



CITY OF BETHEL

P.O. Box 388 Bethel, Alaska 99559
907-543-2297
FAX # 543-4171

Planning Commission Minutes

Regular Scheduled Meeting January 8, 1998

CITY OFFICES, CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting was called to order at 7:34 p.m. by Chairman John Guinn

II. ROLL CALL

Present: Guinn, Herron, Hickson and Hamilton

Absent: Warner, Notti, Andrew

Others Present: John Malone, Wayne Smith, Mike Salzbrun, Paul O'Brien, Mark Charlie, Bill O'Brien, Stanley Rodgers, and Rory Murphy.

III. APPROVAL OF MINUTES

M/M Hamilton/Herron to approve minutes as presented

Motion approved- unanimous

IV. APPROVAL OF AGENDA

M/M Herron/Hamilton to approve

Motion approved- unanimous

V. COMMUNICATIONS

There were no additional communications.

VI. PLANNER'S REPORT

Mr. Malone reported on the approval by the City Council of moving forward with investigating the options of a City owned and operated consolidated terminal at the Bethel Airport, and the possibility of the Airport becoming a City-run operation. He also reported that Elizabeth Benson of HDR Alaska would be in Bethel next week conducting interviews and surveys for the Surface Transportation Plan.

VII. PEOPLE TO BE HEARD

Stanley Rodgers spoke regarding the land-locked property currently owned by Frank Jones and occupied by Leonard Mendola (Lt 4, Blk 18, USS 3230 A&B – First Ave.). Mr. Rodgers informed the Planning Commission there is the

First Ave.). Mr. Rodgers informed the Planning Commission there is the possibility of providing an easement to the property through Lts 8 and 9B. According to Mr. Rodgers, there is an existing easement through Lt 9A owned by Bea Kristovich. Lot 8 is owned by Frank Jones and fronts on First Ave. Connie Samuelson, the owner of Lot 9B, has agreed to give an easement through her property. Mr. Rodgers added that these easements would involve moving a Quonset currently utilized by Front Street Cafe. Planning Commission members requested staff to research the matter and to add the item to the next regular meeting agenda.

VIII. OLD BUSINESS

ITEM A: KASAYULI SUBDV: AMENDED FINAL PLAT. (PUBLIC HEARING)

M/M Herron/Hamilton to move this issue to the last item on the agenda due lack of a sufficient quorum .
Motion approved- unanimous

IX. NEW BUSINESS

ITEM A: CONDITIONAL USE PERMIT APPLICATION, LOTS 24 & 25, BLK 3, BLUEBERRY SUBDIVISION, BY THE UNITED PENTECOSTAL CHURCH FOR THE CONSTRUCTION OF A CHURCH BUILDING (PUBLIC HEARING)

Bill O'Brien and Mark Charlie appeared as the representatives of the applicant.

Mr. Malone presented the staff recommendation to approve the application, noting that a church is an approved conditional use within a residential subdivision, and the application appeared to adequately address the three areas required under the Conditional Use ordinance. Ms. Hamilton inquired if the subdivision covenants conflict with such land use. Mr. Malone replied that he knew of none, but that the City does not enforce the subdivision covenants.

Chairman Guinn opened the public hearing.

Subdivision residents expressed their concerns regarding the diagram presented to the commission, noting that the building has a capacity of 400 persons, but the plans provide parking for only 24 vehicles. Residents also pointed out that the area has only one road, and that the subdivider has no plans to construct another. The concern was that, due to inadequate parking in the church lot, cars will park on the street creating serious congestion.

Mr. Hickson asked if there were plans to acquire adjacent properties, which could be used for additional parking. Mr. O'Brien replied that there had been some discussion of the possibility, although no firm plans had been made. Residents expressed their deep concerns regarding increased traffic, dust and noise.

Mr. Rory Murphy noted he had built in Blueberry Subdivision to be apart from public buildings, stating his firm opposition to the proposed land use.

Mr. Herron noted that, according to the diagram presented, the building is very large in comparison to the lot.

Mr. Hickson alluded once again to the lack adequate parking for the building's seating capacity. Mr. Malone noted the Planning Commission has authority to place restrictions within any site plan permit creating a ratio between occupancy capacity and parking availability.

Ms. Hamilton pointed out that additional parking does not address the residents' concerns regarding traffic, noise, dust, and the addition of a public building to a residential neighborhood.

