
City of Bethel, Alaska Planning Commission

January 9, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:45 pm.

II. ROLL CALL

PRESENT: John Guinn, Joy Shantz, Cliff Linderoth

ABSENT: Abe Palacios and Heather Pike

STAFF: Planning Director Rachael Pitts

Recorder Betsy Jumper

Due to a lack of a quorum, the meeting is adjourned.

Next meeting will be on February 13, 2014


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska Planning Commission

February 13, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:45 pm.

II. ROLL CALL

PRESENT: John Guinn, Joy Shantz, and Heather Pike.

ABSENT: Cliff Linderoth and Abe Palacios.

STAFF: Planning Director Rachael Pitts and Recorder Betsy Jumper.

Due to a lack of a quorum, the meeting is adjourned.

Next meeting will be on March 13, 2014.



Betsy Jumper, Recorder



John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

March 13, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6:30 pm in the City Hall conference room in Bethel, Alaska.

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

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Abe Palacios, and Cliff Linderoth. Excused: Joy Shantz.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director

Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE MARCH 13, 2014 MEETING

MOVED:	Abe Palacios	To approve the agenda for the March 13, 2014 meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION		
All in favor Motion passes; 4 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 5, 2013 SPECIAL MEETING

MOVED:	Heather Pike	To approve the minutes of the Dec. 5, 2013 Special meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 4 yes and 0 opposed.		

VI. SPECIAL ORDER OF BUSINESS: ELECTION OF VICE-CHAIR

MOVED:	Abe Palacios	To nominate Joy Shantz as Vice-Chair for the Planning Commission.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VII. UNFINISHED BUSINESS

A. Public Hearing: A Final Plat of Lot 3A, Block 19, USS 3230 A&B, containing 1.8 acres, Property of the City of Bethel.

MOVED:	Abe Palacios	To approve the final plat of Lot 3A, USS 3230 A&B.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

B. Public Hearing: A Final Plat of Lots 5 A and 5 B, Block 8, USS 3790, Containing 0.71 acres, Property of the City of Bethel.

MOVED:	Abe Palacios	To approve the final plat of Lots 5 A and 5B of USS 3790 A&B.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

C. Public Hearing: A Final Plat of Tracts H-1 And H2, Block 2, Turnkey III Subdivision, Containing 3.61 acres, Property of the City of Bethel.

MOVED:	Abe Palacios	To approve the final plat of Tracts H1 and H2, Block 2, Turnkey III Subdivision.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VII. NEW BUSINESS

A. Public Hearing: Pinky's Park Preliminary Plat, Tract 1, containing 31.43 acres, Property of of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of 10 acres to Pinky's Park.

MOVED:	Heather Pike	To approve the Pinky's Park Preliminary Plat, Tract 1, containing 31.43 acres.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

B. Public Hearing: A Portion of United States Survey 3790, Block 6, lot 15D, located in the right-of way of East Avenue, ten feet width and 978 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is a right-of-way dedication.

MOVED:	Heather Pike	To approve Preliminary Plat of USS 3790, Block 6, lot 15 D.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

C. Public Hearing: Application for Knik Construction of Bulkhead at the Knik Construction Bethel Yard Dock. The request is to build an 850-foot bulkhead on the Kuskokwim River. The Planning Commission endorses Resolution Number 2014-05 dated March 11, 2014 that the City Council did.

IX. DIRECTOR'S REPORT: The Planning Director went over the monthly Planner's report.

X. COMMISSIONER'S COMMENTS: None.

XI. ADJOURNMENT

MOVED:	Abe Palacios	To adjourn the meeting at 7:10 pm.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

Next meeting will be on April 10, 2014.


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

April 10, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6:30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:45 pm.

II. ROLL CALL

PRESENT: John Guinn, Heather Pike, and Joy Shantz.

ABSENT: Abe Palacios and Cliff Linderoth.

STAFF: Betsy Jumper, Recorder.

Due to a lack of a quorum, the meeting is adjourned. (3 members of the community also showed up).

Next meeting will be on May 8, 2014.



John Guinn, Chairman



Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

May 8, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held at 6:30 pm in the conference room at the Public Works building in Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:45 pm.

