



## Planning Commission Meeting Agenda

Regular Meeting Thursday, January 9, 2014 – 6:30PM  
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

### MEMBERS

John Guinn  
Chair  
Term Expires  
12/2013

Joy Shantz  
Vice-Chair  
Term Expires  
12/2013

Rick Robb  
Council Rep.  
Term Expires  
10/2015

Vacant

Abe Palacios  
Committee Member  
Term Expires  
12/2015

Cliff Linderoth  
Committee Member  
Term Expires  
12/2014

VACANT  
Committee Member  
Term Expires

Rachael Pitts  
Ex-Officio Member

### AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (15 Minute Limit)
- IV. APPROVAL OF MINUTES OF THE DECEMBER 5, 2013 SPECIAL MEETING
- V. APPROVAL OF AGENDA
- VI. SPECIAL ORDER OF BUSINESS
  - A. Election of Planning Commission Vice-Chairman
- VII. UNFINISHED BUSINESS
  - A. Public Hearing: A Final Plat of Lot 3A, Block 19, US Survey No. 3230 A&B, Containing 1.8 acres, Property of the City of Bethel.
  - B. Public Hearing: A Final Plat of Lots 5A and 5B, Block 8, US Survey No. 3790, Containing 0.71 acres, Property of the City of Bethel.
  - C. Public Hearing: A Final Plat of Tracts H-1 and H-2, Block 2, Turnkey III Subdivision, Containing 3.61 acres, Property of the City of Bethel.
- VIII. NEW BUSINESS
- IX. DIRECTOR'S REPORT
- X. COMMISSIONER'S COMMENTS
- XI. ADJOURNMENT

Posted: Jan. 3, 2014, at AC, Swanson's, City Hall, Cultural Center



**MOTION TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION FROM GCI FOR A TELECOMMUNICATIONS TOWER AND UTILITY STRUCTURE TO BE LOCATED AT 833 PTARMIGAN STERET, BETHEL, ALASKA 99559. LEGAL DESCRIPTION IS PLAT 2005-32, BLOCK 1, LOT 22, BETHEL RECORDING DISTRICT.**

<b>MOVED:</b>	Abe Palacios	Motion to approve the Conditional Use permit application from GCI.
<b>SECONDED:</b>	Heather Pike	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**VI. UNFINISHED BUSINESS:** A. Public Hearing: Residential Planned Unit Development Zoning for Kasayuli Subdivision, sponsored by the Planning Commission. Legal Description: Plat 98-3, Bethel Recording District.

The Planning Director gave a power point presentation on both Kasayuli and Larson subdivision planned unit developments.

**MOTION TO APPROVE THE RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING FOR KASAYULI SUBDIVISION, SPONORED BY THE PLANNING COMMISISON. LEGAL DESCRIPTION: PLAT 98-3, BETHEL RECORDING DISTRICT.**

<b>MOVED:</b>	Abe Palacios	Motion to approve the Residential Planned Unit overlay for Kasayuli Subdivision.
<b>SECONDED:</b>	Heather Pike	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Public Hearing: Residential Planned Unit Development Zoning for Tsikoyak (Larson) Subdivision, sponsored by the Planning Commission. Legal Description: Plat 96-18, Bethel Recording District.

**MOTION TO APPROVE THE RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING FOR TSIKOYAK (LARSON) SUBDIVISION, SPONORED BY THE PLANNING COMMISISON. LEGAL DESCRIPTION: PLAT 96-18, BETHEL RECORDING DISTRICT.**

<b>MOVED:</b>	Heather Pike	Motion to approve the Residential Planned Unit overlay for Tsikoyak (Larson) Subdivision.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**PEOPLE TO BE HEARD (5 minute limit)**

--**Walter Larson**, spoke of a request made to BIA for a lot line adjustment in the open space area, and addressed the covenants of Larson subdivision; would like for Larson to remain a residential area. Also expressed concerns about the roads in Larson.

-- **Shawn Budovic**, spoke of some concerns and issues on 602 Ptarmigan.

**VII. SPECIAL ORDER OF BUSINESS:** A. Election of Planning Commission Chairman

**MOTION MADE TO RE-APPOINT JOHN GUINN AS CHAIRMAN OF THE PLANNING COMMISSION**

<b>MOVED:</b>	Abe Palacios	Motion to re-appoint John Guinn as Chairman.
<b>SECONDED:</b>	Heather Pike	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Election of Planning Commission Vice-Chairman

**MOTION MADE TO PUT THIS ITEM ON THE NEXT PLANNING COMMISISON AGENDA**

<b>MOVED:</b>	Abe Palacios	Motion made to put the election of the Vice-chairman on the next Planning Commission meeting.
<b>SECONDED:</b>	Heather Pike	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**VIII. NEW BUSINESS:** A. Public Hearing: A Preliminary Plat of LOT 3A, Block 19, US Survey No. 3230 A&B, Containing 1.8 acres, Property of the City of Bethel. B. Public Hearing: A Preliminary Plat of Lots 5A and 5B, Block 8, US Survey No. 3790, Containing 0.71 acres, Property of the City of Bethel. C. Public Hearing: A Preliminary Plat of Tracts H-1 and H-2, Block 2, Turnkey III Subdivision, Containing 3.61 acres, Property of the City of Bethel.