Chairman Guinn recommended the United Pentecostal Church return at the next meeting with a revised plan and proposal that addresses the stated concerns of the residents. He then closed the public hearing.

M/M Herron/Hamilton to table the issue until the next regular meeting.

Motion approved- unanimous

ITEM B: U.S. ARMY CORPS OF ENGINEERS "DULL LAKE 2" FILL APPLICATION. USE OF CITY LAND FOR THIS FILL PROJECT. (MICHAEL SALZBRUN, MISSION DRIVE, CITY SUBDIVISION)

Mr. Salzbrun described his request to the members as an "after the fact" issuance of Corps of Engineers fill permit, along with a setback variance for fill placed on City-owned land adjacent to his property along Dull Lake. Mr. Salzbrun had added fill to this area to stabilize the foundations on his buildings. The action had been investigated by the Corps of Engineers and was found to pose no threat to the wetlands of Dull Lake.

Mr. Salzbrun explained that no further action could be taken by the Corps or himself until the City made a decision on this City-owned land use.

Ms. Hamilton expressed her opposition to any approval, pointing to a decision made by the Planning Commission two years prior to no longer give favorable

responses to "after the fact" requests. She also stated her desire to have input from BNC, Fish & Wildlife, and area residents.

Mr. Hickson noted the City will retain ownership of the land to be filled, and will benefit from the fill when the new sewer line is installed at this site. He added the City has already benefited from all the work already done at no cost to the City by Mr. Salzbrun.

Mr. Herron pointed out that a curative measure is required, as digging out the fill already in place is not a viable option

M/M Herron/Hamilton to approve the fill activity as exhibited on the surveyors diagrams presented to the Planning Commission, and to move forward with the site plan process, contingent upon issuance of a permit by the U.S. Army Corps of Engineers.

Motion approved- unanimous

X. ADJOURNMENT

M/M to table Old Business, Item A, Kasayulie Subdivision Final Plat until next meeting.

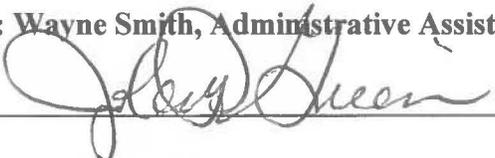
Motion approved- unanimous

M/M Hamilton/Hickson to adjourn

Motion approved- unanimous

The meeting was adjourned at 9:00 p.m.

Prepared By: Wayne Smith, Administrative Assistant

Approved: 

John Guinn, Chairman

Date: 5/14/98



CITY OF BETHEL

P.O. Box 388 Bethel, Alaska 99559
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**PLANNING COMMISSION MINUTES
SPECIAL MEETING
JANUARY 29, 1998
CITY OFFICE, CONFERENCE ROOM 7:30 p.m.**

I. CALL TO ORDER

Meeting was called to order at 7:40 p.m. by Chairman John Guinn.

II. ROLL CALL

Present: Guinn, Andrew, Hickson, Notti, Herron (by phone from Anchorage)

Absent: Hamilton, Warner

Others Present: Wayne Smith, Bob Carlson

III. PEOPLE TO BE HEARD

There were no people to be heard.

IV. OLD BUSINESS

A. KASYULIE SUBDIVISION: AMENDED FINAL PLAT (PUBLIC HEARING)

Chairman Guinn stated his conflict of interest, and relinquished the chair. M/M Hickson/Andrew to nominate Dario Notti to serve as acting chair. Motion approved-unanimous

The chair opened the public hearing. Mr. Carlson inquired about access through City-owned property to the subdivision. Mr. Guinn informed him the City Council had approved such access. He also asked whether subdivision roads would meet City standards. Mr. Guinn informed him an escrow account was to be established to insure the quality of the roads with proper turn-arounds. Mr. Guinn assured him the plat had been amended to deal with that issue.

M/M Hickson/Andrew to approve final plat

Motion approved- 4 in favor, 1 abstention (Guinn)

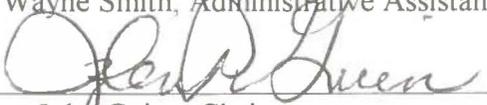
V. ADJOURNMENT

M/M Andrew/Hickson to adjourn

Motion approved- unanimous

Meeting adjourned at 7:57 p.m.

