



Planning Commission Meeting Agenda

Regular Meeting Thursday January 8, 2015
6:30PM

City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

John Guinn
Chair
Term Expires
12/2015

Joy Shantz
Vice-Chair
Term Expires
12/2015

Heather Pike
Council Rep.
Term Expires
10/2015

Kathy Hanson
Committee Member
Term Expires
12/2016

Abe Palacios
Committee Member
Term Expires
12/2015

Cliff Linderoth
Committee Member
Term Expires
12/2017

Vacant

Rachael Pitts
Ex-Officio Member

Betsy Jumper
Recorder

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – (5 Minute Limit)

IV. APPROVAL OF THE MINUTES OF THE DECEMBER 11, 2014 MEETING & THE NOVEMBER 13, 2014 MEETING

V. APPROVAL OF AGENDA

VI. SPECIAL ORDER OF BUSINESS

Election of Chairman and Vice-Chairman

Resignation of Bev Hoffman to Planning Commission

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.

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

18. Zoning

IX. DIRECTOR'S REPORT

X. COMMISSIONER'S COMMENTS

XI. ADJOURNMENT

>>>>DRAFT<<<<
City of Bethel, Alaska
Planning Commission

Dec 11, 2014

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on December 11, 2014 at 6:30 PM in the City of Bethel Council Chambers room, in Bethel, Alaska.

Chair John 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 (telephonically), Abe Palacios, Cliff Linderoth, and Kathy Hanson. Heather Pike arrived after roll call.

Ex-Officio members present were the following: Rachael Pitts, and Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

--Bev Hoffman,- don't plan on being here the whole meeting- wanted to speak on 3 items; 1) in favor of the proposed Lyman Hoffman Subdivision; 2) a timeline for dust control is needed on land use permits issued by the Planning Dept.; and 3) happy to see some of the work done on zoning. Apologized for having had to resign from the Planning Commission.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF THE DEC. 11, 2014 MEETING

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|-----------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MOVED: | Kathy Hanson | To approve the agenda, with Item A under New Business (the preliminary plat of the proposed Lyman Hoffman Subdivision), to be moved up to be the first agenda item. |
| SECONDED: | Cliff Linderoth | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 opposed. | |

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES OF OCTOBER 9, 2014

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|-----------------------|------------------------------------------------------|--------------------------------------|
| MOVED: | Kathy Hanson | To approve the Oct. 9, 2014 minutes. |
| SECONDED: | Abe Palacios | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 Opposed | |

VI. NEW BUSINESS: A. Public Hearing: Preliminary plat of a proposed Hoffman Subdivision, adjacent to Tsikoyak (Martha Larson) Subdivision. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32, Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16, Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts. The location is BIA Road. The purpose is to create commercial and residential lots.

Chairman Guinn opened the Public Hearing.

The Planning Director introduced herself and presented a report on the preliminary plat of the proposed Lyman Hoffman Subdivision.

PEOPLE TO BE HEARD: (5 minute limit)

- Frank Neitz – spoke in favor of the new proposed Lyman Hoffman Subdivision;
- Roger Nance – spoke in opposition of the new proposed Lyman Hoffman Subdivision;
- Shannon Freitas – spoke in opposition of the new proposed Lyman Hoffman Subdivision.
- John Sargent – spoke in favor of the proposed subdivision, with conditions that should be considered; let's see things in writing.

Chairman Guinn closed the Public hearing.

Lyman Hoffman introduced himself and spoke about the proposed subdivision and the plans and need for it. He introduced his daughter Trina Short, saying she would be taking care of most of this subdivision development if approved, and also introduced David Niman, an engineer who will be addressing the wetlands requirements.

Rachael commented that a lot of good points were brought to attention for the Planning Commission to consider. There will be multiple reviews done by the City, the BIA, and the Army Corps of Engineers.

Commissioner Hanson had a question in regards to snow machine access trails.

MOTION TO SUSPEND THE RULES TO HEAR FROM ANY MEMBERS OF THE GALLERY THAT MAY HAVE QUESTIONS FOR THE DEVELOPER AND/OR PLANNING COMMISSIONER MEMBERS; TO OPEN UP THE MEETING FOR PUBLIC QUESTIONS BACK AND FORTH

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|-----------------------|------------------------------------------------------|-----------------------------------------|
| MOVED: | Heather Pike | To suspend the rules to hear questions. |
| SECONDED: | Cliff Linderoth | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 Opposed | |

Commissioner Hanson had a question for gallery member Frank Neitz, who is on the Public Works Committee-- a main concern with any new development is the infrastructure—where do we stand Public Works wise? Lots of issues and challenges.

