
City of Bethel, Alaska

Planning Commission

January 8, 2015

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, Cliff Linderoth, Joy Shantz and Kathy Hanson. The Ex - Officio member present was Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

--Shannon Freitas, wanted to briefly state she's a Larson Subdivision homeowner, and stated we received a letter notifying that the proposed Lyman Hoffman Subdivision was going to be on tonight's agenda.

--Arthur Freitas, Shannon's husband and a resident of Larson Subdivision, had a question: amendments to the Bethel Municipal Code are on the agenda, which is in line with the Hoffman Subdivision proposal--wondering why the Hoffman Subdivision isn't on the agenda when the adjustments or the amendments to the Bethel Municipal code are actually on the agenda.

--David Henderson, also a resident of Larson Subdivision, wanted to know when those issues of the Bethel Municipal Code were going to be addressed?

Walter Larson—used to own the land at Larson subdivision. We own the land on the other side. Walter talked about some of the history of that land and wanted to clear some things up a little bit. Also, too, my wife and I are here because on the other side, the south side, we have 9.3 acres, I forget the exact amount, and we're trying to get approval so our kids can take and use that land.

--Martha Larson, having problems with the proposed Hoffman Subdivision.

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 11, 2014 MEETING

MOVED:	Joy Shantz	To approve the minutes of the Dec. 11, 2014 meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.	

APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM NOVEMBER 13, 2014 MEETING

MOVED:	Joy Shantz	To approve the minutes of the Nov. 13, 2014 meeting.
SECONDED:	Heather Pike	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.
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IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE JAN. 8, 2015 MEETING

MOVED:	Abe Palacios	To approve the agenda for the Jan. 8, 2015 meeting.
SECONDED:	Joy Shantz	

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VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.
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VI. SPECIAL ORDER OF BUSINESS: ELECTION OF CHAIRMAN

MOVED:	Heather Pike	To nominate John Guinn as Chairman for the Planning Commission.
SECONDED:	Abe Palacios	

SPECIAL ORDER OF BUSINESS: ELECTION OF CHAIRMAN

MOVED:	Kathy Hanson	To nominate Joy Shantz as Chairman for the Planning Commission.
SECONDED:	Heather Pike	

Round one voting for Chairman:
4 votes in favor of Joy; 2 votes in favor of John.
Joy is elected Chairman of the Planning Commission.

SPECIAL ORDER OF BUSINESS: ELECTION OF VICE-CHAIRMAN

MOVED:	Abe Palacios	To nominate John Guinn as Vice-Chair for the Planning Commission.

MOVED:	Heather Pike	To nominate Cliff Linderoth as Vice-Chair for the Planning Commission.

Round one voting for Vice-Chair:
3 votes in favor of John and 3 votes in favor of Cliff.

Round two voting for Vice-Chair:
4 votes in favor of John and 2 votes in favor of Cliff.
John Guinn is elected Vice-Chairman of the Planning Commission.

SPECIAL ORDER OF BUSINESS: RESIGNATION OF BEV HOFFMAN TO THE PLANNING COMMISSION:

MOVED:	Heather Pike	To accept Bev Hoffman's resignation.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

VII. UNFINISHED BUSINESS:

- A. Public Hearing: Final Plat of Jung and Active lots, 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.**

MOVED:	Abe Palacios	To approve the Final plat of the Jung and Active lots.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 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 MOVE INTO A COMMITTEE OF THE WHOLE TO DISCUSS TITLES 15-18 FOR ANY POSSIBLE REVISIONS

MOVED:	Heather Pike	To move into a committee of the whole.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

Discussions ensued.

MOTION TO TAKE A BREAK

MOVED:	Kathy Hanson	To take a 5 minute break.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

Meeting reconvened at 7:20.

MOTION TO SUSPEND THE RULES TO HEAR FROM MR. WALTER LARSON

MOVED:	Abe Palacios	To suspend the rules to hear from Mr. Larson
SECONDED:	John Guinn	

Mr. Walter Larson addressed the Planning Commission on his land near Larson Subdivision and some of the issues being faced, such as the open space area on the South side of the road.

MOTION TO COME OUT OF THE COMMITTEE AS A WHOLE

MOVED:	Kathy Hanson	To come out of the committee as a whole.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

The discussion on Titles 15-18 continued.

