



## Planning Commission Meeting Agenda

Regular Meeting Thursday, June 9, 2016– 6:30PM  
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

### MEMBERS

Joy Shantz  
Chair  
Term Expires  
12/2017

John Guinn  
Vice-Chair  
Term Expires  
12/2016

Nikki Hoffman  
Council Rep.  
Term Expires  
10/2017

Kathy Hanson  
Commission Member  
Term Expires  
12/2017

Cliff Linderoth  
Commission Member  
Term Expires  
12/2017

Lorin Bradbury  
Commission Member  
Term Expires  
12/2017

Vacant  
Commission Member  
Term Expires

Ted Meyer  
Ex-Officio Member

Betsy Jumper  
Recorder

### AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES FROM THE APRIL 14 , 2016 MEETING AND THE MAY 26 SPECIAL MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
  - A. PUBLIC HEARING: Applicant: Baba's Pizza is applying for a Conditional Use Permit to obtain a liquor license. The Legal Description is United States Survey Number 4117, lot 38E of Park Place Subdivision. The physical address is 1725 State Highway.
  - B. RESIGNATION OF COMMISSIONER KUHNE (ACTION ITEM)
- VII. PLANNER'S REPORT
- VIII. COMMISSIONER'S COMMENTS
- IX. ADJOURNMENT

**>>>>DRAFT<<<<**  
**City of Bethel, Alaska**  
**Planning Commission**

April 14, 2016

Regular Meeting

Bethel, Alaska

**I. CALL TO ORDER:**

A regular meeting of the Planning Commission was held April 14, 2016 pm in the City of Bethel Council Chambers room, in Bethel, Alaska.

Chair Shantz called the meeting to order at 6:30 pm.

**II. ROLL CALL:**

Compromising a quorum of the Committee, the following members were present for roll call: Joy Shantz, John Guinn, Kurt Kuhne, Kathy Hanson, Lorin Bradbury (arrived at 6:36), and Nikki Hoffman (arrived at 6:50). Cliff Linderoth was excused.

Ex-Officio members present were the following: Planning Director Ted Meyer and Recorder Betsy Jumper.

**III. PEOPLE TO BE HEARD:** Nobody wished to be heard.

**IV. APPROVAL OF AGENDA**

**MOTION TO APPROVE THE AGENDA OF APRIL 14, 2016**

<b>MOVED:</b>	John Guinn	To approve the agenda.
<b>SECONDED:</b>	Kurt Kuhne	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed.	

**V. APPROVAL OF MINUTES**

**MOTION TO APPROVE THE MINUTES OF MARCH 10, 2016**

<b>MOVED:</b>	Kathy Hanson	To approve the minutes.
<b>SECONDED:</b>	John Guinn	
<b>VOTE ON MOTION</b>	All in favor 4 yes and 0 opposed	

**VI. NEW BUSINESS:** **A.** Discussion regarding infrastructure development. A discussion ensued about the procedures for new developments, and what the Bethel Municipal Code states. Administration was directed to come up with a policy that is consistent, concise, and easily understood. **B.** Discussion: Preparing for Marijuana Facility Zoning – ordinance examples and issues from other communities - Ted briefed the Commission on the Marijuana Committee happenings, and it was decided to wait for them to come up with the code, and then the Planning Commission would do the zoning. **C.** Discussion: Conditional Use Permit Application Request – YKHC Expansion Project: Ted gave a brief statement on why YKHC needs a CUP as per the BMC.

**IX. DIRECTORS REPORT:** Ted went over the monthly Planner's report.

**X. COMMITTEE MEMBER COMMENTS:** **Kurt:** I resign, too busy with moving; many important things coming to Bethel; **Nikki:** Thanked Kurt for his service; **Kathy:** Won't be here for next meeting; **Lorin:** Sorry to see Kurt go. Was wondering if we could put on the agenda the topic of future development in Bethel, for example, what are other Alaska communities doing, what are ways to increase/encourage development activity? Also, on the marijuana facilities/zoning, it would be better to see it on a map; **John:** Thanked Kurt , sorry to see him leave; **Joy:** It would be nice to see the planning budget before it gets finalized; it would also be great if we could send Commissioner's to the annual training in November at the Anchorage Planning Association/AML conferences.

**XI. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	Motion to adjourn the meeting at 8:55.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	All in Favor 6 yes and 0 no	

Next meeting will be on May 12, 2016

ATTEST: \_\_\_\_\_, Joy Shantz, Chairperson  
          \_\_\_\_\_, Betsy Jumper, Recorder

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## City of Bethel, Alaska PLANNING COMMISSION SPECIAL MEETING

May 26, 2016

Special Meeting

Bethel, Alaska

### I. CALL TO ORDER

A special meeting of the Planning Commission was held on May 26, 2016 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair Shantz 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, Joy Shantz, Kathy Hanson, Cliff Linderoth, Lorin Bradbury. Nikki Hoffman was excused to attend another City meeting. Ex-Officio members present were the following: Ted Meyer, Planning Director, Betsy Jumper, Recorder, and City Attorney Patty Burley. Also present was applicant Raina Lee of Snack Shack.

**III. PEOPLE TO BE HEARD:** Nobody wished to be heard.

**VI. NEW BUSINESS: PUBLIC HEARING:** Applicant: Snack Shack Restaurant is applying for a Conditional Use Permit (CUP) to obtain a Liquor License. The Legal Description is United States Survey Number 3230 A, lot 9, block 10, in the Bethel Recording District. The physical address is 520 3<sup>rd</sup> Avenue. (ACTION ITEM)

*Chairman Shantz opened the public meeting.*

Ted Meyer gave his report on the Snack Shack Conditional Use permit application and his facts and findings.

Applicant Raina Lee of Snack Shack stated the reason for the submittal of a Conditional Use permit was in order to increase restaurant revenues. Ms. Lee also described the procedures of what has been done by the restaurant.

### MOTION MADE TO TABLE THE SNACK SHACK CONDITIONAL USE PERMIT APPLICATION

<b>MOVED:</b>	Lorin Bradbury	To table the Snack Shack CUP application hearing for a future date until more information can be obtained/found/clarified.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion fails; 4 yes and 1 opposed.	

A discussion ensued.

**MOTION TO APPROVE THE SNACK SHACK CONDITIONAL USE PERMIT WITH CONDITIONS**

<b>MOVED:</b>	Cliff Linderoth	To approve the Snack Shack CUP with conditions.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

After a discussion, and finding the applicant met most of the conditions set forth in Bethel Municipal Code 18.60.040 (B) (1) through (10). The Planning Commission moved:

**MOTION TO APPROVE THE SHACK SHACK CONDITIONAL USE PERMIT APPLICATION WITH THE FOLLOWING CONDITIONS:**

<b>MOVED:</b>	Kathy Hanson	<b>1.</b> Snack Shack liquor license is for a restaurant only; <b>2.</b> Take out the front parking area; <b>3.</b> Signage to direct traffic; and <b>4.</b> The sandpad and property be filled as described in the application.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

*Chairman Shantz closed the Public Hearing.*

**VII. ADJOURNMENT**

<b>MOVED:</b>	Kathy Hanson	To adjourn the meeting at 7:50 pm.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed	

\_\_\_\_\_  
Joy Shantz, Chairman

ATTEST:

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

**CITY OF BETHEL PLANNING OFFICE**  
 Po Box 1388  
 Bethel, AK 99559  
 (907) 543-5306  
 (907) 543-4168 (facsimile)



**APPLICATION FOR A CONDITIONAL USE PERMIT  
 REGULATION OF ALCOHOLIC BEVERAGE USES  
 BETHEL MUNICIPAL CODE 5.08 AND BETHEL MUNICIPAL CODE 18.60.20**

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

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

**1. General Information**

<b>NAME OF APPLICANT:</b>	Surasak Suwanprapa DBA.BABA PIZZA & SUB
Physical Address:	1725 State Hwy. Bethel,AK,99559
Mailing Address:	P.O. BOX. 1268 Bethel,AK,99559
Home Phone Number:	
Work Phone Number:	(907) 543-3500
Cell Phone Number:	(907) 545-4666
Email Address:	NUMALASKA@LIVE.COM

**Please note:**

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

**MAY 11 2016**

<b>NAME OF PROPERTY OWNER:</b> (If different from Applicant)	Samuel Delon Chavez
Physical Address:	1736 Moss creek Ave. Anchorage, Ak, 99507
Mailing Address:	1736 Moss creek Ave. Anchorage, Ak, 99507
Home Phone Number:	
Work Phone Number:	
Cell Phone Number:	(907)903-4196
Email Address:	delonak@yahoo.com

## 2. Property Information / Legal Description

Township: T8N	Range: R71W
Section: S18	Meridian: SM
Subdivision: Park Place	Block(s):
Lot(s): 38E	US Survey or Plat No.: 4117
Street Address:	

## 3. Conditional Use Description

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

Restaurant with Dine in service. Serve Beer and Wine  
This building has been there over 20 years under Brothers Pizza Business. We took over this building in 2012 under Baba Pizza & Sub. There is no problems in the neighborhood with our business.

