City of Bethel

P.O. BOX 1388
Bethel, Alaska 99559
Phone: 907- 543-2047
Fax: 907-543-3781

Regular City Council Meeting
January 14, 2014
6:30 P.M.
Council Chambers; Bethel, Alaska

City Council Meeting Agenda
Regularly Scheduled Meeting
January 14, 2014-6:30 pm
City Hall 300 State Highway, Bethel, AK
City of Bethel Council Chambers

Joseph Klejka
Mayor
Term Expires 2014
543-2984
jklejka@cityofbethel.net

Rick Robb
Vice Mayor
Term Expires 2013
543-1879
rrobb@cityofbethel.net

Mark Springer
Council Member
Term Expires 2013
545-1450
mspringer@cityofbethel.net

Eric Whitney
Council Member
Term Expires 2014
545-1309
ewhitney@cityofbethel.net

Sharon Sigmon
Council Member
Term Expires 2014
543-3452
ssigmon@cityofbethel.net

Heather Pike
Council Member
Term Expires 2015
444-7811
hpike@cityofbethel.net

Leif Albertson
Council Member
Term Expires 2015
543-2819
lalbertson@cityofbethel.net

Lee Foley
City Manager
543-2047
lfoley@cityofbethel.net

Lori Strickler
City Clerk
543-1384
lstrickler@cityofbethel.net

Patty Burley
City Attorney

Paul Richards
Lobbyist
pmrichards@gci.net

I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **PEOPLE TO BE HEARD** – Five minutes per person

V. **APPROVAL OF CONSENT AGENDA AND REGULAR AGENDA**

VI. **APPROVAL OF MEETING MINUTES**

a) **P5** *12-10-2013 Special City Council Meeting
b) **P7** *12-10-2013 Regular City Council Meeting
c) **P14A** *1-2-2014 Special City Council Meeting

VII. **REPORTS OF STANDING COMMITTEES**

a) Public Safety and Transportation Commission
b) Port Commission
c) Planning Commission
d) Parks and Recreation Committee
e) Finance Committee
f) Public Works Committee
g) Energy Committee

VIII. **SPECIAL ORDERS OF BUSINESS**

a) City Of Bethel Fiscal Year 2013 Financial Statements And Audit Presentation Follow Up With Michelle Drew, BDO Auditing Firm (City Manager Foley)
b) Update From Alaska Fish And Game On The Bethel Subsistence Harvest Survey (Mayor Klejka)
c) Eva Malvich, Chair For The Bethel Winter House/Shelter, Requesting Assistance From The Council For Potential Use Of The PATC Building Once The Facility Is Vacated (Mayor Klejka)
d) Eli Jacobson, Division Of Community And Regional Affairs, To Present What A RUBA Assessment Is And Why A RUBA Assessment Is Important To The City, Responding To A Potential Request From The City For A Formal RUBA Assessment (City Manager Foley)

IX. **UNFINISHED BUSINESS**

X. **NEW BUSINESS**

a) **P43** *Introduction Of Ordinance 14:01: Property Disposal For Lease, Office And Work Space Within The City's Dog Pound (City Manager Foley)
b) **P51** *Introduction Of Ordinance 14-02: Amending The Official City Land Use Map Dated July 10, 1990 Pursuant To Section 18.76 Of The Bethel Municipal Code - Zoning Kasayuli Subdivision as Residential Planned Unit Development (Planning Commission)

Agenda posted on January 8, at City Hall, AC Co., Swansons, and the Post Office.

Lori Strickler, City Clerk's Office

(Items on the agenda noted with an asterisk (*) are considered the consent agenda.
All Resolutions noted with an asterisk (*) will automatically be adopted on the consent agenda unless removed from the consent agenda by Council.
Ordinances introduced with an asterisk (*) on the consent agenda will automatically be introduced and set for **Public Hearing Jan. 28, 2014**)

c) **P113** *Introduction Of Ordinance 14-03: Amending The Official City Land Use Code Dated July 10, 1990 Pursuant To Section 18.76 Of The Bethel Municipal Code – Zoning Tsikoyuk (Larson) Subdivision Residential Planned Unit Development (Planning Commission)

d) **P163** *Resolution 14-01: Expressing Strong Support For Governor Parnell's Proposal To Appropriate $3 Billion From The Constitutional Budget Reserve Into The Alaska Retirement Trust Funds In 2015 (Council Member Springer)

e) **P165** *Resolution 14-02: Supporting The Alaska Grid Project (Council Member Whitney)

f) **P167** *Resolution 14-03: Certifying That The Municipality Did Suffer Significant Effects During The Program Base Year From Fisheries Business Activities That Occurred within The Bethel Fishers Management Area And Wishes To Apply For Funding Under The FY14 Shared Fisheries Business Tax Program (City Manager Foley)

g) **P173** *AM 14-01: Appointment Of Jon Cochrane To The Finance Committee (Mayor Klejka)

h) **P177** *AM 14-02: Reappointment Of David Trantham To The Finance Committee (Mayor Klejka)

i) P181 *AM 14-03: City Attorney Administrative Leave For Travel And Training January 30 and 31, 2014(Council Member Sigmon)

j) **P187** AM 14-04: Directing Administration To Identify Three Options To Connect Chief Eddie Hoffman Highway With Ptarmigan Street And To Provide To Council, A Map Of The Three Options, Construction Costs For Each, And Any Pros And/Or Cons For Each Road (Mayor Klejka)

k) **P189** *AM 14-05: Reappointment Of Joy Shantz To The Planning Commission (Mayor Klejka)

l) **P193** AM 14-06: Directing Administration To Research The Cost To Purchase And Install Water Metering For Hauled And Piped Users As Well As The Ongoing Costs Associated With Reading Meters; Explore The Cost And Benefits Of An Electronic Metering System For Piped Water Users (Mayor Klejka)

m) **P195** AM 14-07: Direct Administration To Determine An Approximate Overall Cost For A New Code Enforcement Position Within The City And Make Recommendations On The Best Way To Implement This Position (Mayor Klejka)

n) **P197** *AM 14-08: Reappointment Of Margaret Revet To The Parks And Recreation Committee (Mayor Klejka)

o) Directing Administration To Draft A Lease Between The City Of Bethel And The State Of Alaska Department Of Transportation For The Use Of The City Owned Sand Pit (Mayor Klejka)

Agenda posted on January 8, at City Hall, AC Co., Swansons, and the Post Office.

Lori Strickler, City Clerk's Office

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XI. **MAYOR'S REPORT**
XII. **MANAGER'S REPORT**
XIII. **CLERK'S REPORT**
XIV. **COUNCIL MEMBER COMMENTS**
XV. **EXECUTIVE SESSION**

a) **P243** Alaska Statutes 44.62.310 (c) (1): Matters, The Immediate Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The Public Entity-City Of Bethel, Collective Bargaining Agreement And Discussion Of Negotiation Actions (City Manager Foley)
b) Executive Session Per Alaska Statutes 44.62.310 C. 1. To Discuss (1) Matters, The Immediate Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The Public Entity-Contracts And Personnel Management (Council Member Springer)
c) **P289** Executive Session To Discuss The Annual Evaluation Of The City Manager As Per Alaska Statutes 44.62.310: Personnel Matters (Unless the Person Has Requested To Have The Subjects Discussed In Public) Or Subjects That Tend To Prejudice The Reputation And Character Of A Person (City Manager Foley)

XVI. **ADJOURNMENT**

Agenda posted on January 8, at City Hall, AC Co., Swansons, and the Post Office.

Lori Strickler, City Clerk's Office
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Ordinances introduced with an asterisk (*) on the consent agenda will automatically be introduced and set for **Public Hearing Jan. 28, 2014**)

Bethel City Council

Special Order of Business

Approval of the Minutes

I. CALL TO ORDER

A Special Meeting of the Bethel City Council was held on December 10, 2013 at 6:00pm in the Council Chambers, Bethel, Alaska.

Mayor Klejka called the meeting to order at 6:00p.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Comprising a quorum of the Council, the following members were present:

Council Member Joseph Klejka, Council Member Rick Robb, Council Member Eric Whitney, Council Member Sharon Sigmon, Council Member Leif Albertson, Council Member Heather Pike, Council Member Spring arrived after roll call.

Also in attendance were the following:

City Manager Lee Foley, City Attorney Patty Burley, Assistant City Clerk Bing Santamour

IV. PEOPLE TO BE HEARD

No one wished to be heard.

V. APPROVAL OF THE AGENDA

Main Motion:	Approve the Agenda.
Moved by:	Pike
Seconded by:	Sigmon
Action:	Passed
In favor:	Klejka, Robb, Whitney, Sigmon, Albertson, Pike, Springer
Opposed:	None

Primary Amendment #1:	Move New Business Item A to the January 14, meeting.
Moved by:	Robb
Seconded by:	Pike
Action:	Failed

In favor:	Klejka, Whitney, Sigmon, Albertson, Pike, Springer
Opposed:	Robb

VI. NEW BUSINESS

Item A- City Of Bethel Fiscal Year 2013 Financial Statements And Audit Presentation. Michelle Drue, of BDO, providing annual audit information and answered questions.

VII. ADJOURNMENT

Main Motion:	To adjourn
Moved by:	Sigmon
Seconded by:	Springer
Action:	Passed
In favor:	Klejka, Robb, Whitney, Sigmon, Albertson, Pike, Springer
Opposed:	None

_____
Joseph A. Klejka, Mayor

ATTEST:

_____
Bing Santamour, Assistant to the City Clerk

I. CALL TO ORDER

A Regular Meeting of the Bethel City Council was held on December 10, 2013 at 6:30pm, in the council chambers, Bethel, Alaska.

Mayor Klejka called the meeting to order at 6:48 pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Comprising a quorum of the Council, the following members were present:

Council Member Joseph Klejka, Council Member Mark Springer, Council Member Rick Robb, Council Member Eric Whitney, Council Member Sharon Sigmon, Council Member Leif Albertson, Council Member Heather Pike

Also in attendance were the following:

City Manager Lee Foley, City Attorney Patty Burley, Assistant to the City Clerk, Bing Santamour

IV. PEOPLE TO BE HEARD

Eva Malvich, newly formed Bethel Housing Project, 30 local members; go to website on Facebook for more info on the shelter. 1) request COB help for storage for mats, pillows, blankets, etc; Covenant Church start Dec 24th; looking for place to wash blankets, etc. and may return to ask for help; We rely 100% on volunteers. Gave Gmail address; asking financial support – to any Wells Fargo Bank and state $1790 received thus far; dinner with Santa this Sat at Bethel Lions Club $15; next meeting tomorrow, Dec 11th, Wed 7 pm at YPCC Museum; call her at 545-6059; emalvich@avcp.org.

Rusty Tews: Acknowledge local people working on the Winter Shelter Project.

David Trantham: Encouraged the Council to be cognizant of the high cost of living in the community prior to implementing an across the board water and sewer increase

V. APPROVAL OF THE CONSENT AND REGULAR AGENDA

Main Motion:	To approve the Consent and Regular Agenda.
Moved by:	Albertson
Seconded by:	Sigmon
Action:	All in favor
In favor:	
Opposed:	

Removal from Consent Agenda	Resolution 13-21 and 13-22 from consent agenda
Moved by:	Robb

VI. APPROVAL OF THE MEETING MINUTES

Item A- November 26, 2013 City Council Special Meeting Minutes.
Passed on the Consent Agenda.

Item B- November 26, 2013 City Council Regular Meeting Minutes.
Passed on the Consent Agenda.

VII. REPORTS OF STANDING COMMITTEES

Item A- Port Commission –
Port Director, Pete Williams-
The ramp on the south side ready for inspection on Monday and the northside will start after that.

Item B- Planning Commission –
Council Representative, Heather Pike-
Zoning, GCI tower and presentation; the Commission needs three more members.

Item C-Public Safety and Transportation Commission-
Council Representative Sharon Sigmon-
Will provide information at next council meeting.

Item D-Energy Committee –
Council Representative, Rick Robb- no scheduled meeting – has 3 members and so no quorum to even meet. BUC transfer AVEC coming up so please join this committee.

Item E-Public Works Committee-
Council Representative, Joseph Klejka-
The Committee will hold their next meeting on Thursday.

Item F- Finance Committee-
Committee Representative, Leif Albertson – no meeting held since last meeting; finance is hot topic this time of year.

Item G-Parks and Recreations Committee-
Council Representative, Eric Whitney-
Park activities were discussed.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

Item A – Resolution 13-21: Supporting Three Resolutions From The Alaska Harbor Masters And Port Administrators.

Main Motion:	To approve Resolution 13-21.
Moved by:	Springer
Seconded by:	Albertson
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Incidental Motion:	Divide the question into three separate Resolutions.
Moved by:	Albertson
Seconded by:	Robb
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb
Opposed:	Pike, Springer, Sigmon

Division of the Question #1 Main Motion :	Bethel City Council, in support of full funding for the State of Alaska Harbor Facility Grant Program in the FY 2015 State Capital Budget
Moved by:	Springer
Seconded by:	Albertson
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Incidental Motion:	Suspend the rules to hear from the Port Director.
Moved by:	Pike
Seconded by:	Springer
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Division of the Question #2 Main Motion:	Bethel City Council Supporting the addition of Port and Harbor Employees to the list of employees covered by AS 12.55.135.
Moved by:	Springer
Seconded by:	Albertson
Action:	Does not carry
In favor:	Springer, Pike
Opposed:	Albertson, Klejka, Robb, Sigmon, Whitney

Division of the Question #3 Main Motion:	Bethel City Council Supporting of the Formation of an Ad-Hoc Abandoned and Derelict Vessel Task Force within the State of Alaska.
Moved by:	Springer
Seconded by:	Albertson
Action:	Passes
In favor:	Springer, Pike, Albertson, Klejka, Robb, Sigmon, Whitney
Opposed:	None

Primary Amendment #1 on the approval of Resolution 13-21:	Strike the sixth, seventh and eighth whereas statements and strike "Resolution2013-02" in the Now Therefore be it Resolved Statement.
Moved by:	Springer
Seconded by:	Sigmon
Action:	Passes
In favor:	Springer, Pike, Albertson, Klejka, Robb, Sigmon, Whitney
Opposed:	None

Primary Amendment #2 on the approval of Resolution 13-21:	Strike the second whereas statement and insert "and does not support 2013-02 in the Now Therefore be it Resolved Statement."
Moved by:	Springer
Seconded by:	Sigmon

Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Incidental Motion:	Suspend the rules to take a ten minute break.
Moved by:	Robb
Seconded by:	Springer
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Item B- Resolution 13-22: Providing Support To The Yukon Kuskokwim Correction Center Staff And Inmates For Their Concerns On Overpopulation, Understaffing And Lack Of Recreational Activities For The Inmates.

Main Motion:	To approve Resolution 13-22.
Moved by:	Springer
Seconded by:	Sigmon
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Primary Amendment #1:	Insert in the Now Therefore be it Resolved "including physical expansion" following inmates, and strike "and" after budgets.
Moved by:	Albertson
Seconded by:	Springer
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Pike, Springer, Sigmon
Opposed:	Robb

Item C- *AM 13-30: Appointment Of Mike Shantz To The Finance Committee.
Passed on the consent agenda.

Item D- AM 13-31: Directing Administration To Draft An Ordinance To Implement A Water And Sewer Rate Increase.

Main Motion:	To approve AM 13-31.
Moved by:	Sigmon
Seconded by:	Springer
Action:	Passes

In favor:	Klejka, Albertson, Whitney, Springer, Sigmon
Opposed:	Robb, Pike

Primary Amendment #1:	Amend to include the consideration of privatization and sales tax.
Moved by:	Robb
Seconded by:	Pike
Action:	Does not care
In favor:	Robb and Pike
Opposed:	Klejka, Albertson, Whitney, Springer, Sigmon

Item E- *AM 13-32 Reappointment Of Rich Pope To The Port Commission.
Passed on the consent agenda.

Item F- AM 13-33: Approving The Regular City Council Meeting Dates For Calendar Year 2014.

Main Motion:	Approve Action Memorandum 13-33.
Moved by:	Pike
Seconded by:	Springer
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Main Motion:	Amend the January dates to the 14th and 28th.
Moved by:	Pike
Seconded by:	Springer
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

Item G- Approval Of City Manager's Personal Time Off, November 25, 2013, December 26 and 27, 2013.
Passed on the consent agenda.

XII. MAYOR'S REPORT

XIII. MANAGERS REPORT

XIV. CITY CLERK'S REPORT

XV. COUNCIL MEMBER COMMENTS

Vice-Mayor Robb- The Council tackled some difficult issues tonight; on December 24th the emergency shelter will be opening and would appreciate donations; Dinner with Santa this Saturday at the Bethel Lion's Club; have safe and Merry Christmas and Happy New Year.

Council Member Sigmon- Be careful out there, the roads slippery; it is wonderful to see muskoxen in town.

Council Member Whitney- glad to hear CM adding lighting on 7th avenue

Mayor Joseph Klejka- Kids need their reflectors on or stick on reflectors. Merry Christmas and Happy New Year.

Council Member Pike-Be careful when driving; happy holidays.

Council Member Albertson- saw the muskoxen across the river; looking forward to coming up with a solution to the Water/Sewer issues.

Council Member Springer – glad to have water/sewer rate discussions; high school activities – robotics missions to Nature's Flurry events; congrats to Tundra Swan academy for the perseverance award.

XVI. ADJOURNMENT

Main Motion:	**Adjournment**
Moved by:	Pike
Seconded by:	Springer
Action:	Passes
In favor:	Klejka, Albertson, Whitney, Robb, Pike, Springer, Sigmon
Opposed:	None

_____
Joseph A. Klejka, Mayor

ATTEST:

_____
Bing Santamour, Assistant to the City Clerk

City Council Meeting
City of Bethel, Alaska
Special Meeting
January 2, 2014

I. CALL TO ORDER

A Special Meeting of the Bethel City Council was held on January 2, 2014 at 5:30pm in the Council Chambers, Bethel, Alaska.

Mayor Klejka called the meeting to order at 5:30p.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Comprising a quorum of the Council, the following members were present:

Council Member Joseph Klejka, Council Member Mark Springer, Council Member Rick Robb, Council Member Sharon Sigmon, Council Member Leif Alberton, Council Member Heather Pike

Members Absent were:
Council Member Eric Whitney

Also in attendance were the following:

City Clerk Lori Strickler, City Manager Lee Foley, City Attorney Patty Burley

IV. PEOPLE TO BE HEARD

No one wished to be heard.

V. APPROVAL OF THE AGENDA

Main Motion:	Approve the Agenda.
Moved by:	Pike
Seconded by:	Sigmon
Action:	Motion carried unanimously by a vote of 6-0
In favor:	Klejka, Springer, Robb, Sigmon, Albertson and Pike
Opposed:	None

VI. NEW BUSINESS

Item A- Presentation From Meera Kohler, Alaska Village Electric Cooperative President And CEO On DCHV And An Update On The Electric Utility For The Community.

Main Motion:	Move into a committee of the whole.
Moved by:	Pike
Seconded by:	Sigmon
Action:	Motion carried unanimously by a vote of 6-0
In favor:	Klejka, Springer, Robb, Sigmon, Albertson and Pike
Opposed:	None

VII. ADJOURNMENT

Main Motion:	Move out of committee of the whole.
Moved by:	Robb
Seconded by:	Pike
Action:	Motion carried unanimously by a vote of 6-0
In favor:	Klejka, Springer, Robb, Sigmon, Albertson and Pike
Opposed:	None

Main Motion:	To adjourn.
Moved by:	Pike
Seconded by:	Robb
Action:	Motion carried unanimously by a vote of 6-0
In favor:	Klejka, Springer, Robb, Sigmon, Albertson and Pike
Opposed:	None

_____
Joseph A. Klejka, Mayor

ATTEST:

_____
Lori Strickler, City Clerk

Reports of Standing Committees

City of Bethel, Alaska
Public Safety & Transportation Commission

December 3rd, 2013 Regular Meeting Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Public Safety and Transportation Commission was held on December 3rd, 2013 in the Bethel Police Department Training Room.

This meeting was called to order at 7:16pm.

II. ROLL CALL

Present: Joe Yoon
Joan Dewey
Jennifer Dobson

Excused Absent: Brian Lefferts *Chair*

Absent: Sharon Sigmon *Council Representative*
George Young *Fire Chief*
Pat Jennings
Johnny Furlong *Vice Chair*

Ex-Officio Present: Laurance Elarton *Chief of Police*
KaJena Baty *Recorder and Transportation Inspector Designee*

A quorum was not established of the Commission.

III. ADJOURNMENT

Meeting adjourned at 7:16pm.

APPROVED THIS _____ DAY OF_____, 2014.

_____ _____
KaJena Baty, Recorder Brian Lefferts, Chair

City of Bethel Police Dept.

PO Box 809
Bethel, AK 99559
Office| 543-3781 Fax| 543-5086

PUBLIC NOTICE
REGULAR MEETING OF THE
PUBLIC SAFETY & TRANSPORTATION COMMISSION
Tuesday, January 7, 2014 -7:00 p.m.
157 SALMONBERRY RD– BETHEL POLICE DEPARTMENT
AGENDA

Members

Brian Lefferts, *Chair*

Johnny Furlong *Vice Chair*

Sharon Sigmon *Council Representative*

Pat Jennings

Joe Yoon

Joan Dewey

Jennifer Dobson

Ex-Officio Members

Larry Elarton *Chief of Police*

George Young *Fire Chief*

KaJena Baty *Recorder*

I. CALL TO ORDER
II. ROLL CALL
III. PEOPLE TO BE HEARD
IV. APPROVAL OF AGENDA
V. APPROVAL OF MINUTES FROM THE REGULAR MEETINGS OF
October 1st, November 5th, December 3rd, 2013.

VI. CHIEFS' COMMENTS
Fire Chief
Police Chief

VII. TRANSPORTATION INSPECTOR'S REPORT
VIII. COUNCIL REPRESENTATIVE'S COMMENTS

IX. SPECIAL ITEM OF BUSINESS
A. Annual Election of Chair and Vice Chair.

X. UNFINISHED BUSINESS
A. Ordinance 13-16 Amendment for BMC 5.40
B. Chapter 9 Minor Offenses

XI. NEW BUSINESS
A. 05.20.120 Penalties for Cab Violations
B. Chapter 6.04 Animal Control
C. Chapter 8.10 Smoking

XII. COMMISSION MEMBER'S COMMENTS
XIII. ADJOURNMENT

KaJena Baty, *Recorder*

POSTED on December 31st, 2014.
POST OFFICE, AC, SWANSONS, CITY HALL, & POLICE DEPT.

Next Public Safety and Transportation Commission Meeting will be February 4th, 2014.

"Deep Sea Port and Transportation Center of the Kuskokwim"

Planning Commission Meeting Agenda

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

MEMBERS

John Guinn
Chair
Term Expires
12/2013

Joy Shantz
Vice-Chair
Term Expires
12/2013

Rick Robb
Council Rep.
Term Expires
10/2015

Vacant

Abe Palacios
Committee Member
Term Expires
12/2015

Cliff Linderoth
Committee Member
Term Expires
12/2014

VACANT
Committee Member
Term Expires

Rachael Pitts
Ex-Officio Member

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – (15 Minute Limit)

IV. APPROVAL OF MINUTES OF THE DECEMBER 5, 2013 SPECIAL MEETING

V. APPROVAL OF AGENDA

VI. SPECIAL ORDER OF BUSINESS
A. Election of Planning Commission Vice-Chairman

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

VIII. NEW BUSINESS

IX. DIRECTOR'S REPORT

X. COMMISSIONER'S COMMENTS

XI. ADJOURNMENT

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

>>>>DRAFT<<<<

City of Bethel, Alaska
Planning Commission

December 5, 2013 Special Meeting/Hearing Bethel, Alaska

I. CALL TO ORDER

A special meeting of the Planning Commission was held on December 5, 2013 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Guinn called the meeting to order at 6:35.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Cliff Linderoth, and Abe Palacios. Excused: Joy Shantz.

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

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF DEC. 5, 2013

MOVED:	Heather Pike	Motion to approve the Agenda, with changes in the order of agenda items. (Conditional Use permit application to be the first item on the agenda).
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

IV. MOTION TO APPROVE THE MINUTES OF THE OCT. 10, 2013 MEETING

MOVED:	Abe Palacios	Motion to approve the minutes of Oct. 13, 2013.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. NEW BUSINESS: A. Public Hearing: Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 833 Ptarmigan Street, Bethel, Alaska 99559. Legal Description is Plat 2005-32, Block 1, Lot 22, Bethel Recording District.

The Planning Director gave an overview of the topic.

PEOPLE TO BE HEARD (5 minute limit)

-- **Frank Mazzaro**, spoke in opposition to cell tower;
--**Jenna Jarvis,** a representative of GCI, spoke in favor for the cell tower.

The Planning Commission discussed the issue.

