



Planning Commission Meeting Agenda

Regular Meeting Thursday, October 13, 2016– 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

Joy Shantz
Chair
Term Expires 12/2017

John Guinn
Vice-Chair
Term Expires 12/2016

Nikki Hoffman
Council Rep.
Term Expires 12/2017

Kathy Hanson
Commission Member
Term Expires 12/2018

Cliff Linderth
Commission Member
Term Expires 12/2017

Lorin Bradbury
Commission Member
Term Expires 12/2017

John Cochrane
Commission Member
Term Expires 12/2018

Alternate Member
Term Expires

Ted Meyer
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 FROM THE SEPT. 8, 2016 MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
 - A. PUBLIC HEARING: Application for a Conditional Use Permit for converting an existing duplex into a triplex. The legal description is Lot 5, Block 1, plat number 71-425. The physical address is 013 Kwethluk Lane in City Subdivision (Action Item)
 - B. All Terrain Vehicle's (ATV's) trails
- VII. PLANNER'S REPORT
- VIII. COMMISSIONER'S COMMENTS
- IX. ADJOURNMENT

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City of Bethel, Alaska Planning Commission Meeting

Sept. 8, 2016

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Sept. 8, 2016, at 6:30 PM at the City Hall back room in Bethel, Alaska. Cliff Linderoth called the meeting to order at 6:33 pm.

II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Lorin Bradbury, Kathy Hanson, Cliff Linderoth, Nikki Hoffman and Jon Cochrane. Excused from the meeting was John Guinn and Joy Shantz. Also present were Planning staff members Ted Meyer, Haley Hanson, and Betsy Jumper.

III. PEOPLE TO BE HEARD

Nobody wished to be heard.

IV. MOTION TO APPROVE THE MINUTES OF THE AUGUST 18, 2016 MEETING

MOVED:	Lorin Bradbury	To approve the August 18, 2016 minutes with noted changes
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF SEPT. 8, 2016

MOVED:	Jon Cochrane	To approve the agenda.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

VI. NEW BUSINESS: A. Church Zoning (for discussion)

MOTION TO GO INTO COMMITTEE AS A WHOLE

MOVED:	Jon Cochrane	To move into committee as a whole.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

A discussion ensued.

MOTION TO COME OUT OF COMMITTEE AS A WHOLE

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

MOTION MADE TO DIRECT CITY PLANNER TO DRAFT AN ORDINANCE

MOVED:	Jon Cochrane	To draft an ordinance for church zoning in the residential zone and to add church as a principle use in the general use zone.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

B. Parking Spaces and Square Footage (for discussion)

MOTION TO GO INTO COMMITTEE AS A WHOLE

MOVED:	Jon Cochrane	To go into committee as a whole.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

A discussion ensued.

MOTION TO COME OUT OF COMMITTEE AS A WHOLE

MOVED:	Kathy Hanson	To come out of committee as a whole.
SECONDED:	Jon Cochrane	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

MOTION MADE TO TABLE DISCUSSION

MOVED:	Jon Cochrane	To table the discussion until January in order for City Planner to research/come back with more information.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

C. Definitions of Private Roads, Streets, Driveways, etc. (for discussion)

MOTION TO TABLE DISCUSSION

MOVED:	Jon Cochrane	To table the discussion until January in order for City Planner to research/come back with more information .
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

VII. PLANNER'S REPORT: Ted went over the Planning Director's monthly activity report.

VIII . COMMISSIONER'S COMMENTS: **Lorin:** think it was a good meeting, would like to see Martina Oscar subdivision re-zoning on the next agenda--getting the ball rolling; **Jon:** thank you for having me on the Planning Commission; **Kathy:** no comments; **Nikki:** no comments; **Cliff:** sorry for the awkwardness of being chairman—I don't want to be chairman.

X. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 8:30 PM.
SECONDED:	Nikki Hoffman	
VOTE ON MOTION	5 yes and 0 opposed. Motion carries.	

The next meeting will be on October 13, 2016

_____, Joy Shantz, Chairman
 ATTEST: _____, Betsy Jumper, Recorder

rec'd 8-24-16
in Planning Dept.

CITY OF BETHEL PLANNING OFFICE
Po Box 1388
Bethel, AK 99559

(907) 543-5306
(907) 543-4168 (facsimile)



**APPLICATION FOR A CONDITIONAL USE PERMIT
BETHEL MUNICIPAL CODE 18.60.20**

Carefully read instructions and applicable City code. Fill out forms completely. Attach information as needed. Incomplete applications will create a delay in the review process.

Application Fee must be attached:	\$200.00	Conditional Use Permit
Payment Type:	<input type="checkbox"/> Credit Card	<input checked="" type="checkbox"/> Check <input type="checkbox"/> Money Order <input type="checkbox"/> Cash

1. General Information

NAME OF APPLICANT:	KEVIN PHELAN
Physical Address:	(City sub) 013 KWETHLUR LANE
Mailing Address:	Box 2871 BETHEL
Home Phone Number:	(907) 543-5163
Work Phone Number:	(907) 543-6330
Cell Phone Number:	(907) 545-5321 (WIFE'S)
Email Address:	SARAH25_3333@YAHOO.COM

Please note:

The City of Bethel will not communicate regarding the application with anyone other than the applicant or his/her designated agent. If applicant will be represented by an agent or attorney, proof of consent for representation must be submitted with the application.

NAME OF PROPERTY OWNER: (If different from Applicant)	N/A
Physical Address:	
Mailing Address:	
Home Phone Number:	
Work Phone Number:	
Cell Phone Number:	
Email Address:	

2. Property Information / Legal Description

Township:	Range:
Section:	Meridian:
Subdivision: CITY SUBDIVISION	Block(s): 1
Lot(s): 5	US Survey or Plat No.: 71-425
Street Address: 013 KWETHLUK LANE	

3. Conditional Use Description

- a. Please provide a detailed description of the proposed conditional use (additional sheets of paper may be attached if necessary):

ADDITIONAL UNIT TO MAKE A TRIPLEX
IT WILL BE ATTACHED TO THE EXISTING
DUPLEX AND WILL HAVE THE SAME LAYOUT
AS THE EXISTING 2 UNITS.
DIMENSIONS OF NEW UNIT: 24' WIDE X 38' LONG

- b. Please comment on any potential impacts on pedestrian and vehicular traffic circulation and safety on roads abutting the property.

NO IMPACT. THE EDGE OF THE NEW TRIPLEX IS 18 FEET FROM THE PROPERTY LINE

- c. Describe existing parking facilities and whether they can accommodate a reasonably expected increase in demand for parking created by issuing the permit. Include the number of regular and handicap parking spaces currently available and whether the applicant intends to add additional parking spaces.

THE LOT CAN EASILY ACCOMMODATE 5 VEHICLES IF THERE IS AN ESTIMATED $1\frac{1}{2}$ CARS PER UNIT. THERE IS ENOUGH PARKING SPACE SO CARS DO NOT BACK OUT ONTO STREET. THERE WILL BE 5 9' X 20' PARKING SPACES.

- d. Describe existing and any planned access to and from the property.

FRONT OF LOT IS 63.03 FEET WIDE AND OPENS ONTO KWETHLUK LANE WITHOUT ANY ACCESS PROBLEMS. THIS IS NOT A THROUGH ROAD AND THERE IS NOT MUCH TRAFFIC. THE POWERPLANT IS AT THE END OF THE ROAD.

- e. Describe water and sewer facilities and capacities on the property.

THE PROPERTY IS ON PIPED WATER AND SEWER AND CAN ACCOMMODATE 3 UNITS.

- f. Describe special features and/or restrictions you have designed to minimize potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents.

THE NEW STRUCTURE SHOULD BLEND SEAMLESSLY WITH THE EXISTING STRUCTURE. SETBACKS WILL BE COMPLIED WITH. THE UNITS WILL EACH BE IDENTICAL.

- g. What are the dimensions of the structure within the proposed use?

NEW UNIT WILL BE 24' WIDE X 38' LONG. THE RESULTING STRUCTURE/TRIPLEX WILL BE 115.5 FEET LONG X 24' WIDE.

4. Mapping

a. Provide a Site Map of the property drawn to Scale. Please include the following:

1. Name of property owner and date (in lower right hand corner)
2. Map Scale
3. North Arrow
4. Property lines with dimensions
5. Streets abutting the property with names
6. Draw in locations of existing and planned buildings with dimensions
7. Locations of water and sewage facilities, with capacities if applicable
8. Property driveways and vehicle parking areas showing the number of 9'x 18' parking spaces
9. Indicate access points to and from the property

b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.

c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):

WORK SHOP ; SHED , SMOKE HOUSE , STEAM HOUSE
ON MY LOT .

