



Planning Commission Meeting Agenda

Regular Meeting Thursday February 12, 2015
6:30PM

City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

John Guinn
Vice-Chair
Term Expires
12/2015

Joy Shantz
Chair
Term Expires
12/2015

Heather Pike
Council Rep.
Term Expires
10/2015

Kathy Hanson
Committee Member
Term Expires
12/2016

Cliff Linderoth
Committee Member
Term Expires
12/2017

Vacant

Rachael Pitts
Ex-Officio Member,
Recorder

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES OF JANUARY 8, 2015 MEETING
- V. APPROVAL OF AGENDA
- VI. NEW BUSINESS
 - A. Public Hearing: Application for Vacating an Easement: Lot 38D, Plat 83-36.
The applicant is Shawn Ahlo. The address is 1517 Chief Eddie Hoffman Highway, Bethel, Alaska. The request is to vacate an undesignated easement.
- VII. UNFINISHED BUSINESS
 - A. Public Hearing: Amendments to the Bethel Municipal Code, Title 16
Planning, Land Use, Platting and Development.
- VIII. DIRECTOR'S REPORT
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT

Posted February 6, 2015, at City Hall, AC Quick Stop, Post Office, and Corina's Case Lot Groceries

City of Bethel, Alaska

Planning Commission

January 8, 2015

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6:30 pm in the City Hall conference room in Bethel, Alaska. Chairman, John Guinn, called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Heather Pike, Abe Palacios, Cliff Linderoth, Joy Shantz and Kathy Hanson. The Ex - Officio member present was Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

--Shannon Freitas, wanted to briefly state she's a Larson Subdivision homeowner, and stated we received a letter notifying that the proposed Lyman Hoffman Subdivision was going to be on tonight's agenda.

--Arthur Freitas, Shannon's husband and a resident of Larson Subdivision, had a question: amendments to the Bethel Municipal Code are on the agenda, which is in line with the Hoffman Subdivision proposal--wondering why the Hoffman Subdivision isn't on the agenda when the adjustments or the amendments to the Bethel Municipal code are actually on the agenda.

--David Henderson, also a resident of Larson Subdivision, wanted to know when those issues of the Bethel Municipal Code were going to be addressed?

Walter Larson—used to own the land at Larson subdivision. We own the land on the other side. Walter talked about some of the history of that land and wanted to clear some things up a little bit. Also, too, my wife and I are here because on the other side, the south side, we have 9.3 acres, I forget the exact amount, and we're trying to get approval so our kids can take and use that land.

--Martha Larson, having problems with the proposed Hoffman Subdivision.

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 11, 2014 MEETING

MOVED:	Joy Shantz	To approve the minutes of the Dec. 11, 2014 meeting.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM NOVEMBER 13, 2014 MEETING

MOVED:	Joy Shantz	To approve the minutes of the Nov. 13, 2014 meeting.
SECONDED:	Heather Pike	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.
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IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE JAN. 8, 2015 MEETING

MOVED:	Abe Palacios	To approve the agenda for the Jan. 8, 2015 meeting.
SECONDED:	Joy Shantz	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0 opposed.
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VI. SPECIAL ORDER OF BUSINESS: ELECTION OF CHAIRMAN

MOVED:	Heather Pike	To nominate John Guinn as Chairman for the Planning Commission.
SECONDED:	Abe Palacios	

SPECIAL ORDER OF BUSINESS: ELECTION OF CHAIRMAN

MOVED:	Kathy Hanson	To nominate Joy Shantz as Chairman for the Planning Commission.
SECONDED:	Heather Pike	

Round one voting for Chairman:
4 votes in favor of Joy; 2 votes in favor of John.
Joy is elected Chairman of the Planning Commission.

SPECIAL ORDER OF BUSINESS: ELECTION OF VICE-CHAIRMAN

MOVED:	Abe Palacios	To nominate John Guinn as Vice-Chair for the Planning Commission.

MOVED:	Heather Pike	To nominate Cliff Linderoth as Vice-Chair for the Planning Commission.

Round one voting for Vice-Chair:
3 votes in favor of John and 3 votes in favor of Cliff.

Round two voting for Vice-Chair:
4 votes in favor of John and 2 votes in favor of Cliff.
John Guinn is elected Vice-Chairman of the Planning Commission.

SPECIAL ORDER OF BUSINESS: RESIGNATION OF BEV HOFFMAN TO THE PLANNING COMMISSION:

MOVED:	Heather Pike	To accept Bev Hoffman's resignation.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

VII. UNFINISHED BUSINESS:

- A. Public Hearing: Final Plat of Jung and Active lots, US Survey 3790, Lots 6A, 6B, 6C, 7A, and 7B, Block 8, and Lots 6A and 6B, Block 9. The address is 177-179 East Avenue. The purpose is to create dedications.**

MOVED:	Abe Palacios	To approve the Final plat of the Jung and Active lots.
SECONDED:	Kathy Hanson	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

- B. Public Hearing: Amendments to the Bethel Municipal Code, Titles 15-18. The titles are: 15. Buildings, Construction, and Flood Control; 16. Planning, Land Use, Platting, and Development; 17. Subdivisions; and 18. Zoning.**

MOTION TO MOVE INTO A COMMITTEE OF THE WHOLE TO DISCUSS TITLES 15-18 FOR ANY POSSIBLE REVISIONS

MOVED:	Heather Pike	To move into a committee of the whole.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

Discussions ensued.

MOTION TO TAKE A BREAK

MOVED:	Kathy Hanson	To take a 5 minute break.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

Meeting reconvened at 7:20.

