

PRINTED

MAR 28 2019

CITY OF BETHEL  
PLANNING DEPARTMENT

### APPLICATION FOR CONDITIONAL USE PERMIT ALCOHOLIC BEVERAGES

paid 500.00  
3-28-19



City of Bethel - Planning Department  
PO Box 1388  
Bethel, Alaska 99559

\$500.00 Application Fee (new)  \$350 Renewal Fee  
Please fill in the information asked for below.

APPLICANT THE NORTHWEST COMPANY		APPLICANT'S REPRESENTATIVE (IF ANY)	
NAME (Last Name First) (INTERNATIONAL) INC.		NAME (Last Name First)	
Mailing Address		Mailing Address	
3830 OLD INTL. AIRPORT RD Suite 200			
Contact Phone (Day)	(Night)	Contact Phone (Day)	(Night)
907-273-4679	204-934-1705		
Fax	Cell	Fax	Cell
	907-632-5166		
Email: license@northwest.ca jcalchos2@northwest.ca		Email:	
<b>PROPERTY INFORMATION</b>			
Name of Property Owner (if different from Applicant):			
Phone Number(s)	Home	Work	Cell
Email Address			
Mailing Address			
Physical Address			
811 3rd Avenue Bethel AK. 99559			
Current Legal Description			
LOTS 3A & 3B, BLOCK 15, U.S. SURVEY 3230 A & B PLAT 80-5 BETHEL RECORDING DISTRICT			
Existing Zoning		Existing Use	
General Use		Retail Store	

<b>VOTE ON MOTION</b>	Unanimous	
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<b>MOVED:</b>	Alex Wasierski	Motion to approve resolution 19-04 to recommend City Council to approve the Ciullkulek Subdivision Development agreement.
<b>SECONDED:</b>	John Guinn	
<b>VOTE ON MOTION</b>	Unanimous	

B. Land Leases:

<b>MOVED:</b>	John Guinn	Motion to approve land lease resolution 19-05 between the City of Bethel and GCI.
<b>SECONDED:</b>	Alex Wasierski	
<b>VOTE ON MOTION</b>	Unanimous	

<b>MOVED:</b>	John Guinn	Motion to approve land lease resolution 19-06 between the City of Bethel and BTP. LLC
<b>SECONDED:</b>	Shadi Rabi	
<b>VOTE ON MOTION</b>	Unanimous	

C. Subdivision Violations:

The commissioners discussed subdivision code violations and chose connexes and encroachment on city property to be evaluated by City Attorney.

**VI. PLANNER'S REPORT:** Betsy gave her report.

**VII. COMMISSIONER'S COMMENTS:**

S. Rabi- no comment.

A. Wasierski- no comment.

J. Guinn- no comment.

K. Hanson- next meeting is WECs, CUP for AC, Parking, and update with Patty.

**X. ADJOURNMENT:**

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

With no further business the meeting adjourned at 8:12 pm

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

ATTEST: Pauline Boratko, Recorder

Kathy Hanson, Chair

**ALCOHOL LICENSE INFORMATION**

The information will be reviewed first by the Planning Commission and then by the City Council.

1. Type of License Being Applied for at the State level		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Restaurant/Eating Place	<input type="checkbox"/> Club License
<input type="checkbox"/> Golf Course	<input type="checkbox"/> Brewery License	<input type="checkbox"/> Brewpub License
<input type="checkbox"/> Winery	<input checked="" type="checkbox"/> Package Store	<input type="checkbox"/> Wholesale
<input type="checkbox"/> Distillery	<input type="checkbox"/> Common Carrier	<input type="checkbox"/> Recreational Site
<input type="checkbox"/> Pub License	<input type="checkbox"/> Outdoor Lodge	<input type="checkbox"/> Caterer
2. Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of Location: ABC License #: 5533		
<input type="checkbox"/> Renewal <u>KVSKO LIQVOR 801 FRONT STREET</u>		
3. Name under which business will be operated: <u>ACC LIQVOR STORE</u>		
4. Are you currently operating a business at this location? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, please indicate the name of the business, type of business, and the length of time you have been operating:		
5. If you are purchasing an existing business, please indicate the name and if they had a previous alcohol license: <u>SAMMY'S NO LIQVOR LICENSE</u>		
6. Will any building renovations, remodeling, or repairs be completed prior to opening the business for alcohol sales? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe the nature and extent of this work: <u>MINOR MODIFICATIONS TO INTERIOR. ATTACHED PLANS</u>		
7. Provide a description of the building interior (e.g. square footage, number of rooms, etc.) [include a detailed and to scale drawing] <u>ATTACHED</u>		
8. What are your planned hours of operation? <u>NOON - 8:00 PM MON-SAT CLOSED SUNDAY</u>		
9. How many marked parking spaces are available on the premises for your customers? <u>22 CUSTOMER SPACES 4 BEHIND STORE - EMPLOYEES</u>		
10. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit? <u>YES.</u>		
11. How many restrooms are available? <u>N/A PACKAGE LICENSE</u>		

12. If a restaurant/dining establishment, is at least 75% of the business in the sale of food for consumption on the premises?  Yes  No

13. Approximately what is the distance to the nearest residence from your business?  
 APPROXIMATELY 200 FEET PLUS

14. Is the business located within 200 feet of a:  
 Public Playground  Church  Other Alcohol Establishment  
 School  Alcohol Treatment Facility

15. What is the gross leasable floor space in square feet?  
 4,096

16. What is the facility occupant capacity?  
 THIS WILL BE KNOWN AFTER FIRE MARSHAL REVIEW OF PLANS

17. What is the number of fixed seats (booths and non-movable seats?)  
 N/A

18. What is the number of non-fixed seats (movable chairs, stools, etc.)?  
 N/A

19. What will be the normal business hours of operation?  
 NOON - 8:00 PM MON-SAT SUNDAY CLOSED

20. What will be the business hours that alcoholic beverages will be sold or dispensed?  
 SAME AS ABOVE # 19

21. For Restaurant/Eating establishments, what do you estimate the ratio of food sales to alcohol beverage sales will be?  
 % Alcoholic Beverage Sales  
 % Food Sales

22. Package Stores  
 Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

<u>0</u>	% less than \$5.00
<u>0</u>	% \$5.00 to \$10.00
<u>15%</u>	% \$10.00 to \$25.00
<u>85%</u>	% greater than \$25.00

23. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and/or welfare? Explain in detail on a separate sheet. ATTACHED

24. Are sufficient setbacks, lot area, buffers and other safeguards being provided? Demonstrate on a separate sheet. ATTACHED

25. In there any potential negative effect upon other properties in the area due to such factors as dust, noise, glare, increased vehicle and/or pedestrian traffic?  
 NO MORE THAN ALREADY EXIST AS PROPERTY IS CURRENTLY BEING USED FOR RETAIL STORE

26. If there an potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained?

NO, AS THE PROPERTY HAS A WIDE ENTRANCE AND IS A CURRENT RETAIL STORE.

27. What measures are being proposed to reduce any negative effect upon adjacent and nearby properties by property line buffers and arterial buffers, planted berms, landscaping, clustering with other commercial establishments and use of frontage roads to reduce the number of entries and exits onto highways, arterials and collectors and where the surrounding area is predominantly residential in character, site and building design features that contribute to the residential character of the development?