ON EITHER SIDE OF MY LOT ARE RESIDENTIAL
UNITS/LOTS IN ADDITION TO RESIDENTIAL LOTS
ACROSS THE ROAD FROM MY LOT.

5. Owner's Statement

<p>1. I hereby apply for approval for a conditional use permit on the above property as described in this application.</p> <p>2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, 18.04 and 18.60 and with all other applicable State or Federal laws.</p> <p>3. The information submitted in this application is accurate and complete to the best of my knowledge.</p>	
Applicant's Signature:	<i>Kevin Pihelan</i>
Printed Name:	KEVIN PIHELAN
Date:	8/24/16

If property is owned by someone other than the applicant, the owner must consent to the application:

Owner's Signature:	N/A
Printed Name of Owner:	
Mailing Address for Owner:	
Contact Number for Owner:	

FOR OFFICIAL USE ONLY		
For answers that indicate a deficiency, a detailed explanation must be attached explaining the deficiency and outlining the City's request to the applicant.		
1. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. Is there any potential negative impact on to the street from which access to and from the establishment is obtained?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Are there adequate parking facilities to accommodate a reasonably expected increase in demand for parking created by issuing the permit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will a reasonably expected increase in traffic to the property impact the abutting road or to the existing road system beyond?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5. Is the use compatible with the character of the surrounding neighborhood?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

6. Is the property located in a flood zone?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
7. Does there appear to be adequate existing or proposed water supply and sewage capacity on the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
8. What is the zoning designation of the property?		

CONDITIONAL USE PERMIT (CUP) STANDARDS AND PROCEDURES

Sections:

- 18.60.010 Authorization.
- 18.60.020 Application.
- 18.60.030 Hearing and notification.
- 18.60.040 Staff review.
- 18.60.050 Planning commission review.
- 18.60.060 Standards for planning commission decision.
- 18.60.070 Lapse of approval.

18.60.010 Authorization.

The planning commission may grant a conditional use permit for those uses or structures authorized as a conditional use in the applicable land use district chapter of this title, subject to the standards provided in this chapter. An applicant does not have a right to a conditional use permit, but has a right only to have the planning commission give fair consideration to an application for a conditional use. The planning commission has discretion to deny a conditional use permit application if it is not convinced the proposed use is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns. [Ord. 01-05 § 8.]

18.60.020 Application.

- A. The applicant shall complete a conditional use permit application on a form provided by the planning department in which the applicant shall state and describe in narrative:
1. A legal description and street address of the parcel;
 2. The names and addresses of the owners of the parcel and of the applicant;
 3. A description of the proposed conditional use;

4. A map or plat of the general area surrounding the parcel, with notations of the uses and structures that exist on abutting and nearby lots;
 5. Potential impacts on pedestrian and vehicular traffic circulation and safety;
 6. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;
 7. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;
 8. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;
 9. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the proposal shall address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180;
 10. The names and addresses of all persons who own property within six hundred (600) feet of the boundaries of the parcel.
- B. A fee shall be included as established by resolution of the city council. [Ord. 01-05 § 8.]

18.60.030 Hearing and notification.

- A. Upon receipt of a complete application for a conditional use permit, the land use administrator shall set a date for public hearing before the planning commission. The public hearing shall be scheduled no sooner than twenty (20) calendar days and no later than fifty (50) calendar days from the date of acceptance of a complete application.
- B. Notice of the public hearing on a proposed conditional use shall be provided as set out in BMC 18.04.070. [Ord. 01-05 § 8.]

18.60.040 Staff review.

- A. The land use administrator shall review the conditional use permit application and the accompanying site plan permit application for completeness and request any additional material required. Upon determining that the application is complete, the land use administrator shall prepare a staff report with analysis and recommendations. The report shall specifically address drainage on the parcel. The land use administrator may recommend any conditions reasonably necessary for the proposed use to permit the conclusions required under subsection B of this section. The written staff report containing the analysis, proposed conditions and conclusions shall be provided to the

planning commission with their meeting materials one (1) week prior to the public hearing.

B. The land use administrator may make a recommendation for approval only when the proposed use and conditions clearly support the following conclusions:

1. The proposed conditional use will not be detrimental to the general public health, safety or welfare or to the environment;
2. The conditional use meets the standards otherwise applicable to a use in the applicable land use district;
3. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, drainage facilities and water supply to serve the proposed conditional use without causing a substantial negative impact on the existing level of services provided by such public facilities;
4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010; (attached)
5. The use and structures proposed are of an appropriate character and scale for the neighborhood in which the project will be located, including parts of the neighborhood that may lie outside the land use district within which the parcel is located;
6. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan;
7. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions;
8. There is a demonstrated need for the conditional use limited primarily to the area proposed, or, if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city;
9. The use, under the conditions proposed, will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby property, including impacts from drainage, that exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application;
10. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions

proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180. [Ord. 01-05 § 8.]

18.60.050 Planning commission review.

- A. The applicant or an authorized representative shall be present at the public hearing, informed and available for questions relative to the proposed project. The planning commission may take action on the agenda item even if the applicant or an authorized representative is not present at the public hearing. The planning commission may deny the project based entirely on failure of the applicant or an informed, authorized representative to be available at the hearing.
- B. The planning commission shall consider the matter at a public hearing. The commission shall consider the application, the land use administrator's staff report, any written comments from members of the public submitted prior to the public hearing, and oral comments made at the public hearing.
- C. During all phases of the public hearing, any speaker shall address the chairperson prior to making any comment. If any person wishes to question any other person in attendance, the question shall be directed through the chairperson. All public hearings shall be conducted in the following manner:
1. The chairperson shall explain the hearing procedure;
 2. Planning department staff shall present a staff report and recommendations regarding the subject project;
 3. The planning commissioners shall ask staff any questions they may have regarding the staff review and recommendations;
 4. The applicant shall be given the opportunity to explain the nature of the project and any other relevant information, including rebuttal or additional information regarding any of the correspondence received and matters raised by the staff or the commission;
 5. Planning commissioners may ask the applicant any questions they may have about the project;
 6. The neighbors or any other interested persons will be given the opportunity to speak. The chairperson will read all written comments submitted regarding the proposed project or copies shall be provided to each commission member. Information provided should be limited to facts. Persons who have given testimony previously during the hearing may comment on any new information limiting comments to new information only. The chairperson may limit repetitious testimony based on time constraints or other situations which may arise;

7. Members of the planning commission may ask any questions of neighbors or other interested persons;

8. The applicant shall be given the opportunity to rebut factual matters raised by the staff, neighbors and other interested persons;

9. After the applicant has given rebuttal evidence and summarized, the staff shall be given an opportunity to comment on evidence presented and to make new or amended recommendations.

D. The planning commission may make a decision to approve, conditionally approve, or deny the project. The commission may also decide to take the matter under advisement or continue the hearing or commission discussion to a future date in order to allow time to acquire more information as needed. The planning commission and the planning staff shall be given the opportunity to comment during and between any of these steps.

E. The commission shall make a decision based upon the standards specified in BMC 18.60.060. The commission may impose any conditions reasonably necessary for the proposed use to comply with the standards listed in BMC 18.60.060. If the planning commission does not adopt the land use administrator's recommendations and conclusions, it must support its findings with a statement of findings and conclusions, which shall be included in the official minutes of the hearing and in the resolution approving or disapproving the conditional use. [Ord. 01-05 § 8.]

18.60.060 Standards for planning commission decision.

A. The planning commission may approve a request for a conditional use permit only if it makes findings, supported by the record, as are set out in BMC 18.60.040(B)(1) through (10).

B. Where the approval of a conditional use permit application would result in a mix of residential and nonresidential uses, any approval of the conditional use may impose conditions and design standards necessary:

1. To ensure the public health, safety, and welfare of residents; and
2. To minimize or eliminate adverse impacts on residential property.

C. All standards contained in this chapter are minimum standards. More restrictive conditions may be imposed by the planning commission where necessary to ensure the public health, safety, and welfare of Bethel's citizens and to maintain consistency with the comprehensive plan and the purposes of this title as set out in BMC 16.04.010.

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.]

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.]