MOTION TO SUSPEND THE RULES TO HEAR FROM MR. WALTER LARSON

MOVED:	Abe Palacios	To suspend the rules to hear from Mr. Larson
SECONDED:	John Guinn	

Mr. Walter Larson addressed the Planning Commission on his land near Larson Subdivision and some of the issues being faced, such as the open space area on the South side of the road.

MOTION TO COME OUT OF THE COMMITTEE AS A WHOLE

MOVED:	Kathy Hanson	To come out of the committee as a whole.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed.		

The discussion on Titles 15-18 continued.

MOTION TO TAKE ON ONE TITLE AT A TIME FOR EACH MONTHLY MEETING.

MOVED:	Abe Palacios	To take one Title at a time for each monthly meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed		

MOTION TO MOVE INTO THE COMMITTEE AS A WHOLE TO DISCUSS TITLE 15

MOVED:	Heather Pike	To move into the committee as a whole to discuss Title 15.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed		

The Planning Commission members discussed how to go about this.

MOTION TO COME OUT OF THE COMMITTEE AS A WHOLE

MOVED:	Heather Pike	To come out of the Committee as a whole.
SECONDED:	John Guinn	
VOTE ON MAIN MOTION		
All in favor Motion passes; 6 yes and 0 opposed		

MOTION TO START WITH TITLE 16 AT THE NEXT PLANNING COMMISSION MEETING

MOVED:	Kathy Hanson	To address Title 16 at the next Planning meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor Motion passes; 5 yes and 1 opposed (Pike)		

IX. DIRECTOR'S REPORT: The Planning Commission went over the written monthly Planner's report.

X. COMMISSIONER'S COMMENTS: Heather: had some questions about the construction projects near the Mud Hut; also, is anything being done about the traffic at the new Swanson's store?

At 5:00 it's quite a mess—pedestrian safety, lots of concerns. Happy New Year—looking forward to working hard and rolling up our sleeves next meeting. **Kathy:** Congratulations to the Chair and Vice-chair—thank you for doing it. **John:** Going to be gone next month doing a VFW meeting and Hawaii so please excuse me. **Cliff:** apologized for not having his notebook. **Bubba:** Again, congratulations to the Chair and Vice-Chair--thank you to Mr. Guinn for all your service and hard work over the years, we appreciate it. **Joy:** Thanked everyone for their vote of confidence—will try to do my best. Tough act to follow, and thanks John for still being here to back me up and really appreciate everything you have done, you are a rock star!!!!Also I'd like to encourage everyone to go over your material very carefully and be sure to bring your books for the next meeting.

MOTION TO SUSPEND THE RULES TO HEAR A COMMENT FROM THE GALLEY

MOVED:	Abe Palacios	To listen to comments from the public.
SECONDED:	Kathy Hanson	

--Joe Moses, a resident of Larson Subdivision, wanted to make a suggestion to have microphones to speak into so the audience can hear the meeting.

--Daysha Eaton from KYUK Radio suggested to maybe air these meetings on KYUK—lots of important things going on to be discussed in the upcoming months.

MOVED	Heather Pike	To adjourn the meeting at 8:45 pm.
SECONDED:	John Guinn	

VOTE ON MAIN MOTION	All in favor Motion passes; 6 yes and 0opposed.
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Next meeting will be on February 12, 2015.

Joy Shantz, Chairman

Betsy Jumper, Recorder



CITY OF BETHEL

PLANNING OFFICE

P.O. Box 1388 • Bethel, Alaska 99559

907-543-5301

Fax # 907-543-4186

January 22, 2015

Memo To: City of Bethel Planning Commission

From: Rachael Pitts, Planning Director

A handwritten signature in blue ink, appearing to read "R. Pitts".

Reference: Application from Shawn Ahlo for an Easement Vacation

Mr. Ahlo has submitted a request for an Easement Vacation on his property at 1517 Chief Eddie Hoffman Highway (see attachments). Based on the attached aerial, the easement was never developed for traffic circulation or other purposes, with the exception of the access easement located on the south side of the property where it provides access for the Tract A lots to the Trailer Park Road. It is assumed that the easements were created for traffic circulation.

Currently traffic in the neighborhood either uses the road on the east side of the Trailer Park, or crosses other properties. At the time the subdivision was first surveyed there was no consideration for traffic circulation (US Survey 4117). Later plats inserted easements into the subdivision:

1. Plat No. 83-34: Places an easement down the middle or on the edges of some of the properties.
2. Plat No. 83-36: Moved the easement to mainly the east sides of the lots. Note that Tract A accesses the Trailer Court Road on an easement that crosses Lots 38D and 38E.
3. Plat No. 84-10: Shows Tract A lots splits with an easement on the west side of Tract A that connects to the easement that goes to the Trailer Court Road.
4. Plat No. 94-5: Shows a lot split on Tract A and the easement on the west side of Tract A, and the connection to Trailer Park Road.
5. Plat 96-27: Shows the vacation of part of the easement on Lots 38J and 38K, to be replaced by a ten-foot utility easement.

In 1996 the Bethel Planning Commission approved the vacation of part of this easement at Lots 38J and 38K. Because of this decision the easement is no longer contiguous through the subdivision (Plat 96-27). However the affected lots can be accessed on the west side from Trailer Park Road.

The connection on Lots 38D and 38E should remain to provide access from the Tract A properties to Trailer Park Road.

With the exception of any objections that may arise at the public hearing, the Planning Department supports the application for an Easement Vacation. Existing traffic circulation appears to be sufficient to accommodate adjoining properties. If the Planning Commission is favorable, Mr. Ahlo may return to the Planning Commission and formally request the plat vacation, meeting all of the requirements of *Chapter 17.32 Plat Vacations* of the BMC.

