
City of Bethel, Alaska

Planning Commission

January 8, 2015

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 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Abe Palacios, Cliff Linderoth, Joy Shantz and Kathy Hanson. The Ex - Officio member present was Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

--Shannon Freitas, wanted to briefly state she's a Larson Subdivision homeowner, and stated we received a letter notifying that the proposed Lyman Hoffman Subdivision was going to be on tonight's agenda.

--Arthur Freitas, Shannon's husband and a resident of Larson Subdivision, had a question: amendments to the Bethel Municipal Code are on the agenda, which is in line with the Hoffman Subdivision proposal--wondering why the Hoffman Subdivision isn't on the agenda when the adjustments or the amendments to the Bethel Municipal code are actually on the agenda.

--David Henderson, also a resident of Larson Subdivision, wanted to know when those issues of the Bethel Municipal Code were going to be addressed?

Walter Larson—used to own the land at Larson subdivision. We own the land on the other side.

Walter talked about some of the history of that land and wanted to clear some things up a little bit.

Also, too, my wife and I are here because on the other side, the south side, we have 9.3 acres, I forget the exact amount, and we're trying to get approval so our kids can take and use that land.

--Martha Larson, having problems with the proposed Hoffman Subdivision.

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 11, 2014 MEETING

MOVED:	Joy Shantz	To approve the minutes of the Dec. 11, 2014 meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.	

APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM NOVEMBER 13, 2014 MEETING

MOVED:	Joy Shantz	To approve the minutes of the Nov. 13, 2014 meeting.
SECONDED:	Heather Pike	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.
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IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE JAN. 8, 2015 MEETING

MOVED:	Abe Palacios	To approve the agenda for the Jan. 8, 2015 meeting.
SECONDED:	Joy Shantz	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.
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VI. SPECIAL ORDER OF BUSINESS: ELECTION OF CHAIRMAN

MOVED:	Heather Pike	To nominate John Guinn as Chairman for the Planning Commission.
SECONDED:	Abe Palacios	

SPECIAL ORDER OF BUSINESS: ELECTION OF CHAIRMAN

MOVED:	Kathy Hanson	To nominate Joy Shantz as Chairman for the Planning Commission.
SECONDED:	Heather Pike	

Round one voting for Chairman:
4 votes in favor of Joy; 2 votes in favor of John.
Joy is elected Chairman of the Planning Commission.

SPECIAL ORDER OF BUSINESS: ELECTION OF VICE-CHAIRMAN

MOVED:	Abe Palacios	To nominate John Guinn as Vice-Chair for the Planning Commission.

MOVED:	Heather Pike	To nominate Cliff Linderoth as Vice-Chair for the Planning Commission.

Round one voting for Vice-Chair:
3 votes in favor of John and 3 votes in favor of Cliff.

Round two voting for Vice-Chair:
4 votes in favor of John and 2 votes in favor of Cliff.
John Guinn is elected Vice-Chairman of the Planning Commission.

SPECIAL ORDER OF BUSINESS: RESIGNATION OF BEV HOFFMAN TO THE PLANNING COMMISSION:

MOVED:	Heather Pike	To accept Bev Hoffman’s resignation.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

VII. UNFINISHED BUSINESS:

- A. Public Hearing: Final 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.**

MOVED:	Abe Palacios	To approve the Final plat of the Jung and Active lots.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

- 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; and 18. Zoning.**

MOTION TO MOVE INTO A COMMITTEE OF THE WHOLE TO DISCUSS TITLES 15-18 FOR ANY POSSIBLE REVISIONS

MOVED:	Heather Pike	To move into a committee of the whole.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

Discussions ensued.

MOTION TO TAKE A BREAK

MOVED:	Kathy Hanson	To take a 5 minute break.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

Meeting reconvened at 7:20.

MOTION TO SUSPEND THE RULES TO HEAR FROM MR. WALTER LARSON

MOVED:	Abe Palacios	To suspend the rules to hear from Mr. Larson
SECONDED:	John Guinn	

Mr. Walter Larson addressed the Planning Commission on his land near Larson Subdivision and some of the issues being faced, such as the open space area on the South side of the road.

MOTION TO COME OUT OF THE COMMITTEE AS A WHOLE

MOVED:	Kathy Hanson	To come out of the committee as a whole.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.	

The discussion on Titles 15-18 continued.

MOTION TO TAKE ON ONE TITLE AT A TIME FOR EACH MONTHLY MEETING.

MOVED:	Abe Palacios	To take one Title at a time for each monthly meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed	

MOTION TO MOVE INTO THE COMMITTEE AS A WHOLE TO DISCUSS TITLE 15

MOVED:	Heather Pike	To move into the committee as a whole to discuss Title 15.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed	

The Planning Commission members discussed how to go about this.

MOTION TO COME OUT OF THE COMMITTEE AS A WHOLE

MOVED:	Heather Pike	To come out of the Committee as a whole.
SECONDED:	John Guinn	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed	

MOTION TO START WITH TITLE 16 AT THE NEXT PLANNING COMMISSION MEETING

MOVED:	Kathy Hanson	To address Title 16 at the next Planning meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 1 opposed (Pike)	

IX. DIRECTOR'S REPORT: The Planning Commission went over the written monthly Planner's report.

X. COMMISSIONER'S COMMENTS: Heather: had some questions about the construction projects near the Mud Hut; also, is anything being done about the traffic at the new Swanson's store?

At 5:00 it's quite a mess—pedestrian safety, lots of concerns. Happy New Year—looking forward to working hard and rolling up our sleeves next meeting. **Kathy:** Congratulations to the Chair and Vice-chair—thank you for doing it. **John:** Going to be gone next month doing a VFW meeting and Hawaii so please excuse me. **Cliff:** apologized for not having his notebook. **Bubba:** Again, congratulations to the Chair and Vice-Chair--thank you to Mr. Guinn for all your service and hard work over the years, we appreciate it. **Joy:** Thanked everyone for their vote of confidence—will try to do my best. Tough act to follow, and thanks John for still being here to back me up and really appreciate everything you have done, you are a rock star!!!!Also I'd like to encourage everyone to go over your material very carefully and be sure to bring your books for the next meeting.

MOTION TO SUSPEND THE RULES TO HEAR A COMMENT FROM THE GALLEY

MOVED:	Abe Palacios	To listen to comments from the public.
SECONDED:	Kathy Hanson	

--Joe Moses, a resident of Larson Subdivision, wanted to make a suggestion to have microphones to speak into so the audience can hear the meeting.

--Daysha Eaton from KYUK Radio suggested to maybe air these meetings on KYUK—lots of important things going on to be discussed in the upcoming months.

MOVED	Heather Pike	To adjourn the meeting at 8:45 pm.
SECONDED:	John Guinn	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0opposed.	

Next meeting will be on February 12, 2015.

Betsy Jumper - 3-12-15

 Betsy Jumper, Recorder



 Joy Shartz, Chairman