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# City of Bethel, Alaska

## Planning Commission Meeting

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January 14, 2016

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, January 14, 2016, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Vice-Chair 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, Lorin Bradbury, Kurt Kuhne, Kathy Hanson, Nikki Hoffman and Cliff Linderoth. Joy Shantz was excused. Also present was Planning Director Ted Meyer, Recorder Betsy Jumper, City Manager Ann Capela and City Lawyer Patty Burley.

### III. PEOPLE TO BE HEARD

Ana Hoffman of BNC spoke to the group about the history of the proposed package store and the new proposed site for it, and she is here because a conditional use permit is now required and needs approval from the Planning Commission. Ana also spoke of concerns with a possible KNIK Port and the Donlin Gold project EIS processes.

### MOTION MADE TO HAVE A SPECIAL MEETING FEBRUARY 2, 2016 TO CONSIDER CONDITIONAL USE PERMITS SUBMITTED

<b>MOVED:</b>	Kurt Kuhne	To have a Special Planning Meeting on Feb. 2, 2016.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

### IV. MOTION TO APPROVE THE MINUTES

<b>MOVED:</b>	Lorin Bradbury	To approve the Dec. 10, 2015 minutes.
<b>SECONDED:</b>	Kurt Kuhne	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

### V. APPROVAL OF THE AGENDA

#### MOTION TO APPROVE THE AGENDA OF JANUARY 14, 2016

<b>MOVED:</b>	Lorin Bradbury	To approve the agenda.
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<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**VI. NEW BUSINESS: A. Donlin Creek Gold Mine and Possible Impacts to Bethel (Discussion Item);**  
A discussion ensued.

**MOTION MADE TO SEND A LETTER TO DONLIN GOLD REQUESTING THAT THE PLANNING COMMISSION BE INVOLVED IN ALL LAND RELATED USES IN BETHEL AND TO REQUEST DONLIN OFFICIALS SPEAK TO THE PLANNING COMMISSION**

<b>MOVED:</b>	Lorin Bradbury	To request to Donlin Gold that the City of Bethel Planning Commission be involved with all matters related to land use and to request Donlin officials speak to the Planning Commission.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**MOTION MADE TO DIRECT THE PLANNING DIRECTOR TO WRITE A LETTER TO THE ARMY CORPS OF ENGINEERS REQUESTING AN EXTENSION OF PUBLIC COMMENTS OF UP TO A YEAR FOR THE DONLIN GOLD EIS COMMENT TIME PERIOD.**

<b>MOVED:</b>	Nikki Hoffman	To write a letter to the ACE requesting an extension of up to a year on the EIS comment time period.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**MOTION MADE TO FORWARD ALL INDUSTRIAL USE SITE PLAN PERMITS TO THE PLANNING COMMISSION MEMBERS FOR REVIEW.**

<b>MOVED:</b>	Kathy Hanson	To forward all industrial site plan permits to the Planning Commission members for review.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**B. Exploring the Topic of Bethel Becoming a Borough (Discussion Item):**  
A discussion ensued.

**C. Mapping (Discussion Item):** Ted went over the mapping needs of the planning department. An inventory was done with both current digital and paper maps. The zoning map was done in 1990 and needs to be updated; we need mapping for upcoming zoning activities.

**D. Upcoming Zoning Process (Discussion Item):** Kasayuli and Larson subdivisions are the pressing areas that need zoning done--maybe start out with these two to facilitate the process, and "ease" into things. Also, it would be good if we could have specific items to go over.

**E. Review of Conditional Use Permit – Uses for each Zoning District (Discussion Item):** The conditional use permits are coming, specifically marijuana and alcohol permits. We have a new conditional use permit that just got developed.

**VI. PLANNER'S REPORT:** Ted went over the Planning Director's monthly activity report.

**VII. COMMISSIONER'S COMMENTS:** **Lorin:** A lot of information discussed here tonight-it is helpful. Want to be sure with the motion made tonight about contacting Donlin Creek and that that person be able to talk to us/present/discuss with them—will that be on the agenda for next meeting? The second thing is talking about land development; I would like to see this as a discussion item on the next agenda. One more thing, this is only my third meeting and I'm enjoying it; **Kurt:** would like to thank the Planner and everyone for being here, appreciate all the discussions and patience with me as I try to navigate my way through; **Kathy:** thanked Ted, really liked his report--brief and to the point. Also, just a reminder, to bring a list of all site plan permits issued; **Cliff:** no comment. **Nikki:** no comment.

**VIII. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:45.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b> 5 yes and 0 opposed. Motion carries.		

The next meeting will be on February 11, 2016

 John Guinn, Vice-Chairman  
ATTEST:  Betsy Jumper, Recorder

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# City of Bethel, Alaska

## Planning Commission-Special Meeting

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Feb. 2, 2016

Special Meeting

Bethel, Alaska

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

A special meeting of the Planning Commission was held February 2, 2016 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska.

Chair Shantz called the meeting to order at 6:40 pm.

