
City of Bethel, Alaska

Planning Commission

January 8, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Jan. 8 2009 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Mike Walter Joy Shantz Mike Walter Tiffany Zulkosky

Excused: Sharon Lindley and Hugh Dymont

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF Jan. 8, 2009

MOVED:	Joy Shantz	To approve the agenda for the January 8, 2009 meeting.
SECONDED:	Tiffany Zulkosky	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Dec. 11, 2008 Meeting

MOVED:	Joy Shantz	To approve the minutes of the December 11, 2008 meeting.
SECONDED:	Tiffany Zulkosky	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

- VI. **COMMUNICATIONS: None**
- VII. **PLANNER'S REPORT: See Attached**
- VIII. **UNFINISHED BUSINESS: None**

IX. NEW BUSINESS:

- a. Discussions continued regarding possible doughnut hole options.

IX. COMMISSION MEMBER'S COMMENTS:

- Member Dymont: Absent.
- Member Shantz: Wonders when her term is up.
- Member Walter: No comments.
- Member Palacios: Apologizes for missing last meeting due to illness.
- Member Lindley: Absent.
- Member Guinn: Happy New Year and will miss the next two meetings.
- Member Zulkosky: Happy New Year.

X. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Tiffany Zulkosky	To adjourn the meeting at 7:00 pm.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 and 0 opposed.	

Next meeting on Feb. 12, 2009

ATTEST:

Betsy Jumper
Betsy Jumper, Recorder


Joy Shantz, Vice-Chair, Chairperson

City of Bethel, Alaska

Planning Commission

February 12, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Feb. 12, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Pro Tem Joy Shantz called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

Joy Shantz, Abe Palacios, Mike Walter, and Hugh Dymont.

Excused: John Guinn, Sharon Lindley, and Tiffany Zulkosky.

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD:

1. **Greg McIntyre:** Mr. McIntyre, a resident of Uivuuq Subdivision, expressed his concerns about ONC developing a new subdivision next to Uivuuq. Mr. McIntyre stated that this future development is in the 100 year flood-plain area and it's a major drainage area in the spring time. Also, thoughts were expressed about the noise factor/increased traffic in Uivuuq Subdivision if ONC did develop.
2. **Tom Hawkins:** Also a resident of Uivuuq Subdivision, Mr. Hawkins expressed his concerns about possible development of a new subdivision by ONC. Also cost issues were raised as well as "green breaks".

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF Feb. 12, 2009

MOVED:	Mike Walter	To approve the agenda for the February 12, 2009 meeting, with noted change (to table item "B", under new business, ONC replat until 3/12/09 meeting).
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Jan. 8, 2009 Meeting

MOVED:	Mike Walter	To approve the minutes of the January 8, 2008 meeting.
SECONDED:	Abe Palacios	

VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.
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- VI. COMMUNICATIONS: None**
- VII. PLANNER'S REPORT: (See attached)**
- VIII. COMMISSIONER'S COMMENTS:**

Member Dymont: No comments.
 Member Shantz: Congress has done away with by-pass mail.
 Member Walter: No comments.
 Member Palcios: No comments.

IX. UNFINISHED BUSINESS: None

X. NEW BUSINESS:

A. APOC Packets: The APOC packets are due March 16th to City Clerk Lori Strictler. Voting will be done in April when all the Planning Commission members are all able to attend.

B. Minor Replat of Lot 1 & 2, Block 12, Kasayulie Subdivision.
ACTION ITEM:

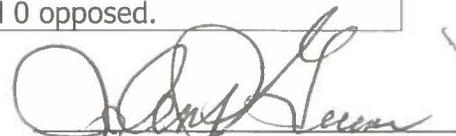
MOVED:	Hugh Dymont	To approve the minor replat of Lot 1 & 2, block 12, located in Kasayulie Subdivision as presented by the Planning Director.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

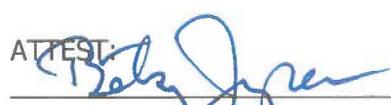
C. Moratorium on new subdivision development. A discussion ensued exploring the ideas/thoughts on a possible ban of any new development in Bethel.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Hugh Dymont	To adjourn the meeting at 7:33.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on April 9, 2009


 John Guinn, Chair

ATTEST:

 Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission

March 12, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Mar. 12, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Pro Tem Joy Shantz called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

Joy Shantz, Abe Palacios, Mike Walter, Hugh Dymont, Tiffany Zulkosky and Sharon Lindley.

