



Planning Commission Meeting Agenda

Regular Meeting Thursday, December 11, 2014 – 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

John Guinn
Chair
Term Expires
12/2015

Joy Shantz
Vice-Chair
Term Expires
12/2015

Heather Pike
Council Rep.
Term Expires
10/2015

Kathy Hanson
Committee Member
Term Expires
12/2016

Abe Palacios
Committee Member
Term Expires
12/2015

Cliff Linderoth
Committee Member
Term Expires
12/2014

Beverly Hoffman
Committee Member
Term Expires
12/2016

Rachael Pitts
Ex-Officio Member

Betsy Jumper
Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES OF THE OCTOBER 9, 2014 MEETING
- V. APPROVAL OF AGENDA
- VI. UNFINISHED BUSINESS
 - A. Public Hearing: Preliminary Plat of Jung and Active lots, US Survey 3790, Lots 6A, 6B, 6C, 7A, and 7B, Block 8, and Lots 6A and 6B Block 9. The address is 177-179 East Avenue. The purpose is to create dedications.
 - B. Public Hearing: Amendments to the Bethel Municipal Code, Titles 15-18.
The titles are:
 15. Buildings, Construction, and Flood Control
 16. Planning, Land Use, Platting and Development
 17. Subdivisions
 18. Zoning
- VII. NEW BUSINESS
 - A. Public Hearing: Preliminary Plat of a proposed Hoffman Subdivision, adjacent to Tsikoyak (Martha Larson) Subdivision . The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32 Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16 Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts. The location is BIA Road. The purpose is to create commercial and residential lots.
- VIII. DIRECTOR'S REPORT
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT

City of Bethel, Alaska Planning Commission

October 9, 2014 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 6:35 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Abe (Bubba) Palacios, Cliff Linderoth, and Kathy Hanson. Absent: Heather Pike.

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

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

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE OCTOBER 9, 2014 MEETING

MOVED:	Abe Palacios	To approve the agenda for the Oct. 9 2014 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF THE MINUTES OF SEPT. 11, 2014

MOVED:	Joy Shantz	To approve the meeting minutes for the Sept. 11, 2014.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

VI. UNFINISHED BUSINESS: A. Amendments of the Bethel Municipal Code, Titles 15-18, FOR DISCUSSION ONLY. The Titles are: 15. Buildings, Construction, and Flood Control; 16. Planning, Land Use, Platting, and Development; 17. Subdivisions; and 18. Zoning.

The group reached the consensus to concentrate on the Supplemental portion of the amendment to the BMC since there were no "glaring" items that jumped out on titles 15-18 rewrites, and also that the Council would pore over those titles.

VII. NEW BUSINESS: A. Public Hearing: Preliminary Plat of Jung and Active lots, USS 3790, LOTS 6A, 6B, 6C, 7A, and 7B, Block 8, and lots 6A and 6B, Block 9. The address is 177 East Avenue. The purpose is to create dedications.

After discussion, it was decided to postpone this item.

MOTION TO POSTPONE PRELIMINARY PLAT OF JUNG AND ACTIVE LOTS

Moved:	Abe Palacios	To postpone the preliminary plat of the Active/Jung property until further information is presented.
Seconded:	Kathy Hanson	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

B. Public Hearing: Trail planning with regards to priorities identified by the Trails Committee

After a brief overview, it was decided that a member of the Trails committee should come and present maps and ideas about trails in Bethel.

VI. PLANNER'S REPORT: Rachael presented the monthly planner's report .

VII. COMMISSIONER'S COMMENTS: **John:** no comments; **Joy:** we really need to do an ordinance about wind turbines, very, very important; **Bubba:** apologized for missing last month's meeting, and welcomes Kathy; **Kathy:** no comments; and **Cliff:** is the wind driving the turbines or the turbines driving the wind?

V. ADJORNMENT

MOTION TO ADJOURN THE MEETING

Moved:	Joy Shantz	To adjourn the meeting at 6:40
Seconded:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

The next Planning Meeting will be on November 13, 2014.

