted from United Utilities, Inc., for a telecommunications tower and utility structure to be located at 9116 Ptarmigan Street in Bethel, AK. 99559. Legal description plat #81-2, Lot 15, Block 10.
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION	All in favor Motion fails; 1 yes and 3 opposed; Robb aye; Shantz, Palacios, and Guinn, nay.	

IX. NEW BUSINESS:

A. COMMISSIONER MIKE WALTER RESIGNATION

MOTION TO ACCEPT MIKE WALTER'S RESIGNATION FROM THE PLANNING COMMISSION

MOVED:	Abe Palacios	To accept Mike Walters' resignation from the Planning Commission.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

X. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Abe Palacios	To adjourn the meeting at 8:30 pm.
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

Next meeting will be on August 8, 2013.

John Guinn, Chairman

Betsy Jumper, Recorder

Planning Department Report

From: Rachael Pitts, Planning Director

Date: August 1, 2013

The Conditional Use Permit application for a 60-foot telecommunications tower was disapproved by the Planning Commission on May 23rd at a Special Meeting. The decision was appealed to the Board of Adjustment. The board convened on June 24th and sent the application back to the Planning Commission. It was disapproved again on July 11th.

The Planner conducted research on the locations of city property, and updated the city address map with addresses to better locate the properties.

Several department heads put together a demolition plan for the old police station. City Council approved the proposed demolition. The building is being dismantled.

Site Plan Permit Applications and Code Enforcement: The Planning Department has issued thirty-six Site Plan Permits to date.

The Planner is researching some properties that do not have water and wastewater services, and are deteriorated or occupied by transients. She has been identifying cars in the right-of-way, and is contacting the state for ownership information.

Construction Projects:

Swimming Pool: Girders are being put in place, and more fill has gone in for the parking area. Hook-ups are being put together for water and wastewater service.

Prematernal Home and Long Term Care Facility: Siding and roofing are being constructed.

Yuut Elitnaurviat Dormitory: The structure is in place with doors and windows.

Kipusvik Shopping Center: Girders are being put in place.

PATC Building: This is in the planning stages, to be located behind the Post Office. Construction will begin in the spring of 2014.

Opportunities: There may be a grant available to move a family in a flood prone home to a new home. If anyone can identify an appropriate property, possibly by the Slough, let the Planner know.