
City of Bethel, Alaska

--- Planning Commission Minutes

January 10, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Jan. 10, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at 6:35 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Sharon Lindley	John Guinn
Joy Shantz	Thor Williams

Excused absence(s): Mike Walter
Unexcused absence(s):

Also in attendance were the following:
City Planner Richard Abboud
Code Enforcement Officer Jeff Lee

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

MOVED BY:	Thor Williams	To approve the agenda for the Jan. 10, 2008 Planning Commission Meeting.
SECONDED BY:	Joy Shantz	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Sharon Lindley	To approve the minutes from the Dec. 13, 2007 Planning Commission Meeting as amended.
SECONDED BY:	John Guinn	

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

Alaska Coastal Management Program: No new news.

Code Enforcement Activity:

AVCP has made a new proposal for obtaining water and sewer service for 545, 547 & 549 and it has been forwarded through the Public Works Director to CRW for review. CRW is reviewing the technical specifications to determine the impact of adding additional subscribers to the mains in question. I plan to coordinate a response that addresses the need for a time bound commitment to add these subscribers to the piped system.

AVCP has hired legal representation and is working on devising an acceptable solution to the Planning Commission regarding the encroachments of their properties on J. B. Crow Road. Representatives from the AVCP planning staff and lawyer met with the City Manager, City Attorney and me. They presented a concept to cure the encroachments that addressed the issues that were listed as impediments to their previous Preliminary Plat proposal. They are currently getting an appraisal to determine the value of city land that could be purchased to cure one aspect of their encroachment. The proposed purchase of land would also provide additional parking that would enhance parking and safety issues with the properties. AVCP staff are planning to report at the January Planning Commission meeting.

Several tickets have been issued and are in various states of judicial procedure. Arrangements have taken place and some judgments have been determined and others are scheduled for trial.

Vehicle left in the rights-of-ways have been minimal so far this winter.

Comprehensive Plan: The Planning Department is continuing to prepare for review of the transportation and comprehensive plans and is seeking possible sources of funding for activities.

LUCA (Local Update of Census Program): I have received materials for participation in the program from the Census Bureau

Hazard Mitigation: I have received a final draft of a hazard mitigation plan and it has been submitted for approval and is available on the Planning Department website. The plan has been accepted by the State and is now waiting for final approval from regional representatives of mitigation team of the Department of Homeland Security. I am working with the grant writer to identify possible projects that would be eligible for funding through the program.

Indian Reservation Roads (IRR): Still have not received specific feedback from BIA regarding submittal of the new inventory, besides being informed that at least 70 or more of the submissions have been accepted. We are having difficulties communicating with the folks at BIA and are considering a visit to their offices. Further inventory submission and current requirements for the program are addressed in the ONC/Bethel Citywide Transportation Plan RFP.

Recreation Center: I am a participant in the Ad Hoc Committee assigned with duties related to the development of the new Community Recreation Center. We have had two meeting so far and are currently giving final consideration to the design of the facilities itself. I encourage Planning Commissioners to get involved with this project.

Site Plans: Things are starting to slow down for the winter.

Transportation Plan: Three proposals for development of the Citywide Transportation plan have been submitted. I have reviewed the proposals and will share the results with ONC.

Vision 2025: In response to the proposed development of city-owned land by Councilman Trantham, I am working on a review of elements in the comprehensive plan with the Planning Commission. First consideration in regards to future development will be given to future transportation routes to be addressed in the upcoming Citywide Transportation Plan.

Water Source Protection: The meeting scheduled for November 15th was not held and is tentatively rescheduled for sometime in January.

COMMISSIONERS COMMENTS

John Guinn- Happy new year

Sharon Lindley- none

Thor Williams- Apologizes for missing the first two meetings since he was appointed.

Joy Shantz- none

UNFINISHED BUSINESS-none

ITEM A Relationship between City Council, Planning Commission, and City of Bethel Administration. (Council Rep. Williams)

DISCUSSION ITEM

Council Representative Williams states that he is new to the Planning Commission and would like to be informed of the authority of the Planning Commission and the role that Administration has when dealing with situations such as the encroachment by AVCP at 408 Ptarmigan. He stated that he is concerned with AVCP consulting with the City Manager.

Chair John Guinn states that the role of the Planning Commission is to make recommendations to the City Council when dealing with land issues. The petitioner has the right to appeal any decision by the Planning Commission to the City Council.

City Planner Richard Abboud states that the situation with AVCP is complicated and has involved attorneys. This could be the reason that the representatives of AVCP were consulting with the City Manager and City Attorney, but states that he was not present at the meeting.

Code Enforcement Officer Jeff Lee states that it is the right of the petitioners to consult with the Planning Department, City Manager, and City Attorney for any reason under Bethel Municipal Code, but that the decision to dispose of City Property is a duty of City Council with recommendation by the Planning Commission. He also states that a decision by the City Council can be appealed in Court.

MOVED BY:		No action required
SECONDED BY:		

VOTE ON MOTION	
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NEW BUSINESS

ITEM A Update from AVCP on proposed land acquisition and status of the encroachment at 405 Ptarmigan.

DISCUSSION ITEM

Representatives from AVCP were not present, therefore the meeting was adjourned.

MOVED BY:		No action required
SECONDED BY:		
VOTE ON MOTION		

ADJOURNMENT

MOVED BY:	Thor Williams	To adjourn the meeting at 7:00 p.m., Jan. 10, 2008.
SECONDED BY:	Joy Shantz	
VOTE ON MOTION	4 Yes 0 No Meeting Adjourned	

APPROVED THIS ___ day of _____ **2008.**

ATTEST:



John Guinn, Chair

City of Bethel, Alaska

--- Planning Commission Minutes

February 14, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Feb. 14, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

Joy Shantz called the meeting to order at 6:35 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Sharon Lindley	Mike Walter
Joy Shantz	Thor Williams

Excused absence(s): John Guinn
Unexcused absence(s):

Also in attendance were the following:
City Planner Richard Abboud
Code Enforcement Officer Jeff Lee

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

MOVED BY:	Sharon Lindley	To approve the agenda for the Feb. 14, 2008 Planning Commission Meeting.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Thor Williams	To approve the minutes from the Jan. 10, 2007 Planning Commission Meeting as amended.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

Alaska Coastal Management Program: Second quarter report filed.