### **II. ROLL CALL**

Compromising a quorum of the Committee, the following members were present for roll call: Joy Shantz, Kathy Hanson, Nikki Hoffman, Kurt Kuhne, and Cliff Linderoth. Excused were John Guinn and Lorin Bradbury.

Ex-Officio members present were the following: Planning Director Ted Meyer and Recorder Betsy Jumper. Also present was City Attorney Patty Burley and City Manager Ann Capela.

**III. PEOPLE TO BE HEARD (5 minute limit)** Nobody wished to be heard.

### **IV. NEW BUSINESS:**

- A. PUBLIC HEARING: Applicant: Bethel Spirits, LLC, is applying for a Conditional Use Permit to open a Package Store. The Legal Description is United States Survey 1002, lot 1, in Bethel, Alaska 99559. The physical address is 750 Front Avenue.
- B. PUBLIC HEARING: Applicant: Fili's Restaurant is applying for a Conditional Use Permit to obtain a Liquor License. The Legal Description is United States Survey 3770, lot 1, block 6, in Bethel, Alaska 99559. The physical address is 110 Osage Avenue.

*Chairman Shantz opened the public hearing.*

Item A.

The Planning Director introduced himself and presented a report on the Bethel Spirits Conditional Use permit application.

Applicant Ana Hoffman of Bethel Spirits LLC presented a history of the request for a permit for a liquor store and the site location.

### **Wishing to be heard was:**

- Father Chuck Peterson spoke in opposition of a package store;
- Father Thomas also spoke in opposition of a package store.

After a discussion, and finding the applicant met most of the conditions set forth in BMC 18.60.040 (B)(1) through (10), the Planning Commission moved:

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**MOTION TO ACCEPT THE BETHEL SPIRITS, LLC CONDITIONAL USE PERMIT WITH CONDITIONS**

<b>MOVED:</b>	Kurt Kuhne	To approve the Bethel Spirits LLC Conditional Use Permit, with the condition that the building has adequate lighting surrounding the building for safety reasons.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b> All in favor Motion passes 4 yes and 1 abstained		

Item B.

The Planning Director went over the Fili's Conditional Use application, such as zoning, the history of the building, and characteristics of the neighborhood.

Applicant Kadri Limani of Fili's presented the request for a liquor license, and how all the conditions met all requirements of the City of Bethel.

**Wishing to be heard was:**

--Citizen Ana Hoffman spoke of concerns with Ridgecrest Drive being a main artery and what would happen if Ridgecrest were blocked off due to an accident.

After a discussion, and finding the applicant met most of the conditions set forth in BMC 18.60.040 (B)(1) through (10), the Planning Commission determined:

**MOTION TO ACCEPT THE FILI'S CONDITIONAL USE PERMIT APPLICATION WITH THE FOLLOWING CONDITIONS:**

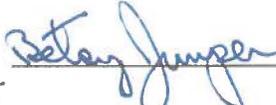
<b>MOVED:</b>	Kurt Kuhne	To approve the Conditional Use Permit, with the conditions that Ridgecrest Drive be blocked off for safety reasons, and also to look at the possibility of installing a guardrail near the embankment in the parking area.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b> All in favor Motion passes - 5 yes and 0 opposed		

Chairman Shantz closed the public hearing.

**XI. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:40.
<b>SECONDED:</b>	Kurt Kuhne	
<b>VOTE ON MOTION</b> All in favor Motion passes - 5 yes and 0 opposed		

 John Guinn,  
Chairperson

ATTEST:  Betsy Jumper  
Recorder

# City of Bethel, Alaska

## Planning Commission Meeting

February 11, 2016

Regular Meeting

Bethel, Alaska

**I. CALL TO ORDER**

A regular meeting of the Planning Commission was held on Thursday, February 11, 2016, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Vice-Chair 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, Lorin Bradbury, Kurt Kuhne, Kathy Hanson, and Cliff Linderoth. Joy Shantz and Nikki Hoffman were excused. Also present was Planning Director Ted Meyer and Recorder Betsy Jumper.

**III. PEOPLE TO BE HEARD**

Nobody wished to be heard.

**IV. MOTION TO APPROVE THE MINUTES OF THE JANUARY 14, 2016 MEETING**

<b>MOVED:</b>	Lorin Bradbury	To approve the Jan. 14, 2016 minutes.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

**MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 2, 2016 SPECIAL MEETING**

<b>MOVED:</b>	Kurt Kuhne	To approve the Feb. 2, 2016 minutes.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

**V. APPROVAL OF THE AGENDA**

**MOTION TO APPROVE THE AGENDA OF FEBRUARY 11, 2016**

<b>MOVED:</b>	Kathy Hanson	To approve the agenda.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

**VI. SPECIAL ORDER OF BUSINESS:** A. Election of Chairman B. Election of Vice-Chairman

**MOTION MADE TO ELECT JOY SHANTZ AS CHAIRMAN**

<b>MOVED:</b>	Kathy Hanson	To elect Joy Shantz as Chairman of the Planning Commission.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**MOTION MADE TO ELECT JOHN GUINN AS VICE-CHAIRMAN**

<b>MOVED:</b>	Kathy Hanson	To elect John Guinn as Vice-Chairman of the Planning Commission.
<b>SECONDED:</b>	Kurt Kuhne	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**II. NEW BUSINESS:** Zoning Discussion

Ted presented the Planning Commission with Zoning issues in the City.

