



# Planning Commission Meeting Agenda

## Special Meeting Thursday, March 30, 2017– 6:30PM

### At the **LOG CABIN**, 326 Akiachak Avenue

#### MEMBERS

Kathy Hanson  
Chair  
Term Expires 12/2018

Lorin Bradbury  
Vice-Chair  
Term Expires 12/2017

John Guinn  
Commission Member  
Term Expires 12/2018

Nikki Hoffman  
Council Rep.  
Term Expires 12/2017

Cliff Linderth  
Commission Member  
Term Expires 12/2017

Jon Cochrane  
Commission Member  
Term Expires 12/2018

Alex Wasierski  
Commission Member  
Term Expires 12/31/18

Shadi Rabi  
Alternate Member  
Term Expires 12/31/19

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 MARCH 9, 2017 MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
  - A. PUBLIC HEARING: Applicant: Steven Chung, DBA Tundra Liquor Cache, is applying for Conditional Use Permit in order to open a package liquor store. The legal description is Plat number 80-14, Lot 3, Phase 1, Nunvak Estates. The physical address is 105 Hoffman. (ACTION ITEM)
  - B. Recommendation to City Council regarding the Dog Park Lot, Legal Description is Lot 15, United States Survey 4117. Physical location across from “Q-2” (ACTION ITEM)
- VII. PLANNER’S REPORT
- VIII. COMMISSIONER’S COMMENTS
- IX. ADJOURNMENT



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# City of Bethel, Alaska

## Planning Commission Meeting

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March 9, 2017

Regular Scheduled Meeting

Bethel, Alaska

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### **I. CALL TO ORDER**

A regular scheduled meeting of the Planning Commission was held on Thursday, March 9, 2017, at 6:30 PM at the City Hall Chambers room in Bethel, Alaska. Chair Hanson called the meeting to order at 6:30 pm.

### **II. ROLL CALL**

Comprising a quorum of the Commission, the following members were present for roll call: John Guinn, Alex Wasiserski, Kathy Hanson, Shadi Rabi, Jon Cochrane, and Cliff Linderoth. Also present were Planning staff members Ted and Betsy and City Attorney Patty Burley.

### **III. PEOPLE TO BE HEARD**

Citizen Arvin Dull spoke on behalf of Cezary Maczynski and his parking lot area.

### **IV. MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 23, 2017 MEETING**

|                       |  |                                 |
|-----------------------|--|---------------------------------|
| <b>MOVED:</b>         | John Guinn   | To approve the Feb. 23 minutes. |
| <b>SECONDED:</b>      | Jon Cochrane   |                                 |
| <b>VOTE ON MOTION</b> | All in favor<br>5 yes and 0 opposed. Motion carries. |                                 |

### **V. APPROVAL OF THE AGENDA**

#### **MOTION TO APPROVE THE AGENDA AS AMENDED OF MARCH 9, 2017**

|                       |  |                                   |
|-----------------------|--|-----------------------------------|
| <b>MOVED:</b>         | Jon Cochrane   | To approve the agenda as amended. |
| <b>SECONDED:</b>      | Alex Wasiserski                                      |                                   |
| <b>VOTE ON MOTION</b> | All in favor<br>5 yes and 0 opposed. Motion carries. |                                   |

**VI. NEW BUSINESS:** A. PUBLIC HEARING: Applicant: Yukon Kuskokwim Health Corporation is applying for a vacation of a right-of-way for the purpose of support of future hospital development. The legal description is United States Survey 4117, lot 51.

*Chair Hanson opened the Public Hearing.*

Planner Ted Meyer went over his facts and findings of the right-of-way vacation.

YKHC Representative and Surveyor Mike Horne spoke to the group about history of the right-of-way easement and the need for the vacation.

