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# City of Bethel, Alaska

## Planning Commission

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January 14, 2010

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Jan. 14, 2010 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 & Allen Hippler

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. 14, 2010

<b>MOVED:</b>	Mike Walter	To approve the agenda for the January 14, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the Dec. 10, 2009 Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the December 10, 2009 meeting, with noted corrections.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

- VI. COMMUNICATIONS:** Dan went over the handouts/paperwork he presented to the Commission.
- VII. PLANNER'S REPORT:** See Attached
- VIII. COMMISSIONER'S COMMENTS:** Commissioner Shantz: No comments; Commissioner Walter: No comments; Commissioner Palacios: Prayers to the Haitians; Commissioner Guinn: No comments.
- IX. UNFINISHED BUSINESS: None**

**MOTION TO TAKE A 5 MINUTE BREAK**

<b>MOVED:</b>	Abe Palacios	To take a 5 minute break.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Meeting began again at 7:04.

- X. NEW BUSINESS:**
  - A. MOTION TO OPEN THE REQUEST FOR PROPOSALS (RFP's) FOR UPDATING THE CITY OF BETHEL'S COMPREHENSIVE PLAN**

<b>MOVED:</b>	Joy Shantz	To open the RFP's submitted for the process of updating the City of Bethel's Comprehensive Plan.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

- B. REVIEW OF THE PROPOSED ORDINANCE #09-47 IN REGARDS TO ALCOHOL BEVERAGE SALES IN THE CITY OF BETHEL:** After some discussion it was decided that the Planning Director would review ordinance #09-47 to present to the Planning Commission at the special meeting scheduled for Monday, Jan. 18, 2010.

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

<b>MOVED:</b>	Mike Walter	To adjourn the meeting at 7:26 pm.
<b>SECONDED:</b>	Joy Shantz	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on Feb. 11, 2010

 -4-8-10  
Betsy Jumper, Recorder

  
John Guinn, Chairman

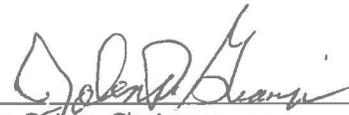
**B. REVIEW OF THE REQUEST FOR PROPOSALS (RFP's) FOR UPDATING THE CITY OF BETHEL'S COMPREHENSIVE PLAN:** All the proposals didn't get read/scored by all the Commission members, so it was decided to wait until the end of the week to give people time to do so and at the next regular meeting make a recommendation.

**VI. ADJOURNMENT, MOTION TO ADJOURN THE MEETING**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 2:00 pm.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next regular meeting on Feb. 11, 2010

  
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 Betsy Jumper, Recorder

  
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 John Gunn, Chairman

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# City of Bethel, Alaska

## Planning Commission

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February 11, 2010

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Feb. 11, 2010 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    Allen Hippler

Unexcused: Sharon Lindley

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 Feb. 11, 2010

<b>MOVED:</b>	Joy Shantz	To approve the agenda for the February 11, 2010 meeting.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

#### V. MOTION TO APPROVE THE MINUTES FROM the Jan. 14, 2010 and the Jan. 18<sup>th</sup>, 2010 Special Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the January 14, 2010 and the Jan. 18 <sup>th</sup> Special meeting, with noted corrections.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**VI. COMMUNICATIONS:** Dan stated we'll probably have a lot on next month's agenda; we're working with ONC and tribal members that aren't subscribing to sewer services; 20 letters were sent out to the owners of the decrepit/junked/abandoned cars located near Joe Lomack/Port area to have them removed so we can clean those areas up.

**VII. PLANNER'S REPORT: See Attached**

**VIII. COMMISSIONER'S COMMENTS: Commissioner Shantz:** I see that there's another building near the Bethel Search and Rescue --they must have moved it on the 4<sup>th</sup>;-- when they didn't go through the Planning Commission to have it moved two summers ago, the direction given to them was to have them know that that area was to be for a new Public Safety Building, so are they aware they'll have to move if a new Public Safety Building comes through? Also, it looks like the police dept. is vacating; I noticed that at the old Korean Church there's a lot of police cars; also, how many meetings has Sharon missed? If she doesn't show up next meeting maybe we'll have to think about another plan.