THE CURRENT CONTAINERS WILL BE REMOVED. EMPLOYEE PARKING IN REAR. WIDE ENTRANCE. CURRENT RETAIL STORE WITHOUT ISSUES. GOOD SIGHT LINES FOR DRIVERS

28. Will access to the premises create an unreasonable traffic hazard? Explain

NO, WIDE ENTRANCE W/ CURRENT USAGE AS RETAIL

29. Will a reasonably expected increase in traffic overtax the existing road system? Explain

NO, AS CURRENT ROAD IS WELL SUITED FOR TRAFFIC. SITE IS RETAIL STORE NEXT TO HOTEL & OTHER RETAIL STORE

30. Is the use compatible with the character of the surrounding neighborhood? How?

YES - LOCATED NEXT TO AND AMIDST MANY BUSINESSES.

31. Is there or would the use tend to result in, a high crime rate or a high incidence of alcohol-related accidents in the area? Explain

NO MORE THAN MAY ALREADY EXIST. THERE IS CURRENTLY A LIQUOR STORE IN TOWN.

## TRAINING

If application is being made for issue, renewal or transfer of a package store, restaurant or eating place license, pub license, or club license, the City Council will consider whether the applicant can demonstrate prospective or continued compliance with a Liquor Server Awareness Training Program approved by the State of Alaska.

How many employees in direct contact with alcohol will be or are trained in accordance with the Alcohol and Marijuana Control Board Training Program?

100%.

## PUBLIC SAFETY

When application is made for issue, renewal or transfer of a beverage dispensary license; a restaurant or eating place license; a package store license; a Club License or a Pub License, the City Council will consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premise. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the City Council may consider police reports, testimony presented before the City Council, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section, "licensed premises" shall include any adjacent area under the control or management of the licensee.

*What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises? On a separate sheet, provide a detailed safety and security plan, including cameras, lighting, personnel and all other pertinent safety and security features designed to secure the facility and lessen reliance on City personnel.*

Inside the Facility:

ATTACHED

Outside the Facility:

ATTACHED

## Documentation Required

### Required:

- Site Plan drawn to scale depicting:
  - Building footprints;
  - Parking areas including a description and drawing depicting how parking spaces will be accessed;
  - Location and dimensions of parking areas to be provided;
  - Vehicle and pedestrian circulation;
  - Lighting
  - Landscaping
  - Signage
  - Location of Licensed Premises
  - Location and dimension for all access points to and from the site to the public rights-of-way or public access easements
  - Boundary protection
  - Scale and North Arrow.
- Building plans to scale depicting floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable);
- Photographs of premises from each street frontage that include and show the relationship to adjacent structures and the premises visible street address number
- Narrative: explaining the project, construction (if any), operation schedule, and open for business target date.
- Copy of zoning map, showing the proposed location
- Copy of completed Alcohol and Marijuana Control Board Application form including all drawings and attachments



Northwest Company International (ACC Liquor) Application for Conditional Use Permit

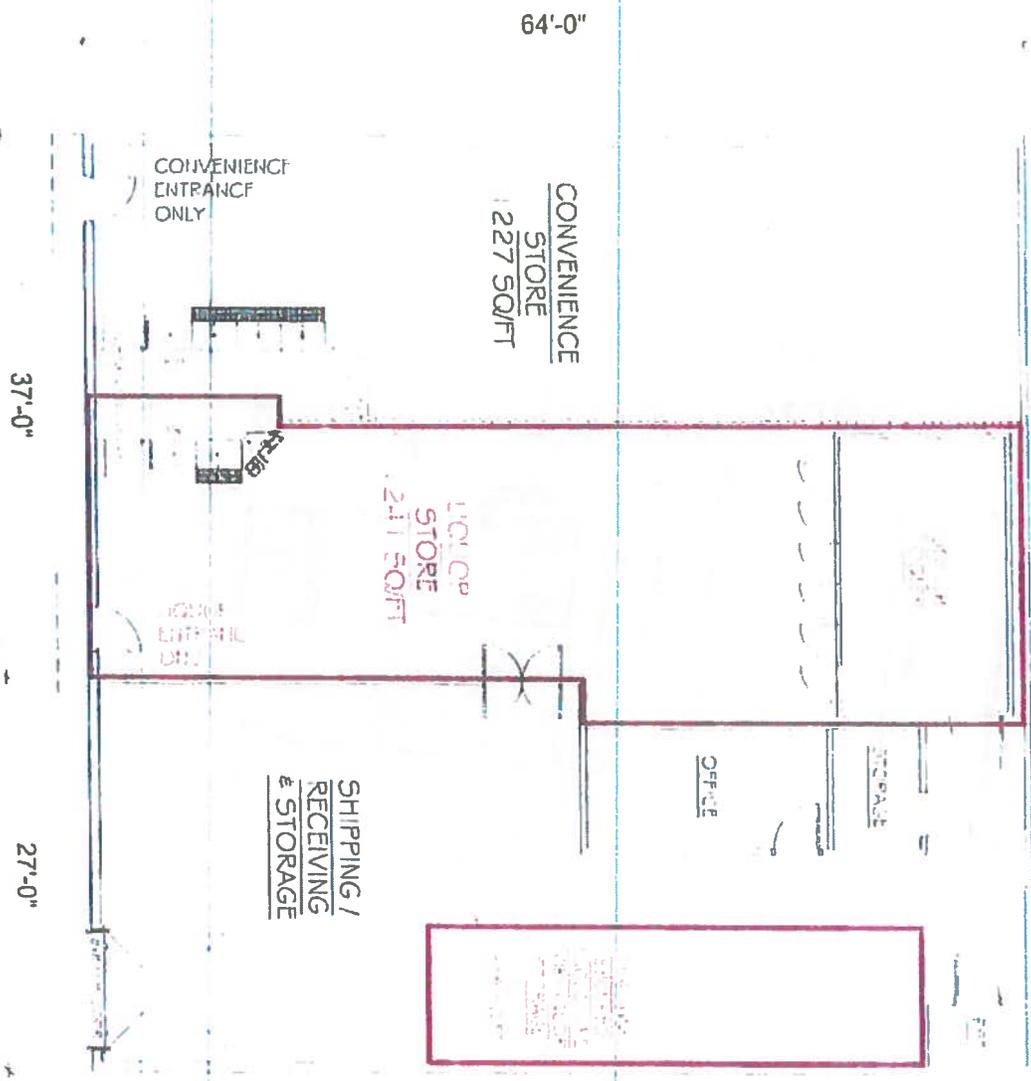
#23. No more than already exists. Property is currently being used for a retail store. There is an operating Liquor store in Bethel already. This store will have a positive impact in regards to competition and traffic mitigation.

#24. Yes, the property is currently being used as a retail store, adjacent to other businesses and already has buffers, safeguards and adequate setbacks in place.