**MOTION TO AMEND RESOLUTION NO. 2017-01**

|                       |  |  |
|-----------------------|--|--|
| <b>MOVED:</b>         | Jon Cochrane   | To amend the resolution, to include, under 1. Condition...." water and sewer lines" after waste heat line. |
| <b>SECONDED:</b>      | Alex Wasierski                                       |  |
| <b>VOTE ON MOTION</b> | All in favor<br>5 yes and 0 opposed. Motion carries. |  |

**MOTION TO ADOPT RESOLUTION NO. 2017-01**

|                       |  |                                  |
|-----------------------|--|----------------------------------|
| <b>MOVED:</b>         | Jon Cochrane   | To adopt the amended resolution. |
| <b>SECONDED:</b>      | John Guinn   |                                  |
| <b>VOTE ON MOTION</b> | All in favor<br>5 yes and 0 opposed. Motion carries. |                                  |

*Chair Hanson closed the Public Hearing.*

**VII. PLANNER'S REPORT:** Ted went over the monthly report.

**VIII. COMMISSIONER'S COMMENTS:** Jon: thanks for being patient with my travels, glad to be back. Alex: no comments; Shadi: no comments; John: no comments; Cliff: no comments; Kathy: yay, we're all here. I would just like to say, if you know you aren't going to be here, to let Betsy know as soon as possible. And also, be sure and read all your packet materials before you come to the meetings, it makes it go so much more smoothly and we need everyone's input for the important work we're doing here.

**IX. ADJOURNMENT**

|                       |                                      |   |
|-----------------------|--------------------------------------|---|
| <b>MOVED:</b>         | John Guin                            | Motion to adjourn the meeting at 7:00 pm. |
| <b>SECONDED:</b>      | Cliff Linderoth                      |   |
| <b>VOTE ON MOTION</b> | 5 yes and 0 opposed. Motion carries. |   |

The next meeting will be on March 30, 2017

\_\_\_\_\_, Kathy Hanson, Chair  
 ATTEST: \_\_\_\_\_, Betsy Jumper, Recorder

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



**RECEIVED**  
 COB Planning Dept.  
 2-23-17

**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 type="checkbox"/> Check <input type="checkbox"/> Money Order <input checked="" type="checkbox"/> Cash | 200.00 2-23-17         |

**1. General Information**

|                           |                       |
|---------------------------|-----------------------|
| <b>NAME OF APPLICANT:</b> | Steve Chung           |
| Physical Address:         | 105 Hoffman           |
| Mailing Address:          | Po Box 3067           |
| Home Phone Number:        | 907-545-0467          |
| Work Phone Number:        | 907-543-4445          |
| Cell Phone Number:        | 907-545-0467          |
| Email Address:            | steeb0o1022@yahoo.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. Also, **State Fire Marshal approval and Dept. of Environmental Conservation** approvals must be included in this application to be complete.



|   |  |
|---|--|
| <b>NAME OF PROPERTY OWNER:</b><br>(If different from Applicant) |  |
| Physical Address:   |  |
| Mailing Address:  |  |
| Home Phone Number:  |  |
| Work Phone Number:  |  |
| Cell Phone Number:  |  |
| Email Address:  |  |

## 2. Property Information / Legal Description

|  |                                |
|--|--------------------------------|
| Township: 8 N  | Range: 71 W                    |
| Section: 18  | Meridian: SEWARD               |
| Subdivision: <del>GERDTS</del> <sup>NUNYAK</sup> ESTATES | Block(s):                      |
| Lot(s): 3  | US Survey or Plat No.: P 80-14 |
| Street Address: 105 HOFFMAN                              |                                |

## 3. Conditional Use Description

a. *Please provide a detailed description of the proposed conditional use*  
(additional sheets of paper may be attached if necessary):  
This lot currently houses Eds Automotive, a local auto shop. The proposed change is to convert the building into a liquor/pacage store



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

The location of this building is on the corner of the state highway and Hoffman Rd., directly across the street from the Public Health building. The easy access to the state highway should make the impact on traffic minimal. Additionally, there are two entrances to the Hoffman Subdivision that can be taken to access this lot, which should minimize any potential traffic back up.