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

No large impact on roadway expected.

Only traffic we have is if our customers want to come and pick up there food orders and access to trailer court. Very quiet in where we are located.

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

We have 12 parking spots and all employees are picked up for work.

We will reconfigure parking area to accommodate the required 11.5 parking spaces. (9'x20')per space. Please see site map for reconfiguration.

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

Property fronts road. Plenty of access.

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

Water - 1,000 gal , Sewer - 1,500 gal. One time per week

This capacity is currently more than enough. If we need more we'll increase the capacity.

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

Will keep alcohol locked in secure location with surveillance camera inside and outside of property. Our customers have been driving to our restaurant for years with no complaints from neighbors.

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

Gross floor area 1,152 sqft. ( Please see site map )

#### **4. Mapping**

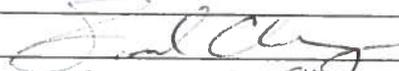
- a. Provide a Site Map of the property drawn to Scale. Please include the following:
  1. Name of property owner and date (in lower right hand corner)
  2. Map Scale
  3. North Arrow
  4. Property lines with dimensions
  5. Streets abutting the property with names
  6. Draw in locations of existing and planned buildings with dimensions
  7. Locations of water and sewage facilities, with capacities if applicable
  8. Property driveways and vehicle parking areas showing the number of 9'x 18' parking spaces
  9. Indicate access points to and from the property
- b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.
- c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):

#### **5. Owner's Statement**

1. I hereby apply for approval for an alcoholic beverage use conditional use permit on the above property as described in this application.
2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, Chapters 5.08, 18.04 and 18.60 and with all other applicable State or Federal laws.
3. The information submitted in this application is accurate and complete to the best of my knowledge.

Applicant's Signature:	
Printed Name:	SURASAN SUWANPRAPA.
Date:	05-02-2016.

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

Owner's Signature:	
Printed Name of Owner:	Samuel Chavez
Mailing Address for Owner:	1736 Moss Creek Ave. Anchorage, AK 99507
Contact Number for Owner:	907-903-4196

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

7. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;
  8. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;
  9. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the proposal shall address the relevant matters and standards covered by BMC [15.08.160](#) through [15.08.180](#);
  10. The names and addresses of all persons who own property within six hundred (600) feet of the boundaries of the parcel.
- B. A fee shall be included as established by resolution of the city council. [Ord. 01-05 § 8.]

*18.60.030 Hearing and notification.*

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

*18.60.040 Staff review.*

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

1. The proposed conditional use will not be detrimental to the general public health, safety or welfare or to the environment;
2. The conditional use meets the standards otherwise applicable to a use in the applicable land use district;
3. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, drainage facilities and water supply to serve the proposed conditional use without causing a substantial negative impact on the existing level of services provided by such public facilities;
4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC [16.04.010](#); (attached)
5. The use and structures proposed are of an appropriate character and scale for the neighborhood in which the project will be located, including parts of the neighborhood that may lie outside the land use district within which the parcel is located;
6. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan;
7. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions;
8. There is a demonstrated need for the conditional use limited primarily to the area proposed, or, if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city;
9. The use, under the conditions proposed, will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby property, including impacts from drainage, that exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application;
10. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matters and standards covered by BMC [15.08.160](#) through [15.08.180](#). [Ord. 01-05 § 8.]

*18.60.050 Planning commission review.*

- A. The applicant or an authorized representative shall be present at the public hearing, informed and available for questions relative to the proposed project. The planning

commission may take action on the agenda item even if the applicant or an authorized representative is not present at the public hearing. The planning commission may deny the project based entirely on failure of the applicant or an informed, authorized representative to be available at the hearing.

B. The planning commission shall consider the matter at a public hearing. The commission shall consider the application, the land use administrator's staff report, any written comments from members of the public submitted prior to the public hearing, and oral comments made at the public hearing.

C. During all phases of the public hearing, any speaker shall address the chairperson prior to making any comment. If any person wishes to question any other person in attendance, the question shall be directed through the chairperson. All public hearings shall be conducted in the following manner:

1. The chairperson shall explain the hearing procedure;
2. Planning department staff shall present a staff report and recommendations regarding the subject project;
3. The planning commissioners shall ask staff any questions they may have regarding the staff review and recommendations;
4. The applicant shall be given the opportunity to explain the nature of the project and any other relevant information, including rebuttal or additional information regarding any of the correspondence received and matters raised by the staff or the commission;
5. Planning commissioners may ask the applicant any questions they may have about the project;
6. The neighbors or any other interested persons will be given the opportunity to speak. The chairperson will read all written comments submitted regarding the proposed project or copies shall be provided to each commission member. Information provided should be limited to facts. Persons who have given testimony previously during the hearing may comment on any new information limiting comments to new information only. The chairperson may limit repetitious testimony based on time constraints or other situations which may arise;
7. Members of the planning commission may ask any questions of neighbors or other interested persons;
8. The applicant shall be given the opportunity to rebut factual matters raised by the staff, neighbors and other interested persons;

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

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

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

*18.60.060 Standards for planning commission decision.*

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

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

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

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

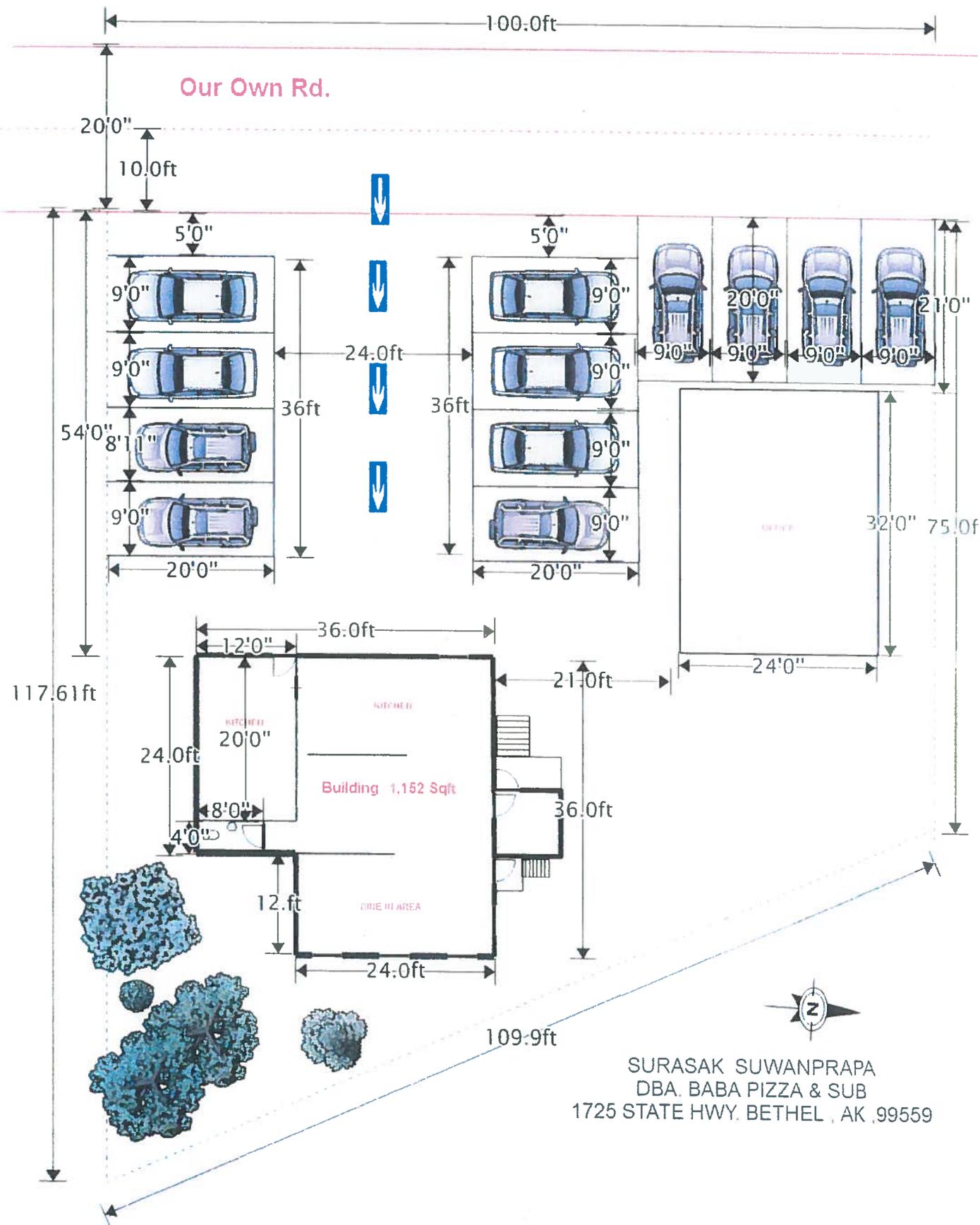
D. A site plan permit must be obtained following the granting of a conditional use permit and prior to the establishment of the use or structure for which the conditional use permit was sought. [Ord. 01-05 § 8.]