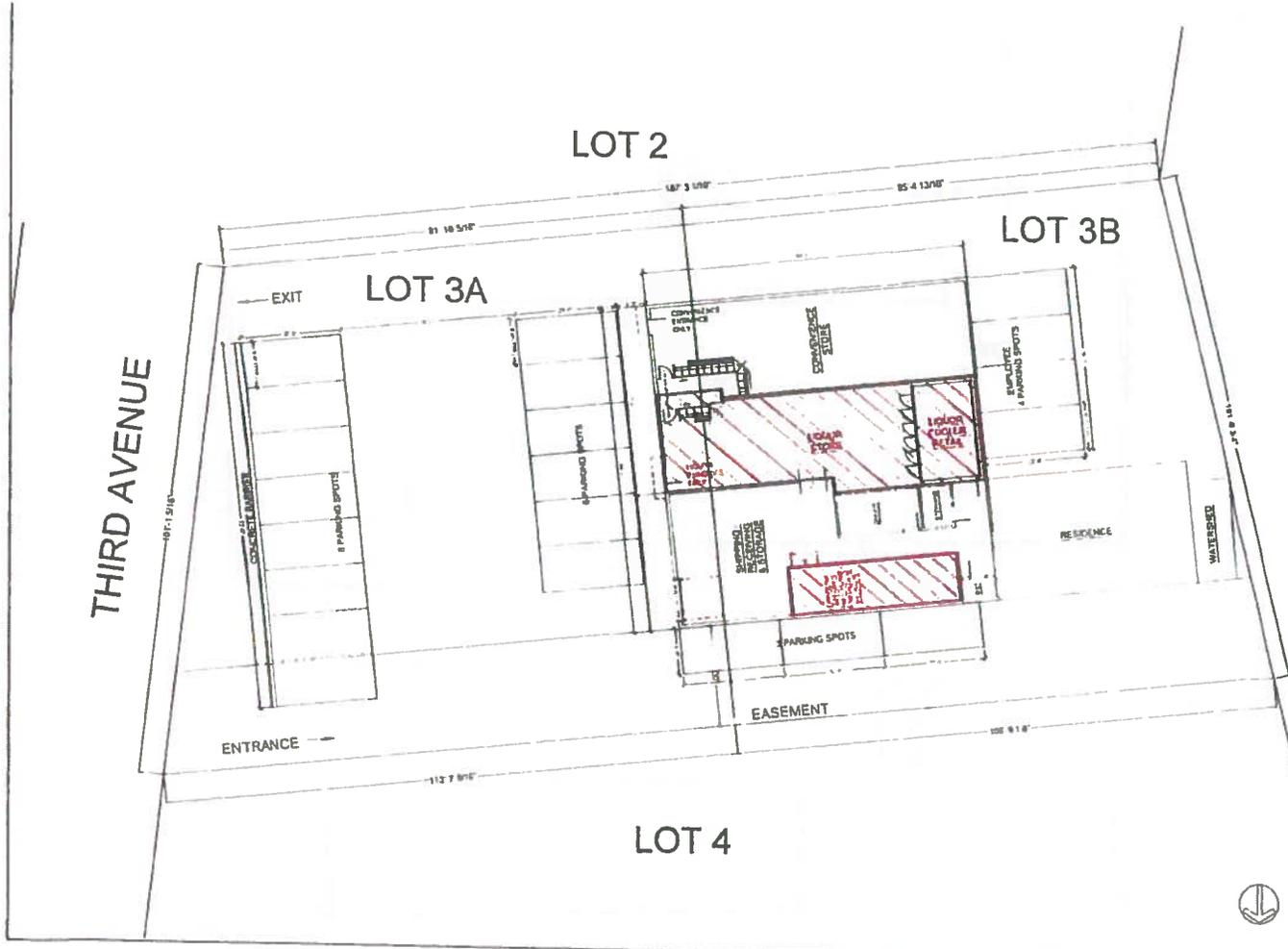
Public Safety Comments.

Alaska Commercial Company plans on meeting and/or surpassing Bethel Municipal Code security camera and lighting requirements. Bars on windows and other physical safeguard will be utilized if deemed necessary. We also plan on working with city officials regarding any requested modifications or safety features. The hours of operation and purchase restrictions will match the current operating Liquor business; Caribou Traders. Security guards will be placed inside the store and in the parking lot during peak traffic times to assist in operations. Entry will be barred to individuals not able to purchase alcohol legally.

**FLOOR PLAN**  
SCALE 1/8"=1'-0"



<p>Project No. Date Scale</p> <p><b>ID-1.0</b></p>	<p>Sheet No. Date</p>	<p>Scale</p>	<p>Author</p>	<p>Checker</p>	<p>Appr. 1</p>	<p>Appr. 2</p>	<p>Appr. 3</p>	<p>Appr. 4</p>	<p>Appr. 5</p>	<p>Appr. 6</p>	<p>Appr. 7</p>	<p>Appr. 8</p>	<p>Appr. 9</p>	<p>Appr. 10</p>	<p>Appr. 11</p>	<p>Appr. 12</p>	<p>Appr. 13</p>	<p>Appr. 14</p>	<p>Appr. 15</p>	<p>Appr. 16</p>	<p>Appr. 17</p>	<p>Appr. 18</p>	<p>Appr. 19</p>	<p>Appr. 20</p>	<p>Appr. 21</p>	<p>Appr. 22</p>	<p>Appr. 23</p>	<p>Appr. 24</p>	<p>Appr. 25</p>	<p>Appr. 26</p>	<p>Appr. 27</p>	<p>Appr. 28</p>	<p>Appr. 29</p>	<p>Appr. 30</p>	<p>Appr. 31</p>	<p>Appr. 32</p>	<p>Appr. 33</p>	<p>Appr. 34</p>	<p>Appr. 35</p>	<p>Appr. 36</p>	<p>Appr. 37</p>	<p>Appr. 38</p>	<p>Appr. 39</p>	<p>Appr. 40</p>	<p>Appr. 41</p>	<p>Appr. 42</p>	<p>Appr. 43</p>	<p>Appr. 44</p>	<p>Appr. 45</p>	<p>Appr. 46</p>	<p>Appr. 47</p>	<p>Appr. 48</p>	<p>Appr. 49</p>	<p>Appr. 50</p>	<p>Appr. 51</p>	<p>Appr. 52</p>	<p>Appr. 53</p>	<p>Appr. 54</p>	<p>Appr. 55</p>	<p>Appr. 56</p>	<p>Appr. 57</p>	<p>Appr. 58</p>	<p>Appr. 59</p>	<p>Appr. 60</p>	<p>Appr. 61</p>	<p>Appr. 62</p>	<p>Appr. 63</p>	<p>Appr. 64</p>	<p>Appr. 65</p>	<p>Appr. 66</p>	<p>Appr. 67</p>	<p>Appr. 68</p>	<p>Appr. 69</p>	<p>Appr. 70</p>	<p>Appr. 71</p>	<p>Appr. 72</p>	<p>Appr. 73</p>	<p>Appr. 74</p>	<p>Appr. 75</p>	<p>Appr. 76</p>	<p>Appr. 77</p>	<p>Appr. 78</p>	<p>Appr. 79</p>	<p>Appr. 80</p>	<p>Appr. 81</p>	<p>Appr. 82</p>	<p>Appr. 83</p>	<p>Appr. 84</p>	<p>Appr. 85</p>	<p>Appr. 86</p>	<p>Appr. 87</p>	<p>Appr. 88</p>	<p>Appr. 89</p>	<p>Appr. 90</p>	<p>Appr. 91</p>	<p>Appr. 92</p>	<p>Appr. 93</p>	<p>Appr. 94</p>	<p>Appr. 95</p>	<p>Appr. 96</p>	<p>Appr. 97</p>	<p>Appr. 98</p>	<p>Appr. 99</p>	<p>Appr. 100</p>



1. Title Block  
 2. North Arrow  
 3. Scale  
 4. Legend  
 5. Notes  
 6. NorthWest  
 7. Date  
 8. Project Name  
 9. Drawing No.  
 10. Revision Table  
 11. ID-0.0  
 12. Date

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## Memo

**TO:** City of Bethel Planning Commission  
**FROM:** Betsy Jumper, Planner  
**SUBJECT:** Findings and Recommendation for Conditional Use Permit Application Submitted by the Northwest Company, dba ACC Liquor Store—811 3<sup>rd</sup> Avenue  
**DATE:** May 3, 2019

### Background

The Northwest Company doing business as Alaska Commercial Company seeks a Conditional Use Permit (CUP) to open a package liquor store located at 811 3<sup>rd</sup> Avenue. The legal description of the property is: Lots 3A and 3B, Block 15, United States Survey 3230 A&B, Plat number 80-5 in the Bethel Recording District, State of Alaska. Per Bethel Municipal Code Section 5.08.060 (Alcoholic Beverages), a Conditional Use Permit for Alcohol is required for alcohol sales.