John Guinn, Chairman

Betsy Jumper, Recorder



City of Bethel
Planning Department
Staff Report for Preliminary Plat, September 22, 2014

Planning Commission Hearing Date: October 9, 2014
Request: Preliminary Plat
Property Owner: City of Bethel
Applicant / Representative: City of Bethel
Recommendation: Approval

	Drawing Number PL12-167
Description	Preliminary Plat
Action	Dedication of rights of way
Size of Existing Lot	Multiple Lots
Size of Proposed Lot	Multiple Lots
Zoning	General Use
Floodplain Status	Flood Zone AE
Potential for Development	Presently developed as residential/commercial/right-of-way
Previous Plats / Surveys	US Survey 3790, 92-4, 2014-15

BACKGROUND AND ISSUES

The surveying and platting of this property was requested by the Port Director in order to create some small parcels for dedication of streets, or for dedication of strips of land to access the river. Although these dedications may create non-conforming lots because of the minimum lot size requirement in General Use zoning, the lots will ultimately be used for public dedications rather than the development of residential or commercial structures. The process is subject to review by the BIA.

On the original US Survey 3790 from 1962, lots in this neighborhood are shown encroaching into the right-of-way. This plat review is part of a process to fully dedicate the right of way of East Avenue. The other dedications will be for access to the bulkhead that has been constructed on the river. The Planning Department recommends approval of the preliminary plat.

Writer

U.S. SURVEY NO. 3790
EAST ADDITION TO THE TOWNSHIP OF
BETHEL, ALASKA

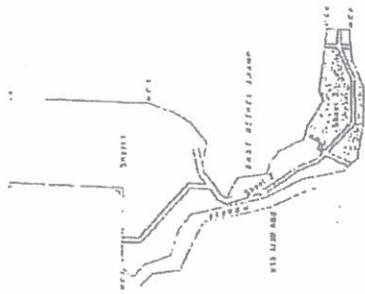
THIS MAP IS THE FIRST IN A SERIES OF SEVEN SHEETS WHICH TOGETHER WILL SHOW THE ENTIRE TOWNSHIP OF BETHEL, ALASKA, AS DIVIDED INTO 3600 ACRES OF LAND.

THE TOWNSHIP OF BETHEL, ALASKA, WAS ESTABLISHED BY ACT OF CONGRESS, MARCH 10, 1899, AND IS DIVIDED INTO 3600 ACRES OF LAND.

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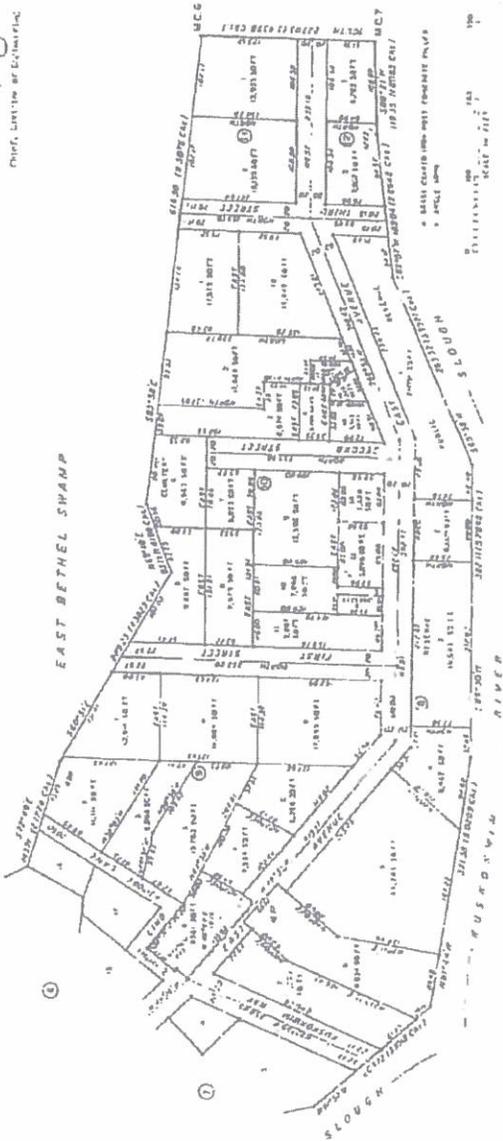
1:50,000 Scale