*18.60.070 Lapse of approval.*

A. Unless a longer time is specifically established as a condition for approval, a conditional use permit approval shall lapse and shall become void if not exercised within

one (1) year from the date of approval. For a permit to be considered "exercised," substantial improvement to the land must be performed within one (1) year from the date of approval. Substantial improvement is the completion of fifty (50) percent or more of the total authorized improvements as specified on the subject permit as measured by cost. If the conditional use permit is primarily for a use not involving substantial improvements to the land, the permit is "exercised" when the use commences and continues for thirty (30) days or more.

B. A conditional use permit approval subject to lapse may be extended by the planning commission for an additional period of up to one (1) year; provided, that prior to the expiration date, a written request for extension is submitted to the planning commission and good cause for the extension is shown. [Ord. 01-05 § 8.]



0ft

36ft

72ft

## **Memo**

**TO:** City of Bethel Planning Commission  
**FROM:** Ted Meyer, Planner  
**SUBJECT:** **Findings and Recommendation for a Conditional Use Permit Application Submitted by Surasak Suwanprapa, owner of Baba's Pizza Restaurant.**  
**DATE:** 6/2/16

## **Background**

Surasak Suwanprapa, owner of Baba's Pizza Restaurant seeks a Conditional Use Permit to supplement his existing restaurant business with alcohol sales. The property is located at 1725 State Highway in Bethel, Alaska. Per Bethel Municipal Code Section 5.08.060 (Alcoholic Beverages), a Conditional Use Permit is required for the sale of alcohol.

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

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

### ***BMC 18.60.040 Staff Review***

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

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

## **Staff Findings**

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

Baba's Restaurant is located in the General Use District (*see attached Bethel Zoning Map*). This district is intended to allow a mix of compatible residential and commercial uses.

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

The building that the Baba's Restaurant occupies has been a restaurant business site for 21 years. The restaurant has a 1,000 gallon water tank and a 1,500 gallon sewer tank. The City delivers water and hauls away sewage once per week.

***Existing Parking***

Existing, off-street parking at the restaurant has customers parking in front of and perpendicular to the restaurant. Customers also park in front of and perpendicular to the office/staff house located on the north side of the property.

***Planned Parking***

For off-street parking, BMC 18.48.160(D16) requires one parking space per 100 square feet of restaurant gross floor area. With a floor area of 1,152 square feet, 11.5 (12) off-street parking spaces are required. According to the attached scaled, site map drawing, the parking area will be reconfigured into three rows of four vehicles. Two rows are in front of the building (parking spaces are the required 9' x 20-feet). The two rows of parking spaces will be separated by the required 24-foot aisle (*see photo #1, 2, and 3*).

The site drawing shows a 3<sup>rd</sup> row of four parking spaces parked perpendicular in front of the office/staff house (*see photo #4*). The parking space at the north end needs to be leveled out for parking. These vehicles would back out on to the street when leaving. Although this wouldn't be consistent with other approved CUP's that required vehicles not to back out on the street when leaving, these four spaces are totally inside property boundaries.

It is anticipated that traffic to and from the Baba's should increase as their objective in supplementing their pizza business with alcohol sales is to increase the number of customers. There are currently no drainage issues on the property.

**3. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC [16.04.010](#);**

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

**16.04.010 Purposes.**

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

1. Promote a logical growth pattern within the city and the economic extension of public services and facilities;
2. Encourage the most appropriate use of land throughout the city;
3. Reduce congestion in the streets;
4. Enhance safety from fire, flooding and other dangers;

5. Provide adequate light, air and open space;
  6. Preserve property values;
  7. Prevent the overcrowding of the land;
  8. Avoid undue concentration of population;
  9. Facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks and other facilities;
  10. Assure that development does not adversely affect either the ability of the city to deliver public services or the safety of property and the health, safety and welfare of persons;
  11. Assure that the burdens placed on public facilities by development are borne by the development;
  12. Promote the public health, safety and welfare.
- B. BMC Titles [15](#), [16](#), [17](#) and [18](#) shall be interpreted and administered to complement each other and so as to implement the purposes set out in subsection A of this section. [Ord. 10-15 § 4.]

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

Within the 600 foot radius of Baba’s Restaurant, below are the following uses from west to east: *(see attached Land Use Map for reference)*

**On Hoffman Road, Behind Baba’s to the West**  
Automotive shop, 8 residences, and one warehouse.

**East Side of “Our Own “ Street  
(addresses are listed as on Chief Eddie Hoffman)**  
Q2 Store, 6 residences, 1 shop, Baba’s Restaurant

**West Side of “Our Own “ Street and East Side of Raven Road**  
A residential trailer court that includes 68 trailers, one office/shop, and 4 houses.

**West Side of Raven Road**  
2 residences

**Total Uses by Type in the 600-foot Radius**

- 20 single family residences
- 68 trailer court residences (located across the street from Baba’s in the GU District as well)
- 3 shops
- 1 warehouse
- 1 convenience store
- 1 restaurant

There are no churches, schools, or alcohol inpatient/outpatient centers in the area. Three hundred and thirty-five feet to the west begins a PLI Zoning District (Public Lands and Institutions). To the east (315 feet away) begins a residential-zoned area. There is an Open Space Zone located 460 feet to the north.

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

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

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

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

The Future Land Use Map designates the current Baba's site as being in the "Mixed Use Residential" District (defined as, "residential primary (residential and limited, residential-compatible uses). Compared to the Mixed Use Commercial District, the Mixed Use Residential requires more scrutiny of proposed commercial uses which is the purpose of this CUP process.

**6. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions.**

It is anticipated that there will be an increase in customers to and from the Baba's if alcohol sales begin. Access to and from the site is currently from "Our Own" Road (*see photo #5*), a small private road that accesses Chief Eddie Hoffman Highway (CEH). The road has a 20- Right-of Way.

Most daily traffic to "Our Own" Road is to the Q2 Store, the residences in the trailer court across the street, and to Baba's. There are 7 side streets inside the trailer court with 68 trailers and 4 houses. I understand the traffic pattern has vehicles coming from the west on CEH will access the trailer court from Raven Street (*photo #6*) and vehicles coming from the east on CEH will access the trailer court from "Our Own" Road. However, 3 (of 7) side streets have blocked, dead ends and allow no access to and from "Our Own" Road.

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

Customers to Baba's Restaurant come from all over the city. Business to Baba's also comes from the trailer court across the street. The Q2 store on the corner attracts customers from all over the city as well.