Discussions ensued about all the above preliminary plats.

**MOTION MADE TO ACCEPT A PRELIMINARY PLAT OF LOT 3A, BLOCK 19, US SUVEY NO. 3230 A & B CONTAINING 1.8 ACRES, PROPERTY OF THE CITY OF BETHEL.**

<b>MOVED:</b>	Abe Palacios	Motion to accept preliminary plat of lot 3A, block 19, USS 3320 A&B
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**MOTION MADE TO ACCEPT A PRELIMINARY PLAT OF LOTS 5A AND 5B, BLOCK 8, US SURVEY NO. 3790, CONTAINING 0.71 ACRES, PROPERTY OF THE CITY OF BETHEL**

<b>MOVED:</b>	Abe Palacios	Motion to accept the preliminary plat of lots 5A and 5B of USS 3790
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**MOTION MADE TO ACCEPT A PRELIMINARY PLAT OF TRACTS H-1 AND H-2, BLOCK 2, TURNKEY III SUBDIVISION, CONTAINING 3.61 ACRES, PROPERTY OF THE CITY OF BETHEL**

<b>MOVED:</b>	Abe Palacios	Motion to accept the preliminary plat of tracts H-1 and H-2, block 2 of Turnkey III subdivision
<b>SECONDED:</b>	Heather Pike	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

<b>MOTION</b>	
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E. Regular December Planning Meeting Cancellation

**MOTION TO CANCEL THE REGULAR DECEMBER PLANNING MEETING**

<b>MOVED:</b>	Abe Palacios	Motion to cancel the regular December
<b>SECONDED:</b>	Heather Pike	Planning Commission meeting

<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.
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**IX. PLANNER'S REPORT:** The Planning Director went over the monthly report.

**X. COMMISSION MEMBER'S COMMENTS:** Heather apologized for missing last month's meeting; Bubba welcomed Heather to the Planning Commission; Cliff, no comments; John, welcomed Heather.

**XI. ADJOURNMENT**

**MOTION MADE TO ADJOURN THE MEETING**

<b>MOVED:</b>	Abe Palacios	Motion to adjourn the meeting.
<b>SECONDED:</b>	Heather Pike	

<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.
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Next meeting on January 9, 2014

\_\_\_\_\_  
John Guinn, Chairperson

ATTEST:

\_\_\_\_\_  
Betsy Jumper, Recorder



**City of Bethel**  
**Planning Department**  
**Staff Report for Final Plats, December 17, 2013**

Planning Commission Hearing Date: January 9, 2014  
 Request: Final Plats  
 Property Owner: City of Bethel  
 Applicant / Representative: Planning Department  
 Recommendation: Approval

	Work Order No. 13083_1	Work Order No. 13083_3	Work Order No. 13083_5
Description	Tracts H-1 & H-2, Block 2, Plat 87-6 (Turnkey III Subdivision)	Lot 3A, Block 19, US Survey 3230 A&B (Port of Bethel, 1172 Second Avenue)	Lots 5A & 5B, Block 8, US Survey No. 3790 (171 East Avenue)
Action	Split Tract H to divide Senior Center Property and Small Park Area	Consolidate 4 lots into one.	Lot split, create two lots.
Size of Existing Lot(s)	3.6 acres	1.1, 0.59, 0.166, 0.313 acres	0.71 acres
Size of Proposed Lot(s)	2.0 and 1.6 acres	2.17 acres	0.05 and 0.66 acres
Zoning	Open Space, and Public Lands and Institutions	Industrial	General Use
Floodplain Status	N/A	Flood Zone AE	Flood Zone AE
Potential for Development	Already developed	Used for Port cargo operations	Larger lot could be redeveloped
Previous Plats		80-3	

**BACKGROUND AND ISSUES**

The surveying and platting of these properties was requested by the Parks and Recreation, and Port of Bethel Departments of the City of Bethel. The City of Bethel owns the properties. All of the properties are presently developed, and there are no impacts on adjacent neighborhoods anticipated by these platting actions.

All lot splits or consolidations conform to zoning except the Lots 5A and 5B, Block 8 split. The resulting small lot does not meet the minimum lot size required by zoning. However, the intention of creating this small lot is to swap it with the property owners of adjoining Lot 6. In return they will dedicate a strip of their property that is currently in the right-of-way. Lot 6 may still have a nonconformity issue, however acquiring the right-of-way is a priority that will be met.

The Tract H split would allow the Senior Center to have its own boundary for lease or sale purposes at a later date. The resulting second lot is where a small park is now located.

The consolidation of lots within the Port cargo (3A) area allows for development in the future without the challenges of multiple lot line restrictions that could be posed by zoning.

The Planning Department recommends approval of these final plats.