**Commissioner Walter:** No comments; **Commissioner Palacios:** No comments;

**Commissioner Guinn:** No comments; **Commissioner Hippler:** Very pleased to get the doughnut hole information, read though most of it; it was fascinating, and although I still don't understand a lot of it, I would like to thank our Planning Director for giving that to us.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:**

**A. Alaska Public Office's Commission (APOC)** The Planning Commission Members were reminded of the deadline for the APOC and were given the forms to give to the City Clerk and/or Planning Dept. before the March 15<sup>th</sup> deadline.

**B. Resolution 2010-01 in support of alcoholic Ordinance 09-47**

<b>MOVED:</b>	Joy Shantz	To accept Resolution 2010-10 in support of alcoholic Ordinance 09-47.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**C. Resolution 2010-02 support of amending Chapter 5.08 Alcoholic Beverage Ordinance 09-44**

<b>MOVED:</b>	Mike Walter	To accept Resolution 2010-02 in support of amending Chapter 5.08 Alcoholic Beverage Ordinance 09-44.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**D. Resolution 2010-03 Land Use Amendment to the City of Bethel's 1997 Comprehensive Plan pertaining to intoxicating beverages**

<b>MOVED:</b>	Abe Palacios	To accept Land Use Amendment to the City of Bethel's 1997 Comprehensive Plan pertaining to intoxicating beverages.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**E. BNC Land relinquished to the City ("Doughnut Hole")** The City Planner gave a briefing of the doughnut hole issue, saying that the land may not belong to the City. A patent has to be received.

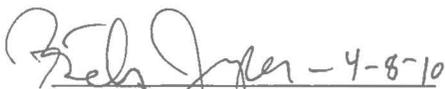
**F. Resolution to the Bethel City Council to accept the Request for Proposal (RFP) by Agnew Beck for the Bethel Comprehensive Plan**

<b>MOVED:</b>	Joy Shantz	A resolution to the Bethel City Council to accept the Request for Proposal (RFP) by Agnew Beck for the Bethel Comprehensive Plan.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

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

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 7:20 pm.
<b>SECONDED:</b>	Alan Hippler	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

Next meeting Mar. 11, 2010

  
Betsy Jumper, Recorder

  
John Guinn, Chairman

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# City of Bethel, Alaska Planning Commission

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March 11, 2010

Regular Meeting

Bethel, Alaska

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## **I. CALL TO ORDER**

A regular meeting of the Planning Commission was to be held on March 11, 2010 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

## **II. ROLL CALL**

John Guinn                      Allen Hippler

No quorum, no meeting.

Unexcused: Sharon Lindley      Excused: Abe Palacios, Joy Shantz, Mike Walter

Ex-Officio members present were the following:

Daniel Shea, Planning Director                      Betsy Jumper, Recorder

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# City of Bethel, Alaska

## Planning Commission

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April 8, 2010

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on April 8, 2010 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                  Allen Hippler                  Joy Shantz                  Abe Palacios

Unexcused: Sharon Lindley    Excused: Mike Walter

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 April 8, 2010 with changes (to add February minutes)**

<b>MOVED:</b>	Joy Shantz	To approve the agenda for the April 8, 2010 meeting, with noted changes.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

### V. APPROVAL OF MINUTES

**MOTION TO APPROVE THE MINUTES FROM the Feb. 11, 2010 Meeting**

<b>MOVED:</b>	Allen Hippler	To approve the minutes of the Feb. 11, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**VI. COMMUNICATIONS:** Dan went over encroachments on easements issues; several commercial buildings that we've worked with to remove the buildings out of the encroachment area. Working with the City Manager on some issues.

**VII. PLANNER'S REPORT:** Left the report out inadvertently, take up next meeting.

**VIII. COMMISSIONER'S COMMENTS:** Commissioner Shantz: No comments; Commissioner Hippler: No comments; Commissioner Palacios: Sorry I missed last month's meeting; Commissioner Guinn: No comments.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:**

**A. Clarence Albright Commercial Variance located on 7<sup>th</sup> Avenue**

<b>MOVED:</b>	Joy Shantz	To approve a commercial variance to the back alley and the two sides of 16 inches to the property located on on 7 <sup>th</sup> Avenue.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