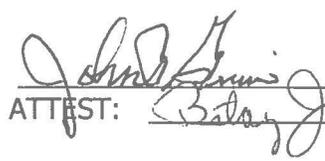
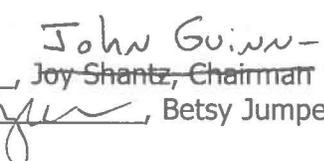
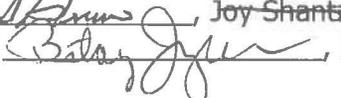
**VIII. PLANNER'S REPORT:** Ted went over the Planning Director's monthly activity report.

**IX . COMMISSIONER'S COMMENTS:** **Lorin:** (left the meeting at 8:00); **Kurt:** no comment; **Kathy:** no comment; **Cliff:** good meeting; **John:** no comment.

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:10 PM
<b>SECONDED:</b>	Kurt Kuhne	
<b>VOTE ON MOTION</b>	4 yes and 0 opposed. Motion carries.	

The next meeting will be on March 10, 2016

 **John Guinn - Vice-Chairman**  
 ~~Joy Shantz, Chairman~~  
**ATTEST:**  Betsy Jumper, Recorder

# City of Bethel, Alaska

## Planning Commission Meeting

March 10, 2016

Regular Meeting

Bethel, Alaska

**I. CALL TO ORDER**

A regular meeting of the Planning Commission was held on Thursday, March 10, 2016, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Vice-Chair 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, Lorin Bradbury, Kathy Hanson, and Cliff Linderoth; Nikki Hoffman arrived after roll call. Joy Shantz was excused. Also present was Planning Director Ted Meyer and Recorder Betsy Jumper.

**III. PEOPLE TO BE HEARD**

Nobody wished to be heard.

**IV. MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 11, 2016 MEETING**

<b>MOVED:</b>	Lorin Bradbury	To approve the Feb. 11, 2016 minutes.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>		
All in favor 4 yes and 0 opposed. Motion carries.		

**V. APPROVAL OF THE AGENDA**

**MOTION TO APPROVE THE AGENDA OF MARCH 10, 2016**

<b>MOVED:</b>	Kathy Hanson	To approve the agenda.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>		
All in favor 4 yes and 0 opposed. Motion carries.		

**VI. NEW BUSINESS:** A. A resolution of the Planning Commission recommending an ordinance amending chapter 18.36.030 of the Bethel Municipal Code to add alcohol sales and dispensing as a conditional use permit designation in the General Use District. (Action Item)

**MOTION MADE TO RECOMMEND ORDINANCE 16- TO THE CITY COUNCIL**

<b>MOVED:</b>	Kathy Hanson	To recommend to Council that Ordinance 16- amending chapter 18.26.030 be approved .
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

**VII. PLANNER'S REPORT:** Ted went over the Planning Director's monthly activity report.

**IX. COMMISSIONER'S COMMENTS:** **Lorin:** no comment; **Nikki:** no comment; **Kathy:** asked about the Planning office moving to the Log Cabin; **Cliff:** wanted to alert everyone about the YKHC crossing lights not working; **John:** no comment.

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:10 PM
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>   5 yes and 0 opposed. Motion carries.		

The next meeting will be on April 14, 2016

 Joy Shantz, Chairman  
ATTEST:  Betsy Jumper, Recorder

# City of Bethel, Alaska

## Planning Commission

April 14, 2016

Regular Meeting

Bethel, Alaska

**I. CALL TO ORDER:**

A regular meeting of the Planning Commission was held April 14, 2016 pm in the City of Bethel Council Chambers room, in Bethel, Alaska.

Chair 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: Joy Shantz, John Guinn, Kurt Kuhne, Kathy Hanson, Lorin Bradbury (arrived at 6:36), and Nikki Hoffman (arrived at 6:50). Cliff Linderoth was excused.

Ex-Officio members present were the following: Planning Director Ted Meyer and Recorder Betsy Jumper.

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

**IV. APPROVAL OF AGENDA**

**MOTION TO APPROVE THE AGENDA OF APRIL 14, 2016**

<b>MOVED:</b>	John Guinn	To approve the agenda.
<b>SECONDED:</b>	Kurt Kuhne	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed.	

**V. APPROVAL OF MINUTES**

**MOTION TO APPROVE THE MINUTES OF MARCH 10, 2016**

<b>MOVED:</b>	Kathy Hanson	To approve the minutes.
<b>SECONDED:</b>	John Guinn	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed	

**VI. NEW BUSINESS:** **A.** Discussion regarding infrastructure development. A discussion ensued about the procedures for new developments, and what the Bethel Municipal Code states. Administration was directed to come up with a policy that is consistent, concise, and easily understood. **B.** Discussion: Preparing for Marijuana Facility Zoning – ordinance examples and issues from other communities - Ted briefed the Commission on the Marijuana Committee happenings, and it was decided to wait for them to come up with the code, and then the Planning Commission would do the zoning. **C.** Discussion: Conditional Use Permit Application Request – YKHC Expansion Project: Ted gave a brief statement on why YKHC needs a CUP as per the BMC.

