

>>>> [REDACTED] <<<<<  
**City of Bethel, Alaska**  
**Planning Commission**

May 11, 2017

Regular Meeting

Bethel, Alaska

**I. CALL TO ORDER**

A regular meeting of the Planning Commission was held on May 11, 2017 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska. Vice-Chair Bradbury called the meeting to order at 6:30 Pm.

**II. ROLL CALL**

Compromising a quorum of the Committee, the following members were present for roll call: Shadi Rabi, Lorin Bradbury, Jon Cochrane, Alex Wasiserski, Cliff Linderoth. Mark Springer arrived 5 minutes after roll call.

Ex-Officio members present were the following: Ted Meyer, City Planner, Betsy Jumper, Recorder, and Patty Burley, City Attorney.

Other people present were Hugh Short, representative for Lyman Hoffman, and Mike Horne, consultant.

**III. PEOPLE TO BE HEARD:** Nobody wished to be heard at this time.

**IV. APPROVAL OF AGENDA**

**MOTION TO APPROVE THE AGENDA OF MAY 11, 2017**

<b>MOVED:</b>	John Cochrane	To approve the agenda, with Item A postponed.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed. Motion passes.	

**V. APPROVAL OF MINUTES**

**MOTION TO APPROVE THE MINUTES OF APRIL 13, 2017**

<b>MOVED:</b>	Jon Cochrane	To approve the minutes.
<b>SECONDED:</b>	Alex Wasiserski	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed. Motion passes.	

**VI. NEW BUSINESS**

- A. **PUBLIC HEARING:** Applicant: Lyman Hoffman has applied for a filing of a preliminary plat that creates Blue Sky Subdivision, consisting of Tracts A-F, block 1 lots 1-33; block 2, lots 1-10; block 3 lot 1; block 4 lots 1-16; block 5 lots 1-8; block 6 lots 1-7, and block 7, lots 1-3. A subdivision of Tract 41, situated within Section 11 & 12, Township 8 North Range 72 West Seward Meridian, Alaska Containing 157.52 acres more or less in the Bethel Recording District (Action Item).

*Vice-Chair Bradbury opened the Public Hearing.*

City Planner Ted Meyer presented a report on the preliminary plat and his facts and findings on the proposed Blue Sky Subdivision.

The Planning Commission members asked the City Planner questions.

Applicant representative Hugh Short gave an overview of the history and the reasons for wanting and needing a new subdivision in Bethel.

The Planning Commission members asked the applicant questions.

**PEOPLE TO BE HEARD:**

- William Montgomery – a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- Alex Judy – a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- Nick and Jessica Flinkinger – a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- Anna Komulainen – a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- Joe Moses – a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- Alisa Brown – a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- John Sargent, a part-time resident of Larson Subdivision, spoke in opposition of the proposed subdivision.
- Jeannie Smith, a resident of Larson Subdivision, spoke in opposition of the proposed subdivision.

*Vice-Chair Bradbury called for a 5-minute break. Back on record at 8:30.*

The Planning Commission asked more questions of the applicant.

Ted addressed the public on their questions/concerns.

The Planning Commission discussed the issues.

**MOTION TO APPROVE THE PRELIMINARY PLAT**

<b>MOVED:</b>	John Cochrane	To approve the preliminary plat with the conditions of the City Planner's recommendations, including a subdivision agreement.
<b>SECONDED:</b>	Mark Springer	
<b>VOTE ON MOTION</b>		
	All in favor: roll call: Jon Cochrane – yea; Alex Wasiserksi – yea; Mark Springer – yea; Cliff Lindertoht – yea; and Lorin Bradbury – yea. 5 yes and 0 opposed.	

*Vice-Chair Bradbury closed the public hearing.*

**VII. DIRECTORS REPORT:** Ted went over the monthly planner's report.

**VIII. COMMITTEE MEMBER COMMENTS:** Mark Springer: happy to be here, hope to contribute. Cliff Linderoth: how is a development agreement developed? Alex Wasiserski: no comments; Shadi Rabi: no comments; Jon Cochrane: happy to get something done although it's a difficult decision when you're dealing with peoples' properties and trying to weigh that with the growth and expansion. Lorin Bradbury: always uncomfortable making these decisions but that's what we're called to do here. Keeping our responsibility on this commission separate from what's City's responsibilities are is important-- a lot of these issues raised are the City's and as the City grows these needs will need to be addressed. Ours as a commission is to focus on the codes.

**IX. ADJOURNMENT**

<b>MOVED:</b>	John Cochrane	Motion to adjourn the meeting at 9:45 pm.
<b>SECONDED:</b>	Mark Springer	
<b>VOTE ON MOTION</b>	Motion carried by unanimous voice vote.	

Next meeting will be on June 1, 2017

ATTEST: Kestley Hamra, Chairperson  
Betsy Jumper, Betsy Jumper, Recorder

=====