Code Enforcement Activity:

AVCP housing has had the city property behind the bunkhouse appraised. I was informed that the management (AVCP's) has to decide on a course of action regarding the different proposal possibilities regarding a possible purchase of land from the city in order to correct their zoning violation.

The City was affirmed in the last non-jury trial regarding violations of mandatory sewer subscription and unlawful sewage disposal.

Vehicle left in the rights-of-ways have been minimal so far this winter. A few cars have been noticed and owners have complied with requests to move them.

The code enforcement officer has been taking on duties as the safety officer and has been and will be less active with code enforcement.

LUCA (Local Update of Census Program): I have been corresponding with officials from the U. S. Census Bureau about unique characteristics of our community and how our participation in the LUCA program might be tailored.

Hazard Mitigation: The Hazard Mitigation Plan is now awaiting final approval in the regional FEMA office. The approval of the plan has been slowed to a point that it is unlikely that the city will be able to submit for grant funds during the current round of submittals. We may have to start working on materials for the next round of submission. I am hoping that we will be able to garner additional funds for port related projects.

Indian Reservation Roads (IRR): ASCG has provided us with feedback regarding or inventory submittal. It seems that many of the submittals have not been approved due to relative minor details. We were supposed to be informed of this in a timely manner and have a chance to correct the details. We will be addressing this issue in the negotiations with the contractors of the transportation plan.

Recreation Center: We are still working on the proposed design of the building and will be reviewing options for location at our next meeting. All are invited to attend.

Site Plans: Things are slowing down for the winter.

Transportation Plan: ASCG/WH Pacific has been chosen as the preferred contractor with which to enter into negotiations. ONC and the city have met with ASCG/WH Pacific representatives and are currently in the process of creating a scope of work for the project. We hope to combine all aspects of the current and future considerations regarding short-, medium-, and long-range roads plan.

Water Source Protection: We did not hold a meeting in January and have not heard from our contact, as of late.

COMMISSIONERS COMMENTS

Sharon Lindley- none

Mike Walter-Welcomes Thor Williams to the Commission. States that he hopes the Planning Commission can stay as informal as it has been.

Thor Williams- 2nds what Mike Walter said. States that the nastiness should stay at Council, not the Planning Commission.

Joy Shantz- Has questions about the Courthouse dedication in Nora Guinn’s honor.

UNFINISHED BUSINESS-none

ITEM A Proposal by AVCP to purchase City of Bethel land near 405 Ptarmigan.

DISCUSSION ITEM

Motion made to suspend the rules to allow representatives from AVCP Housing Authority to present their plan.

MOVED BY:	Thor Williams	To suspend the rules and allow AVCP Housing Authority to present their plan.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 No Motion Carried
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AVCP Representatives Abe Palacios and Steve Hutchins present 2 different proposals for the Commissions consideration. Proposal A which included approximately 87, 987 square feet of property and Proposal B which included just enough land to remedy the setback encroachment. A discussion of the Commission ensued. Council Representative Williams suggested that the City of Bethel should get right of first refusal if the property was to ever be sold in the future. AVCP Representative Abe Palacios agreed and stated that it will be part of the wording in the agreement.

MOVED BY:	Thor Williams	To recommend to City Council that the City of Bethel sell 87,987 square feet of land to AVCP with the right of first refusal.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 No Motion Carried
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ADJOURNMENT

MOVED BY:	Thor Williams Mike Walter	To adjourn the meeting at 7:05 p.m., Feb. 14, 2008.
SECONDED BY:		

VOTE ON MOTION	4 Yes 0 No Meeting Adjourned
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APPROVED THIS 20 **day of** Feb. **2008.**

ATTEST: 

Joy Shantz, Chair Pro tem

City of Bethel, Alaska

--- Planning Commission Minutes

March 14, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Mar. 14, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

Joy Shantz called the meeting to order at 6:30 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Sharon Lindley	Mike Walter	Hugh Dymont
Joy Shantz	Thor Williams	

Excused absence(s): John Guinn

Unexcused absence(s):

Also in attendance were the following:
 City Planner Richard Abboud
 Code Enforcement Officer Jeff Lee
 Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

MOVED BY:	Hugh Dymont	To approve the agenda for the Mar. 14, 2008 Planning Commission Meeting.
SECONDED BY:	Sharon Lindley	

VOTE ON MOTION	5 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Thor Williams	To approve the minutes from the Feb. 14, 2007 Planning Commission Meeting as amended.
SECONDED BY:	Hugh Dymont, with Corrections	

VOTE ON MOTION	5 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

Alaska Coastal Management Program: Senator Donnie Olsen has introduced SB 161. Briefly, this bill seeks to address issues that have been realized since the enactment of HB191, which launched sweeping changes to the coastal management program. Although DNR opposes SB 161, it has seemed to get their attention. So far, they have proposed to re-evaluate the program earlier than planned. It is difficult to say how they might address the most crucial item, the interpretation of regulations.

Code Enforcement Activities: A plan to cure the zoning violations found on the AVCP property has been presented to the Planning Commission. Part of the plan includes the purchase of City owned land to the south of the property. The Planning Commission has unanimously agreed to provide a recommendation to the Bethel City Council to approve the purchase of property.

The City is continuing to pursue the prosecution of tickets issued to those that continue to be in violation of the Bethel Municipal Code.

Vehicle left in the rights-of-ways have been minimal so far this winter. A few cars have been noticed and owners have complied with requests to move them.