A Conditional Use Permit provides additional review of land uses and is generally considered necessary in certain zoning districts provided that appropriate safeguards are considered to ensure the compatibility of the proposed use with permitted principal uses of the surrounding lands. 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) which requires staff and the Planning Commission to address ten (10) specific questions. 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 (in this case the Planner) 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 a copy to the applicant] with their meeting materials [at least] 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:

ACC Liquor Store 811 3<sup>rd</sup> Ave.

## **Staff Findings**

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

Chapter 5.08.030 (J) of the Bethel Municipal Code refers to the proximity of liquor sales to certain establishments such as a school or alcohol inpatient or outpatient treatment facility. . The location of the proposed facility does not fall within 200 feet of a school, inpatient or outpatient facility. Despite the location, this writer believes the proposed CUP will be detrimental to the public health due to public intoxication causing overtaxing of the first-responders. ACC previously had a license to sell alcohol and did a poor job of providing adequate security in and around the premises. Additionally, ACC's business policy of selling large quantities of alcohol to the same individuals placed a heavy burden on both the police and EMS as those daily visitors to the ACC store were often intoxicated and in need of aid by the City. Already with the current alcohol store the City is again experiencing complaints by residents and businesses near the alcohol store. Daily repeat customers are purchasing quantities that are large enough to create public intoxication issues and that are causing issues in the nearby dry communities. Unless and until the stores are willing to do more self-policing, their current model of profits first with little to no security is placing a large amount of litter on the City streets and in the Kuskokwim River, is leading to a significant rise in the number of intoxicated pedestrians which need assistance from City first responders and has led to increased alcohol related deaths.

### **2. The conditional use meets the standards otherwise applicable to a use in the applicable land use district.**

ACC Liquor Store would be located in a central location of the General Use District. (*See attached Bethel Zoning Map*). This district is intended to allow a mix of compatible residential and commercial uses. The current structure on the land has been used previously as a grocery store, and before that, an auto parts retail store.

### **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.**

The proposed liquor store will experience short-term parking as customers will make purchases and then leave the premises. Access to and from the property would be on Third Avenue. There is not any known traffic problems in the immediate vicinity. It is anticipated that there would be an increase in traffic upon business operation.

Per BMC 18.48.160 D, there is a "Retail Sales and Service" parking requirement of one space per 300 feet of gross floor area. This amounts to a requirement of 14 parking spaces.

ACC proposes to remodel the interior for a package liquor store in one portion (total 1556 square feet) and the remainder for a convenience store and storage/shipping receiving. Total gross square footage is 4096. (*see attached floor plans sheet number 1.0*)

ACC Liquor Store 811 3<sup>rd</sup> Ave.

The attached parking schematics show a total of 21 parking spots; 5 spots in front of the store for general parking with 1 dedicated spot reserved for persons with disabilities; 8 parking spots are reserved for the general public, and 3 spots on the side of the building are reserved for overflow; 4 employee parking spots will be in the back of the store.

ACC proposes to construct a concrete barrier on the entryway off 3<sup>rd</sup> Avenue, with ingress indicated adjacent to lot 4, and egress on lot 3A. The reason for this barrier is to create a one-way traffic flow, as well as prevent any backing up into the street. *(See attached site plan, sheet no. ID-0.0.)*

Fencing will be placed on the rear and sides of the property.

Short-term customers will not affect the current capacity of water and sewer facilities on the premises. According to the Public Works Department, drainage is not an issue during spring break up.

**4. 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.

The CUP addresses many but not all of the factors set out in BMC 16.04.010. Due to its location in a general use zoning district, its commercial nature is anticipated. Taking over a previously existing storefront minimizes increased traffic and building footprint. Moreover, the site is located near the center of town which the Comprehensive Plan shows to be in the generally desired growth area.

The residents living near the proposed store will likely argue that the increased intoxicated pedestrian traffic will decrease their home values. However, without actual substantive proof, it is difficult to say that these are accurate statements.

What is concerning, is the burden that this facility will be placed upon the City. Please see information in number 1 above.

**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.**

The planned site is surrounded by commercial businesses and private homes. (*see attached 600' Radius Map*). Within a 600 foot radius of the proposed ACC Liquor store and a land use survey of the area, it was found that there are the following types of uses:

- a hotel
- a law office
- a dental office
- two commercial lodgings (Midtown Cottages & Suite 881)
- two proposed marijuana retail stores
- a lumberyard
- a barber shop
- a telecommunications office (UUI)

There are multi-family dwellings (4 units—Trooper Housing), and approximately 37 single family homes.

As stated in number 2 above, a general use zoned district is meant to have a mixture of compatible residential and commercial uses.

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

The proposed conditional use is in accordance with the City of 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 planned location of this new business in an existing building of past retail activities 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 indicates no change from the current General Use District (mix of compatible residential and commercial uses).

**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.**

This same structure has been used as a retail facility for many years, with cars coming to and from the property. The building sits back on lot 3B, with parking on lot 3A. Given that the use will not change from a retail store to a retail store, it is not anticipated that the traffic, both vehicular and/or pedestrian would change noticeably.

**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.**

The planned location of Alaska Commercial Liquor is in the General Use District (mix of commercial and residential). The site is surrounded by other commercial establishments. It is anticipated that customers coming to the store would come from all over 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.**

The planned location for AC Liquor is in a general use zone, surrounded by a variety of commercial activities with nearby residences. There will be no impact on drainage from the business.

**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.]**

The proposed site of AC Liquor is located in a floodplain, and the same building has been there for the past 20+ years. The footprint is not changing. The proposed premises appear to be in a flood hazard area and because of the change in use, the premises are not grandfathered. As a result, it is recommend that the applicant obtain an elevation certificate issued by a certified engineer as well as an engineer report that addresses whether or not there is a potential for any

adverse drainage or flood hazard issues on the premises. If the results of the engineer report indicate issues, those issues will need to be addressed.

**Recommendation**

Based on the findings above, it is my recommendation that the CUP be denied.

ON MAY 9<sup>th</sup>, after hearing  
AC plan - I then recommended  
approval. Please see attached  
AC MAY 8<sup>th</sup> supplemental information.

## Chapter 18.60 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.**

A. 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.

B. If conditions are imposed on a conditional use permit, the planning commission may delegate authority to the land use administrator to issue the conditional use permit when the conditions have been met. [Ord. 16-27 § 2; 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;

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.]