**Writer**

REP

12/17/2013

**Attachments**

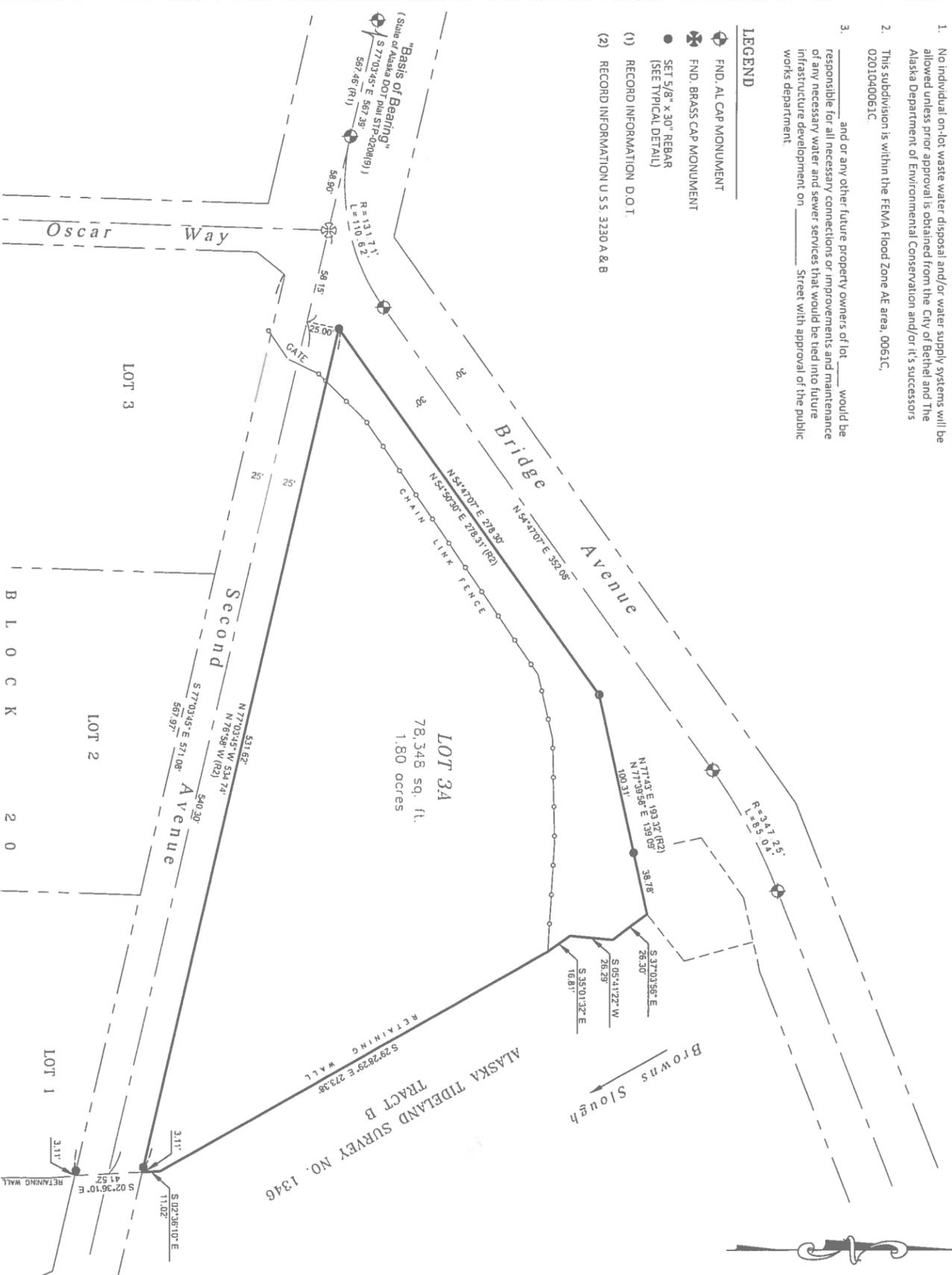
Final Plats

**NOTES**

1. No individual on-lot waste water disposal and/or water supply systems will be allowed unless prior approval is obtained from the City of Bethel and The Alaska Department of Environmental Conservation and/or its successors
2. This subdivision is within the FEMA Flood Zone AE area, 0061C, 0201040051C
3. \_\_\_\_\_ and or any other future property owners of lot \_\_\_\_\_ would be responsible for all necessary connections or improvements and maintenance of any necessary water and sewer services that would be tied into future infrastructure development on \_\_\_\_\_ Street with approval of the public works department

**LEGEND**

- ⊕ FND. AL CAP MONUMENT
- ⊗ FND. BRASS CAP MONUMENT
- SET 5/8" x 30" REBAR (SEE TYPICAL DETAIL)
- (1) RECORD INFORMATION D.O.T.
- (2) RECORD INFORMATION U.S.S. 3230 A & B



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge

Date \_\_\_\_\_



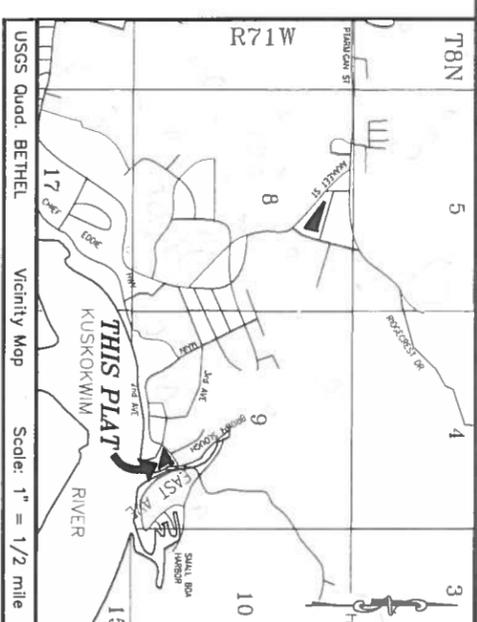
Typical set corners are 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted

**PLATTING OFFICER'S CERTIFICATE**

I certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the City of Bethel, and that the plat has been approved by the platting authority by resolution number \_\_\_\_\_ dated \_\_\_\_\_ and that this plat has been approved for recording in the office of the recorder in the Fourth Judicial District at Bethel, Alaska, in which the plat is located

City of Bethel Platting Officer \_\_\_\_\_

Date \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I certify that I am the owner of the property or of an interest therein, shown and described on this plat, and that I adopt this plan of subdivision by my free consent and dedicate all rights-of-way, streets, alleys and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private

Lee Foley, City Manager  
City of Bethel  
P.O. Box 1388  
Bethel, Alaska 99559

Date \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the person described in and who executed the above under oath, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned and that he did so on behalf of and with the full authority of \_\_\_\_\_

Witness my hand and official seal the day and year in this certificate first above written

Notary Public for the State of Alaska  
My Commission Expires \_\_\_\_\_

**TAX CERTIFICATE**

This subdivision lies outside of any taxing authority, at the time of filing

**NOV 05 2013**

BETHEL RECORDING DISTRICT

**A PRELIMINARY PLAT OF  
LOT 3A Bk. 19  
U.S. SURVEY NO. 3230 A & B**

A SUBDIVISION OF:  
BLOCK 19, U.S. SURVEY NO. 3230 A & B  
SITUATED WITHIN  
SECTION 9, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA  
CONTAINING 1.80 ACRES, MORE OR LESS

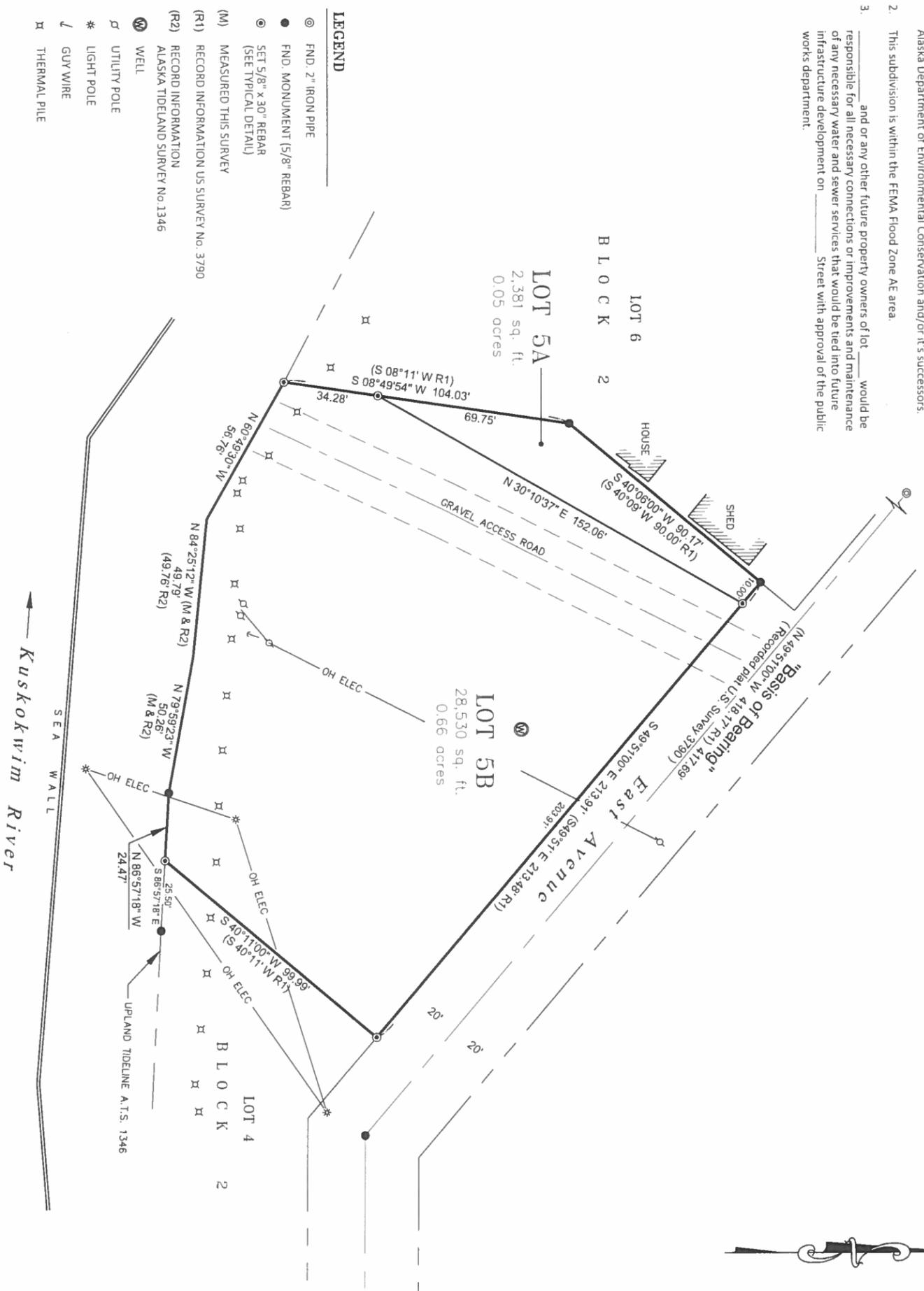
**Farpoint Land Services, LLC**

SURVEYING, MAPPING, LAND PLANNING, GIS  
1131 E. 76th Ave., Suite 101, Anchorage, AK 99518  
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WORK ORDER NO.	DATE	SCALE	DRAWN BY	CHECKED BY	DATE	SHEET
13083_3	10/28/2013	50'	MH	N/A	10/27/13	1 of 1