N 38 on NAPA KAK DRIVE

SF TTTT TTTT
VAC TTTT III

KINOKLOR

SF TTTT III

TR: 1

D 1

Ab: 1

CHIEF EDU / HOSPITAL

HOSPITAL

* NOT TIRU ROAD
POWER PLANT

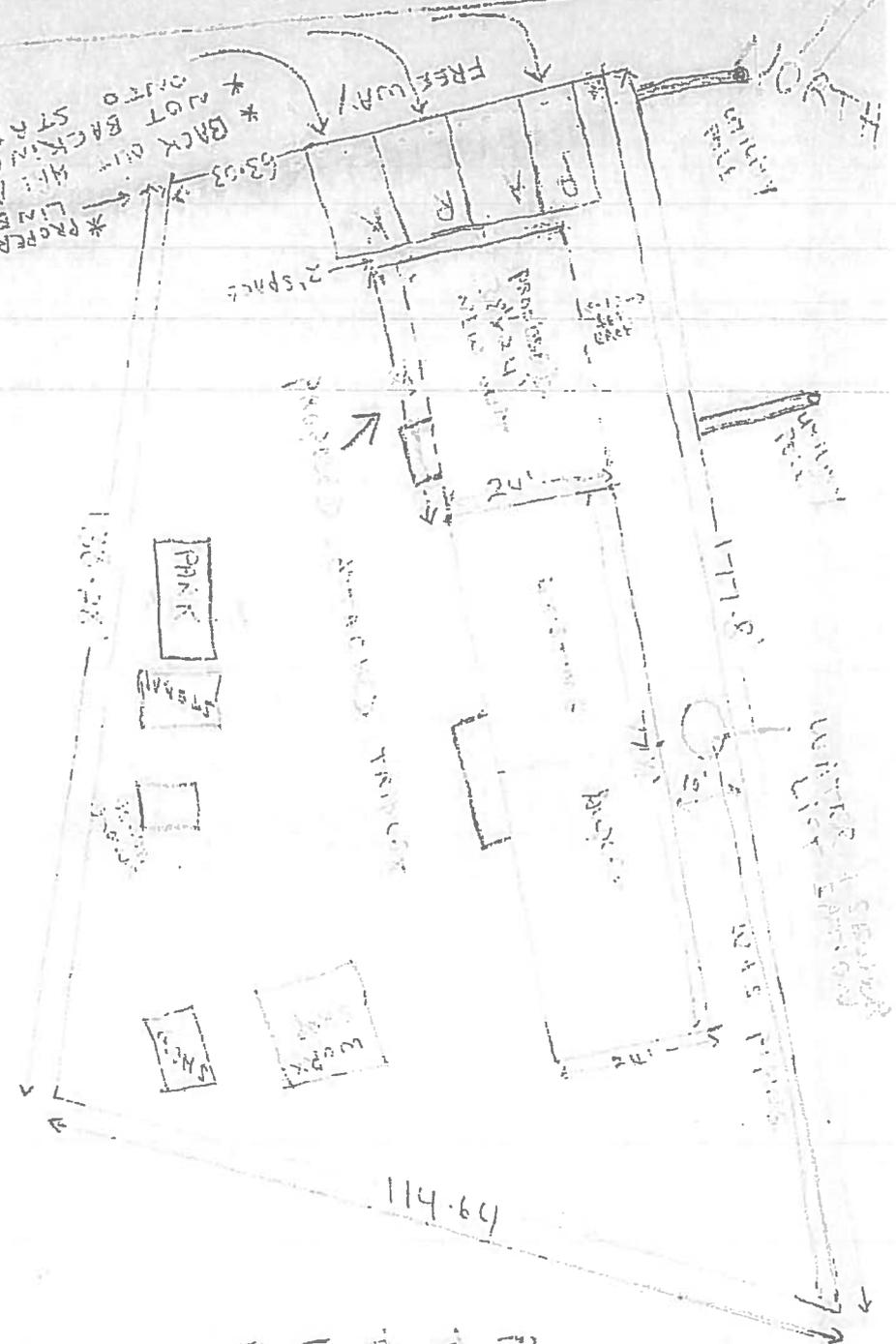
KWETHLIK L.AVE

NORTH

* BACK OFF
LINE
* PROPERTY
* NOT BACKING OUT
STREET

FREEWAY

LOT 5 BLOCK 1 PLAT 71-425
CITY SUBDIVISION
BOX = 5 FEET (1" = 25')



PROPOSED WITH
TRIPLE SIM
TO TRIPLE
LOT 2 BLOCK
PLAT 71-425

KEVIN PHELIA
Box 2871, BETH
(901) 543-516
July 12, 20

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Memo

TO: City of Bethel Planning Commission
FROM: Ted Meyer, Planner
SUBJECT: Findings and Recommendation for a Conditional Use Permit Application Submitted by Kevin Phelan.
DATE: 10/7/16

Background

City resident, Kevin Phelan seeks a Conditional Use Permit to construct an attached addition on to a duplex, converting the existing structure to a triplex. The property is located at 13 Kwethluk Lane in City Sub, Bethel, Alaska. Per Bethel Municipal Code Section 18.32.030 (Residential District, Conditional Uses), a Conditional Use Permit is required to construct a Triplex in the Residential Zone.

The Conditional Use Permit provides additional review of land uses which are generally considered appropriate in certain zoning districts provided that appropriate safeguards are considered to ensure their compatibility with permitted principal uses. The conditional use permit procedure is intended to allow more scrutiny on the impact of the proposed conditional use on surrounding property, and the application of controls and safeguards to assure that the conditional use will be compatible with the surrounding area.

Below is Code Section 18.60.040 (Conditional Use Permit) followed by 10 questions answered by staff regarding the location of the proposed conditional use. The answers to these questions form the basis for the Planner's recommendation to the Planning Commission.

BMC 18.60.040 Staff Review

A. The land use administrator shall review the conditional use permit application and the accompanying site plan permit application for completeness and request any additional material required. Upon determining that the application is complete, the land use administrator shall prepare a staff report with analysis and recommendations. The report shall specifically address drainage on the parcel. The land use administrator may recommend any conditions reasonably necessary for the proposed use to permit the conclusions required under subsection B of this section. The written staff report containing the analysis, proposed conditions and conclusions shall be provided to the planning commission with their meeting materials one (1) week prior to the public hearing.

B. The land use administrator may make a recommendation for approval only when the proposed use and conditions clearly support the following conclusions:

Staff Findings

1. The conditional use meets the standards otherwise applicable to a use in the applicable land use district.

The existing, occupied duplex is located in the Residential Zoning District (*see attached Bethel Zoning Map*). The intent of the Residential District is to provide protection to residential areas

Kevin Phelan CUP

from encroachment from non-residential activities. The duplex is classified as a Principle Use in the Residential District. The conversion to a triplex which will result in a greater density of neighborhood development, however, requires more scrutiny which this Conditional Use Permit provides.

2. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, drainage facilities and water supply to serve the proposed conditional use without causing a substantial negative impact on the existing level of services provided by such public facilities.

The property is located on Kwethluk Lane, a small side-street that dead-ends at the AVEC Power Plant, approximately 600 feet away (*See Photo #1*).

Water and Sewer

The existing duplex is on the City's piped water and sewer system. The sewer laterals run along the east side of the property and connect to City's Main at the rear of the property.

Drainage

According to Mr. Phelan and confirmed by the City Streets and Roads Foreman, there are currently no drainage issues on the property.

Existing Parking

According to BMC section 18.48.160(D1), Duplexes require two (9' x 20') off-street parking spaces per unit. As seen on *Photo #2*, there are over four off-street parking spaces.

Planned Parking for Proposed Triplex

For off-street parking for a triplex, BMC section 18.48.160(D2) requires 1.5 parking spaces per unit. This triplex would require a total of 4.5 (rounded to 5) parking spaces.

According to the attached scaled, site map drawing by Mr. Phelan, the parking area will be configured into one row of four vehicles parked perpendicular between the new addition and the street, and one space located in front of the sauna on the west side of the property. *Photo #2* confirms the five parking spaces. The #1 space will need to be leveled with fill. Some of the vegetation may need to be removed in front of the #5 space (in front of the sauna). There is enough clearance between #4 and #5 parking spaces to accommodate the width of the driveway on the west side of the property. *Photo #4* shows the west boundary.