**IX. DIRECTORS REPORT:** Ted went over the monthly Planner's report.

**X. COMMITTEE MEMBER COMMENTS:** **Kurt:** I resign, too busy with moving; many important things coming to Bethel; **Nikki:** Thanked Kurt for his service; **Kathy:** Won't be here for next meeting; **Lorin:** Sorry

to see Kurt go. Was wondering if we could put on the agenda the topic of future development in Bethel, for example, what are other Alaska communities doing, what are ways to increase/encourage development activity? Also, on the marijuana facilities/zoning, it would be better to see it on a map; **John:** Thanked Kurt, sorry to see him leave; **Joy:** It would be nice to see the planning budget before it gets finalized; it would also be great if we could send Commissioner's to the annual training in November at the Anchorage Planning Association/AML conferences.

**XI. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:55.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in Favor 6 yes and 0 no	

Next meeting will be on May 12, 2016

ATTEST: *Joy Shantz*, Joy Shantz, Chairperson  
*Betsy Jumper*, Betsy Jumper, Recorder  
6-9-16

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# City of Bethel, Alaska

## PLANNING COMMISSION MEETING

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May 12, 2016

Regular Meeting

Bethel, Alaska

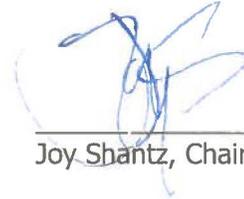
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### I. CALL TO ORDER

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

*Due to a lack of a quorum, a meeting was not held.*

Next regular meeting will be on June 9, 2016



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Joy Shantz, Chairperson

ATTEST:

  
Betsy Jumper, Recorder

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# City of Bethel, Alaska

## PLANNING COMMISSION SPECIAL MEETING

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May 26, 2016

Special Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A special meeting of the Planning Commission was held on May 26, 2016 at 6:30 pm in the City Hall Council Chambers, 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, Cliff Linderoth, Lorin Bradbury. Nikki Hoffman was excused to attend another City meeting. Ex-Officio members present were the following: Ted Meyer, Planning Director, Betsy Jumper, Recorder, and City Attorney Patty Burley. Also present was applicant Raina Lee of Snack Shack.

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

**VI. NEW BUSINESS: PUBLIC HEARING:** Applicant: Snack Shack Restaurant is applying for a Conditional Use Permit (CUP) to obtain a Liquor License. The Legal Description is United States Survey Number 3230 A, lot 9, block 10, in the Bethel Recording District. The physical address is 520 3<sup>rd</sup> Avenue. (ACTION ITEM)

*Chairman Shantz opened the public meeting.*

Ted Meyer gave his report on the Snack Shack Conditional Use permit application and his facts and findings.

Applicant Raina Lee of Snack Shack stated the reason for the submittal of a Conditional Use permit was in order to increase restaurant revenues. Ms. Lee also described the procedures of what has been done by the restaurant.

### MOTION MADE TO TABLE THE SNACK SHACK CONDITIONAL USE PERMIT APPLICATION

<b>MOVED:</b>	Lorin Bradbury	To table the Snack Shack CUP application hearing for a future date until more information can be obtained/found/clarified.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion fails; 4 no and 1 yes.	

A discussion ensued.

**MOTION TO APPROVE THE SNACK SHACK CONDITIONAL USE PERMIT WITH CONDITIONS**

<b>MOVED:</b>	Cliff Linderoth	To approve the Snack Shack CUP with conditions.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

After a discussion, and finding the applicant met most of the conditions set forth in Bethel Municipal Code 18.60.040 (B) (1) through (10). The Planning Commission moved:

**MOTION TO APPROVE THE SHACK SHACK CONDITIONAL USE PERMIT APPLICATION WITH THE FOLLOWING CONDITIONS:**

<b>MOVED:</b>	Kathy Hanson	<b>1.</b> Snack Shack liquor license is for a restaurant only; <b>2.</b> Take out the front parking area; <b>3.</b> Signage to direct traffic; and <b>4.</b> The sandpad and property be filled as described in the application.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

*Chairman Shantz closed the Public Hearing.*

**VII. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	To adjourn the meeting at 7:50 pm.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed	

  
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 Joy Shantz, Chairman

ATTEST:  
  
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 Betsy Jumper, Recorder

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# City of Bethel, Alaska

## Planning Commission Meeting

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June 9, 2016

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, June 9, 2016, at 6:30 PM at the City Hall back room in Bethel, Alaska. Chair Shantz called the meeting to order at 6:38 pm.

### II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: Joy Shantz, Lorin Bradbury, Kathy Hanson and Cliff Linderoth. John Guinn was absent and Nikki Hoffman was attending another City meeting.

Also present was Planning Director Ted Meyer and Recorder Betsy Jumper. City Attorney Burley came in to answer questions.