Excused: John Guinn.

Ex-Officio members present were the following:

Daniel Shea, Planning Director, Betsy Jumper, Recorder, and Lori Strickler, City Clerk.

III. PEOPLE TO BE HEARD:

- 1. Beverly Hoffman:** Ms. Hoffman spoke about the need to resolve the "Doughnut Hole" road issues, and talked about prioritizing and the planning/improvement of roads. The Aquatic Training center and the status of that project were also mentioned by Ms. Hoffman; it's important for the Planning Commission to be "in the loop". Bev pointed out that where she lives is commonly referred to as "Hoffman Sub", even though it's really Nunvak Estates, and that the possibility of another second "Hoffman Sub" would be confusing. How does one officially go about changing a subdivision name to "Hoffman Subdivision"?
- 2. Paul Whipple:** With Karluk Designs, Mr. Whipple talked about the history of ONC's plans since 2004 to develop a low-income residential subdivision, located next to Uivuuq Subdivision. When we first looked at the property, it became quite clear the parcel was landlocked, ONC then looked at different options for a road; some of the issues raised were not environmentally viable and too cost intensive. We had worked with a previous City Planner and came up with the current option of going through Uivuuq Subdivision for access to the ONC subdivision.
- 3. Tom Hawkins** A resident of Uivuuq Subdivision who lives on Naun Raq Street, Mr. Hawkins expressed his concerns about possible development of a new subdivision by ONC. He stated he was not interested in any greater impact in that area. Other issues raised were greenbreaks and thoroughfares; only having one entrance into the proposed subdivision would go through his front yard. Not happy about that.
- 4. Gloria Simeon:** Employed as an Interim Executive Director of ONC, Ms. Simeon has been on the Council for years and this ONC subdivision has been an on-going project for years. We're trying to make affordable, low-income housing for our people who aren't able to get good, affordable housing. We have worked really hard to come up with a plan for the City of Bethel. We have included a recreational area, we've made plans to be water/sewer

hook-up ready, we've agreed to upgrade the road, and we have the funds through the Indian Reservation Roads. That is our commitment and we are also committed to working with the City of Bethel.

- 5. Michelle Dewitt:** Ms. Dewitt is the Executive Director of TWC and talked about the new plans for the Domestic Violence Shelter. She told the Planning Commission that the architect came out this week to discuss the plans. TWC needs to move forward; it'll be hard to change things at 95 percent submittal. A property owner that owns land behind TWC has agreed to grant access to emergency services. A formal letter was sent to the owner. The question of fill also came up, it could be a deal breaker, not just cost-wise, but also, safety and security-wise. TWC's plans had to go to just a one story building to save on money and what that does is put the bedroom windows very close to the ground; we have had people with restraining orders trying to get into the current 2 story building. Security concerns are a huge issue of TWC's, but, to TWC's advantage, there's a fairly steep grade in the back, and so, it would be about a story and a half up on top of the pilings'. If we had to fill it, it would cost too much, and the facility would not be as safe.
- 6. John Sargent:** Mr. Sargent is a resident of Larson Subdivision and spoke about the proposed Lyman Hoffman Subdivision. He stated he has a family with young kids and he choose to live in Larson Subdivision because there's not a lot of traffic and he feels it's a safe place for his kids to bike/recreate around in. There would be increased traffic/congestion with the proposed Lyman Hoffman Subdivision. Mr. Sargent felt that there would be a financial strain on the City of Bethel. The recent Audit showed the City of Bethel losing money on water and sewer services. It would be a huge financial burden on the City. The City of Bethel is losing residents, so why does a new subdivision make sense?

Mr. Sargent also spoke on a possible moratorium on new subdivisions. He identified five (5) items relating to the mission of the Planning Department.

- 1) The water/sewer master plan;
- 2) The Comprehensive Plan;
- 3) Community Economic Development Strategy Plan;
- 4) Denali Commission
- 5) Indian Reservation Roads.

- 7. Dan Hartman:** Mr. Hartman is a resident of Larson Subdivision and spoke about the proposed Lyman Hoffman Subdivision. He complimented the Planning Commission on their professionalism; "you guys are awesome". It seems a little misleading that this development has only 40 or 50 houses; it would be more like 300 houses. I would caution you that we are looking at three times more than what is stated. The Comprehensive plan, the way I understand it, from 1997 and 2002 was to encourage the Development in the center of Bethel. It's going to cost a lot of money to build something that dense. The proposed subdivision would impact

- 1) development standards;
- 2) drainage issues
- 3) flood issues.