Commissioner Linderoth stated he thought it was piped water and sewer that was "sinking the City"; hauled water and sewer is "carrying its own". The rate review being put in place now should make it self-sustaining. We might want to consider an impact fee to the developer that might include the cost of a water or sewer truck or somehow address that. Sustaining rates, as you get more customers, may carry its own weight. Those are my thoughts and understanding of the rates.

Citizen John Sargent ran off some figures in regards to daily water and sewer routes, and how many more routes and the costs and labor associated would need to be added for a new development. It would in nice if the development agreement had some sort of impact fee to the developer to address some of these issues to aid the City.

Citizen Nance had questions and comments about snow machine accesses, culverts, wetlands, and drainages.

Developer Hoffman spoke about snow machines trespassing on his private property, and then had engineer David Nieman address the meeting. He gave a brief overview of culverts and issues facing the development such as natural flows of drainages, the wetlands, soil, and other engineer related items. He also gave a brief overview of his resume.

Lyman stated this development won't happen overnight; he hopes the lots will be sold within 3 years, and is already receiving inquiries from folks wanting land to build on. We need to take growth one step at a time; and I believe many lots will be brought on speculation, as it is very difficult now to find developable land. Also, snow machine access is very important to me as well. Many obstacles will have to be met in order to make this a reality. There is a need for land development in Bethel. We need, as a community, to take the next step to insure Bethel is a growing and vibrant place, and also, a good place to live.

Commissioner Shantz commented that all property owners have the right to develop their land right up to the easement edge as long as it's in compliance with the BMC and Bethel Comprehensive Plan and all the other laws of the land. You can't have development without conservation. My 2 biggest concerns are the stress that would be caused on the city infrastructure, of the water and sewer, fire, public safety issues. I would like to see written statements from all city depts. indicating what type of impact this would have on them. My other concern would be the wetland issue and I think that will probably come out down the road, if there is an issue. The City does need development, people are looking for for lots, but I think development needs to be done very carefully, and in accordance with our plans and codes.

City Attorney Patty Burley advised the commission on three choices:

- 1) Can approve the preliminary plat as is;
- 2) Can approve the preliminary plat conditionally; or
- 3) Disapprove the preliminary plat.

Commissioner Hanson would like to hear from, at a later date, from the Public Works Director and the City Manager on how the City and its infrastructure would have the ability to respond to a new subdivision for water and sewer and roads, as well as the school bus services. It seems to me we should be hearing from the Public Works Director on these issues.

Commissioner Linderoth stated a conditional approval would open it up for input from everybody, public works, and so on. That won't get hashed out tonight. We could approve it now as is, or approve it, but request to hear more stuff (conditionally), or, just throw it out the window, and it's done, except we have to say why we threw it out the window.

MOTION TO APPROVE THE PRELIMINARY PLAT, CONDITIONALLY

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|-----------------------|------------------------------------------------------|-----------------------------------------------------------------------------|
| MOVED: | Cliff Linderoth | To approve the Lyman Hoffman Subdivision preliminary plat, with conditions. |
| SECONDED: | Heather Pike | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 Opposed | |

The city attorney stated something more specific needs to be said about the above motion; what sort of conditions?

Commissioner Pike would like to hear a little more about a developer agreement in meeting with the City; I think that would be a more detailed map of where we need to start and what we need to look at would be helpful. The LED lighting that was brought up was something I also had in the back of my mind, also the lengths/widths of the roads. I am comfortable with the drainages and wetlands, and the report the engineer presented. The trails are a concern for me, however, and we can bring that up with the trails committee down the road. There needs to be some open areas that are designated, whether over the culverts or off to the side, so we don't make things worse as we move forward. The kids need a good, safe place to play as well and that's a big concern-- they're our future. Also, we don't want to have others encroaching on others' properties. That's kind of where I'm at-- would like to see/learn more about a developer agreement.

Commissioner Palacios also would like to see a developer agreement with the City and agrees we do need a place to develop. We do have our problems with the City in regards to infrastructure and utilities, but is that the burden of the developer? No, it's not, although it needs to be discussed. It's consideration, for the community as a whole, but we also understand we need a new development. Many people come up to me saying you should pass that, -- we're looking for a lot to build a house, and then I've had others say we don't want it, because of the utilities. I agree with conditionally approving this, providing it's done in accordance with the BMC, and developing a development agreement is what I would like to see.

Commissioner Hanson asked could that development agreement address the city utilities question?

Commissioner Pike commented on the burden of the City as far as water and sewer; with this rate increase Council just passed, we can go out there for funding and we would be getting new customers with a new subdivision. I think we'll be able to stand on our own two feet.