*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.*

There is currently a parking lot on the south side of the building as well as in front of the building on the east side. Altogether, this lot can accommodate 15 spaces, including one handicap space near the front entrance.

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

The layout of the lot allows for multiple access points to and from the property. The primary entrance for parking would be on the south side of the building.

*e. Comment on any potential output of noise or dust, fumes, waste, and other forms of potential environmental pollution*

The conversion of this lot from Eds Automotive to a liquor store is not expected to increase the output of noise, dust, or other forms of potential environmental pollution. Currently, the property has no water and sewage, instead utilizing a rainwater system, which can hold up to 800 gallons of collected rainwater at a time. Additionally, the building is heated utilizing a waste oil heater.

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

The property will have a new light system on the outside of the building, helping to illuminate the property and parking lot surrounding the building. There will also be security cameras located both inside and outside of the building. The building itself does not have any windows. These factors will hopefully act to deter criminal activity on the property. Another benefit of the location of this property is that it is less than .5 miles from Bethel Police Department. Additionally, the lots that surround this property are also commercial lots, so there are no residential properties directly next to this location.

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

Width 40'  
Length 77'



#### 4. Mapping

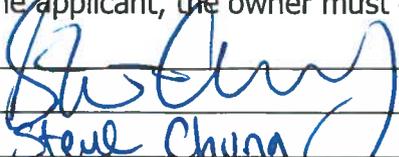
|   |
|---|
| a. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots. Indicate access to and from the property.   |
| b. If applicable, attach a site plan permit application   |
| c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):   |
| d. Attach a notice form conforming to all of the requirements set out in Bethel Municipal Code, Section 18.04.070. The notice must, at a minimum, include the following information: <ol style="list-style-type: none"><li>1. The name of the owner of the parcel that is the subject of the application;</li><li>2. The name of the person who made the application if not the owner;</li><li>3. A description of the action sought in the application;</li><li>4. A description of the location and a legal description of the subject parcel; and</li><li>5. Space for the City to insert the date, time and place of a hearing.</li></ol> |

#### 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:  |  |
| Date:  |  |



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

|                            |  |
|----------------------------|--|
| Owner's Signature:         |  |
| Printed Name of Owner:     | Steve Chung  |
| Mailing Address for Owner: | Po Box 3067 Bethel AK 99559  |
| Contact Number for Owner:  |  |

| <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?   | Yes | No |
| 2. Are sufficient setbacks, lot area, buffers, and other safeguards being provided?   | Yes | No |
| 3. Is there any potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector Or street from which access to and from the establishment is obtained? | Yes | No |
| 4. What measures are being proposed to reduce any negative effect upon the number of entries and exits on the frontage road or highway?   | Yes | No |
| 5. Are there adequate parking facilities to accommodate a reasonably expected increase demand for parking created by issuing the permit?  | Yes | No |
| 6. Will access to and from the premises create an unreasonable traffic hazard?  | Yes | No |
| 7. Will a reasonably expected increase in traffic to the property overtax the existing road system?   | Yes | No |
| 8. Is the use compatible with the character of the surrounding neighborhood?  | Yes | No |
| 9. Is the property located in a flood zone?   | Yes | No |
| 10. Does there appear to be adequate existing or proposed water supply and sewage capacity on the property?   | Yes | No |
| 11. What is the zoning designation of the property?   |     |    |



## CONDITIONAL USE PERMIT (CUP) STANDARDS AND PROCEDURES

Sections:

- [18.60.010](#) Authorization.
- [18.60.020](#) Application.
- [18.60.030](#) Hearing and notification.
- [18.60.040](#) Staff review.
- [18.60.050](#) Planning commission review.
- [18.60.060](#) Standards for planning commission decision.
- [18.60.070](#) Lapse of approval.