II. ROLL CALL

PRESENT: John Guinn, Abe Palacios, and Joy Shantz.

ABSENT: Cliff Linderoth and Heather Pike.

STAFF: Rachael Pitts and Betsy Jumper.

Due to a lack of a quorum, the meeting is adjourned at 6:47.

Next meeting will be on June 12, 2014.



John Guinn, Chairman



Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on June 12, 2014 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska.

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

II. ROLL CALL

Compromising a quorum of the Committee, the following members were present for roll call: John Guinn, Joy Shantz, Heather Pike, Cliff Linderoth, and Abe (Bubba) Palacios.

Ex-Officio members present were the following: Rachael Pitts, Planning Director and recorder.

III. PEOPLE TO BE HEARD: None.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF JUNE 12, 2014

MOVED:	Joy Shantz	To approve the agenda, with the removal of agenda items Pinky's Park Plat and wind turbine ordinance.
SECONDED:	Abe Palacios	
VOTE ON MOTION	All in favor 5 motion passes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES OF MARCH 13, 2014

MOVED:	Abe Palacios	To approve the minutes of the March 13, 2014 meeting.
SECONDED:	Heather Pike	
VOTE ON MOTION	All in favor 5 motion passes and 0 opposed.	

VI. MOTION TO APPROVE THE MINUTES OF THE JUNE 2, 2014 SPECIAL MEETING

MOVED:	Joy Shantz	To approve the minutes of the June 2, 2014 special meeting.
SECONDED:	Abe Palacios	
VOTE ON MOTION	All in favor 5 motion passes and 0 opposed.	

VII. UNFINISHED BUSINESS

A. PUBLIC HEARING: A final plat of a portion of US Survey 3790, Block 6, LOT 15, located in the right-of-way of East Avenue, ten feet in width and 97.85 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is a right-of-way dedication.

MOVED:	Abe Palacios	To approve the final plat of a portion of USS 3790, block 6, lot 15.
SECONDED:	Joy Shantz	
VOTE ON MOTION All in favor 5 motion passes and 0 opposed		

B. PUBLIC HEARING: A final plat of a 60 foot utility and public access easement and miscellaneous sewer and utility easements. The location is City of Bethel property adjacent to the City of Bethel Recreational Center subdivision. The purpose is to create a utility access.

MOVED:	Joy Shantz	To approve the final plat of a 60 foot utility and public access easement and miscellaneous sewer and utility easements.
SECONDED:	Abe Palacios	
VOTE ON MOTION All in favor 5 motion passes and 0 opposed.		

VIII. NEW BUSINESS

A. PUBLIC HEARING: Preliminary Plat of the proposed Snowridge Subdivision. The location is the heirs of Nicholas A. Charles property, located at Tundra Ridge Road. The purpose is to create a residential subdivision.

MOVED:	Joy Shantz	To approve the preliminary plat of the proposed Snowridge Subdivision.
SECONDED:	Heather Pike	
VOTE ON MOTION All in favor 5 motion passes and 0 opposed		

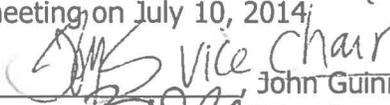
IX. DIRECTORS REPORT: Rachael discussed risk mapping.

X. COMMITTEE MEMBER COMMENTS: **Cliff:** any action being taken on traffic at the the new Swansons? **Bubba:** requested to see the Phillips Alcohol Treatment Center’s drawings. **Joy:** Ridgecrest traffic issues.

XI. ADJOURNMENT

MOVED:	Joy Shantz	Motion to adjourn the meeting.
SECONDED:	Abe Palacios	
VOTE ON MOTION		
All in favor		
5 motion passes and 0 opposed		

Next meeting on July 10, 2014;

 vice chair
 _____ John Guinn, Chairman
 _____  Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission Special Hearing/Meeting

June 2, 2014

Special Meeting

Bethel, Alaska

I. CALL TO ORDER

A special hearing/meeting of the Planning Commission was held on Monday, June 2, 2014 at 12: 00 pm in the City of Bethel Council Chambers room, in Bethel, Alaska.