There are sloughs in this area and the water come over our pad every spring. Class two white water rapids, for about a week. Bridges would have to be built, or huge culverts installed if a road is put in.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF Mar. 12, 2009

MOVED:	Hugh Dymant	To approve the agenda for the March 12, 2009 meeting, with noted change (to move item "F" TWC Shelter Plans up to item "B", under new business).
SECONDED:	Tiffany Zulkosky	
VOTE ON MAIN MOTION	Voice Vote – All in Favor Motion carries; 6 yes and 0 opposed motion carries.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Feb. 12, 2009 Meeting

MOVED:	Mike Walter	To approve the minutes of the February 12, 2009 meeting.
SECONDED:	Hugh Dymant	
VOTE ON MAIN MOTION	Voice Vote – All in Favor Motion carries; 6 yes and 0 opposed motion carries.	

VI. COMMUNICATIONS: Dan Shea commented on TWC's project and its map concerning the water/sewer infrastructure and the future piping of water/sewer.

VII. PLANNER'S REPORT: (See attached)

VIII. COMMISSIONER'S COMMENTS:

Member Dymant: Roads are a priority. If Council needs something they can direct it to the City Manager--it's good to be really clear to what we want done. Glad that some of the STIP will go to the road, at least in front of the schools and the district office.

Member Shantz: No comments.

Member Walter: No comments.

Member Palacios: No comments.

Member Lindley: It's good to be back after being absent. I thought I would get a dismissal letter by now. I am teaching a class throughout May that conflict with the Planning Commission meetings.

Member Zulkosky: The road issues are a big priority; glad to see a lot of people here. We need a special meeting about the roads/development; look forward to working on it.

IX. UNFINISHED BUSINESS: None

X. NEW BUSINESS:

A. ONC REPLAT:

ACTION ITEM:

MOVED:	Hugh Dymant	To approve the preliminary plat of ONC, Tract F, Martina Oscar Subdivision.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 0-6 Motion fails; 0 yes and 6 opposed motion fails	

B. TWC Domestic Violence Shelter Plans

ACTION ITEM:

MOVED:	Tiffany Zulkosky	To approve the preliminary plans of the TWC Domestic Violence Shelter.
SECONDED:	Hugh Dymont	
VOTE ON MAIN MOTION		
Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.		

C. Conversation on the Proposed Lyman Hoffman Subdivision.

Daniel Shea presented the commission with an overview of the proposed Lyman Hoffman subdivision. Various aspects were talked about in regards to development in conjunction with the City of Bethel's Comprehensive Plan. Drainage issues, impact of the number of houses in the area, and infrastructure issues were some of the questions raised.

ACTION ITEM:

MOVED:	Tiffany Zulkosky	To break for ten minutes.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.		

D: STIP Nominations

Meeting readjourned at 9:10. The State Transportation Improvement Plans (STIP) was discussed. Dan Shea reported that the Ridgecrest Road plan passed, it's considered a priority one project. We also did a project for the Port involving a float plane plan that didn't do too well. Hopefully next year more projects will get done. The donut hole roads will be a priority too and we can do them as special projects.

E. Conversation about New Horizons for Rural Alaska

Dan Shea presented to the Planning Commission New Horizons for Rural Alaska, an organization looking into the seeing about developing some land located around 2nd and Main Street. Dan sent a letter out to the organization stating what they can and cannot do, what it's zoned, etc. Dan recommended to them to do a greenbelt or recreational for that, but then found out the area might have to have environmental impact studies to see how the soil is.

ACTION ITEM:

MOVED:	Hugh Dymont	To table the City Clerk's presentation until the special Planning Commission meeting on Tuesday, March 17, 2009.
SECONDED:	Tiffany Zulkosky	
VOTE ON MAIN MOTION		
Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.		