Findings:

1. The vacation is not primarily for a private purpose.
2. The area is no longer necessary for public use or the public welfare.
3. The public welfare will be enhanced by the vacation.

CITY OF BETHEL

P.O. BOX 1388, BETHEL, ALASKA-99559 <http://www.cityofbethel.org> 907-543-5306, FAX# 907-543-4186

APPLICATION FOR VACATING EASEMENT

SHAWN AHLB

Name of Party Requesting Action

12-23-14

Date

1517 STATE HIGHWAY
Bethel ALASKA 99559

Address

907-545-0453

Telephone

Attach a list of all property owners within 600 feet of the easement boundaries.

Reason for requesting easement to be vacated:

83-36 unmarked easement
LOT 38D

Additional information needed by the City of Bethel Planning Department:

1. Preliminary Plat of requested vacation.
2. Application Fee is \$100.00
3. List of property owners within 600 feet of easement boundaries.

After completed application is received by the City:

1. Planning Department receives the application and fee.
2. A public hearing is scheduled with the Planning Commission to review the request.
3. Planning staff notifies all property owners within 600 feet of the easement boundaries.
4. If the Planning Commission and the City Council agree to the request, a final plat shall be submitted to the Planning Department.
5. Applicant is required to pay necessary recording fees to record the vacation with State of Alaska Recorder of Deeds in the Bethel Recording District.

Shawn U.P. Ahlb
Signature of Applicant

DEC 30 2014

ORIGINAL

U.S. SURVEY
NO. 4117, ALASKA

Reference should be made to Sheet No. 1,
for SURVEY information.

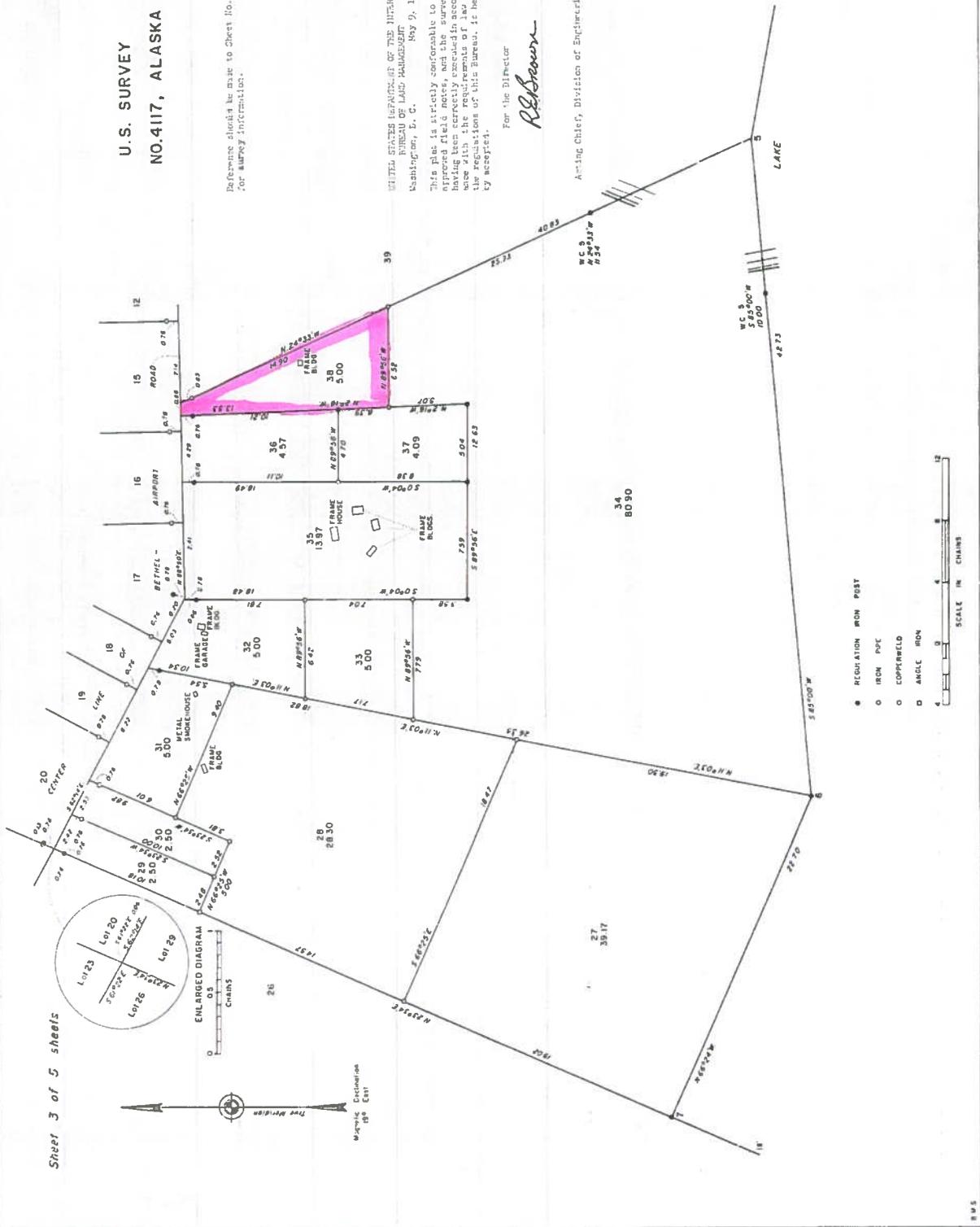
WITH THE EXCEPTED RESERVATION OF THE INTERIOR
DEPARTMENT, BY LAND ADJUSTMENT
WASHINGTON, D. C. May 9, 1906

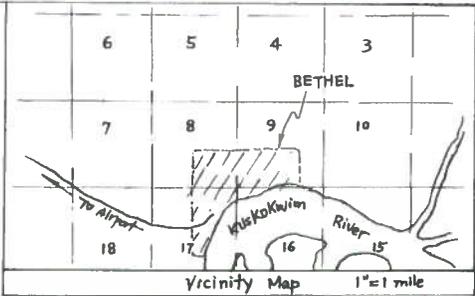
This plan is strictly conformable to the
approved field notes, and the survey
was made in accordance with the
requirements of the laws and
the regulations of this Bureau, it here-
by accepted.