**The Bethel Municipal Code is current through Ordinance 18-26, passed November 27, 2018.**

Disclaimer: The City Clerk's Office has the official version of the Bethel Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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FLOOR PLAN  
SCALE 1/8"=1'-0"

64'-0"

CONVENIENCE  
STORE  
1 227 SQ/FT

CONVENIENCE  
ENTRANCE  
ONLY

CASH

CASH

37'-0"

LIQUOR  
STORE  
1 241 SQ/FT

LIQUOR  
COOLER

LIQUOR  
ENTRANCE  
ONLY

64'-0"

STORAGE

OFFICE

SHIPPING /  
RECEIVING  
& STORAGE

27'-0"

CHAINLINK  
SECURED  
ENCLOSURE  
FOR LIQUOR  
STORAGE  
3 15 SQ/FT

RST

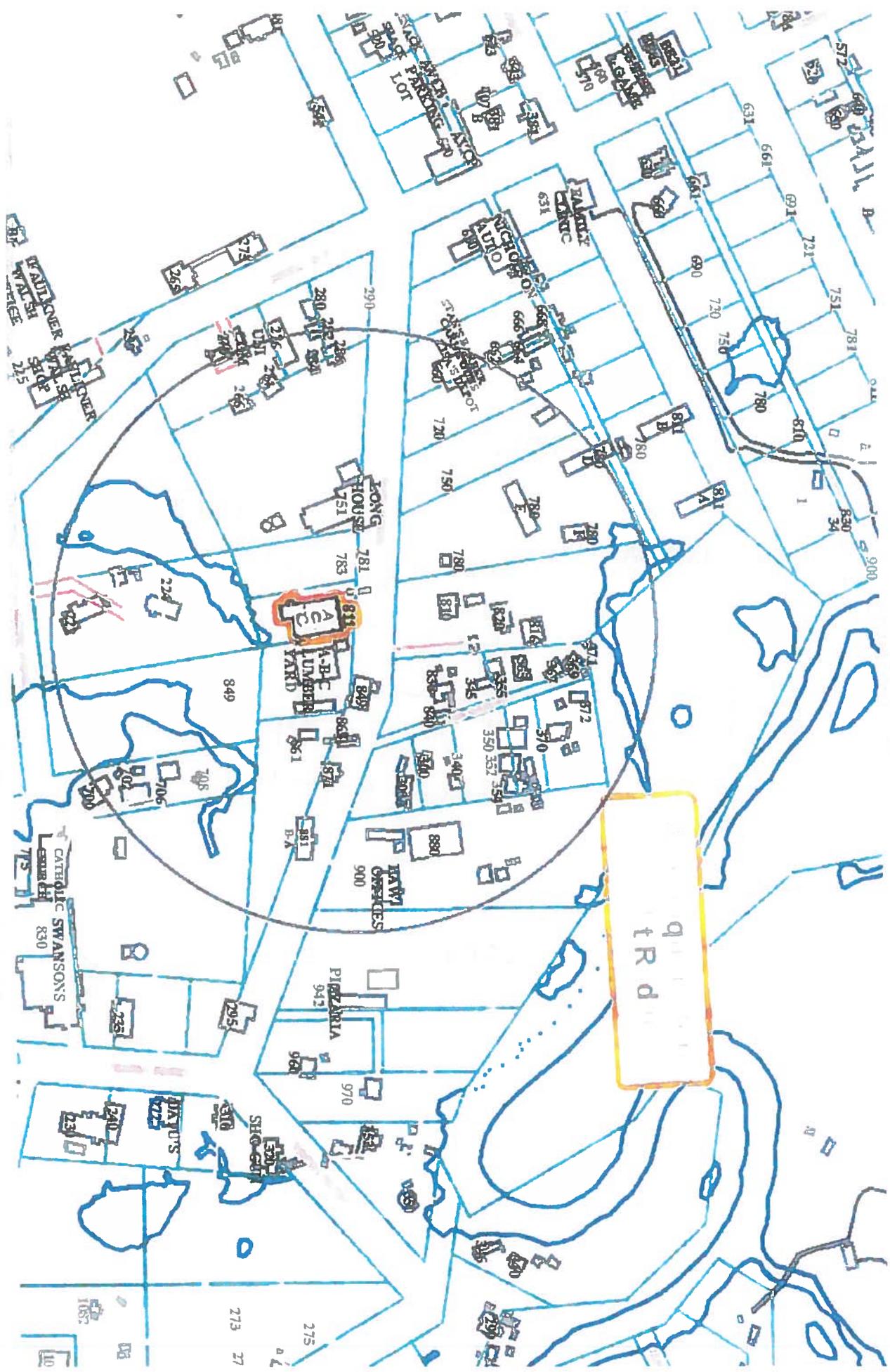
BACK O.R. DOOR



DATE: 10/15/10  
BY: [signature]  
PROJECT: [signature]