The rear end of the red City truck shown in *Photo #2 and Photo #3* represents where the 9' x 20' parking space lengths end in comparison to the street. A tape measure was used to determine this during a site visit. We measured the 38' length of the new addition, plus a two-foot buffer, and then added the 20-foot parking length. *Photo #5* shows the 38' triplex length, plus the 2' buffer, and where the front of the 20' long parking spaces would begin (*Photo #3* shows where the parking spaces would end in comparison to the street). We also measured the required widths on the ground as well and determined Mr. Phelan's drawing as an accurate representation.

Kevin Phelan CUP

Traffic

It is anticipated that development of the triplex will not impact the small level of traffic in the neighborhood.

3. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010;

The proposed Conditional Use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010 (*see code directly below*)

16.04.010 Purposes.

A. In addition to the purposes set out in each title, the purposes of BMC Titles 15, 16, 17, and 18 together are to:

1. Promote a logical growth pattern within the city and the economic extension of public services and facilities;
2. Encourage the most appropriate use of land throughout the city;
3. Reduce congestion in the streets;
4. Enhance safety from fire, flooding and other dangers;
5. Provide adequate light, air and open space;
6. Preserve property values;
7. Prevent the overcrowding of the land;
8. Avoid undue concentration of population;
9. Facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks and other facilities;
10. Assure that development does not adversely affect either the ability of the city to deliver public services or the safety of property and the health, safety and welfare of persons;
11. Assure that the burdens placed on public facilities by development are borne by the development;
12. Promote the public health, safety and welfare.

B. BMC Titles 15, 16, 17 and 18 shall be interpreted and administered to complement each other and so as to implement the purposes set out in subsection A of this section. [Ord. 10-15 § 4.]

4. The use and structures proposed are of an appropriate character and scale for the neighborhood in which the project will be located, including parts of the neighborhood that may lie outside the land use district within which the parcel is located.

The Phelan residence is located at the south end of City Sub, a residential-zoned subdivision. The residence is on the boundary line of a Public Lands and Institution Zone District to the south east (YKHC location). There is another Public Land Institution Zone 280 feet to the west, and an industrial zone 490 feet to the southwest.

Within the 600 foot radius of the residential property, below are the following uses from north to south: (*see attached Land Use Map for reference*)

Napakiak Drive
8 single family residences, 8 vacant lots.

Kwethluk Lane
8 single family residences, 1 triplex, 1 duplex, and 1 lot with abandoned structures

Chief Eddie Hoffman Highway
1 hospital facility

Total Uses by Type in the 600-foot Radius

- 16 single family residences
- 1 triplex
- 1 duplex
- 1 lot with abandoned structures
- 8 vacant lots
- 1 hospital (located in the PLI Zone)

The above data shows that the predominant use within the 600-foot radius is Single Family housing, interspersed with vacant lots. The one existing duplex is a permitted Principal Use and the one existing triplex is classified as a permitted Conditional Use in the Residential Zone.

5. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan.

The conditional use is in accordance with the Bethel Comprehensive Plan 2035, adopted in 2011. Under the Goals and Strategies Section of Chapter 4 (Land Use, Housing, and the Environment), the relevant sections, "Growth Patterns" and "Land Use Compatibility" both deal with development site location.

Goal #2 under "Growth Patterns" encourages future growth to locate near existing employment centers and public services (*see page 4-8 of the attached section of the Bethel Comprehensive Plan*). The addition of the new triplex unit adheres to the associated Action step #1b that encourages infill of development.

Under the Land Use Compatibility section (*see page 4-11 of the attached section of the Bethel Comprehensive Plan*), Goal #3 provides for compatibility among adjoining land uses so that future development maintains or improves the quality of life or land value of surrounding uses". The associated Map 4.4 (*Future Land Use Plan Map - see page 4-10 of the attached section of the Bethel Comprehensive Plan*) is a long-term vision of how and where the city will grow and change over the next 20 years to accommodate expected population and job growth (versus the current City's Zoning Map which designates how land can be used and what can be built on any given property today).

The Future Land Use Map designates the property site as being in the "Mixed Use Residential" District (defined as, "residential primary (residential and limited, residential-compatible uses).

Kevin Phelan CUP

6. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions. The conversion from a duplex should not impact the existing light traffic associated with the neighborhood. As seen on the Land Use Map, both access streets (Napakiak Drive and Kwethluk Lane) have dead-ends approximately 180 feet and 600 feet respectively.

7. There is a demonstrated need for the conditional use limited primarily to the area proposed, or, if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city.

The conversion to a triplex will provide an additional housing unit to the City of Bethel.

8. The use, under the conditions proposed, will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby property, including impacts from drainage, that exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application.

The proposed use is an expressly permitted Conditional Use in the City's Residential Zoning District. Precedence has already been set for triplex development in the neighborhood as there is a triplex with occupancy, located three lots away on Kwethluk Lane (*see Land Use Map*).

9. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180. [Ord. 01-05 § 8.]

The property is located outside the floodplain.

10. The proposed conditional use will not be detrimental to the general public health, safety or welfare or to the environment.

Concern for the public's health, safety, and general welfare are reflected in the regulations of the Bethel Municipal Code. Below is a summary of findings:

Summary of Findings

1. The location for the Conditional Use Permit request by Kevin Phelan is consistent with the City of Bethel's Residential Zoning District. The triplex is listed as a Conditional Use in the Residential District for purposes of providing more scrutiny regarding the greater intensity of development and any associated impacts in a residential neighborhood. This triplex addition will intensify the development coverage of the lot, however Mr. Phelan's accurate site map drawing in conjunction with planning staff measurements at the site both indicate the development meets:
 - the required structure setbacks along the property sides and to the street.
 - Parking space requirements and adequate distance from the street

2. The proposed use would be generally compatible with the surrounding area. Precedence has already been set for triplex development in the neighborhood as there is a triplex with occupancy located three lots away on Kwethluk Lane (*see Land Use Map*). Regarding the triplex's potential impact on neighboring property values, current literature on the internet suggests that potential buyers of neighboring property tend to be more concerned with the condition of nearby rental units than their actual presence in the neighborhood.
3. The conditional use is in accordance with two land use goals in the Bethel Comprehensive Plan's Land Use Goals and Strategies section. It is consistent with the encouragement of the "infill" of development, and it is consistent with the encouragement of future growth to locate near existing employment centers and public services. The additional unit will also add to the housing stock of Bethel.
4. There will be no problems with connecting the additional unit into the piped water and sewer system. This linkage would be guided by the City Piped Water and Sewer Foreman.
5. There will be no significant impact on the existing light traffic conditions in the neighborhood.

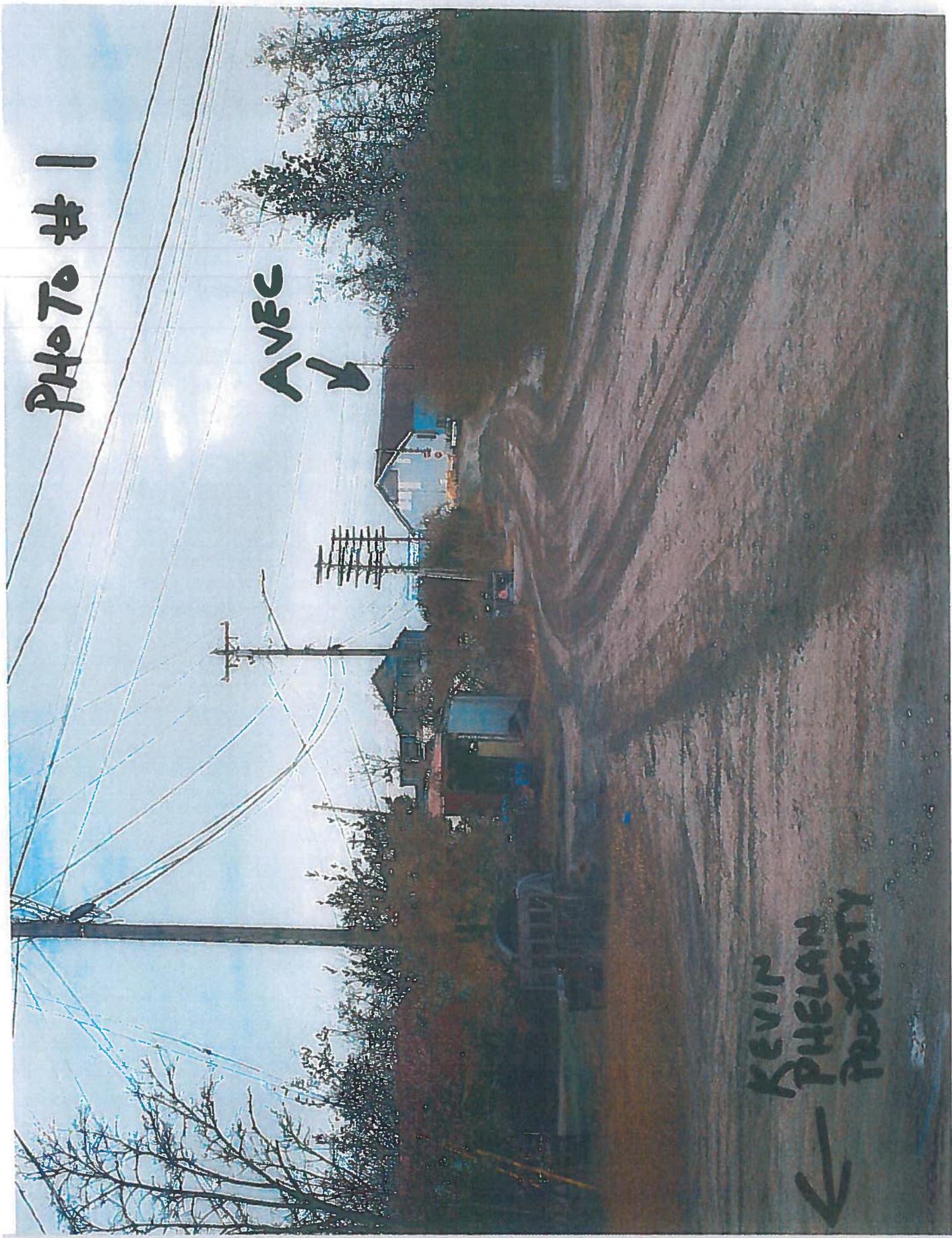
Recommendation to the Planning Commission