### III. PEOPLE TO BE HEARD

Nobody wished to be heard.

### IV. MOTION TO APPROVE THE MINUTES OF THE APRIL 14, 2016 MEETING

<b>MOVED:</b>	Kathy Hanson	To approve the April 14, 2016 minutes.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b> All in favor 4 and 0 opposed. Motion carries.		

### MOTION TO APPROVE THE MINUTES OF THE MAY 26, 2016 SPECIAL MEETING

<b>MOVED:</b>	Kathy Hanson	To approve the May 26, 2016 special meeting minutes.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b> All in favor 4 and 0 opposed. Motion carries.		

### V. APPROVAL OF THE AGENDA

#### MOTION TO APPROVE THE AGENDA OF JUNE 9, 2016

<b>MOVED:</b>	Kathy Hanson	To approve the agenda.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b> All in favor 4 and 0 opposed. Motion carries.		

**VI. NEW BUSINESS: A. PUBLIC HEARING:** Applicant: Baba's Pizza is applying for a Conditional Use Permit to obtain a liquor license. The Legal Description is United States Survey Number 4117, lot 38E of Park Place Subdivision. The physical address is 1725 State Highway.

*Chairman Shantz opened the public meeting.*

The Planning Director gave his report on the Baba's Conditional Use permit application and his facts and findings.

Applicant Surasak Suwanprapa stated the reason why they submitted an application was to increase sales in the restaurant.

**People to be Heard:**

- Seth O'Brien - spoke in opposition against Baba's Restaurant selling liquor;
- Shantel O'Brien - spoke in opposition.

Due to a conflict of interest, Commissioner Linderoth recused himself.

*Chairman Shantz closed the public meeting.*

**B. RESIGNATION OF COMMISSIONER KUHNE (Action item)**

**MOTION TO ACCEPT THE RESIGNATION OF COMMISSIONER KUHNE**

<b>MOVED:</b>	Lorin Bradbury	To accept the resignation on the Planning Commission.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>		
All in favor 4 and 0 opposed. Motion carries.		

**VII. PLANNER'S REPORT:** Ted went over the Planning Director's monthly activity report.

**IX. COMMISSIONER'S COMMENTS:** Cliff: no comments; Kathy: glad to see people came out to speak to the Planning Commission; Joy: happy to see 2 sided documents in the packet; Lorin: nice to see people come out to the meeting, and also concerned about the wetlands and development . And, one more thing, to see about getting zoning done, to make our lives easier.

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:50 PM.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>		
4 yes and 0 opposed. Motion carries.		

The next meeting will be on July 21, 2016

8/18/16



Joy Shantz, Chairman

ATTEST:



Betsy Jumper, Recorder

# City of Bethel, Alaska

## Planning Commission Meeting

July 28, 2016

Special Meeting

Bethel, Alaska

**I. CALL TO ORDER**

A special meeting of the Planning Commission was held on Thursday, July 28, 2016, at 6:30 PM at the City Hall Council Chambers in Bethel, Alaska. Chair Shantz called the meeting to order at 6:30 pm.

**II. ROLL CALL**

Compromising a quorum of the Commission were members Joy Shantz, Cliff Linderoth, Kathy Hanson and Lorin Bradbury. Excused was John Guinn and Nikki Hoffman.

Also present was Planning Director Ted Meyer, Haley Hanson, and Betsy Jumper.

**III. PEOPLE TO BE HEARD**

Nobody wished to be heard.

**VI. NEW BUSINESS: A. ZONING OF MARIJUANA FACILITIES IN BETHEL**

Ted presented the facts and findings of zoning of marijuana in the City of Bethel.

**MOTION TO AMEND BETHEL MUNICIPAL CODE (BMC) CHAPTER 18.20.030 TO ADD OUTDOOR MARIJUANA CULTIVATION FACILITIES AS A CONDITIONAL USE PERMIT (CUP) DESIGNATION IN THE PRESERVATION ZONING DISTRICT**

<b>MOVED:</b>	Kathy Hanson	To amend BMC 18.20.020, adding "indoor cultivation" as well.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed. Motion carries.	

**MOTION TO AMEND BMC CHAPTER 18.36.030 TO ADD INDOOR MARIJUANA CULTIVATION FACILITIES, MARIJUANA TESTING FACILITIES, MARIJUANA TESTING FACILITIES, AND MARIJUANA RETAIL STORES AS CUP DESIGNATIONS IN THE GENERAL USE ZONING DISTRICT**

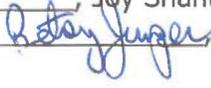
<b>MOVED:</b>	Kathy Hanson	To amend the BMC Chapter 18.36.030, adding "Standard Manufacturing Facilities" as well.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed. Motion carries.	

**MOTION TO AMEND BMC CHAPTER 18.40.030 TO ADD OUTDOOR AND INDOOR CULTIVATION FACILITIES AND MARIJUANA MANUFACTURING FACILITIES AS CUP DESIGNATIONS IN THE INDUSTRIAL ZONING DISTRICT**

<b>MOVED:</b>	Kathy Hanson	To amend BMC 18.40.030.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed. Motion carries.	