### *18.60.010 Authorization.*

The planning commission may grant a conditional use permit for those uses or structures authorized as a conditional use in the applicable land use district chapter of this title, subject to the standards provided in this chapter. An applicant does not have a right to a conditional use permit, but has a right only to have the planning commission give fair consideration to an application for a conditional use. The planning commission has discretion to deny a conditional use permit application if it is not convinced the proposed use is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns. [Ord. 01-05 § 8.]

### *18.60.020 Application.*

- A. The applicant shall complete a conditional use permit application on a form provided by the planning department in which the applicant shall state and describe in narrative:
1. A legal description and street address of the parcel;
  2. The names and addresses of the owners of the parcel and of the applicant;
  3. A description of the proposed conditional use;
  4. A map or plat of the general area surrounding the parcel, with notations of the uses and structures that exist on abutting and nearby lots;
  5. Potential impacts on pedestrian and vehicular traffic circulation and safety;
  6. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;
  7. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;



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

9. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the proposal shall address the relevant matters and standards covered by BMC [15.08.160](#) through [15.08.180](#);

10. The names and addresses of all persons who own property within six hundred (600) feet of the boundaries of the parcel.

B. A fee shall be included as established by resolution of the city council. [Ord. 01-05 § 8.]

*18.60.030 Hearing and notification.*

A. Upon receipt of a complete application for a conditional use permit, the land use administrator shall set a date for public hearing before the planning commission. The public hearing shall be scheduled no sooner than twenty (20) calendar days and no later than fifty (50) calendar days from the date of acceptance of a complete application.

B. Notice of the public hearing on a proposed conditional use shall be provided as set out in BMC [18.04.070](#). [Ord. 01-05 § 8.]

*18.60.040 Staff review.*

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

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

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



2. The conditional use meets the standards otherwise applicable to a use in the applicable land use district;
3. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, drainage facilities and water supply to serve the proposed conditional use without causing a substantial negative impact on the existing level of services provided by such public facilities;
4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC [16.04.010](#); (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



State of Alaska  
Office of the State Fire Marshal  
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal* on March 06, 2017 for conformance with AS 18.70.010 -- 100, 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named Tundra Liquor Cache (105 Hoffman) and shall remain posted until construction is completed.

**NOTICE:** Any changes or modifications to the approved plans must be resubmitted for review by the *State Fire Marshal*.

Plan Review # 2017Anch1073

By: *Diana C. Parks*

Diana Parks  
Supervisor

Authority: AS 18.70.080  
Form: 12-741  
(6/01)

**Renovation / Remodel ONLY**



Memo

TO: City of Bethel Planning Commission

FROM: Ted Meyer, Planner

SUBJECT: **Findings and Recommendation for a Conditional Use Permit Application Submitted by Steve Chung dba Tundra Liquor Cache, for a Package Liquor Store License**

DATE: 3/13/17

## **Background**

Steve Chung has applied for a Conditional Use Permit in order to obtain a package liquor store License to do business as Tundra Liquor Cache. The property is located at 105 Hoffman Road in Bethel, Alaska at the site of the existing Ed's Automotive, owned by Mr. Chung as well. If successful in obtaining a package liquor store license, Mr. Chung plans to convert the automotive shop into a package liquor store.

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.**

The proposed Tundra Liquor Cache site is located in the middle of a strip of General Use-zoned land that borders the State Highway to the north. (*see attached Bethel Zoning Map*). The General Use District is intended to allow a mix of compatible residential and commercial uses. This strip of GU land is part of a much bigger General Use zoned area interspersed with other and smaller zoning districts. Immediately to the south begins an enclave of residential neighborhoods. There is a Public Land and Institution-zoned land (land reserves for public and institutional use) 530 feet to the west. Directly north, across the street from the State Hwy is an area of land zoned Open Space (*intended to provide undeveloped open space, recreational areas, and buffer zones*).

### **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.**

Ed's Automotive has been a business on the site for 25 years. For converting to a package liquor store, there is no planned expansion of the existing structure; the footprint of the building will remain the same.

