



Planning Commission Meeting Agenda

Regular Meeting Thursday, March 13

March 13, 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
12/2015

Heather Pike
Council Rep.
Term Expires
10/2015

Vacant

Abe Palacios
Committee Member
Term Expires
12/2015

Cliff Linderth
Committee Member
Term Expires
12/2014

VACANT
Committee Member
Term Expires

Rachael Pitts
Ex-Officio Member

Betsy Jumper
Recorder

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
 - A. Public Hearing: Pinky's Park-Preliminary Plat, Tract 1, containing 31.43 acres, property of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of 10 acres to Pinky's Park
 - B. Public Hearing: Preliminary Plat - A portion of United States Survey 3790, Block 6, lot 15D, located in the right-of-way of East Avenue, ten feet width and 9785 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is a right-of-way dedication.
 - C. Public Hearing: Application for Permit for Knik Construction of Bulkhead at the Knik Construction Bethel Yard Dock. The request is to build an 850-foot bulkhead on the Kuskokwim River.
- IX. DIRECTOR'S REPORT
- X. COMMISSIONER'S COMMENTS
- XI. ADJOURNMENT

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 UTILITY 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 PRELIMINARY 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 MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

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

X. COMMISSION MEMBER'S COMMENTS: 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.
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Next meeting on January 9, 2014

John Guinn, Chairperson

ATTEST:

Betsy Jumper, Recorder



City of Bethel
Planning Department
Staff Report for Final Plats, December 17, 2013

Planning Commission Hearing Date:	January 9, 2014
Request:	Final Plats
Property Owner:	City of Bethel
Applicant / Representative:	Planning Department
Recommendation:	Approval

	Work Order No. 13083_1	Work Order No. 13083_3	Work Order No. 13083_5
Description	Tracts H-1 & H-2, Block 2, Plat 87-6 (Turnkey III Subdivision)	Lot 3A, Block 19, US Survey 3230 A&B (Port of Bethel, 1172 Second Avenue)	Lots 5A & 5B, Block 8, US Survey No. 3790 (171 East Avenue)
Action	Split Tract H to divide Senior Center Property and Small Park Area	Consolidate 4 lots into one.	Lot split, create two lots.
Size of Existing Lot(s)	3.6 acres	1.1, 0.59, 0.166, 0.313 acres	0.71 acres
Size of Proposed Lot(s)	2.0 and 1.6 acres	2.17 acres	0.05 and 0.66 acres
Zoning	Open Space, and Public Lands and Institutions	Industrial	General Use
Floodplain Status	N/A	Flood Zone AE	Flood Zone AE
Potential for Development	Already developed	Used for Port cargo operations	Larger lot could be redeveloped
Previous Plats		80-3	

BACKGROUND AND ISSUES

The surveying and platting of these properties was requested by the Parks and Recreation, and Port of Bethel Departments of the City of Bethel. The City of Bethel owns the properties. All of the properties are presently developed, and there are no impacts on adjacent neighborhoods anticipated by these platting actions.

All lot splits or consolidations conform to zoning except the Lots 5A and 5B, Block 8 split. The resulting small lot does not meet the minimum lot size required by zoning. However, the intention of creating this small lot is to swap it with the property owners of adjoining Lot 6. In return they will dedicate a strip of their property that is currently in the right-of-way. Lot 6 may still have a nonconformity issue, however acquiring the right-of-way is a priority that will be met.

The Tract H split would allow the Senior Center to have its own boundary for lease or sale purposes at a later date. The resulting second lot is where a small park is now located.

The consolidation of lots within the Port cargo (3A) area allows for development in the future without the challenges of multiple lot line restrictions that could be posed by zoning.

The Planning Department recommends approval of these final plats.

Writer

REP

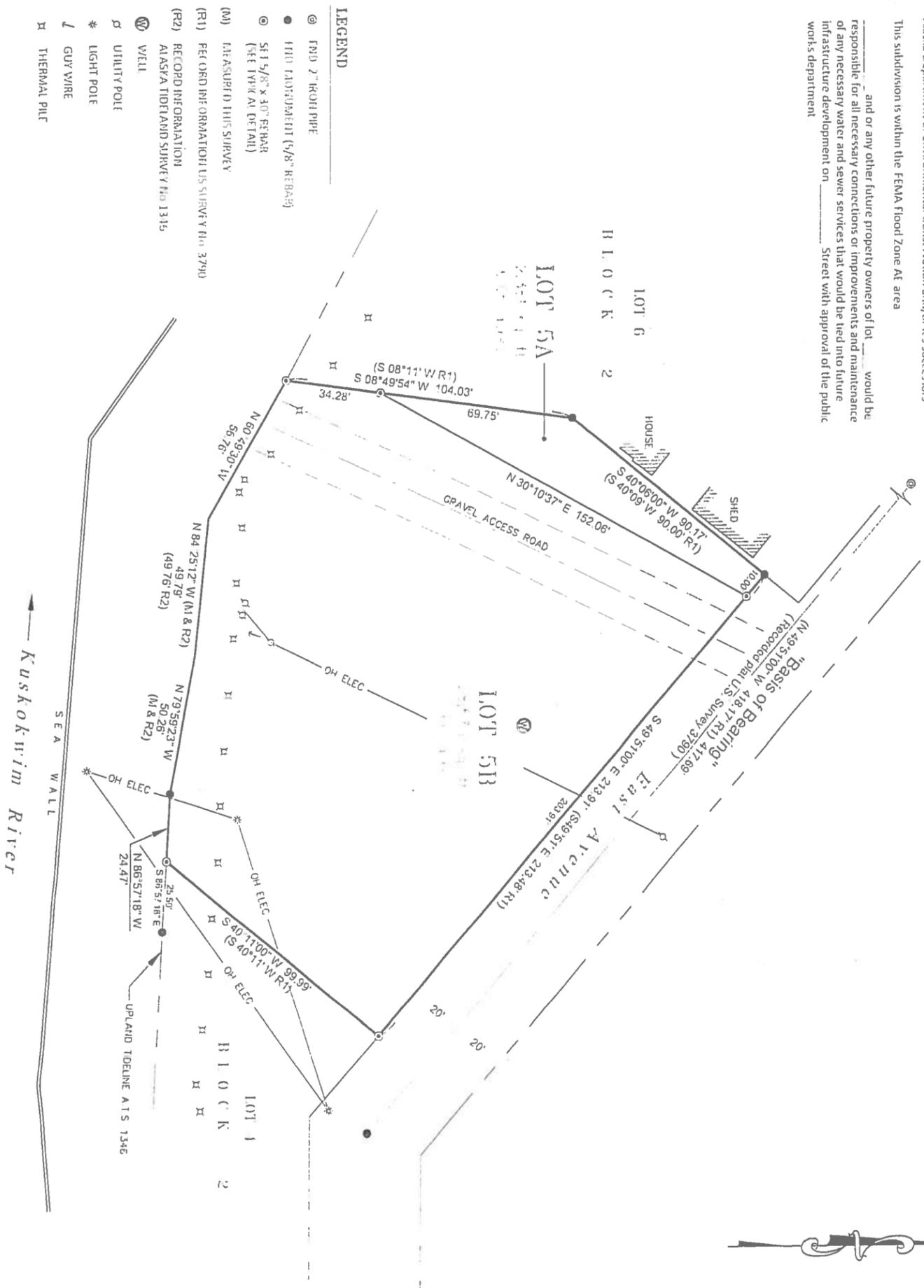
12/17/2013

Attachments

Final Plats

NOTES

- 1 No individual on lot waste water disposal and/or water supply systems will be allowed unless prior approval is obtained from the City of Bethel and The Alaska Department of Environmental Conservation and/or its successors
- 2 This subdivision is within the FEMA Flood Zone A1 area
- 3 _____ and or any other future property owners of lot _____ would be responsible for all necessary connections or improvements and maintenance of any necessary water and sewer services that would be tied into future infrastructure development on _____ Street with approval of the public works department



LEGEND

- ⊙ FND 2" IRON PIPE
- FND TADJUMENT (5/8" REBAR)
- ⊙ SET 5/8" x 30" REBAR (SEE TYPE AT DETAIL)
- (M) MEASURED THIS SURVEY
- (R1) RECORD INFORMATION US SURVEY No. 3790
- (R2) RECORD INFORMATION ALASKA TIDE LAND SURVEY No. 1315
- ⊙ WELL
- ⊘ UTILITY POLE
- * LIGHT POLE
- └ GUY WIRE
- ⊞ THERMAL PILE



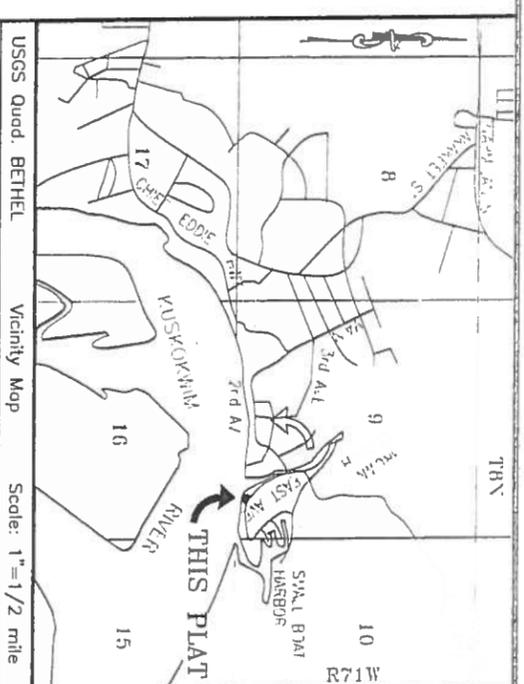
SURVEYOR'S CERTIFICATE
 I hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist



Typical set corners are 5/8" x 30" rebar with

PLATTING OFFICER'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the City of Bethel, and that the plat has been approved by the plating authority by resolution number _____ dated _____ and that this plat has been approved for recording in the office of the recorder in the Fourth Judicial District at Bethel, Alaska, in which the plat is located



CERTIFICATE OF OWNERSHIP AND DEDICATION

I certify that I am the owner of the property, or of an interest therein, shown and described on this plat, and that I adopt this plan of subdivision by my free consent and dedicate all rights of way, streets, alleys, ways, and public access to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private

Lee Foley, City Manager
 City of Bethel
 P.O. Box 1388
 Bethel, Alaska 99559

Date _____

NOTARY'S ACKNOWLEDGMENT

This is to certify that on the _____ day of _____, 20____, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____ to me known to be the person described in and who executed the above under oath, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned and that he did so on behalf of and with the full authority of _____

Witness my hand and official seal the day and year in this certificate first above written

Notary Public for the State of Alaska
 My Commission Expires _____

TAX CERTIFICATE

This subdivision lies outside of any taxing authority at the time of filing

DEC 17 2013

BETHEL RECORDING DISTRICT
 A FINAL PLAT OF

**LOTS 5A & 5B, BLOCK 8
 U.S. SURVEY NO. 3790**

A SUBDIVISION OF:
 LOT 5, BLOCK 8, U.S. SURVEY NO. 3790
 SITUATED WITHIN
 SECTION 9, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA
 CONTAINING 0.71 ACRES, MORE OR LESS

Farpoint Land Services, LLC
 SURVEYING, MAPPING, LAND PLANNING, GIS
 1131 E. 76th Ave., Suite 01, Anchorage, AK 99518
 Farpointak.com • (307) 522-7770 • 5 n2g@farpointak.com



- NOTES**
- 1 No individual on lot waste water disposal and/or water supply systems will be allowed unless prior approval is obtained from the City of Bethel and the Alaska Department of Environmental Conservation and/or its successors
 - 2 This subdivision is within the FEMA Flood Zone N/A area, Panel 001J.
 - 3 and or any other future property owners of lot _____ would be responsible for all necessary connections or improvements and maintenance of any necessary water and sewer services that would be tied into future infrastructure development on _____ Street with approval of the public works department
 - 4 25' Access Easement each side of property line for the enjoyment of Tracts H 1 and H 2

- LEGEND**
- FND 5/8" rebar
 - FND 3/4" IRON ROD
 - ⊙ SET 5/8" x 30" REBAR (SEE TYPICAL DETAIL)
- (700 00) RECORD INFORMATION (Plat No 87 6)



SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist

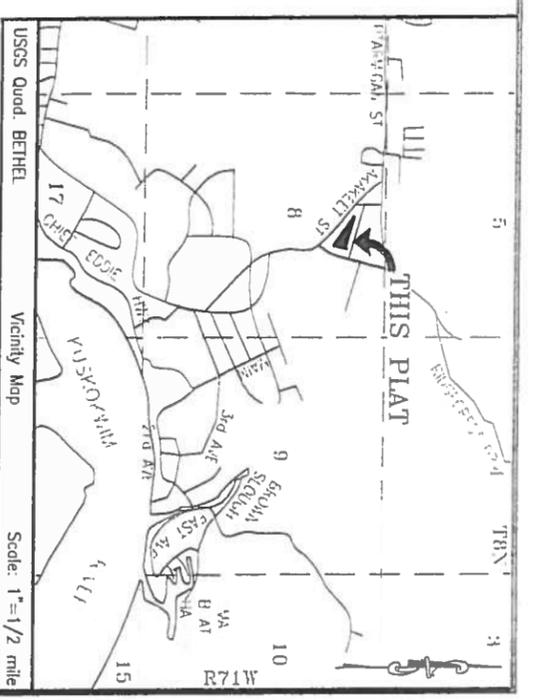
Date _____



Typical set corners are 5/8" x 30" rebar with

PLATTING OFFICER'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the City of Bethel, and that the plat has been approved by the platting authority by resolution number _____ dated _____ and that this plat has been approved for recording in the office of the recorder in the fourth judicial district at Bethel, Alaska, in which the plat is located



CERTIFICATE OF OWNERSHIP AND DEDICATION

I certify that I am the owner of the property, or of an interest therein, shown and described on this plat, and that I adopt this plan of subdivision by my free consent and dedicate all rights-of-way streets, alleys, ways, and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private

Lee Laley, City Manager
 City of Bethel
 P.O. Box 1388
 Bethel, Alaska 99559

NOTARY'S ACKNOWLEDGMENT

This is to certify that on the _____ day of _____, 20____, before me the undersigned, a notary public in and for the State of Alaska duly commissioned and sworn, personally appeared _____ to me known to be the person described in and who executed the above under oath, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned and that he did so on behalf of and with the full authority of _____

Witness my hand and official seal the day and year in this certificate first above written

Notary Public for the State of Alaska
 My Commission Expires _____

TAX CERTIFICATE

This subdivision lies outside of any taxing authority at the time of filing

DEC 17 2013

BETHEL RECORDING DISTRICT

A FINAL PLAT OF
Tracts H-1 & H-2, Block 2
Turnkey III Subdivision

A SUBDIVISION OF:
 TRACT H, BLOCK 2, Turnkey III Housing Development
 (Plat No 87-6 Bethel Recording District)
 SITUATED WITHIN
 SECTION 8, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA
 CONTAINING 3.61 ACRES, MORE OR LESS

Farpoint Land Services, LLC
 SURVEYING MAPING LAIN PLANNING GIS
 1131 E 76th Ave, Suite 101 Anchorage, AK 99516
 Farpointak.com • (907) 522-7710 • info@farpointak.com



City of Bethel
Planning Department
Staff Report for Preliminary Plat, January 27, 2014

Planning Commission Hearing Date:	February 13, 2014
Request:	Preliminary Plat
Property Owner:	City of Bethel
Applicant / Representative:	Planning Department
Recommendation:	Approval

	Work Order No. 13083_3
Description	Pinky's Park Subdivision Tract 1
Action	Increase the area of Pinky's Park
Size of Existing Lot	21.43 acres
Size of Proposed Lot	31.43 acres
Zoning	Open Space, Public Lands and Institutions, and Preservation
Floodplain Status	Partially located in Flood Zone AE
Potential for Development	Development of more park amenities for the City of Bethel
Previous Plats	74-577, 83-39

BACKGROUND AND ISSUES

The surveying and platting of these properties and their consolidation were requested by the Parks and Recreation Department of the City of Bethel. The City of Bethel owns the properties. The resulting parcel will be used for further development of the existing park, and there are no impacts on adjacent neighborhoods anticipated by these platting actions.

The five-acre area on the north side that is to be added was turned over to the City by the State of Alaska in 1984 (Document No. 1984-000233-0). The original native allotment number was F032013, and it is shown as Lot 1B on Plat 83-39 of Bethel Recording District. On another Patent It is referred to as a former trade and manufacturing site. On Plat 74-577 it is denoted as part of a BLM lot split.

The five acres to be added on the west side were approved by City Council Resolution 13-03, Designation of Five Acres of Land to Pinky's Park for Outdoor Recreation.

The Planning Department recommends approval of the preliminary plat.

Writer

REP

1/27/2014

Attachments

Previous Plats

City Council Resolution 13-03

Introduced by: Lee Foley, City Manager
Date: January 22, 2013
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Resolution # 13-03

DESIGNATION OF FIVE ACRES OF LAND TO PINKY'S PARK FOR OUTDOOR RECREATION

WHEREAS, the Land and Water Conservation Fund is a federal grant program administered by the National Park Service through the State of Alaska, Division of Parks and Outdoor Recreation;

WHEREAS, the grant provides 50% matching funds for outdoor recreation projects;

WHEREAS, property acquired or developed with LWCF funding must be retained and used solely for outdoor recreation purposes in perpetuity;

WHEREAS, Pinky's Park is a 21-acre land area in Bethel developed by LWCF funding and designated for outdoor recreation use in perpetuity;

WHEREAS, the City of Bethel has an opportunity to add five acres of City land to Pinky's Park and use it as match in its grant application due February 1, 2013;

WHEREAS, Affiliated Appraisers of Alaska revealed in December 2012 that the average value per acre for three land sales that occurred in Bethel in 2002 was \$31,070;

WHEREAS, using a value of \$31,070 per acre gives the five acres adjacent to Pinky's Park a value of \$155,550;

WHEREAS, the five-acres of land to be added to Pinky's Park is the land west of the Pinky's Park boundary to the eastern boundary of Yuut Elitnaurviat and north of the ONC multipurpose building;

WHEREAS, the City Planner and Acting Parks and Recreation Director support the addition of the five acres of land to Pinky's Park for the following reasons: land can be better used for Fourth of July activities, vendors, and crowd disbursement; land would be used to construct a gravel road to a multiuse athletic field for soccer, field hockey, and other sports; land is adjacent to Pinky's Park; land is close to an existing parking lot;