MOTION TO TAKE ON ONE TITLE AT A TIME FOR EACH MONTHLY MEETING.

MOVED:	Abe Palacios	To take one Title at a time for each monthly meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed		

MOTION TO MOVE INTO THE COMMITTEE AS A WHOLE TO DISCUSS TITLE 15

MOVED:	Heather Pike	To move into the committee as a whole to discuss Title 15.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed		

The Planning Commission members discussed how to go about this.

MOTION TO COME OUT OF THE COMMITTEE AS A WHOLE

MOVED:	Heather Pike	To come out of the Committee as a whole.
SECONDED:	John Guinn	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed		

MOTION TO START WITH TITLE 16 AT THE NEXT PLANNING COMMISSION MEETING

MOVED:	Kathy Hanson	To address Title 16 at the next Planning meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 5 yes and 1 opposed (Pike)		

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

X. COMMISSIONER'S COMMENTS: Heather: had some questions about the construction projects near the Mud Hut; also, is anything being done about the traffic at the new Swanson's store?

At 5:00 it's quite a mess—pedestrian safety, lots of concerns. Happy New Year—looking forward to working hard and rolling up our sleeves next meeting. **Kathy:** Congratulations to the Chair and Vice-chair—thank you for doing it. **John:** Going to be gone next month doing a VFW meeting and Hawaii so please excuse me. **Cliff:** apologized for not having his notebook. **Bubba:** Again, congratulations to the Chair and Vice-Chair--thank you to Mr. Guinn for all your service and hard work over the years, we appreciate it. **Joy:** Thanked everyone for their vote of confidence—will try to do my best. Tough act to follow, and thanks John for still being here to back me up and really appreciate everything you have done, you are a rock star!!!!Also I'd like to encourage everyone to go over your material very carefully and be sure to bring your books for the next meeting.

MOTION TO SUSPEND THE RULES TO HEAR A COMMENT FROM THE GALLEY

MOVED:	Abe Palacios	To listen to comments from the public.
SECONDED:	Kathy Hanson	

--Joe Moses, a resident of Larson Subdivision, wanted to make a suggestion to have microphones to speak into so the audience can hear the meeting.

--Daysha Eaton from KYUK Radio suggested to maybe air these meetings on KYUK—lots of important things going on to be discussed in the upcoming months.

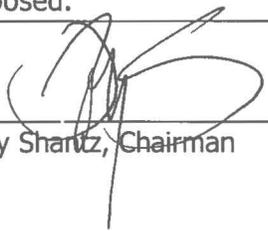
MOVED	Heather Pike	To adjourn the meeting at 8:45 pm.
SECONDED:	John Guinn	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0opposed.
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Next meeting will be on February 12, 2015.

Betsy Jumper - 3-12-15

 Betsy Jumper, Recorder



 Joy Shantz, Chairman

City of Bethel, Alaska Planning Commission

February 12, 2015

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, Joy Shantz, called the meeting to order at 6:30 pm.

II. ROLL CALL

PRESENT: Joy Shantz and Kathy Hanson. ABSENT: John Guinn, Heather Pike, and Cliff Linderoth. STAFF: Rachael Pitts

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

The next meeting will be on March 12, 2015.

Betsy Jumper - 3-12-15
Betsy Jumper, Recorder


Joy Shantz, Chairman

City of Bethel, Alaska Planning Commission

February 24, 2015

Special Meeting

Bethel, Alaska

I. CALL TO ORDER

A special meeting of the Planning Commission was held on at 12:00 noon in the City Hall conference room in Bethel, Alaska. Chairman, Joy Shantz, called the meeting to order at 12:00 pm.

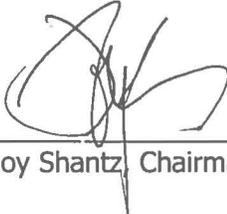
II. ROLL CALL

PRESENT: Joy Shantz and Heather Pike. ABSENT: John Guinn, Kathy Hanson, and Cliff Linderoth. STAFF: Betsy Jumper

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

The next regular meeting will be on March 12, 2015.

Betsy Jumper - 3-12-15
Betsy Jumper, Recorder


Joy Shantz, Chairman

City of Bethel, Alaska

Planning Commission Meeting

March 12, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, March 12, 2015, at 6:30 PM in the City of Bethel Council Chambers room, in Bethel, Alaska. Vice-Chair 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, Kathy Hanson, and Cliff Linderoth. Also present was Recorder Betsy Jumper.