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

Although Baba's Restaurant is located in the General Use Zoning District, the site is located across the street from a residential trailer court located in the GU District as well.

The restaurant has operated on the site since 1995. Alcohol sales would be added to the existing Baba's restaurant, in which vehicles currently come and go. There are no drainage problems on the property.

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

Baba's is located outside the floodplain.

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

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

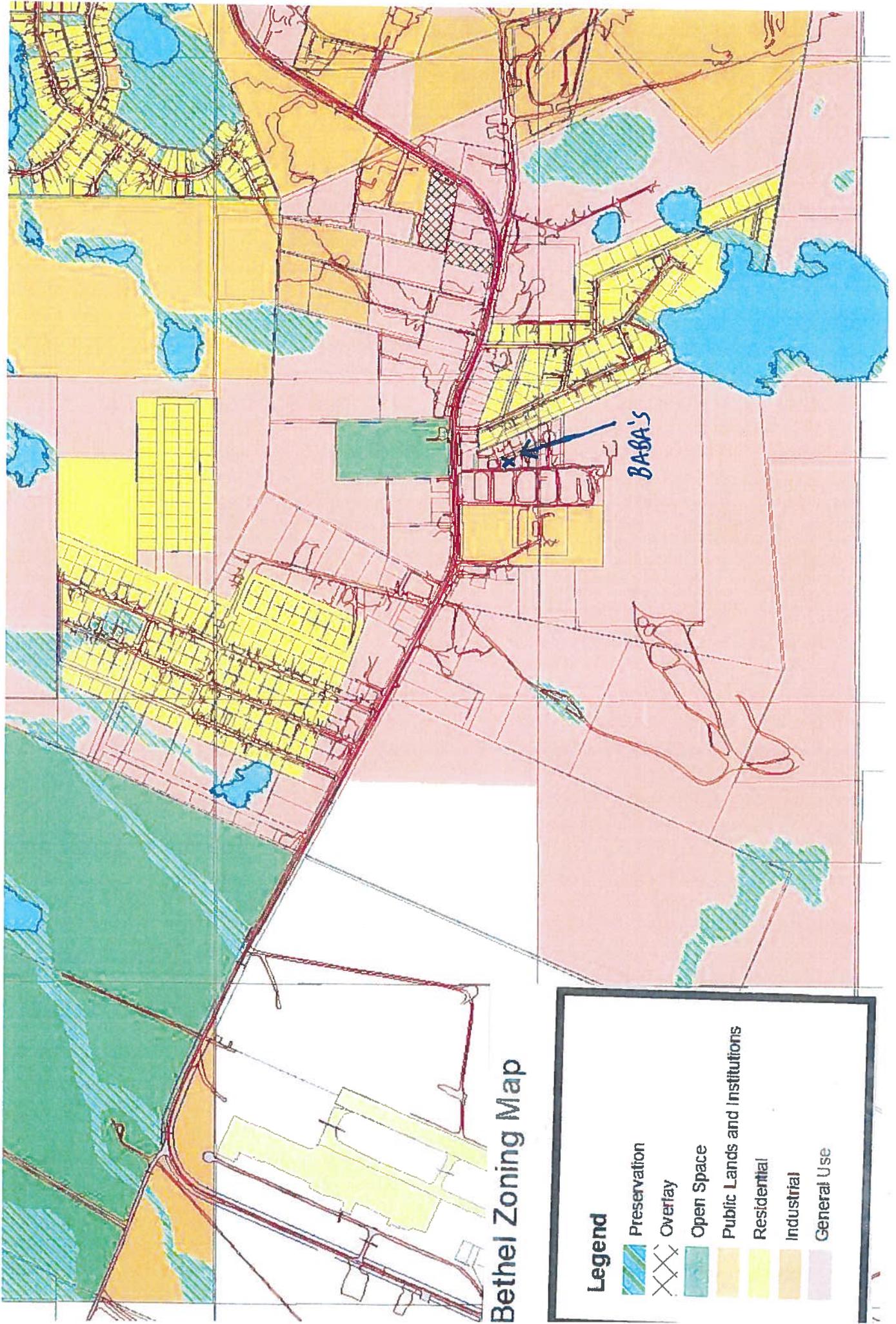
### Summary of Findings

1. The location for the Conditional Use Permit request by Baba's Restaurant is consistent with the City of Bethel's General Use Zoning District.
2. The proposed use would be generally compatible with other uses in the surrounding area. However, I'd like to see what the turnout is of residents who live within the 600-foot radius and the type of statements made regarding the proposed Conditional Use.
3. The conditional use is in accordance with two land use goals in the Bethel Comprehensive Plan's Land Use Goals and Strategies section. It is consistent with the encouragement of the "infill" of development, and consistent with the encouragement of future growth to locate near existing employment centers and public services. According to the Future Land Use Plan Map, Baba's would be located in a Mixed Use Residential area (limited residential-compatible uses), which requires more scrutiny, which is the purpose of this CUP.
4. There is current safe access to and from Baba's Restaurant from "Our Own" Road. This road is claimed to be a not-too-busy-road. There will be no significant increase in traffic around Baba's due to the anticipated increase in customers.

5. The planned re-configuration of the existing parking area in the front of the property meets the 12 parking space requirement. Four of the 12 parking spaces have an alignment that would require vehicles to back out on to the street when leaving. However, the spaces are all within Baba's property boundaries.

### **Recommendation to the Planning Commission**

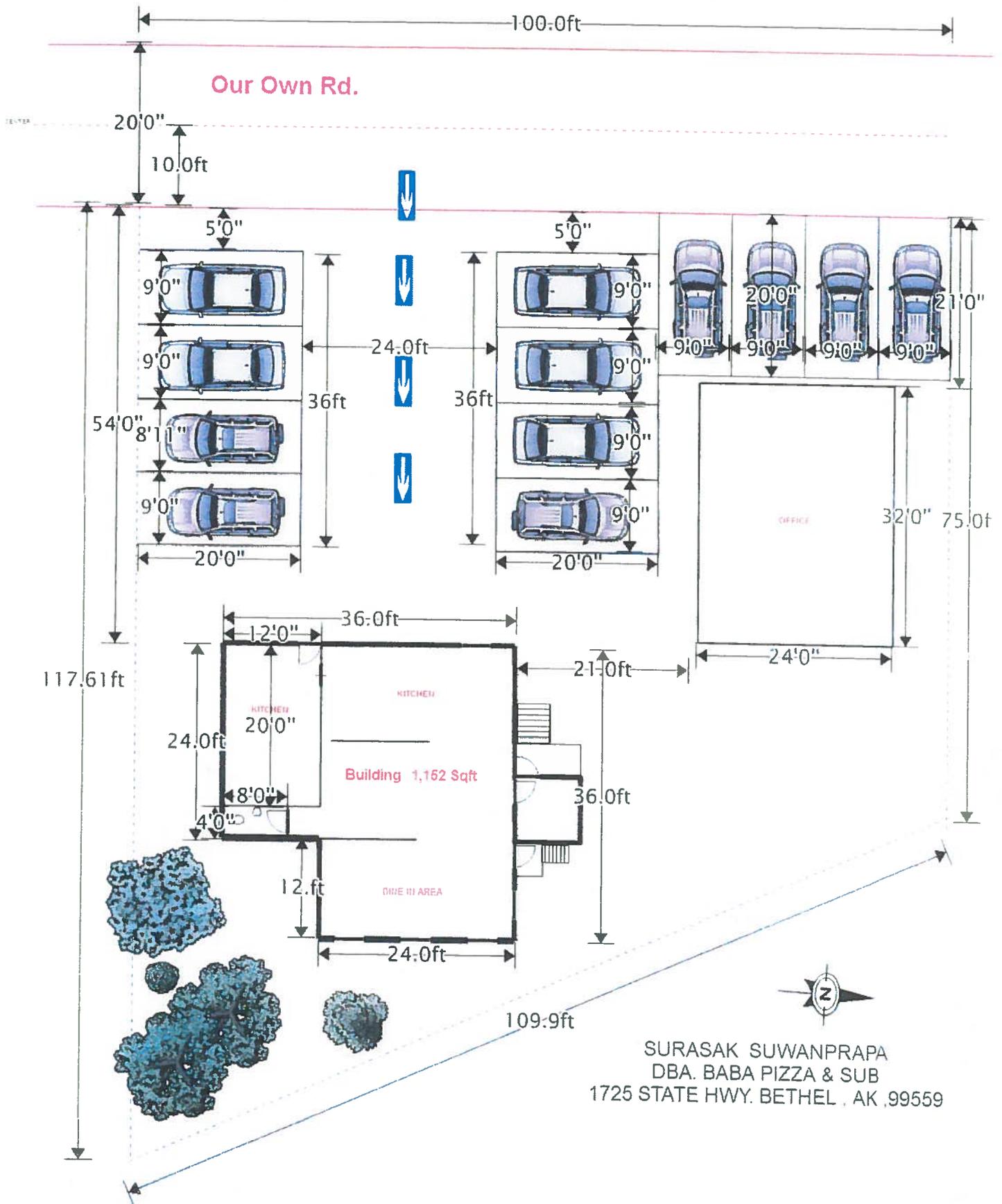
The findings are generally consistent with the BMC. However, due to the concentration of residences in the trailer court across the street from Baba's, I'm hoping there is turnout from residents in the neighborhood to this CUP public hearing. The content of opinions would provide the best gauge for compatibility of alcohol sales in the neighborhood. I tentatively recommend approval of the Conditional Use Permit for Surasak Suwanprapa, owner of Baba's Restaurant for the sale of alcohol on the property located at 520 3<sup>rd</sup> Avenue in Bethel, Alaska.