Chair, Guinn, called the meeting to order at 12: 00 pm.

II. ROLL CALL

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

John Guinn, Joy Shantz, Heather Pike, Cliff Linderoth, and Abe Palacios.

Ex-Officio members present were the following: Bill Arnold, Acting Public Works Director; Recorder Betsy Jumper, and Mike Nevezel, with Pro-Dev.

III. PEOPLE TO BE HEARD: Nobody wished to be heard.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF June 2, 2014

MOVED:	Heather Pike	To approve the agenda for the special hearing/meeting of June 2, 2014.
SECONDED:	Joy Shantz	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries		

V. NEW BUSINESS

- A. **Public Hearing: Preliminary Plat of a 60 foot Utility and Public Access Easement and miscellaneous sewer and utility easements. The location is City of Bethel property adjacent to the City of Bethel Recreational Center subdivision.**

Chairman Guinn opened the public meeting.

MOVED:	Heather Pike	To approve the hearing for discussion.
SECONDED:	Cliff Linderoth	

A discussion ensued.

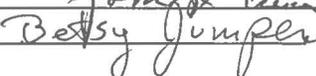
MOVED:	Joy Shantz	Call for for the question.
SECONDED:		
VOTE ON MOTION		
All in favor or 5 for and 0 opposed. Motion Carries		

VI. ADJOURNMENT

TIME: 12:15

MOVED:	Heather Pike	Motion to adjourn the meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION		
Motion carried by unanimous voice vote.		

Next meeting on June 12, 2014

ATTEST:  John Guinn, Chairperson
 Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

July 10, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Present: Abe Palacios and Cliff Linderoth; also present were Rachael Pitts, Planning Director and Betsy Jumper, Recorder.

There was no quorum.

Next meeting will be on August 14, 2014.



Betsy Jumper, Recorder

 Vice

John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

August 14, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Vice-Chair Joy Shantz, called the meeting to order at 6:30.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: Joy Shantz, Abe (Bubba) Palacios, Cliff Linderoth, and Heather Pike.

Ex -Officio members present were the following: Rachael Pitts, Planning Director

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE AUGUST 14, 2014 MEETING

MOVED:	Heather	To approve the agenda for the August 2014 meeting.
SECONDED:	Bubba	
VOTE ON MAIN MOTION		
All in favor 4 Motion passes; 4 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE JUNE 12, 2014 Meeting

MOVED:	Bubba	To approve the minutes of the June 2014 meeting.
SECONDED:	Cliff	
VOTE ON MAIN MOTION		
All in favor 4 Motion passes; 4 yes and 0 opposed.		

VI. UNFINISHED BUSINESS: A. Public Hearing: Final plat of Pinky's Park Subdivision, Tract 1, containing 31.45 acres. Property of the City of Bethel. The address is 326 Akiakchak Avenue. The purpose is addition of ten acres to Pinky's Park.

MOTION TO APPROVE THE FINAL PLAT FOR PINKY'S PARK SUBDIVISION

MOVED:	Bubba	To approve the final plat of Pinky's Park Subdivision.
SECONDED:	Heather	
VOTE ON MAIN MOTION	All in favor 4 Motion passes; 4 yes and 0 opposed.	

B. Public Hearing: Final plat of the proposed Snow Ridge Subdivision. The location is the heirs of Nicholas A. Charles property, located at Tundra Ridge Road. The purpose is to create a residential subdivision.

MOTION TO APPROVE THE FINAL PLAT FOR SNOW RIDGE SUBDIVISION

MOVED:	Cliff	To approve the final plat of Snow Ridge Subdivision.
SECONDED:	Bubba	
VOTE ON MAIN MOTION	All in favor 4 Motion passes; 4 yes and 0 opposed.	

VII. NEW BUSINESS: Public Hearing: Preliminary Plat of the proposed AVCP Family Services Subdivision. The address is 900 First Avenue. The purpose is to vacate a property line and dedicate utility easements.