Commissioner Linderoth stated that a big upfront fee, if it took a new truck, that could be included in an impact fee; the cost of the actual delivering the service, I don't know in the water and sewer rate increase plan if that had depreciation or replacement scheduled in to those costs. Course right now they're out looking into getting new water and sewer trucks and the new rates aren't in effect yet, so the money isn't there yet. When a big block of development takes place, it will take more trucks, like that gentleman pointed out. The services have to be addressed somewhere, and that's where an impact fee could be done. It should not wind up being a burden on the City. I think that's the sort of thing that could be covered in a developer agreement.

MOTION TO APPROVE THE PRELIMINARY PLAT, WITH CONDITIONAL PERMITTING; AN AMENDMENT TO THE MAIN MOTION

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| MOVED: | Heather Pike | To amend the above referenced preliminary plat, with the conditions of: a development agreement coinciding with the City and the Developer ; meeting the minimum of the Bethel Municipal Code and the Bethel Comprehensive Plan. |
| SECONDED: | Cliff Linderoth | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 opposed. | |

Discussion: On the above motion, Commissioner Shantz wanted to amend that the conditions include the Bethel Comprehensive Plan as well.

Planning Director Pitts explained to the Planning Commission what needs to be done and the steps involved in making a development agreement with the City and the developer.

A. Public Hearing: Preliminary plat of a proposed Hoffman Subdivison, adjacent to Tsikoyak (Martha Larson) Subdivison. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32, Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16, Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts. The location is BIA Road. The purpose is to create commercial and residential lots.

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|----------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MOVED: | Heather pike | To approve the preliminary plat, with the conditions of: a development agreement coinciding with the City and the Developer and abiding by the Bethel Municipal Code and the Bethel Comprehensive Plan. |
| SECONDED: | Abe Palacios | |
| VOTE ON MAIN MOTION | All in favor Motion passes 5 yes and 0 opposed. | |

Chairman Guinn opened the Public Hearing.

VII. UNFINISHED BUSINESS : A. Public Hearing: Preliminary Plat of Jung and Active Lot, 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.

Rachael presented the case and the history of the plat.

MOTION TO TAKE A 5 MINUTE BREAK

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| MOVED: | Heather Pike | To take a 5 minute break. |
| SECONDED: | Abe Palacios | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 opposed. | |

MOTION TO CLOSE THE PUBLIC HEARING

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| MOVED: | Kathy Hanson | To close the public hearing portion of the meeting. |
| SECONDED: | Abe Palacios | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 opposed. | |

UNFINISHED BUSINESS : A. Public Hearing: Preliminary Plat of Jung and Active Lot, 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.

MOTION MADE TO ACCEPT THE PRELIMINARY PLAT OF THE JUNG AND ACTIVE LOTS

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| MOVED: | Abe Palacios | To accept the Preliminary Plat of the Jung and Active lots. |
| SECONDED: | Kathy Hanson | |
| VOTE ON MOTION | All in favor Motion passes 5 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 TAKE A 5 MINUTE BREAK

| | | |
|-----------------------|-------------------------------------------------------|---------------------------|
| MOVED: | Heather Pike | To take a 5 minute break. |
| SECONDED: | Abe Palacios | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 opposed. | |

Meeting called back to order.

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 POSTPONE ITEM B**

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|-----------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| MOVED: | Kathy Hanson | To postpone Item B (under Old business, BMC Amendments) until next Planning Meeting, due to the late hour. |
| SECONDED: | Cliff Linderoth | |
| VOTE ON MOTION | All in favor Motion passes 5 yes and 0 opposed | |

IX. DIRECTOR’S REPORT: Rachael presented the December’s monthly report. Bethel’s in an exciting stage of growth and I think the Planning Commission can do great things next year--Happy Holidays.

X. COMMITTEE MEMBER COMMENTS: Heather: with the passing of proposition 2 (marijuana) the Planning Commission should be talking and thinking about it in terms of zoning issues/restrictions—to start moving along with this issue and to update the code with it. Also, share a meal with somebody. Happy Holidays. Bubba: no comments, except Happy Holidays, and share a meal, that’s a good idea. Kathy: thanks Patty for being here to help. Requests a list site plan permits issued be at every meeting. In addition to the marijuana issue and the BMC, we absolutely need to address wind turbines--what, where, how big, how tall, etc. We cannot put this off for much longer; we need a starting point of where to begin. Happy Holidays. Cliff: lots of thoughts about input into the new subdivision—what we should be looking for in terms of the developer agreement; there’s lots of things that come in there. The public input was good. I also notice my term expires this month. Have a good holiday season. Joy: agreed with Kathy, we have a lot of ordinances on the books, why can’t we have an ordinance dealing with wind turbines, prior to zoning. I think we need to get an ordinance to City Council as soon as possible so they can mull it over and get something in place. The other thing I have a comment on is a question on the minutes—we called the meeting to order in November, had roll call, and didn’t have a quorum. I wonder if that should be reflected in minutes as well. Which brings me to the reason I left rapidly was to eliminate the chance of there being an illegal meeting. I don’t know what happened after I left but I’m hoping there wasn’t an illegal meeting. Merry Christmas. John: Happy Holidays to everyone.