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

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

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

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

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

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

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

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

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

PEOPLE TO BE HEARD (5 minute limit)

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

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

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

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

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

B. Election of Planning Commission Vice-Chairman

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

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

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

Discussions ensued about all the above preliminary plats.

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

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

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

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

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

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

MOTION	

E. Regular December Planning Meeting Cancellation

MOTION TO CANCEL THE REGULAR DECEMBER PLANNING MEETING

MOVED:	Abe Palacios	Motion to cancel the regular December Planning Commission meeting
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

IX. PLANNER'S REPORT: The Planning Director went over the monthly report.

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

XI. ADJOURNMENT

MOTION MADE TO ADJOURN THE MEETING

MOVED:	Abe Palacios	Motion to adjourn the meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on January 9, 2014

_____

John Guinn, Chairperson

ATTEST:

_____

Betsy Jumper, Recorder

DRAFT
City of Bethel, Alaska
Parks and Recreation Committee Minutes

December 2, 2013 Regular Meeting Bethel, Alaska

I. CALL TO ORDER
The meeting was called to order by Barbara Mosier at 6:10 pm.

II. ROLL CALL
Comprising a quorum of the Committee, the following were present:
Barbara Mosier, Susan Taylor, Margaret Revet, Eric Whitney

Excused absence(s): Minnie Sallison Fritts, Amanda Colvin, Erica Neck

Unexcused absence(s):
Also in attendance were the following:
Ronda Sargent, Parks and Recreation Director
Richard Ramos, Committee Recorder

III. PEOPLE TO BE HEARD
1. Wileina Rhodes

IV. APPROVAL OF MINUTES

MOVED BY:	S. Taylor	To approve the minutes of the regular meeting of November 4, 2013
SECONDED BY:	M. Revet	
VOTE ON MOTION	Unanimously approved	
MOVED BY:	S. Taylor	To approve the minutes of the regular meeting of November 7, 2013
SECONDED BY:	M. Revet	
VOTE ON MOTION	Unanimously approved	

V. APPROVAL OF AGENDA

MOVED BY:	S. Taylor	To approve the agenda.
SECONDED BY:	M. Revet	
VOTE ON MOTION	Unanimously approved	

VI. DEPARTMENT HEAD REPORT

IX. UNFINISHED BUSINESS

MOVED BY:	S. Taylor	Moved in to committee of the whole.
SECONDED BY:	E. Whitney	
VOTE ON MOTION	Unanimously approved	
MOVED BY:	S. Taylor	Moved out of committee of the whole
SECONDED BY:	E. Whitney	
VOTE ON MOTION	Unanimously approved	

MOVED BY:	S. Taylor	Add Tobacco free parks to January Meeting
SECONDED BY:	M. Revet	
VOTE ON MOTION	Unanimously approved	

X. NEW BUSINESS

MOVED BY:	S. Taylor	Tobacco Education / Tobacco Free Parks
SECONDED BY:	M. Revet	
VOTE ON MOTION	Unanimously approved	

XI. MEMBER COMMENTS

XII. ADJOURNMENT

MOVED BY:	M. Revet	To adjourn the meeting at 7:05 pm
SECONDED BY:	S. Taylor	
VOTE ON MOTION	Unanimously approved	

With no further business before the Committee, the meeting adjourned at 7:05 p.m.

APPROVED THIS ___ DAY OF_____, 2014.

_____
Barbara Mosier, Chair

_____
Richard Ramos, Committee Recorder

City of Bethel, Alaska

Parks & Recreation Committee Agenda

Regular Meeting **January 6, 2014 – 6:00p.m.** Bethel 4-H Youth Center

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Barbara Mosier
Committee Chair
Term Expires 12/2013

OPEN POSITION
Committee Member
Term

Margaret Revet
Committee Member
Term Expires 12/2013

Eric Whitney
Council Rep 10/2014

Minnie Sallison Fritts
Committee Member
Term Expires 12/2013

Susan Taylor
Committee Member
Term Expires 12/2015

Amanda Colvin
Committee Member
Term Expires 12/2014

OPEN POSITION
Alternate Committee Member
3 Year Term

Ronda Sargent
Director
543-7711

Richard Ramos
Committee Recorder
543-2088

Rachael Pitts
City Planner
545-0114

John Sargent
Grant Development Manager
543-1386

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – THREE MINUTES PER PERSON

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES
- **A.** December 2, 2013

VI. DEPARTMENT HEAD REPORT

VII. UNFINISHED BUSINESS
- **A.** Tobacco Free Parks

VIII. NEW BUSINESS
- **A.** Tobacco Education/ Tobacco Free Park Recommendation
- **B.** Pool Tour

IX. MEMBER COMMENTS

X. ADJOURNMENT

Posted: December at City Offices, AC, Swanson's, Post Office, Bethel 4-H Youth Center, YKHC, Q2, Corina's

Richard Ramos, Committee Recorder

DRAFT
City of Bethel, Alaska
Parks and Recreation Committee Minutes

January 6, 2014 Regular Meeting Bethel, Alaska

I. CALL TO ORDER
The meeting was called to order by Barbara Mosier at 6:07 pm.

II. ROLL CALL
Comprising a quorum of the Committee, the following were present:
Barbara Mosier, Susan Taylor, Eric Whitney, Amanda Colvin
Excused absence(s):
Unexcused absence(s): Minnie Sallison Fritts,

Also in attendance were the following:
Ronda Sargent, Parks and Recreation Director
Richard Ramos, Committee Recorder
Margaret Revet

III. PEOPLE TO BE HEARD

IV. APPROVAL OF MINUTES

MOVED BY:	S. Taylor	To approve the minutes of the regular meeting of December 2,2013
SECONDED BY:	A. Colvin	
VOTE ON MOTION	Unanimously approved	
MOVED BY:	E. Whitney	To add Wileina Rhodes From YKHC Healthy Transformations in People to be Heard
SECONDED BY:	S. Taylor	
VOTE ON MOTION	Unanimously approved	

V. APPROVAL OF AGENDA

MOVED BY:	S. Taylor	To approve the agenda.
SECONDED BY:	A. Colvin	
VOTE ON MOTION	Unanimously approved	

VI. DEPARTMENT HEAD REPORT
IX. UNFINISHED BUSINESS
X. NEW BUSINESS

MOVED BY:	S. Taylor	To approve Tobacco Free Park Recommendation and Resolution
SECONDED BY:	A. Colvin	
VOTE ON MOTION	Unanimously approved	
MOVED BY:	S. Taylor	To have a Pool Tour at 10:00am January 11, 2014 for the committee closed to public
SECONDED BY:	A. Colvin	
VOTE ON MOTION	Unanimously approved	

MOVED BY:	E. Whitney	To amend Resolution in the "First Now Therefore, Be it Further Resolved That" paragraph Striking "new", replacing with "future" and also striking "created after today". It will read "Tundra Ridge Park, and any future parks".
SECONDED BY:	S. Taylor	
VOTE ON MOTION	Unanimously approved	

XI. MEMBER COMMENTS

Amanda Colvin- BCSF want know when the grand opening is for Tundra Ridge Park so they can be there.
Susan Taylor- If we want new Certificates for Thrift Store Shop for door prizes
Barbara Mosier- Glad to be part of P&R and have scoped out new people for the committee and activities
Eric Whitney- Thank you!!

XII. ADJOURNMENT

MOVED BY:	M. Revet	To adjourn the meeting at 6:38 pm
SECONDED BY:	S. Taylor	
VOTE ON MOTION	Unanimously approved	

With no further business before the Committee, the meeting adjourned at 6:38 p.m.

APPROVED THIS ___ DAY OF_____, 2014.

_____
Barbara Mosier, Chair

_____
Richard Ramos, Committee Recorder

City of Bethel, Alaska
Public Works Committee Minutes

November 20, 2013 Regular Meeting Bethel, Alaska

CALL TO ORDER
A regular meeting of the Public Works Committee Meeting was held on November 20, 2013 at 6:41 p.m. in the City Shop Conference Room, Bethel, Alaska was called to order by Committee Member Chair Frank Neitz.

ROLL CALL
Present: Frank Neitz, Bill Schreiner, Scott Guinn, Delbert Egoak

Excused absence(s): Joseph Klejka, Jennifer Dobson
Unexcused absence(s): Donna Lindsey

Also in attendance were the following:
~~Chuck Willert, Public Works Director~~
Cheryl Roberts, Public Works Admin, Recorder of Minutes
John Sargent, City of Bethel Grant Manager

PEOPLE TO BE HEARD
Mike Nevenzel with ProDev - Update on Pool Project.
The pool project will be closed from Dec. 20' 2013 until Jan. 4, 2014.

APPROVAL OF MINUTES

MOVED BY:	S. Guinn	To approve the minutes of the regular meeting of October 16, 2013.
SECONDED BY:	D. Egoak	

VOTE ON MOTION	Motion carried by unanimous voice vote.

APPROVAL OF AGENDA

MOVED BY:	S. Guinn	Motioned carried to approve the agenda.
SECONDED BY:	B. Schreiner	

VOTE ON MOTION	Motion carried by unanimous voice vote.

UNFINISHED BUSINESS
Item A - Water & Sewer Master Plan - Bill Arnold
It keeps referring to specific pages in the document, and the contractor is stating that there's more work than what we perceived, so they are requesting more money to do the job. Needs to be a "Dire sanitation need".

Item B - Institutional Corridor - Feasibility Study – Bill Arnold
John Sargent updated the committee on the Institutional Corridor & Feasibility Study.
John put out an RFP to redo the Feasibility Study & then do another RFP for Design & Construction.

Item C - RFP - Cost Analysis of the City of Bethel's Water & Sewer Utilities - Bill Arnold
The rates will be going up, with a possibility of a regular annual percentage rate increase.

Item D - Lagoon Issues – Bill Arnold

This is the city's #1 request to get resolved. The city would also like to own a Dredge to help the Lagoon issues & the Landfill.

Item E - Junk Cars & Alaska Logistics Contract
The committee discussed different options for this.

Item F - Dust Control Options
The committee discussed/updated other members on the possibility of Chip Sealing some of the roads.

Item G - Staffing/Training Plan for Pool
The city would like to hire about 5 to 6 people to run the Pool Project for us.

Item H - Boardwalk at Pinky's Park / Soccer Field
It will take approximate of 1500 to 1800 truckloads of dirt to fill in the Soccer Field. They want to fix the boardwalk, a geo block trail for hikers, bikers, etc. Then put a high tunnel in for the community garden to extend the time frame for it.

NEW BUSINESS

Item A - To reschedule our December meeting for a later date
The committee agreed to reschedule our next regular meeting to December 20th @ 12 noon due to the Secretary/Recorder being out of town.

To Re-Schedule Public Works Regular Committee Meeting in December

MOVED BY:	S. Guinn	To Re-Schedule Public Works Regular Committee Meeting in December from Dec.18th @ 6:30pm to Dec. 20th @ 12 noon.
SECONDED BY:	D. Egoak	

VOTE ON MOTION	Motion carried by unanimous voice vote.

Item B - Destruction of Old Police Station & Future Similar Projects
The committee had a discussion on future endeavors of similar situations to reduce/reuse/recycle, or auction off the materials of buildings that are being destroying.

DIRECTOR'S REPORT

MEMBER COMMENTS
Frank - YK water, the hospital makes their own water for the administration building. Welcome back Bill S., we sure miss you. I'll put Snow removal on for New Business to get more comments.

Scott - No comments

Bill - Good to be back, I appreciated the instructions & the update for the pool from Mike. And, John S., I appreciate you for all your efforts.

Delbert - I thank John S. for coming, everything was really insightful; and Scott for coming up with some more business requests; nice to meet Bill S.

John S - Thanks for having me & always glad to update.

ADJOURNMENT

MOVED BY:	S. Guinn	Motion to adjourn the meeting.
SECONDED BY:	B. Schreiner	

VOTE ON MOTION	Motion carried by unanimous voice vote.

With no further business before the Committee, the meeting adjourned at 7:41 p.m.

APPROVED THIS __15__ DAY OF JANUARY, 2014.

_____
Frank Neitz, Chair

_____
Cheryl Roberts
Recorder of Minutes

Public Works Committee Agenda

Regular Meeting Friday December 20, 2013 – 12:00 pm (Noon)
City Shop Conference Room

MEMBERS

Joseph A Klejka
Council Rep.
Term Expires
11/2013

Frank Neitz
Chair
Term Expires
12/2013

Jennifer Dobson
Vice-Chair
Term Expires
12/2014

Bill Schreiner
Committee Member
Term Expires
12/2013

Scott Guinn
Committee Member
Term Expires
12/2014

Donna Lindsey
Committee Member
Term Expires
12/2016

Delbert Egoak
Committee Member
Term Expires
12/2015

Chuck Willert
Ex-Officio Member

Cheryl Roberts
Secretary/Recorder

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – (15 Minute Limit)
Mike Nevenzal- Pool update

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES
A. November 20, 2013Minutes unable to be completed will be attached for January, 2014 meeting –.

VI. SPECIAL ORDER OF BUSINESS

VII. UNFINISHED BUSINESS
A. Water & Sewer Master Plan - Bill Arnold
B. Institutional Corridor - Feasibility Study – Bill Arnold
C. Lagoon Issues – Bill Arnold

VIII. NEW BUSINESS
A. Ridgecrest Drive -
B. Lighting around the ME school area
C. FAA sewer, possible dump station.
D. Sewer pipes for the new armory.
E. New public works director.

IX. DIRECTOR'S REPORT

IX. MEMBER COMMENTS

X. ADJOURNMENT

Cheryl Roberts, Recorder, Public Works Department
Posted: December 12, 2013, AC, Post Office, Swanson's, City Hall

City of Bethel, Alaska
Public Works Committee Minutes

December 20, 2013 Regular Meeting Bethel, Alaska

CALL TO ORDER
A regular meeting of the Public Works Committee Meeting was held on December 20, 2013 at 12:15 p.m. in the City Shop Conference Room, Bethel, Alaska was called to order by Committee Member Chair, Frank Neitz.

ROLL CALL
Present: Joseph Klejka, Frank Neitz, Jennifer Dobson, Bill Schreiner, Scott Guinn, Donna Lindsey, Delbert Egoak

Excused absence(s): None
Unexcused absence(s): None

Also in attendance were the following:
~~Chuck Willert, Public Works Director,~~ Bill Arnold, Acting Public Works Director
Cheryl Roberts, Public Works Admin, Recorder of Minutes

PEOPLE TO BE HEARD
Mike Nevenzel – Out of town, but he did advise Frank Neitz about another Pool Tour that will be available the middle of January 2014.
From Lee Foley – Pool will be closed from Dec. 20, 2013 until Jan. 2, 2014. Rough-in has been done for plumbing, heating, electrical & now have heating inside. The turbine will take place later this year. Insurance on the building will cost about $39,000 & the City would like an outside company to manage it. The City is looking into getting funding from the Rasmussen Foundation for furniture, fixtures & equipment. Four letters of interest came in to run the Pool Project; 1-local; 1-in Alaska; & 2 outside of Alaska.

APPROVAL OF AGENDA

MOVED BY:	Bill Schreiner	Motioned carried to approve the agenda, but to move Lee Foley to the top of the Agenda.
SECONDED BY:	Joseph Klejka	

VOTE ON MOTION	Motion carried by unanimous voice vote.

APPROVAL OF MINUTES

MOVED BY:	N/A	There are no minutes to approve at this regular meeting.
SECONDED BY:	N/A	

VOTE ON MOTION	

SPECIAL ORDER OF BUSINESS

UNFINISHED BUSINESS
A. Water & Sewer Master Plan

B. Institutional Corridor - Feasibility Study

C. Lagoon Issues

NEW BUSINESS

A. Ridgecrest Drive.

B. Lighting around the ME school area.

C. FAA sewer, possible dump station.

D. Sewer pipes for the mew armory.

E. New public works director.

DIRECTOR'S REPORT

Public Works Director Report – See Public Works Monthly Manager's Report

MEMBER COMMENTS

Scott – Thanks to Lee for coming in. Bye to Chuck Willert, he was a good friend & sorry to see him go. And welcome Bill Arnold as Interim PW Director.

Jennifer – Welcome Bill & no other comments from me.

Bill - Good luck to Bill Arnold & I appreciate the guys scrapping the snow. But I did notice by my house they were chunking it up in front of the driveways & I know that's not what they intended to do but just wanted to mention that.

Donna - Lee Foley was very informative & like everybody else, good luck to you, Bill Arnold.
Bill A - I'm good.
Delbert - I'm good.

Frank – Welcome back Cheryl & thank you everybody for coming.

Joseph – Bill thank you for doing such a good job, even before you were Interim & I really hope you apply & that you'll be more vocal about what you think needs fixed around here, I'm hoping that will happen. I thought Lee did a really nice job. I liked everybody's comments here, I think everyone did a good job & it was a really good meeting.

ADJOURNMENT

MOVED BY:	Scott Guinn	Motion to adjourn the meeting.
SECONDED BY:	Delbert Egoak	

VOTE ON MOTION	Motion carried by unanimous voice vote.

With no further business before the Committee, the meeting adjourned at 1:05 p.m.

APPROVED THIS _____ DAY OF JANUARY, 2013.

_____
Frank Neitz, Chair

_____
Cheryl Roberts, Recorder of Minutes

New Business

Introduced by: City Manager Foley
Date: January 14, 2014
Public Hearing:
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #14-01

AN ORDINANCE APPROVING THE LEASE OF CITY PROPERTY FOR THE FURTHERANCE OF DEVELOPMENT OF LOCAL TRADE, OR INDUSTRY, IN ACCORDANCE WITH BMC 4.08.030 (ACQUISTION AND DISPOSAL OF LAND)

WHEREAS, the City may enter into land lease agreements to any person, or entity, in furtherance of the development of local trade, or industry, pursuant to BMC 04.08.030;

WHEREAS, the City of Bethel owns the one animal shelter in Bethel where it houses animals collected through its use of animal control services administered by the Police Department;

WHEREAS, the animal shelter has two rooms, the kennel area where up to ten animals are kept and a vacant office an open area;

WHEREAS, minimal modifications to the vacant office can be made by City Building Maintenance personnel that would accommodate the lease;

WHEREAS, the City has available space not currently utilized and the Administration believes that by leasing the space the City may recoup some of the costs of operating the facility;

WHEREAS, if Council approved this concept, the Administration would issue a Request for Proposals (RFP) for a 30-day period locally to enable any interested parties to apply;

NOW, THEREFORE BE IT ORDAINED, the City, in consideration of the rents, covenants, and agreements mentioned herein, reserved, and contained on the part of a party leasing the space to be paid, kept, and performed, does hereby authorize the Administration to issue the aforementioned RFP to allow interested parties to apply for the leasing of space at the City's Animal Shelter in accordance with the terms and conditions contained and referred to herein and to be spelled out in a formal lease to be developed upon approval of this ordinance.

Introduced by: City Manager Foley
Date: January 14, 2014
Public Hearing:
Action:
Vote:

1. **Premises**. The City agrees to allow the selected Lessee exclusive use of space in the building in the Townsite of Bethel, State of Alaska, Fourth Judicial District, Bethel Recording District commonly known as the **Bethel Animal Shelter**, and more fully described as:

1225 Ridgecrest Drive, Bethel, AK.

Green single-story building on west side of Ridgecrest Drive between the City's Public Works building and the City's Recycle building.

NOW, THEREFORE BE IT FURTHER ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is of a general nature and shall not become a part of the Bethel Municipal Code.

SECTION 2. Authorization. Pursuant to Bethel municipal Code 04.08.030 B., Disposal in furtherance of development of local trade, or industry, the City Manager is authorized to:

Execute a Lease Agreement between the City of Bethel and the entity selected through the competitive RFP process.

A. Term. The term of this lease shall be from _____, through and including _____ unless terminated earlier in accordance with this Lease. This Lease is revocable at the will of the City or the entity leasing the space upon not less than ninety (90) days advance written notice to by either party.. If the lessee wishes to renew the Lease, the lessee shall make written application to the City Clerk for renewal of the Lease at least one hundred eighty (1800) days prior to expiration. The renewal request shall contain all terms proposed for the renewal of the Lease.

B. City Responsibility. The City of Bethel will make minimal changes within its Animal Shelter building to suit the operational requirements of the Lessee;

C. Use. It is understood and agreed that the premises described shall be used solely for the purposes of business for the furtherance of development of local trade, or industry. If the property being disposed of is not being used in the furtherance of the development of local trade, or industry, the property will revert back to the City of Bethel.

Introduced by: City Manager Foley
Date: January 14, 2014
Public Hearing:
Action:
Vote:

D. Cost. The City Manager shall negotiate a monthly lease payment not less than the current assessed value, or current appraised value, to be paid to the City by the Lessee over the duration of the lease.

SECTION 3.Effective Date. This ordinance shall become effective immediately upon passage by Bethel City Council.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL ALASKA, THIS _____DAY OF JANUARY 2044, BY A VOTE OF___ IN FAVOR AND ___ OPPOSED.

_____
Joseph A. Klejka, Mayor

ATTEST:

_____
Lori Strickler, City Clerk

Chapter 4.08
ACQUISITION AND DISPOSAL OF LAND

Sections:

4.08.010 Rights and powers of city.

The city shall have and may exercise all rights and powers in the acquisition, ownership, holding and disposal of any interest in real property not prohibited by law. Any sale, lease or exchange of city land shall be approved by the city council by ordinance after consideration of the recommendations of the planning commission.

4.08.020 Acquisition.

A. The city may acquire any interest in real property by purchase, lease, exchange, transfer, donation or any other method. All acquisitions not otherwise provided for by law shall be by ordinance enacted by a majority vote of the city council.
B. Real property shall be held in the name of the "city of Bethel."

4.08.030 Disposal.

A. Property No Longer Necessary for Municipal Purposes. The city council may, by ordinance, provide for the disposal of an interest in any real property which is no longer necessary for municipal purposes. All such disposals shall be by sealed bid to the highest bidder and shall be made at least at current assessed value or at current appraised value unless otherwise determined by ordinance.
B. Disposal to Entity Providing Necessary Public Service. The city council may, by ordinance, provide for the disposal of an interest in real property to a municipal, borough, state, or federal or other appropriate entity providing a necessary public service without seeking bids and for less than the current assessed value or current appraised value of that interest in real property. All disposals made pursuant to this subsection for less than the current assessed value or current appraised value shall include a condition requiring that the interest of the city being disposed of shall revert to the city in the event the real property disposed of is not being used to provide the necessary public service justifying the original disposal.
C. Disposal in Furtherance of Development of Local Trade or Industry. The city council may, by ordinance, provide for the disposal of an interest in real property to any person or entity in furtherance of the development of local trade or industry without seeking competitive bids but not for less than the current assessed value or current appraised value, whichever is higher, of that interest in real property. All disposals made pursuant to this subsection shall include a condition requiring that the interest of the city being disposed of revert to the city in the event

that the real property disposed of is not being used in furtherance of the development of local trade or industry justifying the original disposal.
D. Disposal to Compromise Claim. The city council may, by ordinance, compromise disputed claims of litigation by authorizing disposal of an interest in real property.
E. Disposal to Individual With Equitable Claim. The city council may, by ordinance, provide for the disposal of an interest in real property to an individual with an equitable claim of an interest in the property by reason of their occupancy of the property as their principal place of residence prior to January 1, 1963, and their continued occupancy of the property as their principal place of residence after its transfer to the city by the federal townsite trustee without seeking bids and for less than the current assessed value or current appraised value of that property.
F. Disposal to Native Tribal Council. All disposals made by the city to a native tribal council shall include a requirement that the native tribal council waive any immunity from suit for the purpose of enforcing any conditions attached to the disposal of the city's interest in the real property to the native tribal council.

4.08.040 Notice of disposal.

A notice of the proposed disposal of any interest in real property shall be posted in three (3) conspicuous public places within the city for not less than thirty (30) days and published in a newspaper with general circulation for three (3) weeks before the date of the bid opening or not less than thirty (30) days before the date of the passage of the ordinance authorizing the disposal. The notice shall include:
A. A legal description of the property including the square footage contained therein;
B. A description of the city's interest being disposed of;
C. The method of disposal;
D. The value of the city's interest being disposed of, according to current assessment or current appraisal;
E. The date of the proposed disposal; and
F. The time, place and manner in which the proposed disposal shall occur.

4.08.050 Lease procedures.

A. General Regulations. In addition to the regulations governing disposal of property, the following regulations shall apply specifically to leases. The city may renew a lease without public bid and during the renewal process, the city may change any term or condition contained in the original lease.
B. Expiration. Unless the lease is terminated beforehand, or renewed as stated above, the lessee shall peaceably and quietly leave, surrender and yield up to the lessor all the leased land on the last day of the term of that lease.
C. Renewal. If the lessee wishes to renew the lease, the lessee shall make written application to the city clerk for renewal of the lease at least one hundred eighty (180) days prior to the expiration of the lease. The written renewal application shall contain terms of the proposed renewal. The city manager shall, upon majority vote of the planning commission and city council after a public hearing, issue a renewal of the lease to the lessee.
D. Subdivision Regulations. All leased property shall be subject to the land use and subdivision regulations of the city.