MOTION TO APPROVE THE PRELIMINARY PLAT FOR AVCP FAMILY SERVICES SUBDIVISION

MOVED:	Cliff	To approve the preliminary plat for AVCP Family Services Subdivision.
SECONDED:	Heather	
VOTE ON MAIN MOTION	All in favor 4 Motion passes, 4 yes and 0 opposed	

VIII. DIRECTOR'S REPORT: Rachael went over the monthly Planner's Report.

VI. COMMISSIONER'S COMMENTS: **Heather**—The Rifle Range should have flags, so if there's shooting, the berry pickers can get out of the way, also, nuisance on 7th Ave; **Joy**-requests a list of site plan permits issued for the next meeting and also inquired about the status of the wind turbine ordinance; **Bubba**-Nuisance on Kwethluk Lane.

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

MOVED:	Bubba	To adjourn the meeting at 7:15
SECONDED:	Cliff	
VOTE ON MAIN MOTION	All in favor 4 Motion passes; 4 yes and 0 opposed.	

Next meeting will be on September 11, 2014.


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

September 11, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6:30 pm in the City Hall conference room in Bethel, Alaska.

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

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Heather Pike, Cliff Linderoth, and Kathy Hanson. Absent: Abe Palacios. Ex -Officio members present were the following: Rachael Pitts, Planning Director, and Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD –Nobody wished to be heard.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE SEPTEMBER 11, 2014 MEETING

MOVED:	Joy Shantz	To approve the agenda for the Sept. 2014 meeting.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE AUGUST 14, 2014 Meeting

MOVED:	Joy Shantz	To approve the minutes of the August 14 meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

VI. UNFINISHED BUSINESS:

- A. Public Hearing: Final plat of the proposed AVCP Family Services Subdivision. The address is 900 First Avenue. The purpose is to vacate a property line and dedicate utility easements.

MOTION TO APPROVE THE FINAL PLAT OF AVCP FAMILY SERVICES SUBDIVISION

MOVED:	Joy Shantz	To approve the final plat of the proposed AVCP Family Services Subdivision, for the purpose of vacating a property line and dedicating utility easements.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

V. NEW BUSINESS:

- A. Introduction of Amendments to the Bethel Municipal Code, Titles 15-18. For discussion only.
The titles are:
15. Buildings, Construction, and Flood Control;
16. Planning, Land Use, Platting, and Development;
17. Subdivisions; and
18. Zoning.

The Planning Director gave an overview of the above proposed changes to the BMC.

VII. DIRECTOR'S REPORT: Rachael presented the monthly Planner's Report.

VII. COMMISSIONER'S COMMENTS: **John:** Welcomes Kathy to the Planning Commission; **Joy:** Today is a special day of remembrance—really glad to see a wind turbine section in the BMC; **Heather:** Welcomes Kathy to the Commission—a good, productive meeting. Won't be here next meeting but will be glad to call in if a quorum is needed; **Cliff:** shared some views on wind turbines in Washington State; **Kathy:** Thanks everyone for the welcome—have always been interested in planning and am glad to be here.

IX. ADJOURNMENT:

MOTION TO ADJORN THE MEETING

MOVED:	Joy Shantz	To adjourn the meeting at 8:15.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

Next meeting will be on October 9, 2014

Betsy Jumper - 10-9-14
Betsy Jumper, Recorder

John Guinn
John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

October 9, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

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

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Abe (Bubba) Palacios, Cliff Linderoth, and Kathy Hanson. Absent: Heather Pike.

Ex -Officio members present were the following: Rachael Pitts, Planning Director, and Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD: Nobody wished to be heard.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE OCTOBER 9, 2014 MEETING

MOVED:	Abe Palacios	To approve the agenda for the Oct. 9 2014 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 5 yes and 0 opposed.		

V. APPROVAL OF THE MINUTES OF SEPT. 11, 2014

MOVED:	Joy Shantz	To approve the meeting minutes for the Sept. 11, 2014.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 5 yes and 0 opposed.		

VI. UNFINISHED BUSINESS: A. Amendments of the Bethel Municipal Code, Titles 15-18, FOR DISCUSSION ONLY. The Titles are: 15. Buildings, Construction, and Flood Control; 16. Planning, Land Use, Platting, and Development; 17. Subdivisions; and 18. Zoning.