**Bethel Zoning Map**

**Legend**

-  Preservation
-  Open Space
-  Public Lands and Institutions
-  Residential
-  Industrial
-  General Use
-  Overlay



NORTH

U.S. SURVEY NO. 4177

SHAW SUBDIVISION  
(P87-7)

BAVE CENTER SUBDIVISION  
(P2004-20)

POST OFFICE SUBDIVISION  
(P2000-8)

PARCELS OF INTEREST

POST OFFICE

BABAS

CHIEF EDIE HOFFMAN HIGHWAY

PHASE 2 HIGHLAND ESTATE  
LAKESHORE ROAD (P84-11)

SOUTH AVENUE

LAKESHORE ROAD

YACHTING AVENUE

LAUREL WAY

LAUREL AVENUE

RAVEN RD

OUR OWN RD

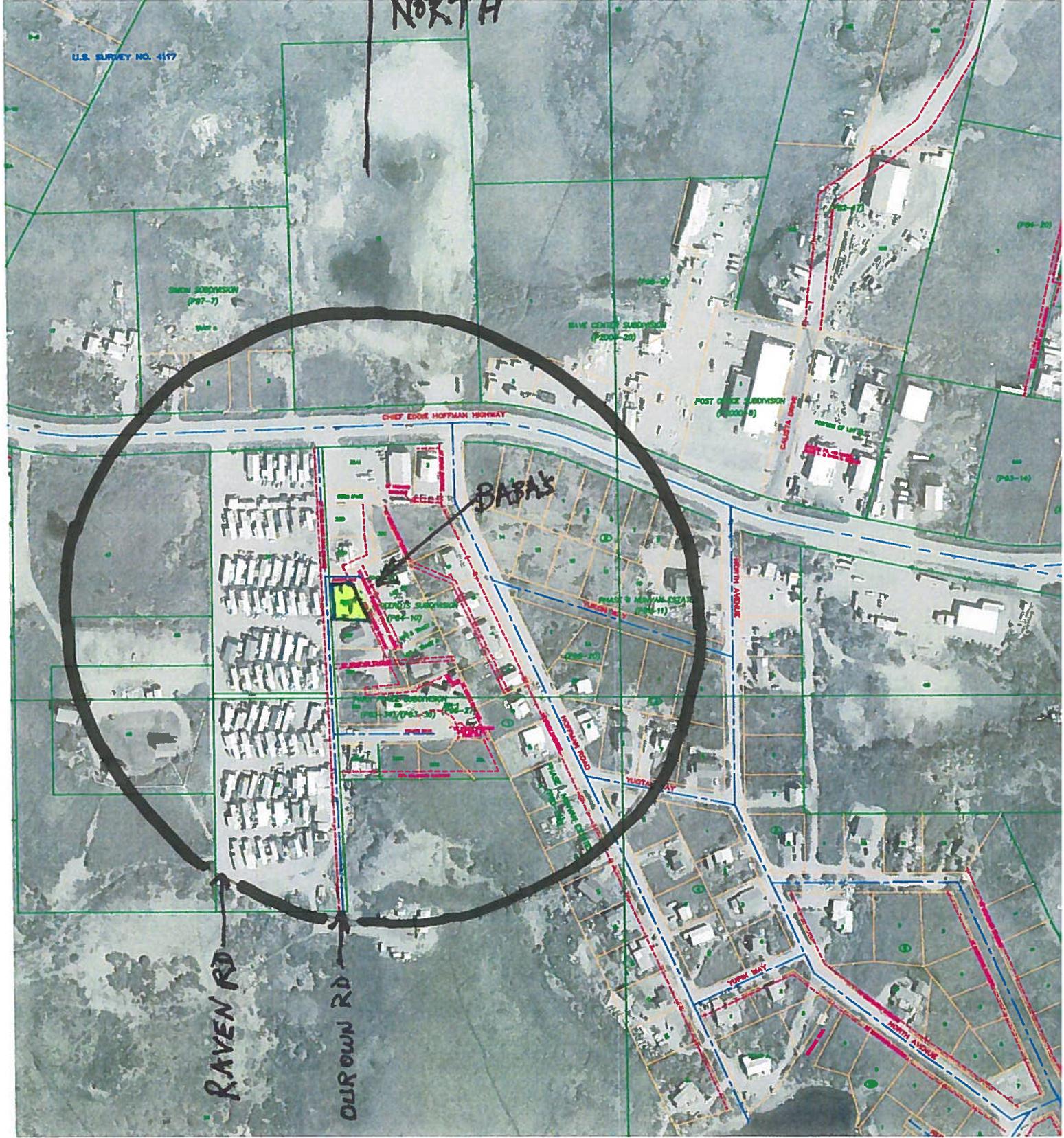


Photo 1



1 OF 3 REARVIEW ROWS OF PARKING  
ON SOUTH SIDE.



1 OF 3 REQUIRED PARKING ROWS  
- ON NORTH SIDE.

Photo 3

Another Angle of 3 Rows  
of Parking

#3 →

#2 →

#1 →

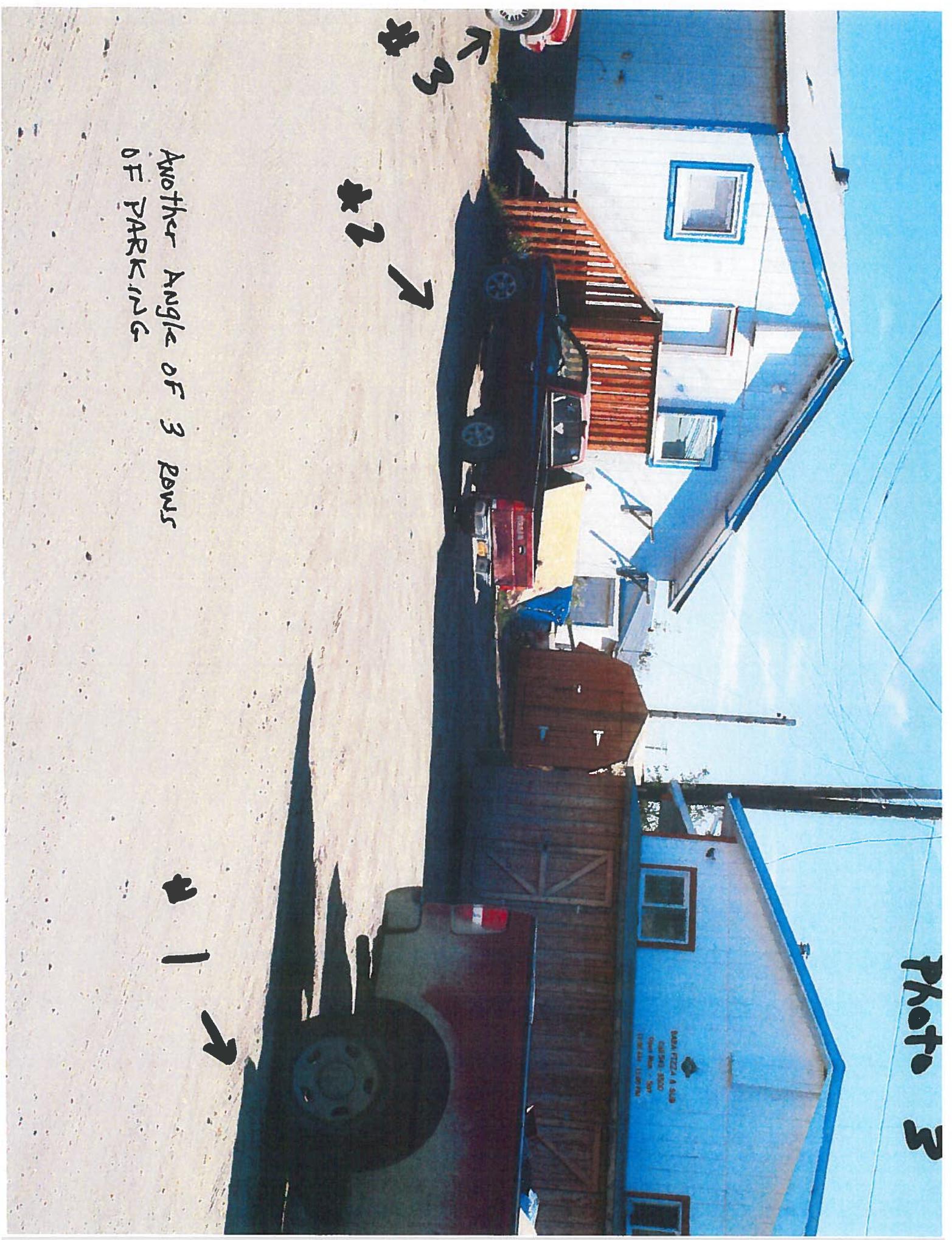


Photo 4



2 OF 3 ROWS  
OF REQUIRED PARKING.

# Photo 5

"OUR OWN" STREET -  
Photo take in front of Q2 STORE

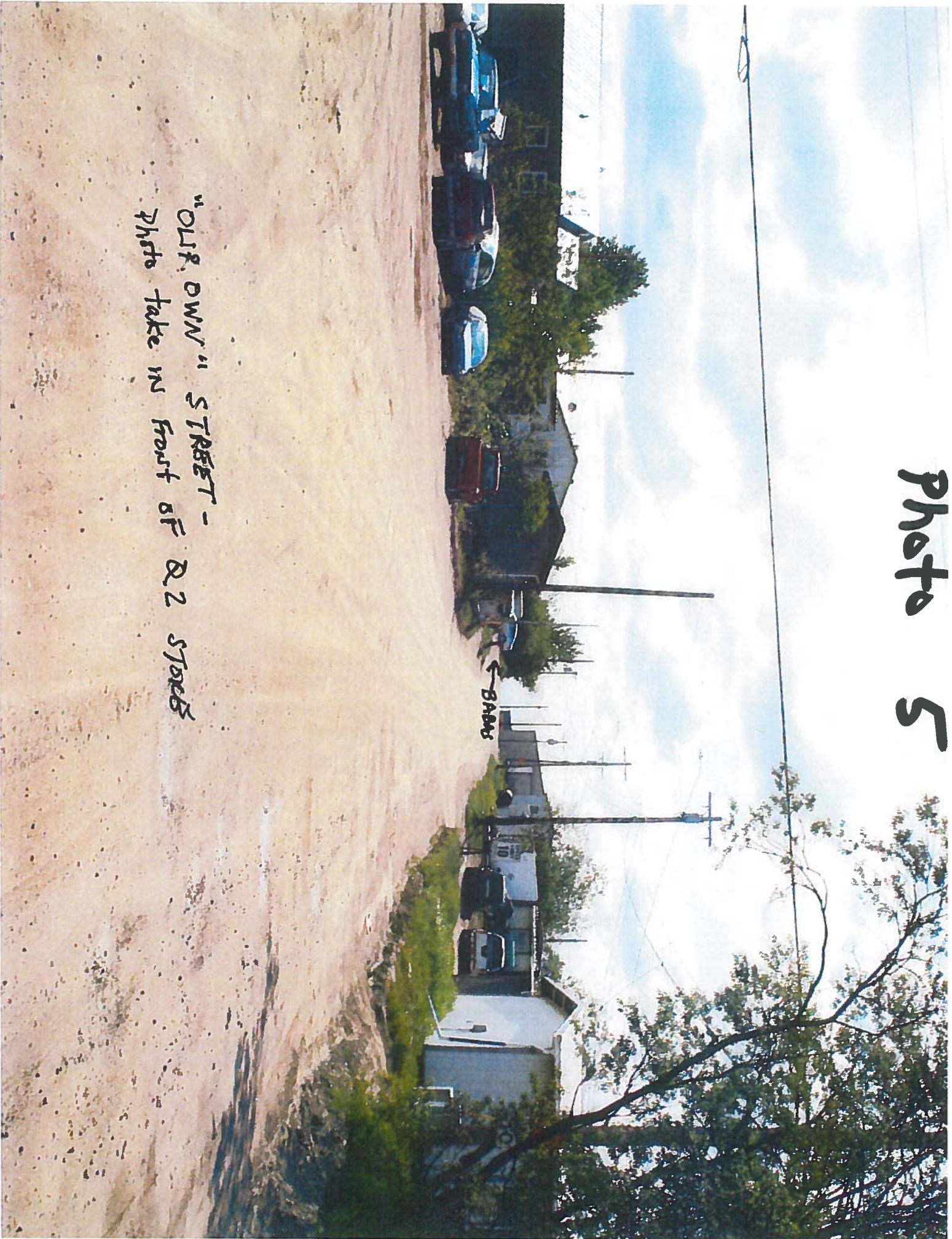


Photo 6

RAVEN RD -  
South Entrance to the TRAILER COURT

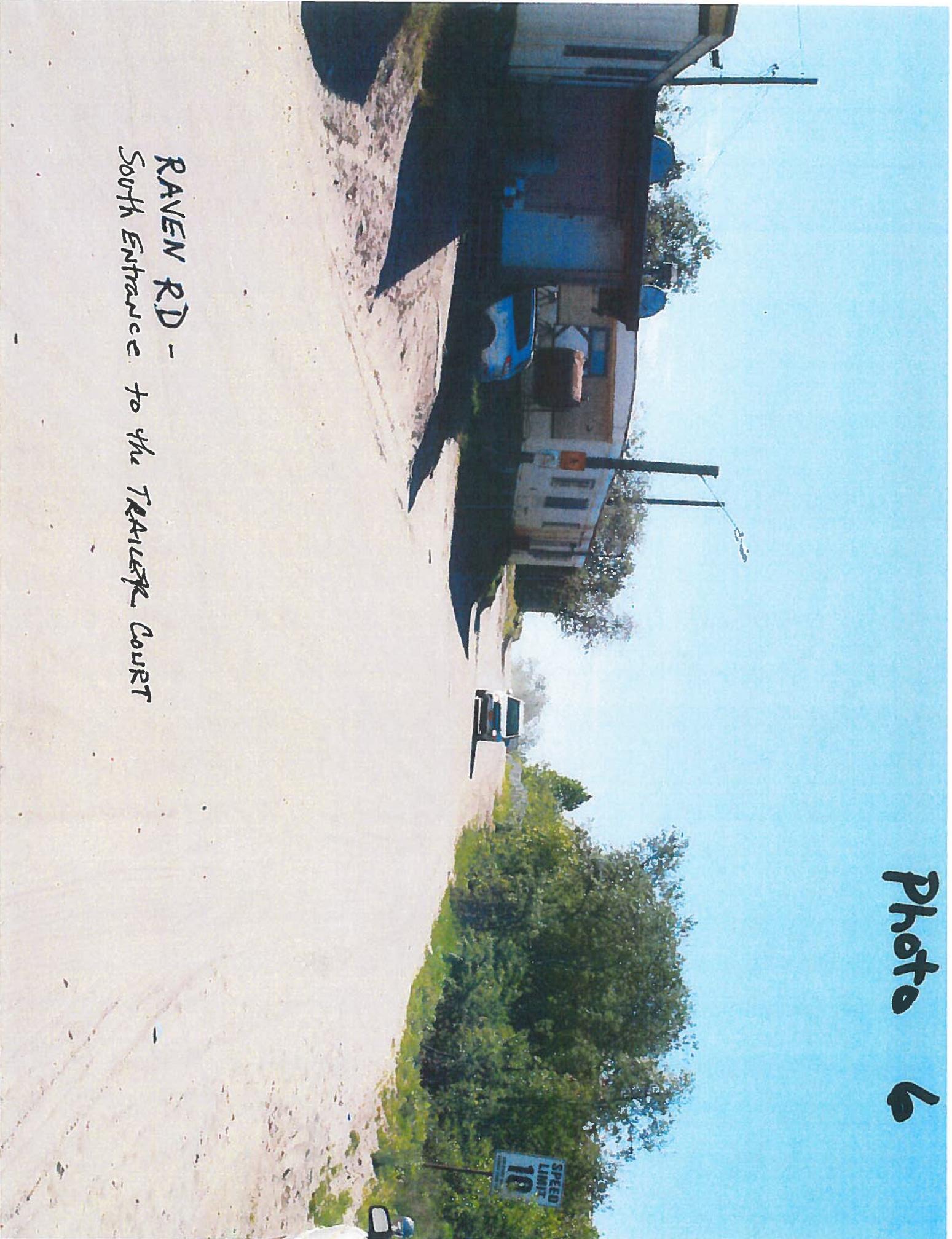


Photo 7



TRAILER COURT SIDE STREET, (1 OF 7 sidestreets)  
JUST SOUTH OF BABY'S.

## Growth Patterns

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

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

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

*Candidate areas include:*

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

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

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

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