XI. ADJOURNMENT

TIME:

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| MOVED: | Kathy Hanson | Motion to adjourn the meeting at 8:45 pm. |
| SECONDED: | Cliff Linderoth | |
| VOTE ON MOTION | Motion carried 5 yes and 0 opposed. | |

Next meeting on January 8, 2015

ATTEST: _____, John Guinn, Chairperson
 _____, Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

November 13, 2014

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 Council Chambers in Bethel, Alaska.

Vice-Chairman, Joy Shantz, called the meeting to order at 6:45 pm.

II. ROLL CALL

Present: Heather Pike, Joy Shantz, and Cliff Linderoth.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director

Betsy Jumper, Recorder

Due to a lack of a quorum, meeting ended.

John Guinn, Chairman

Betsy Jumper, Recorder



City of Bethel
Planning Department
Staff Report for Preliminary Plat, September 22, 2014

Planning Commission Hearing Date: October 9, 2014
Request: Preliminary Plat
Property Owner: City of Bethel
Applicant / Representative: City of Bethel
Recommendation: Approval

| | |
|---------------------------|------------------------------------------------------------|
| | Drawing Number PL12-167 |
| Description | Preliminary Plat |
| Action | Dedication of rights of way |
| Size of Existing Lot | Multiple Lots |
| Size of Proposed Lot | Multiple Lots |
| Zoning | General Use |
| Floodplain Status | Flood Zone AE |
| Potential for Development | Presently developed as residential/commercial/right-of-way |
| Previous Plats / Surveys | US Survey 3790, 92-4, 2014-15 |

BACKGROUND AND ISSUES

The surveying and platting of this property was requested by the Port Director in order to create some small parcels for dedication of streets, or for dedication of strips of land to access the river. Although these dedications may create non-conforming lots because of the minimum lot size requirement in General Use zoning, the lots will ultimately be used for public dedications rather than the development of residential or commercial structures. The process is subject to review by the BIA.

On the original US Survey 3790 from 1962, lots in this neighborhood are shown encroaching into the right-of-way. This plat review is part of a process to fully dedicate the right of way of East Avenue. The other dedications will be for access to the bulkhead that has been constructed on the river. The Planning Department recommends approval of the preliminary plat.

Writer

REP

9/22/2014

Attachments

Plat 92-4 page 2 Tidelands Survey

Plat 2014-15

US Survey 3790 Sheet 2

U.S. SURVEY NO. 3790
EAST ADDITION TO THE TOWNSITE OF
BETHEL, ALASKA

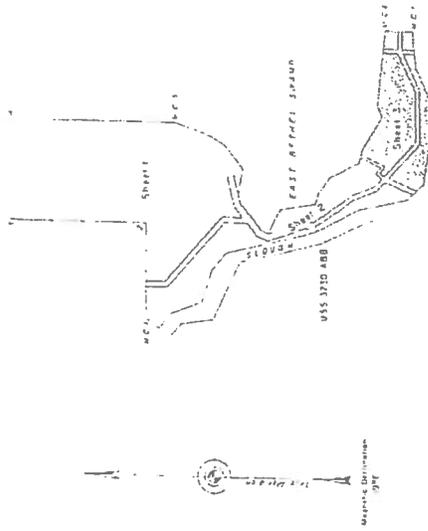
THIS PLAN IS THE PART OF A SURVEY PREPARED BY THE BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR, WASHINGTON, D.C., SEPTEMBER 14, 1971, FOR COUNTY RECORDATION.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. SEPTEMBER 14, 1971

This plat is a survey conformable to the
unfiled field notes and the survey boundary
line, correctly located in a separate plat
bearing the same title as this plat, and
is a part of the survey of the
Bureau of Land Management.