VOTE ON MAIN MOTION	Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.
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ACTION ITEM:

MOVED:	Abe Palacios	To call a special Planning Commission meeting to be held on Tuesday, March 17, 2009.
SECONDED:	Tiffany Zulkosky	

VOTE ON MAIN MOTION	Voice Vote - All in favor 6-0 Motion carries; 6 yes and 0 opposed motion carries.
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F. Possible Moratorium on New Subdivisions

The Planning Commission directed Dan Shea to do a draft resolution in regards to a possible moratorium on new subdivisions to bring up at the special meeting on March 17, 2009.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Tiffany Zulkosky	To adjourn the meeting at 9:45.
SECONDED:	Hugh Dymont	
VOTE ON MAIN MOTION	Voice Vote - All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

Next meeting is on April 9, 2009

ATTEST:

Betsy Jumper, Recorder

-5-14-09


John Guinn, Chair

City of Bethel, Alaska

Planning Commission

April 9, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on April 9, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair John Guinn called the meeting to order at 6:32 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Abe Palacios, and Mike Walter.

Excused: Hugh Dymont and Sharon Lindley.

Absent: Tiffany Zulkosky.

Ex-Officio members present were the following: Daniel Shea, Planning Director, and Betsy Jumper, Recorder.

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF April 9, 2009

MOVED:	Joy Shantz	To approve the agenda for the April 9, 2009 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor Motion carries; 4 yes and 0 opposed.		

IV. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Mar. 12, 2009 Meeting

MOVED:	Joy Shantz	To approve the minutes of the March 12, 2009 meeting, with noted correction.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor Motion carries; 4 yes and 0 opposed.		

APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Mar. 17, 2009 Special Meeting

MOVED:	Joy Shantz	To approve the minutes of the March 17, 2009 special meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote – All in Favor Motion carries; 4 yes and 0 opposed.	

V. PEOPLE TO BE HEARD: None.

VI. COMMUNICATIONS: Dan Shea has been busy with the Army Corps. Of Engineers on several projects. One project being the Lyman Hoffman Subdivision; hopefully we can get their staff in to the Planning Dept. to resolve some issues. ONC is another entity that we will continue to work with on design. In May, we have the school district, a conditional use application from the city, and another project that I am awaiting for them to hand it in, so there should be three applicants on next month's agenda. We lost about \$14,000 from the planning dept's budget, so we're down to about \$224,000. \$80,000 has been slated for the Comprehensive Plan and there is a possibility more might be shaved off. I will meet with D.O.T. April 20th in regards to the alternative road design for H-Marker Lake.

VII. PLANNER'S REPORT: (See attached)

VIII. COMMISSIONER'S COMMENTS:

Commissioner Palacios: Tax Time! **Commissioner Shantz:** No comments.

Commissioner Walter: Happy to be here, glad to have John back.

Commissioner Quinn: Catching up, had a great vacation.

IX. UNFINISHED BUSINESS: ACTION ITEM:

MOVED:	Joy Shantz	To accept the sample subdivision moratorium resolution with changes and then present it to the City Council.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote – All in Favor Motion carries; 4 yes and 0 opposed.	

X. NEW BUSINESS:

A. ACTION ITEM: Nominations of Planning Commission Members Positions

MOVED:	Joy Shantz	To nominate John Guinn for the position of Chair for the Planning Commission.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote Motion Carries 4 yes and 0 opposed. (John Guinn accepts the position of Chair and notes that since there are only 4 members present, he will vote yes to avoid a negative vote; let the minutes reflect that this has been determined to not be a conflict of interest amongst the other members.	

ACTION ITEM: Nominations of Planning Commission Members Positions

A. MOVED:	Mike Walter	To nominate Joy Shantz for the Vice-Chair position.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote Motion Carries 4 yes and 0 opposed. (Joy Shantz accepts the position of Vice-Chair and notes since there are only 4 members present, she will vote yes to avoid a negative vote; let the minutes reflect that this has been determined to not be a conflict of interest amongst the other members.	

B. Time Table Schedule: The timetable schedule was presented, and the Planning Dept. has 60 days as well to review items, as per the BMC.

XI. ADJOURNMENT: Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 7:15 pm.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote - All in favor Motion carries 4 yes and 0 opposed.	

Next meeting is on May 14, 2009


John Guinn, Chair

ATTEST:
 - 6/11/09
Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

May 14, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on May 14, 2009 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Mike Walter Joy Shantz Sharon Lindley Hugh Dymont

Excused: Mike Walter

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

IV.

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF May 14, 2009

MOVED:	Joy Shantz	To approve the agenda for the May 14, 2009 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the April 9, 2009 Meeting

MOVED:	Joy Shantz	To approve the minutes of the April 9, 2009 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.	

VI. COMMUNICATIONS: Dan Shea explained that the City can no longer receive Denali Commission grant monies due to the lack of the City not having updated plans (the economic plans along with parts of the Comprehensive Plans). It's supposed to be done every 5 years. The plans have to be updated, with revisions done. Town Hall/community meetings will have to be done as well.