**B. Mefail Kadrijoski Zoning Change to Existing Property (Kusko Cab Shop-260 Osage)**

<b>MOVED:</b>	Joy Shantz	To submit to the City Council approval/recommendation of a zoning change request from Public Lands & Institutions District to a General Use District Area, located at the Kusko Cab Shop, 260 Osage.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

**C. AVCP-RHA Preliminary Plat, New office building: This item tabled until the May 13, 2010 Planning Commission Meeting.**

**D. Port of Bethel Projects presented by Port Director Pete Williams: This item tabled until further information could be presented and reviewed by the Planning Commission.**

**E. Ordinance 09-19 FEMA Flood Revisions**

<b>MOVED:</b>	Abe Palacios	To submit to City Council approval of revised ordinance 09-19 FEMA Flood Revisions.
<b>SECONDED:</b>	Joy Shantz	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

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

<b>MOVED:</b>	Abe Palacios	To adjourn the meeting at 7:30 pm.
<b>SECONDED:</b>	Joy Shantz	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on May 13, 2010

 5-13-10  
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Betsy Jumper, Recorder

  
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John Guinn, Chairman

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# City of Bethel, Alaska

## Planning Commission

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May 13, 2010

Regular Meeting

Bethel, Alaska

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### **I. CALL TO ORDER**

A regular meeting of the Planning Commission was held on May 13, 2010 at 6: 30 pm in the City Hall Conference Room, 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 Allen Hippler Joy Shantz (attending telephonically) Abe Palacios Mike Walter

Unexcused: Sharon Lindley

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 May 13, 2010**

<b>MOVED:</b>	Allen Hippler	To approve the agenda for the May 13, 2010 meeting.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

### **V. APPROVAL OF MINUTES**

#### **MOTION TO APPROVE THE MINUTES FROM the April 8, 2010 Meeting**

<b>MOVED:</b>	Allen Hippler	To approve the minutes of the April 8, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

VI. **COMMUNICATIONS:** None

VI.

VII. **PLANNER'S REPORT:** Planning Director Daniel Shea went over his monthly planner's report.

**VIII. COMMISSIONER'S COMMENTS:** **Commissioner Palacios:** no comments; **Commissioner Hippler:** no comments; **Commissioner Walter:** after missing two meetings, good to be back; **Commissioner Shantz:** inquired if the river broke yet; **Chair Guinn:** looking forward to fishing.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:**

**A. AVCP Regional Housing Authority's Preliminary/Final Plat for the new office building**

<b>MOVED:</b>	Allen Hippler	To approve a preliminary/final plat for AVCP-RHA's new office building.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed. (Abe Palacios abstained from voting).	

**B. Port of Bethel Projects Presented by Port Director Pete Williams.**

Director Pete Williams gave an overview of the various port projects.

**C. Bethel Comprehensive Plan (on-going)** Waiting for Agnew Beck to sign contract; project will probably begin in August, after the busy summer months.

**D. Motion to declare Commissioner Sharon Lindley's seat vacant pursuant to BMC 2.52.070 A.4 – fails to attend a minimum of sixty-five percent of regularly held meetings held within any calendar year whether excused or unexcused.**

<b>MOVED:</b>	Allen Hippler	To declare a vacant seat vacated by Commissioner Lindley.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-1 Motion passes; 4 yes and 1 opposed.	

**ADJOURNMENT: Motion to Adjourn the meeting**

<b>MOVED:</b>	Abe Palacios	To adjourn the meeting at 7:10/
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

John P. Guinn  
John Guinn  
Chair

Recorder  
Betsy Jumper

8-12-10  
Date

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# City of Bethel, Alaska

## Planning Commission

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June 10, 2010

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on June 10, 2010 at 6:30 pm in the City Hall Conference Room, 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 Allen Hippler Joy Shantz Abe Palacios Mike Walter

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 June 10, 2010

<b>MOVED:</b>	Mike Walter	To approve the agenda for the June 10, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the May 13, 2010 Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the May 13, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

**VI. COMMUNICATIONS:** Dan Shea gave an overview of the code enforcement activities he has been doing.

**VII. PLANNER'S REPORT:** Planning Director Daniel Shea went over his monthly planner's report.

**VIII. COMMISSIONER'S COMMENTS:** **Commissioner Palacios:** no comments;  
**Commissioner Hippler:** no comments; **Commissioner Walter:** no comments;