**Action 1d:** Plan for and develop expanded infrastructure, as needed, to support priority uses.  
*For example, water and sewer lines serving expanded or relocated port facilities.*

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

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

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

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

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

## Land Use Compatibility

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

**Strategy 1:** Review and revise Bethel land use regulations.

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

*A first suggestion for these uses includes the following categories:*

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

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

*For example,*

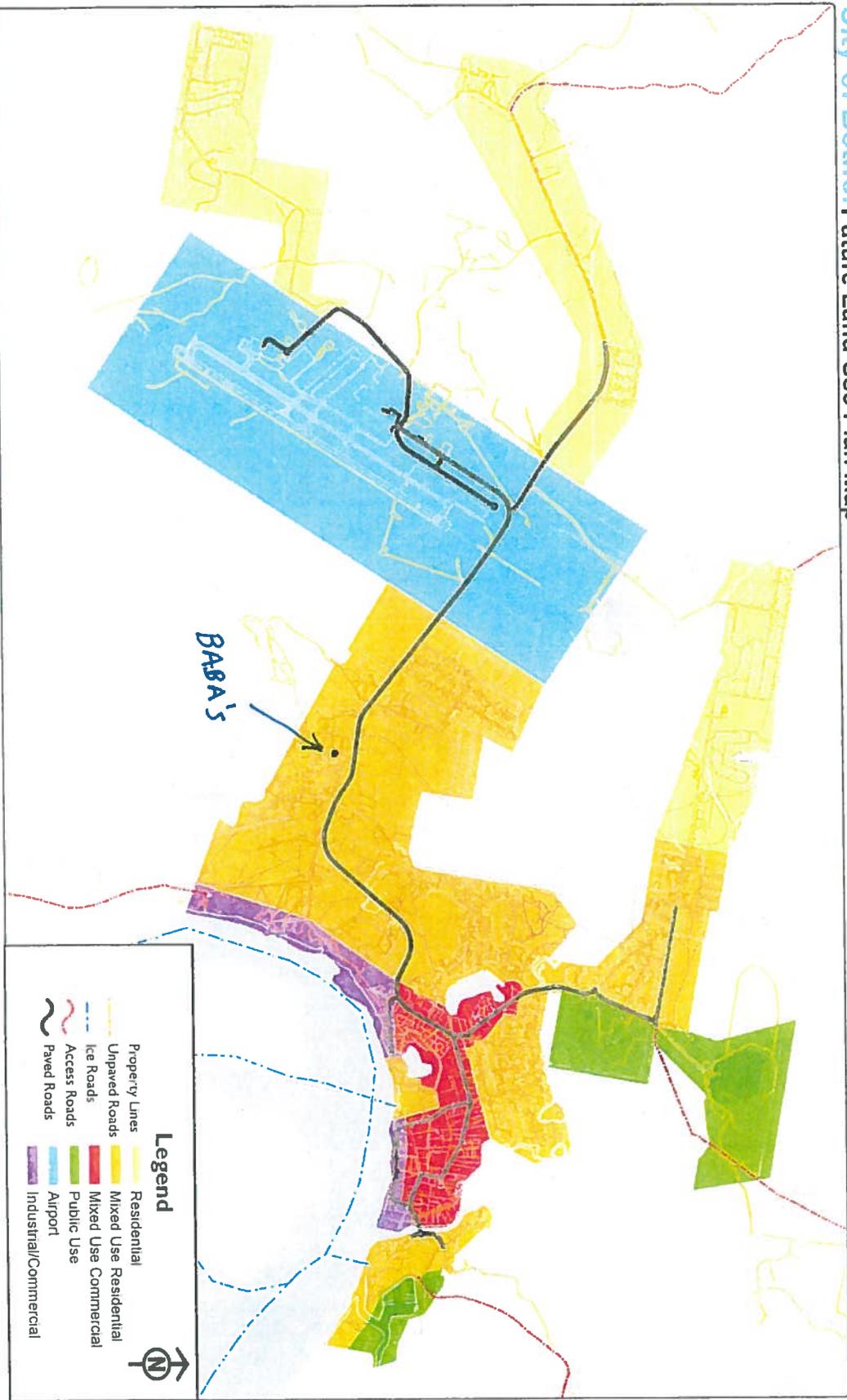
- *Low density residential areas. This zone takes in several specific subdivisions, e.g., Tundra Ridge, Larson and Blueberry. In these areas uses should be generally limited to residential uses. Exceptions would be for small home-based businesses with minimal off-site impacts, or perhaps neighborhood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

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

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



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