The water and sewer workshop that was held recently had a good turnout; the public will need to be informed about trucking vs. piped water that is part of the growth of Bethel.

VII. PLANNER'S REPORT: See Attached
VIII. COMMISSION MEMBER'S COMENTS:

- Commissioner Palacios: Glad the river broke, looking forward to a good summer.
- Commissoiner Shantz: Glad to see breakup and the warm weather. Congratulations to Hugh on being elected to the Council.
- Commissioner Lindley: No comments.
- Commissioner Dymont: Pleased about how the city handled the flood season.
- Commissioner Guinn: Glad the river broke, looking forward to fishcamp.
- Commissioner Walter: (absent).

IX. UNFINISHED BUSINESS: None

X. NEW BUSINESS:

A. Abbreviated Plat—64 Acres from the State to LKSD.

MOVED:	Joy Shantz	To table the new business item of the Abbreviated Plat of 64 acres from the State to LKSD until next meeting/and or a special meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.	

B. Proposed Subdivision Moratorium: A discussion ensued regarding the proposed subdivision moratorium resolution and different options/ideas about it.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Abe Palacios	To adjourn the meeting at 7:20 pm.
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION	Voice Vote - All in favor 5-0 Motion passes; 5 and 0 opposed.	

Next meeting on June 11, 2009


 John Guinn, Chairperson

ATTEST:

 Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission

June 11, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on June 11, 2009 at 6:35 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:35 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Abe Palacios Sharon Lindley Mike Walter

Excused: Joy Shantz & Hugh Dymont

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

IV.

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF June 11, 2009

MOVED:	Mike Walter	To approve the agenda for the June 11, 2009 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the May 14, 2009 Meeting

MOVED:	Mike Walter	To approve the minutes of the May 14, 2009 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4 - 0 Motion passes; 4 yes and 0 opposed.	

VI. COMMUNICATIONS: Dan Shea has been working with ONC in exploring options for the site for the low income housing subdivision. Dan recommends building around the lake, with upgrades on the roads; another option would be getting a developer in to have ONC work to put 10-20 percent for low income housing in their development.

VII. PLANNER'S REPORT: See Attached

VIII. COMMISSION MEMBER'S COMMENTS:

Commissioner Palacios: None.

Commissioner Walter: Glad summer's here and hopefully we'll have a busy summer season.

Commissioner Lindley: The Yukon has more fish than expected.

Commissioner Guinn: None.

IX. UNFINISHED BUSINESS: The proposed moratorium on subdivision development was discussed further, with revisions done. This issue is ready to go to the City Council for further review/actions.

X. NEW BUSINESS:

A. Al Bianchi Land, Lot D24, Plat 84-9 Blueberry Subdivision

MOVED:	Abe Palacios	Tabled due to the applicant needs FAA approval first.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Abbreviated Plat—64 Acres from the State to LKSD.

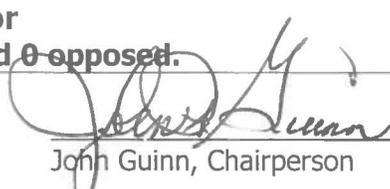
MOVED:	Abe Palacios	To approve the Abbreviated Plat of 64 acres from the State to LKSD, with stipulations A. 1, 2, & B of the staff report presented.
SECONDED:	Sharon Lindley	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4-0 Motion passes; 4 yes and 0 opposed.	

B.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Abe Palacios	To adjourn the meeting at 6:55 pm.
SECONDED:	Sharon Lindley	
VOTE ON MAIN MOTION	Voice Vote - All in favor 4-0 Motion passes; 4 and 0 opposed.	

Next meeting on July 9, 2009


John Guinn, Chairperson

ATTEST:


Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

July 9, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on July 9, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Abe Palacios Sharon Lindley Mike Walter Hugh Dymont

Excused: Joy Shantz

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF July 9, 2009

MOVED:	Abe Palacios	To approve the agenda for the July 9, 2009 meeting.
SECONDED:	Hugh Dymont	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the June 11, 2009 Meeting

MOVED:	Mike Walter	To approve the minutes of the June 11, 2009 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 5 - 0 Motion passes; 5 yes and 0 opposed.	