4.08.055 Use permit procedures.

In addition to the regulations governing disposal of property, the following regulations shall apply specifically to the issuance of use permits:

A. Use Permits. The city may issue revocable use permits allowing for short term or seasonal uses of city property not to exceed six (6) months. The use permit shall include a provision that it is revocable by the city at any time during the term of the permit without liability to the city save for a pro-rata refund of any prepaid permit fees.

B. Land Use Regulations. All property disposed of by use permit shall be subject to the land use regulations of the city. All property disposed of by use permit shall not be subject to the subdivision regulations of the city.

4.08.060 Definitions.

In this chapter, unless otherwise provided or the context otherwise requires:

A. Appropriate Entity. A determination shall be made by the city council as to whether or not the entity in question will further the public interest.

B. "Interest in real property" includes, but is not limited to, fee simple ownership, a lease, an easement, and the possibility of reverter.

C. "Necessary public service" includes, but is not limited to, police protection; fire protection; public health and safety; public education; electric, water and sewer utilities; and marine, land or air transportation.

D. "Shall" is considered mandatory.

Introduced by: Planning Commission
Date: January 14, 2014
Public Hearing:
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #14-02

AN ORDINANCE AMENDING THE OFFICIAL CITY LAND USE MAP DATED JULY 10, 1990 PURSUANT TO SECTION 18.76 OF THE BETHEL MUNICIPAL CODE- ZONING KASAYULI SUBDIVISION AS RESIDENTIAL PLANNED UNIT DEVELOPMENT

WHEREAS, the Planning Commission has approved the zoning on December 5, 2013, of certain lands contained in the Kasayuli Subdivision, Plat 98-3, Bethel Recording District, and approved the request to waive the design review;

WHEREAS, the Planning Director / Platting Officer for the City of Bethel has determined that this zoning conforms to City Code, pursuant to BMC 18.76, and is compatible with the Bethel Comprehensive Plan, and recommends that the zoning be approved;

WHEREAS, Section 18.76 of the Bethel Municipal Code provides that such zoning is accomplished through an amendment to the official zoning map of the City enacted by an ordinance;

WHEREAS the City Council finds that such zoning is in the public interest; and

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is not permanent in nature and shall not be placed in the Bethel Municipal Code.

SECTION 2. Amendment. The City of Bethel Official City Zoning Map dated July 10, 1990 is hereby amended.

Pursuant to Section 18.76 of the Bethel Municipal Code, the Official Land Use Map dated July 10, 1990, is amended as follows: KASAYULI SUBDIVISION is hereby zoned to Residential Planned Unit Development, according to the map submitted for review.

SECTION 3. Effective Date. This ordinance shall become effective immediately.

ENACTED THIS DAY OF 2014, BY A VOTE OF IN FAVOR AND OPPOSED.

Introduced by: Planning Commission
Date: January 14, 2014
Public Hearing:
Action:
Vote:

_____
Joseph A. Klejka, Mayor

ATTEST:

_____
Lori Strickler, City Clerk

City of Bethel

Committees and Commissions

Recommendation to City Council

Committees and Commissions that wish to make a recommendation to City Council should turn this form in to the City Clerk or to the City Council representative on the committee or commission.

Committee/Commission: Planning Commission	**Chairman:** John Guinn
Date Submitted: 1/7/2014	**Council Rep:** Heather Pike

Request for zone change, Kasayuli Subdivision. 146.35 acres

Recommendation: Approve change from no designated zoning district to Residential Planned Unit Development.

The Planning Commission approved the request on December 5, 2013.

Other:

Received by: Lori Strickler

Date: 1-7-2014

Introduced by: Planning Commission
Date:
Public Hearing:
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #14-__

AN ORDINANCE AMENDING THE OFFICIAL CITY LAND USE MAP DATED JULY 10, 1990 PURSUANT TO SECTION 18.76 OF THE BETHEL MUNICIPAL CODE

WHEREAS THE PLANNING COMMISSION HAS APPROVED THE ZONING ON DECEMBER 5, 2013, OF CERTAIN LANDS CONTAINED IN THE KASAYULI SUBDIVISION, PLAT 98-3, BETHEL RECORDING DISTRICT, AND APPROVED THE REQUEST TO WAIVE THE DESIGN REVIEW;

WHEREAS the Planning Director / Platting Officer for the City of Bethel has determined that this zoning conforms to City Code, pursuant to BMC 18.76, and is compatible with the Bethel Comprehensive Plan, and recommends that the zoning be approved;

WHEREAS Section 18.76 of the Bethel Municipal Code provides that such zoning is accomplished through an amendment to the official zoning map of the City enacted by an ordinance;

WHEREAS the City Council finds that such zoning is in the public interest; and

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is not permanent in nature and shall not be placed in the Bethel Municipal Code.

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SECTION 3. Effective Date. This ordinance shall become effective immediately.

ENACTED THIS DAY OF 2014, BY A VOTE OF IN FAVOR AND OPPOSED.

_____
Joseph A. Klejka, Mayor

ATTEST:

City of Bethel, Alaska

Introduced by: Planning Commission
Date:
Public Hearing:
Action:
Vote:

_____
Lori Strickler, City Clerk

City of Bethel
Planning Department
Staff Report for Zoning Request, October 21, 2013

Planning Commission Hearing Date:	November 14, 2013
Request:	From: No designated zoning district To: Residential Planned Unit Development
Proposed Land Use:	Residential, Commercial, and Open Space
Acres:	146.35
Location:	Kasayuli Subdivision, Plat No. 98-3 Bethel Recording District
Owner:	Yukon Kuskokwim Health Corporation, and individual property owners
Applicant / Representative:	Planning Commission
Staff Recommendation:	Approve Residential Planned Unit Development per Map

Comprehensive Plan Conformity	
Street Status	The primary access to the parcel is Tower Road.
Economic Development Goal 8: Enhance the quality of life in Bethel to attract and retain individuals and businesses.	
The existing Kasayuli development was designed to provide quality residential living and a limited number of other land uses within the subdivision. There are still available lots to be developed at an attractive location.	
Land Use Goal 4: Encourage a range of housing opportunities for current and future Bethel residents, including more housing within the purchasing or rental capabilities of young families, single people, school teachers and other workers.	
Residential land uses at this location will provide opportunities for new housing to purchase or rent. Taking into account the growth of facilities and population in Bethel in the last few years, it is more important than ever to plan for new housing stock. This location provides housing that is convenient to the airport and the hospital.	

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Residential and Commercial uses	Undesignated
North	Open Space	Undesignated
South	Open space	Undesignated

East	Open space, sand and gravel operations, and airport property	Undesignated
West	Open Space	Undesignated

Background, Issues, and Analysis

Kasayuli Subdivision was approved and accepted by the Bethel City Council in 1998. The subdivision was designed for good drainage, with large open space areas to be used for drainage and recreation. Most of the lots were designated, by way of covenants, to be residential. A smaller number were intended to be commercial, multi-family, or have a special purpose such as well development and a commercial laundromat.

The subdivision is located southwest of the Bethel Airport, but far enough away to minimize noise impacts. The State of Alaska is currently engaged
in a planning process for airport expansion over the next twenty years, and current maps show that expansion is planned to extend west of the airport.

There is a need for residential land development in Bethel. The residential shortage contributes to high land and rent costs. Bethel has been growing, and more housing will contribute to the quality of life in the city.

The parcel is located on the west side of Bethel, outside of the areas FEMA identifies as floodplain. There are some wetland areas that are exempt from the General Permit for the Discharge of Dredged and/or Fill Material into Wetlands at Bethel. Kasayuli Subdivision is not subject to any fill or flood restrictions.

Zoning for Kasayuli Subdivision

At the time the subdivision was approved, the Bethel Municipal Code did not contain any zoning categories that matched the Kasayuli Subdivision covenants. Over the years the Planning Department has been providing Site Plan Permits using only a minimum of control over land uses there.

This proposal for an Residential Planned Unit Development overlay would allow the city to enforce some minimum requirements for permitting that are compatible with the subdivision covenants. City staff ask that much of the PUD review be waived, since it occurred prior to the 1998 acceptance of the subdivision. The overlay would allow the city to give site plan permits according to the attached map. On the zoning map for the city the area would be designated as a zoning overlay. Zoning overlays are like regular zoning, they can be changed or removed through an application and hearing process at a later time. In the event of a broader land use planning process, this overlay can be removed.

The focus of the overlay request is to utilize categories that focus solely on the Site Plan Permit approval process. Other parts of the covenants will be left to the Kasayuli Neighborhood Association to address.

The city merely wants the chance to apply unambiguous land use designations in the subdivision for the permitting process.

Findings

1. The request for a Residential Planned Unit Development is compatible with the Bethel Comprehensive Plan.
2. The subdivision design review occurred prior to 1998 and should be waived for this application.
3. The location of housing at this location will not interfere with any current airport expansion plans.
4. The subdivision is not located in an area identified at this time as floodplain by FEMA, or restricted by the Army Corps of Engineers.
5. The proposed zoning overlay includes a minimum of regulation to be focused on the issuance of Site Plan Permits.

Stipulations

1. Site Plan Permits must be obtained from the Bethel Planning Department for fill, and construction.

2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met.

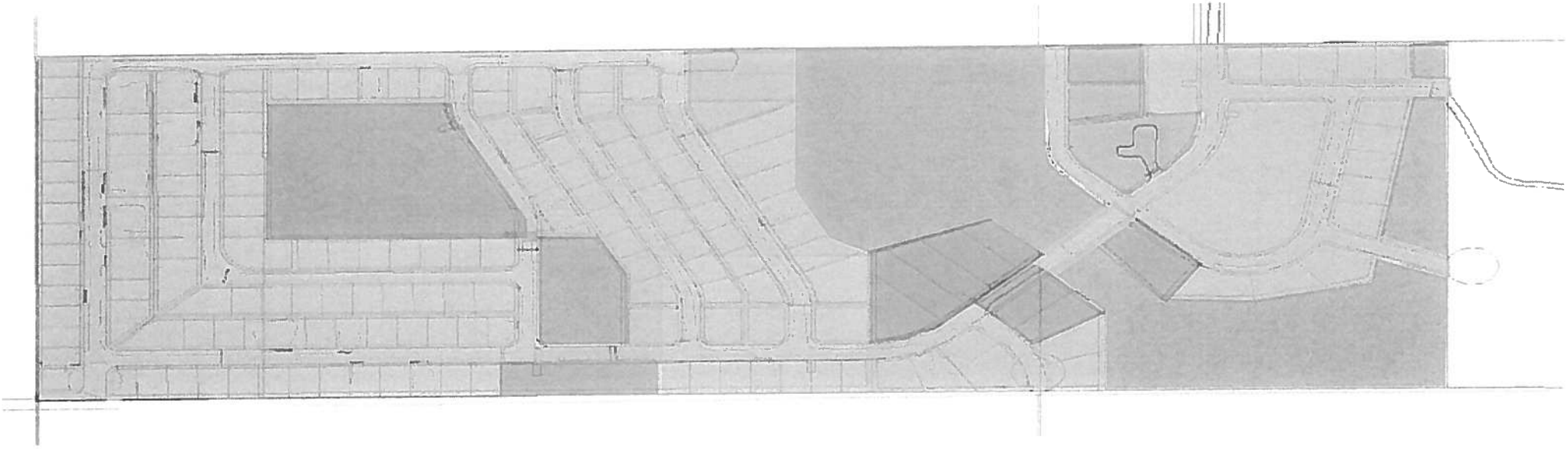
3. At the time piped water and sewer services are provided to the area, property owners are required to hook up to these services. Until that time properties must provide sufficient clearance for water and wastewater trucks to access the residences and businesses.

4. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.

Writer
REP
10/21/2013

Attachments
Application
Proposed Zoning Overlay Map
Plat 98-3, Bethel Recording District
BMC Chapter 18.52 Planned Unit Development
Declaration of Restrictive Covenants Kasayuli Subdivision

- Residential, Single Family or Duplex per Lot
- Open Space
- Commercial
- Multi-Family Residential, Maximum Five Units in One Structure per Lot, or Commercial
- Water Well and Laundromat



Residential Planned Unit Development
Kasayuli Subdivision
November 2013

Minimum setbacks: 10 feet on the back and sides, and 15 feet in the front.

Minimum residential lot size is 10,000 SF.

Residential building height: Two stories maximum not including basement.

OCT 2 1 2013

City of Bethel
Planning Department

300 Chief Eddie Hoffman Hwy P.O. Box 1388
Telephone: (907) 543-5306 * Fax: (907) 543-4188

Zoning Map Amendment Application Form

Applicant: PLANNING COMMISSION

Legal Description of Properties covered by this application (use additional sheets if necessary):
KASAYULI SUBDIVISON, PLAT NO. 98-3
BETHEL RECORDING DISTRICT

Requested District Change (i.e., from - to):
FROM NO ZONING TO PLANNED UNIT DEVELOPMENT

Reason for request:
TO PROVIDE A ZONING OVERLAY TO FACILITATE THE PERMITTING PROCESS.

****
***

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the city comprehensive plan?
YES. THE PLAN SUPPORTS THE SITE PLAN PERMITTING PROCESS, AND EFFORTS TO REMOVE OBSTACLES TO ORDERLY LAND USE PROCESSES.

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?
THIS PART OF THE CITY HAS NOT BEEN ZONED. THE PROPOSED ZONING IS COMPATIBLE WITH CURRENT LAND USES IN THE AREA, AND THE SUBDIVISION COVENANTS.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

THE SUBDIVISION HAS ALREADY BEEN DESIGNED AND ACCEPTED BY THE CITY. REQUEST A WAIVER OF THE DESIGN REVIEW PROCESS.

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

KASAYULI SUBDIVISION IS MAINLY RESIDENTIAL IN NATURE, AND THE PERMITTING PROCESS SHOULD SUPPORT THIS THROUGH ZONING. THERE ARE STILL LOTS FOR SALE IN THE AREA.

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

IT IS CONSISTENT WITH LAND USE REGULATION AS IT OCCURS IN OTHER ZONED AREAS OF THE CITY. IT WILL NOT GRANT SPECIAL PRIVILEGES TO LANDOWNERS.

Date of application: 10/21/2013

$100.00 Filing fee paid: WAIVED

Signature of owner or owner's authorized representative

Address

Phone/contact number

RACHAEL PITTS
PLANNING DIRECTOR

AFTER RECORDING, RETURN TO:
Mr. John P. Guinn
Yukon-Kuskokwim Health Corporation
P.O. Box 528
Bethel, Alaska 99559

DECLARATION OF RESTRICTIVE COVENANTS
KASAYULI SUBDIVISION

YUKON-KUSKOKWIM HEALTH CORPORATION, P.O. Box 528, Bethel, Alaska 99559 ("YKHC"), owner of the following described real property located in the City of Bethel, Fourth Judicial District, State of Alaska:

> Lots 1-5, Block 1; Lot 1-6, Block 2; Lots 1-4, Block 3; Lots 1-4, Block 4; Lots 1-5, Block 5; Lots 1-16, Block 6; Lots 1-21, Block 7; Lots 1-17, Block 8; Lots 1-23, Block 9; Lots 1-44, Block 10; Lots 1-16, Block 11; Lots 1-13, Block 12; Lots 1-11, Block 13; Tract A; Tract B-1; Tract B-2; Tract C; Tract D; Tract E; Tract F; Tract G and Tract H; KASAYULI SUBDIVISION REPLAT, according to Plat No. 98-3, filed on FEB. 18, 1998 in the Bethel Recording District, Fourth Judicial District, State of Alaska,

hereby makes the following declaration ("Declaration") as to the easements, covenants, conditions, reservations, limitations, restrictions, and uses to which the above-described lots (the "Subdivision") may be put, and hereby specifies that such Declaration shall constitute covenants to run with the land, as provided by law, shall be binding on all parties owning lots in the Subdivision and all persons claiming under them, and shall be for the benefit of all such future owners, or any of them, or their heirs and assigns, this Declaration being designated for the purpose of keeping the Subdivision desirable, uniform, and suitable in use and architectural design as specified herein.

1. **Land Use**.

a. Lots shall be used for residential purposes only; residential purposes mean a dwelling unit consisting of a single family residence or consisting of a duplex. A duplex is defined as one structure containing separate dwelling units for two families, having a common roof line, floor line, continuous foundation, and common exterior. No dwelling, building, or out building shall be commenced, erected, placed, or maintained upon the Subdivision, nor shall any exterior addition to or change or alteration in any such structure, be made which is not in conformance with the municipal ordinances and building codes of the City of Bethel and the provisions of this Declaration.

In the absence of city codes, then building codes adopted by the State of Alaska. Only one residential dwelling (whether single family or duplex) shall be built on each lot. Notwithstanding the foregoing, YKHC may use those lots described in 1(c) below for multi-family rental housing consisting of dwellings not larger than one five-plex (a maximum of five separate dwelling units in one structure) on each lot; those lots described in 1(d) below for future commercial use; and those lots described in 1(e) below for well development and laundro-mat facilties.

b. Each owner shall maintain their respective dwelling units, patios, out buildings, fences, and other improvements in good condition and repair, and shall maintain an attractive and viable landscaping, including grass or other seeded ground cover, on their lot. Each lot must be seeded with grass or similar ground cover by the owner within twelve (12) months from the time of the beginning of construction of a dwelling on such lot.

c. Lots 2 through 5, Block 5, shall be retained and reserved by YKHC for the purpose of rental housing. Maximum size of dwelling units on these lots shall be limited to five-plexes.

d. Lot 4, Block 3; Lot 3 & 4, Block 4, Lots 2-6, Block 5; and Lots 1-5, Block 6 shall be reserved by YKHC for sale for future commercial use.

e. Lots 14-16, Block 6 shall be retained and reserved by YKHC for the purpose of water well development and laundro-mat facilities.

f. A restriction is hereby written into each deed from YKHC to the purchaser of a lot, allowing YKHC or its successors or assigns to exercise, for 100 years after YKHC's conveyance of each lot, first right of refusal to purchase such lot and improvements thereon should the owner seek to sell, convey, or to enter into a lease with a term longer than four years. The purchase price shall be equal to the fair market value of the lot and improvements. Each owner shall give YKHC written notice of intent to sell or to enter into such long term lease. YKHC shall then have thirty (30) days to reach a purchase agreement with the selling owner.

2. **Dwelling Size and Quality**. Residential dwellings shall not contain more than two stories in height, not counting a basement. A single family dwelling unit and each dwelling unit in a duplex shall be a minimum of 800 square feet, excluding basement and garage areas, for single story dwellings. Two-story dwelling units shall have a minimum of 800 square feet for the ground floor, excluding basement and garage areas. For a two-story residence that has a minimum of 800 square feet on the second floor, a garage may count for 300 square feet toward the 800 square foot minimum on the ground floor. The garage shall be for not more than two cars. All residences, out buildings, additions, other structures, and sewer and water systems shall be new construction, and constructed with quality workmanship and materials. All buildings shall, as a minimum, meet or exceed AHFC and HUD criteria and meet ICBO inspections.

3. **Building Locations**. No building shall be located on any lot closer than fifteen (15) feet from any front lot line, or closer than ten (10) feet from any side lot line, or closer than ten (10)

feet from any rear lot line. However, in the case of corner lots the set back from the side street line shall be not less than fifteen (15) feet. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of the building for the side and rear lot lines, provided that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Steps and open porches shall be considered as part of the building for front lot lines, or for side street lines in the case of corner lots.

4. **Completion of Exteriors**. All residential dwellings must be enclosed and exteriors finished within twelve (12) months from the time of the beginning of construction, with quality workmanship and finish materials.

5. **Filling In and Removing**. No lot shall be increased in size by filling in the waters or drainageways it abuts. The elevation of a lot shall not be changed so as to materially affect the surface elevation or grade of the surrounding lots. No rock, gravel, sand, clay, or other materials shall be excavated or removed from any lot for commercial purposes.

6. **Walls and Fences**. No boundary wall, fence, hedge, or shrubbery shall be constructed or permitted with a height of more than four (4) feet. Walls, fences, hedges, or shrubbery along a rear lot line, or along side lot lines (but not a side street lot line for corner lots) are permitted up to a maximum height of six (6) feet. No wall, fence, hedge, or shrubbery which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway or street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines.

7. **Phased Subdivision Development/Addition of Land to Subdivision**. YKHC reserves the right to develop additional lots or tracts of land not subject to this Declaration, but which adjoin or are part of the Subdivision plat. YKHC reserves the right to add additional phases to the Subdivision, which additional phases may, or may not, be made subject to and governed by this Declaration. Further YKHC reserves the right to develop additional phases of the Subdivision plat that may permit lots or certain tracts or property to be used for multi-family residential purposes or nonresidential purposes.

8. **Public Water and Sewer**. In the event any public or governmental authority should require the installation of public water or public sanitary sewers and appurtenances in part or in all of the Subdivision, the owners of lots in the Subdivision shall pay their proportionate share, if any, of the cost and expense of installing such systems. This proportionate share will be computed by the total number of lots served by the system or section of the system and dividing the total lots served into the total cost of the system. All buildings must be connected to the system, if any are connected, as soon as such system is constructed and thereafter further use of existing water supply or sewage/septic tanks shall be prohibited.

9. **Existing Water Supply and Sewage Disposal Systems**. Owners of lots shall comply with all applicable City of Bethel municipal ordinances, regulations, and building codes, or those of such other governmental authority having jurisdiction, with respect to requirements for on-

site water supply storage tanks and sewage systems/septic sanitary disposal.

10. **Reservation of Land for Dedication as Park**. YKHC reserves the right to convey or otherwise dispose of one or more lots in the Subdivision for dedication to the City of Bethel as neighborhood park land for the use and benefit of the owners and occupants of the Subdivision. YKHC may, but is not required to, develop such lots or dedicate such lots for park purposes.

11. **Nuisances**. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the peaceful enjoyment of their lots.

12. **Temporary Structures and Trailers or Mobile Homes**. No temporary structure, boat, truck, trailer, camper, or recreational vehicle of any kind shall be used as a permanent or temporary living area or for storage purposes while located in the Subdivision. No mobile homes may be permanently or temporarily placed, maintained, or occupied on any lot. There is excepted herefrom the placement of a trailer on a lot during construction of a permanent structure, upon completion of which the trailer shall be removed. Freezer vans may be placed on the property for use as a storage shed, smoke house, or other similar use, if it is enclosed in a quality wood or finished metal siding within three months of placement upon the lot, but in no case shall such structure be used for living quarters for any period of time.

13. **Animals**. No animals, livestock, farm animals, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other common household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and that not more than two such pets are kept on any one lot at the same time. Dog teams are not allowed, whether for personal or commercial use, except on Lots 1 through 16, Block 11. Any household pets maintained on a lot shall, whenever kept, allowed, or taken outside a residential dwelling on said lot, be enclosed in a dog kennel, run, or other fenced enclosure or if same is not available, shall be at all times maintained on a leash or a fixed tether such that the animal cannot stray off the property upon which it is maintained.

14. **Waste Material**. No trash, garbage, rubbish, refuse, or other solid waste of any kind, including, but not limited to, inoperable automobiles, appliances and furniture, shall be thrown, dumped, stored, disposed of, or otherwise placed in any part of the Subdivision. Garbage and similar solid wastes shall be kept in sheltered, secure, sanitary containers well-suited for that purpose. The owner or occupant of each lot shall be responsible for the disposal outside of the Subdivision of all such trash, garbage, rubbish, refuse, or other solid waste.

15. **Storage**. All boats, cars, trucks, trailers, campers, motorcycles, snow machines, all-terrain vehicles, and cross country vehicles of any type, midget cars, and all other similar types of property must be stored, kept, located, and maintained behind the front building set-back line and no such property may be stored, kept, or maintained on any street in the Subdivision.

16. **Street Parking**. No car or truck or similar type of vehicle shall be parked on a

permanent or on a regular basis on any street in the Subdivision.

17. **Parking and Vehicular Restrictions**. No vehicles in an inoperative condition shall be parked on a lot subject to this Declaration which would constitute a nuisance. All vehicles on any lot must be licensed. For purposes of this Declaration, an inoperative vehicle parked longer than sixty (60) days shall be considered a nuisance. At no time shall more than one inoperative vehicle be placed on a lot. No commercial vehicles or heavy equipment such a bulldozers, road graders or long wheel base trucks or vans may be parked on any lot or street except during that time it is actually working in the Subdivision in a continuous manner.

18. **Airplanes**. No airplane or airplane parts shall be stored or maintained on Subdivision lots, except inside a garage or storage building.

19. **Drainage**. All driveways and walkways from streets shall conform with the natural drainage and shall be culverted where there is any chance that the driveway or walkway would affect the natural drainage. Owners of lots shall be responsible for maintaining culverts under their driveways, and shall not fill in or otherwise obstruct any drainage ditches adjoining their lots.