**Commissioner Shantz:** appreciates the extra magazines/articles that get included in the packets; **Chair Guinn:** happy summer.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:**

**A. SOBERING CENTER (Action item)**

<b>MOVED:</b>	Allen Hippler	To approve a building permit, subject to both the access and exit being on Calista Drive.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

**B. CITY LAND LEASE CONTRACT (Action Item)**

<b>MOVED:</b>	Joy Shantz	To accept lease as is, allowing the UNIT CO./National Guard Armory to store building materials on the old "QAP" and forward recommendation to the City Council.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

**C. PLANNING FEES:** Dan Shea presented a list of possible new planning fees; it was decided that the commission would need more time to look them over. Dan stated the new fees, if approved, wouldn't go into effect until April 2011.

**D. BETHEL COMPREHENSIVE MASTER PLAN CONTRACT UPDATE:** Further information from the city attorney and Agnew Beck is needed before going forward with the contract.

**ADJOURNMENT: MOTION TO ADJOURN THE MEETING.**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 7:30
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

Betsy Jumper  
Recorder

John Guinn  
Chair

8-12-10  
Date

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# City of Bethel, Alaska Planning Commission

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July 08, 2010

Regular Meeting

Bethel, Alaska

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## **I. CALL TO ORDER**

A regular meeting of the Planning Commission was to be held on July 08, 2010 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

## **II. ROLL CALL**

Mike Walter

No quorum, no meeting.

Visitors: Unit Company representing New Bethel Readiness Center

Unexcused: Abe Palacios      Excused: John Guinn, Joy Shantz, and Allen Hippler

Vacation: Betsy Jumper, Recorder

Ex-Officio members present were the following:

Daniel Shea, Planning Director

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# City of Bethel, Alaska

## Planning Commission

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August 12, 2010

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on August 12, 2010 at 6:30 pm in the City Hall Conference Room, 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 Allen Hippler Joy Shantz Abe Palacios Mike Walter

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 August 12, 2010

<b>MOVED:</b>	Allen Hippler	To approve the agenda for the August 12, 2010 meeting, with moving item B to the end of new business.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the June 10, 2010 Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the June 10, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

**VI. COMMUNICATIONS:** Dan Shea gave an overview of the code enforcement activities he has been doing, specifically sewer subscription issues, and lack of infrastructure in these residences. Dan will recommend to the public works director to address these issues at the public works committee meeting. Dan will go to these meetings to see what can be done.

**VII. PLANNER'S REPORT:** Planning Director Daniel Shea went over his monthly planner's report.

**VIII. COMMISSIONER'S COMMENTS: Commissioner Hippler:** Will be leaving Bethel the end of September and has enjoyed living in Bethel, thanked everyone. **Commissioner Walter:** Happy to be here, hard month for aviation; **Commissioner Shantz:** Expressed concerns of UUI driveway being too close to the highway; **Commissioner Palacios:** Glad to see the sun, glad to be here; **Chair Guinn:** Going to miss Ted Stevens.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:**

**A. National Guard Armory Readiness Center (Action item)**

<b>MOVED:</b>	Allen Hippler	To approve the final Readiness Center plans as proposed by the Planning Director's recommendations.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**B. Fee Changes (Action Item)**

<b>MOVED:</b>	Joy Shantz	To approve the new proposed Planning fee schedules to be recommended to City of Bethel Finance Dept. and City Council.
<b>SECONDED:</b>	Allen Hippler	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**C. Sewer Ordinance Issues:** Dan Shea presented to the Commission possible problems with the proposed sewer ordinance issues and pre-pay; it was decided by the Commission that this was an administrative/finance dept. issue.

**D. September Projects:** Dan highlighted upcoming September projects, such as the Community Economic Development Strategy (CEDS); Bethel Comprehensive Plan; possible airport purchase of 300 native allotments; possible convenience store in Kasayulie Subdivision.

**E. AVCP Replat/Final Plat: (Action Item)**

<b>MOVED:</b>	Joy Shantz	To approve the AVCP final plat located at 405 Ptarmigan Street, lot. 2B, Block 5A, creating lots 2C and lot 2 D, Block 5 A.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed. (Abe Palacios abstained from voting since he's an employee of AVCP.		