VI. COMMUNICATIONS: Dan has been working with the Public Works Dept. in developing an approach for citizens that don't have hookup to sewer and will be meeting with the Public Works Committee in the next week or so to discuss further options. There are close to 47 residences that are not signed up.

VII. PLANNER'S REPORT: See Attached

VIII. COMMISSION MEMBER'S COMMENTS:

Commissioner Palacios: None.

Commissioner Walter: Happy everyone made it through the 4th of July celebrations and am extremely pleased with our council representative.

Commissioner Lindley: None.

Commissioner Guinn: Got lots of fish in the smokehouse; not working, feel good.

Commissioner Dymont: Glad to receive reports, e-mails; council has appointed me as the council representative.

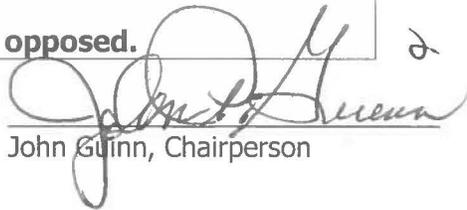
IX. UNFINISHED BUSINESS: None.

X. NEW BUSINESS: Item A: RFP for the Comprehensive Plan: Dan presented to the Commission a basic heads up regarding the process that we'll be doing in regards to the RFP for the Comprehensive Plan. One of the goals Dan would like to see is having a more detailed comprehensive plan and also seeing all the other organizations/non-profits involved as well. **Item B: Revisions for the BMC:** Dan stated there will be quite a few revisions from the Planning Commission and the Public Works Dept., in regards to road size and requirements, easements, lot size. The Fire and Police Depts. will be heavily involved as well for technical reasons. **Item C: Planning Forms Reviews:** The Commission was presented with newly developed forms, such as a zoning request form; a variance form, - both residential and commercial; and a pre-application conference form.

XI. ADJOURNMENT: Motion to adjourn the meeting.

MOVED:	Abe Palacios	To adjourn the meeting at 7:05 pm.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote - All in favor 5-0 Motion passes; 5 and 0 opposed.	

Next meeting on August 13, 2009


John Guinn, Chairperson

ATTEST:


Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

August 13, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on August 13, 2009 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Mike Walter Joy Shantz Sharon Lindley Hugh Dymont

Excused: Abe Palacios

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

IV.

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF August 13, 2009

MOVED:	Joy Shantz	To approve the agenda for the August 13, 2009 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the July 9, 2009 Meeting

MOVED:	Mike Walter	To approve the minutes of the July 9, 2009 meeting.
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.		

VI. COMMUNICATIONS: Dan presented the blueprints for the Trooper Housing arctic entryways, and the plans for the National Army Guard Readiness Center building.

VII. PLANNER'S REPORT: See Attached

VIII. COMMISSION MEMBER'S COMMENTS: **Commissioner Shantz:** No comments.
Commissioner Lindley: No comments; **Commissioner Dymont:** No comments.
Commissioner Guinn: No comments; **Commissioner Walter:** No comments.

IX. UNFINISHED BUSINESS: None

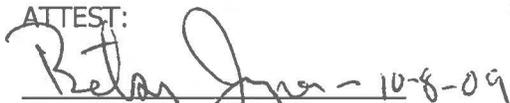
X. NEW BUSINESS: None

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 6:43 pm.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote - All in favor 5-0 Motion passes; 5 and 0 opposed.	

Next meeting on Sept. 10, 2009


John Guinn, Chairperson

ATTEST:

Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

Sept. 10, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was scheduled for Sept. 10, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:50 pm.

II. ROLL CALL

The following members were present for roll call:

John Guinn Abe Palacios Mike Walter

Unexcused: Joy Shantz, Hugh Dymont, and Sharon Lindley.

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

Meeting was adjourned due to a lack of quorum at 6:51 pm.

Next meeting on Oct. 8, 2009

ATTEST:


Betsy Jumper, Recorder


John Guinn, Chairperson

City of Bethel, Alaska

Planning Commission-Minutes

October 8, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Oct. 8, 2009 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Mike Walter Joy Shantz Abe Palacios

Unexcused: Sharon Lindley

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

IV. 1. Tom Hawkins supports the City of Bethel zoning the City an alcohol sales free zone.

V. 2. Sherri Neth supports the City of Bethel zoning the City an alcohol sales free zone.

VI. 3. Dave Trantham opposes any sale of alcohol whether illegal or legal.

VII.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF Oct. 8, 2009

MOVED:	Mike Walter	To approve the agenda for the Oct. 8, 2009 meeting.
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the August 13, 2009 Meeting

MOVED:	Joy Shantz	To approve the minutes of the August 13, 2009 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4-0 Motion passes; 4 yes and 0 opposed.	