The Code Enforcement Officer has been taking on duties as the Safety Officer and has been and will be less active with code enforcement.

Hazard Mitigation: The Hazard Mitigation Plan is now awaiting final approval in the regional FEMA office. The approval of the plan has been slowed to a point that it is unlikely that the City will be able to submit for grant funds during the current round of submittals. We may have to start working on materials for the next round of submission. I am hoping that we will be able to garner additional funds for port related projects.

Indian Reservation Roads (IRR): We have been working with ONC and ASCG/WH Pacific to submit the proper corrections to increase the IRR inventory, which will need to be submitted by March 15.

Recreation Center: We are still working on the proposed design of the building along with the identification of other goals and objectives. Several priorities have been identified for the committee work, including plans to gain support of community organization. All are invited to attend.

Site Plans: While things have been predictably slow for the winter, we are experiencing an increase of inquiries regarding projects for the next building season.

Transportation Plan: We are working with ASCG/WH Pacific and ONC on finalizing the scope of work for the project. Our contractor has been particularly amenable to proposed adjustment in the scope. Our project should be in full swing shortly.

Water Source Protection: We did not hold a meeting in January and have not heard from our contact, as of late.

A discussion was held about a running trail/boardwalk that Parks and Recreation was proposing, along with other possible routes/options from ONC.

A motion was made to ask Council Representative Williams to contact the lobbyist to discuss SB 161.

MOVED BY:	Hugh Dymont	To ask Council Representative Williams to contact the lobbyist to discuss SB 161.
SECONDED BY:	Thor Williams	

VOTE ON MOTION	5 yes 0 No Motion Carried
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COMMISSIONERS COMMENTS

Sharon Lindley- none.

Mike Walter-Welcomes Hugh Dymont to the Commission and apologizes for being late.

Thor Williams- Seconded what Mike said.

Hugh Dymont – Glad to be here.

Joy Shantz- Welcomes Hugh to the Commission.

UNFINISHED BUSINESS-none

New Business: Item A:

Due to right-of-way/easement questions, a discussion ensued regarding a section of Tundra Ridge Road. Various options were discussed about a new road. It was decided that if need be, a special meeting could be called forth by the Chair person to study the item in more detail.

ADJOURNMENT

MOVED BY:	Thor Williams	To adjourn the meeting at 7:25 p.m., Mar. 13, 2008.
SECONDED BY:	Sharon Lindley	

VOTE ON MOTION	5 Yes 0 No Meeting Adjourned
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APPROVED THIS 20 **day of** March **, 2008.**

ATTEST:


Joy Shantz, Chair Pro tem

City of Bethel, Alaska

--- Planning Commission Minutes

April 10, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on April 14, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at 6:32 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Mike Walter Hugh Dymont
Joy Shantz John Guinn

Excused absence(s): Sharon Lindley
Unexcused absence(s): Thor Williams

Also in attendance were the following:
City Planner Richard Abboud
Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

MOVED BY:	Hugh Dymont	To approve the agenda for the April 10, 2008 Planning Commission Meeting.
SECONDED BY:	Joy Shantz	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Joy Shantz	To approve the minutes from the Mar. 13, 2008 Planning Commission Meeting as amended.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

From: Rick Abboud, Planning Director

Date: April 7, 2008

Alaska Coastal Management Program: HB 243, which has been designed to coincide with SB 161, is now being heard in House Resources Committee. This bill would establish or rather re-establish an Alaska Coastal Policy Board. This board, among other things, would be able to hear appeals to decisions rendered by DNR's Division of Coastal and Ocean Management. I believe that this would present an alternative form of dispute resolution that is not currently available.

Code Enforcement Activity: A plan to cure the zoning violations found on the AVCP property has been noticed as requested by the City Council. Notice of the Planning Commission's recommendation to the City Council will be completed just prior to the May 13th regularly scheduled Council meeting.

The City is continuing to pursue the prosecution of tickets issued to those that continue to be found in violation of the Bethel Municipal Code.

Vehicle left in the rights-of-ways have been more numerous as of the last snow storm. The Code Enforcement Officer has made several contacts to encourage people to move vehicles from the rights-of-way for snow removal activities.

The code enforcement officer has been taking on duties as the safety officer and has been and will be less active with code enforcement.

Hazard Mitigation: The Hazard Mitigation Plan has been resubmitted to the regional FEMA office with some requested corrections. We hope to gain their approval shortly.

Indian Reservation Roads (IRR): An amended list of roads to add to the IRR inventory has been submitted to BIA.

Recreation Center: We are still working on the proposed design of the building along with the identification of other goals and objectives. Several priorities have been identified for the committee work, including plans to gain support of community organizations. All are invited to attend. We meet from 5:15 – 6:15 on the 1st and 3rd Thursdays of the month in the City Council chambers.

Site Plans: Information requests and actual plans have started to come into the office. We have been working with those that wish to get started with projects after break-up.

Transportation Plan: We are working with ASCG/WH Pacific and ONC finalizing the scope of work for the project. Our contractor has been particularly amenable to proposed adjustment in the scope. Our project should be in full swing shortly. We have been lining up and investigating several issues related to road rights-of-way. Several old right-of-way issues are quite problematic and really need to be addressed, especially those that exist on currently utilized routes. Some of property that needs to be gained could possibly be exchange for existing city property. Other properties may have to be purchased. In any event, we need to identify resources that can be used to further solutions. If City Council were to allow for the purchase of City land, I would suggest that all, or at least some, of the proceeds be put into a special development account that could be used for such things as appraisals, survey's, right-of-way purchase, engineering and etcetera related to development of City property and plans. When such an account is created or resources dedicated, plans would have a much better chance to become reality.

Water Source Protection: We did not hold a meeting in January and have not heard from our contact, as of late.