20. **Signs**. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet identifying lot owner or occupants and one sign of not more than ten (10) square feet advertising the property for sale or rent, or signs used by a builder to advertise the properties during the construction or sales period.

21. **Alcoholic Beverages and Controlled Substances.** The sale of alcoholic beverages and controlled substances is prohibited in Kasayuli Subdivision.

22. **Easements**. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain, which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or increase turbidity of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Lot owners shall permit utility support structures and guide wires to be installed on lots which are not within the easements reserved. Maintenance of the support structures and guide wires are the responsibility of the utility company. All lots in the Subdivision shall be subject to an avigation easement in favor of YKHC and the State of Alaska, Department of Transportation and Public Facilities, for the benefit of the Bethel Airport.

23. **Business or Commercial Activities**. No business or commercial activity shall be maintained or conducted on any lot except as allowed in 1.d. Provided, however, that professional and administrative occupations may be carried on within residences on lots so long as there exists no external evidence thereof. For the purpose of this covenant, customer traffic is strictly prohibited on premises for any operation.

24. **Re-Subdivision**. No lot shall be re-subdivided by plat or deed which will result in any one lot or fragment of the original lot smaller than 10,000 square feet, except as may be necessary to convey title to a side-by-side duplex unit as a zero lot line dwelling.

25. **Reservation of Right to Establish Homeowners Association**.

a. YKHC reserves the right to create the Kasayuli Subdivision Homeowners Association (the "Association") under the Common Interest Ownership Act.

b. Each owner of a lot in the Subdivision shall be and is hereby deemed to be a member of the Association, and shall be bound by the Articles of Incorporation, Bylaws, rules and regulations, and other actions of the Association, including, but not limited to, the obligation to pay dues as set by the Association.

26. **Term**. These covenants will continue in full force and effect in perpetuity.

27. **Enforcement**. Enforcement may be by proceedings at law or equity against any person or persons violating or attempting to violate this Declaration, and such proceedings may seek to restrain such violation and recover damages. The failure to promptly enforce any of the covenants or restrictions in this Declaration shall not bar their enforcement or be construed as constituting an abandonment of any of such covenants or restrictions.

28. **Severability**. Invalidation of any one provision of this Declaration by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

DATED this 8th day of April 1999.

YUKON-KUSKOKWIM HEALTH CORPORATION

Gene Peltola, President/CEO

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of April 1999 by Gene Peltola, Executive Director of YUKON KUSKOKWIM HEALTH CORPORATION, an Alaska nonprofit corporation, on behalf of the corporation.

Notary Public in and for Alaska
My Commission Expires: July 24, 2000

000628
33cc

RECORDED-~~FILED~~
BETHEL RECORDING
DISTRICT

APR 15 10 08 AM '99

REQUESTED BY YKHC

ADDRESS _____

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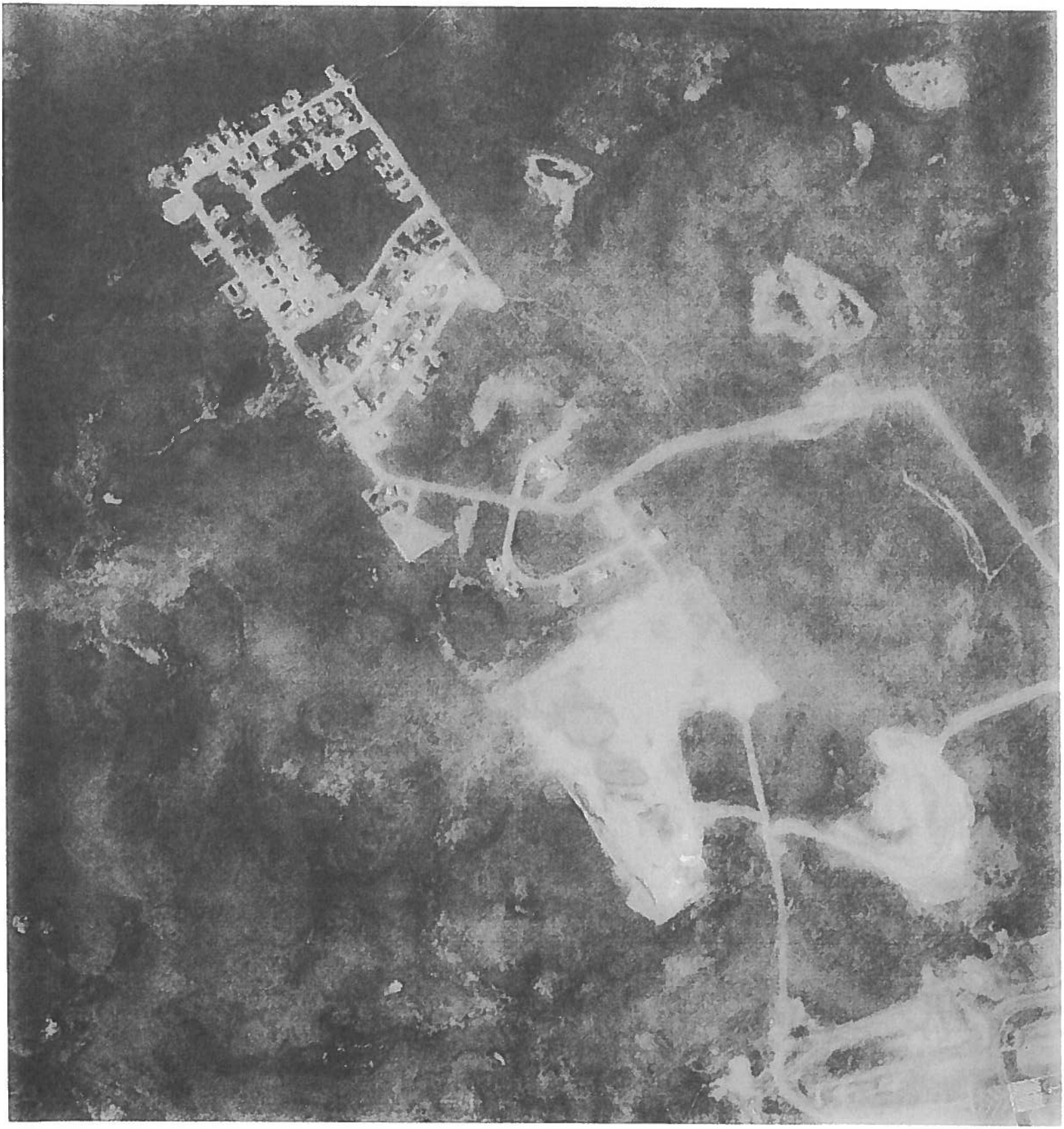


that are applicable to the airport. The map may consist of more than one (1) sheet, shall be to scale and shall accurately show the following:

1. The exterior boundaries of the applicable air space zones;

2. The name or other identification of each of the airspace zones;

3. A legend that provides a description of the location of each zone or surface, including a reference to the paragraph in the Federal Aviation Regulations that describes the zone or surface;

4. The reference points within or outside the airport from which distance, elevation, height, bearing, vertical angle or other measurements are made in describing the airspace zones or surfaces;

5. Existing topography, if available;

6. Existing subdivisions, streets, roads and other rights of way, U.S. Surveys, section lines and similar features of land that will be useful in determining the location of a proposed development with respect to the boundaries of any airspace zone.

C. The map required by subsection A of this section shall accurately show the airspace zones. Airspace zones that have a sloping surface shall be shown in ten (10-) foot increments unless the land use administrator requires more frequent contour lines close to the airport or permits larger increments in areas farther from the airport. Separate maps may be submitted for the different airspace zones. Before submission to the land use administrator for final approval, the map must have been certified by the Federal Aviation Administration as accurately depicting the requirements of the relevant Federal Aviation Regulations, Part 77, subpart C. Upon reasonable intervals, and upon learning of a change in the airport or applicable regulations, the land use administrator may request Federal Aviation Administration review and recertification of the airport height map. [Ord. 01-05 § 8.]

Chapter 18.52

PLANNED UNIT DEVELOPMENT

Sections:

18.52.010 Intent.

A. A planned unit development (PUD) is intended to allow flexibility in the land use code and to achieve the creation of a more desirable environment than would be possible through a strict application of the land use code. An applicant does not have a right to approval of a PUD permit, but has a right only to have the planning commission give fair consideration to an application for a PUD. The planning commission has discretion to deny a PUD application if it is not convinced the proposed development is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns.

B. The planning commission shall evaluate a proposed planned unit development in accordance with the following criteria:

1. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas and the preservation of natural features;

2. The mixing of compatible land uses, residential densities and housing types within the neighborhood;

3. The efficiency of the configuration of utilities, vehicular and pedestrian circulation and parking facilities;

4. Enhancement of the surrounding environment;

5. Maintenance of population densities and lot coverage that are consistent with available pub-

lic services and the comprehensive plan. [Ord. 01-05 § 8.]

18.52.020 Application.

A. The applicant shall complete a PUD 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 PUD;

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. A detailed map or plat of the development parcel showing existing and proposed streets, lots, building locations, uses, contour lines and other relevant features;

6. Potential impacts on pedestrian and vehicular traffic circulation and safety;

7. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;

8. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;

9. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;

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 proposal shall address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180;

11. 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.]

18.52.030 Hearing and notification.

A. Upon receipt of a complete application for a PUD 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 PUD shall be provided as set out in BMC 18.04.070.

C. The public hearing shall be conducted substantially as provided in BMC 18.60.050(A) through (C). [Ord. 01-05 § 8.]

18.52.040 General provisions.

All residential, business and industrial planned unit developments shall meet the following minimum standards. In addition, the planning commission may require compliance with such other design standards relating to the construction, design and placement of buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as it may deem necessary. The commission shall develop and publish guidelines to assist developers in meeting such standards.

A. The minimum site area for a planned unit development shall be two (2) acres for PUDs located entirely in the I, GU, DC or NC districts. If any portion of a proposed PUD is located within the PLI or R districts, the minimum site area shall be five (5) acres. The minimum site area for a PUD within the P district shall be one hundred (100) acres.

B. Building design and site development which involve grading for the placement of structures, parking areas, driveways and roadways shall be depicted on a site plan and shall be described in the written documents and shall specifically address drainage.

C. Major internal streets which are intended to serve a planned unit development shall be functionally connected to existing or proposed streets to provide adequate ingress and egress. The street system by which the PUD will access the core area of the city shall meet the minimum street standards issued by the city engineer.

D. A planned unit development shall be in accordance with the comprehensive plan.

E. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

F. All developments shall meet fire safety requirements established by the city fire department.

G. If any part of the development is in a flood hazard area or in a location that would affect flooding or drainage in a flood hazard area, the planning commission shall address the applicable standards and matters under BMC 15.08.160 through 15.08.180 and shall impose such requirements as necessary to ensure that flood hazards and potential flood damage will be minimized and that the development will not adversely affect flooding situations in the flood hazard area; the planning commission shall impose such requirements as appropriate to minimize or eliminate the adverse effects of the development on floods and potential flood damages, whether within or outside the development. [Ord. 01-05 § 8.]

18.52.050 Residential planned unit developments.

Planned unit developments in the R district shall be limited to residential planned unit developments. In addition to meeting the standards set forth in the general provisions for all PUDs, residential PUDs shall meet the following minimum standards:

A. The number of dwelling units per acre allowable on the gross usable area of a residential PUD shall be determined by the planning commission. However, in no event may the number of dwelling units per acre exceed four.

B. A minimum of thirty (30) percent of the site shall be reserved as usable open space. At least one-half (1/2) of such usable open space shall be contiguous, and no portion of the required open space may be less than two thousand (2,000) square feet in area or less than thirty (30) feet in its smallest dimension. A minimum of twelve (12) percent and a maximum of fifty (50) percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards; provided, that the total area of all balconies or decks and yards is not less than the total yard area that would otherwise be required.

C. Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes, freezer vans, Quonset huts or similar structures. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event shall the floor area of nonresidential uses exceed ten (10) percent of the total internal floor area of the PUD.

D. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of thirty (30) feet.

E. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

F. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity.

G. Any two (2) adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.

H. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of fifty (50) feet.

I. Walls and ceiling-floor assemblies which are common to any two (2) dwellings shall have a minimum STC acoustic rating of fifty-five (55) and a minimum fire rating of one (1) hour.

J. Each required parking space for residential uses shall be provided with an electrical outlet.

K. Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.030, et seq., or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association.

The planning commission may require any provisions necessary to ensure that the provisions and intent of this title are met. [Ord. 01-05 § 8.]

18.52.060 Business planned unit developments.

A business PUD may be allowed upon property in the I, GU, DC and NC districts. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection; provided, that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUDs, a business PUD shall meet the following minimum standards.

A. Parking lots and loading areas shall conform to BMC 18.48.150 through 18.48.210;

B. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district;

C. A business PUD shall provide for safe and convenient pedestrian circulation;

D. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development;

E. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residential use:

Land Use District	Dwelling Units per Acre (gross area)
I	4
GU	4
DC	4
NC	4

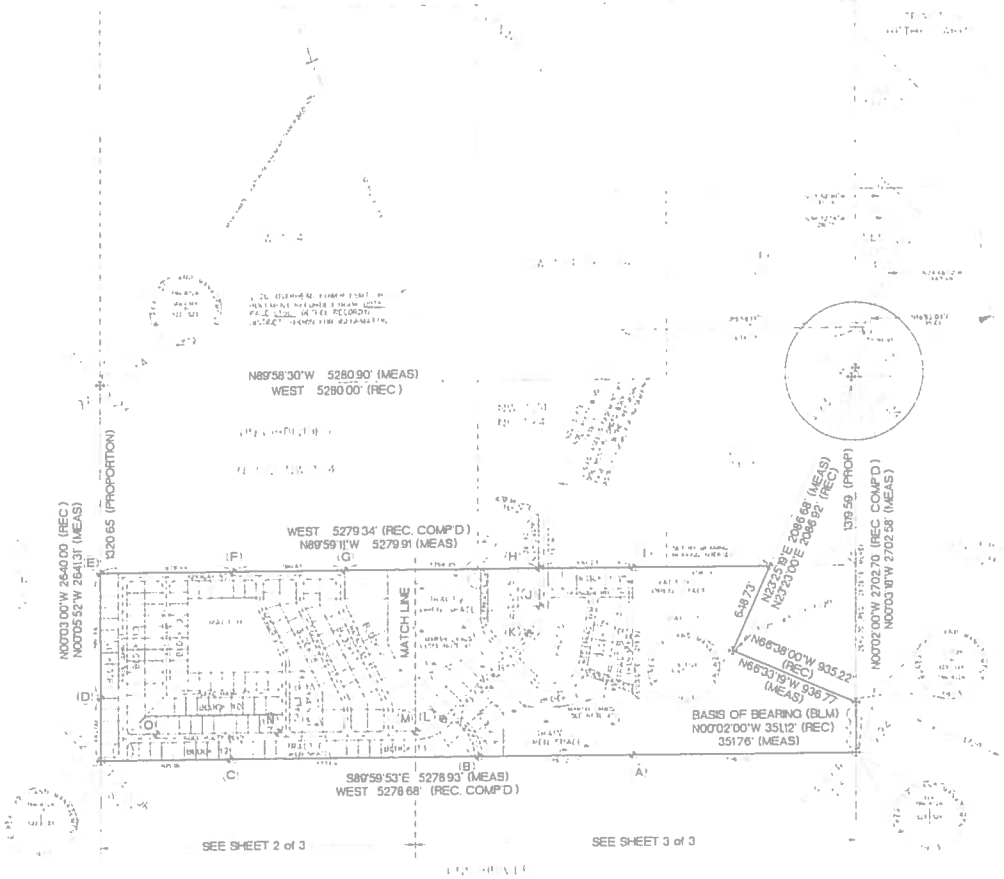
[Ord. 01-05 § 8.]

18.52.070 Industrial planned unit developments.

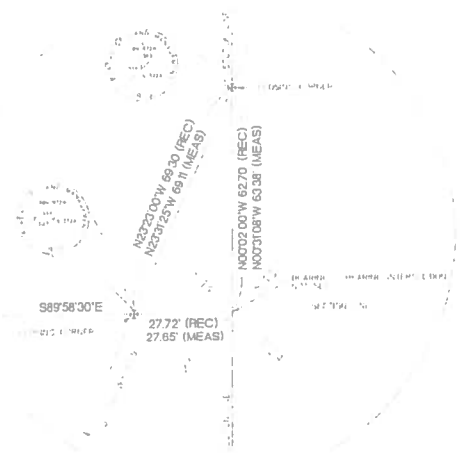
An industrial PUD may be allowed upon property in the I district. An industrial PUD may include only such uses as are permitted principal uses and structures in the district in which the proposed PUD is located. In addition, a residential PUD may be allowed in the I district; provided, however, that any residential uses must be situated on an area of at least ten (10) acres including dedicated streets, and screening landscaping shall be planted along each boundary of the residential planned unit development, except for vehicular and pedestrian ingress and egress points. A residential PUD which is located in the I district must conform to all of the standards required for a residential PUD in the R district. In addition to meeting standards set forth in the general provisions for all PUDs, an industrial PUD shall meet the following minimum standards:

A. Screening landscaping shall be planted along each boundary of an industrial planned unit development adjoining a residential district;

B. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development. [Ord. 01-05 § 8.]

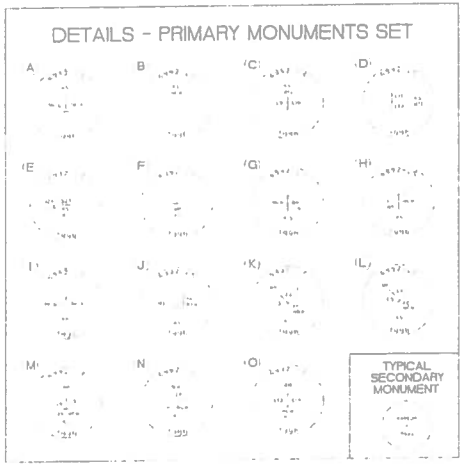


SURVEY CONTROL / SHEET INDEX



DETAIL

DETAILS - PRIMARY MONUMENTS SET



LEGEND

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF PLAT APPROVAL

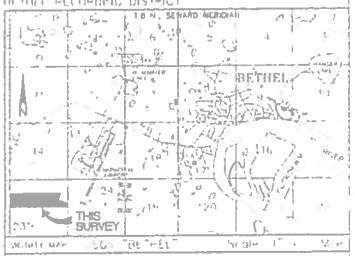
ACCEPTANCE OF DEDICATION

REFERENCE TO PUBLIC ROAD ACCESS

REFERENCE TO RESTRICTIVE COVENANTS

WASTEWATER DISPOSAL

RECORDING DISTRICT

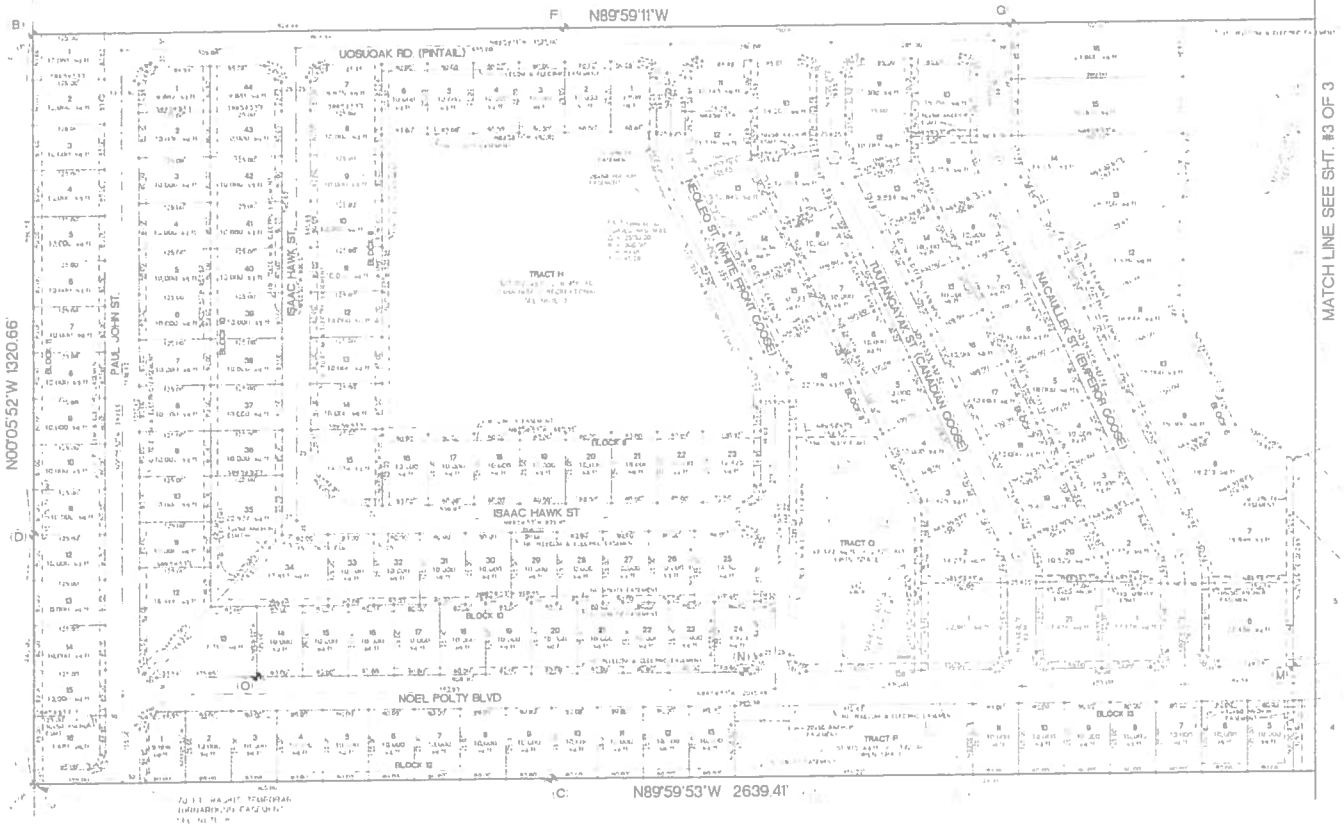


FINAL PLAT OF
KASAYIK SUBDIVISION, 1 PHASE
A Resubdivision of
KASAYIK SUBDIVISION
according to plat number 91-23
Bethel Recording District, State of Alaska
situated within
LOT 2, SW 1/4 NE 1/4, S 1/2 NW 1/4, SEC 23, T 8 N, R 72 W
S.M., AK., CONTAINING 146.253 ACRES

PREPARED BY	FOR
KAMUK ALSKA 1042 E. 5th Ave Anchorage, AK 99501	YKHC P.O. Box 528 Bethel, AK 99559