Prepared By: Wayne Smith, Administrative Assistant

Approved: 
John Guinn, Chairman

Date: 5/19/98



CITY OF BETHEL

P.O. Box 388 • Bethel, Alaska 99559
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**PLANNING COMMISSION MINUTES
SPECIAL MEETING
FEBRUARY 19, 1998
CITY OFFICE, CONFERENCE ROOM 7:30 p.m.**

I. CALL TO ORDER

Meeting was called to order at 7:45 p.m. by Chairman John Guinn.

II. ROLL CALL

Present: Guinn, Warner, Notti, Herron

Absent: Hamilton, Andrew, Hickson

Others Present: Wayne Smith, John Malone, Ben Dale,
Marc Stemp

III. PEOPLE TO BE HEARD

There were no people to be heard.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

A. PROPOSED ROAD FROM CHIEF EDDIE HOFFMAN HIGHWAY IN VICINITY OF EAST SIDE OF BETHEL AIRPORT TO PROVIDE ACCESS TO LAND SOUTH OF HIGHWAY. (CONSULTATION- BETHEL NATIVE CORPORATION AND BEN DALE)

Marc Stemp, CEO of BNC presented a preliminary drawing and explained the proposed ROW's purpose as permitting development of BNC property and other properties south of the Chief Eddie Hoffman Hwy. It is BNC's intention to convey the ROW to the City, at no cost to the City.

Ben Dale, who will be developing the road within this ROW to the west boundary of the Leonard Venes allotment, explained that the ROW as shown on the preliminary drawing will partially occupy, for a very short distance, the FAA 2000 foot restricted radius easement around the airport VORTAC site. At this point the buildable area within the ROW would be reduced to 48 feet. He plans to place all public improvements (road bed, electric, etc.) within the 48 foot ROW area outside the VORTAC restricted easement.

Mr. Malone noted the City Council will have to acquire this ROW through an Acquisition Ordinance from BNC.

Mr. Warner stated a variance could be granted where the ROW is restricted for construction purposes to 48 feet if necessary if the City does acquire the land for a public right-of-way. He added the Commission would need to see a new plat with a legal description of the property. Action by the Commission would follow a public hearing on the proposal.

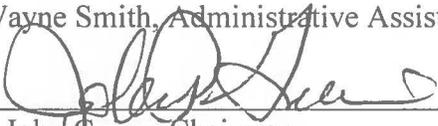
Mr. Malone recommended the request for a variance be added to the Commission's March 12 agenda concurrent with a recommendation to the City Council regarding the ROW land acquisition.

No formal action taken at this time.

VI. ADJOURNMENT

M/M Warner/Herron to adjourn
Motion approved- unanimous
Meeting adjourned at 8:05 p.m.

Prepared By: Wayne Smith, Administrative Assistant

Approved: 
John Guinn, Chairman

Date: 5/14/98



CITY OF BETHEL

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Planning Commission Workshop

Regular Scheduled Meeting March 12, 1998

LOG CABIN AT PINKY'S PARK

7:30 PM

I. CALL TO ORDER

Meeting was called to order at 7:45 p.m. by Chairman John Guinn

II. ROLL CALL

Present: Guinn, Hamilton, Warner

Absent: Andrew, Herron, Notti, Hickson

Others Present: Julie Weibusch, Martha Scott, Glenn Tarr, Elizabeth Benson and Duane Hippe of HDR Alaska, Maj. Ken Snyder, Capt. Oscar Evon and Lt. Col. Dennis Kline (by phone from Anchorage) of the Alaska National Guard, Mark Mayo of ADOT, Wayne Smith and John Malone from staff

Chairman Guinn, ruling there was no quorum, declared the meeting a workshop.

III. WORKSHOP ITEM ONE

UPDATE ON THE AIRPORT MASTER PLAN

Duane Hippe of HDR Alaska reported on the Bethel Airport Master Plan. Issues covered were traffic, parking, taxiway expansion, runway expansion and apron expansion.

IV. WORKSHOP ITEM TWO

PROPOSED NEW ARMORY SITE FOR ALASKA NATIONAL GUARD

Lt. Col. Dennis Kline, speaking by phone from Anchorage, discussed the proposed, site for a new Army National Guard Armory. According to Col. Kline, the need for a new armory is evident. Site requirements include a minimum of ten acres in a compatible neighborhood offering access to an arterial roadway. The primary site identified by the unit at this time is Eco-Park, located across the State Highway from QFC-2 and the Trailer Court. A secondary site is located on land directly north of BRHS and ME School. Col. Kline was asked what would be the disposition of the current armory facility once the proposed construction was complete. According to Col. Kline, the State and City have control of the property's use, but he suggested LKSD could definitely benefit from its use. He added the National Guard would released its lease permitting other uses.

