



Planning Commission Meeting Agenda  
Regular Scheduled Meeting Thursday, October 8, 2020– 6:30PM

**MEMBERS**

Kathy Hanson  
*Chair*  
Term Expires 12/2021

Lorin Bradbury  
*Vice-Chair*  
Term Expires 12/2020

John Guinn  
*Commission Member*  
Term Expires 12/2021

Alex Wasierski  
*Commission Member*  
Term Expires 12/2021

Shadi Rabi  
*Commission Member*  
Term Expires 12/19

Scott Campbell  
*Commission Member*  
Term Expires 12/2020

Stanley Hoffman Jr  
*Alternate Member*  
Term Expires 12/2021

Haley Hanson  
*Council Representative*  
Term Expires 10/2020

Ted Meyer  
*Ex-Officio Member*

Pauline Boratko  
*Recorder*

We are now hosting our public meetings through Zoom.

To join the meeting, follow these instructions:

1. Go to the website: <https://zoom.us/join>  
User ID: 488 845 6188 Passcode: 13871

OR

2. teleconference: 253-215-8782  
User ID: 488 845 6188 Passcode: 13871

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit): the public may call in, join via Zoom or send their written statement to [planning@cityofbethel.net](mailto:planning@cityofbethel.net) or by mailing to City of Bethel- Planning Dept Box 1388 Bethel, Alaska 99559. Anonymous letters will not be accepted. Please submit statements before 5pm on October 7, 2020
- IV. APPROVAL OF THE AGENDA:
- V. APPROVAL OF THE MINUTES:
  - A. September 10, 2020 – regular meeting
- VI. SPECIAL ORDER OF BUSINESS:
- VII. NEW BUSINESS:
- VIII. UNFINISHED BUSINESS:
- IX. PLANNER'S REPORT:
- X. COMMISSIONER'S COMMENTS:
- XI. ADJOURNMENT:

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# City of Bethel, Alaska

## Planning Commission

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September 10, 2020

Regular Meeting

Bethel, Alaska

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

A regular meeting of the Planning Commission was held on September 10, 2020 at the Bethel City Hall, Council Chambers in Bethel, Alaska. The Chair of Commission, Kathy Hanson called the meeting to order at 6:36 PM.

### **II. ROLL CALL:**

Compromising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, Lorin Bradbury, John Guinn, Alex Wasierski, Shadi Rabi, & Haley Hanson  
Unexcused absence: Scott Campbell, Excused Absence: Stanley Hoffman Jr.

Also Present: Ted Meyer, City Planner; Pauline Boratko, Recorder. Ted Meyer, Kathy Hanson, and Pauline Boratko were in chambers; Lorin Bradbury, John Guinn, Alex Wasierski & Haley Hanson participated virtually.

### **III. PEOPLE TO BE HEARD:**

### **IV. APPROVAL OF THE AGENDA:**

<b>MOVED:</b>	Lorin Bradbury	Motion to approve the agenda
<b>SECONDED:</b>	Shadi Rabi	
<b>VOTE ON MOTION</b>	unanimous	

### **I. APPROVAL OF THE MINUTES:**

<b>MOVED:</b>	John Guinn	Motion to approve the meeting minutes from July 9, 2020
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	Unanimous	

The August 13, 2020 meeting cancelled due to the concern of community spread of the Corona Virus.

### **II. SPECIAL ORDER OF BUSINESS:**

### **III. NEW BUSINESS:**

- A.** Review and prioritization of hazard and nuisance property for municipal action: Commission members discussed how to move forward to address nuisance and hazardous properties

### **IV. UNFISHINSHED BUSINESS:**

- V. PLANNER'S REPORT:** Ted Meyer gave his report.

**VI. COMMISSIONER'S COMMENTS:**

- K. Hanson- Thank you Haley for bringing this up to council.
- A. Wasierski- no comment.
- J. Guinn- no comment.
- H. Hanson- no comment.
- S. Rabi-no comment.
- L. Bradbury- Glad we are talking about it.
- H. Hanson-no comment.