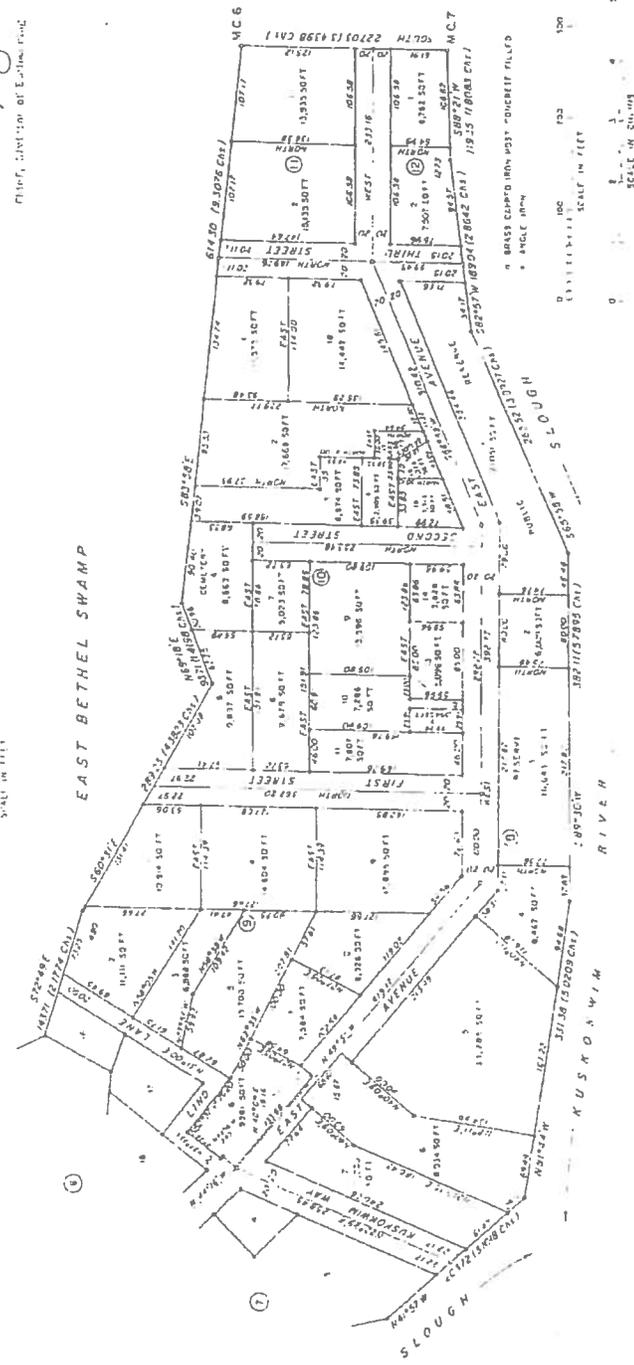
BY THE SURVEYOR

Chief, Division of Earth Resources



EAST BETHEL SWAMP

SCALE IN FEET
0 100 200



SCALE IN FEET
0 100 200

SCALE IN METERS
0 10 20



CITY OF BETHEL

PLANNING OFFICE

P.O. Box 1388 • Bethel, Alaska 99559

907-543-5301

Fax # 907-543-4186

December 30, 2014

Planning Commission Members,

I am attaching two further revisions to the code changes we have been working on. I would ask that these revisions be approved rather than the ones already submitted to you for review.

The first is a revision to **Chapter 18.40 Industrial District**. Number 16 in the permitted uses is added back in with the stipulation that a rock and stone crushing mill shall be associated with a sand and gravel operation. This is to prevent any milling operations that are associated with mining operations in the area for other than sand and gravel.

A second change to this chapter is the addition of a boarding house to the conditional uses. It may be appropriate to have such a structure in industrial areas, with conditions placed on it to make a residential land use more compatible with other industrial uses on the site.

The second revision is to **Chapter 17.50 Property Numbering and Street Names**. The Bethel Fire Chief has asked for these changes in order to more easily find addresses in the city.

These changes are put forward for your approval.

Rachael Pitts
Bethel Planning Director

Chapter 18.40
INDUSTRIAL DISTRICT – I DISTRICT

Sections:

- [18.40.010](#) Intent.
- [18.40.020](#) Permitted and principal uses and structures.
- [18.40.030](#) Conditional uses.
- [18.40.040](#) Minimum lot size.
- [18.40.050](#) Minimum setback **and screening** requirements.
- [18.40.060](#) Maximum height of structures.

18.40.010 Intent.

The industrial district is intended to apply to areas where industrial development is the predominant, or is expected to be the predominant use. ~~[Ord. 01-05 § 8.]~~ **Heavy industrial uses are prohibited in Bethel city limits.**

18.40.020 Permitted and principal uses and structures.

A. Commercial uses permitted as principal uses in the GU district, except that all residential uses and structures are prohibited unless specifically authorized in this section.