"Deep Sea Port and Transportation Center of the Kuskokwim"

The Echo-Park site is in restricted deed status as a recreational/park site. It was conveyed to the City under this condition. Col. Kline suggested that the National Guard would negotiate with the BLM as to the sites additional use (armory) and would develop, as part of the sites development by the Guard, a National Guard memorial park in conjunction with the city.

V. WORKSHOP ITEM THREE

SURFACE TRANSPORTATION PLAN

Elizabeth Benson reported on the draft surface transportation plan portion of the Comprehensive Plan presently under contract to HDR Alaska. She detailed the plan's structure with regard to the identification road arterials, collectors and local streets. New map exhibits depicting the community snow machine trail system were also discussed.

VI. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.



CITY OF BETHEL

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PLANNING COMMISSION MINUTES
Regular Scheduled Meeting
MAY 14, 1998
CITY OFFICE, CONFERENCE ROOM 7:30 p.m.

I. CALL TO ORDER

Meeting was called to order at 7:43 p.m. by Chairman John Guinn.

II. ROLL CALL

Present: Guinn, Hamilton, Notti, Andrew

Absent: None

Others Present: Wayne Smith, John Malone, John McPherson of HDR Alaska,
Francis Reich

III. APPROVAL OF MINUTES

M/M Hamilton/Notti to approve minutes from meetings of January 8, January 29, February 19, and March 12. Approved- unanimous

IV. COMMUNICATIONS

The only communications were the draft plans from HDR Alaska, included in the packets by Mr. Malone.

V. PLANNER'S REPORT

Mr. Malone informed the commission he had been appointed to serve as Acting Police Chief during the search process for a new, permanent Chief of Police, adding that Wayne Smith and Nicole Dahl were handling the Planning Department's administrative operations. He also pointed out that, as is typical at this time of year, site plan applications have increased markedly.

VI. PEOPLE TO BE HEARD

There were no people to be heard.

VII. OLD BUSINESS

ITEM A: FINAL DRAFT OF TRANSPORTATION ELEMENT OF COMPREHENSIVE PLAN (STAFF & HDR ALASKA)

John McPherson of HDR Alaska presented an outline of the plan's organization, beginning with the material supplementary to the Master Comprehensive Plan. According to Mr. McPherson, the section gives an overview of the plan's goals. This is followed by an outline of the surface transportation plan and the policy guidelines that would insure future development decisions line up with the stated goals of the comprehensive plan.

Mr. Guinn asked how traditional trails could be dealt with as new subdivisions are developed. Mr. McPherson noted that traditional trail locations are marked on maps in the appendices, and that the City could work with developers as they prepare plats.

The next section of the plan, as described by Mr. McPherson, includes an action plan for transportation project development under the Statewide Transportation Improvement Program (STIP). The appendices include various maps, a preserved copy of the Winter Trails Plan, STIP schedules and related information.

V. NEW BUSINESS

ITEM A: YKHC SUBDIVISION. A RESUBDIVISION OF TRACT 5A, USS4000, OLD HOSPITAL SITE. (PLAT INTRODUCTION)

Mr. Guinn introduced the plat of the resubdivision, describing plans for the land use.

M/M Andrew/Hamilton to introduce the plat for public hearing at the next regular meeting. Approved- unanimous

ITEM B: VACATION OF A PORTION OF 7TH AVE ROW AT THE JUNCTURE OF BROWN'S SLOUGH. (CONSULTATION- FRAN REICH)

Mr. Reich asked the commissioners to explain the proper procedure to effect vacation of a sixty-foot section of undeveloped property at the end of 7th Ave.

Mr. Guinn explained that all adjacent property owners should agree and present a written request to the Planning Commission. Mr. Reich noted that he was the only property owner in the immediate area, and that he desired to develop adjacent property in the future. It was then pointed out that BNC owns the land next to the property Mr. Reich wishes to develop. Ms. Hamilton asked if there was any other access to the property in question, noting that BNC might want to utilize those adjacent areas at some future date. It was determined that, should the vacation be granted, it would probably have no immediate effect.