**ADJOURNMENT: MOTION TO ADJOURN THE MEETING.**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 7:10
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

  
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John Guinn, Chairman

 -9-9-10  
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Betsy Jumper, Recorder

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# City of Bethel, Alaska

## Planning Commission

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Sept. 9, 2010

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Sept. 9, 2010 at 6: 30 pm in the City Hall Conference Room, 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 Joy Shantz Abe Palacios Mike Walter Excused: Arthur Freitas

Ex-Officio members present were the following:

Charles Willert, Planning Director Betsy Jumper, Recorder

### III. PEOPLE TO BE HEARD: None

### IV. APPROVAL OF AGENDA

#### MOTION TO APPROVE THE AGENDA OF Sept. 9, 2010

<b>MOVED:</b>	Joy Shantz	To approve the agenda for the Sept. 9, 2010 meeting.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the August 12, 2010 Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the August 12, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

### VI. COMMUNICATIONS: None.

### VII. PLANNER'S REPORT: Planning Director Daniel Shea was away for this meeting.

#### MOTION TO APPROVE THE PLANNER'S REPORT

<b>MOVED:</b>	Abe Palacios	To approve the Planner's Report.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**VIII. COMMISSIONER'S COMMENTS:** **Commissioner Palacios:** Happy to see the sun;  
**Commissioner Walter:** Happy to be see the sun, wish I was moose hunting;  
**Commissioner Shantz:** Happy to see the sun; **Chair Guinn:** Happy to see the sun as well.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS:** A. Police Chief Elarton was unavailable to give a presentation on the acquisition of FAA housing located at 157 Salmonberry Street for use as a new police dept. facility. B. City of Bethel's Grant Writer presented a 16 page document to the planning commission on the different options of acquiring a temporary swimming pool. C. A brief discussion on honeybuckets and solutions ensued.

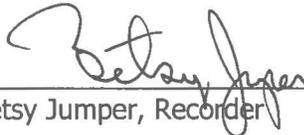
**ADJOURNMENT: MOTION TO ADJOURN THE MEETING.**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 6:50.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	



John Guinn, Chairman

Vice Chair

 - 10-14-10  
 Betsy Jumper, Recorder

# City of Bethel, Alaska

## Planning Commission

Oct. 14, 2010

Regular Meeting

Bethel, Alaska

### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Oct. 9, 2010 at 6: 30 pm in the City Hall Conference Room, Bethel, Alaska.

Vice-chair, 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:

Arthur Freitas Joy Shantz Abe Palacios Mike Walter Excused: John Guinn

Ex-Officio members present were the following:

Dan Shea, Planning Director Betsy Jumper, Recorder

### III. PEOPLE TO BE HEARD: None

### IV. APPROVAL OF AGENDA

#### MOTION TO APPROVE THE AGENDA OF Oct. 14, 2010

<b>MOVED:</b>	Mike Walter	To approve the agenda for the Oct. 14, 2010 meeting.
<b>SECONDED:</b>	Arthur Freitas	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the Sept. 9, 2010 Meeting

<b>MOVED:</b>	Abe Palacios	To approve the minutes of the Sept. 9, 2010 meeting.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**VI. COMMUNICATIONS:** Dan Shea gave an update on code enforcement issues and nuisance issues.

**VII. PLANNER'S REPORT:** Planning Director Daniel Shea answered Abe's query about the possible BATH sites for this meeting; Mike commented on the Lena Phillips/Tim Meyer's Plat.

**VIII. COMMISSIONER'S COMMENTS:** **Commissioner Palacios:** Welcomes Arthur to the Commission; **Commissioner Walter:** Happy to see Arthur on board and is looking forward to the new council; **Commissioner Shantz:** Welcome to Art, and inquired about any new

Polk Road developments; **Commissioner Freitas:** Happy and excited to be here on the Planning Commission.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS: A.** Police Chief Elarton gave a presentation to the Commission on various options of different sites to relocate the Police Dept. Headquarters. **B.** Dan updated the group on the Bethel Comp. Plan.

**XI. ADJOURNMENT: MOTION TO ADJOURN THE MEETING.**

<b>MOVED:</b>	Arthur Freitas	To adjourn the meeting at 8:05.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

  
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John Guinn, Chairman  
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Betsy Jumper, Recorder

# City of Bethel, Alaska

## Planning Commission

Nov. 10, 2010

Rescheduled Meeting

Bethel, Alaska

### I. CALL TO ORDER

A rescheduled meeting of the Planning Commission was held on Nov. 10, 2010 at 6:30 pm in the City Hall Conference Room, Bethel, Alaska.