COMMISSIONERS COMMENTS:

Joy Shantz: Dismayed about the Code Enforcement/Safety position; looks like it's in danger – I think that our City really needs the position for safety issues. I hope that we can maintain it and carry on with the job that's been happening so we can maintain the public safety. Concerned for public safety.

Mike Walter- I got a few things; really wished Thor was here. Severely disappointed in his representation of the Planning Commission to the Council and our discussion in relating them to the Council. This deal with AVCP has turned into something that if he had spoke his mind and relayed what everyone on this Commission talked about, and the reasons why we voted the way we did, then the AVCP deal would be done and everybody would be happy, instead of taking on a personal agenda and a different direction. I'd like to hear from him and see what his reasoning was and what he believes his duties as a Planning Commissioner representative to the Council are.

Hugh Dymont – Wished he had heard the comments at the meeting and is curious to hear from Thor too. I am concerned about the administration telling you don't make it a priority (code enforcement), I mean, it can be reasonable, but, that bothers me quite a bit, because there's individuals in this town on the Council who try to use the rules as a weapon against anyone they don't like, but then don't understand why the rules apply to them as well. It bothers me ethically. And there's a lot of people, I believe in this, there's some people in this community at least, who receive the benefits of living in the community; food, stores, hospital, etc. but they want to pretend they don't, that they live on the Holitna and can do exactly what they want, but they don't, they live in a community. There are lots of people who abuse the community by spreading thousands of gallons of sewage on their property and draining 50 gallon drums, etc. And that bothers me lot when people abuse the community and they don't need to. That's why the Code Enforcement position is important if gently and compently done and not poorly.

John Guinn – I'm worried about the Code Enforcement and Safety Officer position and I don't like being told to make it a low priority. That job inherently will piss some people off who don't want to go along with what's supposed to be done. That goes with the job. I don't want to go back to where we were before, that was way worse, everyone dumping honeybuckets behind their houses and everything else. So I agree with you.

UNFINISHED BUSINESS-none

NEW BUSINESS:

Item A: A generalized discussion of possible long range priorities for undeveloped Bethel City owned land, core township, and growth issues ensued.

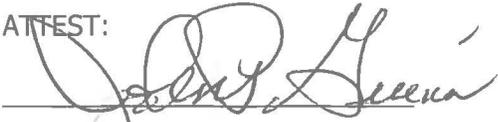
ADJOURNMENT

MOVED BY:	Joy Shantz	To adjourn the meeting at 8:00 pm., April 10, 2008.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 Yes 0 No Meeting Adjourned
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APPROVED THIS ____ day of _____ 2008.

ATTEST:



John Guinn, Chair

City of Bethel, Alaska

--- Planning Commission Minutes

May 8, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on May 8, 2008 at 6:30 p.m. in the City Manager's Office, Bethel, Alaska.

John Guinn called the meeting to order at 6:30 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Mike Walter Hugh Dymont Sharon Lindley
Joy Shantz John Guinn

Excused absence(s): Thor Williams

Unexcused absence(s):

Also in attendance were the following:

City Planner Richard Abboud
Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD – none

APPROVAL OF AGENDA

MOVED BY:	Joy Shantz	To approve the agenda for the May 8, 2008 Planning Commission Meeting.
SECONDED BY:	Hugh Dymont	

VOTE ON MOTION	5 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Mike Walter	To approve the minutes from the April. 10, 2008 Planning Commission Meeting as amended.
SECONDED BY:	Joy Shantz	

VOTE ON MOTION	5 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

COMMISSIONERS COMMENTS:

Mike Walter: None

Joy Shantz: We need the Planning Dept. to have an effective Planning Commission. According to the BMC, the Commission has a lot of responsibilities, and it's not the Planning Department's responsibility to do all these things listed here, it's the Commission's, and the only way we can do it is to have a Planning Dept to guide us, to make our decisions. We don't get training, we need it. We just need it. And the other thing I have to say I was so surprised that a councilmember took a cell phone call and wasn't even listening to the People to be Heard. They were talking on the phone, and that totally appalls me. Is that a common practice of the Council? Is there some kind of ordinance prohibiting the use of cell phones?

Sharon Lindley: Thinks that the Code Enforcement activities should continue as always, and not just small stuff, but the big stuff as well. The burden is on the City Council to maintain the staff attorney; shouldn't lessen the responsibility of the Planning Dept. just because of City's lack of not thinking before firing the staff attorney. I don't think we should lessen our accountability; each Dept. should carry on and the burden is on the City. That's how I feel.

Hugh Dymont: Doesn't make sense to cut the Planning Dept. in a town this size. I don't think that there's any support on the Council for that.

John Guinn: Well I agree that we need a Planning Department. The Planning Commission does have a lot of responsibilities but without professional guidance, we're not going to be able to do it. We can make some huge mistakes without the professional guidance of the Planning Department -I would have to resign if that happens. It's crazy, it really is.

UNFINISHED BUSINESS-tabled

NEW BUSINESS:

ITEM A:

MOVED BY:	Joy Shantz	To table Item A to next Planning Commission
SECONDED BY:	Hugh Dymont	Meeting.

VOTE ON MOTION	5 yes 0 no motion carried
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ITEM B:

A general discussion of plats and abbreviated plats and the procedures that need to be done was reviewed.

ADJOURNMENT:

MOVED BY:	Joy Shantz	To adjourn the meeting at 7:15 pm. May 8, 2008.
SECONDED BY:	Hugh Dymont	

VOTE ON MOTION	5 Yes 0 No Meeting Adjourned
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APPROVED THIS 12 day of June 2008.

ATTEST:

John Guinn, Chair

The City of Bethel, Alaska

--- Planning Commission Minutes

June 12, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on June 12, 2008 at 6:30 p.m. in the City Manager's Office, Bethel, Alaska.

