



Planning Commission Meeting Agenda
Regular Scheduled Meeting Thursday, September 14, 2017– 6:30PM
CITY HALL COUNCIL CHAMBERS 300 CHIEF EDDIE HOFFMAN HIGHWAY

MEMBERS

Kathy Hanson
Chair
Term Expires 12/2018

Lorin Bradbury
Vice-Chair
Term Expires 12/2017

John Guinn
Commission Member
Term Expires 12/2018

Mark Springer
Council Representative
Term Expires 12/2017

Cliff Linderoth
Commission Member
Term Expires 12/2017

Jon Cochrane
Commission Member
Term Expires 12/2018

Alex Wasierski
Commission Member
Term Expires 12/31/18

Shadi Rabi
Alternate Member
Term Expires 12/31/19

Betsy Jumper
Ex-Officio
Member/Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES FROM THE AUGUST 10th REGULAR MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
- VII. PLANNER'S REPORT
- VIII. COMMISSIONER'S COMMENTS
- IX. ADJOURNMENT

City of Bethel, Alaska Planning Commission

August 10, 2017

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on August 10, 2017 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska. Chair Hanson 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: Kathy Hanson, John Guinn, Jon Cochrane, Alex Wasierski, and Lorin Bradbury. Also present was Ex-Officio City Planner Ted Meyer and Recorder Betsy Jumper.

Other people present were Ms. Jennifer LeMay, of LeMay Engineering, and Mr. John Sargent, Grant Manager of the City of Bethel, and Mr. Bill Howell, Fire Chief of the City of Bethel.

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

IV. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF AUGUST 10, 2017

MOVED:	Jon Cochrane	To approve the agenda.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 for and 0 opposed.	

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES OF THE JULY 13 REGULAR MEETING

MOVED:	Jon Cochrane	To approve the minutes.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed.	

VI. NEW BUSINESS

A. Hazard Mitigation Plan Update for Bethel.

MOTION TO GO INTO COMMISSION AS A WHOLE

MOVED:	Jon Cochrane	To go into commission as a whole.
SECONDED:	John Guinn	
VOTE ON MOTION	All in favor 5 yes and 0 opposed.	

Ms. Jennifer LaMay summarized the Hazard Mitigation Plan for Bethel (HMP) and gave a power point presentation. The Planning Commission as well as Mr. Sargent and Mr. Howell gave their input into identifying updates/natural hazards from the 2008 HMP and additional hazards that may occur in Bethel.

Ms. LaMay explained that after she prepares the draft with the publics' input, it will then go on to the State, and then after that, FEMA. Once that draft is finalized, it will go to the City Council and the City Council will do a resolution. Ms. LaMay estimated the time frame would be approximately November or December.

MOTION TO COME OUT OF THE COMMISSION AS A WHOLE

MOVED:	Jon Cochrane	To come out of commission as a whole.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed.	

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

VIII. COMMISSIONER'S COMMENTS: **Lorin:** It's been a pleasure working with Ted, sorry to see you go. Thank you for all you have done. I think the water and sewer needs need to rise with development; it shouldn't be the other way around, that development is hindered by whether or not we have enough water and sewer trucks. I think the City needs to be thinking in terms of we are growing, and they need to rise to meet more development, more revenue to pay for that. The other thing we've talked about in the past was zoning. We did get one subdivision zoned, believe it was Larson; I'd like to see us get the rest of Bethel zoned, and then address land issues with abandoned buildings. What can we do? Also, abandoned cars are a concern. I'd like to see us address that as well. **John:** Thank you Ted, you did a heck of a great job, sorry to see you go. **Jon:** Thank you Ted, it was good having you while we had you, hope your replacement is at least as competent as you. **Alex:** Wish Ted wasn't leaving and also I agree with Lorin that water and sewer should not be hindering everything. **Kathy:** I already said Ted don't go because in my short time here, man, we got so much done!!! I had no idea that Planning Commission could do so much. I hope whatever the next act is will be as good as you. Good luck Ted. I also agree about the water and sewer—tail that's wagging the dog. I would encourage everyone to try to get to the public hearing about the AVEC wind turbine Wed. 23rd at 5:30 at the Cultural Center. They may want more towers--we want to make sure everything is done the right way.

VIII. ADJOURNMENT

MOVED:	Jon Cochrane	Motion to adjourn the meeting at 8.00 pm.
SECONDED:	John Guinn	
VOTE ON MOTION	5 yes and 0 opposed.	

The next meeting will be on September 14, 2017

ATTEST: _____, Kathy Hanson, Chairperson
 _____, Betsy Jumper, Recorder

=====

To: Pete Williams, City Manager
From: Ted Meyer, Planner
Subject: **August 2017 Manager's Report**
Date: August 23, 2017

Conditional Use Permit

Proposed AC Package Liquor Store

The approved State Fire Marshal permit was received by the Planning Department on August 20. Based on comments from DOT&PF regarding the site plan drawing and application submitted by AC for the required State driveway permit, AC is currently revising the driveway plan to conform to BMC driveway requirements. Once received, we'll schedule a Planning Commission hearing for the Conditional Use Permit.

Subdivision Agreements

- 1) Submitted a Subdivision Agreement for Tsikoyak Subdivision public improvements to management and legal for review. The Preliminary Plat was approved by the Planning Commission on July 13. Upon agreement between parties, the subdivision agreement will be presented at the following Planning Commission meeting, and then on to the City Council.
- 2) Waiting for response from subdivider since August 2 regarding Blue Sky Subdivision Agreement.

Land Reliction Plat for Dull Lake Properties

The Preliminary Plat for four Dull Lake properties that include claims of land uncovered by the receding Dull Lake is currently being reviewed by legal.

AVEC Wind Turbine Project

Staff developed the checklist and application for the Special Use Permit. The community meeting required by the BMC 16.10.090 to introduce the proposed project to the community was held on August 23rd by the project consultant. However, on August 25 we were notified by AVEC consultants that their FAA permit was denied. The application process has stopped until a new site is selected and approved.

ONC Subdivision

Reviewed Preliminary Plat and working with consultant to achieve a complete submittal.

Rezoning Courthouse Property

Staff is currently researching data and processing a request to rezone the courthouse property.

Site Plan Permit Applications

Four Site Plan Permits were approved in August.

August 10 Planning Commission Meeting

Hazard Mitigation Plan Update

The updated draft (edited by several City departments) was presented at the August 10 Planning Commission meeting. The PC reviewed and recommended approval. The document will then be reviewed and commented on by FEMA and the Alaska Department of Homeland Security. It is anticipated the document will be sent back to Bethel for City Council adoption by the end of the year.