City of Bethel, Alaska

Planning Commission-Minutes

November 12, 2009

Regular Meeting

Bethel, Alaska

Before the regular Nov. 12, 2009 meeting commenced, it was pointed out that since there was no quorum when the Oct. 8, 2009 was "formally" adjourned, a motion had to be made to officially adjourn the meeting.

MOTION TO ADJOURN THE OCT. 8, 2009 Meeting

MOVED:	Joy Shantz	To adjourn the Planning Commission meeting of Oct. 8, 2009.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 4-0 Motion passes; 4 yes and 0 opposed.	

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on November 12, 2009 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:35 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Mike Walter Joy Shantz Abe Palacios Alan Hippler

Unexcused: Sharon Lindley

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III.

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF Nov. 12, 2009

MOVED:	Mike Walter	To approve the agenda for the Nov. 12, 2009 meeting, as corrected (item A, under new business, tabled due to no representative available to discuss the St. Sophia's Church project).
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.		

IV. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Oct. 8, 2009 Meeting

MOVED:	Joy Shantz	To approve the minutes of the Oct. 8, 2009 meeting, with changes noted.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.		

V. PEOPLE TO BE HEARD: None

VI. COMMUNICATIONS: Dan presented a memo he had written to the City Manager and City Attorney stating his opinion in regards to the sale of alcoholic beverages. John Guinn stated that the majority of people he talked to didn't like the limits on us, but they also don't want the sale of alcohol in the City. Mike stated this puts the "local" back in local control.

VII. PLANNER'S REPORT: See Attached

VIII. COMMISSION MEMBER'S COMENTS: **Commissioner Palacios:** Glad to see Alan on board; **Commissioner Walter:** Welcomes Alan to the Planning Commission, hopes we aren't going too fast, and expressed gratitude to all veterans for all their sacrifices to the country; **Commissioner Shantz:** Welcomes Alan and hopes to learn new things at the upcoming Planning Commissioner's Training; **Commissioner Guinn:** Welcomes Alan and stated he has a new job as Executive Director at ONC; **Commissioner Hippler:** Stated he is glad to be on this Planning Commission; this is the one he wanted.

IX. UNFINISHED BUSINESS: None

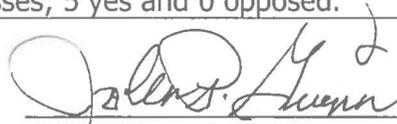
X. NEW BUSINESS: Item A tabled until Dec.'s meeting. Item B: - Comprehensive Plan Steering Committee: Dan stated we are looking to develop a steering committee for the development of the Bethel Comprehensive Plan. It was decided that the Planning Committee would be in charge of reviewing the RFP's that are submitted and that the Planning Commission members will be involved in the process. Item C: Alaska Army (Readiness Center) National Guard: The Army National Guard will be putting forth a site plan and preliminary plat that we'll be dealing with, near the airport. Also the existing site plan with the memorial park will be tied in as well. Item D: Infill Permit Applications/Quarry Operators: Dan stated there have been some issues with quarry operators not coming in and filling out site plans for residential and/or commercial/industrial. "We need to know where all

the in-fill is going, so am thinking about writing a letter to all local and outside operators informing them we need these site plans filled out with how much in-fill will be done. The Corp of Engineers needs this information as well for our general permit." Item E: City Ownership of Right-of-Way (records): Dan stated the City of Bethel needs to prove ownership of right-of-ways in order to receive federal monies from the government. " We have no records of these in our office and will have to do a lot of research to find these right-of-ways." Item F: Zoning Overlay (Alcoholic Beverages No Sales): Dan stated his opinion, "after doing some review, that the City could do a zoning regulation or overlay, or ordinance, that would prohibit alcoholic beverages sales, and that there is nothing in the ABC or State Statutes that state what the limits are." A general discussion ensued amongst the Planning Commission members and it was decided to hold off until hearing from the City of Bethel's attorney.

XI. ADJOURNMENT

MOTION TO ADJOURN THE NOV., 12, 2009 Meeting

MOVED:	Joy Shantz	To adjourn the meeting of Nov. 12, 2009.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 5-0 Motion passes; 5 yes and 0 opposed.	



