



Planning Commission Meeting Agenda

Regular Meeting Thursday, December 10, 2015 – 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

Joy Shantz
Chair
Term Expires
12/2017

John Guinn
Vice-Chair
Term Expires
12/2016

Nikki Hoffman
Council Rep.
Term Expires
10/2017

Kathy Hanson
Committee Member
Term Expires
12/2017

Cliff Linderth
Committee Member
Term Expires
12/2017

Lorin Bradbury
Committee Member
Term Expires
12/2017

Kurt Kuhne
Committee Member
Term Expires
12/2017

Ted Meyer
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 NOVEMBER 12 2015 MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
 - A. Introduction of Mr. Ted Meyer, Planning Director
 - B. City of Bethel Owned Property – Lot 1B, Block 7, Plat Number 82-23. The Physical Address is 251 East Avenue (Action Item)
- VII. COMMISSIONER'S COMMENTS
- VIII. ADJOURNMENT

City of Bethel, Alaska

Planning Commission Meeting

Nov. 12, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Nov. 12, 2015, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Chair Shantz called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Cliff Linderoth, Lorin Bradbury, Kurt Kuhne, and Nikki Hoffman. Kathy Hanson was excused. Also present was Recorder Pauline Boratko, City Manager Ann Capela and City Lawyer Patty Burley.

III. PEOPLE TO BE HEARD: Nobody wished to be heard.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF NOV. 12, 2015

MOVED:	Lorin Bradbury	To approve the agenda for the meeting of November 12, 2015, removing Item D. under new business.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

V. APPROVAL OF MINUTES FROM THE OCT. 8, 2015 PLANNING MEETINGS

MOTION TO APPROVE THE MINUTES

MOVED:	John Guinn	To approve the Oct. 8, 2015 minutes.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

VI. NEW BUSINESS: A. Proposed Bethel Municipal Code (BMC) Ordinance 15-32-An Ordinance by the Bethel City Council, Repealing and Replacing BMC 5.05, Alcoholic Beverages

MOTION MADE TO 5.08.050 TO NOT REMOVE/STRIKE PLANNING COMMISSION INVOLVEMENT EXCEPT AS OUTLINED IN BMC SECTION 16.20 (which doesn't exist yet)

MOVED:	Lorin Bradbury	Motion to not remove the Planning Commission involvement except as outlined in BMC section 16.20 (which does not exist yet)
SECONDED:	Kurt Kuhne	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

B. Consideration of Leases – Department of Law, Bethel Courthouse-for Lot 2, Block 1, Plat Number 99-12, the physical address is 208 Chief Eddie Hoffman Highway; and General Communications, Inc. (GCI) Lease-for Lot 5A, Block 9, United States Survey USS 3230 B, Plat Number 98-06, the physical address is 208 Main Street

MOTION MADE TO MOVE THE GCI LETTER BACK TO ADMINISTRATION

MOVED:	Kurt Kuhne	To send the GCI letter back to administration to draw up a lease and bring it back to the Planning Commission at the next meeting in order for the Planning Commission to move forward on.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

MOTION MADE TO MOVE THE DEPT. OF LAW LEASE BACK TO ADMINISTRATION

MOVED:	Kurt Kuhne	To take the Dept. of Law Courthouse Lease back to Administration to draw up a current proposed lease and bring back to the Planning Commission for review and recommendation.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

C. State of Alaska Marijuana Regulations

The City Manager spoke to the Commission about marijuana regulations and the role of land use.