The group reached the consensus to concentrate on the Supplemental portion of the amendment to the BMC since there were no "glaring" items that jumped out on titles 15-18 rewrites, and also that the Council would pore over those titles.

VII. NEW BUSINESS: A. Public Hearing: Preliminary Plat of Jung and Active lots, USS 3790, LOTS 6A, 6B, 6C, 7A, and 7B, Block 8, and lots 6A and 6B, Block 9. The address is 177 East Avenue. The purpose is to create dedications.

After discussion, it was decided to postpone this item.

MOTION TO POSTPONE PRELIMINARY PLAT OF JUNG AND ACTIVE LOTS

MOVED:	Abe Palacios	To postpone the preliminary plat of the Active/Jung property until further information is presented.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

B. Public Hearing: Trail planning with regards to priorities identified by the Trails Committee

After a brief overview, it was decided that a member of the Trails committee should come and present maps and ideas about trails in Bethel.

VI. PLANNER'S REPORT: Rachael presented the monthly planner's report .

VII. COMMISSIONER'S COMMENTS: **John:** no comments; **Joy:** we really need to do an ordinance about wind turbines, very, very important; **Bubba:** apologized for missing last month's meeting, and welcomes Kathy; **Kathy:** no comments; and **Cliff:** is the wind driving the turbines or the turbines driving the wind?

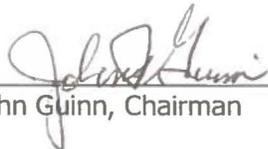
V. ADJORNMENT

MOTION TO ADJOURN THE MEETING

MOVED:	Joy Shantz	To adjourn the meeting at 6:40
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

The next Planning Meeting will be on November 13, 2014.

Betsy Jumper - 12-11-14
Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska Planning Commission

November 13, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

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

Vice-Chairman, Joy Shantz, called the meeting to order at 6:45 pm.

II. ROLL CALL

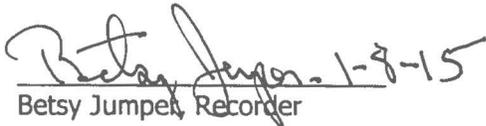
Present: Heather Pike, Joy Shantz, and Cliff Linderoth.

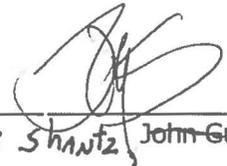
Ex -Officio members present were the following:

Rachael Pitts, Planning Director

Betsy Jumper, Recorder

Due to a lack of a quorum, meeting ended.


Betsy Jumper, Recorder


Joy Shantz, John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

Dec 11, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on December 11, 2014 at 6:30 PM in the City of Bethel Council Chambers room, in Bethel, Alaska.

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

II. ROLL CALL

Compromising a quorum of the Committee, the following members were present for roll call: John Guinn, Joy Shantz (telephonically), Abe Palacios, Cliff Linderoth, and Kathy Hanson. Heather Pike arrived after roll call.

Ex-Officio members present were the following: Rachael Pitts, and Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

--Bev Hoffman,- don't plan on being here the whole meeting- wanted to speak on 3 items; 1) in favor of the proposed Lyman Hoffman Subdivision; 2) a timeline for dust control is needed on land use permits issued by the Planning Dept.; and 3) happy to see some of the work done on zoning. Apologized for having had to resign from the Planning Commission.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF THE DEC. 11, 2014 MEETING

MOVED:	Kathy Hanson	To approve the agenda, with Item A under New Business (the preliminary plat of the proposed Lyman Hoffman Subdivision), to be moved up to be the first agenda item.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 opposed.	

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES OF OCTOBER 9, 2014

MOVED:	Kathy Hanson	To approve the Oct. 9, 2014 minutes.
SECONDED:	Abe Palacios	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 Opposed	

VI. NEW BUSINESS: A. Public Hearing: Preliminary plat of a proposed Hoffman Subdivision, adjacent to Tsikoyak (Martha Larson) Subdivision. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32, Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16, Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts. The location is BIA Road. The purpose is to create commercial and residential lots.

Chairman Guinn opened the Public Hearing.