DATE 12-24-97 DRAWN V.RIVASD CHECKED PBW SHEET
SCALE AS SHOWN BOX JOB 1997

BETHEL 1 OF 3



LEGEND

N

TOTAL AREA IN
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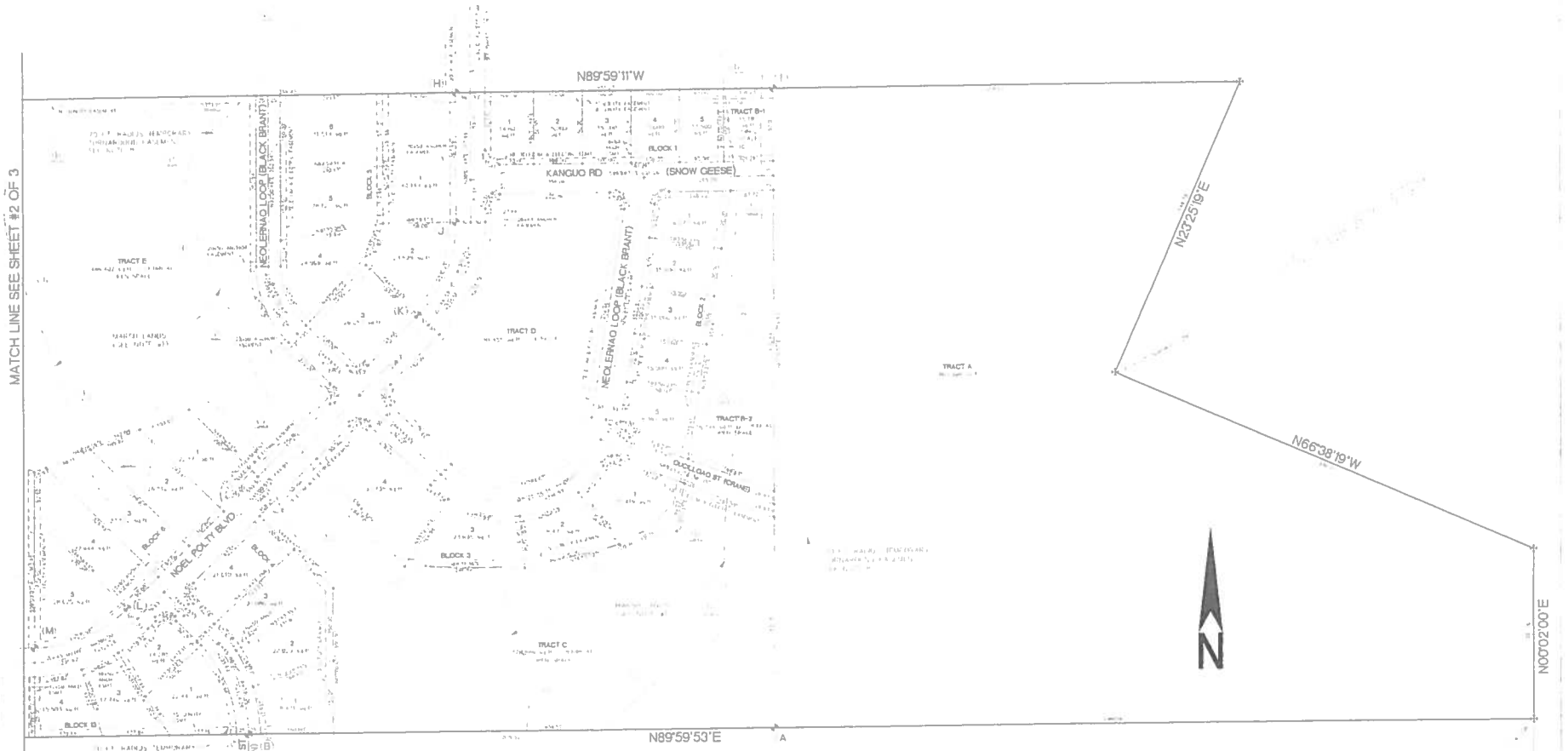
A PRELIMINARY
PLAT OF SUBDIVISION
[illegible]
[illegible] RECORDING DISTRICT, STATE OF ALASKA
[illegible] SHORTER WITH
LOT [illegible] 1/4 OF 1/4, [illegible] 1/4 OF 1/4 SEC. 22, T [illegible] N., R [illegible] W.
S.M. [illegible] CONTAINING 146.251 ACRES ±

PREPARED BY
FRANK OFSIK
10427 17TH AVE
ANCHORAGE AK 99501

FOR
PU BOX [illegible]
BETHEL AK 99559

DATE 12-29-97 DRAWN BY MAYARD CHECKED FOR "THEY"
SCALE 1" = 150' [illegible]

BETHEL 25-3



LEGEND

98-3

RECORDED - FILED
RETURN TO
DATE 7-18 19 98
TIME 8:03 A.M.
BY [illegible]

DATE 12-29-97 DRAWN [illegible] SCALE 1" = 100'

CLASSIFIE

wood. 545-2877 (2)(11/27-cnx)

ft Wooldridge Boat for Sale: 200 sepower engine 45 inboard tanks vy dual battery quadraphonic sound em (radio and CD player), 2 ship to re radios and fish finder All seats e storage beneath Comes with Jet (NEVER used) 15 and 30 gallon ernal tanks Many more features All $27,000 - OBO Call Jeff 545-0298 27-12/11)

08 Jeep Liberty V6, atomatic 4x4 2,800 545-0375 (8)(11/27-cnx)

or Rent

UTSIDE STORAGE SPACE FOR RENT. QUIPMENT BOATS OR VEHICLES AR BOAT HARBOR FENCED PH FA 543-2402 (16)(3/17-cnx)

eated storage units for rent. secured ilding $75 & $120 per month pending on size Inquire at AC ickstop 543-2619 (20)(12/2-cnx)

nall Apartments available. Some Has pad 543-2750 (7)(6/12-cnx)

OR RENT

BDRM DUPLEX LIV RM HAS REPLACE LG KITCHEN FULL BATH D 600 GAL WATER TANK MASTER -DROOM HAS DECK LG FRONT ORCH AVAILABLE SEPT 1 $1500 O $1500 SECURITY DEPOSIT NO TILITIES NO PETS REFERENCES LO 543-2635 (39)(8/11-cnx)

bdrm apartment for Rent [illegible] ishe and dryer 1075.00 per month [illegible] plus electric water [illegible] al Sept 1 [illegible]

Employment

Help Wanted for night shift at the Bethel Subway Stop by at Subway to pick up an application (18)(6/26-cnx)

Looking for Closing Manager at Bethel Subway Please stop by Subway to submit resume to Phil 543-5338 (18)(9/18-cnx)

Public Notice

VFW MEMBERSHIP Freedom isn't free, 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 community projects that benefit all Americans the VFW is an opportunity for veterans to continue to serve Contact the VFW Robert V Lindsey Post #10011 at 543-2241 and ask what you can do for your community (83)(3/26-cnx)

NOTICE TO MISSING BENEFICIARIES / HEIRS

TO TELESFORO JIMENEZ-CALDAS believed to have resided in Bethel Aniak and or Anchorage Alaska and the spouse of PAMELA ANN TOM JIMENEZ deceased

TO THE CHILD CHILDREN OF SONG HUI-CHA SAMUELSON (formerly Hui Cha Samuelson) deceased and JOHN SAMUELSON SR deceased believed to have resided in Bethel and or Anchorage Alaska

TO THE FAMILY OF BARTHOLOMEW PIUS AZZIOTI deceased believed to have resided in Mountain Village Alaska and or Bethel Alaska

TO SCOTT CHARLIE ESTHER CHARLIE AND JOSHUA CHARLIE the children of ALBERT SCOTT AGATHLUK deceased believed to have resided in Emmonak Alaska

[illegible] that the above named

NOTICE OF PUBLIC HEARING - ZONING APPLICATION

NOTICE IS HEREBY GIVEN that on October 21, 2013 the City of Bethel Planning Office received a Zoning Application to change the zoning from no designation to Residential Planned Unit Development

APPLICANT The Planning Commission

SITE LOCATION APPLIED FOR Kasayuk Subdivision

PURPOSE To apply a zoning overlay for residential commercial open space and miscellaneous land uses

HEARING DATE Planning Commission hearing to be held on Thursday December 5, 2013

TIME AND PLACE OF HEARING 6:30 PM Council Chambers Bethel City Hall

For more information call the Planning Department at 543-5306 (96)(11/25-12/4)

NOTICE OF PUBLIC HEARING - ZONING APPLICATION

NOTICE IS HEREBY GIVEN that on October 21, 2013 the City of Bethel Planning Office received a Zoning Application to change the zoning from no designation to Residential Planned Unit Development

APPLICANT The Planning Commission

SITE LOCATION APPLIED FOR Tsikoyak (Larson) Subdivision

PURPOSE To apply a zoning overlay for residential land uses

HEARING DATE Planning Commission hearing to be held on Thursday December 5 2013

TIME AND PLACE OF HEARING 6:30 PM Council Chambers Bethel City Hall

For more information call the Planning Department at 543-5306 (92)(11/25)

NOTICE OF PUBLIC HEARING - PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN that on November 5 2013 the City of Bethel Planning Office received a Preliminary Plat for Lot 3A Block 19 US Survey No 3230 A&B, Bethel Recording District

OWNER City of Bethel

HEARING INFORMATION Planning Commission hearing to be held on Thursday December 5 2013 at 6:30 PM Council Chambers Bethel City Hall

For more information call the Planning Department at 543-5306 (72)(11/27)

NOTICE OF PUBLIC HEARING - PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN that on November 5 2013 the City of Bethel Planning Office received a Preliminary Plat for Lots 5A and 5B Block 8 US Survey No 3796 Bethel Recording District

OWNER City of Bethel

PURPOSE Lot split

HEARING INFORMATION [illegible] Commission [illegible] Thursday December 5 2013 [illegible] PM Council Chambers Bethel City Hall

For more information call the Planning Department at 543-5306 (76)(11/27)

NOTICE OF PUBLIC HEARING - PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN that on November 5 2013 the City of Bethel Planning Office received a Preliminary Plat for Tracts H1 and H2 Block 2 Plat No 87-6 Bethel Recording District

OWNER City of Bethel

PURPOSE Lot split

HEARING INFORMATION Planning Commission hearing to be held on Thursday December 5, 2013, at 6:30 PM, Council Chambers, Bethel City Hall

For more information call the Planning Department at 543-5306 (75)(11/27)

NOTICE FOR LARSON ZONING IS MISSING.

CLASSIFIEDS

Firewood. 545-2877. (2)(11/27-cnx)

20 ft Wooldridge Boat for Sale: 200 Horsepower engine, 45 inboard tanks, heavy dual battery, quadraphonic sound system (radio and CD player), 2 ship to shore radios, and fish finder. All seats have storage beneath. Comes with Jet foot (NEVER used), 15 and 30 gallon external tanks. Many more features. All for $27,000—OBO. Call Jeff 545-0298. (11/27-12/11)

2008 Jeep Liberty. V6, automatic, 4x4, $12,800. 545-0375. (8)(11/27-cnx)

For Rent

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

Heated storage units for rent, secured building. $75 & $120 per month, depending on size. Inquire at AC Quickstop 543-2640. (20)(12/2-cnx)

Small Apartments available. Some utilities paid. 543-2750. (7)(9/1-22; cnx)

FOR RENT
2 BDRM DUPLEX, LIV. RM HAS FIREPLACE, LG. KITCHEN, FULL BATH, W/D, 600 GAL. WATER TANK, MASTER BEDROOM HAS DECK. LG FRONT PORCH, AVAILABLE SEPT. 1, $1500/MO. $1500 SECURITY DEPOSIT, NO UTILITIES, NO PETS. REFERENCES REQ. 543-2635. (39)(8/14-cnx)

2 bdrm apartment for Rent. 1 bathroom, washer and dryer. 1075.00 per month, tenant pays electric, water and sewer. Call Sean 1 907 441-1922. (24)(10/9-cnx)

Accepting employment applications at Bethel Subway. Please stop by Subway to submit resume to Naomi. 543-5338. (18)(9/18-cnx)

CLERK OF COURT I
ALASKA COURT SYSTEM
HOOPER BAY, ALASKA
SALARY: $4,866.00 MONTHLY
CLOSING DATE: December 11, 2013
The Alaska Court System (ACS) is recruiting for a Clerk of Court in support of the Hooper Bay District Court. The incumbent will serve as the manager of clerical operations at the Hooper Bay Court including acting as in-court clerk. Regular job duties will include:
•Trial court case management
•Counter clerk/Reception
•In-Court Clerk
•Facility Management
•Accounting/Bookkeeping
Complete recruitment information is available on Workplace Alaska, http://workplace.alaska.gov. To view vacancies, go to the Job Opportunities section and select Court System. Applicants must submit a completed application through Workplace Alaska by 5:00 p.m. on **Wednesday, December 11, 2013.**
THE ALASKA COURT SYSTEM IS AN EEO EMPLOYER AND PROUDLY PROMOTES DIVERSITY (130)(12/4)

Public Notice

VFW MEMBERSHIP Freedom isn't free, 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 community projects that benefit all Americans, the VFW is an opportunity for veterans to continue to serve. Contact the VFW Robert V. Lindsey Post #10041 at 543-2241 and ask what you can do for your community. (83)(3/26-cnx)

NOTICE TO MISSING BENEFICIARIES / HEIRS
TO: TELESFORO JIMENEZ-CALDAS, believed to have resided in Bethel, Aniak and/or Anchorage, Alaska, and the spouse of PAMELA ANN TOM JIMENEZ, deceased.
TO: THE CHILD/CHILDREN OF SONG HUI-CHA SAMUELSON (formerly Hui publication. Publication Dates: Wednesday November 20, November 27, December 4, and December 11, 2013. (146)(11/20-12/11)

NOTICE OF PUBLIC HEARING – ZONING APPLICATION
NOTICE IS HEREBY GIVEN that on October 21, 2013, the City of Bethel Planning Office received a Zoning Application to change the zoning from no designation to Residential Planned Unit Development.
APPLICANT: The Planning Commission
SITE LOCATION APPLIED FOR: Kasayuli Subdivision
PURPOSE: To apply a zoning overlay for residential, commercial, open space, and miscellaneous land uses.
HEARING DATE: Planning Commission hearing to be held on Thursday, December 5, 2013.
TIME AND PLACE OF HEARING: 6:30 PM, Council Chambers, Bethel City Hall.
For more information call the Planning Department at 543-5306. (96)(11/25-12/4)

PUBLIC HEARING NOTICE
On December 5, 2013 the City of Bethel Planning Commission will hear a request received in the Planning Office on October 17, 2013 by GCI, for an 80-foot telecommunications tower and utility structure to be located at 822 Ptarmigan Road. Bethel, Alaska, 99559, owned by Robert Graham. Legal description: Plat #2005-32, Block 1, Lot 22. The hearing will be held at the City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 PM. If you cannot attend the meeting, please call the Planning Department at 543-5306 if you wish to comment. (94)(12/5)

Notice of Judgment – Change of Name
A judgment has been issued by the Superior Court in Bethel, Alaska, in Case #4BE-13-00352CI ordering that the minor child's name will be changed from James Lawrence Myers-Greene III to James Lawrence Greene III, effective on the effective date stated in the clerk's Certificate of Name Change. (54)(12/4)

>>>>DRAFT<<<<

City of Bethel, Alaska
Planning Commission

December 5, 2013 Special Meeting/Hearing Bethel, Alaska

I. CALL TO ORDER

A special meeting of the Planning Commission was held on December 5, 2013 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Guinn called the meeting to order at 6:35.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Cliff Linderoth, and Abe Palacios. Excused: Joy Shantz.

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

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF DEC. 5, 2013

MOVED:	Heather Pike	Motion to approve the Agenda, with changes in the order of agenda items. (Conditional Use permit application to be the first item on the agenda).
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

IV. MOTION TO APPROVE THE MINUTES OF THE OCT. 10, 2013 MEETING

MOVED:	Abe Palacios	Motion to approve the minutes of Oct. 13, 2013.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. NEW BUSINESS: A. Public Hearing: Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 833 Ptarmigan Street, Bethel, Alaska 99559. Legal Description is Plat 2005-32, Block 1, Lot 22, Bethel Recording District.

The Planning Director gave an overview of the topic.

PEOPLE TO BE HEARD (5 minute limit)

-- **Frank Mazzaro**, spoke in opposition to cell tower;
--**Jenna Jarvis**, a representative of GCI, spoke in favor for the cell tower.

The Planning Commission discussed the issue.

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

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

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

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

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

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

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

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

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

PEOPLE TO BE HEARD (5 minute limit)

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

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

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

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

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

B. Election of Planning Commission Vice-Chairman

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

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

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

Discussions ensued about all the above preliminary plats.

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

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

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

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

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

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

MOTION	

E. Regular December Planning Meeting Cancellation

MOTION TO CANCEL THE REGULAR DECEMBER PLANNING MEETING

MOVED:	Abe Palacios	Motion to cancel the regular December Planning Commission meeting
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

IX. PLANNER'S REPORT: The Planning Director went over the monthly report.

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

XI. ADJOURNMENT

MOTION MADE TO ADJOURN THE MEETING

MOVED:	Abe Palacios	Motion to adjourn the meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on January 9, 2014

John Guinn, Chairperson

ATTEST:

Betsy Jumper, Recorder

Introduced by: Planning Commission
Date: January 14, 2014
Public Hearing:
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #14-03

AN ORDINANCE AMENDING THE OFFICIAL CITY LAND USE MAP DATED JULY 10, 1990 PURSUANT TO SECTION 18.76 OF THE BETHEL MUNICIPAL CODE- ZONING TSIKOYAK (LARSON) SUBDIVISION AS RESIDENTIAL PLANNED UNIT DEVELOPMENT

WHEREAS, the Planning Commission has approved the zoning on December 5, 2013, of certain lands contained in the Tsikoyak (Larson) Subdivision, Plat 96-18, Bethel Recording District, and approved the request to waive the design review;

WHEREAS, the Planning Director / Platting Officer for the City of Bethel has determined that this zoning conforms to City Code, pursuant to BMC 18.76, and is compatible with the Bethel Comprehensive Plan, and recommends that the zoning be approved;

WHEREAS, Section 18.76 of the Bethel Municipal Code provides that such zoning is accomplished through an amendment to the official zoning map of the City enacted by an ordinance;

WHEREAS the City Council finds that such zoning is in the public interest; and

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is not permanent in nature and shall not be placed in the Bethel Municipal Code.

SECTION 2. Amendment. The City of Bethel Official City Zoning Map dated July 10, 1990 is hereby amended.

Pursuant to Section 18.76 of the Bethel Municipal Code, the Official Land Use Map dated July 10, 1990, is amended as follows: TSIKOYAK (LARSON) SUBDIVISION is hereby zoned to Residential Planned Unit Development, according to the map submitted for review.

SECTION 3. Effective Date. This ordinance shall become effective immediately.

Introduced by: Planning Commission
Date: January 14, 2014
Public Hearing:
Action:
Vote:

ENACTED THIS DAY OF 2014, BY A VOTE OF IN FAVOR AND OPPOSED.

_____
Joseph A. Klejka, Mayor

ATTEST:

_____
Lori Strickler, City Clerk

City of Bethel

Committees and Commissions

Recommendation to City Council

Committees and Commissions that wish to make a recommendation to City Council should turn this form in to the City Clerk or to the City Council representative on the committee or commission.

Committee/Commission: Planning Commission	**Chairman:** John Guinn
Date Submitted: 1/7/2014	**Council Rep:** Heather Pike

Request for zone change, Larson Subdivision. 18.37 acres

Recommendation: Approve change from no designated zoning district to Residential Planned Unit Development.

The Planning Commission approved the request on December 5, 2013.

Other:

Received by: Lori Strickler

Date: 1-7-2014

Introduced by: Planning Commission
Date:
Public Hearing:
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #14-__

AN ORDINANCE AMENDING THE OFFICIAL CITY LAND USE MAP DATED JULY 10, 1990 PURSUANT TO SECTION 18.76 OF THE BETHEL MUNICIPAL CODE

WHEREAS THE PLANNING COMMISSION HAS APPROVED THE ZONING ON DECEMBER 5, 2013, OF CERTAIN LANDS CONTAINED IN THE TSIKOYAK (LARSON) SUBDIVISION, PLAT 96-18, BETHEL RECORDING DISTRICT, AND APPROVED THE REQUEST TO WAIVE THE DESIGN REVIEW;

WHEREAS the Planning Director / Platting Officer for the City of Bethel has determined that this zoning conforms to City Code, pursuant to BMC 18.76, and is compatible with the Bethel Comprehensive Plan, and recommends that the zoning be approved;

WHEREAS Section 18.76 of the Bethel Municipal Code provides that such zoning is accomplished through an amendment to the official zoning map of the City enacted by an ordinance;

WHEREAS the City Council finds that such zoning is in the public interest; and

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is not permanent in nature and shall not be placed in the Bethel Municipal Code.

SECTION 2. Amendment. The City of Bethel Official City Zoning Map dated July 10, 1990 is hereby amended.

Pursuant to Section 18.76 of the Bethel Municipal Code, the Official Land Use Map dated July 10, 1990, is amended as follows: TSIKOYAK (LARSON) SUBDIVISION is hereby zoned to Residential Planned Unit Development, according to the map submitted for review.

SECTION 3. Effective Date. This ordinance shall become effective immediately.

ENACTED THIS DAY OF 2014, BY A VOTE OF IN FAVOR AND OPPOSED.

_____
Joseph A. Klejka, Mayor

ATTEST:

Introduced by: Planning Commission
Date:
Public Hearing:
Action:
Vote:

_____
Lori Strickler, City Clerk

City of Bethel
Planning Department
Staff Report for Zoning Request, October 21, 2013

Planning Commission Hearing Date:	November 14, 2013
Request:	From: No designated zoning district To: Residential Planned Unit Development
Proposed Land Use:	Residential
Acres:	18.37
Location:	Tsikoyak (Larsen) Subdivision, Plat No. 96-18 Bethel Recording District
Owner:	Martha Larsen, and individual property owners
Applicant / Representative:	City of Bethel Planning Commission
Staff Recommendation:	Approve Residential Planned Unit Development per Map

Comprehensive Plan Conformity	
Street Status	The primary access to the parcel is BIA Road.
Economic Development Goal 8: Enhance the quality of life in Bethel to attract and retain individuals and businesses.	
The existing Tsikoyak development was designed to provide quality residential living and a limited number of other land uses within the subdivision. There are still available lots to be developed at an attractive location.	
Land Use Goal 4: Encourage a range of housing opportunities for current and future Bethel residents, including more housing within the purchasing or rental capabilities of young families, single people, school teachers and other workers.	
Residential land uses at this location will provide opportunities for new housing to purchase or rent. Taking into account the growth of facilities and population in Bethel in the last few years, it is more important than ever to plan for new housing stock. This location provides housing that is convenient to the airport and the hospital.	

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Residential	Undesignated
North	Open Space	Undesignated
South	Open space	Undesignated
East	Open space	Undesignated

West	Open Space	Undesignated

Background, Issues, and Analysis

Tsikoyak Subdivision was approved and accepted by the Bethel Planning Commission in 1996. Most of the lots were designated, by way of covenants, to be residential. A smaller number were intended to be commercial or open space.

The subdivision is located northwest of the Bethel Airport, but far enough away to minimize noise impacts. The State of Alaska is currently engaged in a planning process for airport expansion over the next twenty years, and current maps show that expansion is planned to extend west of the airport.

There is a need for residential land development in Bethel. The residential shortage contributes to high land and rent costs. Bethel has been growing, and more housing will contribute to the quality of life in the city.

The parcel is located on the west side of Bethel, outside of the areas FEMA identifies as floodplain. There are some wetland areas that are exempt from the General Permit for the Discharge of Dredged and/or Fill Material into Wetlands at Bethel. Tsikoyak Subdivision is not subject to any fill or flood restrictions.

Zoning for Tsikoyak Subdivision

At the time the subdivision was approved, the Bethel Municipal Code did not contain any zoning categories that matched the Tsikoyak Subdivision covenants. Over the years the Planning Department has been providing Site Plan Permits using only a minimum of control over land uses there.

This proposal for a Residential Planned Unit Development overlay would allow the city to enforce some minimum requirements for permitting that are compatible with the subdivision covenants. City staff ask that much of the PUD review be waived, since it occurred prior to the 1996 acceptance of the subdivision. The overlay would allow the city to give site plan permits based on the attached map. On the zoning map for the city the area would be designated as a zoning overlay. Zoning overlays are like regular zoning, they can be changed or removed through an application and hearing process at a later time. In the event of a broader land use planning process, this overlay can be removed.

The focus of the overlay request is to utilize zoning categories based on the adopted covenants to aid the Site Plan Permit approval process. Other parts of the covenants will be left to the Tsikoyak Neighborhood Association to address. The city merely wants the chance to apply unambiguous land use designations in the subdivision for the permitting process.

Findings

1. The request for a Residential Planned Unit Development is compatible with the Bethel Comprehensive Plan.

2. The subdivision design review occurred prior to 1997 and should be waived for this application.

3. The location of housing at this location will not interfere with any current airport expansion plans.

4. The subdivision is not located in an area identified at this time as floodplain by FEMA, or restricted by the Army Corps of Engineers.

5. The proposed zoning overlay includes a minimum of regulation to be focused on the issuance of Site Plan Permits.

Stipulations

1. Site Plan Permits must be obtained from the Bethel Planning Department for fill, and construction.

2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met.

3. At the time piped water and sewer services are provided to the area, property owners are required to hook up to these services. Until that time properties must provide sufficient clearance for water and wastewater trucks to access the residences and businesses.

4. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.

Writer

REP

10/21/2013

Attachments

Application

Proposed Zoning Overlay Map

Plat 96-18, Bethel Recording District

BMC Chapter 18.52 Planned Unit Development

Conditions, Covenants, and Restrictions Tsikoyak Subdivision Bethel, Alaska

OCT 2 1 2013

City of Bethel
Planning Department

300 Chief Eddie Hoffman Hwy P.O. Box 1388
Telephone: (907) 543-5306 * Fax: (907) 543-4188

Zoning Map Amendment Application Form

Applicant: PLANNING COMMISSION

Legal Description of Properties covered by this application (use additional sheets if necessary):
TSIKOYAK (LARSEN) SUBDIVISION, PLAT NO. 96-18
BETHEL RECORDING DISTRICT

Requested District Change (i.e., from - to):
FROM NO ZONING TO PLANNED UNIT DEVELOPMENT

Reason for request:
TO PROVIDE A ZONING OVERLAY TO FACILITATE THE PERMITTING PROCESS.

****
***

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the city comprehensive plan?
YES. THE PLAN SUPPORTS THE SITE PLAN PERMITTING PROCESS, AND EFFORTS TO REMOVE OBSTACLES TO ORDERLY LAND USE PROCESSES.