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 7:40 pm.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	4 yes and 0 opposed. Motion carries.	


8/18/16  
 Joy Shantz, Chairman  
 ATTEST:  Betsy Jumper, Recorder

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# City of Bethel, Alaska

## Planning Commission Meeting

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Aug 18, 2016

Regular re-scheduled Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular re-scheduled meeting of the Planning Commission was held on Thursday, August 18, 2016, at 6:30 PM at the City Hall back room in Bethel, Alaska. Chair Shantz called the meeting to order at 6:30 pm.

### II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Joy, Lorin, Kathy, and John (telephonically). Cliff Linderoth arrived at 6:32.

Also present was Planning Director Ted Meyer, Haley Hanson, and Betsy Jumper.

### III. PEOPLE TO BE HEARD

Nobody wished to be heard.

### IV. MOTION TO APPROVE THE MINUTES OF THE JUNE 9, 2016 MEETING & THE JULY 28 SPECIAL MEETING

<b>MOVED:</b>	Lorin Bradbury	To approve the June 2016 and the July 28, 2016 minutes.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b> All in favor 4 yes and 0 opposed. Motion carries.		

### V. APPROVAL OF THE AGENDA

#### MOTION TO APPROVE THE AGENDA OF AUGUST 18, 2016

<b>MOVED:</b>	Kathy Hanson	To approve the agenda.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b> All in favor 4 and 0 opposed. Motion carries.		

**VI. OLD BUSINESS: PUBLIC HEARING:** Applicant: Baba's Pizza is applying for a Conditional Use Permit (CUP) to obtain a liquor license. The Legal Description is United States Survey Number 4117, lot 38E of Park Place Subdivision. The physical address is 1725 State Highway. (Action Item)

*Chair Shantz opened the public hearing.*

The Planning Director gave his report on the Baba's Conditional Use permit application and his facts and findings.

Applicant Trey Chavez stated the reason why they submitted an application was to increase sales revenues in the restaurant.

**People to be Heard:** Nobody wished to be heard.

After much discussion, a motion was made.

**MOTION TO DENY BABA'S CONDITIONAL USE PERMIT APPLICATION**

<b>MOVED:</b>	Lorin Bradbury	To deny Baba's request for a CUP. The reasons for the denial were: 1. The site plan map was one space shy of the required 12 parking spaces (BMC 18.48.160 D16, off street parking); 2. The parking area entrance and exit driveways are within the required 50' distance of the nearest street intersection (BMC 18.48.200 E1, Driveway standards; and 3. Regarding compatibility with the neighborhood, the selling of alcohol would have an adverse impact on the high concentration of neighboring residences (68 trailers-- and 4 houses, located across the street in the trailer court--BMC 18.60.060).
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>	All in favor 4 and 0 opposed. Motion carries.	

Chairman Shantz closed the public meeting.

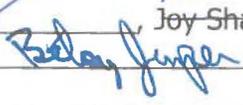
**VII. PLANNER'S REPORT:** Ted went over the Planning Director's monthly activity report.

**IX. COMMISSIONER'S COMMENTS:** **Kathy:** These CUP hearings are good and fascinating. I appreciate how thorough the Planner and staff are. **Lorin:** I have several things; thank you to the Planner and staff. This is educational; we have to go by this much like a judge would do. Also, a couple of things that need to be worked on that I noticed; there's only one place in the BMC that the word "Church" even appears here, and that's under Public Lands and Institutions—typically in most codes, churches can be in residential, general use, etc. zones. Churches need to be included more than once in the BMC; I think we need to revisit this. And, the other item is, the trailer court area got me wondering, what are the definitions of streets, private roads, driveways, dedicated right-of-ways? Also we need to visit usable space/square footage and parking spots—we need to be consistent. **Cliff:** The only thing, in reference to the motion that I couldn't vote on, was that in general, people protest more than they support them. There's mass apathy about Baba's. The people I spoke to in the trailer court were against it for moral reasons, not land use issues—there were safety concerns expressed to me, but where are the parents to voice that here at this meeting? The very question too, if trailer court were modern apartments and if somebody wanted to open a pub there, rather than a rundown trailer court, I think the perception would be different. **John:** no comments. **Joy:** I think Cliff had a really good point, but I still feel that, for me, I didn't make an arbitrary decision—I took in the high impact residential area proximity. I think that if there were a high class pub neighborhood I would probably take in the exact same concerns and considerations that I took on with this. It's the density-I would use the same standards.

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:15.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	5 yes and 0 opposed. Motion carries.	

The next meeting will be on Sept. 8, 2016

  
 Joy Shantz, Chairman  
 ATTEST: , Betsy Jumper, Recorder  
 10-13-16

# City of Bethel, Alaska

## Planning Commission Meeting

Sept. 8, 2016

Regular Meeting

Bethel, Alaska

### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Sept. 8, 2016, at 6:30 PM at the City Hall back room in Bethel, Alaska. Cliff Linderoth called the meeting to order at 6:33 pm.