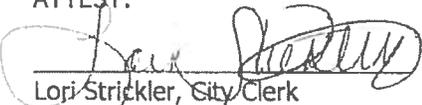
NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council supports and approves the designation of five acres of additional land to become a part of Pinky's Park and used solely for outdoor recreation in perpetuity;

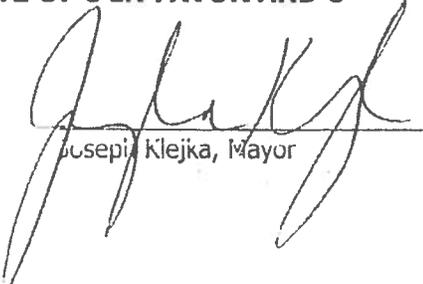
Introduced by: Lee Foley, City Manager
Date: January 22, 2013
Action: Passed
Vote: 6-0

BE IT FURTHER RESOLVED, that the Bethel City Council approves the use of the newly designated five acres of land as match for its FY 2013 LWCF grant application;

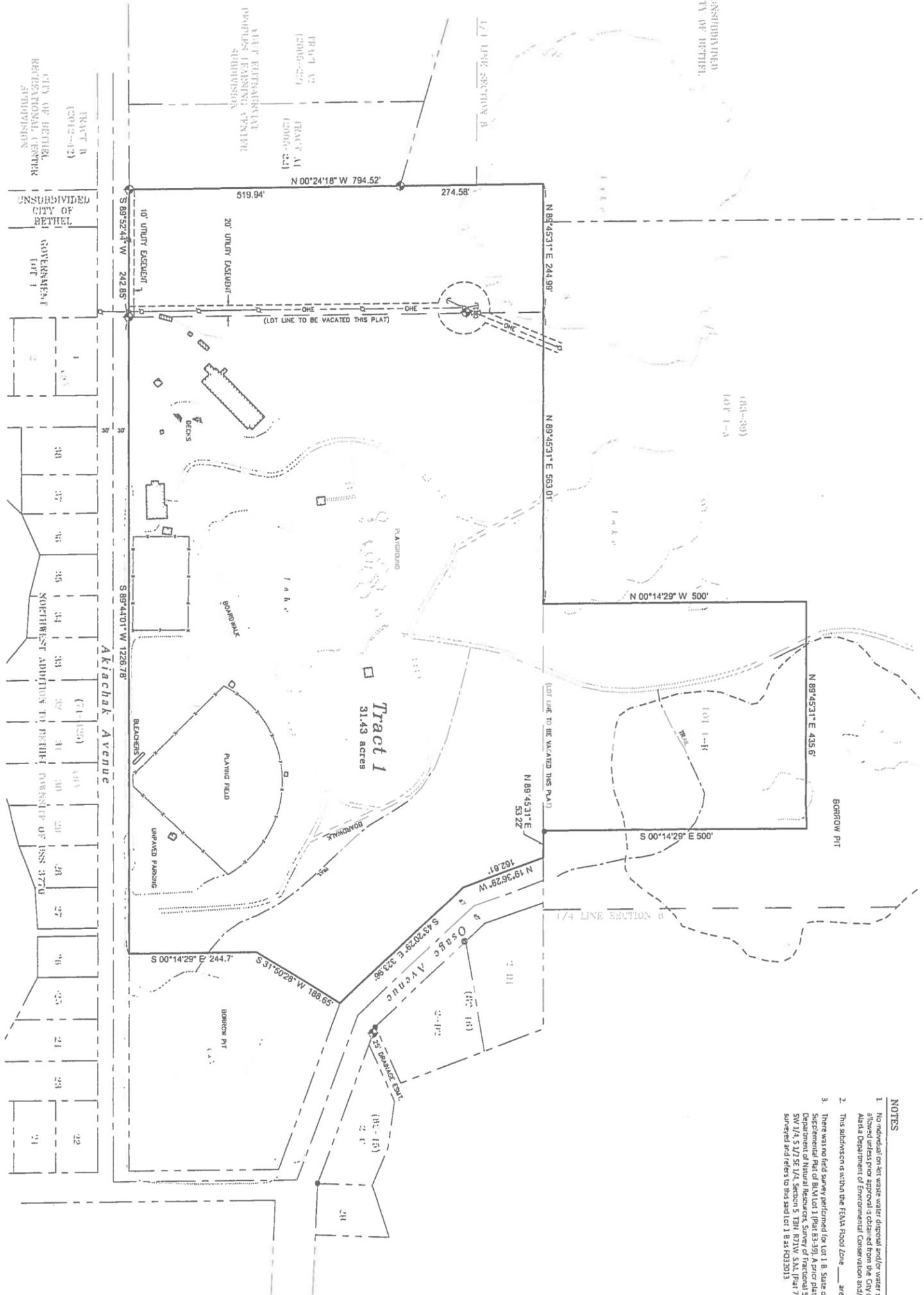
ENACTED THIS 22ND DAY OF JANUARY 2013 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

ATTEST:


Lori Strickler, City Clerk


Joseph Klejka, Mayor

UNSUBDIVIDED
CITY OF BETHEL

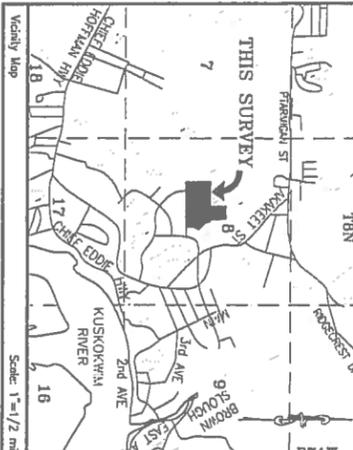


LEGEND

- ⊗ FND BEARS CAP MONUMENT
 - ⊕ FND ALUMINUM CAP MONUMENT
 - ⊙ FND 2" IRON PIPE
 - FND REBAR
 - ⊙ SET 5/8" x 30" REBAR (SEE TYPICAL DETAIL)
 - × COMPUTED POINT
 - () RECORDED INFORMATION
 - U UTILITY POLE
 - GUY WIRE
- Typical set corners are 5.87' x 30" rebar with 1 1/4" yellow elastic cap unless otherwise noted
- FAIRPORT
US 518

NOTES

1. No individual on-site waste water disposal and/or water supply systems will be allowed unless prior approval is obtained from the City of Bethel and the Alaska Department of Environmental Conservation and/or its successors.
2. This subdivision is within the FEMA Flood Zone _____ area.
3. There was no field survey performed for Lot 1, B. State of Alaska Supplemental Plat of BLM Lot 1 (Plat B3-39), a prior plat from State of Alaska Department of Natural Resources, Survey of Fractional Sections 5 and 5 1/2 SW 1/4, S 1/2 SE 1/4, Section 5 T8N R71W S41, (Plat 71 55) was field surveyed and refers to this and Lot 1 B 35 F032013.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, certify that I am the owner of the property, or of an interest therein, shown and described on this plat, and that I set off this plat of subdivision by my free consent and deed and at rights-of-way, streets, alleys, ways and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private.

Law Fider, City Manager
City of Bethel
P.O. Box 1388
Bethel, Alaska 99559

NOTARY'S ACKNOWLEDGMENT

This is to certify that on the _____ day of _____, 20____ before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____ to me known to be the person described in and who executed the above under oath, acknowledged to me the contents of the foregoing plat of subdivision, and that he did so on behalf of and with the full authority of the person named therein and that he did so on behalf of and with the full authority of the person named therein.

Witness my hand and official seal the day and year in that on the date first above written.

Nearby Public for the State of Alaska
My Commission Expires _____

TAX CERTIFICATE

This subdivision lies outside of any taxing authority at the time of filing.

JAN 07 2014

BETHEL RECORDING DISTRICT
A PRELIMINARY PLAT OF
Pinkys Park Subdivision
Tract 1

A SUBDIVISION OF
TRACT A, Block 9, Northwest Addition to Bethel Townsite of
U.S.S. 3770 (71-425), and
LOT 1-B, State of Alaska Supplemental Plat of BLM Lot 1
(63-39) [See Note 4], and
Remainder Government Lot 4, Section 8, T. 8 N., R. 71 W.
and Unsubdivided City of Bethel Lands

SITUATED WITHIN
SECTION 8, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA
CONTAINING 31.4 ACRES, MORE OR LESS

Farpoint Land Services, LLC
SURVEYOR, KATFRONIC, LAND PLANNING, GIS
1131 E 76th Ave., Suite 101, Anchorage, AK 99516
Farpoint.com • (907) 522-7770 • surveys@farpoint.com



SURVEYOR'S CERTIFICATE
I hereby certify that I am a registered professional land surveyor in the state of Alaska and that I have personally supervised the survey and the preparation of this plat of subdivision, and that the monuments shown thereon are as described, and that all dimensions and other details are true and correct to the best of my knowledge.

DATE _____

PLATTING OFFICER'S CERTIFICATE
I certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the City of Bethel, and that the plat has been approved by the platting authority by resolution number _____ dated _____ and that this plat has been approved for recording in the office of the recorder in the Fourth Judicial District at Bethel, Alaska, in which the plat is located.