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?
THIS PART OF THE CITY HAS NOT BEEN ZONED. THE PROPOSED ZONING IS COMPATIBLE WITH CURRENT LAND USES IN THE AREA, AND THE SUBDIVISION COVENANTS.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

THE SUBDIVISION HAS ALREADY BEEN DESIGNED AND ACCEPTED BY THE CITY. REQUEST A WAIVER OF THE DESIGN REVIEW PROCESS.

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

LARSEN SUBDIVISION IS MAINLY RESIDENTIAL IN NATURE, AND THE PERMITTING PROCESS SHOULD SUPPORT THIS THROUGH ZONING. THERE ARE STILL LOTS FOR SALE IN THE AREA.

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

IT IS CONSISTENT WITH LAND USE REGULATION AS IT OCCURS IN OTHER ZONED AREAS OF THE CITY. IT WILL NOT GRANT SPECIAL PRIVELEGES TO LANDOWNERS.

Date of application: 10/21/2013

$100.00 Filing fee paid: WAIVED

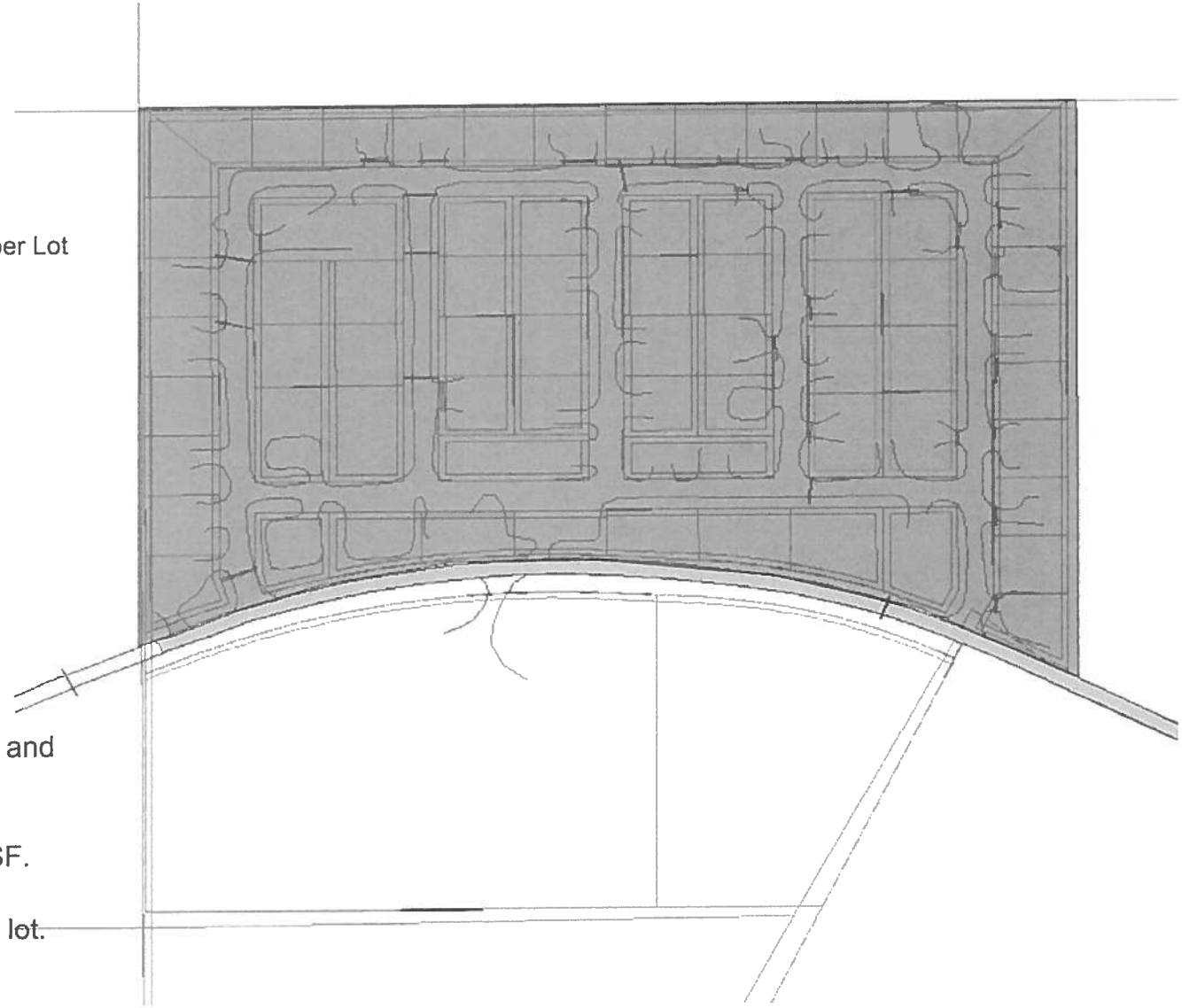
Signature of owner or owner's authorized representative

Address

Phone/contact number

RACHAEL PITTS
PLANNING DIRECTOR

Residential, Single Family or Duplex per Lot



Residential Planned Unit Development
Tsikoyak (Larsen) Subdivision
November 2013

Minimum setbacks: 10 feet on the back and sides, and 15 feet in the front.

Minimum residential lot size is 10,000 SF.

Maximum two structures per residential lot.

BOOK 0073 PAGE 122

986 5244

CONDITIONS, COVENANTS, AND RESTRICTIONS
TSIKOYAK SUBDIVISION
BETHEL, ALASKA

1. All Rights-of-Way and Utility Easements have been dedicated to the public, per official plat of Tsikoyak Subdivision as recorded in the Bethel Recording District, Bethel, Alaska.

2. It shall be the responsibility of each person purchasing land to construct the driveway to their purchased land at their own expense. It shall be the responsibility of each person purchasing land to provide suitable culverts across their driveway and to maintain the culverts and driveway in a satisfactory manner at all times.

3. Each purchaser of land in Tsikoyak Subdivision shall be responsible for all costs necessary to provide the electrical hook-up to their property from the main power line. The main power line will be installed for by Bethel Utilities Corporation.

4. Each purchaser shall be responsible for providing a holding tank for "gray water" and sewage disposal for their property. The fresh water storage tank shall meet the requirements set forth in the City of Bethel Ordinance regarding same. No person or persons shall permit gray water or sewage to be placed or spilled on the land on or near their property. Each person is responsible for the removal of his or her gray water and sewage waste. Under no circumstances will there be raw sewage spilled in this Subdivision. If accidental spills do occur, they must be treated (neutralized) by the person or persons responsible and must be reported to the local Department of Environmental Conservation Agency, State of Alaska.

5. Under no circumstances will trash be stored or remain on property so as to endanger health, life, or loss of limb, or create an eyesore to the public.

6. Construction on the residential lots will support not more than one residential structure per lot. Duplexes are permitted.

   Dwellings shall be a minimum size of 576 square feet (may include an arctic entry way). The use or storage of "ship containers" or cargo vans is permitted on residential property providing outside of container be finished to match the residential structure requirement.

   In addition to one residential structure, the lot owner may have one detached non-residential structure on the property. This detached structure shall not be used for commercial purposes.

Martha A. Larson

Martha A. Larson

No house trailers, or pulled two-wheel type camper-trailers shall be attached or stored on any parcel of land in Tsikoyak Subdivision.

7. Any inoperable vehicle shall be kept in a garage or other closed structure. In no event shall an inoperable vehicle, or seldom used vehicle, be parked in the street, includes cars, trucks, airplanes, boats, motorcycles and snow machines.

8. All motor vehicles shall be operated with effective mufflers in Tsikoyak Subdivision.

9. There shall be no more than two (2) family pets per household. All pets shall be restricted to their owner's property. It is the owner's responsibility to cage or leash pets so they do not wander onto the property of others.

10. There shall be no fencing over 6 feet high on residential lots. If live trees or hedges are used as fencing, this restriction does not apply.

11. A residential lot shall not be resubdivided.

12. Prior to the sale of any lots, the owner of Tsikoyak Subdivision reserves the right to amend the parcels of land listed as commercial. The amendment may increase or decrease the size of any commercial lot shown on the plat. The amendment may redesignate a portion of commercial lot shown on the plat. The owner of Tsikoyak Subdivision will file a record of such action with the Bethel Recorder's Office.

13. No person or persons may use the utilities rights-of-way in Tsikoyak Subdivision for ingress or egress to any other parcel of property in or adjoining Tsikoyak Subdivision without the express written approval of the owner or her designated representative.

14. Parcels of property purchased for commercial or residential use shall not be used for any act which is in violation of local, state, or federal law.

15. Failure to comply with these Conditions, Covenants, and Restrictions, and while owner financing for lot purchased is in place, shall cause said lot whereupon the incompliance occurs, to revert back to the owner of Tsikoyak Subdivision, and the purchase money forfeited to the said owner.

Once title is conveyed to purchaser by said owner, item #15 shall be null and void; however, local, state, and/or federal law shall remain in effect.

Martha A. Larson

Martha A. Larson

No house trailers, or pulled two-wheel type camper-trailers shall be attached or stored on any parcel of land in Tsikoyak Subdivision.

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Martha A. Larson

Martha A. Larson

BOOK 0073 PAGE 124

STATE OF ALASKA)
)ss:
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 7th day of March, 1996 by Martha A. Larson.

Notary Public for the State of Alaska
My Commission Expires: 12/12/97

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
JUNEAU AREA OFFICE

The within Conditions, Covenants, and Restrictions are hereby this 5th day of September, 1996, pursuant to authority delegated in 209 DM 8, Secretary's Order No. 3150 and 3177 amendment No. 2; and 10 BIAM Bulletin 13, as extended BIAM Bulletin No. 9602.

acting Area Director

96-1824
21 cc

RECORDED-FILED
BETHEL RECORDING
DISTRICT
SEP 17 2 57 PM '96
RECORDED BY M. LARSON
ADDRESS

RECORDED
AT THE REQUEST OF
SEP -5 AM 8:59
986 5244

Returned to:
Martha A. Larson
P.O. Box 132
Bethel, Ak. 99559

that are applicable to the airport. The map may consist of more than one (1) sheet, shall be to scale and shall accurately show the following:

1. The exterior boundaries of the applicable air space zones;

2. The name or other identification of each of the airspace zones;

3. A legend that provides a description of the location of each zone or surface, including a reference to the paragraph in the Federal Aviation Regulations that describes the zone or surface;

4. The reference points within or outside the airport from which distance, elevation, height, bearing, vertical angle or other measurements are made in describing the airspace zones or surfaces;

5. Existing topography, if available;

6. Existing subdivisions, streets, roads and other rights of way, U.S. Surveys, section lines and similar features of land that will be useful in determining the location of a proposed development with respect to the boundaries of any airspace zone.

C. The map required by subsection A of this section shall accurately show the airspace zones. Airspace zones that have a sloping surface shall be shown in ten- (10-) foot increments unless the land use administrator requires more frequent contour lines close to the airport or permits larger increments in areas farther from the airport. Separate maps may be submitted for the different airspace zones. Before submission to the land use administrator for final approval, the map must have been certified by the Federal Aviation Administration as accurately depicting the requirements of the relevant Federal Aviation Regulations, Part 77, subpart C. Upon reasonable intervals, and upon learning of a change in the airport or applicable regulations, the land use administrator may request Federal Aviation Administration review and recertification of the airport height map. [Ord. 01-05 § 8.]

Chapter 18.52

PLANNED UNIT DEVELOPMENT

Sections:

18.52.010 Intent.

A. A planned unit development (PUD) is intended to allow flexibility in the land use code and to achieve the creation of a more desirable environment than would be possible through a strict application of the land use code. An applicant does not have a right to approval of a PUD permit, but has a right only to have the planning commission give fair consideration to an application for a PUD. The planning commission has discretion to deny a PUD application if it is not convinced the proposed development is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns.

B. The planning commission shall evaluate a proposed planned unit development in accordance with the following criteria:

1. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas and the preservation of natural features;

2. The mixing of compatible land uses, residential densities and housing types within the neighborhood;

3. The efficiency of the configuration of utilities, vehicular and pedestrian circulation and parking facilities;

4. Enhancement of the surrounding environment;

5. Maintenance of population densities and lot coverage that are consistent with available pub-

lic services and the comprehensive plan. [Ord. 01-05 § 8.]

18.52.020 Application.

A. The applicant shall complete a PUD 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 PUD;

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. A detailed map or plat of the development parcel showing existing and proposed streets, lots, building locations, uses, contour lines and other relevant features;

6. Potential impacts on pedestrian and vehicular traffic circulation and safety;

7. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;

8. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;

9. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;

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 proposal shall address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180;

11. 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.]

18.52.030 Hearing and notification.

A. Upon receipt of a complete application for a PUD 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 PUD shall be provided as set out in BMC 18.04.070.

C. The public hearing shall be conducted substantially as provided in BMC 18.60.050(A) through (C). [Ord. 01-05 § 8.]

18.52.040 General provisions.

All residential, business and industrial planned unit developments shall meet the following minimum standards. In addition, the planning commission may require compliance with such other design standards relating to the construction, design and placement of buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as it may deem necessary. The commission shall develop and publish guidelines to assist developers in meeting such standards.

A. The minimum site area for a planned unit development shall be two (2) acres for PUDs located entirely in the I, GU, DC or NC districts. If any portion of a proposed PUD is located within the PLI or R districts, the minimum site area shall be five (5) acres. The minimum site area for a PUD within the P district shall be one hundred (100) acres.

B. Building design and site development which involve grading for the placement of structures, parking areas, driveways and roadways shall be depicted on a site plan and shall be described in the written documents and shall specifically address drainage.

C. Major internal streets which are intended to serve a planned unit development shall be functionally connected to existing or proposed streets to provide adequate ingress and egress. The street system by which the PUD will access the core area of the city shall meet the minimum street standards issued by the city engineer.

D. A planned unit development shall be in accordance with the comprehensive plan.

E. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

F. All developments shall meet fire safety requirements established by the city fire department.

G. If any part of the development is in a flood hazard area or in a location that would affect flooding or drainage in a flood hazard area, the planning commission shall address the applicable standards and matters under BMC 15.08.160 through 15.08.180 and shall impose such requirements as necessary to ensure that flood hazards and potential flood damage will be minimized and that the development will not adversely affect flooding situations in the flood hazard area; the planning commission shall impose such requirements as appropriate to minimize or eliminate the adverse effects of the development on floods and potential flood damages, whether within or outside the development. [Ord. 01-05 § 8.]

18.52.050 Residential planned unit developments.

Planned unit developments in the R district shall be limited to residential planned unit developments. In addition to meeting the standards set forth in the general provisions for all PUDs, residential PUDs shall meet the following minimum standards:

A. The number of dwelling units per acre allowable on the gross usable area of a residential PUD shall be determined by the planning commission. However, in no event may the number of dwelling units per acre exceed four.

B. A minimum of thirty (30) percent of the site shall be reserved as usable open space. At least one-half (1/2) of such usable open space shall be contiguous, and no portion of the required open space may be less than two thousand (2,000) square feet in area or less than thirty (30) feet in its smallest dimension. A minimum of twelve (12) percent and a maximum of fifty (50) percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards; provided, that the total area of all balconies or decks and yards is not less than the total yard area that would otherwise be required.

C. Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes, freezer vans, Quonset huts or similar structures. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event shall the floor area of nonresidential uses exceed ten (10) percent of the total internal floor area of the PUD.

D. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of thirty (30) feet.

E. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

F. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity.

G. Any two (2) adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.

H. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of fifty (50) feet.

I. Walls and ceiling-floor assemblies which are common to any two (2) dwellings shall have a minimum STC acoustic rating of fifty-five (55) and a minimum fire rating of one (1) hour.

J. Each required parking space for residential uses shall be provided with an electrical outlet.

K. Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.030, et seq., or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association.

The planning commission may require any provisions necessary to ensure that the provisions and intent of this title are met. [Ord. 01-05 § 8.]

18.52.060 Business planned unit developments.

A business PUD may be allowed upon property in the I, GU, DC and NC districts. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection; provided, that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUDs, a business PUD shall meet the following minimum standards.

A. Parking lots and loading areas shall conform to BMC 18.48.150 through 18.48.210;

B. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district;

C. A business PUD shall provide for safe and convenient pedestrian circulation;

D. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development;

E. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residential use:

Land Use District	Dwelling Units per Acre (gross area)
I	4
GU	4
DC	4
NC	4

[Ord. 01-05 § 8.]

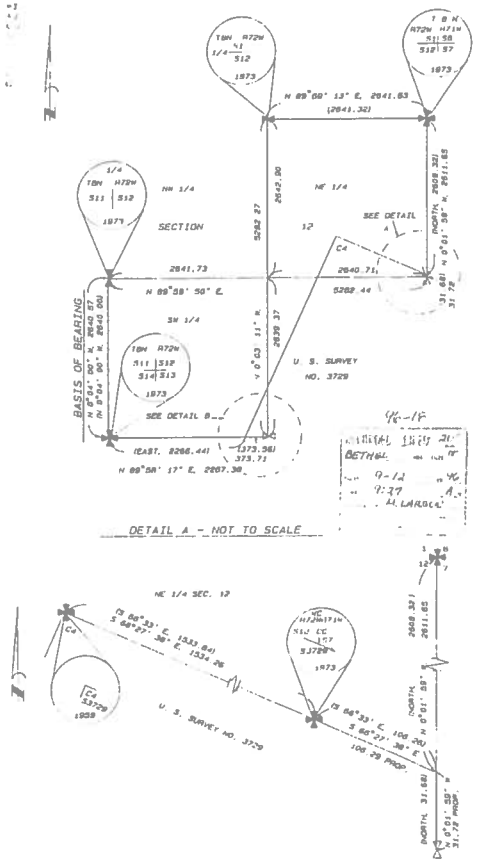
18.52.070 Industrial planned unit developments.

An industrial PUD may be allowed upon property in the I district. An industrial PUD may include only such uses as are permitted principal uses and structures in the district in which the proposed PUD is located. In addition, a residential PUD may be allowed in the I district; provided, however, that any residential uses must be situated on an area of at least ten (10) acres including dedicated streets, and screening landscaping shall be planted along each boundary of the residential planned unit development, except for vehicular and pedestrian ingress and egress points. A residential PUD which is located in the I district must conform to all of the standards required for a residential PUD in the R district. In addition to meeting standards set forth in the general provisions for all PUDs, an industrial PUD shall meet the following minimum standards:

A. Screening landscaping shall be planted along each boundary of an industrial planned unit development adjoining a residential district;

B. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development. [Ord. 01-05 § 8.]

SUBDIVISION OF SECTION 12, T. 8 N., R. 72 W., S. M.
SCALE: 1" = 1000'

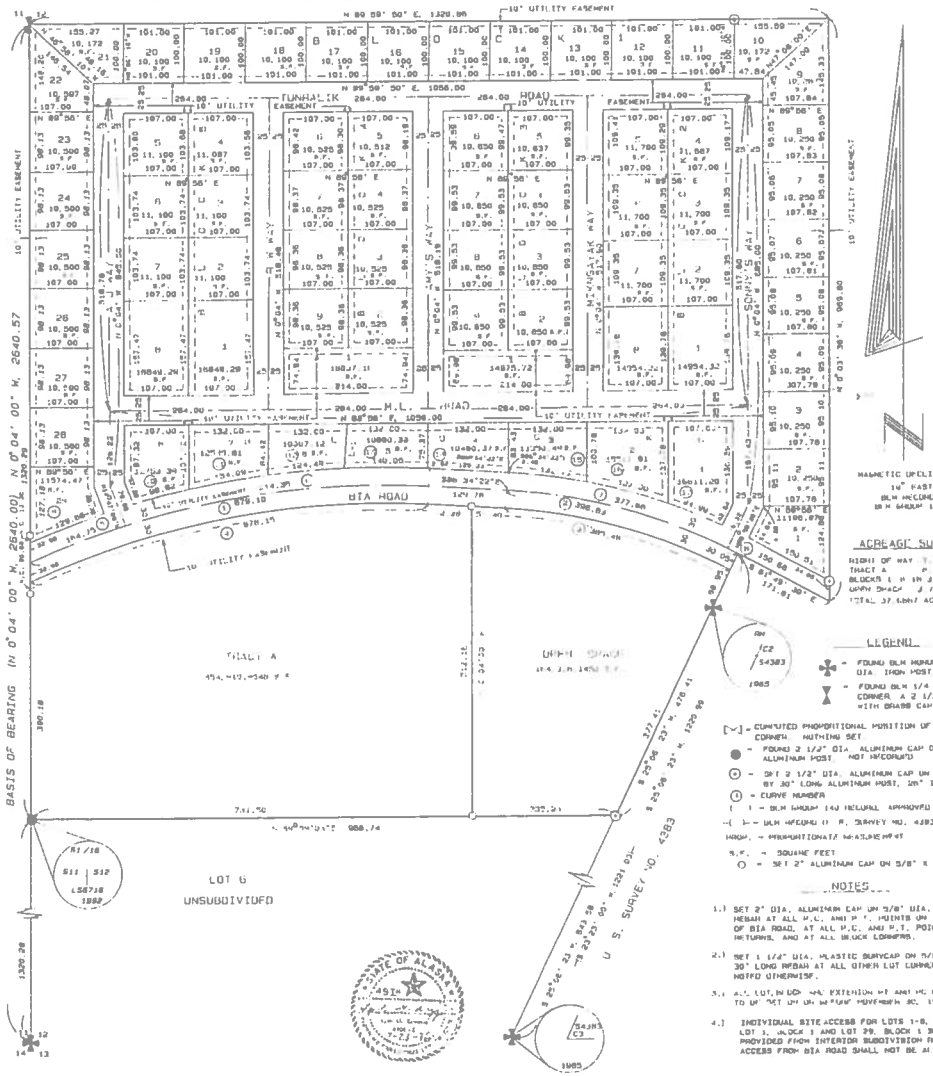


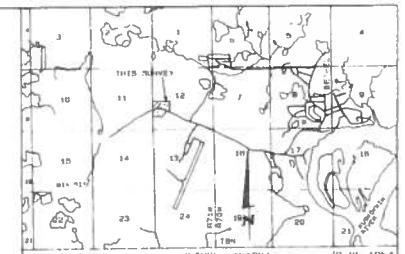
CURVE TABLE						
CURVE NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
CURVE 1	28°00' 27"	1389.28	348.48	679.10	672.38	N 79°25' 25" E
CURVE 2	24°44' 43"	918.83	201.56	396.84	393.76	S 74°12' 00" E
CURVE 3	24°50'58"	[illegible]	[illegible]	[illegible]	382.47	S 74°08'52" E
CURVE 4	28°35'08"	1369.28	348.24	678.10	671.14	N 79°08'08" E
CURVE 5	8°47' 41"	1389.28	53.47	104.75	104.65	N 84°44'41" E
CURVE 6	21°12'42"	1369.28	256.16	514.25	511.42	N 82°49'16" E
CURVE 7	23°32'58"	918.83	191.53	377.86	375.00	N 74°47'58" E
CURVE 8	1°11'46"	918.83	9.59	19.17	19.17	S 82°15'15" E
CURVE 9	5°14'03"	1419.28	64.87	129.66	129.61	N 88°35'15" E
CURVE 10	3°59'36"	1419.28	49.46	98.92	98.90	N 79°13'13" E
CURVE 11	5°24'48"	1419.28	62.19	134.04	134.04	N 74°55'44" E
CURVE 12	5°01'34"	1419.28	62.20	124.49	124.45	N 69°38'34" E

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
CURVE 13	5°49'14"	1419.28	70.08	140.00	139.94	S 69°33'57" E
CURVE 14	0°07'04"	1419.28	1.46	2.92	2.92	S 66°39'41" E
CURVE 15	8°01'07"	948.83	66.50	132.74	132.58	S 64°39'48" E
CURVE 16	8°17'07"	948.83	68.72	137.30	137.04	S 74°24'42" E
CURVE 17	5°41'06"	948.83	47.53	94.09	94.05	S 83°28'57" E

LINE TABLE

L-1 N 5°53'30"E 74.48





ACREAGE SUMMARY

RIGHT OF WAY 1.8943 ACRES
TRACT A 8.3470 ACRES
BLOCKS 1 & 2 IN 31.1 ACRES
OPEN SPACE 2.1667 ACRES
TOTAL 37.6080 ACRES

LEGEND

- = FOUND BLM MONUMENT. 2 1/2" DIA. IRON POST. WITH BRASS CAP
- = FOUND BLM 1/4 SECTION CORNER CORNER. A 2 1/2 DIA. IRON POST WITH BRASS CAP
- [ ] = COMPUTED PROPORTIONAL POSITION OF THE 1/4 SECTION CORNER. NOTHING SET
- = FOUND 2 1/2" DIA. ALUMINUM CAP ON 2" DIA ALUMINUM POST. NOT RECORDED
- = SET 2 1/2" DIA. ALUMINUM CAP ON 2" DIA. BY 30" LONG ALUMINUM POST. 24" IN THE GROUND
- = CURVE NUMBER
- ( ) = BLM GROUP 140 RECORD APPROVED 5-17-90
- ( ) = BLM RECORD U. S. SURVEY NO. 4383
- BRGW. = PROPORTIONATE MEASUREMENT
- S.F. = SQUARE FEET
- = SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR

NOTES

1.) SET 2" DIA. ALUMINUM CAP ON 5/8" DIA. BY 30" LONG REBAR AT ALL P.C. AND P.T. POINTS ON THE SOUTH LINE OF BIA ROAD, AT ALL P.C. AND P.T. POINTS ON THE RETURNS, AND AT ALL BLOCK CORNERS.