B. One dwelling unit occupied by the owner, the manager or a watchman ~~of a principal use on the lot.~~

C. Any accessory use or structure associated with the principal use or structure on the lot, **except those uses specifically regulated elsewhere in the BMC.**

D. Industrial uses, including:

1. Airplane assembly, remodeling or repair.
2. Airports.
3. Machine shops.
4. Metal working or welding shops.
5. Sawmills.
6. Steel fabrication shops or yards.
7. **U**rethane foaming yards or plants.
8. Warehouses.
9. Shipping or receiving terminals.

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10. Bulk fuel distribution and storage.
11. Cement manufacturing.
12. Distillation of wood, coal or bones.
13. Tannery.
14. Paper manufacturing.
15. ~~Poison~~Printing ink manufacturing.
16. ~~Printing ink manufacturing.~~
- ~~17.~~ Rock and stone crushing mill, associated with a sand and gravel operation.
- ~~18~~17. Natural resource extraction, such as a sandpit.
- ~~19~~18. Cargo dock facility or freight transfer area.
- ~~20~~19. Fish processing plants.
- ~~21~~20. Fiberglass fabrication shops or yards.
- ~~22~~21. Junk yards and salvage yards that meet the requirements of open storage.
- ~~23~~22. Land fills, solid waste processing facilities.
- ~~24~~23. Sewage treatment facilities.
- ~~25~~24. Other industrial uses of a character similar to those uses listed in this section.
- ~~26~~25. Recreational uses, to include the Bethel shooting range. ~~[Ord. 11-22 § 2; Ord. 01-05 § 8.]~~
26. Repair of motorized vehicles.

18.40.030 Conditional uses.

The following uses and structures are permitted in the I district under the terms of a conditional use permit:

- A. ~~Planned unit developments. [Ord. 01-05 § 8.]~~ Any land use that will use large amounts of water, create noise or dust, or produce significant amounts of wastewater or waste materials.
- B. Rooming house that is intended for transient laborers.

18.40.040 Minimum lot size.

The minimum lot size in the I district is seven thousand (7,000) square feet. [Ord. 01-05 § 8.]

18.40.050 Minimum setback and screening requirements.

Structures, other than minor structures, in the I district shall be set back from property lines to provide the following yards:

A. Front yard: Fifteen (15) feet.

B. Side yard: Ten (10) feet.

C. Rear yard: Ten (10) feet.

D. Twenty-five (25) feet from the high water mark of any drainage or lake. [Ord. 01-05 § 8.]

E. Ten-foot (10) landscaped buffer where adjacent to residential land use.

18.40.060 Maximum height of structures.

The height of a structure in the I district is not restricted except as may be limited under airport height restrictions applied under BMC 16.04.250 through. [~~Ord. 01-05 § 8.~~]

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Chapter 17.50
PROPERTY NUMBERING AND STREET NAMES

Sections:

- [17.50.010](#) Number map.
- [17.50.020](#) Street names.
- [17.50.030](#) Final subdivision plats.
- [17.50.040](#) Street name signs.
- [17.50.050](#) Numbering blocks.
- [17.50.060](#) Numbering individual property.
- [17.50.070](#) Exceptions.
- [17.50.090](#) **Presentation and** maintenance of **building** numbers.
- [17.50.100](#) Numbers for future buildings.
- [17.50.110](#) Unlawful to deface number.
- [17.50.120](#) Penalties.
- [17.50.130](#) Notification of number change.

17.50.010 Number map.

The property numbering map entitled "Property Number Map" is adopted as the official property numbering map of the City. All property numbers assigned shall be assigned in accordance with the numbering map and no other property numbers shall be used or displayed in the City unless in accordance with the official numbering map. The property numbering map shall be kept on file in the office of the City Clerk. [Ord. 01-05 § 7.]

17.50.020 Street names.

Street names shall be determined by Planning Commission resolution. The Planning Commission shall review the proposed street names for duplication of names, appropriateness of names, and for overall compliance with the street naming and numbering policy. The Planning Commission may modify or amend the street name proposed on a plat as it deems necessary in order to bring it into compliance with the street naming and numbering system. The decision of the Commission may be appealed to the Board of Adjustment under the procedures set out in ~~Chapter~~ BMC [Chapter 16.16](#) within fifteen (15) days after action by the Planning Commission. [Ord. 01-05 § 7.]

17.50.030 Final subdivision plats.

The approved street names and property numbers shall be included in all final maps and plats. [Ord. 01-05 § 7.]

17.50.040 Street name signs.

Street name signs will be uniform in appearance. [Ord. 01-05 § 7.]

17.50.050 Numbering blocks.

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A. On the official property numbering map, Ridgecrest Drive, from Ptarmigan Street to Sixth Avenue, is designated the north-south axis. The east-west axis is designated as follows: First Avenue to the east of the State Highway intersection and the State Highway west of the First Avenue intersection.