FILED	DATE	BY	RECORDING DISTRICT
13083_2	JAN 3 2014	MA	BETHEL



City of Bethel
Planning Department
Staff Report for Preliminary Plat, January 29, 2014

Planning Commission Hearing Date:	February 13, 2014
Request:	Preliminary Plat
Property Owner:	City of Bethel
Applicant / Representative:	Sharon and Samuel Strauss
Recommendation:	Approval

	Drawing Number 826.11
Description	Record Survey of Lot 15D
Action	Dedication of right of way
Size of Existing Lot	8,889.36 sf
Size of Proposed Lot	978.5 sf for dedication
Zoning	General Use
Floodplain Status	Flood Zone AE
Potential for Development	Presently developed as residential
Previous Plats / Surveys	US Survey 3790, 81-16, 83-13

BACKGROUND AND ISSUES

The surveying and platting of this property was requested by the Port Director in order to secure a strip of land for dedication, which is currently located within the right of way of East Avenue. Although this dedication will reduce the size of Lot 15D, the lot will still conform to the required minimum lot size in the General Use zoning district of 7,000 square feet.

On the original US Survey 3790 from 1962, Lot 15 is shown encroaching into the right of way.

The Planning Department recommends approval of the preliminary plat.

Writer

REP

1/29/2014

Attachments

Plat 81-16

Plat 83-13

US Survey 3790 Sheet 2

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY
 SHOWN AND DESCRIBED HEREIN. WE HEREBY REQUEST APPROVAL
 OF THIS PLAN SHOWING SUCH CONVEYANCE FOR PUBLIC
 UTILITIES RIGHTS AND ALLOYS DEDICATED FOR PUBLIC USE.

APRIL 5, 1983
 JOHN SAMUELSON SR.
 JOHN SAMUELSON SR.

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF APRIL, 1983
 My Commission expires 03/28/85

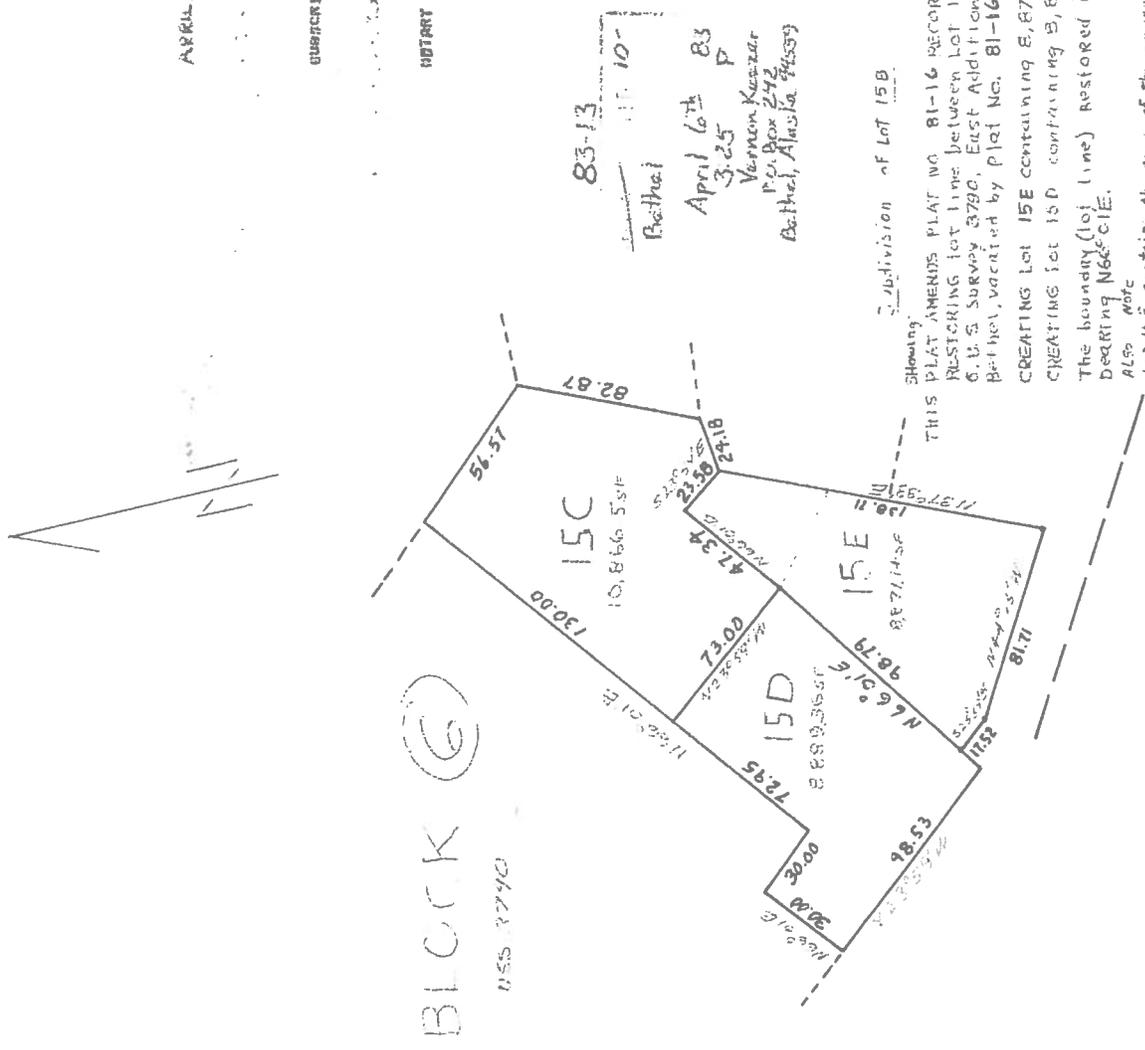
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

APPROVAL BY PLANNING COMMISSION
 THIS PLAN IS HEREBY APPROVED BY THE PLANNING COMMISSION OF
 THE CITY OF BETHEL THIS 25th DAY OF APRIL 1983.

Carolee L. Longacre
 CHAIRMAN CITY PLANNING COMMITTEE

SURVEYOR'S CERTIFICATE:
 I THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY CERTIFY
 THAT A LAND SURVEY HAS BEEN COMPLETED BY ME AS ORDERED
 BY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS
 HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE
 DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE 4/1/83
Albert Brand
 ALBERT BRAND



Showing Subdivision of Lot 15B

THIS PLAT AMENDS PLAT NO. 81-16 RECORDED SEPT 29, 1981.
 RESTORING lot line between Lot 15 and Lot 16, Block
 6, U.S. Survey 3790, East Addition to Township of
 Bethel, vacated by Plat No. 81-16.

CREATING Lot 15E containing 8,871.14 SF
 The boundary (lot line) restored is 98.79 ft
 DEPARTING N66°31'E.

ALSO Note
 Lot 15E contains the area of the original Lot 16 Block 6 in U.S.S. 3790
 plus a small triangular area in 15E, an encroachment existed prior to 15B in the area resulting in the following:

Lot 15E = Triangular 887.58 SF
 The plat is accomplished to satisfy existing ownership rights.

Net Subj. to Taxation

**U.S. SURVEY NO. 3790
EAST ADDITION TO THE TOWNSITE OF
BETHEL, ALASKA**

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. September 14, 1954

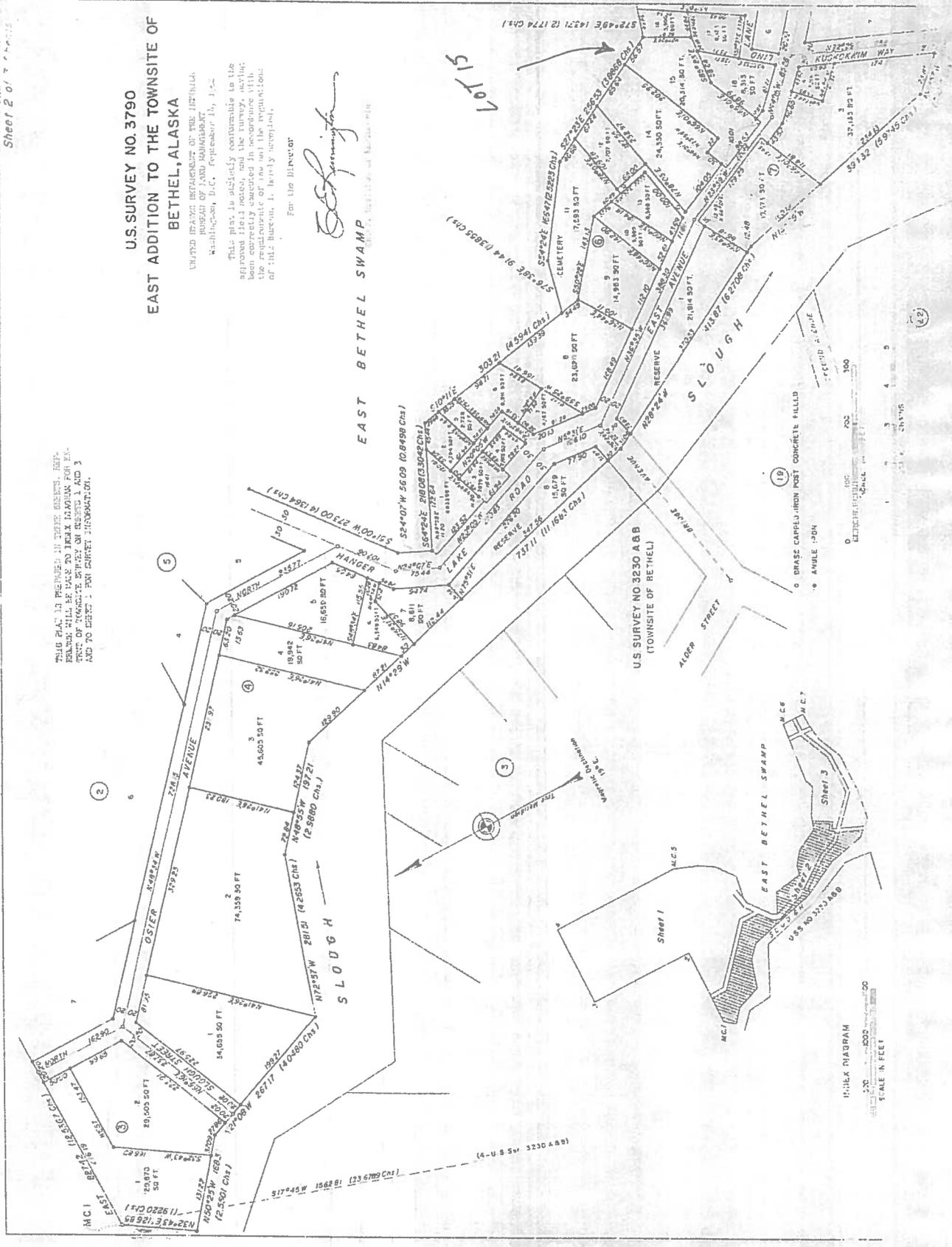
This plan is strictly conformable to the approved field notes, and the survey, which has been conducted in accordance with the methods of the Bureau, and the regulations of the Bureau, is hereby accepted.