The above findings are consistent with the BMC. However, as the triplex addition will increase the development density of the residential property, I'd like to see what the turnout is at the public hearing of nearby residents, and especially from immediate neighbors. The type and content of statements made from them regarding the proposed Conditional Use would provide another gauge for compatibility of a triplex in this predominantly Single Family neighborhood. I tentatively recommend approval of the Conditional Use Permit for Kevin Phelan on the property located at 13 Kwethluk Lane in Bethel, Alaska.

PHOTO # 1

AVEC
↓

← KEVIN
PHELAN
PROPERTY



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PHOTO #2



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PHOTO #3



07

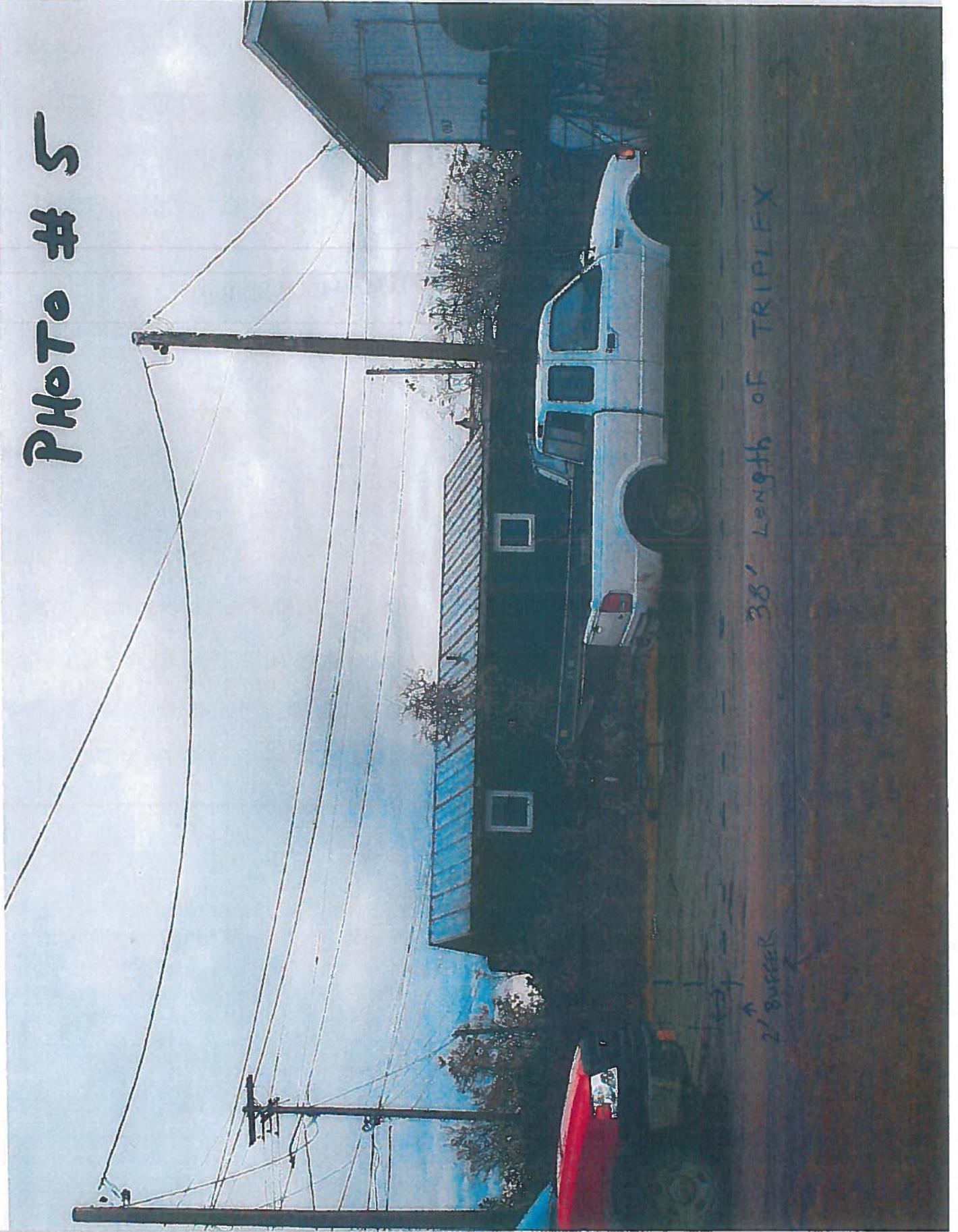
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PHOTO #4



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PHOTO # 5



38' Length of TRIPLEX

2' BUFFER

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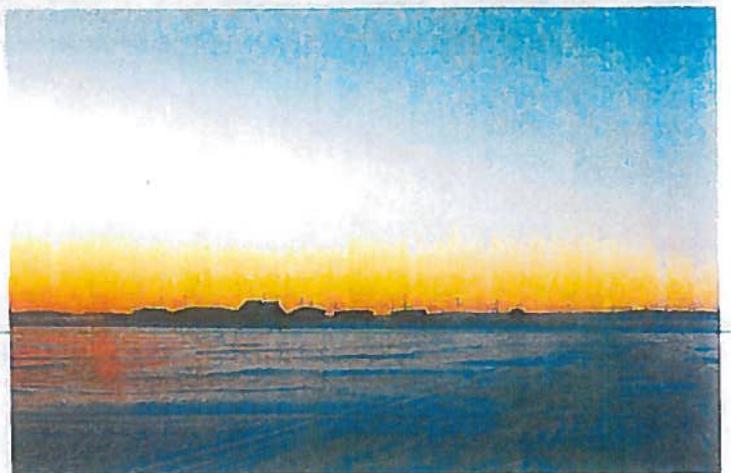


BETHEL

COMPREHENSIVE PLAN

2035

SEPTEMBER 2011
prepared by AGNEW::BECK Consulting
for the City of Bethel, Alaska



CHAPTER 4 "LAND USE, HOUSING, & THE ENVIRONMENT"

Growth Patterns

GOAL 2: Encourage future growth to locate near existing employment centers and public services. Coordinate plans affecting the location of growth with plans for the location of water, wastewater and roads, as economically feasible.

Strategy 1: Explore policies (including infill and redevelopment) that could be used to encourage development of lands within or adjoining existing developed areas that have the potential to accommodate new growth.

Action 1a: Identify and map areas within or adjoining existing developed areas that have the potential to accommodate new growth; these include vacant or underutilized lands served by roads, with good access to public services and employment.