**NOTES**

- No individual on-lot waste water disposal and/or water supply systems will be allowed unless prior approval is obtained from the City of Bethel and The Alaska Department of Environmental Conservation and/or it's successors.
- This subdivision is within the FEMA Flood Zone AE area.
- \_\_\_\_\_ and or any other future property owners of lot \_\_\_\_\_ would be responsible for all necessary connections or improvements and maintenance of any necessary water and sewer services that would be tied into future infrastructure development on \_\_\_\_\_ Street with approval of the public works department.



**LEGEND**

- ⊙ FND. 2" IRON PIPE
- FND. MONUMENT (5/8" REBAR)
- ⊙ SET 5/8" x 30" REBAR (SEE TYPICAL DETAIL)
- (M) MEASURED THIS SURVEY
- (R1) RECORD INFORMATION US SURVEY NO. 3790
- (R2) RECORD INFORMATION ALASKA TIDELAND SURVEY NO. 1346
- ⊙ WELL
- ⊘ UTILITY POLE
- \* LIGHT POLE
- ┘ GUY WIRE
- ⊞ THERMAL PILE



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

Date \_\_\_\_\_



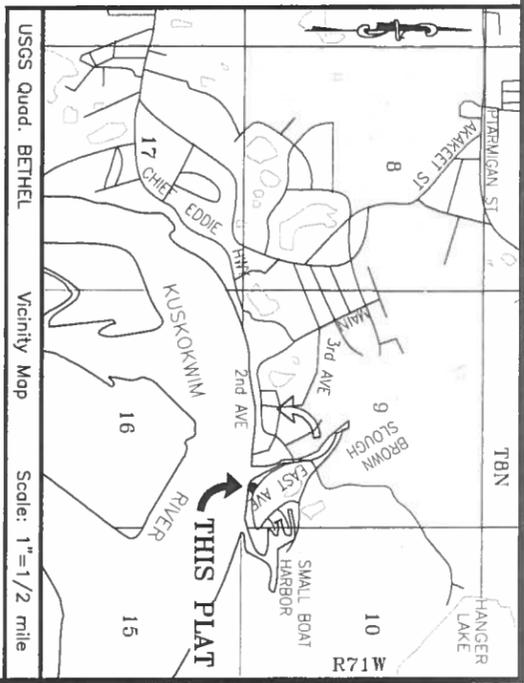
Typical set corners are 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted.

**PLATTING OFFICER'S CERTIFICATE**

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City of Bethel Platting Officer \_\_\_\_\_

Date \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I certify that I am the owner of the property, or of an interest therein, shown and described on this plat, and that I adopt this plan of subdivision by my free consent and dedicate all rights-of-way, streets, alleys, ways, and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private.

Lee Foley, City Manager  
 City of Bethel  
 P.O. Box 1388  
 Bethel, Alaska 99559

Date \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the person described in and who executed the above under oath, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned and that he did so on behalf of and with the full authority of \_\_\_\_\_

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for the State of Alaska  
 My Commission Expires \_\_\_\_\_

**TAX CERTIFICATE**

This subdivision lies outside of any taxing authority, at the time of filing.