2.) SET 1 1/2" DIA. PLASTIC SURVCAP ON 5/8" DIA. BY 30" LONG REBAR AT ALL OTHER LOT CORNERS. UNLESS NOTED OTHERWISE.

3.) ALL LOT, BLOCK AND EXTENSION WT AND MC CORNERS TO BE SET ON OR BEFORE NOVEMBER 30, 1995.

4.) INDIVIDUAL SITE ACCESS FOR LOTS 1-8, BLOCK B, LOT 1, BLOCK 1 AND LOT 29, BLOCK 1 SHALL ONLY BE PROVIDED FROM INTERIOR SUBDIVISION ROADS. SITE ACCESS FROM BIA ROAD SHALL NOT BE ALLOWED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING THEIR EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED BY ME FOR PUBLIC USE.

OWNER

MARTHA LARSON — DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF DECEMBER, 1994

NOTARY PUBLIC FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES 3/3/97

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THE CITY OF BETHEL PLANNING COMMISSION HEREBY APPROVES THIS PLAT AND SUBDIVISION AND HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED FOR PUBLIC USE.

SIGNATURE — TITLE — DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 19__

NOTARY PUBLIC FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

BIA CERTIFICATE OF APPROVAL

THIS WITHIN PLAT IS HEREBY APPROVED THIS ___ DAY OF ___, 19__ PURSUANT TO AUTHORITY DELEGATED IN DOI OM A DATED NOVEMBER 17, 1981, REDELEGATION ORDER NO. 3150 DATED MAY 11, 1982, AS AMENDED MARCH 5, 1983, AND 10 BIAM BULLETIN 13 DATED NOVEMBER 19, 1982, AS AMENDED APRIL 8, 1983.

AREA DIRECTOR

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 19__

NOTARY PUBLIC FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY ADEC

WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

SIGNATURE — TITLE: Area Manager — DATE: 7/17/96

SURVEYOR'S CERTIFICATE

I, LYLE G. HIGGINS HEREBY CERTIFY THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY WAS DONE FROM MONUMENTS AND LANDMARKS FOUND AS SHOWN.

LYLE G. HIGGINS L.S. 4408 — DATE

TAX STATEMENT

NOT SUBJECT TO TAXATION AT THE TIME OF RECORDING

BETHEL RECORDING DISTRICT

PLAT OF

TSIKOYAK SUBDIVISION

A SUBDIVISION OF MARTHA LARSON'S NATIVE ALLOTMENT NUMBER SN-F17469-PARCEL C

SITUATED IN

SEC. 12, T.8N., R.72W., S.M., BETHEL, ALASKA

PREPARED BY

ALASKAN CONSULTING SURVEYORS, INC
601 West 41st Suite 101
Anchorage, Alaska 99503
(907) 562-7950

SCALE 1" = 100'	DATE 12/6/94	FILE 94-32	FB NO. 94-07
DRAWN L.R.	CHKD L.R.		SHT. 1 of 1

CLASSIFIE

wood. 545-2877. (2)(11/27-cnx)

ft Wooldridge Boat for Sale: 200 sepower engine. 45 inboard tanks vy dual battery, quadraphonic sound em (radio and CD player), 2 ship to re radios, and fish finder All seats e storage beneath Comes with Jet (NEVER used), 15 and 30 gallon ernal tanks Many more features All $27,000—OBO Call Jeff 545-0298 27-12/11)

08 Jeep Liberty V6, atomatic, 4x4, 2,800 545-0375. (8)(11/27-cnx)

or Rent

UTSIDE STORAGE SPACE FOR RENT. QUIPMENT, BOATS OR VEHICLES EAR BOAT HARBOR FENCED IN IEA 543-2402 (16)(3/17-cnx)

ated storage units for rent. secured ilding $75 & $120 per month pending on size Inquire at AC ackstop 543-2640 (20)(12/2-cnx)

nall Apartments available. Some lities paid 543-2750 (7)(9/1-22 cnx)

OR RENT
BDRM DUPLEX LIV RM HAS REPLACE, LG KITCHEN, FULL BATH, D. 600 GAL WATER TANK MASTER EDROOM HAS DECK LG FRONT ORCH AVAILABLE SEPT 1 $1500 O $1500 SECURITY DEPOSIT NO TILITIES NO PETS REFERENCES EQ 543-2635 (39)(8/11-cnx)

bdrm apartment for Rent 1 bathroom asher and dryer 1075.00 per month nant pays electric water and sewer all Sean 1 907 441-1922 (24)(10/9-

Employment

Help Wanted for night shift at the Bethel Subway. Stop by at Subway to pick up an application (18)(6/26-cnx)

Looking for Closing Manager at Bethel Subway. Please stop by Subway to submit resume to Phil 543-5338. (18)(9/18-cnx)

Public Notice

VFW MEMBERSHIP Freedom isn't free, 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 community projects that benefit all Americans, the VFW is an opportunity for veterans to continue to serve Contact the VFW Robert V Lindsey Post #10041 at 543-2241 and ask what you can do for your community (83)(3/26-cnx)

NOTICE TO MISSING BENEFICIARIES / HEIRS
TO, TELESFORO JIMENEZ-CALDAS believed to have resided in Bethel, Aniak and/or Anchorage Alaska and the spouse of PAMELA ANN TOM JIMENEZ, deceased
TO THE CHILD/CHILDREN OF SONG HUI-CHA SAMUELSON (formerly Hui Cha Samuelson), deceased, and JOHN SAMUELSON SR , deceased, believed to have resided in Bethel and/or Anchorage, Alaska
TO THE FAMILY OF BARTHOLOMEW PIUS AZZION deceased, believed to have resided in Mountain Village Alaska and/or Bethel Alaska
TO SCOTT CHARLIE ESTHER CHARLIE, AND JOSHUA CHARLIE, the children of ALBERT SCOTT AGATHLUK deceased believed to have resided in Emmonak Alaska
It is requested that the above-named

NOTICE OF PUBLIC HEARING – ZONING APPLICATION
NOTICE IS HEREBY GIVEN that on October 21, 2013 the City of Bethel Planning Office received a Zoning Application to change the zoning from no designation to Residential Planned Unit Development
APPLICANT: The Planning Commission
SITE LOCATION APPLIED FOR Kasayuli Subdivision
PURPOSE: To apply a zoning overlay for residential, commercial, open space and miscellaneous land uses
HEARING DATE: Planning Commission hearing to be held on Thursday December 5, 2013.
TIME AND PLACE OF HEARING 6:30 PM, Council Chambers, Bethel City Hall
For more information call the Planning Department at 543-5306 (96)(11/25-12/4)

NOTICE OF PUBLIC HEARING – ZONING APPLICATION
NOTICE IS HEREBY GIVEN that on October 21, 2013 the City of Bethel Planning Office received a Zoning Application to change the zoning from no designation to Residential Planned Unit Development
APPLICANT: The Planning Commission
SITE LOCATION APPLIED FOR Tsikoyak (Larson) Subdivision
PURPOSE: To apply a zoning overlay for residential land uses
HEARING DATE: Planning Commission hearing to be held on Thursday December 5, 2013
TIME AND PLACE OF HEARING 6:30 PM, Council Chambers, Bethel City Hall
For more information call the Planning Department at 543-5306 (92)(11/25)

NOTICE OF PUBLIC HEARING – PRELIMINARY PLAT
NOTICE IS HEREBY GIVEN that on November 5 2013, the City of Bethel Planning Office received a Preliminary Plat for Lot 3A Block 19, US Survey No 3230 A&B, Bethel Recording District
OWNER, City of Bethel
HEARING INFORMATION Planning Commission hearing to be held on Thursday December 5, 2013 at 6:30 PM, Council Chambers, Bethel City Hall
For more information call the Planning Department at 543-5306 (72)(11/27)

NOTICE OF PUBLIC HEARING – PRELIMINARY PLAT
NOTICE IS HEREBY GIVEN that on November 5, 2013 the City of Bethel Planning Office received a Preliminary Plat for Lots 5A and 5B, Block 8 US Survey No 3790, Bethel Recording District
OWNER City of Bethel
PURPOSE Lot split
HEARING INFORMATION Planning Commission hearing to be held on Thursday, December 5 2013, at 6:30 PM Council Chambers Bethel City Hall
For more information call the Planning Department at 543-5306 (76)(11/27)

NOTICE OF PUBLIC HEARING – PRELIMINARY PLAT
NOTICE IS HEREBY GIVEN that on November 5 2013 the City of Bethel Planning Office received a Preliminary Plat for Tracts H1 and H2 Block 2 Plat No 87-6 Bethel Recording District
OWNER City of Bethel
PURPOSE Lot split
HEARING INFORMATION Planning Commission hearing to be held on Thursday, December 5, 2013, at 6:30 PM, Council Chambers, Bethel City Hall
For more information call the Planning Department at 543-5306 (75)(11/27)

NOTICE FOR LARSON ZONING IS MISSING.

CLASSIFIEDS

Firewood. 545-2877. (2)(11/27-cnx)

20 ft Wooldridge Boat for Sale: 200 Horsepower engine, 45 inboard tanks, heavy dual battery, quadraphonic sound system (radio and CD player), 2 ship to shore radios, and fish finder. All seats have storage beneath. Comes with Jet foot (NEVER used), 15 and 30 gallon external tanks. Many more features. All for $27,000—OBO. Call Jeff 545-0298. (11/27-12/11)

2008 Jeep Liberty. V6, automatic, 4x4, $12,800. 545-0375. (8)(11/27-cnx)

For Rent

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

Heated storage units for rent, secured building. $75 & $120 per month, depending on size. Inquire at AC Quickstop 543-2640. (20)(12/2-cnx)

Small Apartments available. Some utilities paid. 543-2750. (7)(9/1-22; cnx)

FOR RENT
2 BDRM DUPLEX, LIV. RM HAS FIREPLACE, LG. KITCHEN, FULL BATH, W/D, 600 GAL. WATER TANK, MASTER BEDROOM HAS DECK. LG FRONT PORCH, AVAILABLE SEPT. 1, $1500/MO. $1500 SECURITY DEPOSIT, NO UTILITIES, NO PETS. REFERENCES REQ. 543-2635. (39)(8/14-cnx)

2 bdrm apartment for Rent. 1 bathroom, washer and dryer. 1075.00 per month, tenant pays electric, water and sewer. Call Sean 1 907 441-1922. (24)(10/9-cnx)

Accepting employment applications at Bethel Subway. Please stop by Subway to submit resume to Naomi. 543-5338. (18)(9/18-cnx)

CLERK OF COURT I
ALASKA COURT SYSTEM
HOOPER BAY, ALASKA
SALARY: $4,866.00 MONTHLY
CLOSING DATE: December 11, 2013
The Alaska Court System (ACS) is recruiting for a Clerk of Court in support of the Hooper Bay District Court. The incumbent will serve as the manager of clerical operations at the Hooper Bay Court including acting as in-court clerk. Regular job duties will include:
•Trial court case management
•Counter clerk/Reception
•In-Court Clerk
•Facility Management
•Accounting/Bookkeeping
Complete recruitment information is available on Workplace Alaska, http://workplace.alaska.gov. To view vacancies, go to the Job Opportunities section and select Court System. Applicants must submit a completed application through Workplace Alaska by 5:00 p.m. on **Wednesday, December 11, 2013.**
THE ALASKA COURT SYSTEM IS AN EEO EMPLOYER AND PROUDLY PROMOTES DIVERSITY (130)(12/4)

Public Notice

VFW MEMBERSHIP Freedom isn't free, 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 community projects that benefit all Americans, the VFW is an opportunity for veterans to continue to serve. Contact the VFW Robert V. Lindsey Post #10041 at 543-2241 and ask what you can do for your community. (83)(3/26-cnx)

NOTICE TO MISSING BENEFICIARIES / HEIRS
TO: TELESFORO JIMENEZ-CALDAS, believed to have resided in Bethel, Aniak and/or Anchorage, Alaska, and the spouse of PAMELA ANN TOM JIMENEZ, deceased.
TO: THE CHILD/CHILDREN OF SONG HUI-CHA SAMUELSON (formerly Hui

publication. Publication Dates: Wednesday November 20, November 27, December 4, and December 11, 2013. (146)(11/20-12/11)

NOTICE OF PUBLIC HEARING – ZONING APPLICATION
NOTICE IS HEREBY GIVEN that on October 21, 2013, the City of Bethel Planning Office received a Zoning Application to change the zoning from no designation to Residential Planned Unit Development.
APPLICANT: The Planning Commission
SITE LOCATION APPLIED FOR: Kasayuli Subdivision
PURPOSE: To apply a zoning overlay for residential, commercial, open space, and miscellaneous land uses.
HEARING DATE: Planning Commission hearing to be held on Thursday, December 5, 2013.
TIME AND PLACE OF HEARING: 6:30 PM, Council Chambers, Bethel City Hall.
For more information call the Planning Department at 543-5306. (96)(11/25-12/4)

PUBLIC HEARING NOTICE
On December 5, 2013 the City of Bethel Planning Commission will hear a request received in the Planning Office on October 17, 2013 by GCI, for an 80-foot telecommunications tower and utility structure to be located at 822 Ptarmigan Road Bethel, Alaska, 99559, owned by Robert Graham. Legal description: Plat #2005-32, Block 1, Lot 22. The hearing will be held at the City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 PM. If you cannot attend the meeting, please call the Planning Department at 543-5306 if you wish to comment. (94)(12/5)

Notice of Judgment – Change of Name
A judgment has been issued by the Superior Court in Bethel, Alaska, in Case #4BE-13-00352CI ordering that the minor child's name will be changed from James Lawrence Myers-Greene III to James Lawrence Greene III, effective on the effective date stated in the clerk's Certificate of Name Change. (54)(12/4)

>>>>DRAFT<<<<

City of Bethel, Alaska
Planning Commission

December 5, 2013 Special Meeting/Hearing Bethel, Alaska

I. CALL TO ORDER

A special meeting of the Planning Commission was held on December 5, 2013 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Guinn called the meeting to order at 6:35.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Cliff Linderoth, and Abe Palacios. Excused: Joy Shantz.

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

III. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF DEC. 5, 2013

MOVED:	Heather Pike	Motion to approve the Agenda, with changes in the order of agenda items. (Conditional Use permit application to be the first item on the agenda).
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

IV. MOTION TO APPROVE THE MINUTES OF THE OCT. 10, 2013 MEETING

MOVED:	Abe Palacios	Motion to approve the minutes of Oct. 13, 2013.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. NEW BUSINESS: A. Public Hearing: Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 833 Ptarmigan Street, Bethel, Alaska 99559. Legal Description is Plat 2005-32, Block 1, Lot 22, Bethel Recording District.

The Planning Director gave an overview of the topic.

PEOPLE TO BE HEARD (5 minute limit)

-- **Frank Mazzaro**, spoke in opposition to cell tower;
--**Jenna Jarvis,** a representative of GCI, spoke in favor for the cell tower.

The Planning Commission discussed the issue.

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

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

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

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

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

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

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

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

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

PEOPLE TO BE HEARD (5 minute limit)

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

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

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

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

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

B. Election of Planning Commission Vice-Chairman

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

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

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

Discussions ensued about all the above preliminary plats.

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

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

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

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

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

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

MOTION	

E. Regular December Planning Meeting Cancellation

MOTION TO CANCEL THE REGULAR DECEMBER PLANNING MEETING

MOVED:	Abe Palacios	Motion to cancel the regular December Planning Commission meeting
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

IX. PLANNER'S REPORT: The Planning Director went over the monthly report.

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

XI. ADJOURNMENT

MOTION MADE TO ADJOURN THE MEETING

MOVED:	Abe Palacios	Motion to adjourn the meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on January 9, 2014

_____
John Guinn, Chairperson

ATTEST:

_____
Betsy Jumper, Recorder

Introduced by: Council Member Springer
Introduction Date: January 14, 2014
Action:
Vote:

CITY OF BETHEL, ALASKA

Resolution #14-01

A RESOLUTION BY THE BETHEL CITY COUNCIL, EXPRESSING STONG SUPPORT FOR GOVERNOR PARNELL'S PROPOSAL TO APPROPRIATE $3 BILLION FROM THE CONSTITUTIONAL BUDGET RESERVE INTO THE ALASKA RETIREMENT TRUST FUNDS IN 2015

WHEREAS, the combined unfunded liability of Alaska's Public Employees Retirement System (PERS) and Teachers Retirement System (TRS) is 11.8 Billion at June 30, 2012;

WHEREAS, the funded ratio of PERS is 61.3% and TRS is 52.1% at June 30, 2012;

WHEREAS, the Governor has identified the State's unfunded pension liability as Alaska biggest budget driver, with annual State Assistance payments expected to exceed $1 Billion per year without a substantial cash infusion directly into the retirement trust funds;

WHEREAS, State Assistance payment on behalf of municipalities provide significant rate relief to local taxpayers, provide budget predictability and stability to local government, and are crucial to the financial health of Alaska's municipalities and school districts;

WHEREAS, Governor Parnell's plan is in the best interest of the retirement systems, the State of Alaska and its municipalities by honoring Alaska's constitutional obligations reducing annual state assistance contributions to a more predictable and sustainable $500 Million per year, increasing the funded status of the PERS and TRS by 10%, honoring the State's previous commitment to pay employer contribution rates in excess of 22%, allowing for further interest earnings to offset future contribution requirements, reducing pressure on future State and local government budgets, strengthening the credit rating of the State of Alaska and its municipalities, increasing future flexibility at a time when oil productions is anticipated to decline, and solving the problem now when reserves are available rather than passing the problem to future generations of Alaskans;

NOW, THEREFORE, BE IT RESOLVED that:

Introduced by: Council Member Springer
Introduction Date: January 14, 2014
Public Hearing:
Action:
Vote:

Section 1. the Bethel City Council expresses strong support for Governor Parnell's proposed transfer of $3 Billion from the State's Constitutional Budget Reserve directly into the retirement trust funds.

Section 2. The City Council expresses concern for any proposal to place the proposed $3 Billion into a Reserve Fund rather than directly into the retirement trust funds. The purpose of a Reserve Fund is to provide future flexibility to allow monies to be used for purposes other than the provision of pension benefits. The existence of the reserve Fund gives a potentially false assurance that funded levels of the retirement trust funds are adequate to pay pension benefits, thereby reducing required employer contributions into the system. Future tapping of the Reserve Fund however, would significantly exacerbate the unfunded liability at a time when Alaska has diminished flexibility to address the problem due to lower oil production and likely lower reserves.

Section 3. The City Council further expresses strong support for the Governor's proposal to continue to provide $500 Million per year in State Assistance payments on behalf of municipalities and school districts. State Assistance payments should not be further diminished. Any further reduction in State Assistance necessarily extends the amortization of the unfunded liability resulting in local government and school districts having to pay the 22% (PERS) and 12.56% (TRS) employer contribution rate for many more years than the otherwise would, and significantly shifting costs for the State to its municipalities.

PASSED AND APPROVED THIS __ DAY OF JANUARY 2014, BY A VOTE OF _ IN FAVOR AND _ OPPOSED.

ATTEST:

_____
Joseph Klejka, Mayor

_____
Lori Strickler, City Clerk

Introduced by: Council Member Whitney
Introduction Date: January 14, 2014
Action:
Vote:

CITY OF BETHEL, ALASKA

Resolution #14-02

A RESOLUTION BY THE BETHEL CITY COUNCIL SUPPORTING THE CONTINUED DEVELOPMENT OF THE ALASKA GRID PROJECT A HIGH VOLTAGE DIRECT CURRENT GRID FOR ALASKA

WHEREAS, high energy costs have been plaguing most of Alaska for many years and with increases to fuel prices inevitable, the residents of this region are expected to face greater hardships in the future if a solution is not implemented;

WHEREAS, the Bethel City Council recognizes and is thankful for the State of Alaska's assistance through the Power Cost Equalization (PCE) Program which paid more than $3 Million to residents of Bethel alone in FY2012;

WHEREAS, although the PCE benefit is crucial for residents in the 188 communities it serves, it is not a long-term sustainable solution to the continually increasing energy costs found throughout the state;

WHEREAS, efforts are being made to develop an Alaska Grid utilizing very efficient high-voltage direct current (HVDC) transmission lines that will provide power to communities and commercial operations throughout the state;

WHEREAS, a large scale power plant utilizing stranded North Slope natural gas would be the primary source of grid power, but transmission access would foster development of large scale renewable projects as well;

WHEREAS, upon completion of this project predicted costs for electricity in the Y-K area would be a fraction of what they are currently, likely eliminating the need for the PCE Program;

WHEREAS, Alaskans across the state deserve access to abundant, affordable energy and to the jobs that are currently being exported along with our unprocessed natural resources, and it is time that the state seriously considers this long-term sustainable solution to preserve our future and provide incentive for future development;

Introduced by: Council Member Whitney
Introduction Date: January 14, 2014
Public Hearing:
Action:
Vote:

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council is in strong support to the continued development of the Alaska Grid Project which will allow for a lower cost of living to residents of our region and throughout the state.

ENACTED THIS _ DAY OF JANUARY 2014, BY A VOTE OF _ IN FAVOR AND _ OPPOSED.

ATTEST:

_____
Joseph A. Klejka, Mayor

_____
Lori Strickler, City Clerk

Introduced by: City Manager Foley
Date: January 14, 2014
Action:
Vote:

CITY OF BETHEL, ALASKA

Resolution # 14-03

A RESOLUTION BY THE CITY OF BETHEL CERTIFYING THAT THE MUNICIPALITY DID SUFFER SIGNIFICANT EFFECTS DURING THE PROGRAM BASE YEAR FROM FISHERIES BUSINESS ACTIVITIES THAT OCCURRED WITHIN THE BETHEL FISHERIES MANAGEMENT AREA

WHEREAS, AS 29.60.450 requires that for a municipality to participating the FY 2014 Alaska Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department of Commerce, Community, and Economic Development that the municipality suffered significant effects during calendar year 2014 from fisheries business activities;

WHEREAS, 3 AAC 134.060 provides that if the allocation available for a fisheries management area is less than the long-form threshold value, a municipality may demonstrate that it suffered significant effects during the program base year from fisheries business activities that occurred within that fisheries management area through a resolution of the municipality's governing body;

WHEREAS, the City of Bethel is located within a fisheries management area with an allocation less than the long-from threshold value;

WHEREAS, 3AAC 134.120 provides that this resolution satisfies the Short-Form Application resolution requirements under the FY 2014 Shared Fisheries Business Tax Program;

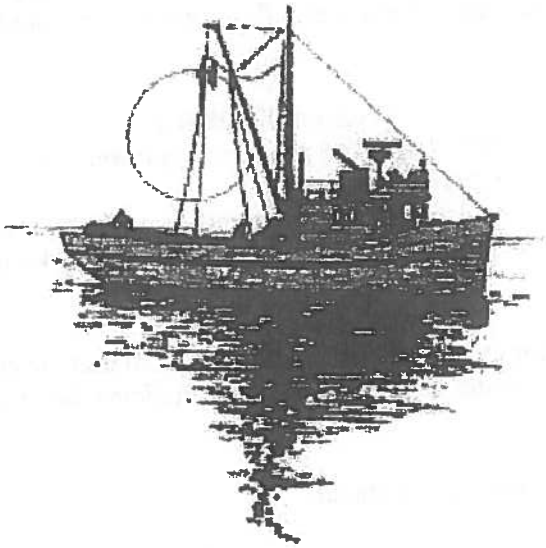
NOW, THEREFORE, BE IT RESOLVED by the Bethel City Council, this resolution certifies that the City of Bethel did suffer significant effects during calendar year 2012 from fisheries business activities that occurred within the FMA 6: Lower Kuskokwim fisheries management area and wishes to apply for funding under the FY14 Shared Fisheries Business Tax Program.

ENACTED THIS 14TH DAY OF JANUARY 2014, BY A VOTE OF _ IN FAVOR AND _ OPPOSED.