For the Director

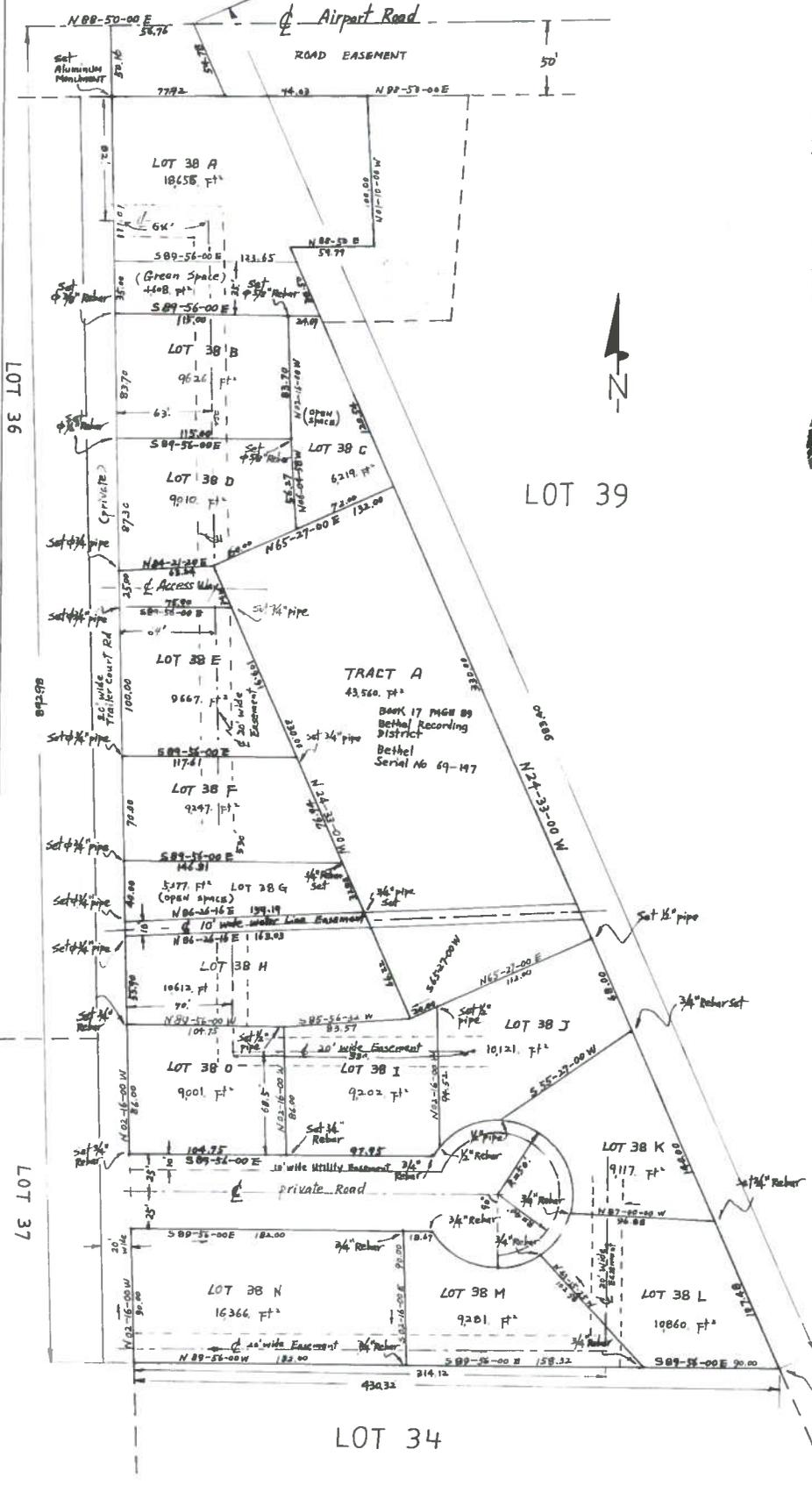
R. S. Brown

Acting Chief, Division of Engineering





LOT 15



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAN SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS,

DATE: 11/16/82
 BY: EMERALD ENTERPRISES, INC.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF October 1982.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

APPROVAL BY PLANNING COMMISSION

THIS PLAN IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BETHEL THIS 14 DAY OF October 1982.

Anthony J. Farrell
 Planning Director

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE: 11/16/82

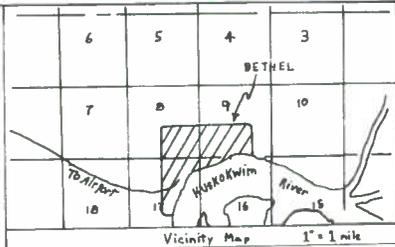


83-34
 Bethel 10'
 June 9th 83
 3:45 P
 Emerald Enter-
 prises, Inc Box 478
 Bethel, Alaska 99559

OWNER: EMERALD ENTERPRISES, Inc.
 Box 823
 Bethel Alaska

THIS PLAN NOT SUBJECT TO TAXATION
 AT TIME OF RECORDING

DELTA SURVEYING CO. Box 862 Bethel AK 99559	
PARK PLACE SUBDIVISION A Subdivision of LOT 38 And 39B of U.S. SURVEY NO 4117 in Bethel Alaska	
Showing Lot 38 A thru 38 N & Tract A also: Vacation of the common boundary Line between lot 38B and a portion of lot 38 Creating one lot — lot 38 A	
Scale: 1" = 50'	Drawn: <i>W. J. ...</i>
Date: 9-10-82	Approved: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, RAILWAYS.

