



Planning Commission Meeting Agenda  
Regular Scheduled Meeting Thursday, April 12, 2018– 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 12/2020

John Guinn  
*Commission Member*  
Term Expires 12/2019

Alex Wasierski  
*Commission Member*  
Term Expires 12/18

Shadi Rabi  
*Commission Member*  
Term Expires 12/19

Elizabeth Williams  
*Alternate Member*  
Term Expires 12/2020

Scott Campbell  
*Alternate Member*  
Term Expires 1/2020

Thor Williams  
*Council Representative*  
Term Expires 10/19

Betsy Jumper  
*Ex-Officio Member*

Pauline Boratko  
*Recorder*

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. NEW BUSINESS:
  - A. Cezary Maczynski request to extend Conditional Use Permit (CUP) for Kusko Liquor Store.
- V. APPROVAL OF THE AGENDA:
- VI. APPROVAL OF THE MINUTES:
  - A. Regular Meeting- March 8, 2018
- VII. PLANNER'S REPORT
- VIII. SPECIAL ORDER OF BUSINESS:
  - A. Commissioners Training
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT



To: Pete Williams, City Manager  
From: Betsy Jumper, Planner  
Subject: March Manager's Report  
Date: March 30, 2018

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- Had a Planning Commission meeting on the 8<sup>th</sup> where the Ciullkulek Preliminary plat was approved as well as the AVEC special use permit for the Bethel Wind project.
- A few residential site plan applications came in and were processed.
- The budget was gone over with the City Manager and Finance Director.
- Coordination of the Bethel Hazard Mitigation Plan.
- Answer public's questions on miscellaneous topics.
- Research into City of Bethel property.
- Spoke with Public Works' Director and an engineer regarding the City of Bethel's easements in the LKSD campus area.
- It's nice having running water and flush toilets in the building once again.

# City of Bethel, Alaska

## Planning Commission

March 8, 2018

Regular Meeting

Bethel, Alaska

### I. CALL TO ORDER:

A regular meeting of the Planning Commission was held on March 08, 2018 at the City of Bethel, Council Chambers in Bethel, Alaska. Chair Kathy Hanson called the meeting to order at 6:31 PM.

### II. ROLL CALL:

Compromising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, Lorin Bradbury, Alex Wasierski, and Shadi Rabi.

Excused Absence: Scott Campbell

Unexcused Absence: Thor Williams, John Guinn, and Elizabeth Williams

Also present: City Planner, Betsy Jumper, Recorder, Pauline Boratko, ONC Representative, Calvin Cockroft, Rodney P. Kinney Associates Representative, Clark Kinney, and Solstice Alaska Consulting Representative, Robin Reich.

**III. PEOPLE TO BE HEARD:** No one wished to be heard

### IV. SPECIAL ORDER OF BUSINESS:

### V. APPROVAL OF THE AGENDA:

<b>MOVED:</b>	Lorin Bradbury	Motion to approve the agenda.
<b>SECONDED:</b>	Alex Wasierski	
<b>VOTE ON MOTION</b>	Unanimous	

### VI. APPROVAL OF THE MINUTES:

<b>MOVED:</b>	Lorin Bradbury	Motion to approve the February 8, 2018 meeting minutes
<b>SECONDED:</b>	Alex Wasierski	
<b>VOTE ON MOTION</b>	Unanimous	

### VII. NEW BUSINESS:

- A. **PUBLIC HEARING:** Request for Special Use Permit- The City of Bethel Planning Office received a request for a public hearing for the placement and construction for a tall tower for the Bethel Wind Project. This area is underdeveloped land that is west of Old BIA Road, about 0.3 miles southwest of the BIA Administrative Site and approximately 1.2 miles west of the Bethel Airport. Land Owner: Bethel Native Corporation, P.O. Box 719, Bethel, Alaska. 99559. Contact: Ana Hoffman, 543-2124. Applicant: Alaska Village Electric Cooperative, 4831 Eagle Street, Anchorage, Alaska. 99503 Contact: Forrest Button 561-1818

<b>MOVED:</b>	Shadi Rabi	Motion to open public hearing
<b>SECONDED:</b>	Lorin Bradbury	

<b>VOTE ON MOTION</b>	Unanimous
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City planner gave an overview, Commissioners asked Robin Reich and City Planner questions. With No further questions or comments Chair Hanson closes public hearing.