Data courtesy of the USGS. BLD, DNR, and Apline Back. The map was compiled for the City of Bethel with assistance from Apline State Park, Zone 4, IADQ 1083 from Apline State Consulting.

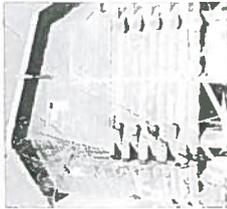
All the requirements of BMC 18.04.070 Notice were followed/done.

Classifieds from page 12

Real Estate

For Sale 23,500 square foot industrial town location on Old Edna Highway...

For Sale Rental Property 7 units location Highway 101, Bethel, Alaska...



For Sale 2 bedroom, log home, located at 230 Aldea Street, Cape Bar...

Home for Sale 3,145 Pleasanton Properties 1075 S. 2nd Street...

Home for Sale 4203 RW Way, Larson Sub. 4 bedroom, full bath...

Complex for Sale 218 & 238 A&B East Ave. 100,000 sq. ft. lot...

Home for Sale in Blueberry Subdivision. 12,077 sq. ft. lot, 1,212 sq. ft. residence...

Invitation to Bid

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES (DOT/TFP) CENTRAL REGION INVITATION FOR QUOTES

Project: Bid Title: Chulitna River Bridge Rehabilitation, 17,564.41 sq. ft. Estimated Cost: \$15,000,000.00

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES (DOT/TFP) CENTRAL REGION INVITATION FOR QUOTES

Project: Bid Title: Road Rehabilitation, 1,000,000 sq. ft. Estimated Cost: \$15,000,000.00

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES (DOT/TFP) CENTRAL REGION INVITATION FOR QUOTES

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Project: Bid Title: Road Rehabilitation, 1,000,000 sq. ft. Estimated Cost: \$15,000,000.00

Request for Proposals be deposited at the State Office, P.O. Box 1140, Anchorage, Alaska 99512.