For the Director

[Signature]

THIS PLAN IS PREPARED IN THREE SHEETS. REFERENCE WILL BE MADE TO INDEX DIAGRAM FOR EXACT LOCATION OF THIS SHEET. SHEETS 1 AND 3 AND TO SHEET 1 FOR COMPLETE INFORMATION.

EAST BETHEL SWAMP



INDEX DIAGRAM
SCALE IN FEET

City of Bethel

To: Planning Commission
From: Rachael Pitts, Planning Director
CC: Lee Foley, Peter Williams, Patty Burley
Date: 2/27/2014
Re: Application for Permit, Knik Bulkhead

R. Pitts

Comments: The Planning Department received a public notice from the Army Corps of Engineers, reference number POA-2014-64, regarding an application from Knik Construction, to build an 850' bulkhead on the Kuskokwim River, at the Bethel Yard Dock. The deadline for responding with comments is March 19, 2014.

City staff members have discussed this request, and made the following observations:

1. A proper review of this project requires larger and more detailed drawings. The Port Director has requested this.
2. The dock appears on the drawings to protrude into the river approximately 100 feet. A barge parked at the dock would add another 75 to 100 feet, possibly impeding safe passage of other barges moving up and down the river. The detail presented in the drawing makes it difficult to determine how much room would be available for the safe passage of another vessel at that location. A tug assist might be necessary to pass by the new dock as planned. At this time, the Petro Dock to the south represents an obstacle when a barge is parked there, and because this bulkhead will protrude so much more, the problems would likely be greater.
3. City staff would like to have the option of a more thorough evaluation with better drawings. At the time of this memo, there is a concern that the comment period will end before this is possible. If that is so, it is likely staff will recommend disapproval of the permit request.
4. A hydrology study should be required by USACE to determine what will happen if the dock is installed, and what the impacts will be on the flow and navigability of the Kuskokwim River at Bethel, Alaska. We would also like to know if there will be long term effects on the embankments.

The Kuskokwim River is an important part of Bethel's economy and part of the local culture. The scope of this project will have significant effects on the river as we now navigate it, and staff members need a better opportunity to evaluate the outcomes.



US Army Corps
of Engineers
Alaska District

ANCHORAGE
Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

Public Notice of Application for Permit

PUBLIC NOTICE DATE: February 19, 2014
EXPIRATION DATE: March 19, 2014
REFERENCE NUMBER: POA-2014-64
WATERWAY: Kuskokwim River

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Estrella Campellone at (907) 753-2518, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at Estrella.f.campellone@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Mr. Dan Hall, Knik Construction Co., Inc.; Phone number (907) 245-1865; Fax: (907) 245-1744.

AGENT: Mr. Tom Mortensen, Tom Mortensen Associates LLC.; Phone number (907) 345-3400; Email: om@mortensen.com.

LOCATION: The project site is located within Section 17 T. 8 N., R. 71 W., Seward Meridian; USGS Quad Bethel D-8; Latitude 60.7790° N., Longitude 161.7756° W.; Bethel Yard Dock, approximately two (2) miles downstream of the Bethel Boat Harbor, near Bethel, Alaska.

PURPOSE: The applicant's stated purpose is to improve efficiency and safety on cargo barge operations at the Knik Construction Cargo Yard, also known as the Bethel Yard Dock (BYD). The proposed project would also prevent erosion of the river bank at the beach barge docking area and upland yards.

PROPOSED WORK: To construct an open-cell steel sheetpile bulkhead along approximately 850 linear feet of the Kuskokwim River shoreline at an average depth of -20 feet Mean Lower Low Water (MLLW). The total length of the sheetpile would be approximately 1,150 linear feet. Approximately 40,000 cubic yards of sand gravel fill and 1,600 cubic yards of riprap armor rock would be placed in 2.9 acres below the High Tide Line (HTL). Sand and gravel would be placed behind the face sheets and the riprap at both ends of the bulkhead.

All work would be performed in accordance with the enclosed plan (sheets 1-3), dated January 31, 2014.

APPLICANT PROPOSED MITIGATION:

a. Avoidance: The proposed bulkhead cargo dock would improve BYD operations; therefore, it needs to be placed at the proposed location. To avoid maintenance dredging in the Kuskokwim River channel, the dock would be placed at a depth of approximately -20 MLLW. The size for the barge docking and cargo transfer along the dock face is the minimum necessary to satisfy the needs of BYD.

b. Minimization: Minimization of project impacts includes the use of best management practices to contain erosion, use of vibratory pile hammers, and placement of clean sand and gravel fill material behind the sheet pile wall to minimize the amount of suspended sediment. Riprap would be used at both ends of the bulkhead cargo dock to minimize potential erosion problems in the future.

c. Compensatory Mitigation: The applicant believes the project minimization is appropriate and applicable for part of the mitigation. The applicant proposes In-Lieu-Fee compensatory mitigation for unmitigated losses associated to the permanent loss of 2.9 acres of shoreline and riverine habitat along the Kuskokwim River.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRs constitutes the extent of cultural resource investigations by the District Commander at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES:

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is within the known range of all 5 species of salmon (Chinook, Chum, Coho, Pink, and Sockeye) and other species such as Arctic lamprey, Humpback whitefish, Least cisco, Pacific lamprey, Sheefish, and whitefish.

We are currently gathering information regarding these species and have yet to make a determination of effect. Should we find that the described activity may affect the species listed above, we will follow the appropriate course of action under Section 305(b)(2) of the Magnuson-Stevens Act. Any comments the National Marine Fisheries Service may have concerning essential fish habitat will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

District Commander
U.S. Army, Corps of Engineers

Enclosures

NOTICE TO EDITORS:

This public notice is provided as background information and is not a request or contract for publication.

NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continually placed until the expiration date.

**Project drawings
are available online at:**

<http://www.poa.usace.army.mil/Missions/Regulatory/PublicNotices.aspx>

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER
401 Certification Program
Non-Point Source Water Pollution Control Program

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-7564/FAX: (907) 334-2415

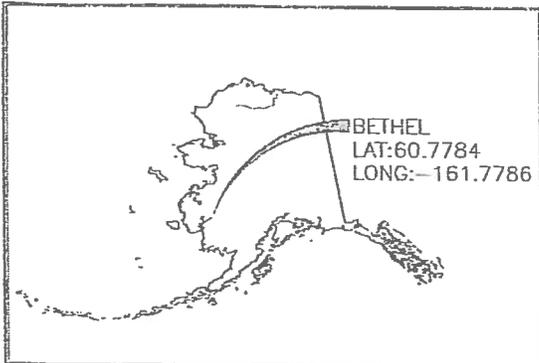
NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