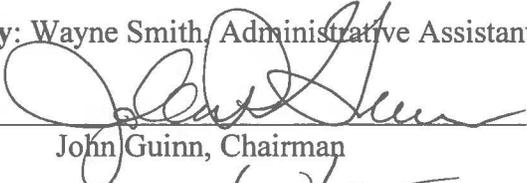
Mr. Guinn asked Mr. Malone to outline the vacation request procedure. Mr. Malone explained a plat of the area to be vacated should be drawn and presented to the Planning Commission. In this case, according to Mr. Malone, it would be helpful to include a letter from BNC supporting the request. A motion to vacate would be advertised and would undergo a public hearing. If approved, the Planning Commission would forward the proposal in the form of a resolution to the City Council. Mr. Malone added that it might require a review by the City Attorney to determine the proper, legal documentation for recording purposes.

VI. ADJOURNMENT

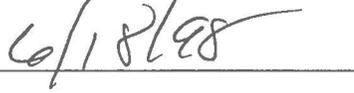
M/M Hamilton/Notti to adjourn
Motion approved- unanimous
Meeting adjourned at 8:36 p.m.

Prepared By: Wayne Smith, Administrative Assistant

Approved:


John Guinn, Chairman

Date:


6/18/98



CITY OF BETHEL

P.O. Box 388 Bethel, Alaska 99559
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FAX # 543-4171

PLANNING COMMISSION MINUTES Regular Scheduled Meeting July 9, 1998

CITY OFFICE CONFERENCE ROOM

7:30 p.m.

I. CALL TO ORDER

Meeting was called to order at 7:35 p.m. by Chairman John Guinn.

II. ROLL CALL

Present: Guinn, Blake, Charlie, Trailov, Andrew, Hamilton

Absent: Notti

Others Present: John Malone, Wayne Smith, Greg McIntyre, Chris Cooke, Bill Eggiman, Jane McClure, Paul O'Brien, Perry Barr, Jeff Hout and Warren Hulbert

Mr. Guinn swore in new member Mark Charlie

III. APPROVAL OF MINUTES

M/M Blake/Andrew to approve minutes from the June 11 meeting. Approved-unanimous

IV. APPROVAL OF AGENDA

Mr. Guinn added under New Business ITEM D: Discussion of change of venue for commission meetings. M/M Hamilton/Blake to approve agenda as amended. Approved-unanimous

V. COMMUNICATIONS

Mr. Malone distributed an informational letter from AHFC regarding setbacks and other non-conforming land uses. AHFC will no longer accept waiver letters from the city for non-conforming land use; such uses must be approved by variance or physical corrective measures.

VI. PLANNER'S REPORT

Mr. Malone announced that the computer system server the Planning Office had given to the Police Department has been replaced, and is now installed. Mr. Malone continues to serve as Acting Police Chief. The office continues to be managed by Wayne Smith and Nicole Dahl.

VII. PEOPLE TO BE HEARD

There were no people to be heard.

V. OLD BUSINESS

ITEM A: YKHC SUBDIVISION. A RESUBDIVISION OF TRACT 5A, USS 4000, OLD HOSPITAL SITE. (PUBLIC HEARING)

Chairman John Guinn announced that, due to a conflict of interest concerning this item, he would relinquish the chair and abstain from voting on the item but reserved the right to speak to the issue. M/M Blake/Hamilton to appoint Louie Andrew as Acting Chair. Approved 5-1 (Andrew) Mr. Andrew opened the public hearing.

Greg McIntyre of YKHC described the request as a resubdivision of Tract 5A for present and future facility development. He explained that changes requested by Mr. Malone had been made, including addition of a signature block for BNC, which has agreed to permit necessary utility easements on their contiguous property. Another signature block was altered to allow approval by the Chairman of the Planning Commission, rather than by the Mayor. Mr. Guinn also pointed out that the entire Tract is owned by YKHC, and that a pipeline, which was previously located on the tract, has been removed.