Candidate areas include:

- *The developed areas of "downtown Bethel."*
- *Undeveloped land immediately adjoining downtown Bethel, for example, the land adjoining the easternmost of the possible "donut hole" road routes – a new north-south road and water/sewer line just west the existing downtown Bethel.*
- *River front land downriver from the existing port, and the vicinity of the East Harbor.*

Action 1b: Review and work to remove barriers that discourage infill and redevelopment (e.g., lack of access to properties, excessive restrictions in the BUC).

Action 1c: Create appropriate incentives for individual landowners to redevelop property and/or carry out infill projects that would otherwise not be feasible.

This might include assisting land owners apply for façade improvement grants, energy-related building upgrades or temporary reductions in taxes (this latter is a strategy that typically applies in communities with property taxes, and may not be possible in Bethel).

Action 1d: Plan for and develop expanded infrastructure, as needed, to support priority uses.

For example, water and sewer lines serving expanded or relocated port facilities.

Policy 1e: Protect the interests of current users as land is redeveloped.

For example, if the City partners with a private developer in redeveloping land currently used for housing, take steps to provide affordable housing available to households currently living on the property.

Strategy 2: Remove regulatory hurdles and/or create incentives for more concentrated development.

Action 2a: Review and revise (as necessary) Bethel's existing parking requirements; where possible, reduce parking requirements and encourage shared parking or access for alternative transportation modes (e.g., pedestrian facilities, public transit).

Public discussion indicated some concern about new retail businesses having adequate off-street parking. BMC Chapter 18.48 Article II. Off-Street Parking and Loading includes parking requirements for all uses. If there is a lack of parking, this code could be revised to require additional spaces. However, if development is concentrated (particularly in central commercial areas) and transportation policies promote alternative modes (e.g., sidewalks for walking or bicycling, legal access for snowmachines), the need for off-street parking can be reduced. Likewise, the need for larger parking areas can be reduced through the use of shared parking arrangements.

Land Use Compatibility

GOAL 3: Provide for compatibility among adjoining land uses, so future development maintains or improves the quality of life or land values of surrounding uses.

Strategy 1: Review and revise Bethel land use regulations.

Action 1a: Examine existing Bethel code and existing land uses; revise and simplify land use designations to better fit the reality of Bethel's mixed use land use patterns.

A first suggestion for these uses includes the following categories:

- *Low density residential areas*
- *Mixed use - residential primary (residential and limited, residential-compatible uses)*
- *Mixed use (mix of commercial & residential, fewer constraints on size and character of commercial).*
- *Industrial/heavy commercial zone,*
- *Public Use*
- *Airport and related uses*

Action 1b: Use the generalized future land use designations in the Land Use Plan Map (Map 4.4), which broadly identifies areas intended for various uses, as the starting point for revising the zoning code in BMC Title 18 (Bethel zoning code).

For example,

- *Low density residential areas. This zone takes in several specific subdivisions, e.g., Tundra Ridge, Larson and Blueberry. In these areas uses should be generally limited to residential uses. Exceptions would be for small home-based businesses with minimal off-site impacts, or perhaps neighborhood serving commercial, such as a small grocery store.*
- *Mixed use. This use is intended to be the most common land use zone, made up of residential and residential-compatible uses. Examples of residential compatible uses include schools and other community serving, non-industrial facilities, and churches, office and professional services uses (e.g. health facilities), and neighborhood-serving commercial*
- *Industrial/Heavy Commercial. This zone is intended for uses that are generally incompatible with residential, and consequently need to be located where they do not disrupt adjoining residential or residential-compatible uses. This zone includes such uses as warehousing, storage, construction-related industries, marine and aviation-related industries. Key industrial locations include the tank farm, the port, the airport and portions of the waterfront between Second Avenue and the waterfront and the airport.*

Action 1c: Modify code to require a conditional use review process for large-scale uses or any other use likely to have significant off-site impacts.

Examples of such projects include a large scale public building, or a private use such as car repair.



PUBLIC HEARING NOTICE CONDITIONAL USE PERMIT

Notice is hereby given that on August 24, 2016, the City of Bethel Planning Office received an application for a Conditional Use Permit for converting a duplex into a 24' x 38' long triplex. The legal description is Plat Number 71-425, lot 5 block 1 in the Bethel Recording District. The physical address is 013 Kwethluk Lane in City Subdivision.

Land Owner: Kevin Phelan, P.O. Box 2871, Bethel, AK. 99559. Phone # 907-543-5163.

Applicant: Same as above.

Purpose: To construct a 24' x 38' long triplex.

City of Bethel Contact: Ted Meyer, Planning Director, City of Bethel Planning Dept., phone 907-543-5603.

Time and Place: regular meeting of the City of Bethel Planning Commission, 6:30 PM October 13, 2016 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.

Posted at AC Quick Stop, Swansons, City Hall, and the Post Office on October 7, 2016.

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Classifieds from page 17

Rental Income - Tri-plex for Sale - \$315,000
 Each unit is 2 bdrm, 1 bath, all furnishing stay
 Down town location, never short for renters
 Metal roof, post on pad, circulating hot
 water heat, new boiler 2013, mature trees
 border river, 1214 Bridge Street Call for
 showing, Bonnie Bradbury, REMAX Dynamic
 Properties 907-545-1944. (167)(921-cm)

Down town 5 bedroom home for Sale at
 affordable price! 1-43 Parmanan two story
 home 2 full bath, electric, indoor sauna, base-
 board heat with toys for back up, City water/
 sewer, \$210,000 Call for showings: Bonnie
 Bradbury, REMAX Dynamic Properties 907-
 545-1944.

House for Sale at 1011 Delapog St., down-
 town 4 star energy rating in 2011, 2 bdrm,
 2 bath, mother-in-law apartment, back deck,
 1-468 sq. ft. City piped water/sewer. Well
 maintained \$245,000 Call Bonnie Bradbury,
 REMAX Dynamic Properties 907-545-1944.
 (209)(928-cm)

Remt to Own St. Mary's
 Large 1647 sq ft. House on commercial lot
 Ideal for Home and Business \$2000 per
 month w/51000 per month towards purchase
 price of \$259,000. \$3000 security deposit.
 Call 438-6111, leave phone # name and
 message (921-101/2)

Invitation for Quotes

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION &
 PUBLIC FACILITIES (DOT/PF)
 CENTRAL REGION
 INVITATION FOR QUOTES
 Project Bid Title: Napsahak Airport (NNA)
 Maintenance Bid-Bid
 Project Bid No.: 17-25A-1-018
 Estimated Cost: Between \$10,000 and
 \$20,000
 Bid Opening: 1:00 PM on October 06, 2016
 Telephone: (907) 269 0767
 TTY: (907) 269 0473
 Copies of the Central bid documents may
 be obtained at the Napsahak Post Office or
 the M&O Bethel Station Airport Manager's
 Office.
 Up to date and additional information is avail-

able on the web at (<http://dot.alaska.gov>)
 Under the Section called Find It First, select
 DOT&PF Public Notices. Look through the
 section called Procurement for the invitation
 for Quotes (107)(105)

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION &
 PUBLIC FACILITIES (DOT/PF)
 CENTRAL REGION
 INVITATION FOR QUOTES
 Project Bid Title: Nikolai Airport Maintenance
 Bid
 Project Bid No.: 17-25A-1-017
 Estimated Cost: Between \$15,000 and
 \$30,000
 Bid Opening: 1:00 PM on October 06, 2016
 Telephone: (907) 269 0767
 TTY: (907) 269 0473

Under the Section called Find It First, select
 DOT&PF Public Notices. Look through the
 section called Procurement for the invitation
 for Quotes. (108)(105)

Invitation to Bid

LOWER KUSKOKWIM SCHOOL DISTRICT
 BUSINESS OFFICE
 P.O. BOX 305
 BETHEL, AK 99559
 PUBLIC SUPPLUS
 SUPPLUS BID #17-800-02
 The Lower Kuskokwim School district is solic-
 iting sealed bids for one (1) GMC Pick-Up
 Truck Yr-1991, VIN#1GTRK2K42ME150505
 located at 1004 Hon Edwards Way next
 to the main district office. All sealed bids
 shall be no less than \$500.00 and must be
 received in the LKSD Business Office no
 later than 3PM on November 7, 2016. The
 bids will be in a sealed envelope and must
 reference our bid number listed above on
 the left hand corner of the envelope. The bid
 envelope will contain the Bidder's name, bid
 number, address, point of contact and price
 for the vehicle being bid. Interested parties
 may inquire regarding setting up a schedule
 for viewing by calling 543-4833. The vehicle

will be sold for cash, cashier's check or
 money order made out to LKSD.
 The vehicle is sold "As Is, Where Is, with
 LKSD making no liability after purchase" and
 without warranty of any kind or nature. LKSD
 will have no liability for loss or injury caused
 by operation of the vehicle upon delivery of
 vehicle to the successful bidder. The bidder,
 by submitting a bid, fully acknowledges the
 condition of the item being offered for bid.
 All sealed bid proposals shall be addressed
 to the Lower Kuskokwim School District,
 Business Manager, P.O. Box 305, Bethel,
 AK 99559. The Lower Kuskokwim School
 District reserves the right to accept or reject
 any or all bids and waive any or all techni-
 calities or informalties it deems appropriate.
 (259)(105-12)