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

IV. APPROVAL OF THE MINUTES OF JANUARY 8, 2015 REGULAR MEETING

MOVED:	Joy Shantz	To approve the minutes for Jan. 8, 2015 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries	

APPROVAL OF THE MINUTES OF FEBRUARY 12, 2015 REGULAR MEETING

MOVED:	Joy Shantz	To approve the minutes for Feb. 12, 2015 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries	

APPROVAL OF THE MINUTES OF FEBRUARY 24, 2015 SPECIAL MEETING

MOVED:	Joy Shantz	To approve the minutes for the Feb. 24, 2015 special meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries	

V. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF March 12, 2015

MOVED:	Kathy Hanson	To approve the agenda for the meeting of March 12, 2015.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries	

VI. NEW BUSINESS: None

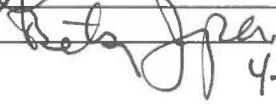
VII. UNFINISHED BUSINESS: None

VIII. COMMISSIONER'S COMMENTS: Cliff: apologized for missing the last two meetings; John: had a wonderful time in Hawaii; Kathy: we have got to find more Planning Commissioner's; Joy: wondered why the agenda is so blank, and also wondered about the status of the Hoffman Sub. Development, as well as the status of the BMC rewrites.

IV. ADJOURNMENT

MOVED:	John Guinn	Motion to adjourn the meeting.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	Motion carried by unanimous voice vote.	

Next meeting on will be on April 9, 2015

ATTEST:  Joy Shantz, Chairman
 Betsy Jumper, Recorder
4-9-15

City of Bethel, Alaska

Planning Commission Meeting

April 9, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, April 9, 2015, at 6:30 PM in the City of Bethel Council Chambers room, in Bethel, Alaska. Chairman Shantz 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, Kathy Hanson, and Cliff Linderoth; Heather Pike was excused. Also present was Recorder Betsy Jumper.

III. PEOPLE TO BE HEARD: Shannon Freitas was wondering about the status of the proposed Lyman Hoffman Subdivision and about the notification process in regards to the proposed subdivision.

IV. APPROVAL OF THE MINUTES OF MARCH 12, 2015 REGULAR MEETING

MOVED:	John Guinn	To approve the minutes for the March 12, 2015 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries	

V. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF APRIL 9, 2015

MOVED:	Kathy Hanson	To approve the agenda for the meeting of April 9, 2015.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries.	

VI. SPECIAL ORDER OF BUSINESS: City Clerk Lori Strickler presented the annual Planning Commissioner training.

VII. NEW BUSINESS: None

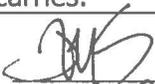
VIII. UNFINISHED BUSINESS: None

IX. COMMISSIONER'S COMMENTS: Cliff: no comments; John: no comments; Kathy: no comments; Joy: no comments.

IV. ADJOURNMENT

MOVED:	John Guinn	Motion to adjourn the meeting.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	4 yes and 0 opposed. Motion carries.	

Next meeting on will be on May 14, 2015


 ATTEST:  6-11-15, Joy Shantz, Chairman
 Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

May 14, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held on May 14, 2015 in the City of Bethel Council Chambers room, in Bethel, Alaska.

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

II. ROLL CALL:

Compromising a quorum of the Committee, the following members were present for roll call: John Guinn, Heather Pike, Kathy Hanson, and Cliff Linderoth. Joy Shantz was excused. Also present was recorder Betsy Jumper.

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

IV. APPROVAL OF AGENDA:

MOTION TO APPROVE THE AGENDA OF May 14, 2015

MOVED:	Heather Pike	To approve the agenda, but postpone Item B, Tall Tower Ordinance.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes, 0 opposed.	

V. APPROVAL OF MINUTES:

MOTION TO APPROVE THE MINUTES OF APRIL 9, 2015

MOVED:	Heather Pike	To approve the minutes of April 9, 2015.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 4 yes, 0 opposed	

VII. UNFINISHED BUSINESS : None

VIII. NEW BUSINESS:

A. Minor Replat of USS 3230, vacating a common lot line between lots 6 & 7, Block 12, to create a single lot 1 Block 12 to create JWS subdivision.