ID-1.0





TRD

WONG HOUSE  
781  
783  
751

A-B-C  
YARD  
849

HAWAII  
OPERIES  
900

PIZZERIA  
943

CATHOLIC  
SWANSONS  
830

DAY'S  
720

SHO-GRN  
810

WALTON  
CANDY  
631

NICHOLSON  
666

WALTON  
CANDY  
631

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# BETHEL

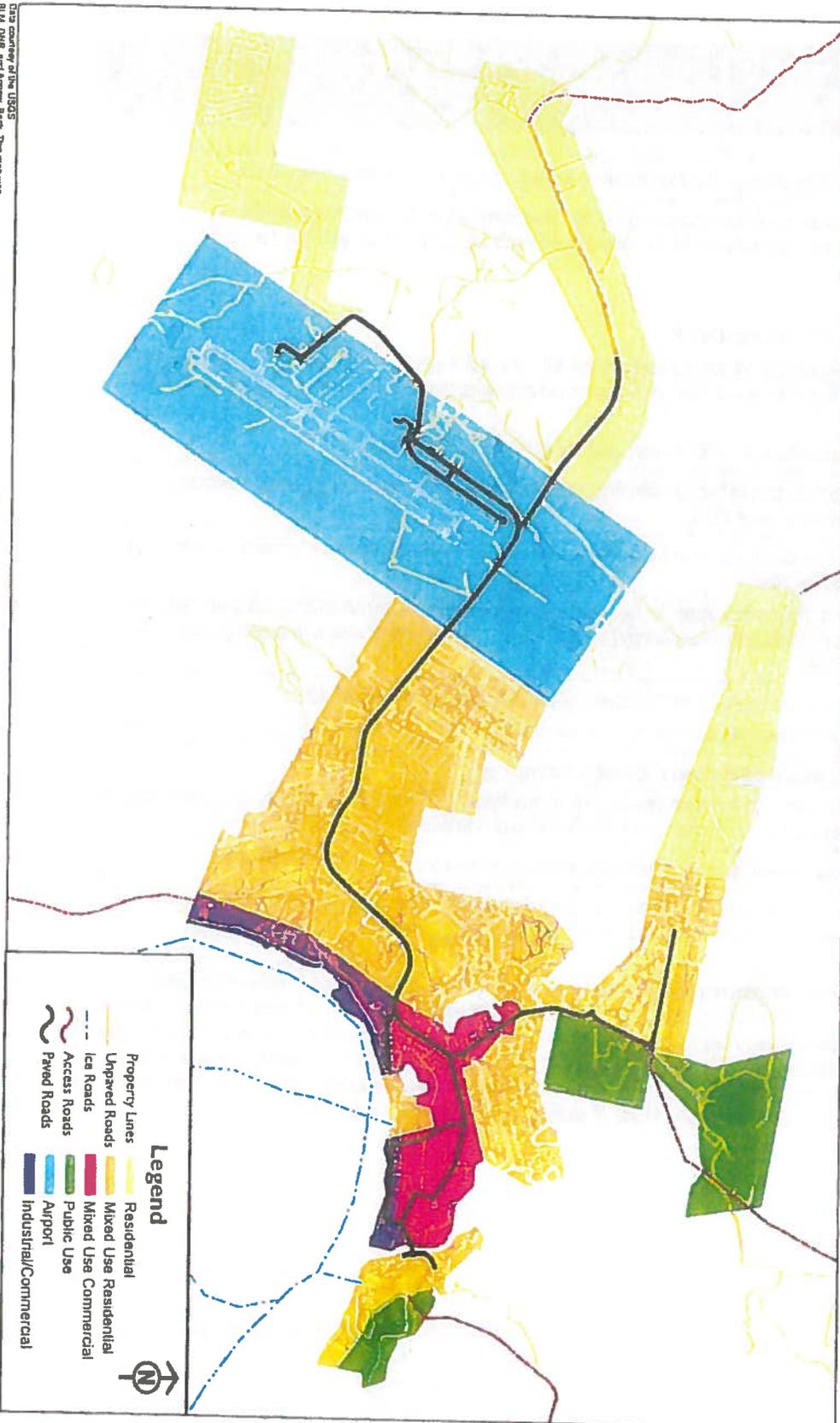
COMPREHENSIVE PLAN

# 2035

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



Map 4.4  
**City of Bethel Future Land Use Plan Map**



Data courtesy of the USGS  
 BLM, DWR, and Aqur. Back. This map was  
 compiled for the City of Bethel with assistance  
 from Agnew, Back Consulting 1122110  
 Alaska State Plane Zone 4 NAD 1983  
 File: Bethel\_Overship\_1122110

## 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.*

ALL NOTICES WERE DONE IN ACCORDANCE WITH  
BETHEL MUNICIPAL CODE 18.04.070

## PUBLIC HEARING NOTICE CONDITIONAL USE PERMIT

**Notice is hereby given** that on March 28, 2019, the City of Bethel Planning Office received an application for a Conditional Use Permit to open a retail package liquor store. The legal description is lots 3A and 3B of Block 15, of United States Survey 3230 A&B, Plat 80-5, in the Bethel Recording District. The physical address is 811 Third Avenue.

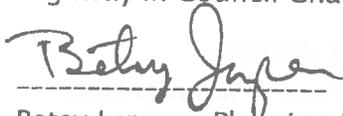
**Land Owner:** The Northwest Company, doing business as Alaska Commercial Company, 3830 Old International Airport Road, Suite 200, Anchorage, AK. 99502. Contact person Jeff Chihosz, phone 907-273-4679.

**Applicant:** same as above.

**Purpose:** To obtain a package liquor store license in order to sell alcohol.

**City of Bethel Contact:** Betsy Jumper, Planning Director, City of Bethel Planning Dept., phone 907-543-5306.

**Time and Place:** The regular scheduled meeting of the City of Bethel Planning Commission, 6:30 PM May 9, 2019, at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.



Betsy Jumper, Planning Director

I hereby certify that this Notice of Hearing - Conditional Use Permit for Alcohol - has been posted at City Hall, the Post Office, Bethel Native Corp. and Swanson's Bulletin Boards on or before May 3, 2019. It is further certified that this Notice will be published in the Delta Discovery weekly newspaper beginning the week May 1, 2019, for one week's publication.



May 2, 2019

*To Whom this May Concern:*

*You are receiving this notice of a Public Hearing pursuant to Bethel Municipal Code 18.04.070 "Notice shall be mailed to the owners of each parcel of property part of which is within six (600) feet of the exterior boundary that is the subject of the application". If you are not the owner, please pass this notice on.*

## PUBLIC HEARING NOTICE CONDITIONAL USE PERMIT

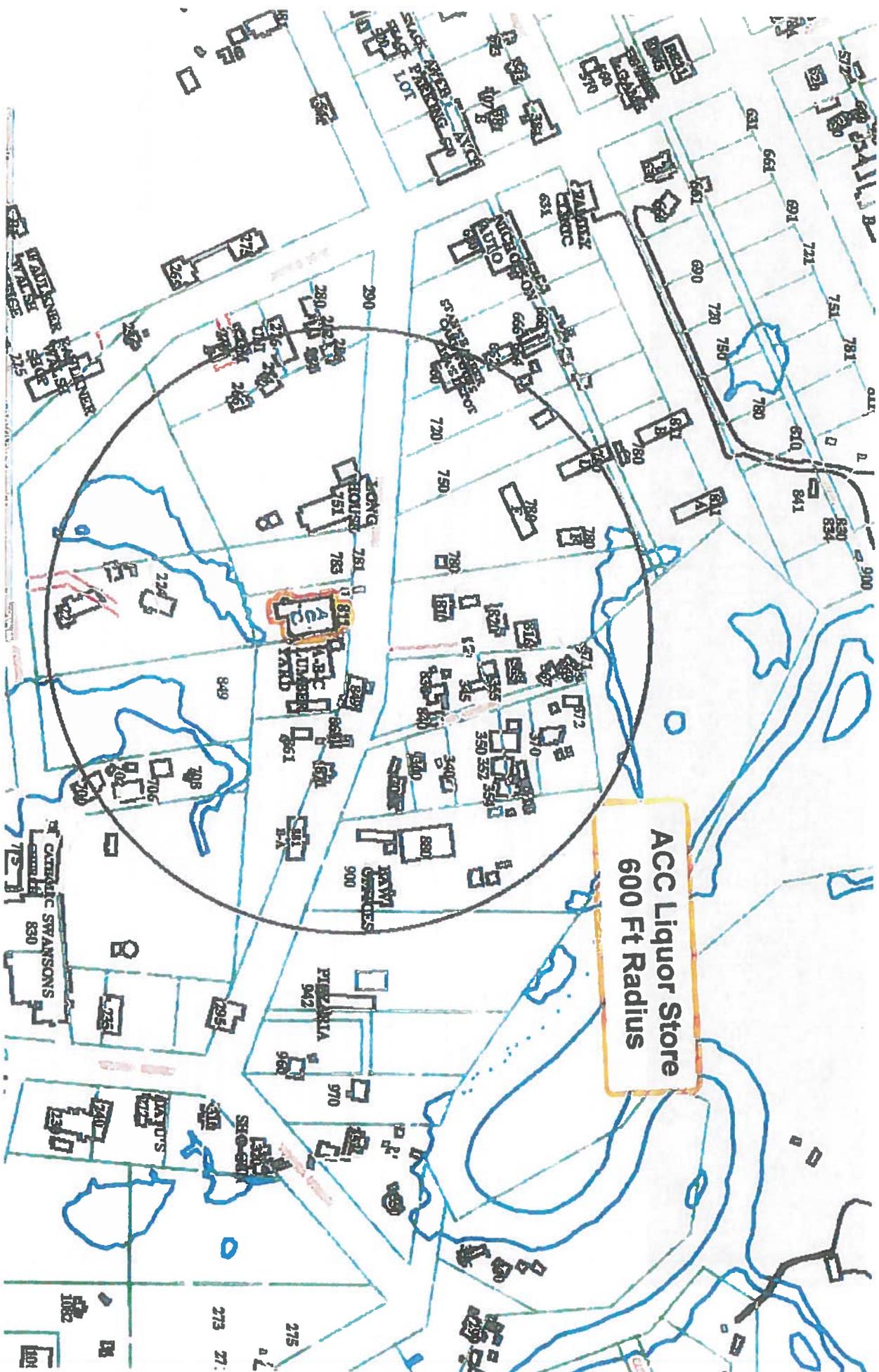
Notice is hereby given that on March 28, 2019, the City of Bethel Planning Office received an application for a Conditional Use Permit for a liquor license. The legal description is lots 3A and 3B of Block 15 of United States Survey 3230 A&B, Plat No. 80-5 in the Bethel Recording District. The physical address is 811 Third Avenue. **Land Owner and Contact:** The Northwest Company, doing business as Alaska Commercial Company, 3830 Old International Airport Road, Suite 200, Anchorage, AK. 99502. Contact person Jeff Chihosz, phone 907-273-4679.