_____
Joseph A. Klejka, Mayor

ATTEST:_____
Lori Strickler, City Clerk

DCCED
SHARED FISHERIES
BUSINESS TAX PROGRAM
FY 14 SHORT-FORM APPLICATION
FOR
FMA 6: LOWER KUSKOKWIM



APPLICATION MUST BE SUBMITTED TO DCCED NO LATER THAN FEBRUARY 15, 2014

State of Alaska
Sean Parnell, Governor

Department of Commerce, Community, and Economic Development
Susan K. Bell, Commissioner

Division of Community and Regional Affairs
Scott Ruby, Director

FY 14 SHARED FISHERIES BUSINESS TAX PROGRAM

PROGRAM DESCRIPTION

The purpose of the Shared Fisheries Business Tax Program is to provide for an annual sharing of fish tax collected outside municipal boundaries to municipalities that can demonstrate they suffered significant effects from fisheries business activities. This program is administered separately from the state fish tax sharing program administered by the Department of Revenue which shares fish tax revenues collected inside municipal boundaries.

Program Eligibility

To be eligible for an allocation under this program, applicants must:

1. Be a municipality (city or borough); and
2. Demonstrate the municipality suffered significant effects as a result of fisheries business activity that occurred within its respective fisheries management area(s).

Program Funding

The funding available for the program this year is equal to half the amount of state fisheries business tax revenues collected outside of municipal boundaries during calendar year 2012.

Program funding is allocated in two stages:

1st Stage: Nineteen Fisheries Management Areas (FMAs) were established using existing commercial fishing area boundaries. The available funding is allocated among these 19 FMAs based on the pounds of fish and shellfish processed in the whole state during the 2012 calendar year. For example, if an area processed 10% of all the fish and shellfish processed in the whole state during 2012, then that area would receive 10% of the funding available for the program this year. These allocations are calculated based on Fisheries Business Tax Return information for calendar year 2012.

2nd Stage: If the total funding available for a Fisheries Management Area (FMA) is less than the long-form threshold value (the value determined by multiplying the number of municipalities in an area by $4,000), then one half of the allocation is divided equally among the eligible applicants in that area. The other half of the area allocation is distributed among the eligible applicants proportionate to the populations of all the eligible applicants in the area. This is known as the short-form method*.

* Because your municipality is located within a Fisheries Management Area with a total allocation less than the long-form threshold value, you have been provided a Short-Form Application.

FY 14 SHARED FISHERIES BUSINESS TAX PROGRAM

PROGRAM DESCRIPTION

Short-Form Application Method: In order to receive funding under the Short-Form Application Method, an applicant must have suffered significant effects during the program base year from fisheries business activities that occurred within its respective fisheries management area(s).

Some Important definitions: The Shared Fisheries Business Tax Program provides for a sharing of State Fisheries Business Tax with municipalities that can demonstrate they suffered *significant effects* during the *program base year* from *fisheries business activity* in their respective fisheries management area.

For the purposes of this program, "fisheries business activity" means:

- activity related to fishing, including but not limited to the catching and sale of fisheries resources;
- activity related to commercial vessel moorage and commercial vessel and gear maintenance;
- activity related to preparing fisheries resources for transportation; and,
- activity related to processing fisheries resources for sale by freezing, icing, cooking, salting, or other method and includes but is not limited to canneries, cold storages, freezer ships, and processing plants.

And, "significant effects" means:

- municipal expenditures during the program base year demonstrated by the municipality to the department to be reasonable and necessary that are the result of fisheries business activities on the municipality's:
  - population;
  - employment;
  - finances;
  - air and water quality;
  - fish and wildlife habitats; and,
  - ability to provide essential public services, including health care, public safety, education, transportation, marine garbage collection and disposal, solid waste disposal, utilities, and government administration.

And, "program base year" means:

- calendar year 2012.

City of Bethel Action Memorandum

Action memorandum No.	14-01		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		☐ Approved	☐ Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Mayor appointment of Jon Cochrane to the Finance Committee*

Route to:	Department/Individual:	Initials:	Remarks:
X	Finance Director	2 W	

Attachment(s): Application.

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 14-01 is sponsored by the Mayor at the request of the City Clerk.

Jon Cochran has requested reappointment to the Finance Committee. If appointed, he would be appointed to a term of three years with a term expiration of December 31, 2016.

Office of the City Clerk
City of Bethel
300 State Highway
Bethel, AK 99559-1388
Phone: (907)-543-1384
Fax: (907)-543-3817

APPLICATION FOR APPOINTMENT TO A COMMITTEE OR COMMISSION

Committee(s)/Commission(s) of interest:

__ Energy Committee
__ Parks and Recreation Committee
X Finance Committee
__ Public Works Committee
__ Port Commission
__ Public Safety and Transportation Commission
__ Planning Commission

All Planning Commissioners are required to provide an Alaska Public Offices Commission (APOC) Statement to the City Clerk's Office within 30 days of appointment. Commissioners must continue to provide an updated APOC statement to the clerk's office by the 15th of March annually.

NAME: Jon Cochrane

MAILING ADDRESS: PO BOX

RESIDENCE ADDRESS:

HOME PHONE: 907-

WORK PHONE: 907-.

CELL PHONE: 907-

E-MAIL: om

OCCUPATION: Bank Manager

EMPLOYER: Wells Fargo

1. Do you (or an immediate family member) currently own or operate a business in the City of Bethel? If so please provide the name and the type of business.

Wells Fargo - Bank Manager

2. Are you (or an immediate family member) a member of a board of directors, officer of, or hold a management position with, an organization that has financial dealings of one thousand dollars or more in value with the city of Bethel? If so please provide the name and the type of business.

Yes. Wells Fargo Bank

3. Do you currently have a direct or indirect financial of business interest with the City of Bethel, to include contracting, leaseholder, employee? If so please provide the name and the type of business.

No

4. Are you a resident of the City of Bethel? X Yes __ No If so, for how long? Year

5. Does your schedule permit you to regularly attend required meetings: X Yes __ No

I understand that this is a voluntary, appointed position to be confirmed by the Bethel City Council. I further understand that this application is public information and the merits of my appointment may be discussed at a public forum. In addition, my name may be published in a newspaper or other media outlet.

I have read Chapter 2.05 of the Bethel Municipal Code regarding Responsibilities of city council members, municipal officers, appointed officials and employees-conflict of interest. I agree to comply with the code and understand that my tenure as a commission/committee member requires such compliance.

I certify that the information in this application is true and accurate.

Signature of Applicant: Date: 12-5-13

FOR OFFICE USE ONLY

Date Received: 12/5/2013

Date of Council Approval: Action Memorandum Number: 14-01

Date Applicant Notified:

Term Expiration:

Registered voter of the City __Yes __ No

Return completed application to the Office of the City Clerk.

City of Bethel Action Memorandum

Action memorandum No.	14-02		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		☐ Approved	☐ Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Mayor re appointment of Dave Trantham to the Finance Committee.*

Route to:	Department/Individual:	Initials:	Remarks:
X	Assistant Finance Director	ZH	

Attachment(s): Application

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 14-02 is sponsored by the Mayor at the request of the City Clerk.

Dave Trantham Jr. has requested reappointment to the Finance Committee. If appointed, he would be appointed to a term of three years with a term expiration of December 31, 2016.

Rec'd 12-9-2013

Office of the City Clerk
City of Bethel
300 State Highway
Bethel, AK 99559-1388
Phone: (907)-543-1384
Fax: (907)-543-3817

APPLICATION FOR APPOINTMENT TO A COMMITTEE OR COMMISSION

Committee(s)/Commission(s) of interest:

- ___ Energy Committee
- ___ Parks and Recreation Committee
- ✓ Finance Committee
- ___ Public Works Committee
- ___ Port Commission
- ___ Public Safety and Transportation Commission
- ___ Planning Commission

All Planning Commissioners are required to provide an Alaska Public Offices Commission (APOC) Statement to the City Clerk's Office within 30 days of appointment. Commissioners must continue to provide an updated APOC statement to the clerk's office by the 15th of March annually.

NAME: David E Trantham Jr.

MAILING ADDRESS:

RESIDENCE ADDRESS:

HOME PHONE: 907

WORK PHONE:

CELL PHONE:

E-MAIL:

OCCUPATION:

EMPLOYER:

No 1. Do you (or an immediate family member) currently own or operate a business in the City of Bethel? If so please provide the name and the type of business.

NO 2. Are you (or an immediate family member) a member of a board of directors, officer of, or hold a management position with, an organization that has financial dealings of one thousand dollars or more in value with the city of Bethel? If so please provide the name and the type of business.

NO 3. Do you currently have a direct or indirect financial of business interest with the City of Bethel, to include contracting, leaseholder, employee? If so please provide the name and the type of business.

4. Are you a resident of the City of Bethel? ✓ Yes __ No If so, for how long? 43 years

5. Does your schedule permit you to regularly attend required meetings: ✓ Yes __ No

I understand that this is a voluntary, appointed position to be confirmed by the Bethel City Council. I further understand that this application is public information and the merits of my appointment may be discussed at a public forum. In addition, my name may be published in a newspaper or other media outlet.

I have read Chapter 2.05 of the Bethel Municipal Code regarding Responsibilities of city council members, municipal officers, appointed officials and employees-conflict of interest. I agree to comply with the code and understand that my tenure as a commission/committee member requires such compliance.

I certify that the information in this application is true and accurate.

Signature of Applicant: David E. Trantham Date: 12-1-13

FOR OFFICE USE ONLY

Date Received: 12-09-2013

Date of Council Approval: Action Memorandum Number: 14-02

Date Applicant Notified:

Term Expiration:

Registered voter of the City ✓ Yes __ No

Return completed application to the Office of the City Clerk.

City of Bethel Action Memorandum

Action memorandum No.	14-03		
Date action introduced:	1-14-2014	Introduced by:	Council Member Sigmon
Date action taken:		☐ Approved	☐ Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Training and Travel request for the City Attorney for January 30-31, 2014.*

Route to:	Department/Individual:	Initials:	Remarks:
X	Assistant Finance Director	JH	

Attachment(s): Cost estimate for Travel and Training.

International Municipal League Association's Annual Conference.

Amount of fiscal impact		Account information:
	No fiscal impact	
$997.90	Funds are budgeted for.	10-56-545
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 14-03 is sponsored by the Council Member Sigmon at the request of the City Attorney.

The City Attorney, Patty Burley, is requesting to attend a Work's Compensation training in Anchorage on January 31st. It is hoped that with more skills in worker's compensation, the City can begin to recoup some of its losses from worker's compensation claims.

Flights

CHANGE FLIGHTS REMOVE FLIGHTS

Flight	Departs	Arrives	Total Price for 1 Traveler
Alaska 44 Coach (L) | Nonstop | Details	Bethel (BET) **1:15 pm** Thu, Jan 30	Anchorage (ANC) **2:20 pm** Thu, Jan 30	**$451.80** including taxes & fees Price Breakdown Low Price Guarantee

This flight uses a Boeing 737-400 Combi aircraft. When boarding this type of aircraft, customers will use two sets of stairs, board from the rear of the aircraft, and be exposed to the weather.

Distance: 397 mi | Duration: 1h 5m

Shop again using your Discount Code.

Alaska 45 Coach (L) | Nonstop | Details	Anchorage (ANC) **7:07 pm** Sun, Feb 2	Bethel (BET) **8:20 pm** Sun, Feb 2

This flight uses a Boeing 737-400 Combi aircraft. When boarding this type of aircraft, customers will use two sets of stairs, board from the rear of the aircraft, and be exposed to the weather.

Distance: 397 mi | Duration: 1h 13m

Fare Rules

Baggage Rules

- **Carry-on Baggage:** On Alaska Airlines flights, each traveler is limited to one carry-on bag that measures up to 10 x 17 x 24 inches, plus one personal item.
- **Checked Baggage:** Alaska Airlines rules and fees apply for this itinerary. The first and second checked bag fees are waived. See www.alaskaair.com/bagrules for details and exceptions.

Total Due Now $451.80 USD

Currency Converter

PROCEED TO CHECKOUT

Great Hotel Deals at Your Destination

Offers provided by Orbitz for hotel stays from January 30 through February 2

Westmark Anchorage Hotel » See All Hotels

★★★★★

Nightly rates from

$89 $80

Rooms & Rates

Ramada Anchorage »

★★★★★

Nightly rates from

$63

Rooms & Rates

Seminar Agenda

8:30 AM - 9:00 AM **Registration**

9:00 AM - 10:30 AM **Representing the Employee and Employer Before the Alaska Workers' Compensation Board**

— *Michael Budzinski and Joseph A. Kalamarides, Esq.*

- Evaluating the Claim
- Procedure Before the Board/Litigation
- Whether to Appeal the Decision and Order

10:30 AM - 10:45 AM **Break**

10:45 AM - 11:30 AM **Assisting the Employer in Impacting Cost Drivers on a Claim**

— *Susan R. Daniels*

- Effective Reporting
- Understanding Cost Drivers
- Points of Impact

11:30 AM - 12:30 PM **Lunch (On Your Own)**

12:30 PM - 1:15 PM **Settlement of Workers' Compensation Claims**

— *Michelle Meshke*

- Dispute and Best Interests of Employee
- Waiver of Future Benefits
- Medicare and Medicaid
- Second Injury Fund

1:15 PM - 2:00 PM **Third-Party Workers' Compensation Claims and Litigation**

— *Michael Budzinski and Joseph A. Kalamarides, Esq.*

- Case Law Involving Lien
- Practicalities of Settlement
- Medicare

2:00 PM - 2:15 PM **Break**

2:15 PM - 3:15 PM **Re-Employment and Return-to-Work**

— *Michelle Meshke*

- Eligibility Evaluation
- Re-Employment Plan and Benefits
- Return-to-Work Programs/Light Duty

3:15 PM - 4:30 PM **Causation in Workers' Compensation Claims**

— *Michael Budzinski and Joseph A. Kalamarides, Esq.*

- 2005 Changes in the Law
- How the Board, Commission and Supreme Court Have Handled Causation
- Examples of Causation Problems and Issues
- Group Discussion of Causation Problems
- General Q and A Session

Presented By:

Michael Budzinski

- Shareholder at Russell, Wagg, Gabbert & Budzinski, P.C.
- Member of the Alaska Bar Association and admitted to practice in the U.S. District Court for the District of Alaska
- Member of the National Workers' Compensation Defense Network
- Practices in the areas of workers' compensation defense, general insurance defense and insurance coverage
- J.D. degree, University of Wisconsin
- Can be contacted at 907-258-1747 or mbudzinski@rtwcg.com

Susan R. Daniels — Moderator

- President of Northern Adjusters, Inc.
- More than 20 years of claims adjusting experience
- Former president of Alaska Adjusters Association and Workers' Compensation Committee of Alaska
- Current regional vice president of the National Association of Independent Insurance Adjusters
- B.S. degree in health care administration, Oregon State University, associate in claims designation
- Can be contacted at 907-868-3999 or sdaniels@nadj.com

Joseph A. Kalamarides, Esq.

- Partner in the law firm of Kalamarides & Lambert
- Represented clients for more than 37 years before the Alaska Workers' Compensation Board
- Spoken before professional and civic groups on topics relating to workers' compensation
- J.D. degree, University of Idaho College of Law; B.S. degree, University of Idaho
- Can be contacted at 907-276-2135 or joe@kalamarides.com

Michelle Meshke

- Shareholder at Russell, Wagg, Gabbert & Budzinski, P.C.
- Practices workers' compensation defense, representing national and local employers, and insurance companies statewide at the Alaska Workers' Compensation Board, Alaska Workers' Compensation Appeals Commission and Alaska Supreme Court
- Frequent speaker on all workers' compensation topics for employers, adjusters and insurers
- J.D. degree, University of Oregon Law School; B.A. degree, cum laude, Western Washington University
- Can be contacted at 907-258-1747 or mmeshke@rtwcg.com

1 KING BED STUDIO SUITE NONSMOKING

Designed for those who like open floor plans, our Studio One King...

Quick Look

RATE PLAN	PRICE PER NIGHT (USD)
EASY CANCELLATION Changeable and refundable. Earn HHonors Points. Commissionable	$184 Select
Advance Purchase FULL PAYMENT IN ADVANCE. NON REFUNDABLE. CREDIT CARD REQUIRED AT ... Not commissionable	~~$184~~ $165 Select
2X POINTS PACKAGE Special offer GET REWARDED WITH DOUBLE HHONORS POINTS. NOT A MEMBER, JOIN AT ... Commissionable	$198 Select
STATE GOVERNMENT Current State or Local Government Employee ID or Travel Orders ... Not commissionable	$99 Select
US GOVERNMENT Current US Government Employee ID, Government Credit Card or ... Not commissionable	$99 Select

City of Bethel Action Memorandum

Action memorandum No.	14-04		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		▒ Approved	▒ Denied
Confirmed by:			

SUBJECT/ACTION: Direct Administration to identify three options to connect Chief Eddie Hoffman Highway with Ptarmigan Street and to provide to Council, a map of the three options, construction costs for each, and any pros and/or cons for each road.

Route to:	Department/Individual:	Initials:	Remarks:
X	Assistant Finance Director	JH	
	Public Works Director		
	Planning Director		
	City Manager		

Attachment(s): None

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

For many years the City has been seeking funding to construct a road to connect the Highway with Ptarmigan Street. With the closing of Tundra Ridge Road, community members and first responders now face a significant increase in travel time, high cost of living, and increased risk to health and safety.

Administration has previously identified three options to connect the Highway with Ptarmigan Road, all of which would require a substantial amount of funding and time to develop. In order to determine the best option for development, the City Council would like a complete composite of each option. Laying out the pluses and minuses of the construction, the estimated cost associated with each option, as well as a map indicating the path of each option.

City of Bethel Action Memorandum

Action memorandum No.	14-05		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		☐ Approved	☐ Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Mayor re appointment of Joy Shantz to the Planning Commission.*

Route to:	Department/Individual:	Initials:	Remarks:
X	Planning Director		

Attachment(s): Application

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 14-05 is sponsored by the Mayor at the request of the City Clerk.

Joy Shantz has requested reappointment to the Planning Commission. If appointed, she would be appointed to a term of three years with a term expiration of December 31, 2016.

Office of the City Clerk
City of Bethel
300 State Highway
Bethel, AK 99559-1388
Phone: (907)-543-1384
Fax: (907)-543-3817

APPLICATION FOR APPOINTMENT TO A COMMITTEE OR COMMISSION

Committee(s)/Commission(s) of interest:

__ Energy Committee
__ Parks and Recreation Committee
__ Finance Committee
__ Public Works Committee
__ Port Commission
__ Public Safety and Transportation Commission
X Planning Commission

All Planning Commissioners are required to provide an Alaska Public Offices Commission (APOC) Statement to the City Clerk's Office within 30 days of appointment. Commissioners must continue to provide an updated APOC statement to the clerk's office by the 15th of March annually.

NAME: Joy Smartz

MAILING ADDRESS: PO Box

RESIDENCE ADDRESS:

HOME PHONE: WORK PHONE:

CELL PHONE: E-MAIL:

OCCUPATION: Graphics Supervisor EMPLOYER: LKSD

1. Do you (or an immediate family member) currently own or operate a business in the City of Bethel? If so please provide the name and the type of business.

   Yes - South West Fuel

2. Are you (or an immediate family member) a member of a board of directors, officer of, or hold a management position with, an organization that has financial dealings of one thousand dollars or more in value with the city of Bethel? If so please provide the name and the type of business.

No

3. Do you currently have a direct or indirect financial of business interest with the City of Bethel, to include contracting, leaseholder, employee? If so please provide the name and the type of business.

No

4. Are you a resident of the City of Bethel? X Yes __ No If so, for how long? Since 1982

5. Does your schedule permit you to regularly attend required meetings: X Yes __ No

I understand that this is a voluntary, appointed position to be confirmed by the Bethel City Council. I further understand that this application is public information and the merits of my appointment may be discussed at a public forum. In addition, my name may be published in a newspaper or other media outlet.

I have read Chapter 2.05 of the Bethel Municipal Code regarding Responsibilities of city council members, municipal officers, appointed officials and employees-conflict of interest. I agree to comply with the code and understand that my tenure as a commission/committee member requires such compliance.

I certify that the information in this application is true and accurate.

Signature of Applicant: Date: 12-26-2013

FOR OFFICE USE ONLY

Date Received: 12-26-2013

Date of Council Approval: Action Memorandum Number: 14-05

Date Applicant Notified:

Term Expiration:

Registered voter of the City ✓ Yes __ No

Return completed application to the Office of the City Clerk.

City of Bethel Action Memorandum

Action memorandum No.	14-06		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		☐ Approved	☐ Denied
Confirmed by:			

SUBJECT/ACTION: Direct Administration to research the cost to purchase and install water metering for hauled and piped users' as well as the ongoing cost associated with reading the meters. Additionally explore the cost and benefits an electronic metering system for piped water users.

Route to:	Department/Individual:	Initials:	Remarks:
X	Assistant Finance Director	JH	
X	Public Works Director		
	Planning Director		
	City Manager		

Attachment(s): None

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

To help control water rate increases, one method may be to better identify water usage and allocate actual usage costs to the users (though it is unknown if costs of the metering itself may be prohibitive). Currently only some piped users have meters installed, and these are not being used for billing. Additionally, though there was a trial of trucked metering in the past, that also is not being utilized. Administration is tasked with identifying costs of adding meters to piped homes not yet metered, and then the cost of reading home meters. Separately, identify the cost of adding meters to trucked water, and then estimate the cost of recording those meters. Finally explore the possibility of electronically reading home meters so as to defray man-hour costs and create real-time water billing.

City of Bethel Action Memorandum

Action memorandum No.	14-07		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		▒ Approved	▒ Denied
Confirmed by:			

SUBJECT/ACTION: Direct Administration to determine an approximate overall cost for a new code enforcement position within the City and make recommendations on the best way to implement this position.

Route to:	Department/Individual:	Initials:	Remarks:
X	Assistant Finance Director	ZH	
X	Public Works Director		
X	Planning Director		
	City Manager		

Attachment(s): None

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

There are many areas of the Bethel Municipal Code that are not being enforced which could be addressed by a full time code enforcement officer.

If possible, to minimize expense, the administration should additionally consider combining the position with another, such as an animal control officer.

City of Bethel Action Memorandum

Action memorandum No.	14-08		
Date action introduced:	1-14-2014	Introduced by:	Mayor Klejka
Date action taken:		☐ Approved	☐ Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Mayor re appointment of Margaret Revet to the Parks and Recreation Committee.*

Route to:	Department/Individual:	Initials:	Remarks:
X	Parks and Recreation Director		

Attachment(s): Application

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 14-08 is sponsored by the Mayor at the request of the City Clerk.

Margaret Revet has requested reappointment to the Parks and Recreation Committee. If appointed, she would be appointed to a term of three years with a term expiration of December 31, 2016.

Office of the City Clerk
City of Bethel
300 State Highway
Bethel, AK 99559-1388
Phone: (907)-543-1384
Fax: (907)-543-3817

APPLICATION FOR APPOINTMENT TO A COMMITTEE OR COMMISSION

Committee(s)/Commission(s) of interest:

__ Energy Committee
X Parks and Recreation Committee
__ Finance Committee
__ Public Works Committee
__ Port Commission
__ Public Safety and Transportation Commission
__ Planning Commission

All Planning Commissioners are required to provide an Alaska Public Offices Commission (APOC) Statement to the City Clerk's Office within 30 days of appointment. Commissioners must continue to provide an updated APOC statement to the clerk's office by the 15th of March annually.

NAME: Margaret Revet

MAILING ADDRESS: P.O. Box

RESIDENCE ADDRESS:

HOME PHONE: 543-

WORK PHONE: N/A

CELL PHONE:

E-MAIL:

OCCUPATION: Retired teacher

EMPLOYER: N/A

1. Do you (or an immediate family member) currently own or operate a business in the City of Bethel? If so please provide the name and the type of business. No

2. Are you (or an immediate family member) a member of a board of directors, officer of, or hold a management position with, an organization that has financial dealings of one thousand dollars or more in value with the city of Bethel? If so please provide the name and the type of business.

NO

3. Do you currently have a direct or indirect financial of business interest with the City of Bethel, to include contracting, leaseholder, employee? If so please provide the name and the type of business.

NO

4. Are you a resident of the City of Bethel? [X] Yes [ ] No If so, for how long? 1970

5. Does your schedule permit you to regularly attend required meetings: [ ] Yes [ ] No

I understand that this is a voluntary, appointed position to be confirmed by the Bethel City Council. I further understand that this application is public information and the merits of my appointment may be discussed at a public forum. In addition, my name may be published in a newspaper or other media outlet.

I have read Chapter 2.05 of the Bethel Municipal Code regarding Responsibilities of city council members, municipal officers, appointed officials and employees-conflict of interest. I agree to comply with the code and understand that my tenure as a commission/committee member requires such compliance.

I certify that the information in this application is true and accurate.

Signature of Applicant: Margaret Renee Date: 1-6-2014

FOR OFFICE USE ONLY

Date Received: 1-7-2014

Date of Council Approval: Action Memorandum Number: 14-08

Date Applicant Notified:

Term Expiration:

Registered voter of the City ✓ Yes __ No

Return completed application to the Office of the City Clerk.