MOVED:	Cliff Linderoth	Motion to introduce Item A.
SECONDED:	Heather Pike	
VOTE ON MOTION	All in favor 4 yes, 0 opposed	

A discussion ensued.

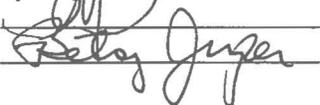
MOVED:	Kathy Hanson	To take no action on Item A until the applicant has been contacted for further clarification.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION		
	All in favor	
	4 yes, 0 opposed.	

IX. COMMITTEE MEMBER COMMENTS: **Kathy:** Asked what did the City Council do for the budget request for \$61,000 to subcontract for Planning Services—also inquired if the Planning Director job is being advertised. Plus, we need more members on the commission; it's an interesting commission—all about the future of Bethel and it's very important. And we need a Planning Director. **Cliff:** Nothing really, except saw the 1st mosquitoes—they're here, and also the swallows. The cavalry is here. **Heather:** The only comments I have—unless the majority of the Planning Commission doesn't want me to—is to continue to lobby against the \$61,000 expenditure. I think 679.00 per day in Bethel is too much, especially after consulting with the City Attorney and Betsy—we have nothing pending for the Planning Commission. We don't need an acting Planning Director to come out here and sit with us for our monthly meetings. That's not justification for \$61,000 for 90 days. The other thing that's exciting is that I asked the City Attorney to look into the legalities of a 2nd class city versus a 1st class city. With a 1st class city, a City Planner is needed/required; with a 2nd class city, a Planning Director is not required. I think that that's a real viable option and something I want to talk further about is if Betsy or whoever the employee that is in the position already, if they had interest, with Code Enforcement training and possibly entering into some courses to become a Planner 1 where we can develop from within. We already have a long term employee that's worked under two Planning Directors. Why do we need to hire an outsider who may only stay for a year? Why not invest in the employee we already have that is knowledgeable about working in this field?—just food for thought. **John:** had no comments.

X. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 7:20.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION		
	All in favor	
	4 yes, 0 opposed	

Next meeting will be on June 11, 2014

ATTEST:  Joy Shantz, Chairperson
 Betsy Jumper, Recorder

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City of Bethel, Alaska Planning Commission

June 11, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held on June 11, 2015 in the City of Bethel Council Chambers room, in Bethel, Alaska.

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

II. ROLL CALL:

Compromising a quorum of the Committee, the following members were present for roll call: John Guinn, Heather Pike, Kathy Hanson, Joy Shantz; Cliff Linderoth was excused. Also present was recorder Betsy Jumper.

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

IV. APPROVAL OF AGENDA:

MOTION TO APPROVE THE AGENDA OF JUNE 11, 2015

MOVED:	Heather Pike	To approve the agenda.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 4 yes, 0 opposed.	

V. APPROVAL OF MINUTES:

MOTION TO APPROVE THE MINUTES MAY 14, 2015

MOVED:	Heather Pike	To postpone until next July meeting.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 4 yes, 0 opposed	

VI. COMMITTEE MEMBER COMMENTS: **Heather:** Told the members of the last Council meeting, specifically moving the Planning office to the Courthouse-shared concerns of moving to Courthouse, it would be a disservice. But do envision moving the planning office sometime within the year to accommodate the elders; **John:** had no comments; **Kathy:** was thankful that the Commission is being kept informed regarding the Blue Sky Subdivision and other updates—we're kind of in limbo as a Commission without a director—feels we're performing some service to the community; **Joy:** just to piggyback with what Heather said, I think it would be good to move the planning office, but the Courthouse is not the right place with the security unless there can be a separate entrance. Everybody enjoy your summer days.

VII. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 4 yes, 0 opposed	

Next meeting will be on July 9, 2015

 Joy Shantz, Chairperson
 ATTEST:  Betsy Jumper, Recorder

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City of Bethel, Alaska Planning Commission

July 9, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT: John Guinn and Cliff Linderoth. STAFF: Betsy Jumper

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

The next regular meeting will be on August 13, 2015.


Betsy Jumper, Recorder


Joy Shantz, Chairman

City of Bethel, Alaska

Planning Commission Meeting

Oct. 8, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Oct. 8, 2015, at 6:30 PM at the City Hall break room, in Bethel, Alaska. Chair 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: John Guinn, Joy Shantz, Kathy Hanson, and Cliff Linderoth. Also present was Recorder Betsy Jumper and Acting City Manager Pete Williams and Mr. Bob Angaiak of Orutsararmuit Native Council (ONC).