DATE 6/8/83
 BY *Jessie Tomlinson*
 EMERALD ENTERPRISES INC.
 Vice President
 NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 1983.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

APPROVAL BY PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BETHEL THIS 17th DAY OF JUNE, 1983.

Anthony J. Stogall
 Planning Director

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE 7/14/83



83-36

Bethel 10'

June 17th 83
 11 55 A
 Emerald Enterprises
 Project, Inc. Box 478
 Bethel, Alaska 99557

OWNER: EMERALD ENTERPRISES INC.
 Box 823
 Bethel Alaska

CURVE DATA

Curve #	RADIUS	Chord Bearing	DIST (APC)	DIST (CHORD)
#1	50.00	S 85-30-14W	97.05	82.61
#2	50.00	N 26-33-46E	21.57	21.35
#3	50.00	N 37-55-26W	91.03	78.97
#4	50.00	S 64-00-46W	45.23	43.24
#5	50.00	S 34-05-23W	7.03	7.03

DELTA SURVEYING CO. Box 862 Bethel AK. 99559	
THE PLAT OF PARK PLACE SUBDIVISION A Subdivision of LOT 38 And 39B of U.S. SURVEY NO 4117 in Bethel Alaska	
Surveying The location of monuments along boundaries of lot 38 and 39B shall comply with the provisions of AS 25.05.010, 25.05.011, 25.05.012, 25.05.013, 25.05.014, 25.05.015, 25.05.016, 25.05.017, 25.05.018, 25.05.019, 25.05.020, 25.05.021, 25.05.022, 25.05.023, 25.05.024, 25.05.025, 25.05.026, 25.05.027, 25.05.028, 25.05.029, 25.05.030, 25.05.031, 25.05.032, 25.05.033, 25.05.034, 25.05.035, 25.05.036, 25.05.037, 25.05.038, 25.05.039, 25.05.040, 25.05.041, 25.05.042, 25.05.043, 25.05.044, 25.05.045, 25.05.046, 25.05.047, 25.05.048, 25.05.049, 25.05.050, 25.05.051, 25.05.052, 25.05.053, 25.05.054, 25.05.055, 25.05.056, 25.05.057, 25.05.058, 25.05.059, 25.05.060, 25.05.061, 25.05.062, 25.05.063, 25.05.064, 25.05.065, 25.05.066, 25.05.067, 25.05.068, 25.05.069, 25.05.070, 25.05.071, 25.05.072, 25.05.073, 25.05.074, 25.05.075, 25.05.076, 25.05.077, 25.05.078, 25.05.079, 25.05.080, 25.05.081, 25.05.082, 25.05.083, 25.05.084, 25.05.085, 25.05.086, 25.05.087, 25.05.088, 25.05.089, 25.05.090, 25.05.091, 25.05.092, 25.05.093, 25.05.094, 25.05.095, 25.05.096, 25.05.097, 25.05.098, 25.05.099, 25.05.100, 25.05.101, 25.05.102, 25.05.103, 25.05.104, 25.05.105, 25.05.106, 25.05.107, 25.05.108, 25.05.109, 25.05.110, 25.05.111, 25.05.112, 25.05.113, 25.05.114, 25.05.115, 25.05.116, 25.05.117, 25.05.118, 25.05.119, 25.05.120, 25.05.121, 25.05.122, 25.05.123, 25.05.124, 25.05.125, 25.05.126, 25.05.127, 25.05.128, 25.05.129, 25.05.130, 25.05.131, 25.05.132, 25.05.133, 25.05.134, 25.05.135, 25.05.136, 25.05.137, 25.05.138, 25.05.139, 25.05.140, 25.05.141, 25.05.142, 25.05.143, 25.05.144, 25.05.145, 25.05.146, 25.05.147, 25.05.148, 25.05.149, 25.05.150, 25.05.151, 25.05.152, 25.05.153, 25.05.154, 25.05.155, 25.05.156, 25.05.157, 25.05.158, 25.05.159, 25.05.160, 25.05.161, 25.05.162, 25.05.163, 25.05.164, 25.05.165, 25.05.166, 25.05.167, 25.05.168, 25.05.169, 25.05.170, 25.05.171, 25.05.172, 25.05.173, 25.05.174, 25.05.175, 25.05.176, 25.05.177, 25.05.178, 25.05.179, 25.05.180, 25.05.181, 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25.05.819, 25.05.820, 25.05.821, 25.05.822, 25.05.823, 25.05.824, 25.05.825, 25.05.826, 25.05.827, 25.05.828, 25.05.829, 25.05.830, 25.05.831, 25.05.832, 25.05.833, 25.05.834, 25.05.835, 25.05.836, 25.05.837, 25.05.838, 25.05.839, 25.05.840, 25.05.841, 25.05.842, 25.05.843, 25.05.844, 25.05.845, 25.05.846, 25.05.847, 25.05.848, 25.05.849, 25.05.850, 25.05.851, 25.05.852, 25.05.853, 25.05.854, 25.05.855, 25.05.856, 25.05.857, 25.05.858, 25.05.859, 25.05.860, 25.05.861, 25.05.862, 25.05.863, 25.05.864, 25.05.865, 25.05.866, 25.05.867, 25.05.868, 25.05.869, 25.05.870, 25.05.871, 25.05.872, 25.05.873, 25.05.874, 25.05.875, 25.05.876, 25.05.877, 25.05.878, 25.05.879, 25.05.880, 25.05.881, 25.05.882, 25.05.883, 25.05.884, 25.05.885, 25.05.886, 25.05.887, 25.05.888, 25.05.889, 25.05.890, 25.05.891, 25.05.892, 25.05.893, 25.05.894, 25.05.895, 25.05.896, 25.05.897, 25.05.898, 25.05.899, 25.05.900, 25.05.901, 25.05.902, 25.05.903, 25.05.904, 25.05.905, 25.05.906, 25.05.907, 25.05.908, 25.05.909, 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CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that on the owner of the property shown and described hereon. I hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated for public use.

