



## Planning Commission Agenda

Regular Planning Commission Meeting Thursday, October 10, 2013 – 6:30PM  
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

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### MEMBERS

John Guinn  
Chair  
Term Expires  
12/2013

Joy Shantz  
Vice-Chair  
Term Expires  
12/2013

Council Rep.  
Term Expires  
10/2014

VACANT  
Committee Member  
Term Expires

Abe Palacios  
Committee Member  
Term Expires  
12/2015

Cliff Linderoth  
Committee Member  
Term Expires  
12/2014

VACANT  
Committee Member  
Term Expires

Rachael Pitts  
Ex-Officio Member

### AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF MINUTES OF THE SEPTEMBER 12, 2013 MEETING
- V. APPROVAL OF AGENDA
- VI. PLANNER'S REPORT
- VII. COMMISSIONER'S COMMENTS
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT

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# City of Bethel, Alaska

## Planning Commission

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September 12, 2013

Regular Meeting

Bethel, Alaska

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### 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, Joy Shantz, Bubba Palacios, Rick Robb, and Cliff Linderoth. Ex -Officio members present were the following: Rachael Pitts, Planning Director and Betsy Jumper, Recorder.

### III. PEOPLE TO BE HEARD

- None

### IV. APPROVAL OF AGENDA

#### MOTION TO APPROVE THE AGENDA FOR THE SEPTEMBER 12, 2013 MEETING

<b>MOVED:</b>	Abe Palacios	To approve the agenda for the Sept. 12, 2013 meeting.
<b>SECONDED:</b>	Joy Shantz	
<b>VOTE ON MAIN MOTION</b>		
All in favor Motion passes; 5 yes and 0 opposed.		

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM THE AUGUST 8, 2013 Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the Aug. 8, 2013 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor Motion passes; 5 yes and 0 opposed.		

**VI. COMMUNICATIONS:** Rachael explained a lot-line-adjustment request by the State for the juvenile detention center; they've taken out the lot line—they took away the Receiving Home to a different location and they're taking away the lot line that divided the two properties. The hospital has quit claimed that corner to the State. So all's they want to do on this plat is show that the line went away. The Planning Commission agreed that the City Planner had the authority to grant this lot-line-adjustment.

**VII. PLANNER'S REPORT:** The Planning Director presented the monthly planner's report. Cliff inquired if there was more site plan permits issued this year than last year. Rick wanted to

know if PATC had submitted a site plan permit for the new building to be built behind the post office.

**VIII. COMMISSIONER'S COMMENTS:** Cliff, John, and Bubba, no comments; Rick briefed the group on Council's actions in regards to the nuisance ordinance—it was defeated, the Council didn't like it—sent back for more work; Joy expressed concerns about all the appliances that are located across from the BNC office complex, specifically that kids could play in there and suffocate. Also, the Kipusvik (new Swanson's Store) area—"there was an accident yesterday, is anything being done to address the traffic in that area?"

**IX. UNFINISHED BUSINESS:** None.

**X. NEW BUSINESS:** A. Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 124 Gunderson Court, Bethel, Alaska, 99559. Legal Description: Plat 81-13, Block 13, Lot 2.

John Guinn opened the public hearing.

**MOTION TO APPROVE THE CONDITIONAL USE PERMIT FROM GCI**

<b>MOVED:</b>	Joy Shantz	To approve the conditional use permit from GCI.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed; Guinn aye; Shantz aye; Palacios aye; Robb aye; Linderoth aye	

John Guinn closed the public hearing.

B. Initiation of Residential Planned Unit Development for the Kasayuli and Larson Subdivisions.

Rachael inquired if the Planning Commission would want to sponsor this. Zoning overlays that are compatible with the covenants would assist the Planning Director in issuing Site Plan permits in these two subdivisions. After a discussion, it was decided that this is something the Planning Commission would like to pursue and will be put on the next Planning Commission agenda.

**XI. ADJOURNMENT, Motion to adjourn the meeting.**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 7:45.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

Next meeting will be on October 10, 2013.

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John Guinn, Chairman

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Betsy Jumper, Recorder

## Planning Department Report

**From: Rachael Pitts, Planning Director**

**Date: October 1, 2013**

A request came in for a Conditional Use Permit for an 80-foot telecommunications tower. It was scheduled for the September 12<sup>th</sup> Planning Commission meeting and approved, however the property owners have cancelled and GCI is still interested in finding a location.

Surveying continues on some city properties into the month of October.

Site Plan Permit Applications and Code Enforcement: The Planning Department has issued sixty Site Plan Permits to date.

There are still a couple of junk cars to remove but this is mainly under control, with a target of getting cars out of the right of way before it snows.

For the year beginning August 2012, there were 36 code compliance complaints logged at the Planning Department. (In some cases more than one resident may have complained about the same issue.) Twenty-three were residential, often related to lack of city services on the property. Six cases were commercial, and seven related to vehicles. Most of them are resolved, however staff is still working on municipal code revisions, and looking at methods to address severely blighted properties. Staff often have difficulties identifying and contacting property owners, and may spend some time pursuing contacts.

### Construction Projects:

*Swimming Pool:* The project is starting to look like a recreational facility. It is very exciting to go and see the building exterior being completed.

*Prematernal Home and Long Term Care Facility:* Siding and roofing are being constructed for the Prematernal Home. The Long Term Care Facility is almost complete and an open house was held on September 27, 2013.

*Yuut Elitnaurviat Dormitory:* The structure is more or less complete. Ribbon cutting occurred on September 27<sup>th</sup> also.

*Kipusvik Shopping Center:* Girders are being put in place and exterior siding is going up.

*Youth Detention Facility:* the State of Alaska is planning an expansion of this facility. The former Receiving Home has been moved to an alternate location to be used as hospital dorm space, and the state has requested a lot line adjustment to expand the present location of their facility.

*AC Store:* The AC Store is planning to create a taxi lane to better control parking in the front of the store.

Opportunities: There may be a grant available to move a family in a flood prone home to a new home. If anyone can identify an appropriate property, possibly by the Slough, let the Planner know.