



Planning Commission Meeting Agenda

Regular re-scheduled Meeting Thursday, January 19, 2017– 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

Chair
Term Expires

John Guinn
Vice-Chair
Term Expires 12/2016

Nikki Hoffman
Council Rep.
Term Expires 12/2017

Kathy Hanson
Commission Member
Term Expires 12/2018

Cliff Linderoth
Commission Member
Term Expires 12/2017

Lorin Bradbury
Commission Member
Term Expires 12/2017

John Cochrane
Commission Member
Term Expires 12/2018

Alex Wasierski
Commission Member
Term Expires 12/31/18

Ted Meyer
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 FROM THE DEC. 8, 2016 MEETING
- V. APPROVAL OF THE AGENDA
- VI. SPECIAL ORDER OF BUSINESS
 - A. Election of Planning Commission Chairman
 - B. Election of Planning Commission Vice-Chairman
- VII. NEW BUSINESS
 - A. Consideration of Potential Special Meeting Dates
- VIII. PLANNER'S REPORT
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT

City of Bethel, Alaska

Planning Commission Meeting

Dec. 8, 2016

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, December 8, 2016, at 6:30 PM at the City Hall chambers room in Bethel, Alaska. Chairman Shantz called the meeting to order at 6:30 pm.

II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Lorin Bradbury, Nikki Hoffman, Jon Cochrane, John Guinn, Alex Wasiserski, and Joy Shantz. Also present were Planning staff members Ted Meyer, Betsy Jumper and City Attorney Patty Burley.

III. PEOPLE TO BE HEARD

Nobody wished to be heard.

IV. MOTION TO APPROVE THE MINUTES OF THE OCT. 13, 2016 MEETING

MOVED:	Lorin Bradbury	To approve the Oct. 13, 2016 minutes.
SECONDED:	Nikki Hoffman	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF Dec. 8, 2016

MOVED:	Nikki Hoffman	To approve the agenda.
SECONDED:	Jon Cochrane	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

VI. NEW BUSINESS: A. PUBLIC HEARING: Zoning of Tsikoyak (Larson) Subdivision, Plat Number 96-18, physical location off of BIA Road.

Chair Shantz opened the public hearing.

City Planner Ted Meyer presented his facts and findings and recommendations on the zoning of Tsikoyak/Larson Subdivision.

People to be Heard:

--Walter Larson – It's good residential—leave it residential. But, maybe on the southside of the road, which we're in the process of developing, maybe it could be something other than residential.

--Alex Judy – I'm a resident of Larson and would like to see it stay residential.

--Juan Delgado – a newcomer, trying to comprehend the codes here.

MOTION TO RECOMMEND TO CITY COUNCIL THAT TSIKOYAK (LARSON) SUBDIVISION BE ZONED RESIDENTIAL – NORTHSIDE OF THE ROAD

MOVED:	Jon Cochrane	To approve residential zoning northside of the road in Larson Subdivision.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

Chair Shantz closed the public hearing.

VII. PLANNER’S REPORT: Ted went over the monthly report.

VIII. COMMISSIONER’S COMMENTS: **Jon:** No comments; **Lorin:** Glad to see everyone out here and I would like to see us address Bed and Breakfasts and have them defined and where they would fit into zoning. **Alex:** Looking forward to being on the Commission; **John:** glad to be here after being off my feet for a long time, thank you for putting up with me; **Nikki:** Welcomes Alex, happy to see turn-out today. Some of my comments were addressed. My goal is to see that the code matches the maps; **Joy:** I’m a little concerned about City Sub freezing up; the pipes should have been leveled during the summer. Also, at UUI in Blueberry, there’s a little road that comes out to Cranberry—2 times I almost hit somebody. Maybe they can reverse the road, it’s a danger. This is my final meeting, I am resigning, it’s been a good 15 years run. John has been the best mentor I could ask for. Learned a lot, but moving on.

X. ADJOURNMENT

MOVED:	John Guinn	Motion to adjourn the meeting at 7:45 PM.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	5 yes and 0 opposed. Motion carries.	

The next meeting will be on January 12, 2017

 ATTEST: _____, Chairman
 _____, Betsy Jumper, Recorder

To: Pete Williams, City Manager
From: Ted Meyer, Planner
Subject: **December 2016 Activity Report**
Date: January 3, 2017

Site Plan Permits

- The Planning Department processed a total of 79 applications in 2016.
- One commercial permit application currently in review

Conditional Use Permits

- Review of the Conditional Use Permit application submitted by YKHC for the hospital expansion project in progress.
- Currently reviewing two CUP applications for liquor licenses

Right of Way Vacation

Currently reviewing an application for ROW vacation for Planning Commission review.

Preliminary Plats

Review in progress of two preliminary plats.

Development Fees

Research in progress for the use of development fees for new city growth and development in Bethel.

Larson Subdivision Zoning

At the December 8 Planning Commission meeting, the Commission Recommended the Larson Subdivision be zoned Residential.

Code Enforcement

Responded to two complaints.

2017 Planning Comm. Dates

January							February							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25
29	30	31					26	27	28					26	27	28	29	30	31	

April							May							June						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
23	24	25	26	27	28	29	28	29	30	31				25	26	27	28	29	30	
30																				

July							August							September							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1				1	2	3	4	5						1	2
2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	15	16	
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23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30	
30	31																				

October							November							December						
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1	2	3	4	5	6	7				1	2	3	4						1	2
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
29	30	31					26	27	28	29	30			24	25	26	27	28	29	30

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