### II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Lorin Bradbury, Kathy Hanson, Cliff Linderoth, Nikki Hoffman and Jon Cochrane. Excused from the meeting was John Guinn and Joy Shantz. Also present were Planning staff members Ted Meyer, Haley Hanson, and Betsy Jumper.

### III. PEOPLE TO BE HEARD

Nobody wished to be heard.

### IV. MOTION TO APPROVE THE MINUTES OF THE AUGUST 18, 2016 MEETING

<b>MOVED:</b>	Lorin Bradbury	To approve the August 18, 2016 minutes with noted changes.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

### V. APPROVAL OF THE AGENDA

#### MOTION TO APPROVE THE AGENDA OF SEPT. 8, 2016

<b>MOVED:</b>	Jon Cochrane	To approve the agenda.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

### VI. NEW BUSINESS: A. Church Zoning (for discussion)

#### MOTION TO GO INTO COMMITTEE AS A WHOLE

<b>MOVED:</b>	Jon Cochrane	To move into committee as a whole.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>		
All in favor 5 yes and 0 opposed. Motion carries.		

A discussion ensued.

**MOTION TO COME OUT OF COMMITTEE AS A WHOLE**

<b>MOVED:</b>	Jon Cochrane	To come out of committee as a whole.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**MOTION MADE TO DIRECT CITY PLANNER TO DRAFT AN ORDINANCE**

<b>MOVED:</b>	Jon Cochrane	To draft an ordinance for church zoning in the residential zone and to add church as a principle use in the general use zone.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

## B. Parking Spaces and Square Footage (for discussion)

**MOTION TO GO INTO COMMITTEE AS A WHOLE**

<b>MOVED:</b>	Jon Cochrane	To go into committee as a whole.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

A discussion ensued.

**MOTION TO COME OUT OF COMMITTEE AS A WHOLE**

<b>MOVED:</b>	Kathy Hanson	To come out of committee as a whole.
<b>SECONDED:</b>	Jon Cochrane	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**MOTION MADE TO TABLE DISCUSSION**

<b>MOVED:</b>	Jon Cochrane	To table the discussion until January in order for City Planner to research/come back with more information.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

C. Definitions of Private Roads, Streets, Driveways, etc. (for discussion)

**MOTION TO TABLE DISCUSSION**

<b>MOVED:</b>	Jon Cochrane	To table the discussion until January in order for City Planner to research/come back with more information .
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**VII. PLANNER'S REPORT:** Ted went over the Planning Director's monthly activity report.

**VIII . COMMISSIONER'S COMMENTS:** **Lorin:** think it was a good meeting, would like to see Martina Oscar subdivision re-zoning on the next agenda--getting the ball rolling; **Jon:** thank you for having me on the Planning Commission; **Kathy:** no comments; **Nikki:** no comments; **Cliff:** sorry for the awkwardness of being chairman—I don't want to be chairman.

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:30 PM.
<b>SECONDED:</b>	Nikki Hoffman	
<b>VOTE ON MOTION</b>	5 yes and 0 opposed. Motion carries.	

The next meeting will be on October 13, 2016

  
Lorin L. Bradbury  
Jey Shantz, Chairman  
ATTEST: , Betsy Jumper, Recorder  
10-13-16

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# City of Bethel, Alaska

## Planning Commission Meeting

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Oct. 13, 2016

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Oct. 13, 2016, at 6:30 PM at the City Hall chambers room in Bethel, Alaska. Lorin Bradbury called the meeting to order at 6:30 pm.

### II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Lorin, Kathy, Cliff, and Nikki. Also present were Planning staff members Ted Meyer, Haley Hanson, and Betsy Jumper.

### III. PEOPLE TO BE HEARD

Nobody wished to be heard.

### IV. MOTION TO APPROVE THE MINUTES OF THE SEPT. 8, 2016 MEETING

<b>MOVED:</b>	Kathy Hanson	To approve the Sept. 8, 2016 minutes.
<b>SECONDED:</b>	Nikki Hoffman	
<b>VOTE ON MOTION</b>		
All in favor 4 yes and 0 opposed. Motion carries.		

### V. APPROVAL OF THE AGENDA

#### MOTION TO APPROVE THE AGENDA OF Oct. 13, 2016

<b>MOVED:</b>	Kathy Hanson	To approve the agenda.
<b>SECONDED:</b>	Nikki Hoffman	
<b>VOTE ON MOTION</b>		
All in favor 4 yes and 0 opposed. Motion carries.		

**VI. NEW BUSINESS:** A. PUBLIC HEARING: Application for a Conditional Use Permit for converting an existing duplex into a triplex. The legal description is Lot 5, block 1, plat number 71-425. The physical address is 013 Kwethluk Lane in City Subdivision (action item)

*Acting Chair Bradbury opened the public hearing.*

City Planner Ted Meyer presented his facts and findings on the conditional use permit.

Applicant Kevin Phelan stated the triplex would follow the existing roof line to blend in with the existing structure.

**People to be Heard:** Nobody wished to be heard.

**MOTION TO APPROVE THE CONDITIONAL USE PERMIT**

<b>MOVED:</b>	Nikki Hoffman	To approve the conditional use permit with the conditions of a 4' width between new triplex addition and the 4 parking spaces, and provide infill in space #1.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed. Motion carries.	