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

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF OCT. 8, 2015

MOVED:	John Guinn	To approve the agenda for the meeting of October 8, 2015.
SECONDED:	Kathy Hanson	
VOTE ON MOTION All in favor 4 yes and 0 opposed. Motion carries.		

J. APPROVAL OF MINUTES FROM THE AUGUST 13TH AND SEPTEMBER 10TH 2015 PLANNING MEETINGS

MOTION TO APPROVE THE MINUTES FROM AUG. 13 AND SEPT. 10

MOVED:	John Guinn	To approve both meeting minutes.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION All in favor 4 yes and 0 opposed. Motion carries.		

VI. NEW BUSINESS: A. Alaska Marine Lines Renewal of the lease for the warehouse located at the city dock—formerly the Northland warehouse; (ACTION ITEM)

MOTION TO APPROVE THE RENEWAL OF THE LEASE

MOVED:	Cliff Linderoth	To approve and recommend to City Council the renewal of the Alaska Marine Lines warehouse lease as written.
SECONDED:	Kathy Hanson	
VOTE ON MOTION All in favor 4 yes and 0 opposed. Motion carries.		

B. Transfer of Title for United States Survey No. (USS) 4117, lot 15—the old Army National Guard Readiness Center location—located approximately across from the “Q-2”; transfer the Title back to the City of Bethel from the Bureau of Land Management (BLM); (ACTION ITEM)

MOTION TO TABLE ITEM B

MOVED:	Kathy Hanson	To table item until further information can be gathered from City of Bethel Administration and then bring item B back to the Planning Commission.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries.	

C. Orutsararmuit Native Council (ONC) would like for the City of make a road, so ONC can have access to their land, Lot 13, USS 4117, near Lot 15, USS 4117, for a possible future housing development (DISCUSSION).

Mr. Bob Angaiak gave a presentation and the history of the above. ONC is not asking for the City to make a road, rather, they would like the City’s blessing to build on the right-of-way (R.O.W.) Mr. Angaiak gave a brief overview of the proposed development.

D. Introduction of Ordinance 15-29: Amending the Bethel Municipal Code (BMC) Chapter 4.08—Acquisition and Disposal of Land; (ACTION ITEM)

MOTION TO DISAPPROVE THE INTRODUCTION OF ORDINANCE 15-29 AMENDING THE BMC CHAPTER 4.08-ACQUISITION AND DISPOSAL OF LAND.

MOVED:	Cliff Linderoth	To recommend to City Council to disapprove the introduction of Ordinance 15-29.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries.	

E. Request by City Attorney to look into/review/discuss: towers ordinance; city-wide zoning; nuisance properties; abandoned properties; site plan permits; easements; subdivisions; conditional use/special use permits; and property taxes

MOTION TO POSTPONE ITEM E.

MOVED:	Kathy Hanson	To postpone item E until next meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries.	

VII. COMMISSIONER’S COMMENTS: John, Cliff, and Kathy had no comments. Joy expressed concerns of boats and vehicles in the City’s R.O.W.’s. What’s going to happen when and if it snows and the plows are unable to adequately plow City roads? And, great news, the Planning Commission is going to get two new members!

VIII. ADJOURNMENT

MOVED:	Joy Shantz	Motion to adjourn the meeting at 7:50.
SECONDED:	John Guinn	
VOTE ON MOTION 4 yes and 0 opposed. Motion carries.		

The next meeting will be on November 12, 2015

ATTEST:  Joy Shantz, Chairman
 Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission Meeting

Nov. 12, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Nov. 12, 2015, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Chair 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: John Guinn, Joy Shantz, Cliff Linderoth, Lorin Bradbury, Kurt Kuhne, and Nikki Hoffman. Kathy Hanson was excused. Also present was Recorder Pauline Boratko, City Manager Ann Capela and City Lawyer Patty Burley.

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

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF NOV. 12, 2015

MOVED:	Lorin Bradbury	To approve the agenda for the meeting of November 12, 2015, removing Item D. under new business.
SECONDED:	John Guinn	
VOTE ON MOTION		
All in favor 6 yes and 0 opposed. Motion carries.		