John Guinn called the meeting to order at 6:45 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Mike Walter Hugh Dymont
Thor Williams John Guinn

Excused absence(s):

Unexcused absence(s): Joy Shantz and Sharon Lindley

Also in attendance were the following:
City Planner Richard Abboud
Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD -- none

APPROVAL OF AGENDA

MOVED BY:	Thor Williams	To approve the agenda for the June 12, 2008 Planning Commission Meeting.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Thor Williams	To approve the minutes from the May 8, 2008 Planning Commission Meeting as amended.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT:

From: Rick Abboud, Planning Director
Date: June 9, 2008

Alaska Coastal Management Program: I have been providing comment and review on a few projects in the area.

Code Enforcement Activity: AVCP RHA was the winning bidder for the land disposal and ordinances have been adopted approving the sales of all the land originally recommended by the Planning Commission for disposal to them.

The City is not continuing to pursue the prosecution of tickets issued to those that continue to be found in violation of the Bethel Municipal Code due to lack of authorization of use of an attorney for such actions.

The code enforcement officer has been taking on duties as the safety officer and has been and will be less active with code enforcement.

Corp of Engineers: I have been in contact with our regional representative, Mary Leykom. We have entered into an agreement to obtain an electronic version of our general permit map. This would really enhance the map definition of the permitted areas along with providing a better tool to work with in the permitting process. I have also been informed that the regional director in charge of wetland permitting may be in town in July for a visit. I will work on coordination with other local officials to meet with this person.

Flood insurance/ Community Ratings System (CRS): I have talked Tawny Boothby, the State of Alaska flood plains manager about a proposed visit from a regional representative that qualifies communities participating in the National Flood Insurance Program for additional flood insurance discounts through the CRS program. I was told that this program is reserved for communities that have been recognized for their efforts regarding enforcement of flood plain development regulations of the flood program. After a conversation about the proposed cuts to the department, it was concluded that the progress noted to qualify Bethel for the benefits of the CRS program was going to be heading in the wrong direction and it might be appropriate to direct the visit to a community that would be more deserving of participating in the program. This seems to be the first opportunity to benefit and save the people of Bethel money that will be missed because of the elimination of the Code Enforcement/Planning Technician position.

Hazard Mitigation: The Hazard Mitigation Plan has been pre-approved and the City Council has passed a resolution in support of the finalization of the plan. I expect the plan to be finalized shortly. A current copy may be found on the Planning Department's web page.

Indian Reservation Roads (IRR): An agreement for services to create a unified transportation plan with ONC has been signed and work will be commencing shortly. Stay tuned for further public announcements. This plan will make significant additional funds available for the maintenance, improvement and creation of transportation routes throughout the City.

Recreation Center: We are creating a web site with information regarding the project. The committee has been encouraged to go forth with obtaining plans from an architectural firm for

design. The governor voted the proposed capitol project allocation for FY09. All are invited to attend the Ad Hoc Committee meetings. We meet from 5:15 – 6:15 on the 1st and 3rd Thursdays of the month in the City Council chambers.

Site Plans: Information requests and actual plans have started to come into the office. We have been working with those that wish to get started with projects after break-up.

Transportation Plan: We have a signed agreement for the united City and Tribe transportation plan.

Water Source Protection: I did contact Carrie Godden and she is planning to meet with us in the next few months.

COMMISSIONERS COMMENTS:

Thor Williams: I think one of the issues you know, that comes back, that's why when we said the road to the donut hole was because of that strategic plan and what it says about developing that inner property so that we connect and have lower costs of utilities in our community because if we do another big subdivision out there the cost is just driving this out of the range of most people even the close people now. So I guess that's the situation I wanted to say on that behalf. I think the other comment I have is to let the Planning Commission know that the City Manager did put his resignation in Thursday night after the Council meeting. The Council will go out and look for another person to fill that position in the near distant future and I'll try to work on getting that accomplished.

Mike Walter: I'd like to say that I'm kinda saddened by the loss of another key person in the city administration. I think we're suffering through a tremendous brain drain and we're hemorrhaging and I don't know where it's going to end but I fear it's not over and done with yet. I'm worried.

Hugh Dymont: 3 things: I had intended, when they at our last meeting, the proposed budget, from the City Manager, had voided the Planning Dept. so I had offered to write a letter to Council explaining why that would be a bad idea. Before I did that, actually from the efforts of Thor and another Councilmember, they changed all that and got the City Planner back in, and in particular Thor also got in some secretarial time from Rick's budget. So that got back in so I didn't have to write the letter I intended, but then I got concerned about the code enforcement. There are people on the Planning Commission-myself included-who are concerned about code enforcement. Code enforcement, I'm learning, is more than just neighbor "X" dumping garbage, etc; it can affect people financially. There's people who can't sell their house because the neighbor has turned it into a junkyard, that sort of thing. It really is time intensive. So that's why I wanted to get to the Council from all of us, and Rick happened to be out of town so I talked to Jeff but he was leaving the next day. I don't have the ability to direct someone to give me the information I need anyway, so I went up to talk to him but he wasn't able to do it. So, that's something I'd still like to do, if the Commission would like, to help Council understand what code enforcement is. It's more than somebody knocking on your door saying "we don't like that snow machine". It's not that in the first place, not in this town it hasn't been. So I'd like to work on that if you guys think that's a good idea.

John Guinn: No comments.

UNFINISHED BUSINESS-None

NEW BUSINESS:

ITEM A: Preliminary Plat for division of Lot 14 Block 11, US Survey 3230 A & B, 780 3rd Avenue, Bethel, AK.

MOVED BY:	Thor Williams	Recommend approval of preliminary plat with change from 20' to 24'.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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MOVED BY:	Thor Williams	To suspend the rules to let Bubba Palacios of AVCP address the Planning Commission.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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ITEM B: Preliminary Plat for division of Lot 5A Plat 91-11 and Lots 4 and 7 and Plat 83-7, 405 Ptarmigan Street, Bethel, AK.