Request for Proposals

REQUEST FOR PROPOSALS The Association of Village Council Presidents is seeking proposals for a project in the Anchorage area.

Public Notice

NEW MEMBERSHIP PROVISIONS enacted into law and millions of Americans have had the chance to register their votes.

NEED A PETSITTER?

Are you looking for a reliable pet sitter? We have a solution for you.

PUBLIC HEARING NOTICE

Notice is hereby given that on May 11, 2016, the City of Bethel Planning Office will hold a public hearing.

continued on page 15

LONG HOUSE ALASKAN HOTEL QUALITY & COMFORT. 54 Newly Renovated Guest Rooms, Complimentary Local Phone Calls, Complimentary Continental Breakfast, 24-Hour Courtesy Laundry Service.

Pigeon The Spirit of Alaska! Fish the waters of Bristol Bay. Take time to watch the wild animals play. Visit friends and family far away. Book your trip today!

Discover it! In the Delta Discovery classified ad! Free Listing Online with each printed classified ad! 25 cents a word. Deadline: Friday, 5 p.m. Office: In the Subway Building - 401 Ridgecrest Drive P. O. Box 1028, Bethel, AK 99559





## PUBLIC HEARING NOTICE

## CONDITIONAL USE PERMIT

**Notice is hereby given** that on May 11, 2016, the City of Bethel Planning Office received an application for a Conditional Use Permit for a liquor license. The legal description is United States Survey 4117, lot 38E of Park Place Subdivision. The physical address is 1725 State Highway, Bethel, Alaska 99559.

**Land Owner:** Samuel Delon Chavez, 1736 Moss Creek Ave., Anchorage, AK. 99507.  
Phone 907-903-4196.

**Applicant:** Surasak Suwanprapa, DBA Baba's Pizza, P.O. Box 1268, Bethel, AK. 99559.  
Phone 907-543-3500.

**Purpose:** To obtain a liquor license in order to sell alcohol at Baba's Restaurant.

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

**Time and Place:** The regular meeting of the City of Bethel Planning Commission, 6:30 PM June 9, 2016 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.

Posted at AC Quick Stop, Corina's Caselot Groceries, City Hall, and the Post Office on June 3, 2016.

*To Whom this May Concern:*

*You are receiving this notice of a Public Hearing pursuant to Bethel Municipal Code 18.04.070  
"Notice shall be mailed to the owners of each parcel of property any part of which is within six  
(600) feet of the exterior boundary that is the subject of the application".*

## PUBLIC HEARING NOTICE

### CONDITIONAL USE PERMIT

**Notice is hereby given** that on May 11, 2016, the City of Bethel Planning Office received an application for a Conditional Use Permit for a liquor license. The legal description is United States Survey 4117, lot 38E of the Park Place Subdivision in the Bethel Recording District. The physical address is 1725 State Highway.

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To: Ann Capela, City Manager  
From: Ted Meyer, Planner  
Subject: May 2016 Activity Report  
Date: June 1, 2016

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### **Marijuana Advisory Committee**

The draft ordinance was submitted to management for review on May 18.

### **Mapping**

Sent the Bethel Quad Map AutoCad files to Airbus, Inc., for use in their E911 project with the Police Dept. Currently working to get the AutoCad files converted to GIS, to send to them as well.

### **Land Use Survey of Larson Subdivision**

Performed a windshield survey of the subdivision with the Planner Tech. We'll use this information as supporting data for the Planning Commission to zone this subdivision in the Fall.

### **Pool Contract RFP**

I participated on the team that reviewed and scored the RFP for the new pool contract.

### **Code Enforcement**

Responding to calls regarding code violations. Talking with violators and writing them letters.

### **Site Plan Permits**

We are processing many Site Plan Permit applications. Most involve fill for existing pads.

### **Minor Plats**

Approved two Minor Re-plats- one on Mission Lake Road and the other on Front Street.

### **Planning Commission Business**

The Conditional Use Permit for alcohol sales at the Snack Shack was approved at a Special Meeting held on Thursday, May 26. A Conditional Use Permit for Baba's Pizza Restaurant has been scheduled for June 9.

### **Agency Visits to Bethel**

- Mary Romero from the Corps of Engineers visited Bethel on Monday, May 23 regarding the change in jurisdiction of the Wetland General Permit. Jurisdiction has been transferred from the City Planning Department back to the Corps of Engineers. The clearing of land for new construction and/or extending the footprint of pads will now require the developer to submit a jurisdictional determination form and a permit application to the Corps. These must be approved before the Planning Dept can approve the Site Plan Permit.
- The meeting with Sally Cox from the State DCRA and FEMA staff for identifying natural hazards on the Bethel RISK Map is scheduled for Wednesday, June 15 at 1:30pm at City Hall.

2016 SITE PLANS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	Cubic Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
16-01	Construct entryway	6/19/93	3/23/16		38AA		Park Place	Bethel Trailer Park	Bethel Trailer Park	1510 Chief Eddie Hoffman Hwy. "Q-2"
16-02	void									
16-03	Driveway improvements	4/13/16	4015-16	300	20, 21	1	Blueberry	ONC	ONC	117 Alex Hatley
16-04	infill	4/13/16	4/14/16	550	21	4	USS 3230 A	James Flemings	James Flemings	870 7th Ave.
16-05	infill	4/13/16	4/15/16	660	29	1	Blueberry	Steven Sorg	Steven & Mandy Sorg	168 Blackberry
16-06	Relocate 2 temporary classrooms	4/18/16	4/22/16		Tract A		City Subdivision	Yuut Elnaurviat	Yuut Elnaurviat	610 Akiachak
16-07	Relocate building	4/29/16	5/22/16		1	10	USS 3230 A	Greg Hood	International Pentacostal	381 4th Ave.
16-08	infill, addition	4/26/16	5/2/16	44	22	1	Uviuq	Brenda Green	Brenda Green	9440 Ayaginar
16-09	void									
16-10	Construct a smokehouse	4/29/16	5/2/16		4	8	Tundra Ridge	Brian & Mary Kay Henry	Brian & Mary Kay Henry	9353 Nenggerralia
16-11	Construct a house	5/4/16					Boardwalk	Teiki Kuqo	Teiki Kuqo	223 Akakeek
16-12	Infill	5/6/16	5/9/16	240	18	10	Kasayuli	Travis & Judith Burks	Travis & Judith Burks	5414 Noel Polty
16-13	Infill	5/9/16	5/9/16	600	4	2	Uviuq	William Kohl	Henry Kohl	1308 Quyyuk
16-14	Infill, addition	5/10/16	5/10/16	1200	14	3	Tundra Ridge	Nichollette Watson	Nichollette Watson	9358 Nenggerralia
16-15	Infill	5/10/16	5/10/16	60	1B	5	USS 3230 A	Tundra Hotel	Chin Soo Kim	473 Ridgecrest Dr.
16-16	Infill	5/11/16	5/12/16	240	9	10	USS 3230 A	Kathleen Kreider	Kathleen Kreider	211 4th Ave.
16-17	Infill	5/11/16	5/12/16	96	2	22	Tundra Ridge	Kathleen Kreider	Kathleen Kreider	9320 Nenggerralia
16-18	infill	5/11/16	5/12/16	33	10	9	Tundra Ridge	Paul & Marlana Dhaemers	Paul & Marlana Dhaemers	9321 Nenggerralia
16-19	Infill	5/12/16	5/16/16	60	14	1	Tundra Ridge	Phillip Gutleben	Phillip Gutleben	9456 Ayaginar
16-20	Demo, Construct new house	5/16/16	5/18/16		22	6	City Subdivision	ONC	Grace Nichols	516 Mission Drive
16-21	Demo, Construct new house	5/16/16	5/18/16	33	13	3	Uviuq	ONC	Glenn Peltola	1013 Naun Raq
16-22	infill, construct a fence	5/16/16	5/17/16	120	16	5	City Subdivision	Ron Norling	Ron Norling	108 Quinhagak
16-23	Construct a house	5/16/16	5/18/16		1	4	Uviuq	ONC	Howard & Nellie Wassilie	1013 Atmak

over