LOWER KUSKOKWIM SCHOOL DISTRICT
 BUSINESS OFFICE
 P.O. BOX 305
 BETHEL, AK 99559
 PUBLIC SUPPLUS
 SUPPLUS BID #17-800-03
 The Lower Kuskokwim School dis-
 trict is soliciting sealed bids for one (1)
 Ford, Champion, Shuttle Bus Yr 2005,
 VIN#FDMVE33515H14856 located at
 1004 Hon Edwards Way next to the main
 district office. All sealed bids shall be no less
 than \$2,500.00 and must be received in the
 LKSD Business Office no later than 3PM
 on November 7, 2016. The bids will be in
 a sealed envelope and must reference our
 bid number listed above on the left hand
 corner of the envelope. The bid envelope
 will contain the Bidder's name, bid number,
 address, point of contact and price for the
 vehicle being bid. Interested parties may
 inquire regarding setting up a schedule for
 viewing by calling 543-4833. The vehicle will
 be sold for cash, cashier's check or money
 order made out to LKSD.

The vehicle is sold "As Is, Where Is, with
 LKSD making no liability after purchase" and
 without warranty of any kind or nature. LKSD
 will have no liability for loss or injury caused
 by operation of the vehicle upon delivery of
 vehicle to the successful bidder. The bidder,
 by submitting a bid, fully acknowledges the
 condition of the item being offered for bid.
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 to the Lower Kuskokwim School District,
 Business Manager, P.O. Box 305, Bethel,
 AK 99559. The Lower Kuskokwim School
 District reserves the right to accept or reject
 any or all bids and waive any or all techni-
 calities or informalties it deems appropriate.
 (260)(105-12)

IN THE SUPERIOR COURT FOR THE
 STATE OF ALASKA
 FOURTH JUDICIAL DISTRICT AT BETHEL
 In the Matter of the Estate of:
 AARON JAY MINOCK, Deceased.
 Case No. 48E-16-107-ES

NOTICE TO CREDITORS
 Notice is hereby given that SHEILA MINOCK
 has been appointed Personal Representative
 of the above-captioned estate.
 All persons having claims against the decedent
 are required to present their claims within
 four months from the date of first publication of
 this Notice or said claims will be forever barred.
 Claims must be presented to SHEILA
 MINOCK, Personal Representative of the
 Estate of AARON MINOCK, c/o VALCARGNE
 LAW OFFICE, LLC, P. O. Box 409, Bethel,
 Alaska 99559, or filed with the Court.
 DATED this 27. day of Sept 2016 at Bethel,
 Alaska
 SHEILA MINOCK
 Personal Representative
 VALCARGNE LAW OFFICE, LLC (132)(105-
 19)

PUBLIC HEARINGS NOTICE
 CONDITIONAL USE PERMIT
 Notice is hereby given that on August 24 2016
 the City of Bethel Planning Office received
 an application for a Conditional Use Permit
 for converting an existing duplex with a 24'
 x 36' lot addition to mobile a duplex. The
 legal description is plot number 71-425, 00 5,
 block 1 in the Bethel Recording District. The
 physical address is 013(Kwehtuk Lane in City
 Subdivision.
 Land Owner: Kevin Preston, P.O. Box 2871,
 Bethel, AK 99559. Phone 907-543-5163
 Applicant: Same as above.
 Purpose: To add a 24' x 36' addition onto the
 existing duplex to create a duplex.
 City of Bethel Contact: Ird Meyer, Planning
 Director, City of Bethel Planning Dept., phone
 907-543-5603.
 Time and Place: The regular meeting of the
 City of Bethel Planning Commission, 6:30
 PM, October 13, 2016 at City Hall, located at
 300 Chai Eddie Hoffman Highway in Council
 Chambers. (148)(105)

Potential Recognition of
 Appropriata Village Entity for Kasigluk
 State of Alaska
 Department of Commerce, Community,
 and Economic Development
 Division of Community and Regional
 Affairs
 Municipal Lands Trustee Program
 PUBLIC NOTICE
 Potential Recognition of "Appropriate Village
 Entity"
 for Kasigluk, Alaska
 Under the Municipal Lands Trustee Program
 Notice is hereby given that the Kasigluk
 Traditional Council has petitioned for recog-
 nition as the "appropriate village entity" to
 provide advice and direction to 3 AAC
 meant under AS 49.33.755(b) and 3 AAC
 190 in connection with municipal trust land
 administered by the State in trust for a
 future municipality in Kasigluk, Alaska under
 Section 14(c)(3) of the Alaska Native Claims

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- Walk In Freezer for fish &
- Complimentary Canteen

MENTION THIS AD & GET

Public Notice

VFW MEMBERSHIP Freedom Tent, tree,
 and millions of Americans have paid the
 price for the freedom we enjoy today. Since
 1899, the Veterans of Foreign Wars has
 served those who served America. From
 writing veterans legislation and then leading
 the fight to get it through Congress, to com-
 munity projects that benefit all Americans,
 we've been the "voice" for veterans in

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To: Pete Williams, Acting City Manager
From: Ted Meyer, Planner
Subject: September 2016 Activity Report
Date: Oct 4, 2016

Site Plan Permits

Ongoing processing of Site Plan Permits. We've processed 71 applications to date.

Traffic Impact Analysis

Currently reviewing this report and DOT&PF comments regarding potential traffic impacts resulting from the new YK hospital expansion project.

Conditional Use Permit

Currently preparing findings and recommendations regarding a residential Conditional Use Permit.

Data Collection for Zoning

Current data collection and preparation for upcoming public meetings regarding a potential neighborhood rezoning as well as the zoning of non-zoned areas of Bethel.

Code Enforcement

Continually responding to a variety of complaints and contacting violators to correct the problem.

Upcoming Army Corp of Engineers Visit to Bethel – Wetland General Permit

Sheila Newman from the Corps is coming to Bethel to discuss changes and answer questions regarding the new 5-year Wetland General Permit Program for Bethel. The public meeting is tentatively scheduled for Thursday, Oct 20. Time to be determined shortly.

Note: I took personal leave during the last week of September.

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2017 Planning Comm. Dates

January							February							March						
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	6	7				1	2	3	4				1	2	3	4
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15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25
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9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
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30																				

July							August							September						
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October							November							December						
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22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
29	30	31	26	27	28	29	30	24	25	26	27	28	29	30						