**Applicant:** same as above

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**Time and Place:** The regular scheduled meeting of the City of Bethel Planning Commission, 6:30 PM, May 9, 2019 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.



ACC Liquor Store  
600 Ft Radius

## For Rent

**OUTSIDE STORAGE SPACE FOR RENT.** EQUIPMENT, BOATS OR VEHICLES. NEAR BOAT HARBOR. FENCED IN AREA 543-2402. (16)(3/17-cn)

## Employment

**Asset Supervisor II - BETHEL**  
**Alaska Housing Finance Corporation (AHFC)**

\$6,327 mo. Excellent benefit package  
Obtain a job description and online application at <https://www.ahfc.us/about-us/jobs/all-job-seekers/>, or a paper application may be picked up and submitted at the AHFC office located at 1029 Ridgcrest Dr., Bethel, AK.

An AHFC application must be submitted for each position (a resume may be attached). APPLICATION MUST BE RECEIVED BY 5 p.m., May 2, 2019. Public Housing Residents are encouraged to apply.  
**EQUAL OPPORTUNITY EMPLOYER (79)**  
(4/24-5/1)

**Maintenance Laborer - Bethel**  
**Alaska Housing Finance Corporation (AHFC)**  
\$25.96 hr. Union Position Excellent benefit package  
Obtain a job description and online appli-

7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)).

Section 7(d) requires that, to the greatest extent feasible:

(A) Preferences and opportunities for training and employment shall be given to Indians; and  
(8) Preferences in the award of contracts and subcontracts shall be given to Indian Organizations and Indian-owned economic enterprises. (168)(4/24-5/8)

### INVITATION TO BID

#### Native Village of Napaimute

The Native Village of Napaimute is seeking proposals for the purchase one (1) Landing Craft Mechanized 8 (LCM-8), or similar type vessel, in fair or better overall condition, RFP#2019-01.

Proposals must be received by the Napaimute Bethel Office at PO Box 1901 Bethel, AK 99559-1301 no later than 5:00 p.m., local time, May 17, 2019. Any proposal received later than the specified time and date will NOT be accepted or considered. No facsimile, email, or telephone proposals will be accepted. Submitted proposals shall contain all information requested and be submitted in the format shown within the solicitation document. Proposals MUST be sealed and clearly identify the name and number of the RFP on the outside of the envelope/package, as well as the Proposer's name, address, and business affiliation (if applicable). The full solicitation (RFP#2019-01) can

\$15,000

Bid Opening: 1:30 PM on May 10, 2019

Telephone: (907) 269.0767

TTD: (907) 269.0473

TTY: (800) 770.8973

*Copies of the Contract bid documents may be obtained at the Crooked Creek Post Office or the M&O Aniak Station Airport Manager's Office.*

Up to date and additional information is available on the web at (<http://dot.alaska.gov>). Under the Section called Find it Fast, select DOT&PE Public Notices. Look through the section called Procurement for the Invitation for Quotes. (108)(4/24-5/1)

### STATE OF ALASKA

#### DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES (DOT&PF)

#### CENTRAL REGION

#### INVITATION FOR QUOTES

Project Bid Title: Kongiganak Airport (DUY)

Maintenance

Project Bid No.: 20-25A-1-002

Estimated Cost: Between \$20,000 and \$25,000

Bid Opening: 1:30 PM on May 10, 2019

Telephone: (907) 269.0767

TTD: (907) 269.0473

TTY: (800) 770.8973

*Copies of the Contract bid documents may be obtained at the Kongiganak Post Office or the M&O Bethel Station Airport Manager's Office.*

Up to date and additional information is available on the web at (<http://dot.alaska.gov>). Under the Section called Find it

Has begun its reconveyance program under Section 14 (c) of the Alaska NATIVE CLAIMS SETTLEMENT ACT.

The reconveyance will be for land around Nunam Iqua: which was occupied by individuals, or organizations on December 18, 1971 as either (1) a primary place of residence (2) primary place of business, (3) subsistence campsite, (4) site of a nonprofit organization.

Application forms and further information are available from.

Swan Lake Corporation PO Box #31

Nunam Iqua Alaska 99666

Telephone (907) 498-4800.

Applications will be accepted until June 28th, 2019. (91)(4/10-6/26)

### PUBLIC HEARING NOTICE

#### CONDITIONAL USE PERMIT

Notice is hereby given that on March 28, 2019, the City of Bethel Planning Office received an application for a Conditional Use Permit for a liquor license. The legal description lots 3A and 3B, block 15 of United States Survey 3230 A&B, Plat No. 80-5 in the Bethel Recording District. The physical address is 811 Third Avenue.

Land Owner: The Northwest Company, doing business as Alaska Commercial Company 3890 Old International Airport Road, Suite 200, Anchorage, AK. 99502. Contact person Jeff Chinosz, phone 907-273-4679.

Applicant: same as above.

Purpose: To obtain a package liquor store

*continued on page 15*

**Discover it! In the Delta Discovery classifieds**

**Free Listing Online with each printed classified ad!**

25 cents a word · Deadline: Friday, 5 p.m.

Office: In the Subway Building - 401 Ridgcrest Drive

P. O. Box 1028, Bethel, AK 99559

Phone: (907) 543-4113 · Fax: (907) 543-4116

## Alaska Senate urges railroad crossing through Canada

The Alaska Senate today (April 15, 2019) unanimously voted for a resolution urging the U.S. to issue a presidential permit allowing a railroad crossing between Alaska and Canada.

"A railroad connecting Alaska to Alberta would provide a huge boost to our state's economy," said Senator Shelley Hughes, R-Palmer, chairwoman of the Senate Transportation Committee. "Access to the North American railroad system would mean faster and more efficient shipping of goods, lowering the cost of living for all Alaskans."

In 1914, the U.S. Congress passed legislation approving construction of up to 1,000 miles of railroad in the Territory of Alaska, to connect coastal and interior regions to support development, rail service, and military operations. Little more than 500 miles of the Alaska Railroad have been built thus

far.

In 2004, the 23rd Alaska Legislature authorized the Alaska Railroad Corporation to delineate a corridor between the existing railroad utility and the Canadian border, as well as to investigate an extension of the Alaska Railroad from the border of Alaska and Canada to connect with the North American railroad system. This connection to Canada and the Lower 48 starts with a border crossing permit into Canada.

No state funds would be required for the construction of a railroad connecting Alaska to Alberta, Canada.

SJR 11 passed the Senate by a vote of 19-0 and is now on its way to the Alaska House of Representatives for consideration.

For more information, contact Senate Majority Communications Director Daniel McDonald at (907) 465-4066.

### From the Editor from page 3

We can enjoy even in the midst of sorrow and grief. At one point it was difficult, even impossible to share in the joy of others' accomplishments at the onset. If you can imagine, it is like an emptiness where you are unable to give anything or offer anything. And the numbness, you cannot

feel emotion for others who are suffering. Forgive us!

We hope that you will find your own NYO, something that you love to do or have loved in the past and are now finding fulfillment in remembering the things you love about it.