Mr. Andrew closed the public hearing. M/M Blake/Trailov to approve the resubdivision. Approved- five in favor, one abstention (Guinn)

VI. NEW BUSINESS

ITEM A: VARIANCE APPLICATION DR. JANE MC CLURE AND DR. WILLIAM EGGIMAN. FOUR (4) FOOT VARIANCE TO ROAD RIGHT-OF-WAY SETBACK REQUIREMENT OF SINGLE FAMILY RESIDENCE LOCATED ON LT. 58, PHASE I, BLUEBERRY FIELDS SUBDIVISION, 133 CRANBERRY ST. (PUBLIC HEARING)

Mr. Malone introduced the item by distributing the Staff Report with staff recommendation. He identified Chris Cooke, the applicants' attorney, present to represent the applicants and called attention to the materials, including the variance application, original site plan, and a letter from Mr. Cooke outlining the applicants' arguments in favor of the variance request, which had been provided in the members' packets.

Mr. Guinn opened the public hearing.

Mr. Cooke, speaking on behalf of the applicants, distributed additional materials in support of the request, including photos of the property and a letter from Janet Kaiser, owner of all contiguous properties, noting her lack of objection to the variance. Mr. Cooke called attention to a disclaimer on the property's as-built survey noting that

property lines and other features display only approximate locations. According to Mr. Cooke, this raises a question as to whether an actual encroachment exists. He also noted that AHFC is basing its objections to financing based on this as-built, creating a hardship for both his clients and the contractor, and underscored that any encroachment, if there is one, was entirely unintentional.

Mr. Malone noted the commission has five days in which to issue its ruling on the variance application. In light of the disclaimer on the as-built, Mr. Malone inquired if a new survey were to be commissioned to discover the extent, if any, of the encroachment. If a new survey is forthcoming, Mr. Malone stated, it could have a major impact on the variance request under consideration.

Mr. Blake asked about the monuments on the property. Mr. Malone pointed out that numerous monuments in that subdivision had been shown to be erroneous, again noting that a new survey would certainly resolve that issue.

Drs. Eggiman and McClure pointed out they were not the property owners at present, but that it was their intention to purchase the property from the contractor, Mr. Hout. That a variance, if granted, could prevent the initiation of a long and painful litigation process .

Mr. Blake pointed out the differences between the as-built survey and the site plan application, and asked if a revised site plan had been filed. Mr. Malone said no revisions had been filed.

Ms. Hamilton pointed out that errors are common in this surveyors work, stating that a strongly worded public notice should be published warning residents of the unreliability of these.

Mr. Guinn stated his belief that the both the applicants and contractor appear to have acted in good faith, but that the surveyor had erred. He noted the agreement received by the owner of all adjacent properties and the need to preserve the integrity of natural ponds. He continued by voicing his inclination to vote in favor of granting the variance conditional upon removal of the disclaimer on the as-built survey and removal of a ramp, which encroaches on the City right-of-way. Dr. Eggiman noted the ramp had already been removed.

Paul O'Brien stated his belief that the error was not on the part of the surveyor or the applicants, but was the contractor's. He pointed out that a quick look down the road at the telephone poles would have told the contractor he was encroaching as he built. Mr. O'Brien stated that, should the variance be granted, it would set a precedent of which he will take advantage, should he ever commit such an error.

Jeff Hout pointed out that an actual survey was not performed. According to Mr. Hout, measurements were made based on an earlier survey, and that the stakes and markers showed the improvements were sixteen feet from the right-of-way. The construction was placed as far forward on the property as possible. This was to keep as far away from the

pond as possible, to avoid placing the house on unstable ground, and to build the best possible home.

Mr. Guinn, addressing Mr. O'Brien, stated no variance would be granted an applicant who based construction off a glance down a line of telephone poles and added that no precedent would be set by this request. Each variance application is reviewed on its merits. He then closed the public hearing.

Ms. Trailov moved to approve the variance application, conditioned upon presentation of a completely accurate as-built survey without disclaimers. She also requested the City Planner present ideas to the Planning Commission on how to avoid similar situations in the future.

Motion was seconded by Hamilton.

Mr. Blake stated he would not vote to approve based on the fact that the finished construction differs drastically from the site plan application that had been filed. Ms. Trailov asked if changes in construction require approval by the Planning Office. Mr. Malone responded that, in most cases, such is not the case, unless the changes involve additional fill, setback location or drainage. In this instance this was not the case; the apparent intent of the contractor was to lawfully locate the house according to the site plan application .

Motion approved- 5 in favor, 1 opposed (Blake)

ITEM B: BETHEL FUEL SALES/WILLIAM HATELY SUBDIVISION. A RESUBDIVISION OF LOTS 43 & 44, USS 4117, CREATING A 1.98 ACRE TRACT A, USS 4117. (PRELIMINARY PLAT).