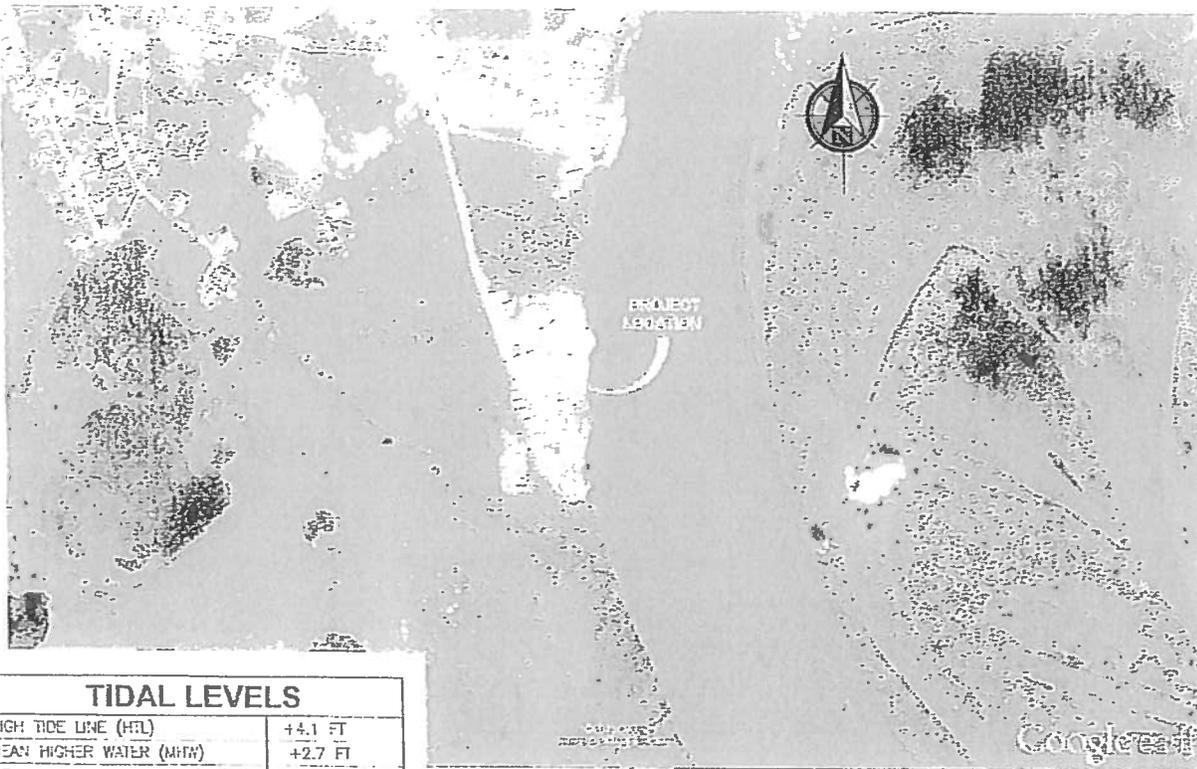
Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. POA-2014-64, Kuskokwim River, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineer's Public Notice.



LOCATION MAP



TIDAL LEVELS

HIGH TIDE LINE (HSL)	+4.1 FT
MEAN HIGHER WATER (MHW)	+2.7 FT
MEAN LOWER LOW WATER (MLLW)	+0.0 FT

PURPOSE:
SHELL PILE DOCK FOR EROSION
PROTECTION, NAVIGATION SAFETY,
AND FREIGHT TRANSFER.

DATUM: MLLW= 0.0

SFC.017 T8W R17W
LAT: 60.7784
LONG: -161.7786

VICINITY MAP

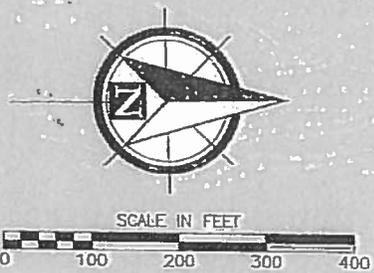
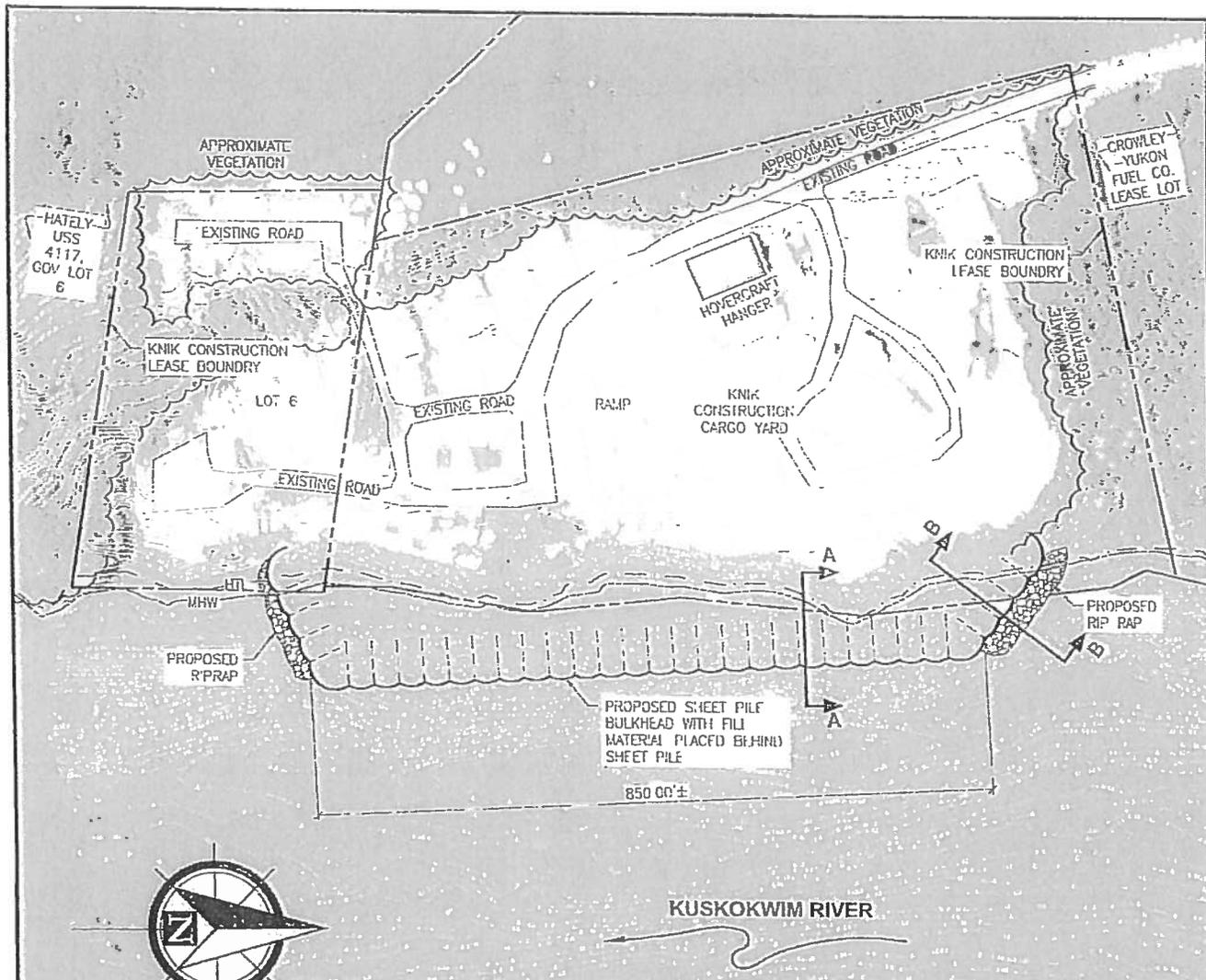
KNIK CONSTRUCTION CO. INC
6441 SOUTH AIRPARK PLACE
ANCHORAGE, AK 99502

01/31/14

**KNIK CONSTRUCTION
BETHEL YARD DOCK**

AT: BETHEL, AK
IN: KUSKOKWIM RIVER

SHEET 1 of 3



NOTE:
BATHYMETRY SURVEY PERFORMED OCTOBER 2013

TIDAL LEVELS	
HIGH TIDE LINE (HTL)	+4.1 FT
MEAN HIGHER WATER (MHW)	+2.7 FT
MEAN LOWER LOW WATER (MLLW)	+0.3 FT

QUANTITIES			
	FILL (CY)	RIPRAP (CY)	FOOTPRINT (ACRE)
TOTAL	88,000	1,900	3.5
BELOW HTL	40,000	1,600	2.9
BELOW MHW	36,000	1,350	2.4

PURPOSE:
SHEET PILE DOCK FOR EROSION PROTECTION, NAVIGATION SAFETY, AND FREIGHT TRANSFER.