<b>MOVED:</b>	Lorin Bradbury	Motion to approve Special Use Permit for the placement and construction for a tall tower for the Bethel Wind Project
<b>SECONDED:</b>	Alex Wasierski	

<b>VOTE ON MOTION</b>	Unanimous
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- A. PUBLIC HEARING: City of Bethel Planning Office received the filing of a preliminary plat from Rodney P. Kinney Association that creates Ciullkulek Subdivision, creating Block 1, Lots 1-9; Block 2, Lots 1-6; Block 3, Lots 1-17; Block 4, Lots 1-6; and Tract A, in the Bethel Recording District. Land Owner: Orutsararmut Native Council, 117 P.O. Box 927, Bethel, AK. 99559 phone 907-543-2608 Contact: Clark E. Kinney, Rodney P. Kinney Associates, 16515 Centerfield Drive, Eagle River, Alaska 99577, (907) 694-2332

<b>MOVED:</b>	Shadi Rabi	Motion to open public hearing
<b>SECONDED:</b>	Lorin Bradbury	

<b>VOTE ON MOTION</b>	Unanimous
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City Planner gave her presentation, Commissioners asked Calvin Cockroft and City Planner questions. With no further questions or comments, Chair Hanson closes public hearing.

<b>MOVED:</b>	Lorin Bradbury	Motion to approve preliminary plat with the conditions of the City Planner's, including a subdivision agreement
<b>SECONDED:</b>	Alex Wasierski	

<b>VOTE ON MOTION</b>	Unanimous
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**VII. PLANNER'S REPORT:** Betsy Jumper gave her monthly report.

**VIII. COMMISSIONER'S COMMENTS:**

- L. Bradbury- no comment.
- A. Wasierski- no comment.
- S. Rabi- no comment.
- K. Hanson- I got us back in the commission training.

**IX. ADJOURNMENT:**

<b>MOVED:</b>	Lorin Bradbury	Motion to adjourn the meeting.
<b>SECONDED:</b>	Shadi Rabi	

<b>VOTE ON MOTION</b>	Unanimous
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With no further business the meeting adjourned at 7:20 pm

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

ATTEST: Pauline Boratko, Recorder

Kathy Hanson, Chair

## Planning Department

**My name is Cezary Maczynski I am the owner of liquor license number: 5533 under Kusko Liqour. I am asking for a 1 year extention to comply with the conditional use permit. Thank you very much.**

**Date: 2/23/18**

**Cezary Maczynski,**

A handwritten signature in black ink, appearing to read 'Cezary Maczynski', is written over a horizontal line. The signature is cursive and somewhat stylized.

D. A site plan permit must be obtained following the granting of a conditional use permit and prior to the establishment of the use or structure for which the conditional use permit was sought. [Ord. 01-05 § 8.]

SHARE

**18.60.070 Lapse of approval.**

A. Unless a longer time is specifically established as a condition for approval, a conditional use permit approval shall lapse and shall become void if not exercised within one (1) year from the date of approval. For a permit to be considered "exercised," substantial improvement to the land must be performed within one (1) year from the date of approval. Substantial improvement is the completion of fifty (50) percent or more of the total authorized improvements as specified on the subject permit as measured by cost. If the conditional use permit is primarily for a use not involving substantial improvements to the land, the permit is "exercised" when the use commences and continues for thirty (30) days or more.

B. A conditional use permit approval subject to lapse may be extended by the planning commission for an additional period of up to one (1) year, provided, that prior to the expiration date, a written request for extension is submitted to the planning commission and good cause for the extension is shown. [Ord 01-05 § 8.]