V. APPROVAL OF MINUTES FROM THE OCT. 8, 2015 PLANNING MEETINGS

MOTION TO APPROVE THE MINUTES

MOVED:	John Guinn	To approve the Oct. 8, 2015 minutes.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION		
All in favor 6 yes and 0 opposed. Motion carries.		

VI. NEW BUSINESS: A. Proposed Bethel Municipal Code (BMC) Ordinance 15-32-An Ordinance by the Bethel City Council, Repealing and Replacing BMC 5.05, Alcoholic Beverages

MOTION MADE TO 5.08.050 TO NOT REMOVE/STRIKE PLANNING COMMISSION INVOLVEMENT EXCEPT AS OUTLINED IN BMC SECTION 16.20 (which doesn't exist yet)

MOVED:	Lorin Bradbury	Motion to not remove the Planning Commission involvement except as outlined in BMC section 16.20 (which does not exist yet)
SECONDED:	Kurt Kuhne	
VOTE ON MOTION		
All in favor 6 yes and 0 opposed. Motion carries.		

B. Consideration of Leases – Department of Law, Bethel Courthouse-for Lot 2, Block 1, Plat Number 99-12, the physical address is 208 Chief Eddie Hoffman Highway; and General Communications, Inc. (GCI) Lease-for Lot 5A, Block 9, United States Survey USS 3230 B, Plat Number 98-06, the physical address is 208 Main Street

MOTION MADE TO MOVE THE GCI LETTER BACK TO ADMINISTRATION

MOVED:	Kurt Kuhne	To send the GCI letter back to administration to draw up a lease and bring it back to the Planning Commission at the next meeting in order for the Planning Commission to move forward on.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

MOTION MADE TO MOVE THE DEPT. OF LAW LEASE BACK TO ADMINISTRATION

MOVED:	Kurt Kuhne	To take the Dept. of Law Courthouse Lease back to Administration to draw up a current proposed lease and bring back to the Planning Commission for review and recommendation.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

C. State of Alaska Marijuana Regulations

The City Manager spoke to the Commission about marijuana regulations and the role of land use.

II. OLD BUSINESS A. Introduction of Ordinance 15-29: Amending the Bethel Municipal Code (BMC) Chapter 4.08—Acquisition and Disposal of Land; (ACTION ITEM)

MOTION TO SEND BACK TO ADMINISTRATION

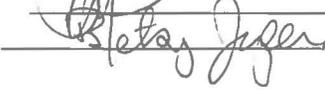
MOVED:	Kurt Kuhne	To forward Ordinance 15-29 to Council with the following changes: Strike the last Whereas; on page 3, under 4.08.50, "C" take out the word "if available" and instead change to "if deemed appropriate by the City Manager".
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

VIII. COMMISSIONER'S COMMENTS: Lorin--I enjoyed being here, it was an interesting experience; Cliff--glad to have this lease approval kinda squared away. The other thing that was suggested was whether we should have a December meeting because of the holidays; John--no comment; Kurt--thank you, it's been fun; Joy--my comments were the December meeting, to hash that out, and I am really happy we have a full table—I welcome the two new commissioners. I'll say what John always used to say to new commissioners (John Guinn was the Chairman for many years and I'm just trying to keep up and be half as good as he was). He used to say "being on the Planning Commission you get to keep your finger on the pulse of the City and know what's going on" and it's pretty exciting to be a Planning Commissioner, so, welcome to the Commission. Another thing I saw was a typo on Commissioner's terms on the agenda.

II. ADJOURNMENT

MOVED:	John Guinn	Motion to adjourn the meeting at 8:40.
SECONDED:	Lorin Bradburuy	
VOTE ON MOTION	6 yes and 0 opposed. Motion carries.	

The next meeting will be on December 10, 2015

ATTEST:  Joy Shantz, Chairman
 Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission Meeting

Dec. 10, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Dec. 10, 2015, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Chair 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: John Guinn, Joy Shantz, Lorin Bradbury, Kurt Kuhne, Kathy Hanson, and Nikki Hoffman. Cliff Linderoth was excused. Also present was Planning Director Ted Meyer, Recorder Betsy Jumper and Port Director Pete Williams.