Date: _____
 By: owner of Lot 1A
NOTARY'S ACKNOWLEDGEMENT
 Subscribed and Sworn to before me this 10 Day of April, 1994

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

Date: _____
 By: owner of Lot 2A
NOTARY'S ACKNOWLEDGEMENT
 Subscribed and Sworn to before me this 10 Day of April, 1994

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

REPLAT OF
 LOT 1 TRACT A & LOT 2 TRACT A
 OF THE GEORGT'S SUBDIVISION
 BETHEL ALASKA

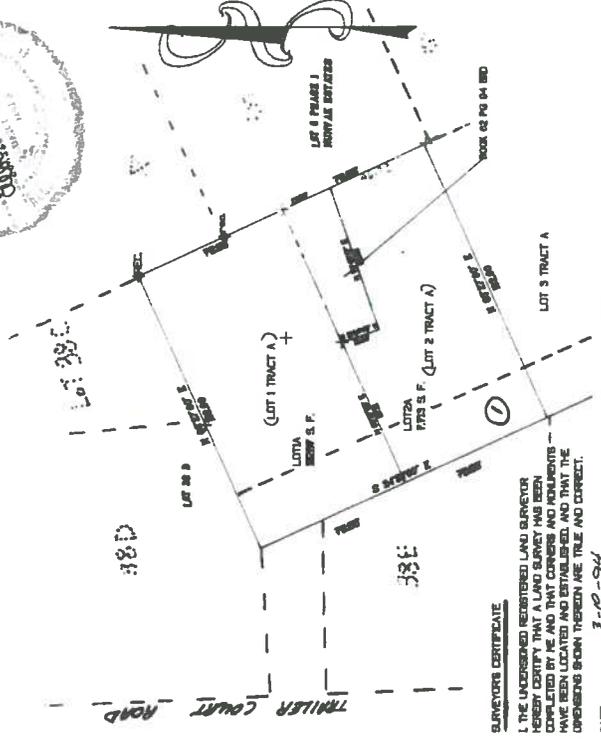
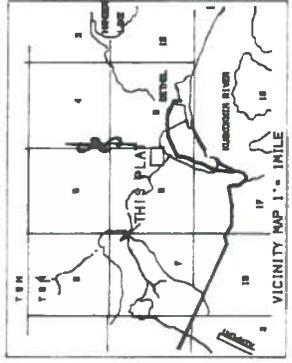
SHOWING
 THE CHANGE IN THE CORNER BOUNDARY LINE BETWEEN LOTS 1A & 2A
 OF TRACT A WITH TRACT 2A WITH PORTION OF LOT 2 TRACT A
 DEFINED IN BOOK 62 PAGE 54 189-2854 DATED DEC. 21, 1992

CREATING LOT 1A CONTAINING 18287 SF.
 LOT 2A CONTAINING 7773 SF.

DELTA SURVEYING CO.
 TOPOGRAPHICAL & GEODETIC SERVICES
 LAND SURVEYING
 CAD APPLICATIONS

PO BOX 1218 BETHEL, ALASKA 99558 (807) 543-4218
 THIS PLAT NOT SUBJECT TO TAXATION

94-5
 RECORDED FILED 20
 BE THE
 DATE 4-6 1994
 TIME 10:05 AM
 COUNTY SEEDS
 PO BOX 716
 BETHEL 99557



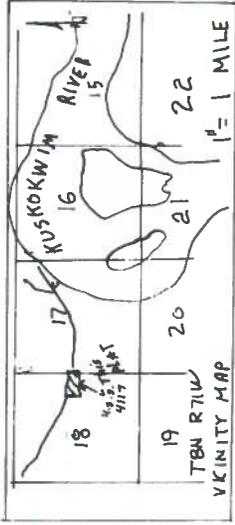
SURVEYOR CERTIFICATE
 I, THE UNDERSIGNED REGISTERED LAND SURVEYOR
 HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN
 COMPLETED BY ME AND THAT CORNERS AND MONUMENTS
 HAVE BEEN LOCATED AND ESTABLISHED, AND THAT THE
 DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT.
 DATE 3-10-94
 BY Albert Bergwell

APPROVAL BY PLANNING COMMISSION

This Plat is hereby approved by the Planning Commission of
 the City of Bethel this 10 day of April, 1994.

NOTE 2. 25' PRIVATELY
 MAINTAINED DRIVEWAYS
 ACCESS CREATED BY
 84-10 ARD.

Chairman City Planning Commission



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAN SHOWING SUCH EASEMENTS FOR PUBLIC USE.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF APRIL 1984.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: 01/01/1985

APPROVAL BY PLANNING COMMISSION

THIS PLAN IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BETHEL THIS 30th DAY OF APRIL 1984.