MOVED BY:	Thor Williams	To approve and adopt the findings of the City Planner and to approve the vacancy and dedication of and approval of Preliminary Plat for division of lot 5A Plat 91-11 and Lots 4 & 7 & Plat 83-7, 405 Ptarmigan St., Bethel, AK.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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ADJOURNMENT:

MOVED BY:	John Guinn	To adjourn the meeting June 12, 2008 at 7:30 PM.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVED THIS ___ day of _____ 2008.

ATTEST:

John Guinn, Chair

DRAFT

City of Bethel, Alaska

--- Planning Commission Minutes

July 10, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on July 10, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at 6:30p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

John Guinn
Joy Shantz

Sharon Lindley (left 7:10pm)
Thor Williams

Mike Walter

Excused absence(s): Hugh Dymont
Unexcused absence(s):

Also in attendance were the following:
City Clerk Lori Strickler

PEOPLE TO BE HEARD – none

APPROVAL OF MINUTES

MOVED BY:	Mike Walter	To approve the minutes from the Jan. 10, 2007
SECONDED BY:	Thor Williams	Planning Commission Meeting as amended.

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF AGENDA

MOVED BY:	Joy Shantz	Move Item D above Item A under New Business
VOTE ON MOTION	No objections	

MOVED BY:	Joy Shantz	To approve the agenda as amended for the July 10,
SECONDED BY:	Sharon Lindley	2008 Planning Commission Meeting.

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

COMMISSIONERS COMMENTS

Sharon Lindley- none

Mike Walter-Sad to see another key position vacant in the city’s administration.

Thor Williams- No Comment

Joy Shantz- Sad to see the un-funding of the Code Enforcement Officer.

Sharon Lindley – Has the City Planner position been advertised.

UNFINISHED BUSINESS-none

ITEM D Petition to amend future land use designation of City of Bethel Comprehensive plan near Larson subdivision

Bob Herron spoke on the issue

MOVED BY:	Thor Williams	Motion to have the Planning Commission draft a Recommendation to the City Council to have the City go out for RFP for review of Comprehensive Plan.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	5 yes 0 no; Motion Carried
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MOVED BY:	Joy Shantz	Motion to direct the City Planner to draft a letter to Lyman Hoffman explaining concerns to the proposal of future land use.
SECONDED BY:	Thor Williams	

VOTE ON MOTION	5 yes 0 no; Motion Carried
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Sharon Lindley left the meeting at 7:10pm

ITEM A - Resolution 08-01: Final Plat for Division of Lot 14 Block 11, US Survey 3230 A&B, 780 3rd Avenue, Bethel Alaska

MOVED BY:	Thor Williams	Motion to adopt Resolution 08-01: Final Plat for Division of Lot 14 Block 11, US Survey 3230 A&B, 780 3 rd Avenue, Bethel, Alaska
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no; Motion Carried
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ITEM B – Resolution 08-02: Approval of vacation associated with Final Plat for Division of Lot 5A Plat 91-11 and Lots 4 and 7 Plat 83-7, 405 Ptarmigan Street, Bethel, Alaska.

MOVED BY:	Thor Williams	Motion to adopt Resolution 08-02: Approval of vacation associated with Final Plat for Division of Lot 5A Plat 91-11 and Lots 4 and 7 Plat 83-7, 405 Ptarmigan Street, Bethel, Alaska.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	4 yes 0 no; Motion Carried
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ITEM C Resolution 08-03: Final Plat for division of Lot 5A Plat 91-11 and Lots 4 and 7 Plat 83-7, 405 Ptarmigan Street, Bethel, Alaska

MOVED BY:	Thor Williams	Motion to adopt Resolution 08-03: Final Plat for division of Lot 5A Plat 91-11 and Lots 4 and 7 Plat 83-7, 405 Ptarmigan Street, Bethel, Alaska.
SECONDED BY:	Joy Shantz	

VOTE ON MOTION	4 yes 0 No Motion Carried
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ADJOURNMENT

MOVED BY:	Thor Williams	To adjourn the meeting at 7:58 p.m., Feb. 14, 2008.
SECONDED BY:	Joy Shantz	

VOTE ON MOTION	4 Yes 0 No Meeting Adjourned
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APPROVED THIS 11 day of Sept. **2008.**

ATTEST:

 Joy Shantz, Chair Pro tem

The City of Bethel, Alaska

--- Planning Commission Minutes

August 14, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was cancelled August 14, 2008 at 6:30 p.m. in the City Hall Office, Bethel, Alaska. THERE WAS NO MEETING!!MEETING CANCELLED.

City of Bethel, Alaska

--- Planning Commission Minutes

September 11, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Sept. 11, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at 6:30 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Sharon Lindley	John Guinn	Hugh Dymont
Joy Shantz	Thor Williams	Abraham Palacios
Mike Walter	(late arrival)	

Excused absence(s):

Unexcused absence(s):

Also in attendance were the following:
Interim City Manager Lee Foley
Acting Public Works Director Chuck Willert
Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD –

A. Matt Greenberg: Resident of Larson Subdivision:

- * Expressed concerns about possible development near Larson Subdivision.
- * Several concerns about further developments in Bethel with the expenses of hauled water and sewer, increased cost of everything.
- * Diminishing property values.

B. Dan Hartman: Resident of Larson Subdivision:

- * Drainage issues.
- * Code issues.
- * Fairness issues.

C. John Sargent: Resident of Larson Subdivision:

- * Concerns about the Planning Dept. reading the submittal.
- * Considerations about drainages and open space; contact ex-city planner.
- * Treat everybody the same, fairly.
- * What are the costs? Loss of residents. Increased financial burden on the City.

D. Sarah Joneburg: Resident of Larson Subdivision:

- * Concerned about drainage and spring flooding.
- * Financial costs of water/sewer.
- * There are plenty of houses now; what's the necessity of a new housing development?

