
City of Bethel, Alaska Planning Commission

July 13, 2017

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on July 13, 2017 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska. Chair Hanson 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: Kathy Hanson, John Guinn, Cliff Linderoth, Shadi Rabi, Jon Cochrane, Alex Wasierski, and Lorin Bradbury. Also present was Ex-Officio City Planner Ted Meyer, Recorder Betsy Jumper, and City Attorney Patty Burley.

III. PEOPLE TO BE HEARD:

- Anna Komulien, a resident of Larson Subdivision, spoke out against Blue Sky Subdivision.
- Alex Judy, a resident of Larson Subdivision, spoke out against Blue Sky Subdivision.

IV. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF JULY 13, 2017

MOVED:	Jon Cochrane	To approve the agenda.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION		
All in favor 6 for and 0 opposed.		

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES OF THE JUNE 1 SPECIAL MEETING AND THE JUNE 8 REGULAR MEETING

MOVED:	John Guinn Jon Cochrane	June 1 approval of minutes June 8 approval of minutes
SECONDED:	Lorin Bradbury John Guinn	
VOTE ON MOTION		
All in favor 6 yes and 0 opposed.		

VI. NEW BUSINESS

- A. PUBLIC HEARING: Applicant: Cezary J. Maczynski, dba Kusko Liquor Store – a continuance of a previous hearing in applying for a Conditional Use Permit in order to open a package liquor store. The legal description is a portion of United States Survey Number 1002. The physical address is 801 Front Street (ACTION ITEM).

Chair Hanson opened the Public Hearing and gave an overview and the history. *Cliff Linderoth was excused due to a conflict of interest.*

Ted went over his latest facts and findings and gave his presentation. The Planning Commissioner's asked questions.

Mr. Maczynski addressed the Planning Commission on the parking schematics. The Planning Commissioner's asked questions.

PEOPLE TO BE HEARD: Nobody wished to be heard.

The Planning Commissioner's discussed the facts and findings.

MOTION TO APPROVE THE CONDITIONAL USE PERMIT

MOVED:	Jon Cochrane	To approve the Conditional Use Permit with the conditions of: 1. As proposed by the applicant, demolish the existing auto shop and replace it with a 25-foot wide driveway, 10 parking spaces, a four-foot wide walkway, and a 25-foot wide parking lot aisle for two-way entry and exit vehicles. 2. Install a permanently fixed barrier along the property line on Front Street up to the driveway so that customers use the designated 2-way driveway, which would eliminate backing out into the street. 3. Install a permanently fixed barrier on the western property lie to eliminate customer parking on adjacent private property. 4. Install entry and exit signs for the driveway. 5. Physically designate the 10 parking spaces on the property. 6. Install exterior lighting and sensors.
SECONDED:	John Guinn	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed.		

B. **PUBLIC HEARING:** Applicant: Walter Larson has applied for a filing of a preliminary plat that creates Tsikoyak Subdivision, consisting of Lots 1-10, Block 1, Tract A-1, and Open Space. A subdivision of Tract A and OPEN Space, Tsikoyak Subdivision (Plat #96-18) situated within Section 12. T.8N, R72W. SM, Alaska consisting of 11.92 acres more or less in the Bethel Recording Office (ACTION ITEM).

Ted presented his report. The Planning Commissioner's asked questions of the Planner.

Applicant Mr. Larson addressed the Planning Commission and answered questions. Mr. Mike Horne, surveyor for the applicant, answered questions as well.

After discussing, the Planning Commission made a motion.

MOTION TO APPROVE THE PRELIMINARY PLAT

MOVED:	Lorin Bradbury	To approve the Tsikoyak Subdivision with the following conditions: 1. All surface drainage within the subdivision Shall be directed away adjacent properties. Based on Recommendations of the City of Bethel Roads Foreman, The Subdivider needs to install a culvert under Coleen Place, along BIA Road (& show as well, on the final plat). Any and all culverts to be repaired, replaced, or installed as
	John Guinn	

		<p>requested by the City or the Corps are to be completed as requested. 2) As BMC Section 17.24.290 states that 10% of the subdivision be Open Space, and Part C states that 80% of Open Space shall be suitable for recreation, and Part B states that Open Space parcels shall be convenient to residential lots, the subdivider needs to designate the 10% of Open Space area inside, or more convenient to the 10-parcel subdivision. 3). The Power Distribution Plan needs to be completed and submitted by AVEC before the Subdivision Agreement is approved. 4) Regarding the proposed Zoning map previously submitted, the subdivider needs to add and show on the Final plat a strip of Open Space land between the proposed residential zoned 10-property subdivision and the proposed General Use-zoned area. This strip of Open Space is required to act as a buffer between the two zones. 5). Subdivider to coordinate with the Army Corps of Engineers regarding a Wetland Delineation and/or Wetlands Permit before construction of required subdivision improvements takes place. 6). All platting, permitting, and construction processes must conform to the City of Bethel Municipal Code. 7). Subdivider is responsible for obtaining and conforming to all required Local, State, and Federal permits. 8). Site Plan Permits be obtained from the Bethel Planning Department for all components of subdivision development. 9). Subdivision Agreement: The subdivider enters into a Subdivision Agreement with the City of Bethel. Both the City and Subdivider to work cooperatively to complete the Subdivision Agreement. No work to commence until the subdivision agreement is completed. 10). Final plat not to be approved until the City accepts all improvements.</p>
VOTE ON MOTION	All in favor 6 yes and 0 opposed.	

Chair Hanson closed the Public Hearing.

- C. Draft Subdivision Agreement for Blue Sky Subdivision – Proposed amendments from Blue Sky subdivider currently being reviewed by the City Administration for assurance of public improvements.

MOTION TO TABLE ITEM C

MOVED:	Lorin Bradbury	Motion to table item C.
SECONDED:	Jon Cochrane	
VOTE ON MOTION	6 yes and 0 opposed.	

VIII. ADJOURNMENT

MOVED:	Jon Cochrane	Motion to adjourn the meeting at 9:15 pm.
SECONDED:	John Guinn	
VOTE ON MOTION 6 yes and 0 opposed.		

The next meeting will be on August 10, 2017

ATTEST:  Kathy Hanson, Chairperson
 Betsy Jumper, Recorder

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