**DEC 17 2013**

BETHEL RECORDING DISTRICT

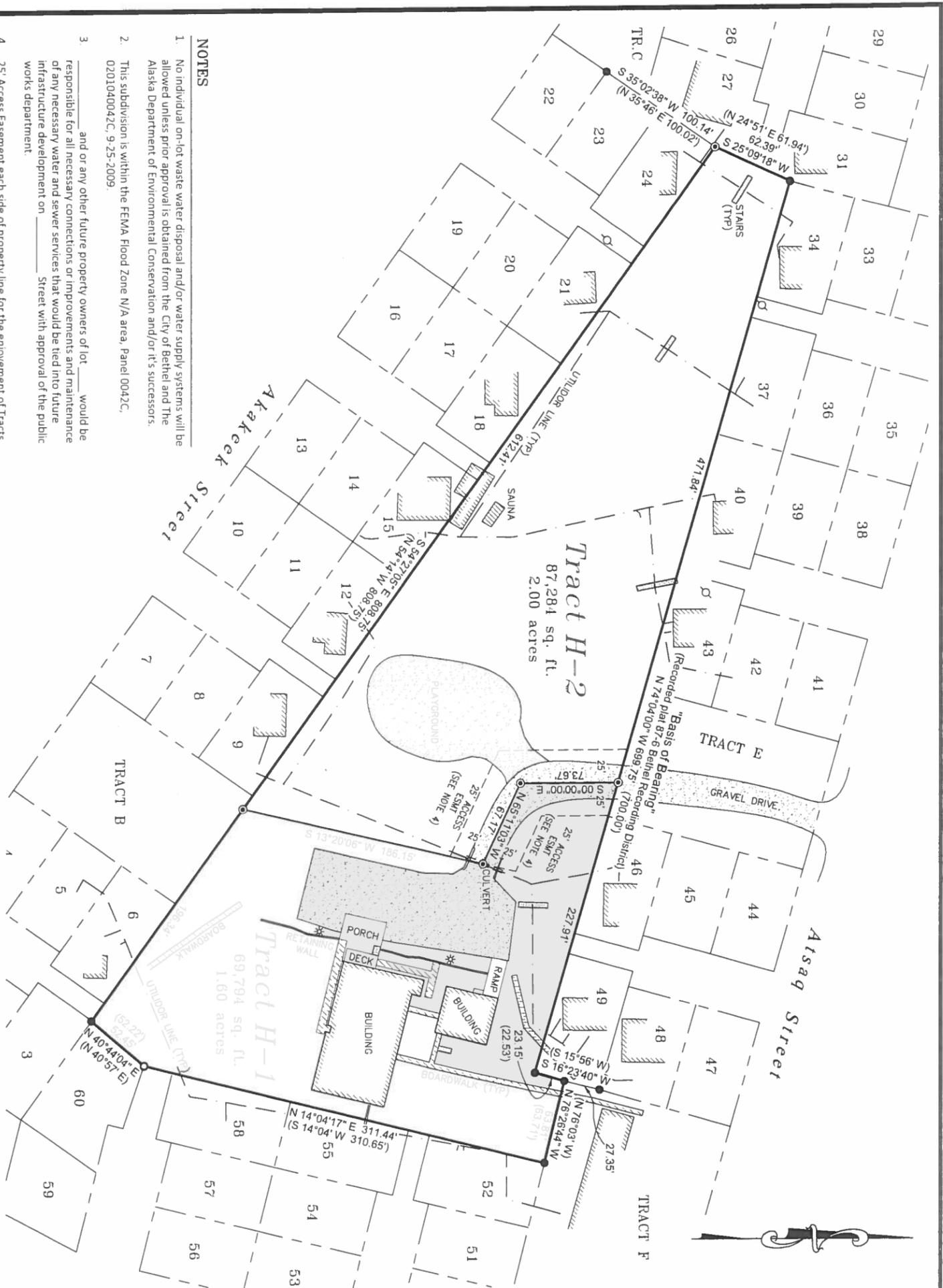
**A FINAL PLAT OF**  
**LOTS 5A & 5B, BLOCK 8**  
**U.S. SURVEY NO. 3790**

A SUBDIVISION OF:  
 LOT 5, BLOCK 8, U.S. SURVEY NO. 3790  
 SITUATED WITHIN  
 SECTION 9, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA  
 CONTAINING 0.71 ACRES, MORE OR LESS

**Farpoint Land Services, LLC**

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 1131 E. 76th Ave., Suite 101, Anchorage, AK 99518  
 FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WORK ORDER No.	13083_5	DATE	DECEMBER 13, 2013	SCALE	1" = 30'	SHEET	1 of 1
PREPARED BY	VJD	CHECKED BY	MJM	FB BROOD/PAGE	103/4	DRAWING NAME	13083 site 5



- NOTES**
1. No individual on-lot waste water disposal and/or water supply systems will be allowed unless prior approval is obtained from the City of Bethel and The Alaska Department of Environmental Conservation and/or it's successors.
  2. This subdivision is within the FEMA Flood Zone N/A area, Panel 0042C, 0201040042C, 9-25-2009.
  3. \_\_\_\_\_ and or any other future property owners of lot \_\_\_\_\_ would be responsible for all necessary connections or improvements and maintenance of any necessary water and sewer services that would be tied into future infrastructure development on \_\_\_\_\_ Street with approval of the public works department.
  4. 25' Access Easement each side of property line for the enjoyment of Tracts H-1 and H-2.

- LEGEND**
- FND. 5/8" rebar
  - FND. 3/4" IRON ROD
  - ⊙ SET 5/8" x 30" REBAR (SEE TYPICAL DETAIL)
  - (700.00) RECORD INFORMATION (Plat No. 87-6)



**SURVEYOR'S CERTIFICATE**

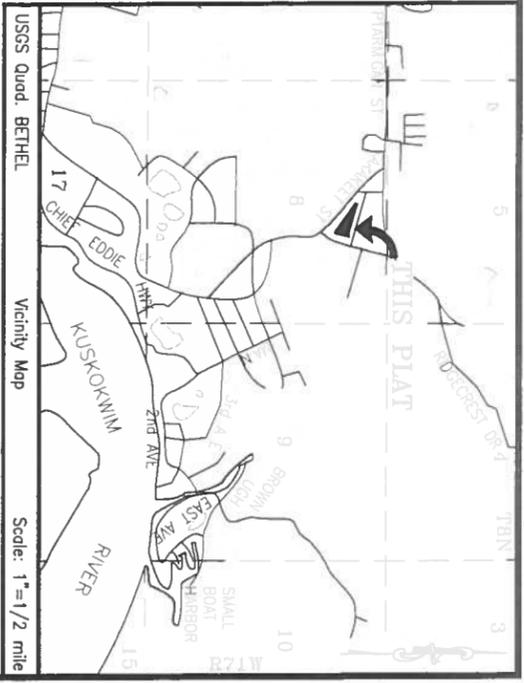
I hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

Michael J. Home  
No. LS-5318  
PROFESSIONAL LAND SURVEYOR

Date \_\_\_\_\_

Typical set corners are 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted.