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

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF DEC. 10, 2015

MOVED:	Kathy Hanson	To approve the agenda for the meeting of December 10, 2015.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION All in favor 6 yes and 0 opposed. Motion carries.		

V. APPROVAL OF MINUTES FROM THE NOV. 12, 2015 PLANNING MEETING

MOTION TO APPROVE THE MINUTES

MOVED:	John Guinn	To approve the Nov. 12, 2015 minutes.
SECONDED:	Nikki Hoffman	
VOTE ON MOTION All in favor 6 yes and 0 opposed. Motion carries.		

VI. NEW BUSINESS: A. Introduction of Mr. Ted Meyer, Planning Director. Ted introduced himself to the Planning Commission and gave an overview of his experiences and history in Alaska and planning and is looking forward to being in Bethel.

B. City of Bethel owned Property – Lot 1B, Block 7, Plat Number 82-23. The physical address is 251 East Avenue (ACTION ITEM). Port Director Pete Williams presented the history of the building and what the Port would like to use the building for to the Planning Commission.

MOTION MADE TO RECOMMEND TO CITY COUNCIL THAT THE PORT OFFICE USE THE SHOP.

MOVED:	Lorin Bradbury	To recommend to Council the Port Office use the shop for repairing vehicles, storing boats, etc.
SECONDED:	Kathy Hanson	
VOTE ON MOTION All in favor 6 yes and 0 opposed. Motion carries.		

The City Attorney spoke to the Planning Commission about upcoming areas that the Planning Commission may need to go over in future meetings. The City Manager also spoke to the Planning Commission about Donlin Gold Creek and the newly released Environmental Impact Statement.

VII. COMMISSIONER'S COMMENTS: **Kathy**—no comments; **Nikki**—glad to be here, this is a very short and sweet meeting and I like the idea of putting a time limit on any extra meetings we may have and I'm glad everyone's here, it's nice to see new faces. Also, the marijuana commission is meeting frequently; I don't know if we'll be meeting as often, but I think if we did, I would be in favor of added meetings with a time limit, just an option, so we don't get burnt out. And, was the Planning Commission satisfied with Council representation about the recommendations of Ordinance 15-32?; **John**—no comments; **Lorin**—I'll mention the Port in relation to Donlin Creek Gold mine, how many acres they would need for example—this topic came up in a Chamber of Commerce meeting-- and I feel this should be discussed with the Planning Commission. Also, the potential for a borough should be discussed as well. Let's be proactive and get moving on it. **Kurt**—I would like those 2 things to be on a future agenda as well (Donlin and borough). The main thing I would like to comment on is the concern I have with Donlin, and the YKHC hospital expansion-- 400 new jobs with the hospital and 3000 with Donlin which potentially may create more development here. How can the City promote development of land? In this town you can let your land sit, and there's no reason to develop it because there's no taxes. In other places you lose money if you don't do something with your land. So, in the near future I would like to see how we can forward think this in getting the administration involved too. Also, in regards to more meetings in the future, I'm not opposed for a temporary period of time. **Joy**—I am very happy to welcome Mr. Meyer to the Planning Director position, much needed and welcome to Bethel. Also, something I wanted to say at the last meeting was Happy Veteran's Day to John—thank you for your service. Another comment is, and I've heard so much about it the past few days, is about the AVEC tower being right on the snow machine trail, and the concern for safety, that somebody might not see the wires. My idea was to make it a giant Christmas tree and light that baby up, that'd be beautiful. It could be like White Niece, a navigational aid. This just illustrates the importance of involving the Planning Commission. This did not come to us-- we were completely skirted and circumvented on that. And, if it would have come to us, we have a lot of minds here that we could put it together and say, look, maybe that's not the best place. These decisions coming to the Planning Commission/and or other Commissions and Committees, are so important. As a Councilmember, if you get something that doesn't have a recommendation—it's the Councilmember's responsibility to say this needs to go to the Commission or the Committee. Don't act on it until all the minds (there's a wealth of knowledge and experience) have been tapped.

VIII. ADJOURNMENT

MOVED:	Kurt Kuhne	Motion to adjourn the meeting at 7:45.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	6 yes and 0 opposed. Motion carries.	

The next meeting will be on January 14, 2016

B. Jumper *John Guinn*
 ATTEST: *Betsy Jumper* John Guinn, Vice-Chairman
 Betsy Jumper, Recorder