 John Guinn, Chairman

ATTEST:



 Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission-Minutes

December 10, 2009

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Dec. 10, 2009 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

John Guinn Mike Walter Joy Shantz Abe Palacios Alan Hippler Sharon Lindley

Ex-Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF Dec. 10, 2009

MOVED:	Joy Shantz	To approve the agenda for the Dec.10, 2009 meeting.
SECONDED:	Alan Hippler	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor 6-0 Motion passes; 6 yes and 0 opposed.		

IV. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Nov. 12, 2009 Meeting

MOVED:	Alan Hippler	To approve the minutes of the Nov. 12, 2009 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
Voice Vote – All in Favor 6-0 Motion passes;6 yes and 0 opposed.		

V. PEOPLE TO BE HEARD: **Citizen Joe Klejka** spoke in regards to the Planning Commission writing an ordinance for zoning Bethel an alcohol sales free zone, and leans towards draft ordinance option #2 as presented by the Planning Director. Mr. Klejka also gave some suggestions for the wording of option #2 draft ordinance in relation to what the voters of Bethel want; **Citizen Heather Pike** stated she thought draft ordinance option #2 was a good middle ground for the community.

VI. COMMUNICATIONS: None

PLANNER'S REPORT: Dan presented an overview of his written Planner's Report.

VII. COMMISSION MEMBER'S COMENTS: Commissioner Guinn: Wishes everyone a Merry Christmas and Happy New Year and also celebrates a 45th wedding anniversary;

Commissioner Shantz: Attended the Planner's Commission training in November--it was really informative; good networking with others from around the state. Interesting hearing about regional issues, such as wind energy in Toksook Bay. Another idea that came up was to maybe have "informal" lunch meetings, just to get together, and discuss things, informally, thought it would be nice. Also learned that Nicole Grewe of DCRA would be willing to come here and do Planning Commissioner Training, if needed/wanted. Plan to write up a report to share with everyone next month; **Commissioner Hippler:** Not used to having the comments so early in the meeting; **Commissioner Palacios:** Wishes everyone a Merry Christmas and a Happy New Year; **Commissioner Lindley:** None; **Commissioner Walter:** None.

VIII. UNFINISHED BUSINESS: Zoning Overlay (Zoning the City an alcohol sales free zone): A generalized discussion about zoning Bethel an alcohol free zone ensued. Dan presented 3 different draft ordinances and options. Dan went over all three of the ordinances/options in detail. After much discussion, it was decided to recommend option #2 ordinance to the City Council with changes.

IV. TO STRIKE SECTION 2. a AND REPLACE/INCLUDE AN AMENDMENT TO THE MOTION TO PROHIBIT ALL ALCOHOL LICENCES/SALES IN THE COMMUNITY OF BETHEL

MOVED:	Alan Hippler	To make an amendment to Option Ordinance #2
SECONDED:	Joy Shantz	
VOTE ON MOTION	Voice Vote – All in Favor 6-0 Motion passes; 6 yes and 0 opposed.	

MOTION TO RECOMMEND/APPROVE TO THE BETHEL CITY COUNCIL THE #2 ORDINANCE OPTION IN REGARDS TO A ZONING OVERLAY IN BETHEL

MOVED:	Mike Walter	To recommend to the Bethel City Council Ordinance #2 Option with noted amendment for a zoning overlay in Bethel, in regards to alcohol sales in the city limits.
SECONDED:	Alan Hippler	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 6-0 Motion passes; 6 yes and 0 opposed.	

X. NEW BUSINESS:

A. ST. SOPHIA'S CHURCH

MOVED:	Joy Shantz	To approve the St. Sophia's Russian Orthodox Church Preliminary & Final Plat.
SECONDED:	Alan Hippler	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 6-0 Motion passes; 6 yes and 0 opposed.	

B. VARIANCE OF EASEMENT LOCATED AT 148 H-MARKER LAKE

MOVED:	Alan Hippler	To approve homeowner's request for a vaciance of easement, located at 148 H-Marker Lake.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 6-0 Motion passes; 6 yes and 0 opposed.	

MOTION TO ADJOURN THE MEETING.

MOVED:	Mike Walter	To adjorn the Planning Commission meeting of Dec. 10, 2009.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	Voice Vote – All in Favor 6-0 Motion passes; 6 yes and 0 opposed.	

Meeting was adjourned at 7:45 pm.



John Guinn, Chairperson

ATTEST:


Betsy Jumper, Recorder