The Planning Director introduced herself and presented a report on the preliminary plat of the proposed Lyman Hoffman Subdivision.

PEOPLE TO BE HEARD: (5 minute limit)

- Frank Neitz – spoke in favor of the new proposed Lyman Hoffman Subdivision;
- Roger Nance – spoke in opposition of the new proposed Lyman Hoffman Subdivision;
- Shannon Freitas – spoke in opposition of the new proposed Lyman Hoffman Subdivision.
- John Sargent – spoke in favor of the proposed subdivision, with conditions that should be considered; let's see things in writing.

Chairman Guinn closed the Public hearing.

Lyman Hoffman introduced himself and spoke about the proposed subdivision and the plans and need for it. He introduced his daughter Trina Short, saying she would be taking care of most of this subdivision development if approved, and also introduced David Niman, an engineer who will be addressing the wetlands requirements.

Rachael commented that a lot of good points were brought to attention for the Planning Commission to consider. There will be multiple reviews done by the City, the BIA, and the Army Corps of Engineers.

Commissioner Hanson had a question in regards to snow machine access trails.

MOTION TO SUSPEND THE RULES TO HEAR FROM ANY MEMBERS OF THE GALLERY THAT MAY HAVE QUESTIONS FOR THE DEVELOPER AND/OR PLANNING COMMISSIONER MEMBERS; TO OPEN UP THE MEETING FOR PUBLIC QUESTIONS BACK AND FORTH

MOVED:	Heather Pike	To suspend the rules to hear questions.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 Opposed	

Commissioner Hanson had a question for gallery member Frank Neitz, who is on the Public Works Committee--a main concern with any new development is the infrastructure—where do we stand Public Works wise? Lots of issues and challenges.

Commissioner Linderoth stated he thought it was piped water and sewer that was "sinking the City"; hauled water and sewer is "carrying its own". The rate review being put in place now should make it self-sustaining. We might want to consider an impact fee to the developer that might include the cost of a water or sewer truck or somehow address that. Sustaining rates, as you get more customers, may carry its own weight. Those are my thoughts and understanding of the rates.

Citizen John Sargent ran off some figures in regards to daily water and sewer routes, and how many more routes and the costs and labor associated would need to be added for a new development. It would be nice if the development agreement had some sort of impact fee to the developer to address some of these issues to aid the City.

Citizen Nance had questions and comments about snow machine accesses, culverts, wetlands, and drainages.

Developer Hoffman spoke about snow machines trespassing on his private property, and then had engineer David Nieman address the meeting. He gave a brief overview of culverts and issues facing the development such as natural flows of drainages, the wetlands, soil, and other engineer related items. He also gave a brief overview of his resume.

Lyman stated this development won't happen overnight; he hopes the lots will be sold within 3 years, and is already receiving inquiries from folks wanting land to build on. We need to take growth one step at a time; and I believe many lots will be brought on speculation, as it is very difficult now to find developable land. Also, snow machine access is very important to me as well. Many obstacles will have to be met in order to make this a reality. There is a need for land development in Bethel. We need, as a community, to take the next step to insure Bethel is a growing and vibrant place, and also, a good place to live.

Commissioner Shantz commented that all property owners have the right to develop their land right up to the easement edge as long as it's in compliance with the BMC and Bethel Comprehensive Plan and all the other laws of the land. You can't have development without conservation. My 2 biggest concerns are the stress that would be caused on the city infrastructure, of the water and sewer, fire, public safety issues. I would like to see written statements from all city depts. indicating what type of impact this would have on them. My other concern would be the wetland issue and I think that will probably come out down the road, if there is an issue. The City does need development, people are looking for for lots, but I think development needs to be done very carefully, and in accordance with our plans and codes.

City Attorney Patty Burley advised the commission on three choices:

- 1) Can approve the preliminary plat as is;
- 2) Can approve the preliminary plat conditionally; or
- 3) Disapprove the preliminary plat.

Commissioner Hanson would like to hear from, at a later date, from the Public Works Director and the City Manager on how the City and its infrastructure would have the ability to respond to a new subdivision for water and sewer and roads, as well as the school bus services. It seems to me we should be hearing from the Public Works Director on these issues.