Mr. Malone introduced the item as a simple resubdivision of a restricted deed property, involving no easements or rights-of-way. The staff recommendation is to approve.

Mr. Guinn opened the public hearing.

Warren Hulbert of Bethel Fuel Sales explained the need for the resubdivision. According to Mr. Hulbert, DEC has required a larger containment area for fuel spills requiring nearly two acres. The property in question is currently leased and is to be used to accommodate an enlarged containment area.

Mr. Guinn closed the public hearing.

M/M Hamilton/Blake to approve. Approved-unanimous

ITEM C: MILDRED SAMUELSON SUBDIVISION. A RESUBDIVISION OF LT 15, BLOCK 11, USS 3230 A & B CREATING LOTS 15B & 15C. THIRD AVENUE (PUBLIC HEARING)

Mr. Malone introduced the item noting this plat represents the third version reviewed by the planning office, and that there is still a problem with the omission of certain monumentation. He stated that he has discussed this with the applicant and recommends approval upon the planning office receiving a final version reflecting these monumentation additions.

Perry Barr, speaking for the subdivision owner, explained this subdivision would create new lots of 11,000 and 9,000 square feet, but would require no new easements. Mr. Guinn asked if there would be access to the new lots. Mr. Barr explained there are two platted and existing driveway access roads to the lots.

Mr. Guinn closed the public hearing.

M/M Hamilton/Blake to approve the resubdivision on condition that staff recommended monumentation is included on the final signature version of the plat. Approved-unanimous.

ITEM D: DISCUSSION OF CHANGE OF LOCATION FOR FUTURE PLANNING COMMISSION MEETINGS.

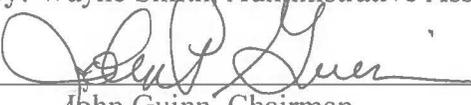
Mr. Guinn pointed out that the Finance Committee normally meets in the building the same night and time, which has created conflicts and some confusion. He recommended the meetings be moved to the Public Works second floor conference room to avoid these conditions, and added that, should additional materials be needed, they would be readily available as the Planner's office is located adjacent to the conference room.

The item is not an action item, but the commission was in agreement to change the meeting location to the Public Works facility. The chair directed staff to so notice future meetings of the Planning Commission to be held at this location.

VI. ADJOURNMENT

M/M Charlie/Trailov to adjourn. Approved- unanimous
Meeting was adjourned at 8:40 p.m.

Prepared By: Wayne Smith, Administrative Assistant

Approved: 
John Guinn, Chairman

Date: 10/8/98



CITY OF BETHEL

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PLANNING COMMISSION MINUTES Regular Scheduled Meeting October 8, 1998

PUBLIC WORKS CONFERENCE ROOM

7:30 p.m.

I. CALL TO ORDER

Meeting was called to order at 7:37 p.m. by Chairman John Guinn.

II. ROLL CALL

Present: Guinn, Blake, Notti, Trailov,
Absent: Andrew, Charlie, Hamilton
Others Present: John Malone, Nick Hively

III. APPROVAL OF MINUTES

M/M Blake/Trailov to approve minutes from the July 9 meeting. Approved- unanimous

IV. APPROVAL OF AGENDA

M/M Notti/Blake to approve agenda. Approved- unanimous

V. COMMUNICATIONS

Mr. Malone reported that the year 2000-2002 State Transportation Improvement Plan nominations had been submitted to the Department of Transportation. These nominations were taken from the recently adopted Transportation Element of the city's Comprehensive Plan. These nominations involved several road rehabs and three new roads in the Blueberry Subdv and BIA Road areas. The nomination packets were available for Commissioner's review.

VI. PLANNER'S REPORT

Mr. Malone reported that the VFW would be celebrating its 100th anniversary next year. The VFW has requested that an additional street name be added to the small stretch of Akiak Drive. from Chief Eddie Hoffman Highway to the VFW post. The proposed additional name would be Veterans Way. This additional name would be commemorative only and would not effect any street addresses on Akiak Drive. Mr. Malone further reported that this would be similar to the city of Anchorage commemorating a portion of C Street in Anchorage as the Eisenhower Corridor. In discussion, the Commission supported the proposal.

Mr. Malone also reported that the Alaska Coastal Zone Management Grant that is administered through the Dept. of Community and Regional Affairs is being renewed for FY99 and will be signed by City Manager, Bob Herron shortly.