[Signature]
Chief, Division of Reclamation



EAST BETHEL SWAMP

Scale 1:50,000
1 inch = 1 mile



Scale 1:50,000
1 inch = 1 mile

1:50,000 Scale

Please see the Amendments on: cityofbethel.org , under the Planning
Department page



City of Bethel
Planning Department
Staff Report for Preliminary Plat, October 30, 2014

Planning Commission Hearing Date:	November 13, 2014
Request:	Preliminary Plat
Property Owner:	Lyman Hoffman
Applicant / Representative:	Mike Horn, Farpoint Land Services
Recommendation:	Approval with additions

Work Order Number 13201	
Description	Hoffman Subdivision
Action	Create 82 lots, Tract A
Size of Existing Parcels	157.5 acres
Size of Proposed Lots	Various sizes
Zoning	None
Floodplain Status	N/A
Potential for Development	Residential and Commercial Development
Previous Plats	None

BACKGROUND AND ISSUES

The land was originally conveyed to Bethel Native Corporation on January 12, 1979 (F-14838-A). It was in turn conveyed to Lyman Hoffman in perpetuity, in document number 2005-000996-0. The approval of the final plat for this subdivision proposal will have to be reviewed by the BIA before it can be recorded. There has been little surveying and mapping on the west side of Bethel. Therefore a legal description of the property at this time would be in aliquot parts, or may be found in the 2005-000996-0 document.

According to Planning Department records, the property owner has previously discussed a possible subdivision at this location. The area is characterized by rolling hills and wetlands, and drainage is an important consideration. An objection at the time was that further subdivision in this area may exacerbate existing drainage problems in the Tsikoyak Subdivision. The preliminary plat has addressed this issue, and also allowed for access on the outside boundary for traffic, trails, and snow machines. The lots have drainage easements, and open space areas have been located to make drainage possible.

The area has not been designated as a floodplain area by FEMA. It is subject to the USACE Wetlands Program, and will have a USACE review.

Most of the lots are intended for residential development, ranging in size from 10,500 sf to 17,790 sf. The lots have 10' drainage easements, and open space is located to further enhance drainage of the proposed subdivision, and the Tsikoyak Subdivision.

The city code requires that 10% be dedicated to open space. The plat meets this requirement. More open space could be zoned for Tract A when a zoning application is received by the Planning Department. The residential lots are located on the north side of BIA Road.

Block 7 is located south of BIA Road and includes three large lots and an open space tract. These larger lots may be used for residential or non-residential uses.

The city will need a location to place a dumpster. The location will have to be accessible for a large waste disposal truck to approach the dumpster to empty it. If this location cannot be determined, the city is not obligated to place dumpsters in this subdivision. The residents will be welcome to use dumpsters in other parts of the city.

The subdivision proposes an arterial road where Blocks 5 and 6 are located (C Street). This arterial extends to the Charles property to the north (the Heirs of Nicholas Charles). The applicant is discussing with the Charles family a road extension that will connect BIA Road with Tundra Ridge. This would be a significant improvement to city traffic circulation. The current southern extension to BIA Road from Tundra Ridge has been closed by allotment holders, and alternative traffic circulation corridors are being sought by the city. The BIA assures us at this time that they are continuing to work for access across closed property in order to improve traffic circulation. However this arterial would serve as an alternative to traffic circulation needs.

All drainage is the responsibility of the property owners. Sufficient ponds, channels, and culverts are required to be installed as part of the development so that the burden of solving drainage problems does not fall on city staff and funding. A review of drainage solutions will be done when Site Plan Permit requests are submitted to the Planning Department.

The parcel is not zoned. The Planning Department requests zoning before development of the site begins, so that site plan permitting can conform to zoning requirements.