Commissioner Linderoth stated a conditional approval would open it up for input from everybody, public works, and so on. That won't get hashed out tonight. We could approve it now as is, or approve it, but request to hear more stuff (conditionally), or, just throw it out the window, and it's done, except we have to say why we threw it out the window.

MOTION TO APPROVE THE PRELIMINARY PLAT, CONDITIONALLY

MOVED:	Cliff Linderoth	To approve the Lyman Hoffman Subdivision preliminary plat,
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		with conditions.
SECONDED:	Heather Pike	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 Opposed	

The city attorney stated something more specific needs to be said about the above motion; what sort of conditions?

Commissioner Pike would like to hear a little more about a developer agreement in meeting with the City; I think that would be a more detailed map of where we need to start and what we need to look at would be helpful. The LED lighting that was brought up was something I also had in the back of my mind, also the lengths/widths of the roads. I am comfortable with the drainages and wetlands, and the report the engineer presented. The trails are a concern for me, however, and we can bring that up with the trails committee down the road. There needs to be some open areas that are designated, whether over the culverts or off to the side, so we don't make things worse as we move forward. The kids need a good, safe place to play as well and that's a big concern-- they're our future. Also, we don't want to have others encroaching on others' properties. That's kind of where I'm at-- would like to see/learn more about a developer agreement.

Commissioner Palacios also would like to see a developer agreement with the City and agrees we do need a place to develop. We do have our problems with the City in regards to infrastructure and utilities, but is that the burden of the developer? No, it's not, although it needs to be discussed. It's consideration, for the community as a whole, but we also understand we need a new development. Many people come up to me saying you should pass that, -- we're looking for a lot to build a house, and then I've had others say we don't want it, because of the utilities. I agree with conditionally approving this, providing it's done in accordance with the BMC, and developing a development agreement is what I would like to see.

Commissioner Hanson asked could that development agreement address the city utilities question?

Commissioner Pike commented on the burden of the City as far as water and sewer; with this rate increase Council just passed, we can go out there for funding and we would be getting new customers with a new subdivision. I think we'll be able to stand on our own two feet.

Commissioner Linderoth stated that a big upfront fee, if it took a new truck, that could be included in an impact fee; the cost of the actual delivering the service, I don't know in the water and sewer rate increase plan if that had depreciation or replacement scheduled in to those costs. Course right now they're out looking into getting new water and sewer trucks and the new rates aren't in effect yet, so the money isn't there yet. When a big block of development takes place, it will take more trucks, like that gentleman pointed out. The services have to be addressed somewhere, and that's where an impact fee could be done. It should not wind up being a burden on the City. I think that's the sort of thing that could be covered in a developer agreement.

MOTION TO APPROVE THE PRELIMINARY PLAT, WITH CONDITIONAL PERMITTING; AN AMENDMENT TO THE MAIN MOTION

MOVED:	Heather Pike	To amend the above referenced preliminary plat, with the conditions of: a development agreement coinciding with the City and the Developer ; meeting the minimum of the Bethel Municipal Code and the Bethel Comprehensive Plan.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION		
All in favor Motion passes 5 yes and 0 opposed.		

Discussion: On the above motion, Commissioner Shantz wanted to amend that the conditions include the Bethel Comprehensive Plan as well.

Planning Director Pitts explained to the Planning Commission what needs to be done and the steps involved in making a development agreement with the City and the developer.

A. Public Hearing: Preliminary plat of a proposed Hoffman Subdivison, adjacent to Tsikoyak (Martha Larson) Subdivison. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32, Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16, Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts. The location is BIA Road. The purpose is to create commercial and residential lots.

MOVED:	Heather pike	To approve the preliminary plat, with the conditions of: a development agreement coinciding with the City and the Developer and abiding by the Bethel Municipal Code and the Bethel Comprehensive Plan.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes 5 yes and 0 opposed.		

Chairman Guinn opened the Public Hearing.

VII. UNFINISHED BUSINESS : A. Public Hearing: Preliminary Plat of Jung and Active Lot, US Survey 3790, Lots 6A, 6B, 6C, 7A, and 7B, Block 8, and lots 6A and 6B Block 9. The address is 177-179 East Avenue. The purpose is to create dedications.