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

### II. ROLL CALL

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

John Guinn Joy Shantz Abe Palacios Mike Walter Eric Middlebrook Unexcused: Arthur Freitas

Ex-Officio members present were the following:

Dan Shea, Planning Director Betsy Jumper, Recorder

**III. PEOPLE TO BE HEARD:** Citizen Mike Shantz spoke on behalf of his sister, whom was unable to attend this meeting. Mike gave a little bit of history on the layout of Blueberry Subdivision. He wanted to go on record has being opposed to development of a new road in the subdivision to open up the "doughnut hole"/core township land area and stated there was never to be any arterial road in the residential subdivision.

### IV. APPROVAL OF AGENDA

#### MOTION TO APPROVE THE AGENDA OF Nov. 10, 2010

<b>MOVED:</b>	Joy Shantz	To approve the agenda for the Nov. 10, 2010 meeting.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the Oct. 14, 2010 Meeting

<b>MOVED:</b>	Mike Walter	To approve the minutes of the Oct.14, 2010 meeting.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

**VI. COMMUNICATIONS:** Dan Shea will keep everyone apprised of the white papers and the doughnut hole road process via emails, and asks that nobody respond to the emails because of regulations.

**VII. PLANNER'S REPORT:** Dan gave an overview of the planner's report and answered Mike's query about the Bethel Family Clinic's wind turbine. Joy wondered who the surveyor's on the highway were.

**VIII. COMMISSIONER'S COMMENTS:** **Commissioner Palacios:** Thank you to all the Veteran's and welcomes Eric to the Commission; **Commissioner Walter:** Welcomes Eric to the Commission and thanks all the Veterans as well; **Commissioner Shantz:** Thanks to the Veterans and very sad to be unable to attend the planner's conference in Juneau; **Commissioner Middlebrook:** Looks forward to working with the Commission for the next year; **Chairman Guinn:** Welcomes Eric on board; today's the Marine Corp.'s birthday, tomorrow's Veteran's Day.

**IX. UNFINISHED BUSINESS: None**

**X. NEW BUSINESS: A. Bethel Comprehensive Plan/Agnew Beck Teleconference:** Chris Beck gave an overview of the Bethel Comprehensive Plan, the processes involved, and the timelines/dates public conferences/etc. Heather Stewart introduced herself to the group. Chris asked the group to think about some of the issues that Bethel is facing. They will be in Bethel for the public workshop on Monday, Nov. 29<sup>th</sup>.

**B. ABBREVIATED PLAT OF THE MARY CHARLES NATIVE ALLOTMENT, TO SUBDIVIDE SO THAT CERTAIN LOTS CAN BE TRANSFERRED TO THE BETHEL AIRPORT MASTER PLAN**

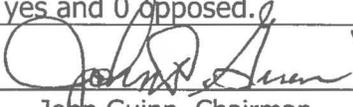
<b>MOVED:</b>	Joy Shantz	To approve the preliminary plat of the Mary Charles Native Allotment so that negotiations with the Bureau of Indian Affairs (BIA) and the State of Alaska Dept. of Transportation (DOT) can begin with the property owners.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-1 Motion passes; 4 yes and 1 opposed.		

**C. ABBREVIATED PLAT OF THE ATKINS NATIVE ALLOTMENT, TO SUBDIVIDE SO THAT CERTAIN LOTS CAN BE TRANSFERRED TO THE BETHEL AIRPORT MASTER PLAN**

<b>MOVED:</b>	Joy Shantz	To approve the preliminary plat of the Atkins Native Allotment, so that negotiations with BIA and DOT can begin with the property owner.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

**XI. ADJOURNMENT: MOTION TO ADJOURN THE MEETING.**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 7:55.
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>		
All in favor 5-0 Motion passes; 5 yes and 0 opposed.		

  
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 John Guinn, Chairman

  
Betsy Jumper, Recorder

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# City of Bethel, Alaska Planning Commission

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Dec. 9, 2010

Regular Meeting

Bethel, Alaska

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**I. CALL TO ORDER**

Meeting canceled due to excused absences.