COMPREHENSIVE PLAN

The Bethel Comprehensive Plan, City of Bethel Future Land Use Plan Map (Map 4.4), designates all areas along the main roads west of the airport for residential uses. Areas west of the airport are already used for a variety of land uses, and land closer to the airport should probably be considered for mixed use,

because of the issue of putting houses near runways. The preliminary plat proposes mainly residential uses that are set back from the airport boundaries, and is therefore compatible with the Comprehensive Plan. Proposals for the development of Tract A will come at a later time.

CONCLUSIONS

This development would provide growth in an already established residential part of Bethel. The potential development at this location will increase the availability of housing, and provide land for possible commercial applications. There is also access to the Charles property shown on the plat. The new subdivision will not increase drainage problems beyond what already exists in Martha Larson Subdivision. Staff recommends approval of the preliminary plat.

REQUIREMENTS

1. Site Plan Permits must be obtained from the Bethel Planning Department for fill, and construction. Any fill that is put in prematurely may violate requirements of the Wetlands Program, and the developer may be subject to fines. Certain areas of the site are classified significant wetlands, and may have development restrictions.
2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met. The State Fire Marshall will review all non-residential projects.
3. At the time piped water and sewer services are provided to the area, property owners are required to hook up to these services. Until that time properties must provide sufficient clearance for water and wastewater trucks to access the properties.
4. The subdivision must provide dedicated areas for the location of neighborhood dumpsters. If these areas are not provided the city may locate dumpsters in locations that are less convenient to residents.
5. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.
6. When the plat is approved by the BIA, the applicant is required to come to the Planning Department and submit a zoning application. As part of the zoning request, road cross sections will be provided, including locations of culverts. Culverts may have requirements imposed by the Public Works Department.
7. The City of Bethel reserves the right to complete a development agreement before construction may begin on any lot. This agreement will address the construction of the roads, and other possible topics.

Attachments:



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Image © 2012 Google
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Aerial
Plat of Larson Subdivision

Planning Department Report

From: Rachael Pitts, Planning Director

Date: December 1, 2014

Titles 15-18 of the BMC are on the Planning Commission agenda for December 11th. Everyone is invited to go over the changes. There are legislative edits on the Planning Department page of the city website. The titles are:

15. Buildings, Construction, and Flood Control
16. Planning, Land Use, Platting and Development
17. Subdivisions
18. Zoning

A subdivision is proposed on BIA Road by way of preliminary plat, which will also be open for review and comment at the Planning Commission meeting.

A preliminary plat involving city property or property to be acquired in the old port area will also be reviewed.

Site Plan Permit Applications and Code Enforcement: The Planning Department has received 64 Site Plan Permit applications to date.

Construction Projects:

AVCP is proposing to construct two duplexes to serve as student housing. Both are under construction.

The Moravian Church is doing some site improvements that will include an expansion of the seminary.

The Prematernal Home has opened. This is a project for the community to be very proud of.

The City has received permission from The Army Corps of Engineers to construct an access road east of the Small Boat Harbor.

The Recreation and Aquatic Center Grand Opening was attended by enthusiastic crowds!

PUBLIC HEARING NOTICE

On December 11, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office for two preliminary plats, and a change to the Bethel Municipal Code. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Description of the Preliminary Plats are as follows:

Public Hearing: Preliminary Plat of Jung and Active lots, US Survey 3790, Lots 6A, 6B, 6C, 7A, and 7B, Block 8; and Lots 6A and 6B, Block 9. The address is 177, 178, and 179 East Avenue. The purpose is to create dedications.

Public Hearing: Preliminary Plat of Hoffman Subdivision, adjacent to Tsikoyak (Martha Larson) Subdivision. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32 Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16 Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts.

Changes are proposed to the Bethel Municipal Code which will affect the functions of the Planning Department, the Fire Department, and the Public Works Department. Proposed are changes to the following titles:

15. Buildings, Construction, and Flood Control
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project. Walker advocated for one for years but has taken issue with the process for pursuing one set up by Parnell's administration and approved by the Legislature, which involves the North Slope's three major oil producers and TransCanada Corp., which would own at least part of the state's interest in the pipeline and gas treatment plant. Walker vowed not to start over and to see a project through, but he also said Alaska needs a greater say than it currently has.