### Classifieds from page 13

license in order to sell alcohol.  
City of Bethel Contact: Betsy Jumper, Planning Director, City of Bethel Planning Dept., phone 907-543-5603.  
Time and Place: The regular scheduled

meeting of the City of Bethel Planning Commission, 6:30 PM May 9, 2019 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers (154)(5/1-8)

### Fresh eyes on ice from page 4

monitoring projects in the past but nothing continuous," said Kate Spellman, who studies ecology and education at UAF's International Arctic Research Center. She has been tasked with designing a community-based approach to help sustain the Fresh Eyes on Ice observing network.

"If we want to sustain river and lake ice observing into the future, engaging multiple generations is critical," explained Spellman. "We pair members of the community who have longtime knowledge of ice conditions with a local educator and their students."

Fresh Eyes on Ice is recruiting community-youth partnerships to gather ice data across the state. So far, 11 communities have confirmed participation, including Galena, Shageluk and Noatak. Fourth graders from Anne Wien Elementary

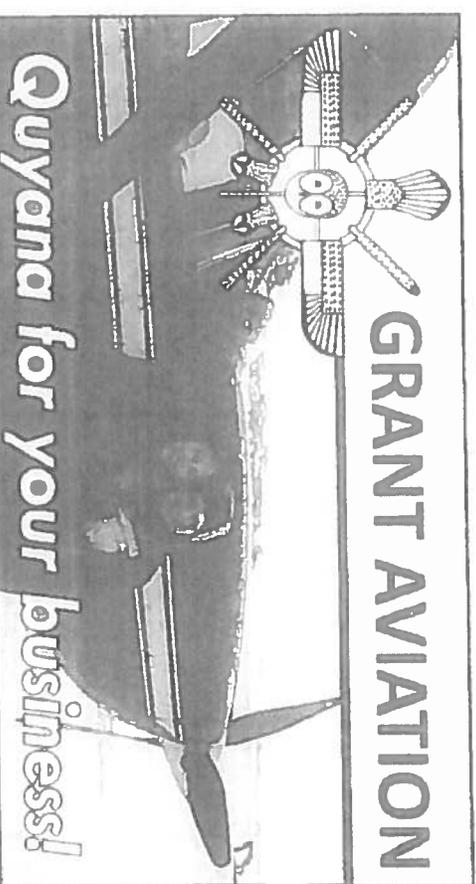
School in Fairbanks also have signed up.

Arp and Spellman tested their ice-measuring protocols in March 2019 with the Anne Wien students in preparation for the official project kickoff next fall.

In addition to using data gathered by students, UAF researchers will spend three winters traversing the state by snowmachine to gather ice data at critical lake and river locations and to visit project participants. The expeditions will travel through Bethel, Nome, Uliagvik, Arctic Village and Fairbanks.

To learn more about Fresh Eyes on Ice or to express interest in participating, visit [fresheyesonice.org](http://fresheyesonice.org).

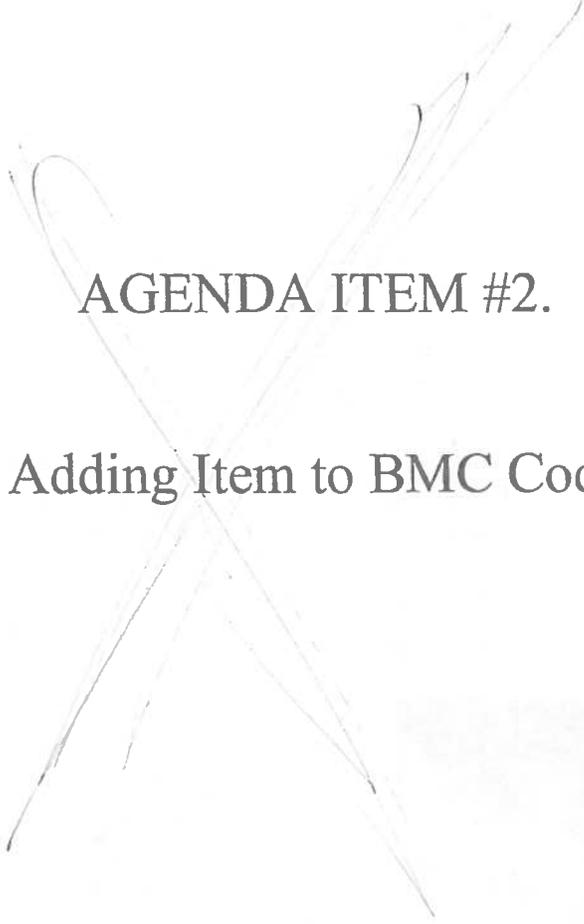
Additional project leaders include Laura Oxtoby and Ben Jones. The National Science Foundation provided funding for the research through the Navigating the New Arctic grant.



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Book online at [www.FLYGRANT.com](http://www.FLYGRANT.com) - coming soon!  
888-FLY-GRANT OR 543-2000 in Bethel & Emmonak Areas



AGENDA ITEM #2.

Adding Item to BMC Code



May 8, 2019

Dear Ms. Jumper,

Please accept this letter as a supplement to our Conditional Use Permit for 811 Third Avenue, Lots 3A & 3B, Block 15, USS 3230, Plat 80-5, previously submitted to your office on March 20, 2019. We reviewed your staff report, including your analysis and recommendations related to Bethel Municipal Code provision 18.60.040(B)(1).

We wish to present you and the Planning Commission the following additional voluntary permit conditions we are willing to add to our permit in order to alleviate the concerns you mentioned in your report and to show that we want to be a good neighbor in Bethel. We would also like to emphasize that our business is legal and provides benefits to the community in the form of tax revenue, jobs, and opportunities for advancement within the company.

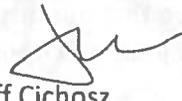
We will also be present at the May 9, 2019 Planning Commission meeting to answer any additional questions the Planning Commission members may have about our plans to alleviate issues associated with liquor stores such as excessive litter and public intoxication.

- Fencing (6' or max height per code) will be on 3 sides of the property to enhance security for businesses adjacent to our store and safety due to the lake behind the property
- Exterior lighting will be added to the front and sides of the business, to light the exterior of the property 24 hours per day
- Upgraded security camera system to be installed – including multiple exterior cameras
- Security personnel will be on site all hours of operation to patrol the property, monitor the door and review the security cameras
- We feel this location on Third Avenue is better suited for an alcohol sales business than our competitor's location due to parking and proximity to river and other granted licensee location
- Ingress / Egress to the building is controlled from street and parking lot
- Hours of operation will be Noon – 8 pm; Monday through Saturday (Closed Sunday)
- We will limit purchase of hard spirits to two bottles per day per individual – currently one fewer than the competition
- The smallest container size of hard spirits stocked will be 750 ml. – this size is much harder to conceal and transport than the smaller sizes
- Our company policy is to require 100% of customers (as well as individuals accompanying the customers) present valid state issued identification before they can purchase alcoholic beverages

- ACC has a TAPS trainer in house at our Anchorage headquarters
- 100% of our Bethel liquor store staff will be TAPS trained, and will have regular opportunities to update their training
- We plan on addressing litter in the following ways:
  - No plastic bags used at this location
  - Several trash receptacles on the exterior, emptied daily
  - Employees will conduct daily litter collection on property and roadway near the property
  - ACC will donate money to non-profits who are willing to do litter patrols
- We plan on an enhanced donation program at this location, earmarked for non-profit organizations impacted by alcohol. Beginning budget will be 1% of total alcohol sales.

Thank you for considering these additional permit conditions.

Sincerely,



Jeff Cichosz

Director Sales and Operations  
Alaska Commercial Co.  
907.273.4679 w / 632-5166 c