**X. ADJOURNMENT:**

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

With no further business the meeting adjourned at 7:38 pm

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
Kathy Hanson, Chair

\_\_\_\_\_  
ATTEST: Pauline Boratko, Recorder

## MEMO

To: Pete Williams, Acting City Manager  
From: Ted Meyer, Planner  
Subject: Sept Manager's Report  
Date: Sept 29, 2020

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### SUBDIVISIONS

#### **ONC Ciullkulek Subdivision**

Construction of the Ciullkulek Subdivision access road started in mid-May. As of Sept 28, construction appears to be nearing completion. It is planned that during DOWL's next visit out here, they will sign off on the project. There is \$83,000 in the Planning Department's FY 2021 budget for DOWL inspections of ONC, Blue Sky, and Tanqik subdivisions. There are 31 properties in this subdivision, all zoned General Use

#### **Blue Sky Estates Subdivision**

Road construction has continued to be delayed this summer. It has been a busy summer regarding fill placement. The construction schedule had the start date in mid July, then August, then first week of Sept, then last week. There are 75 Residential-Zoned properties and three Neighborhood Commercial-Zoned properties in this subdivision.

#### **Tanqik Subdivision**

DOWL and City staff reviewed/edited the proposed subdivision agreement from Tanqik, LLC and emailed it to them on Sept 17. Once negotiated the agreement needs to be presented to the Planning Commission for recommendation to the City Council to enter into the agreement.

DOWL stated that all conditions of the agreement have already been met (except for the Performance Guarantee that will be sent by Tanqik LLC once the Council approves entering into the agreement). Once the PC recommends and the City Council approves, the agreement would need to be signed by the City Manager and Tanqik LLC, and then a Notice to Proceed issued by planning staff for next year's development season.

There are 10 yet-to-be zoned properties in this subdivision.

#### **Tract N Subdivision (at the west end of Tundra Ridge)**

The Tract N subdivision Road (Newtok Road) was partially constructed during the summer of 2018/2019 without design review by City staff nor engineer. Staff developed a proposal with DOWL assistance to ensure compliance with BMC road construction standards (so that the City will approve and accept the roads). An email with an attached letter from DOWL was reviewed by Legal and Public Works before being sent to the firm on Sept 4. The firm responded back positively and wants to talk once the development season has ended. There are nine Phase 2 properties in play here.

### PRELIMINARY PLAT

Staff is currently reviewing a two-phased process on a preliminary plat for eventual development of a 10-lot project in SE Bethel. I still await a response back since I emailed my initial review to them in August.

### CODE ENFORCEMENT

1. Staff continues to work with the City Attorney on code violations.

#### **2. Nuisance, Hazardous, and Blight Properties**

The City Council recently approved an AM for the planning department to identify nuisance/hazardous properties and present to the PC for prioritization, follow up, and recommendation to the Council. A procedure

was discussed at the Sept 10 Planning Commission meeting and they instructed staff to go after the most hazardous and obvious properties first.

#### **PLANNED DOT&PF ROAD CONSTRUCTION PROJECT**

DOT&PF continues to work on ROW issues regarding the planned road access project that would connect Tundra Ridge with BIA Road. Survey Firms started preliminary work in July and continued work into August.

A conceptual Right-of-Way Acquisition Plat from DOT surveyors was emailed to me for comment on August 27. Two weeks ago, DOT stated they were planning to begin condemnation proceedings of the planned ROW. I'll start making calls again to two DOT departments, their consultants, and to the BIA for the latest.

#### **BETHEL EMERGENCY OPERATIONS CENTER (EOC) BUSINESS**

Planning staff, in their role as EOC Logistics, continue to order Personal Protective Equipment and sanitary supplies from the State EOC and from commercial vendors.