 = Packet Delivery
 = Meeting dates

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2016 SITE PLANS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	Cubic Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
16-01	Construct entryway	11/15/15	3/23/16		38AA		Park Place	Bethel Trailer Park		1510 Chief Eddie Hoffman Hwy. "D-2"
16-02	void									
16-03	Driveway improvements	4/13/16	4/15-16	300	20, 21	1	Blueberry	ONC		117 Alex Heitley
16-04	infill	4/13/16	4/14/16	550	21	4	USS 3230 A	James Flemings		870 7th Ave.
16-05	infill	4/13/16	4/15/16	660	29	1	Blueberry	Steven Sorg		168 Blackberry
16-06	Relocate 2 temporary classrooms	4/18/16	4/22/16		Tract A		City Subdivision	Yuut Einaurviat		610 Akiachak
16-07	Relocate building	4/29/16	5/22/16		1	10	USS 3230 A	Greg Hood		391 4th Ave.
16-08	infill, addition	4/28/16	5/2/16	44	22	1	Uvluq	Brendia Green		9440 Ayaghnar
16-09	Groundwork-PHASE 1	8/3/16	8/12/16	10000	2		USS 4000	Y.K.H.C.		900 CEH-Paul John Cahicaraq Project (hospital)
16-10	Construct a smokehouse	4/28/16	5/2/16		4	8	Tundra Ridge	Brian & Mary Kay Henry		9353 Nenggerakia
16-11	void									
16-12	infill	5/6/16	5/9/16	240	18	10	Kassuyuli	Travis & Judith Burks		5414 Noel Polly
16-13	infill	5/9/16	5/9/16	600	4	2	Uvluq	William Kohl		1308 Ougyak
16-14	infill, addition	5/10/16	5/10/16	1200	14	3	Tundra Ridge	Nicholette Watson		9358 Nenggerakia
16-15	infill	5/10/16	5/10/16	60	1B	5	USS 3230 A	Tundra Hotel		473 Ridgecrest Dr.
16-16	infill	5/11/16	5/12/16	240	9	10	USS 3230 A	Kathleen Kreider		211 4th Ave.
16-17	infill	5/11/16	5/12/16	96	2	22	Tundra Ridge	Kathleen Kreider		9320 Nenggerakia
16-18	infill	5/11/16	5/12/16	33	10	9	Tundra Ridge	Paul & Mariena Dhaemers		9321 Nenggerakia
16-19	infill	5/12/16	5/16/16	80	14	1	Tundra Ridge	Phillip Gutleben		9456 Ayaghinar
16-20	Demo, Construct new house	5/18/16	5/18/16		22	6	City Subdivision	ONC		516 Mission Drive
16-21	Demo, Construct new house	5/16/16	5/18/16	33	13	3	Uvluq	ONC		1013 Naun Raq
16-22	infill, construct a fence	5/16/16	5/17/16	120	16	5	City Subdivision	Ron Norling		108 Quinchagak
16-23	Construct a house	5/16/16	5/18/16		1	4	Uvluq	ONC		1013 Aitmak

2016 SITE PLANS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	Cubic Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
16-24	construct a driveway	5/17/16	6/24/06				BIA	Faulkner Walsh	BNC	BNC/Nerby Sand pit
16-25	infill	5/18/16	5/20/16	120	17	4	Blueberry	Doug Wade	Doug Wade	211 Alex Hitley
16-26	infill	5/20/16	5/23/16	156	37	1	Marina Oscar	Xenia Short Corner	Xenia Short Corner	605 A & B Plamigan
16-27	infill	5/25/16	5/28/16	60	7	4	City Subdivision	Ann Glasheen	Ann Glasheen	437 Napakiak
16-28	infill	5/31/16	6/1/16	300	7	1	Marina Oscar	Bruce Claypool	Bruce Claypool	442 Plamigan
16-29	infill	6/6/16	6/7/16	100	1	5	USS 3770	Bob Angalak	Bob Angalak	351 7th Ave.
16-30	infill	6/5/16	6/7/16	500	13	6	City Subdivision	Nathan DeHaan	Nathan DeHaan	410 Napakiak
16-31	infill	6/7/16	6/8/16	300	11	4	Blueberry	Russell Lamont Jr.	Russell Lamont Jr.	240 Alex Hitley
16-32	construct a storage shed	6/12/16	6/13/16		32	4	Blueberry	Mersin Pellumbi	Mersin Pellumbi	223 Blackberry
16-33	infill	6/13/16	6/14/17	240	18-A	5	USS 3230 A	Matt Scott	Matt Scott	921 8th Ave.
16-34	infill	6/20/16	6/24/16	1728	C-15C-E	1	Blueberry	LUJI	LUJI	108 Blackberry St.
16-35	void									
16-36	Recreational Field	7/20/16	7/21/16	8870	Tract A		City Subdivision	City of Bethel	COB - Pinky's Park	Between YE and ONC Multuse bldg.
16-37	infill, install a fence	6/24/16	6/28/16	480	18 C1		Blueberry	Kiseretik Unlimited	Kiseretik Unlimited	1810 CEH Hwy.
16-38	infill	6/24/16	6/27/16	180	5	8	City Subdivision	Robert Herron	Robert & Margaret Herron	246 Akiak
16-39	infill	6/21/16	6/24/16	50	2A	14	USS 3230 A	Robert Lindsey	Robert Lindsey	281 Alder Street
16-40	Demo, Construct new house	6/24/16	6/27/16	562	7B	3	City Subdivision	ONC	Martha Guest-Beaver	448 B Napakiak Drive
16-41	Demo, Construct new house	6/24/16	6/27/16	177	9	1	USS 3790	ONC	Richard Westdahl	438 Hanger Lake Rd.
16-42	Demo, Construct new house	6/24/16	6/30/16	88	8	1	USS 3790	ONC	Edward Chief	442 Hanger Lake Rd.
16-43	infill, relocate bldg.	7/11/16	8/9/16	32	D-24		Blueberry	William Howell	William Howell	1220 CEH
16-44	Construct a modular bldg.	7/12/16	7/15/16	4700	Tract D		USS 3230 A	AT & T	AT&T	265 Main St.
16-45	DOT-State of AK.	7/12/16	7/18/16				Bethel Airport	DOT-State of AK.	DOT- State of AK.	Near Alaska Airlines
16-46	Snack Shack	7/14/16	7/19/16	920	9	1	USS 3230 A	Snack Shack	Kwang Lee	520 3rd Ave.

2016 SITE PLANS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	Cubic Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
16-47	on hold									
16-48	Relocate a building	07/20/16	07/22/16		9	2	Hoffman Sub	James Gulin	James Gulin	125 North Ave.
16-49	Infill, construct a shed	07/22/16	07/25/16	200	12		H-Marker	Wade Renfro	Wade Renfro	198 H Marker
16-50	Parking lot	07/22/16	08/09/16	1800	8A1 & 8B		USS 4117	AVCP	AVCP	1220 CEH
16-51	on hold									
16-52	Relocate a building	07/26/16	07/27/16		11	1	USS 3230 A	Midtown Cottages	Sandra Abdul	720 & 724 3rd Ave.
16-53	Demolish old house	07/27/16	08/01/16		9	14	USS 3230 A	ONC	Evelyn Pensgard	235 Akler St.
16-54	Infill	07/29/16	07/29/16	120	2	6	City Subdivision	Musa Saku	Musa & Nedzrije Saku	252 Akiak
16-55	infill	08/02/16	08/03/16	77	27	1	Blueberry	US Fish & Wildlife	US Fish & Wildlife	158 Blackberry
16-56	infill, temp doms	08/03/16	08/03/16	183	Tract A	1	City Subdivision	Yuut Elnauriut	Yuut Elnauriut	610 Akiachuk
16-57	infill, addition	08/02/16	08/05/16	60	1A, 1B	8	USS 3230 A	Mary Pete	Mary Pete	842 4th Ave.
16-58	infill	08/09/16	08/24/16	480	4	10	USS 3230 A	Celeration Rentals	Robert Graham	483 4th Ave.
16-59	infill, construct duplex	08/20/16	08/23/16	711	3	3	Uvuiq	AMW Property Manage.	Alex Waserski	1208 Qugyuk
16-60	Storage Shed	08/20/16	08/22/16		54	5	Housing	William Arnold	William Arnold	129 Plammigan
16-61	Groundwork for BFC	08/15/16	08/30/16	3000	9	8	USS 3230 A	Bethel Family Clinic	Bethel Family Clinic	
16-62	infill, construct a shop	08/28/16	09/02/16	527	25	2	Tundra Ridge	Joshua Howell	Joshua Howell	9326 A Nenggerakia
16-63	infill only	08/23/16	08/30/16	35108	40		USS 4000	Y.K.H.C.	YKHC	to be assigned later, "ok" Salsbrun place
16-64	Infill, fencing	08/08/16	09/07/16	80	Tract C-1		City Subdivision	UAF-Sackett Hall	UAF Sackett Hall	205 Akiak
16-65	infill	08/12/16	09/13/15	60	20	4	Blueberry	Charles & Jenny Ray	Charles & Jenny Ray	229 Alex Hately
16-66	infill	08/12/16	09/12/16	240	17	3	Tundra Ridge	Lorn & Bonnie Bradbury	Lorn & Bonnie Bradbury	9364 Nenggerakia
16-67	infill	9/16/2016	9/16/2016	380	5	1	Blueberry	Fred Broerman	Fred Broerman	144 Alex Hately
16-68	infill	9/16/2016	9/21/2016	6355	54 & 55		USS 4117	YKHC	YKHC	behind youth detention facility
16-69	infill	9/16/2016	9/16/2016	120	46	4	Tundra Ridge	Vicki Atwood	Vicki Atwood	9138 Plammigan