E. Wes Charlton, not a resident of Larson Subdivision:

- * Concerns about water/sewer and over-development.
- * Need to develop the doughnut hole.
- * Need to get piped water in the downtown area.

F. John Joneburg: Resident of Larson Subdivision:

- * Not anti-development, but need piped water/sewer.
- *How do people get approval to build? Without a city planner and city attorney?
- *Want things to be fair and not politics as usual.

APPROVAL OF AGENDA

MOVED BY:	Mike Walter	To approve the agenda for the Sept. 11, 2008 Planning Commission Meeting.
SECONDED BY:	Sharon Lindley	

VOTE ON MOTION	6 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Joy Shantz	To approve the minutes from the July 10, 2008 Planning Commission Meeting.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	6 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT: (see attached)

COMMISSIONERS COMMENTS:

Member Shantz: Glad to see list of site plans. Concerns about things getting slipped through due to having no City Planner. Concerns about the site of the Bethel Search and Rescue building.

Member Dymont: Shares same concerns as Member Shantz. Concerns that acting city manager should also do city planner report. Concerns about the last two meetings; did not receive a packet. Unacceptable not having enough notice that a commission meeting was cancelled.

Member Palacios: Just playing catch-up here, happy to be here. Why couldn't we find a plat for that property? For things to pop up so suddenly after city planner leaves is heart-breaking for the community. I hope I can help.

Member Walter: Welcomes Mr. Palacios to the Planning Commission. Issues that Joy brought up with Bethel Search and Rescue concerns me as well.

Member Lindsey: Shares similar concerns as the other Members. The chaos of everything because summer is when it's busy and with no planner and attorney, everything seems chaotic. But, everything will fall in place.

Chairman Guinn: None this meeting.

UNFINISHED BUSINESS-none

NEW BUSINESS:

ITEM A : Introduction of prospective City Planner, Daniel Shea, ,of Bloomfield, Iowa.

Lee Foley introduced Daniel Shea to the Planning Commission Members.

ITEM B: Discussion of the road options through the "doughnut hole". (Discussion item)

Chuck Willert presented the three options for the doughnut hole. A discussion ensued.

ITEM C: Reacquisition of Owl Street Park in accordance with BMC 4.08.010.

MOVED BY:	Hugh Dymont Thor Williams	Item C tabled until next meeting and/or if a special meeting needs to be called.
SECONDED BY:		

VOTE ON MOTION	7 yes 0 No motion Carried
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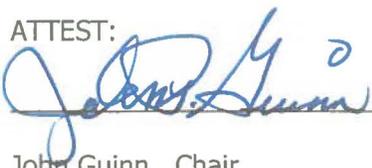
ADJOURNMENT

MOVED BY:	Joy Shantz Abe Palacios	To adjourn the meeting at 8:07 p.m., Sept.11, 2008.
SECONDED BY:		

VOTE ON MOTION	7 Yes 0 No Meeting Adjourned
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APPROVED THIS 9 day of October 2008.

ATTEST:



John Guinn, Chair

City of Bethel, Alaska

--- Planning Commission Minutes

October 9, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Oct. 11, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at 6:30 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

John Guinn	Hugh Dymont
Joy Shantz	Thor Williams
Mike Walter	

Excused absence(s): Sharon Lindley and Abraham Palacios

Unexcused absence(s):

Also in attendance were the following:
 Interim City Manager Lee Foley
 New City Planner Daniel Shea, telephonically
 Planning Clerk Betsy Jumper

PEOPLE TO BE HEARD – None

APPROVAL OF AGENDA

MOVED BY:	Joy Shantz	To approve the agenda for the Oct. 9, 2008 Planning Commission Meeting.
SECONDED BY:	Thor Williams	

VOTE ON MOTION	5 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Joy Shantz	To approve the minutes from the Sept. 11, 2008 Planning Commission Meeting.
SECONDED BY:	Hugh Dymont	

VOTE ON MOTION	5 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT: (see attached)

COMMISSIONERS COMMENTS:

Member Dymont: Pleased that in the absence of an official City Manager and City Planner that things have still been moving along.

Member Shantz: Glad to see the items on the agenda; glad that Lee is able to stay on top of things with all his other duties.

Member Williams: The council came back with roads to the doughnut hole; they were looking for more insight into the roads to the doughnut hole. I think it's waiting for the new planner to do some drawings to present to the Council. I still think that the Polk property will remain as it is for awhile, but with winter arriving then people will use the lake as a transit across; like the ice highway, use at your own risk. Council coming back on the 14th; who knows who will be sitting in this spot.

Member Walter: None this time.

Chairman Guinn: I have no comments except to give advance notice that I'll be gone mid-February through mid- March.

UNFINISHED BUSINESS-none

NEW BUSINESS:

ITEM A : Introduction of prospective City Planner, Daniel Shea, ,of Bloomfield, Iowa.

Lee Foley introduced Daniel Shea to the Planning Commission Members.

ITEM B: Discussion of the road options through the "doughnut hole". (Discussion item)

Chuck Willert presented the three options for the doughnut hole. A discussion ensued.

ITEM C: Reacquisition of Owl Street Park in accordance with BMC 4.08.010.

MOVED BY:	Hugh Dymont	Item C tabled until next meeting and/or if a special meeting needs to be called.
	Thor Williams	
SECONDED BY:		

VOTE ON MOTION	7 yes 0 No motion Carried
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ADJOURNMENT

MOVED BY:	Joy Shantz	To adjourn the meeting at 8:07 p.m., Sept.11, 2008.
	Abe Palacios	
SECONDED BY:		

VOTE ON MOTION	7 Yes 0 No Meeting Adjourned
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APPROVED THIS 12 day of Feb 2008.