FARPOINT  
LS 5318



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I certify that I am the owner of the property, or of an interest therein, shown and described on this plat, and that I adopt this plan of subdivision by my free consent and dedicate all rights-of-way, streets, alleys, ways, and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private.

Lee Foley, City Manager  
City of Bethel  
P.O. Box 1388  
Bethel, Alaska 99559

Date \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the person described in and who executed the above under oath, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned and that he did so on behalf of and with the full authority of \_\_\_\_\_.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for the State of Alaska  
My Commission Expires \_\_\_\_\_

**TAX CERTIFICATE**

This subdivision lies outside of any taxing authority, at the time of filing.

DEC 17 2013

BETHEL RECORDING DISTRICT

A FINAL PLAT OF  
**Tracts H-1 & H-2, Block 2  
Turnkey III Subdivision**

A SUBDIVISION OF:  
TRACT H, BLOCK 2, Turnkey III Housing Development  
(Plat No. 87-6 Bethel Recording District)  
SITUATED WITHIN  
SECTION 8, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA  
CONTAINING 3.61 ACRES, MORE OR LESS

**Farpoint Land Services, LLC**  
SURVEYING, MAPPING, LAND PLANNING, GIS

1131 E. 76th Ave., Suite 101, Anchorage, AK 99511, 8  
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WORK ORDER No:	13083_1	DATE:	December 11, 2013	SCALE:	1" = 60'
DRAWN BY:	VD	CHECKED BY:	MH	FB BOOKING:	103/15
				Ordering Name:	13083_site 1.dwg
				SHEET:	1 of 1

**PLATTING OFFICER'S CERTIFICATE**

I certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the City of Bethel, and that the plat has been approved by the platting authority by resolution number \_\_\_\_\_ dated \_\_\_\_\_ and that this plat has been approved for recording in the office of the recorder in the Fourth Judicial District at Bethel, Alaska, in which the plat is located.

City of Bethel Platting Officer \_\_\_\_\_ Date \_\_\_\_\_

## Planning Department Report

**From: Rachael Pitts, Planning Director**  
**Date: January 1, 2014**

The Planning Commission hearing for a Conditional Use Permit for an 80-foot telecommunications tower was approved on December 5th, 2013.

Two zoning requests were heard at the December 5th Planning Commission meeting. Residential Planned Unit Development overlays are proposed for the Kasayuli and Tsikoyak (Larson) subdivisions, for the purposes of site plan permitting. This is minimal zoning code focused on the permitting process for new development. The cases will move forward to the City Council in the new year.

The Planning Commission reviewed three preliminary plats at the December 5<sup>th</sup> meeting. They are minor platting actions on city property. Two are lot splits and one is a consolidation of four lots. They were approved, and final plats will be reviewed in the new year also.

We continue to work with Farpointe Surveying to get plats completed that will be reviewed this fall / winter. The next one to be heard at the Planning Commission is for Pinky's Park.

Site Plan Permit Applications and Code Enforcement: The Planning Department has issued sixty-six Site Plan Permits to date.

### Construction Projects:

*Swimming Pool:* The project is moving along. Options are being reviewed for the management and staffing of the pool.

*Prematernal Home:* Siding and roofing are being constructed.

*Kipusvik Shopping Center:* The structure has taken shape.

Opportunities: There may be a grant available to move a family in a flood prone home to a new home. If anyone can identify an appropriate property, possibly by the Slough, let the Planner know.

To Whom it May Concern:

You are receiving this notice of a Public Hearing pursuant to BMC 17.04.025,  
“Notice shall be mailed to the owners of each parcel of property any part of which  
is within 600 feet of the exterior boundary of the parcel that is the subject of the  
application or petition.”

You have been identified on city utility service lists as someone who may have  
property interest in the area described above. If you are not the property owner,  
please pass this notice along to them.

Rachael Pitts  
Planning Director

## PUBLIC HEARING NOTICE

On January 9, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office on December 11, 2013, for three final plats. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm.

Description of the Final Plats are as follows:

1. Final Plat of Lot 3A, Block 19, US Survey No. 3230 A&B, containing 1.8 acres. Property of the City of Bethel. The address is 1172 Second Avenue. The purpose is a consolidation of four lots.
2. Final Plat of Lots 5A and 5B, Block 8, US Survey No. 3790, containing 0.71 acres. Property of the City of Bethel. The address is 171 East Avenue. The purpose is a lot split.
3. Final Plat of Tracts H-1 and H-2, Block 2, Turnkey III Subdivision, containing 3.61 acres. Property of the City of Bethel. The address is 127 Atsaq Street. The purpose is a lot split.