Anthony L. Stigall, Planning Director

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE 4-23-84

Albert Beard



**Final Plat of the
GEEDTS Subdivision**

and Subdivision of Tract A within:
PARK PLACE Subdivision in Bethel Alaska

- showing: The Parting of Tract A into:
- (1) Lot 1 Containing 345.00 sq. ft.
 - (2) Lot 2 Containing 115.00 sq. ft.
 - (3) Lot 3 Containing 115.00 sq. ft.
 - (4) Lot 4 Containing 115.00 sq. ft.

and providing for a privately maintained driveway access, 25 feet wide, along the westerly boundary of Tract A; Through Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

owner: A. Geedts Box 76 Bethel, Alaska Subdivider: A. Geedts
Prepared by: Delta Surveying Co. Scale: 1" = 50'
Box 662 Bethel, Alaska 99555 Drawn by: AB 3-28-84

This plat not subject to taxation.

BETHEL AIRPORT ROAD
N 88-30 E

3600

TRAILER COURT ROAD

3600

Lot 38 I

84-10
Approved Filed 10.00
Bethel
April 30 84
10:59
City of Bethel
Bethel, AK 99559

Lot 38 D

Lot 38 E

Lot 38 F

Lot 38 G

Lot 38 H

Lot 38 I

Lot 38 J

Lot 38 K

Lot 38 L

Lot 38 M

Lot 38 N

Lot 38 O

Lot 38 P

Lot 38 Q

Lot 38 R

Lot 38 S

Lot 38 T

Lot 38 U

Lot 38 V

Lot 38 W

Lot 38 X

Lot 38 Y

Lot 38 Z

Lot 38 AA

Lot 38 AB

Lot 38 AC

Lot 38 AD

Lot 38 AE

Lot 38 AF

Lot 38 AG

Lot 38 AH

Lot 38 AI

Lot 38 AJ

Lot 38 AK

Lot 38 AL

Lot 38 AM

Lot 38 AN

Lot 38 AO

Lot 38 AP

Lot 38 AQ

Lot 38 AR

Lot 38 AS

Lot 38 AT

Lot 38 AU

Lot 38 AV

Lot 38 AW

Lot 38 AX

Lot 38 AY

Lot 38 AZ

Lot 38 BA

Lot 38 BB

Lot 38 BC

Lot 38 BD

Lot 38 BE

Lot 38 BF

Lot 38 BG

Lot 38 BH

Lot 38 BI

Lot 38 BJ

Lot 38 BK

Lot 38 BL

Lot 38 BM

Lot 38 BN

Lot 38 BO

Lot 38 BP

Lot 38 BQ

Lot 38 BR

Lot 38 BS

Lot 38 BT

Lot 38 BU

Lot 38 BV



VICINITY MAP SCALE: 1"=500 FEET

CERTIFICATE OF OWNERSHIP & DEDICATION

I, HEREBY CERTIFY THAT BLUE SKY ESTATES, INC. IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND I HEREBY APPROVE THIS SUBDIVISION PLAT AND GRANT EASEMENTS FOR THE USES SHOWN.

MICHAEL E. LANGLE, PRESIDENT
BLUE SKY ESTATES, INC.
P.O. BOX 7299559
BETHEL, AK 99569
DATE 11/18/96

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY OF July 1996 FOR Michael E. Langle
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 4-12-98

CITY APPROVAL CERTIFICATE

THE CITY OF BETHEL HEREBY APPROVES THE SUBDIVISION SHOWN ON THIS PLAT

NAME William McClintock
TITLE Registered Land Surveyor
DATE July 1996
FOR THE CITY OF BETHEL



THIS PLAT NOT SUBJECT TO TAXATION AT THE TIME OF FILING

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

WASTEWATER DISPOSAL: THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING.