Joy Shantz, Chair Pro Tem

1
Betsy Jumper - 2/12/09
Betsy Jumper, Recorder

City of Bethel, Alaska

--- Planning Commission Minutes

November 13, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Nov. 13, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

Joy Shantz called the meeting to order at 6:30 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Hugh Dymont
Joy Shantz
Mike Walter

Abraham Palacios

Excused absence(s): Sharon Lindley, John Guinn, and Tiffany Zulkosky.
Unexcused absence(s):

Also in attendance were the following:
City Planner Daniel Shea
Administrative Assistant Betsy Jumper

PEOPLE TO BE HEARD – None

APPROVAL OF AGENDA (AMENDED)

MOVED BY:	Hugh Dymont	To approve the agenda for the Nov. 13, 2008 Planning Commission Meeting, with amendment of the tabling of Item D, Owl Street Park Acquisition for next Planning Commission meeting.
SECONDED BY:	Abe Palacios	

VOTE ON MOTION	4 yes 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Mike Walter	To approve the minutes for the Oct. 9, 2008 Planning Commission Meeting.
SECONDED BY:	Hugh Dymont	

VOTE ON MOTION	4 yes 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT: (see attached)

COMMISSIONERS COMMENTS:

Member Dymont: State has put out a guide for municipalities for planners; copies for everyone should be distributed. You have to be careful as Commission members, to read the Open Meetings Act.

Member Shantz: Happy to have Daniel on board, and Hugh had good comments.

Member Walter: Welcomes Daniel and the new council representative.

Member Palacios: Happy to welcome Daniel and happy to be here on the Commission.

UNFINISHED BUSINESS-none

NEW BUSINESS:

ITEM A: Discussion of the Doughnut Hole options continued.

MOVED BY:	Hugh Dymont	To table the discussion until the January meeting.
SECONDED BY:	Abe Palacios	

VOTE ON MOTION	4 yes 0 no motion carried
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ITEM B: 123 Barbeque Express Status

The status of the 123 Barbeque restaurant being closed until further fire marshal approval of a commercial business was discussed.

ITEM C: CRW request for sub-dividing of U.S. Survey No. 3230 B (near the Longhouse) Action Item:

MOVED BY:	Mike Walter	To approve the preliminary plat as amended on the recommendation by the City Planner.
SECONDED BY:	Abe Palacios	

VOTE ON MOTION	4 yes 0 No motion Carried
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ITEM D: Owl Street Park Reacquisition:

MOVED BY:	Hugh Dymont	To table the discussion until next December's meeting.
SECONDED BY:	Mike Walter	

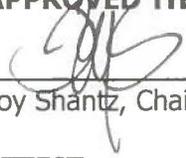
VOTE ON MOTION	4 yes 0 No motion carried
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ADJOURNMENT:

MOVED BY:	Abe Palacios	To adjourn the meeting at 7:30 p.m., Nov. 13, 2008.
SECONDED BY:	Hugh Dymont	

VOTE ON MOTION	4 Yes 0 No Meeting Adjourned
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APPROVED THIS ____ day of _____ 2008.



Joy Shantz, Chair Pro Tem

ATTEST:



Betsy Jumper, Recorder

City of Bethel, Alaska

--- Planning Commission Minutes

December 11, 2008

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Bethel Planning Commission was held on Dec. 11, 2008 at 6:30 p.m. in the City Council Chambers, 1st Floor City Hall, Bethel, Alaska.

John Guinn called the meeting to order at 6:30 p.m.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

John Guinn Hugh Dymont
Sharon Lindley Mike Walter
Tiffany Zulkosky

Excused absence(s): Joy Shantz, Abe Palacios
Unexcused absence(s):

Also in attendance were the following:
City Planner Daniel Shea
Administrative Assistant Betsy Jumper
Janet Athanas, City of Bethel Parks and Recreation Director

PEOPLE TO BE HEARD – None

APPROVAL OF AGENDA

MOVED BY:	Hugh Dymont	To approve the agenda for the Dec. 11, 2008 Planning Commission Meeting.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	yes 5 0 no motion carried
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APPROVAL OF MINUTES

MOVED BY:	Hugh Dymont	To approve the minutes from the Nov. 13, 2008 Planning Commission Meeting.
SECONDED BY:	Tiffany Zulkosky	

VOTE ON MOTION	yes 5 0 no motion carried
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COMMUNICATIONS- none

PLANNERS REPORT: (see attached)

COMMISSIONERS COMMENTS:

Member Zulkosky: Excited to be a part of the Planning Commission.

Member Dymont: Welcomes Tiffany Zulkosky to the Planning Commission and as Council Representative.

Member Shantz: (absent)

Member Walter: Welcomes Tiffany to the Commission.

Member Palacios: (absent)

Member Lindsey: Is on the Commission until 2010.

Member Guinn: No comments.

UNFINISHED BUSINESS-none

NEW BUSINESS:

ITEM A : Discussion of TWC Plat (action item)

MOVED BY:	Hugh Dymont	To approve and acknowledge abbreviated plat with recommended changes to site plan.
SECONDED BY:	Tiffany Zulkosky	

VOTE ON MOTION	yes 5 0 no motion carried
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ITEM B: Alaska Planning Commission Workbook Discussion

The importance of the Alaska Planning Commission workbook was discussed.

ITEM C: Discussion of the Owl Street Park Reacquisition from A.V.C.P.

MOVED BY:	Hugh Dymont	Recommend this issue go to City Council and the Parks and Recreation Dept. for further action/discussion.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	Yes 5 No 0 motion Carried
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ADJOURNMENT:

MOVED BY:	Hugh Dymont	To adjourn the meeting at 7:30 pm.
SECONDED BY:	Mike Walter	

VOTE ON MOTION	Yes 5 0 No Meeting Adjourned
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APPROVED THIS 8 day of Jan. 2008.⁹

ATTEST:

John Guinn, Chair


Betty Jager, Recorder