Pursuant to AS 14.08.101(8) and AS 14.08.151(b), the Department of Education & Early Development proposes to transfer its ownership of all land and structures located within Lot 1, U.S. Survey 4094, containing 2.9 acres, in Cheforak, Alaska, to the Lower Kuskokwim School District. Public comments on this proposed action must be received by 5 p.m. on January 17, 2014, and directed to the Alaska Department of Education & Early Development, School Finance/Facilities, Attn: Kimberly Andrews, 801 W. 10th St., Ste. 200, Juneau, AK 99801. Comments can be e-mailed Kimberly.Andrews@alaska.gov. For questions about this proposed action, contact Kimberly Andrews at (907) 465-1858. (127)(12/18-25)

**PUBLIC NOTICE**

**Notice of School Property Conveyance  
By the State of Alaska, Department of  
Education & Early Development to the  
Lower Kuskokwim School District**

**Napaskiak BIA Elementary School Site**  
Pursuant to AS 14.08.101(8) and AS 14.08.151(b), the Department of Education & Early Development proposes to transfer its ownership of all land and structures located within Section 9, Township 7 North, Range 71 West, Seward Meridian, described in Plat 99-23 as Tract A, in Napaskiak, Alaska, to the Lower Kuskokwim School District.

Public comments on this proposed action must be received by 5 p.m. on January 17, 2014, and directed to the Alaska Department of Education & Early Development, School Finance/Facilities, Attn: Kimberly Andrews, 801 W. 10<sup>th</sup> St., Ste. 200, Juneau, AK 99801. Comments can be e-mailed Kimberly.Andrews@alaska.gov. For questions about this proposed action, contact Kimberly Andrews at (907) 465-1858. (132)(12/18-25)

**NOTICE OF PUBLIC HEARING – FINAL  
PLAT**

NOTICE IS HEREBY GIVEN that on December 11, 2013, the City of Bethel Planning Office received a Final Plat for Lot 3A, Block 19, US Survey No. 3230 A&B, Bethel Recording District.

OWNER: City of Bethel.

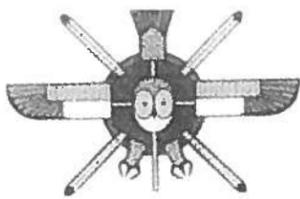
PURPOSE: To consolidate existing lots.

HEARING INFORMATION: Planning Commission hearing to be held on Thursday, January 9, 2014, at 6:30 PM. Council Chambers. Bethel City Hall.

For more information call the Planning Department at 543-5306.

**NOTICE OF PUBLIC HEARING – FINAL  
PLAT**

NOTICE IS HEREBY GIVEN that on December 11, 2013, the City of Bethel



**GRANT AVIATION**

**STATIONS**

**BETHEL: 907-543-2000**

**DILLINGHAM: 907-842-2955**

**EMMONAK: 907-949-1715**

**KENAI: 907-283-6012**

**ANCHORAGE: 907-243-3585**

**KING SALMON: 907-246-3590**

**COLD BAY: 907-532-2055**

**a Merry Christmas and**

**1-888-35**



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12/25/2013

12/25/2013

... regulations, the  
**Classifieds from page 17**  
If-Determination Act. A copy of the APR  
ly be requested from AVCP RHA, 411  
irmigan St., PO Box 767, Bethel, AK  
559. For additional information, you may  
1543-3121. (107)(12/11-25)

**BLIC NOTICE**  
**Office of School Property Conveyance**  
**the State of Alaska, Department of**  
**Education & Early Development to the**  
**Upper Kuskokwim School District**  
**Upper Kuskokwim School District**  
pursuant to AS 14.08.101(8) and AS  
18.151(b), the Department of Education  
Early Development proposes to transfer  
ownership of all land and structures  
located within Lot 1, U.S. Survey 4094,  
containing 2.9 acres, in Chefnak, Alaska,  
to the Upper Kuskokwim School District.  
Public comments on this proposed  
action must be received by 5 p.m. on  
January 17, 2014, and directed to the  
Department of Education & Early  
Development, School Finance/Facilities,  
Kimberly Andrews, 801 W. 10th St.,  
200, Juneau, AK 99801. Comments  
may be e-mailed to Kimberly.Andrews@  
a.gov. For questions about this  
proposed action, contact Kimberly Andrews  
at (907) 465-1858. (127)(12/18-25)

**BLIC NOTICE**  
**Office of School Property Conveyance**

Yup'ik people express their relationship  
...  
people use to keep their culture from  
dying. *Yup'ik* is used to combat these issues

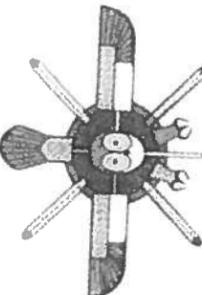
*continued on next page*

Planning Office received a Final Plat for  
Lots 5A and 5B, US Survey No. 3790,  
Bethel Recording District.  
OWNER: City of Bethel.  
PURPOSE: Lot split.

**HEARING INFORMATION:** Planning  
Commission hearing to be held on  
Thursday, January 9, 2014, at 6:30 PM,  
Council Chambers, Bethel City Hall.

87-6, Bethel Recording District.  
OWNER: City of Bethel.  
PURPOSE: Lot split.

**HEARING INFORMATION:** Planning  
Commission hearing to be held on  
Thursday, January 9, 2014, at 6:30 PM,  
Council Chambers, Bethel City Hall.  
For more information call the Planning  
Department at 543-5306. (228)(12/25)



**GRANT AVIATION**

**STATIONS**

**BETHEL: 907-543-2000**

**DILLINGHAM: 907-842-2955**

**EMMONAK: 907-940-1715**

**Grant Aviation wishes you and your family  
a Merry Christmas and a Happy New Year**