Mr. Malone announced that a new cemetery site is being investigated with BNC. Ground water intrusion into burial sites at the current new cemetery has become a significant problem. BNC had originally granted the city the 15 acres that is now the new cemetery on Ptarmigan Road. It is hoped that a land exchange can be worked out between the city and BNC for a new site in which the Ptarmigan Road site would be conveyed back to BNC in exchange for a more ground suitable area, perhaps in west end of the city. This proposal is on the BNC 's board meeting agenda for their meeting of October 15. As an interim measure the old cemetery located near the Teen Center will receive alterations to the boardwalk system near the Teen Center, thus opening up additional burial sites that should accommodate the communities needs for at least the next year.

Mr. Malone gave further detailed reporting on the road nomination projects under STIP (State Transportation Improvement Plan) for fiscal years 2000-2002.

Mr. Malone reported on the status the Bethel mapping project currently underway by Mc Clintock Land Associates. This project is being funded by Bethel Utilitis Corp. and BNC. Mc Clintock Land Associates completed the aerial photo portion of the project this summer. The City of Bethel may again have the opportunity to buy into this project. This buy-in would require the approval of BNC and BUC. Marc Stemp, CEO of BNC has given BNC's approval for this. We are waiting for Bill Mc Clintock's reporting of his meetings with BUC to see if they also concur. This mapping project would be a great benefit to the City in the future design of the new water and sewer projects. Currently, the topography needed for each design phase of the pending sewer and water projects needs be conducted through ground surveys. The City's buy-in to this project could possibly be funded with the next cycle of community block grants administered by DCRA.

VII. PEOPLE TO BE HEARD

There were no people to be heard.

V. OLD BUSINESS

(NONE)

VI. NEW BUSINESS

ITEM A: RESOLUTION 98-1. A RESOLUTION TO CONVEY LOT 15, USS 4117 (PIT LAKE PARK) TO THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES FOR THE PURPOSE OF THE CONSTRUCTION OF A NEW NATIONAL GUARD READINESS CENTER AND ALASKA TERRITORIAL GUARD MEMORIAL PARK. (PUBLIC HEARING)

Mr. Guinn introduced Resolution 98-1.

Mr. Guinn opened the public hearing.

No public testimony was offered.

Mr. Guinn closed the public hearing.

Commission member discussion followed. There was no opposition to the proposed resolution.

M/M Notti/Blake to approve Resolution 98-1. Approved-unanimous

ITEM B: RESOLUTION 98-2. A RESOLUTION RECOMMENDING CITY COUNCIL GRANT BETHEL UTILITIES CORPORATION A UTILITY EASEMENT ON CITY OWNED LOT 1, BLOCK 9 PTARMIGAN-TUNDRA VIEW SUBDIVISION FOR THE PURPOSE OF PROVIDING ELECTRICAL POWER AND OTHER SERVICES TO THE LULU HERRON CONGREGATE CARE FACILITY. (PUBLIC HEARING)

Mr. Guinn introduced Resolution 98-2

Mr. Guinn opened the public hearing.

No public testimony was offered.

Mr. Guinn closed the public hearing.

Commission member discussion followed.

Mr. Malone reported that the AVCP Housing Development Corp. had omitted in their early design considerations for the LuLu Herron congregate care facility the need for electric and other utility access to this new facility. The City, as owner of the land, now needed to grant Bethel Utilities Corp. such an easement. The location, size and condition of granting of this proposed utility easement were included in the Commissioner's meeting packets. Mr. Blake raised the concern that if the easement was known about from the beginning, he would have been in favor of buried utilities instead of overhead poles. Mr. Guinn informed Mr. Blake that BUC will not accept the maintenance of buried utilities and that they are not as cost effective to maintain.

M/M Notti/Blake to approve Resolution 98-2. Approved-unanimous.

VI. ADJOURNMENT

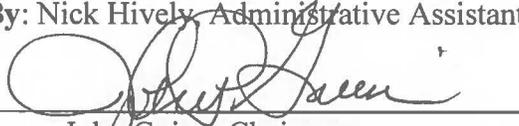
M/M Notti/Blake to adjourn. Approved- unanimous

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Meeting was adjourned at 8:20 p.m.

Prepared By: Nick Hively, Administrative Assistant

Approved: _____


John Guinn, Chairman

Date: _____

1/14/99