B. All avenues, streets, and alleys running generally north and south shall be numbered from east-west axis consecutively to the corporate limits of the extremities of such avenues, streets, or alleys. Avenues, streets, or alleys running generally east and west shall be numbered from the north-south axis in the same manner.

C. Whenever possible, one hundred (100) numbers shall be allowed to each block. New blocks shall be numbered each five hundred (500) feet of ground or existing streets shall be assigned the number nearest the five-hundred- (500-) foot interval. [Ord. 01-05 § 7.]

17.50.060 Numbering individual property.

A. One whole number shall be assigned for every thirty-three (33) feet of ground whether improved property or vacant lot on every street within the corporate limits, excluding U.S.S. 3790 from south of the bridge (Lousetown) and U.S.S. 870 (Mission Lake), which will be assigned whole numbers every twenty-five (25) feet.

B. Odd numbers shall be assigned to the west side of all north-south streets and even numbers on the east side. On east-west streets, odd numbers shall be assigned on the south side and even numbers on the north side. In the case that a street does not run north-south or east-west, the direction to which a street is closest shall be used for the purpose of odd/even numbering. [Ord. 01-05 § 7.]

17.50.070 Exceptions.

Block 9, Northwest Addition of U.S. 3770 (City Subdivision) and the Tundra Ridge Subdivision shall retain their present numbers. [Ord. 01-05 § 7.]

17.50.090 Presentation and maintenance of building numbers.

Every owner of improved property shall be responsible for displaying in a conspicuous place on said property the number assigned. The numbers that are mounted on the front of structures shall be a minimum of five (5) inches in height for residential structures, and twelve (12) inches in height for commercial structures. The owner, occupant or person in charge of a house or building shall affix the number assigned within sixty (60) days of the date of written notice from the City to do so. Within sixty (60) days of the date of written notice from the City to do so, such person shall remove any numbers affixed to the house or building which may be confused with the number assigned. [Ord. 01-05 § 7.]The numbers shall be reflective and easily viewed from the street. No motorized vehicles, landscaping material, or other obstructions are permitted to make the building number to be obscured, and the numbers shall not be painted over.

17.50.100 Numbers for future buildings.

DEC 30 2014

Each building in which the principal use of a lot takes place shall be assigned a number in accordance with the property numbering map and the owner of said building or structure shall be responsible for the purchase and display of such numbers as set forth in BMC 17.50.090. [Ord. 01-05 § 7.]

17.50.110 Unlawful to deface number.

It is unlawful for any person to alter, deface, or take down any number placed on any property in accordance with this chapter, except for repair or replacement of such number. [Ord. 01-05 § 7.]

17.50.120 Penalties.

In the event that the owner or occupant or person in charge of any house or building fails to comply with the terms of this chapter by failing to affix the number assigned within sixty (60) days after notification or by failing within said period of sixty (60) days to remove any numbers affixed to such house or building which may be confused with the number assigned thereto, the owner shall be subject to denial of utilities in addition to any other penalty that may be imposed for violation of this chapter for failure to comply with the numbering ordinance. [Ord. 01-05 § 7.]

17.50.130 Notification of number change.

Official notification of any change in property number shall be sent to property owners thirty (30) days before the effective date of the change. [Ord. 01-05 § 7.]

DEC 30 2014

Please see the Amendments on: cityofbethel.org , under the Planning Department page

Planning Department Report

From: Rachael Pitts, Planning Director

Date: January 1, 2015

Titles 15-18 of the BMC are on the Planning Commission agenda for January 8th. Everyone is invited to go over the changes. There are legislative edits on the Planning Department page of the city website. The titles are:

15. Buildings, Construction, and Flood Control
16. Planning, Land Use, Platting and Development
17. Subdivisions
18. Zoning

The subdivision proposed on BIA Road by way of preliminary plat has been conditionally approved. The proposed Development Agreement is on the agenda for the January 8th Planning Commission Meeting. The subdivision application has been submitted by Lyman Hoffman.

A final plat involving city property or property to be acquired in the old port area will also be reviewed.

Site Plan Permit Applications and Code Enforcement: The Planning Department received 65 Site Plan Permit applications in 2014.

Construction Projects:

AVCP is proposing to construct two duplexes to serve as student housing. Both are under construction.

The Moravian Church is doing some site improvements that will include an expansion of the seminary.