DATUM: MLLW= 0.0

SEC.017 T8W R17W
LAT: 60.7784
LONG: -161.7786

SITE PLAN

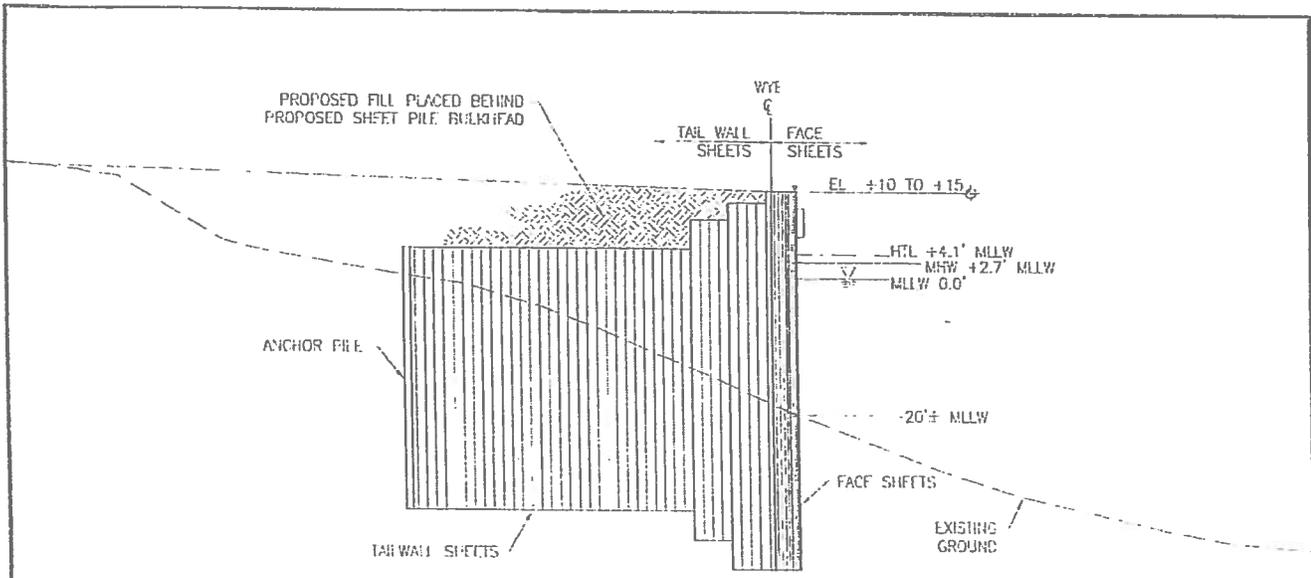
KNIK CONSTRUCTION CO. INC
6441 SOUTH AIRPARK PLACE
ANCHORAGE, AK 99502

01/31/14

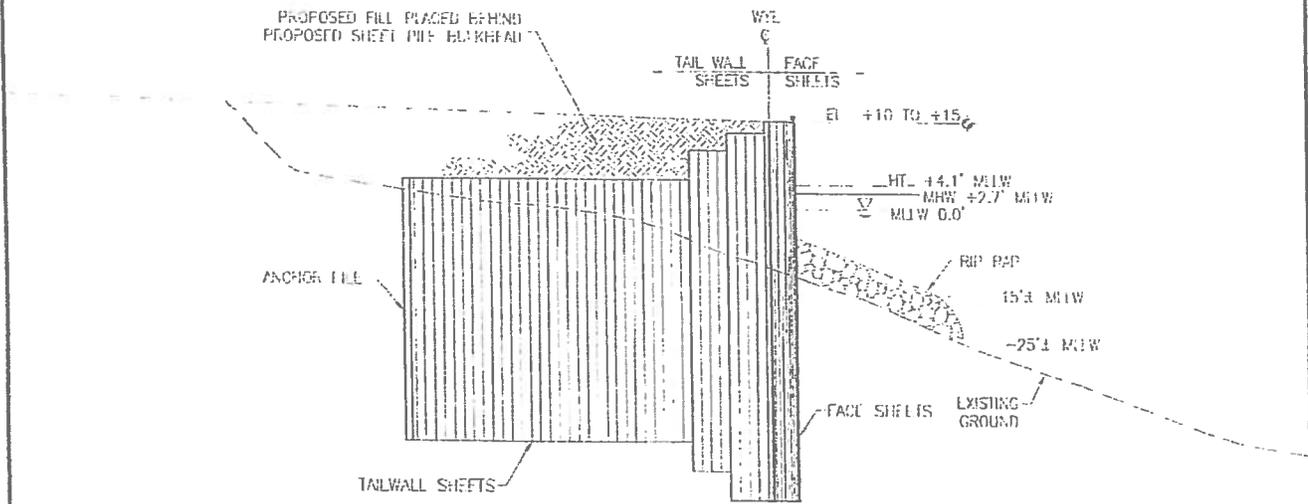
**KNIK CONSTRUCTION
BETHEL YARD DOCK**

AT: BETHEL, AK
IN: KUSKOKWIM RIVER

SHEET 2 of 3



SECTION A-A



SECTION B-B

TIDAL LEVELS	
HIGH TIDE LINE (HTL)	+4.1 FT
MEAN HIGHER WATER (MHW)	+2.7 FT
MEAN LOWER LOW WATER (MLLW)	+0.0 FT

PURPOSE:
SHEET PILE DOCK FOR EROSION
PROTECTION, NAVIGATION SAFETY,
AND FREIGHT TRANSFER.

DATUM: MLLW= 0.0
SEC.017 T8W R17W
LAT: 60.7784
LONG: -161.7786

SECTIONS

KNIK CONSTRUCTION CO. INC
6441 SOUTH AIRPARK PLACE
ANCHORAGE, AK 99502

01/31/14

**KNIK CONSTRUCTION
BETHEL YARD DOCK**

AT: BETHEL, AK
IN: KUSKOKWIM RIVER

Planning Department Report

From: Rachael Pitts, Planning Director

Date: March 1, 2014

Staff presented three alternatives to increase traffic circulation to the City Council, either near H-Marker Lake or through the Donut Hole. The Council requested more information about one of the alternatives around H-Marker Lake and staff will continue getting information together.

Staff met with ProDev and prospective contractors for the Pool Operator RFP. Submissions will be reviewed in March.

The department will be reviewing a proposed development on BIA Road this year. As with many areas of the city, drainage is of concern when proposals to add fill are brought forward. The department will be working with the developer and his staff to minimize impacts in the area on drainage and existing development. The Army Corps of Engineers will be involved in the review.

The Army Corps of Engineers has received an application from Knik Construction to build an 850-foot wide bulkhead at the Knik Construction Cargo Yard. Any comments must be received by March 19th. Staff has asked for more information, and will be evaluating the proposal and will provide comments.

Site Plan Permit Applications and Code Enforcement: The Planning Department has issued three Site Plan Permits to date.

It has been suggested by the City Attorney that the department should be citing property owners for code enforcement issues regarding their property. Staff is looking into using this tool effectively to get properties cleaned up and secured.

GIS: The department has created a map that shows surveys and subdivisions in Bethel, and can be viewed at the Planning office.

Construction Projects:

Swimming Pool: See comments above.

PUBLIC HEARING NOTICE

On March 13, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office for three final plats, and two preliminary plats. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Description of the Final Plats are as follows:

1. Final Plat of Lot 3A, Block 19, US Survey No. 3230 A&B, containing 1.8 acres. Property of the City of Bethel. The address is 1172 Second Avenue. The purpose is a consolidation of four lots.
2. Final Plat of Lots 5A and 5B, Block 8, US Survey No. 3790, containing 0.71 acres. Property of the City of Bethel. The address is 171 East Avenue. The purpose is a lot split.
3. Final Plat of Tracts H-1 and H-2, Block 2, Turnkey III Subdivision, containing 3.61 acres. Property of the City of Bethel. The address is 127 Atsaq Street. The purpose is a lot split.

Description of the Preliminary Plats are as follows:

1. Preliminary Plat of Pinky's Park Subdivision, Tract 1, containing 31.43 acres. Property of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of ten acres to Pinky's Park.
2. Preliminary Plat of a portion of US Survey 3790, Block 6, Lot 15D, located in the right of way of East Avenue, ten feet in width and 97.85 feet in length, a total of

978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is right of way dedication.

To Whom it May Concern:

You are receiving this notice of a Public Hearing pursuant to BMC 17.04.025, "Notice shall be mailed to the owners of each parcel of property any part of which is within 600 feet of the exterior boundary of the parcel that is the subject of the application or petition."

You have been identified on city utility service lists as someone who may have property interest in the area described above. If you are not the property owner, please pass this notice along to them.

Rachael Pitts
Planning Director

CLASSIFIEDS

For Sale

New Toyostoves Laser 73 S2200. Laser 56 S1700 Laser 30 S1300. GC1 Cell 545-1616. (10/10-cn)

Jeff Sanders sells Hitzer Amish built wood stoves. Quality workmanship, simple to operate, clean burning, highly efficient, and very affordable. Floor and wall protectors and Ecofan Airmax in stock, 543-2379. (30)(12/12-cn)

Plastic sled runners for sale. 1/4 inch thick sheets available too. 543-2379. (12)(12/12-cn)

FOR SALE

300 Gallon Plastic Water Tanks in stock. Call Shorty at Shorty's Shop for pricing 543-3158 or 545-3157 (19)(9/18-cn)



2004 GMC Extended Cab, 1/2 ton, 4-wheel drive \$11,800 OBO. 545-0375. (11)(6/26-cn)

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

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

For Sale. Carpet Cleaning and Floor Care Business. Includes equipment and supplies valued to \$13000, plus accounts and training. Terrific opportunity for a motivated person! \$6000 Call 543-5286 or email jearly57@gmail.com (31)(2/26-3/5)



2004 Chevy Suburban 4x4. Only 30,000 miles, very clean interior. For more info call # 545-5472 Price: \$13,000 OBO. (19)(2/19-3/31)

For Rent

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

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

For Rent:

2 bedroom unfurnished apartment. Washer/Dryer/Dishwasher. Water/Sewer/Heat included. No Pets, No smoking. \$1,500/mo plus Tax (\$1,590). \$1,500 Security Deposit
1 bedroom furnished apartment. Washer/

Dryer on premises Water/Sewer/Heat included. No Pets/No Smoking \$1,350/mo plus Tax (\$1,431) \$1,350 Security Deposit. Call 543-0497 or 545-1945. (44)(3/5-cn)

Real Estate

For Sale 23,500 square foot lot downtown location on Chief Eddie Hoffman Highway (or State Highway) across from Fire Station. Serious offers only 907-543-3552 (23)(7/28-cn)

HOUSE FOR SALE: City Sub, 110 Quinhagak. 3 bedrooms, 1.5 baths, 1337 sq. ft., 3 heating systems. Best location in Bethel. Beautiful lawn/birch trees CITY WATER. \$279K reduced to \$269K! Call 543-3939 or 444-9542. (34)(9/18-cn)

Employment

Marketing Representative I

United Utilities, Inc., affiliated with United-KUC and Unicom, has an opening for a Marketing Representative in Bethel. This position is responsible for marketing and sales, computer data entry and providing total customer support. Hours are 9:00 a.m. through 6:00 p.m. Monday through Friday

Applicants must have a high school diploma or GED; a minimum of six (6) months customer service and/or sales experience preferred; excellent communications skills; be skilled with computer operations in a PC environment; be able to prioritize, multi-task, and work independently, and must be able to maintain attendance requirements 10 key, Word and Excel proficiency preferred.