Rachael presented the case and the history of the plat.

MOTION TO TAKE A 5 MINUTE BREAK

MOVED:	Heather Pike	To take a 5 minute break.
SECONDED:	Abe Palacios	

VOTE ON MOTION	All in favor Motion passes 5 yes and 0 opposed.	

MOTION TO CLOSE THE PUBLIC HEARING

MOVED:	Kathy Hanson	To close the public hearing portion of the meeting.
SECONDED:	Abe Palacios	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 opposed.	

UNFINISHED BUSINESS : A. Public Hearing: Preliminary Plat of Jung and Active Lot, US Survey 3790, Lots 6A, 6B, 6C, 7A, and 7B, Block 8, and lots 6A and 6B Block 9. The address is 177-179 East Avenue. The purpose is to create dedications.

MOTION MADE TO ACCEPT THE PRELIMINARY PLAT OF THE JUNG AND ACTIVE LOTS

MOVED:	Abe Palacios	To accept the Preliminary Plat of the Jung and Active lots.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 opposed.	

B. Public Hearing : Amendments to the Bethel Municipal Code, Titles 15-18. The titles are; 15. Buildings, Construction, and Flood Control; 16. Planning, Land Use, Platting, and Development; 17. Subdivisions and ; 18. Zoning.

MOTION TO TAKE A 5 MINUTE BREAK

MOVED:	Heather Pike	To take a 5 minute break.
SECONDED:	Abe Palacios	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 opposed.	

Meeting called back to order.

B. Public Hearing : Amendments to the Bethel Municipal Code, Titles 15-18. The titles are; 15. Buildings, Construction, and Flood Control; 16. Planning, Land Use, Platting, and Development; 17. Subdivisions and ; 18. Zoning. MOTION TO POSTPONE ITEM B

MOVED:	Kathy Hanson	To postpone Item B (under Old business, BMC Amendments) until next Planning Meeting, due to the late hour.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor Motion passes 5 yes and 0 opposed	

IX. DIRECTOR'S REPORT: Rachael presented the December's monthly report. Bethel's in an exciting stage of growth and I think the Planning Commission can do great things next year--Happy Holidays.

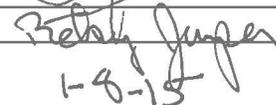
X. COMMITTEE MEMBER COMMENTS: Heather: with the passing of proposition 2 (marijuana) the Planning Commission should be talking and thinking about it in terms of zoning issues/restrictions—to start moving along with this issue and to update the code with it. Also, share a meal with somebody. Happy Holidays. Bubba: no comments, except Happy Holidays, and share a meal, that's a good idea. Kathy: thanks Patty for being here to help. Requests a list site plan permits issued be at every meeting. In addition to the marijuana issue and the BMC, we absolutely need to address wind turbines--what, where, how big, how tall, etc. We cannot put this off for much longer; we need a starting point of where to begin. Happy Holidays. Cliff: lots of thoughts about input into the new subdivision—what we should be looking for in terms of the developer agreement; there's lots of things that come in there. The public input was good. I also notice my term expires this month. Have a good holiday season. Joy: agreed with Kathy, we have a lot of ordinances on the books, why can't we have an ordinance dealing with wind turbines, prior to zoning. I think we need to get an ordinance to City Council as soon as possible so they can mull it over and get something in place. The other thing I have a comment on is a question on the minutes—we called the meeting to order in November, had roll call, and didn't have a quorum. I wonder if that should be reflected in minutes as well. Which brings me to the reason I left rapidly was to eliminate the chance of there being an illegal meeting. I don't know what happened after I left but I'm hoping there wasn't an illegal meeting. Merry Christmas. John: Happy Holidays to everyone.

XI. ADJOURNMENT

TIME:

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 8:45 pm.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	Motion carried 5 yes and 0 opposed.	

Next meeting on January 8, 2015

ATTEST: , Joy Shantz,
, ~~John Guinn~~, Chairperson
 Betsy Jumper, Recorder
 1-8-15