PUBLIC HEARING NOTICE

On January 8, 2015, the City of Bethel Planning Commission will hear a request received in the Planning Office for a final plat and a change to the Bethel Municipal Code. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Changes are proposed to the Bethel Municipal Code which will affect the functions of the Planning Department, the Fire Department, and the Public Works Department. Proposed are changes to the following titles:

15. Buildings, Construction, and Flood Control
16. Planning, Land Use, Platting and Development
17. Subdivisions
18. Zoning

Description of the Final Plat is as follows:

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, 178, and 179 East Avenue. The purpose is to create dedications.

Resident
PO Box 528
Bethel, Alaska 99559

Resident
PO Box 50
Bethel, Alaska 99559

Resident
PO Box 212
Bethel, Alaska 99559

Resident
PO Box 1255
Bethel, Alaska 99559

Resident
PO Box 36
Bethel, Alaska 99559

Resident
PO Box 3145
Bethel, Alaska 99559

Resident
PO Box 983
Bethel, Alaska 99559

Resident
PO Box 1594
Bethel, Alaska 99559

Resident
PO Box 1332
Bethel, Alaska 99559

Resident
PO Box 1289
Bethel, Alaska 99559

Resident
PO Box 2153
Bethel, Alaska 99559

Resident
PO Box 156
Bethel, Alaska 99559

Resident
PO Box 3002
Bethel, Alaska 99559

Resident
PO Box 253
Bethel, Alaska 99559

Resident
PO Box 273
Bethel, Alaska 99559

Resident
PO Box 2144
Bethel, Alaska 99559

Resident
PO Box 769
Bethel, Alaska 99559

Resident
PO Box 1382
Bethel, Alaska 99559

Resident
PO Box 872
Bethel, Alaska 99559

Resident
PO Box 62
Bethel, Alaska 99559

Resident
PO Box 78
Bethel, Alaska 99559

Jung & Active prelim plat

City of Bethel
Planning Department
907.543.5301
907.543.4186 - FAX

TO: KYKD
FROM: City of Bethel Planning Department
SUBJECT: PSA - Please air on Tuesday, Jan. 6, 2015
Email: kykd@vfcm.org
DATE: Jan. 5, 2015.

Hello KYKD, would it be possible to run the following public service announcement, on Tuesday, Jan. 6, 2015?

The City of Bethel Planning Commission will review proposed amendments to the Bethel Municipal Code, titles 15-18, at their meeting on Jan. 8, 2015 at 6:30 pm at the City Council Chambers. The titles to be amended are:

15. Buildings, Construction, and Flood Control;
16. Planning, Land Use, Platting and Development;
17. Subdivisions; and
18. Zoning

Please contact the Planning Dept. at 543-5306 with any questions.

Thank you.

City of Bethel
Planning Department
907.543.5301
907.543.4186-fax

TO: KYUK
FROM: City of Bethel Planning Dept.
SUBJECT: PSA – for Tuesday, Jan. 6th
TODAY'S DATE: Jan. 5, 2015

Hello KYUK,

Would it be possible to air the following, as a public service announcement, beginning Jan. 6, 2015. One day is good. Your assistance is appreciated.

The City of Bethel Planning Commission will review proposed amendments to the Bethel Municipal Code, Titles 15-18, at their meeting on Jan. 8, 2015 at 6:30 pm at the City Council Chambers. The titles to be amended are:

15. Buildings, Construction, and flood control;
16. Planning, Land Use, Platting, and Development;
17. Subdivisions; and
18. Zoning.

Please contact the Planning Dept. at 543-5306 with any questions.

PLANNING COMMISSION MEETING DATES 2015

| January | | | | | | | February | | | | | | | March | | | | | | | April | | | | | | |
|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-------|----|----|----|----|----|----|-------|----|----|----|----|----|----|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| | | | | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 26 | 27 | 28 | 29 | 30 | | |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | | | | | | 29 | 30 | 31 | | | | | | | | | | | |

| May | | | | | | | June | | | | | | | July | | | | | | | August | | | | | | |
|-----|----|----|----|----|----|----|------|----|----|----|----|----|----|------|----|----|----|----|----|----|--------|----|----|----|----|----|----|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| | | | | | 1 | 2 | 1 | 2 | 3 | 4 | 5 | 6 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 | 28 | 29 | 30 | | | | | 26 | 27 | 28 | 29 | 30 | 31 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | |
| 31 | | | | | | | | | | | | | | | | | | | | | 30 | 31 | | | | | |

| September | | | | | | | October | | | | | | | November | | | | | | | December | | | | | | |
|-----------|----|----|----|----|----|----|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| | | 1 | 2 | 3 | 4 | 5 | | | | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 27 | 28 | 29 | 30 | 31 | | |
| 27 | 28 | 29 | 30 | | | | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 29 | 30 | | | | | | | | | | | | |

pink = Agenda's + packets posted
 green = Meetings Day