UUI offers an attractive compensation package, is an Equal Opportunity Employer and provides a drug free workplace. Mail, fax or email your resume and letter of application to

Human Resources
United Utilities, Inc
5450 A Street
Anchorage, AK 99518
Fax 273-5321
Email - hr@uui-alaska.com

Or
Hand deliver to
United Utilities, Inc
109 Blackberry Street
Bethel, AK 99559 (160)(12/11-cn)

City of Bethel:

Public Works Director:
Posting Date: (02/04/2014)
Closing Date: Open until filled
Salary: DOE

General Description: The City of Bethel in rural Alaska, a major hub community with approximately 6,000 residents, is seeking to hire a Director to lead and manage seven (7) divisions within the Public Works Department. Foremen for the Divisions of Streets & Roads, Vehicles & Equipment, Landfill, Hauled Utilities, Utility Maintenance, Building Maintenance, and Transit System report to the Public Works Director. Public Works Direct reports to the City Manager

Qualifications: The successful candidate will be an individual who has "walked the walk," a person with credibility who the employees will follow because he/she has literally performed the jobs they're expected to do. Heavy equipment operation experience and certification is a

plus. Experience with wastewater lagoon operations and complete familiarity with both piped water and sewer and hauled water and sewer evacuation operations is highly desirable. A current up-to-date CDL with add-ons must be obtained within six months from date of hire. The Director is expected to be skilled in managing a large and diverse budget and in performing the administrative tasks inherent in managing a multi-faceted department where foremen often times have competing points of view. In this environment, the Director needs to cultivate and nurture a team approach where service to the public is paramount. Firsthand experience and knowledge in managing a unionized work force is necessary. The position requires an active individual who is out and about daily rather than ensconced in an office. Visibility and accessibility are key to obtaining optimum performance. Bethel offers unique challenges due to shifting permafrost. There are approximately 22 miles of roads, 98% gravel, and all of them either circular in nature or dead-ending on the Tundra. Bethel is not connected to the Alaska road, or marine, systems. Materials and goods arrive by barge from late May until early September and by air all year round. In this isolated environment, a sound knowledge of gravel road maintenance, snow removal methods, culvert de-icing, and dust control operations is mandated. The ability to direct and manage a self-sufficient department successfully in a remote location under harsh conditions is required.

Experience and training: Five (5) years of managerial or supervisory experience in public works, production management, or construction management. Requires the award of a BS, BA, or BBA degree in business or and/or public administration. Or related field with substantial course work in management, personnel management, labor relations, operations or productions management, public management, construction management, civil engineering, or public works administration or equivalent. Prefer the award of an MBA, MPA or MEC or related degrees with course work in total quality management, cost or managerial accounting, construction management, civil engineering and/or public works

To Apply candidates should submit a letter of interest and current resume to Mrs. Sharri Salyers at ssalyers@cityofbethel.net, or fax Attn: Mrs. Sharri Salyers at 907-543-4171.

Web Link: <http://www.cityofbethel.org> (486)(2/12-3/5)

Kuskokwim River Watershed Council Job Opening

Position: Executive Director

Location: Aniak/Bethel

Opened Until Filled

The E.D. serves at the pleasure of the six-member Executive Board of Directors. Executive Director reports to the Board of Directors, and is responsible for the organization's consistent achievement of its mission and financial objectives. KRWC is seeking an engaging, Energetic Leader. A Senior level manager, with at least five years of progressively responsible experience with private, non-profit, or public sector organizations, including three years at management level with comparable staff and budget. Willingness and ability to travel routinely throughout the Kuskokwim region and elsewhere as required. In depth knowledge of working conditions in rural

Alaska, in particular the Kuskokwim region. Additional desired qualifications: Yup'ik speaker a plus Salary range \$60k-\$65K/Year

For full job announcement or more information please contact:

Kuskokwim River Watershed Council
(907) 675-4705
(907) 543-1426
Or email: Finance@kuskokwimcouncil.org
(147)(3/5-12)

Request for Proposals

The City of Bethel seeks proposals from contractors to design and construct 150 ft. of water pipe system to draw water from well and pump it into water treatment plant. Request for Proposals document is available on the City's website (www.cityofbethel.org) under *Public Notices > Request for Proposals/Bids*, or by sending a request via e-mail to John Sargent (jsargent@cityofbethel.net), or by faxing 907-543-1388. Proposals are due on March 28, 2014 at 4:00 pm. (73)(3/5)

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-cn)

Notice of Petition to Change Name

A petition has been filed in the Superior Court (Case #ABE-14-00040C) requesting a name change from (current name) Wauneka to Priscilla Wauneka. A hearing on this request will be held on March 14, 2014 at 10:30am at Courtroom 5, Bethel Courthouse, 204 Chief Eddie Hoffman Highway, Bethel, AK (54)(2/12-3/5)

PUBLIC HEARING NOTICE

On March 13, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office for three final plats, and two preliminary plats. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Description of the Final Plats is as follows:
1. Final Plat of Lot 3A, Block 19, US Survey No. 3230 A&B, containing 1.8 acres. Property of the City of Bethel. The address is 1172 Second Avenue. The purpose is a consolidation of four lots.

2. Final Plat of Lots 5A and 5B, Block 8, US Survey No. 3790, containing 0.71 acres. Property of the City of Bethel. The address is 171 East Avenue. The purpose is a lot split.

3. Final Plat of Tracts H-1 and H-2, Block 2, Turnkey III Subdivision, containing 3.61 acres. Property of the City of Bethel. The address is 127 Aisaq Street. The purpose is a lot split.

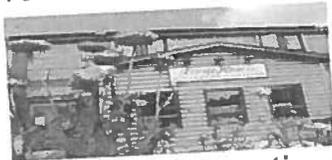
Description of the Preliminary Plats is as

continued on page 18

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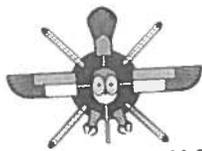


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ANCHORAGE: 907-243-3585

KING SALMON: 907-246-3590

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1-888-359-4726



dinate relationship. The City will, in its discretion, endeavor to exercise sound judgment with respect to the placement of employees in these situations in order to avoid the creation of a conflict or the appearance of a conflict of interest, avoid favoritism or the appearance of favoritism, and decrease the likelihood of sexual harassment in the workplace.

And D. This policy applies to all categories of employment at the City, including regular, temporary, and part-time classifications.

"This is an ordinance to repeal the existing language in the Bethel Municipal Code regarding nepotism in the employment of people within the City and what its doing is it strikes the existing language we have and replaces it with language that is commonly used by municipalities around the country," said council member Eric Whitney.

The definition of a relative under the current chapter 3.04 of the BMC is defined as anyone who is related by marriage or blood to an applicant or to any employee.

"I found the original language pretty clear," said council member Leif Albertson during discussion. "It seems like the new language...does seem kind of a little murkier to me. It would seem like the general impression - in something that was expressed on the radio - was this would be a loosening of the standards that we currently have."

Council member Sharon Sigmon said she has an issue with the new language.

"It gives a lot of leeway or latitude where it states, '...in the opinion of the City...' but I don't know who's opinion that is," she said. "A couple of times it is noted that the City has input in this but nowhere in this does it say who would be the voice of the City - whether it be the city council or city administration. I don't think it is workable for that reason."

The second issue is that council member Sigmon feels by passing this, it looks like it is trying to rewrite the law to fit the issues of nepotism that have recently come to light within the City.

"I am very opposed to doing something like this. It just feels wrong to me. If there is a violation of the Bethel Municipal Code it should be dealt with but the code shouldn't be changed to fit the circumstance. For those two reasons I will be voting against this," she said.

Council voted down the motion to adopt Ordinance 14-07. The vote was 1-4.

Classifieds from page 17

purpose is the addition of ten acres to Pinky's Park.

2. Preliminary Plat of a portion of US Survey 3790, Block 6, Lot 15D, located in the right of way of East Avenue, ten feet in width and 97.85 feet in length, a total of 978.5 square feet. Property of Sharon J Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is right of way dedication. (267)(3/5)

ONC Public Disclosure Notice

The Oortsararmiut Native Council (ONC) will be submitting its 2013 Native American Housing Assistance and Self-Determination Act (NAHASDA) Annual Performance Review (APR) on or about March 25, 2014. A Draft copy of the plan is available at ONC Offices

If any ONC tribal member, official or other member of the public has comments or questions, they may be directed to Bob Angaiak ONC Tribal Housing Administrator, 543-2608 Comment period deadline is March 21, 2014. (78)(3/5-19)

Notice of Petition to Change Name

A petition has been filed in the Superior Court (Case # 4BE-13-00537C1) requesting a name change from (current name) Ariel Marina Novak to Ariel Marina Baumgartner. A hearing on this request will be held on April 23, 2014 at 10:30 am at Courtroom 5, Bethel Courthouse, 204 Chief Eddie Hoffman Highway Bethel, AK. (59)(3/5-26)

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