VII. OLD BUSINESS **A.** Introduction of Ordinance 15-29: Amending the Bethel Municipal Code (BMC) Chapter 4.08—Acquisition and Disposal of Land; (ACTION ITEM)

MOTION TO SEND BACK TO ADMINISTRATION

MOVED:	Kurt Kuhne	To forward Ordinance 15-29 to Council with the following changes: Strike the last Whereas; on page 3, under 4.08.50, "C" take out the word "if available" and instead change to "if deemed appropriate by the City Manager".
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

VIII. COMMISSIONER'S COMMENTS: Lorin--I enjoyed being here, it was an interesting experience; Cliff--glad to have this lease approval kinda squared away. The other thing that was suggested was whether we should have a December meeting because of the holidays; John--no comment; Kurt--thank you, it's been fun; Joy--my comments were the December meeting, to hash that out, and I am really happy we have a full table—I welcome the two new commissioners. I'll say what John always used to say to new commissioners (John Guinn was the Chairman for many years and I'm just trying to keep up and be half as good as he was). He used to say "being on the Planning Commission you get to keep your finger on the pulse of the City and know what's going on" and it's pretty exciting to be a Planning Commissioner, so, welcome to the Commission. Another thing I saw was a typo on Commissioner's terms on the agenda.

VIII. ADJOURNMENT

MOVED:	John Guinn	Motion to adjourn the meeting at 8:40.
SECONDED:	Lorin Bradburuy	
VOTE ON MOTION	6 yes and 0 opposed. Motion carries.	

The next meeting will be on December 10, 2015

ATTEST: _____, Joy Shantz, Chairman
_____, Betsy Jumper, Recorder

DRAFT

New Port Building

1. The market value or fee simple interest is \$100,000
2. 9131 sq ft @ .81 cents per sq.ft = \$7,396/12mos= \$616 per mo for rental ,as is.
3. Located on the property is an 1,800 sq ft steel frame warehouse in fair condition
4. The property repair cost is \$20,000 (Appraiser's est.) To date the Port has added 519 cu yds. of fill, value \$20,760; 90T of D-1 gavel, value \$5,400; Plywood and insulation; value \$7,000; Steel floor has been installed est. value \$ 3,000 Tec-Pro Elect. Quote to bring the building up to code and install heat,lights,etc. is \$36,000.
5. No title report is included in the 65 page report
6. Zoning = General Use
7. Date of Inspection and Valuation = April 30, 2012
8. Intended Use: The Port of Bethel wishes to use the building as a shop to repair and service equipment, store tools, etc. The Port does not have suitable building for this purpose now. Would be especially useful during the winter months. The Port is responsible for 4 p/u trks.; 12 pcs. of light/ heavy duty equipment and two skiffs. All of this equipment we repair and service with very little of the Public Works Dept.
9. Highest and best Use: Industrial/Commercial

RO Search Menu | Name Search | Date Search | Document Number Search | Document Type Search | Book and Page Search | Historic Book Search | Plat Number Search | Survey Search | MTRS Search | Subdivision Search | Subdivision Name - No Plat Number | Doc.Input/UnverifiedStatus

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Selected Document: 2014-000740-0
In District: 402 - BETHEL

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Cannot view images?

[See Image](#)

Document Year: 2014 Number: 000740 Suf: 0	District: <u>402 - BETHEL</u>
Date Recorded: 07/15/2014 Time: 08:44AM Pages: 2	
Index: D - DEEDS	
Desc: STAT WARRANTY DEED	
Grantor - HOFFMAN FUEL SERVICE INC	
Grantee - BETHEL CITY OF	
Location: Lot: 1-B Block: 7	Plat: 82-23
Comments: ERECORDED DOCUMENT	

All information has been displayed

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Last updated on 11/18/2015.

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PLANNING COMMISSION

2016

January							February							March							April							
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	
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10	11	12	13	14	15	16	14	15	16	17	18	19	20	13	14	15	16	17	18	19	10	11	12	13	14	15	16	
17	18	19	20	21	22	23	21	22	23	24	25	26	27	20	21	22	23	24	25	26	17	18	19	20	21	22	23	
24	25	26	27	28	29	30	28	29	27	28	29	30	31	27	28	29	30	31	24	25	26	27	28	29	30			

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May							June							July							August								
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September							October							November							December								
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25	26	27	28	29	30	23	24	25	26	27	28	29	27	28	29	30	25	26	27	28	29	30	31						

● = Planning meetings - 6:30 @ Chambers
□ = Posting/delivery of Packets / Agendas
○ = Deadline for Agendas + Packet items