Acting Chair Bradbury closed the public hearing.

B. All Terrain Vehicle's (ATV's) trails. A discussion ensued.

**VII. PLANNER'S REPORT:** Ted went over the monthly report.

**VIII . COMMISSIONER'S COMMENTS:** **Kathy:** no comments, except I won't be here next month; **Nikki:** Traffic use pattern is a part of the Planning Commission—I'm a little bit disappointed we didn't have more of a discussion on this. Council wanted to know from this body about that; I'll go back to them and relay what was discussed because this is something that is going to become code. Other than that, I think we have a lot of other things on our plate to get at. **Cliff:** no comments; **Lorin:** a couple of comments, I really want to be sure when the council representative goes back to council with Planning Commission recommendations/findings, that it's an accurate accounting. This seems more like an issue for Public Safety. Also, looking at the Comprehensive map, I think some of us would have objections with it. I appreciate all Ted does here at the meetings, really well done.

**X. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:00 PM.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MOTION</b>	4 yes and 0 opposed. Motion carries.	

The next meeting will be on November 10, 2016

  
Joy Shantz, Chairman  
ATTEST:  Betsy Jumper, Recorder  
12-8-16

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# City of Bethel, Alaska

## Planning Commission Meeting

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Dec. 8, 2016

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, December 8, 2016, at 6:30 PM at the City Hall chambers room in Bethel, Alaska. Chairman Shantz called the meeting to order at 6:30 pm.

### II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Lorin Bradbury, Nikki Hoffman, Jon Cochrane, John Guinn, Alex Wasierski, and Joy Shantz. Also present were Planning staff members Ted Meyer, Betsy Jumper and City Attorney Patty Burley.

### III. PEOPLE TO BE HEARD

Nobody wished to be heard.

### IV. MOTION TO APPROVE THE MINUTES OF THE OCT. 13, 2016 MEETING

<b>MOVED:</b>	Lorin Bradbury	To approve the Oct. 13, 2016 minutes.
<b>SECONDED:</b>	Nikki Hoffman	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

### V. APPROVAL OF THE AGENDA

#### MOTION TO APPROVE THE AGENDA OF Dec. 8, 2016

<b>MOVED:</b>	Nikki Hoffman	To approve the agenda.
<b>SECONDED:</b>	Jon Cochrane	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

**VI. NEW BUSINESS:** A. PUBLIC HEARING: Zoning of Tsikoyak (Larson) Subdivision, Plat Number 96-18, physical location off of BIA Road.

*Chair Shantz opened the public hearing.*

City Planner Ted Meyer presented his facts and findings and recommendations on the zoning of Tsikoyak/Larson Subdivision.

#### **People to be Heard:**

--Walter Larson – It's good residential—leave it residential. But, maybe on the southside of the road, which we're in the process of developing, maybe it could be something other than residential.

--Alex Judy – I'm a resident of Larson and would like to see it stay residential.

--Juan Delgado – a newcomer, trying to comprehend the codes here.

**MOTION TO RECOMMEND TO CITY COUNCIL THAT TSIKOYAK (LARSON) SUBDIVISION BE ZONED RESIDENTIAL – NORTHSIDE OF THE ROAD**

<b>MOVED:</b>	Jon Cochrane	To approve residential zoning northside of the road in Larson Subdivision.
<b>SECONDED:</b>	John Guinn	
<b>VOTE ON MOTION</b>	All in favor 5 yes and 0 opposed. Motion carries.	

Chair Shantz closed the public hearing.

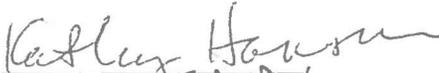
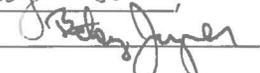
**VII. PLANNER’S REPORT:** Ted went over the monthly report.

**VIII. COMMISSIONER’S COMMENTS:** **Jon:** No comments; **Lorin:** Glad to see everyone out here and I would like to see us address Bed and Breakfasts and have them defined and where they would fit into zoning. **Alex:** Looking forward to being on the Commission; **John:** glad to be here after being off my feet for a long time, thank you for putting up with me; **Nikki:** Welcomes Alex, happy to see turn-out today. Some of my comments were addressed. My goal is to see that the code matches the maps; **Joy:** I’m a little concerned about City Sub freezing up; the pipes should have been leveled during the summer. Also, at UUI in Blueberry, there’s a little road that comes out to Cranberry—2 times I almost hit somebody. Maybe they can reverse the road, it’s a danger. This is my final meeting, I am resigning, it’s been a good 15 years run. John has been the best mentor I could ask for. Learned a lot, but moving on.

**X. ADJOURNMENT**

<b>MOVED:</b>	John Guinn	Motion to adjourn the meeting at 7:45 PM.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	5 yes and 0 opposed. Motion carries.	

The next meeting will be on January 12, 2017

 Chairman  
 ATTEST: , Betsy Jumper, Recorder - 2-23-17