NAME AND TITLE OF ALASKA DEPARTMENT APPROVING OFFICIAL _____ DATE _____

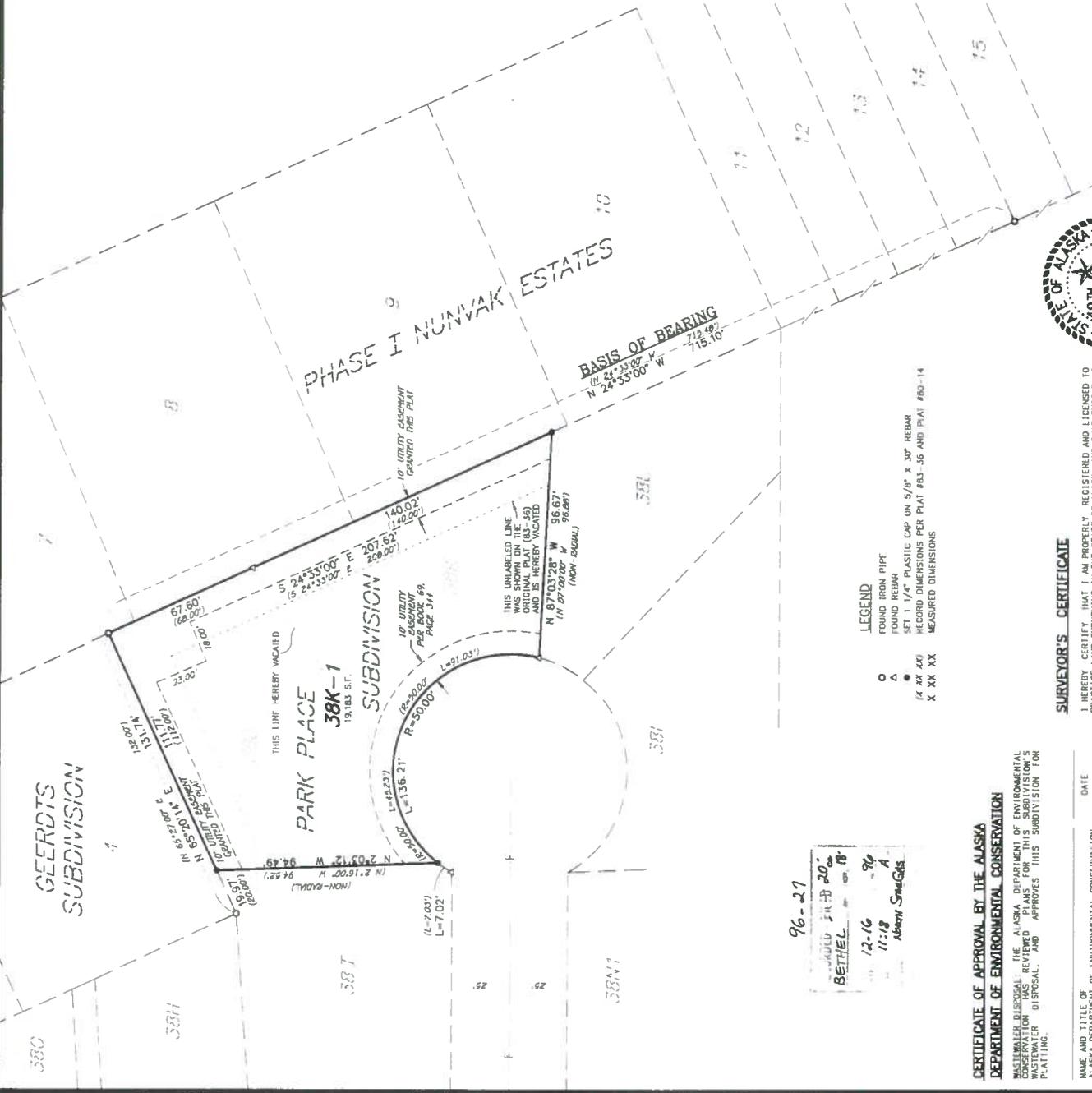
FILED COPY
15-5460
Ralph Smith



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE AS A SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

WILLIAM MCCLINTOCK
REGISTERED LAND SURVEYOR
15-5460
DATE 5-2-96



- LEGEND**
- FOUND IRON PIPE
 - △ FOUND REBAR
 - SET 1 1/4" PLASTIC CAP ON 5/8" X 30' REBAR
 - (X XX XX) RECORD DIMENSIONS PER PLAT #83-36 AND PLAT #80-14
 - X XX XX MEASURED DIMENSIONS

96-21
BETHEL
12-16-96
11-18-96
Robert Smith

PLAT OF
LOT 38K-1
PARK PLACE SUBDIVISION
A SUBDIVISION OF
LOTS 38J & 38K, PARK PLACE SUBDIVISION
(PLAT 83-36)
CONTAINING 19,183 SQUARE FEET
BETHEL RECORDING DISTRICT

PREPARED BY
McCLINTOCK LAND ASSOCIATES, INC.
11940 BUSINESS BOULEVARD, SUITE 205
EAGLE RIVER, ALASKA 99577
(907) 654-4499

BOOK: 96-163	CH. 1	DISK: MICHON-C	DWG: PL96-163	IN. CO.: 1"-30"
GRID: BET	DRAWN: JM	FILE NO.: 95-34-1	SURVEY: 8-2-95	SHEET: 1 OF 1

STOWN IN PLANNING COMMISSION MINUTES 7/25/96 6/120



PLEASE SEE THE AMENDMENTS TO TITLE 16 ON: cityofbethel.org,
UNDER THE PLANNING DEPARTMENT PAGE

Planning Department Report

From: Rachael Pitts, Planning Director

Date: February 1, 2015

Title 16 of the BMC is on the Planning Commission agenda for February 12th. Everyone is invited to go over the changes. There are legislative edits on the Planning Department page of the city website. The Chapter includes the Supplemental Regulations.

The subdivision proposed on BIA Road by way of preliminary plat has been conditionally approved. The proposed Development Agreement is under review by city staff, and will be heard at the Planning Commission possibly in March. The subdivision application has been submitted by Lyman Hoffman.

The City continues to seek information about the return of Lot 15 to the City (it was previously given to the state to build the Readiness Center, which was later built at the airport). We hope to have good news in 2015 that it is being returned to us. It is designated in the Comprehensive Plan for recreational uses and traffic circulation.

The Planner wrote draft RFPs for Appraisal and Surveying services for the City.

The Planning Department has been contacted by GCI to add a tower at their facility at Ridgecrest Drive and Third Avenue. The old tower at Main Street near the Moravian Church will be taken down, and staff is meeting with AT&T to review the plan to safely remove the tower. Improvements to structures have already occurred at the site in 2014.

Site Plan Permit Applications and Code Enforcement: The Planning Department received 0 Site Plan Permit applications in 2015 so far.

Construction Projects:

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

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

PUBLIC HEARING NOTICE

On February 12, 2015, the City of Bethel Planning Commission will hear a request received in the Planning Office for an easement vacation and a change to the Bethel Municipal Code. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Changes are proposed to the Bethel Municipal Code which will affect the functions of the Planning Department, the Fire Department, and the Public Works Department. Proposed are changes to the following title: 16. Planning, Land Use, Platting and Development

Description of the Easement Vacation is as follows:

Public Hearing: Application for Vacating an Undesignated Easement: Lot 38D, Plat 83-36. The applicant is Shawn Ahlo. The address is 1517 Chief Eddie Hoffman Highway in Bethel.

PO-33750 Pub: Jan. 29 & Feb. 5, 2015

26 lines

\$136.00