Parnell faced sharp criticism in the lead-up to the election over his administration's handling of allegations of sexual assault and other misconduct within the Alaska National Guard. Parnell said he and his staff followed up on every allegation they received.

As part of his transition team, Walker introduced former state Sen. Rick Halford and Ana Hoffman of Bethel on Nov. 12 as co-chairs of his gubernatorial transition team.

At the press conference, Walker and his Democratic running mate Byron Mallott introduced Halford, a Republican, and Hoffman, a Democrat and co-chair of the Alaska Federation of Natives board of directors.

The team's goal is to explore a range of broad topics facing a potential new administration and gather people from around the state to discuss pressing issues.

The co-chairs said policy topics anticipated to be covered in the process include climate change, economic development, fisheries, consumer energy and corrections, as well as natural resources and revitalizing the Alaska Army National Guard in rural communities.

Possible replacements for administration officials will likely get underway soon, now that Walker has been declared the next governor. As for the Dec. 15 due date for the governor's budget, Walker said he would use Parnell's budget as a starting point.

abused, her mother said Monday. Two years ago, the girl, then 16, died suddenly in Bethel. She got caught up with hers drinking and Bethel police said she d from alcohol poisoning, according to mother. Alaska Dispatch News does not tinely identify victims of sexual abuse. he girl was a school friend of Kashatok's st daughter and spent the night at their se. He came across as a loving and car-father, the girl's mother said.

Behind the doors, I never realized he such a monster after all. He never beed that," she said. "He seemed normal," r she sees him differently, "a Jekyll and e person."

was raising his girls as a single father uch of that time. Brenda Evans, the er of some of his daughters, is now in n herself, serving a 22-year sentence illing her boyfriend in 2012.

e plea deal is significant to families, an nd a relief, the girl's mother said. At a he would have been "lying to him- she said.

e daughter who died began drinking

and using drugs when she was young. She went to residential treatment in Fairbanks. She was better after that but didn't stay away from alcohol entirely. The mother said she'll never know if the sexual abuse ate away at her child or if something else was hurting her.

Victims of abuse need to come forward, as hard as it is, she said. She's heard adults speak of deep trauma from just one incident years earlier.

"Please don't hold anything back," she said. "By holding back, they tend to go through so more much grief."

The guilty plea came together quickly over the weekend. Kashatok's defense

attorney, Brendan Kelley, on Nov. 8 ap-proached Stein, who agreed he could plead to two charges provided the hearing could be done Nov. 9 before victims began gather-ing in Bethel for the trial. The district at-torney was trying the case herself. Kashatok had backed out of an earlier agreement to plead to the charges, Stein said.

Sentencing is set for March 27. The plea did not include a sentencing agreement, Stein said. The likely sentence for sexual abuse of a minor is in the range of 20 to 35 years in prison, based on the charges and various factors, she said. The attempted sexual abuse count carries less time.

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Quart Henderson Britt

The Tundra Drums

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City of Bethel Planning Department
1155 Ridgecrest Drive
543-5306 | 543-4186 | www.cityofbethel.org

fax

TO: KYUK FROM: Planning Department
FAX: 543-3130 PAGES: 1
PHONE DATE: 12-4-14
RE: Radio Notification CC:

Urgent For Review Please Comment Please Reply Please Recycle

Hello KYUK. Would it be possible to air this ad beginning 12-5-14 One day would be good. Your assistance is appreciated.

The City of Bethel Planning Commission will review proposed amendments to the Bethel Municipal Code, Titles 15-18, at their meeting on Dec. 11, at 6:30 PM, at the City Council Chambers. The titles to be amended are:

- 15. Buildings, Construction, and Flood Control
- 16. Planning, Land Use, Platting and Development
- 17. Subdivisions
- 18. Zoning

Contact the Planning Department with any questions at 543-5306.