#### ***Existing Parking***

There are currently 17 off-street parking spaces at Ed's Automotive.

#### ***Planned Parking***

For off-street parking, BMC 18.48.160 D16 (Retail Sales and Services) requires one space per 300 feet of gross floor area. The 40' x 77' structure (3,080 sq. feet) would require 11 parking spaces. According to the attached scaled site map drawing, the new parking configuration shows there are 11 (9'x20') parking spaces, the code-minimum required (*see Photo #1 for planned south-boundary parking*). Six of the original 17 spaces will be reconfigured in the front of Ed's so that no cars would be backing out on to Hoffman Road (*see Photo #2*). As seen on the site map, a portion of the parking lot on the northeast side of the property adjacent to the State Highway, will be blocked off for parking in order to follow the required 50-foot distance a driveway must be from the road edge. (*see Photos #3 and #4 for reference*).

#### ***Water and Sewer***

There are currently no water and sewer facilities on the property. This condition may have been grandfathered in for Ed's Automotive, but the change in land use will eliminate the grandfather clause and will require following the BMC. According to BMC 13.08.025 (Mandatory Subscription), "*Each person shall be jointly and severally responsible to subscribe for sewer service from the city and shall so subscribe for city-approved sewer service no later than October 1, 1994. The city or its designee shall regularly collect sewage from each premises by either an interceptor or by a holding tank*". Installing sewage facilities should a condition for CUP approval.

There are 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 Ed's Auto, there are the following uses:

*(see attached Land Use Map for reference)*

**Hoffman Road**

2 duplexes, 3 single family residences, 2 warehouses, and 8 vacant lots (*see photos 5 and 6*)

**State Highway**

State of Alaska Public Health Center, 1 single family residence, 11 vacant lots (*see photo #7*)

**Our Own Road (road between the trailer court and the Q2 convenience store)**

1 Convenience Store, 4 single family residences, 1 restaurant, auto shop, 40 mobile homes (in Trailer Court), 6 vacant lots

**Private Road**

1 single family house, 1 duplex

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

3 duplexes  
9 single family residences  
40 mobile home units  
2 warehouses  
1 convenience store  
25 vacant lots

Land use on properties that immediately abut Ed’s Automotive include a convenience store to the west, vacant lots to the south, vacant lots directly across the street to the east on Hoffman Drive, and vacant lots across the street to the north of the State Highway.

There are no schools, churches, or alcohol in/out-patient facilities in the area.

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

The conditional use is generally 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 concern 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 site location of this proposed establishment into an existing commercial structure also 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”. Although a residential-zoned area begins immediately to the south, Ed’s automotive site conforms to a pattern of large strips of General Use-zoned land that is found along most sections of major roads in Bethel (*see attached Zoning Map*). The zoning intent is to have business access to major roads with residential areas directly behind.

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 City’s current 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 Ed's Automotive site as being in the "Mixed Use Residential" District (defined as residential primarily with limited compatible uses). This future zoning designation encompasses most of the current General Use-zoned districts of Bethel.

**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.** Ed's Automotive currently attracts customers and vehicles to the premises. The Tundra Liquor Cache will attract customers and vehicles as well. There will be a difference though regarding the frequency of vehicles coming into the neighborhood as the liquor store will experience peak or rush hour traffic to the premises, especially one hour before store closure. The question to consider is whether the location of the store and the number of parking spaces available will have an impact on the neighborhood during peak or rush hour demand.

**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 Ed's Automotive currently come from all over the city. If Ed's Automotive is converted to the Tundra Liquor Cache, customers would still come from a broad area of the city, as they do for the convenience store located behind Ed's Automotive.

**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.**

The proposed Tundra Liquor Cache site is located in the middle of a strip of General Use-zoned land that borders the State Highway to the north. This strip of GU land is part of a much bigger General Use zoned area interspersed with other smaller, zoning districts. Immediately to the south begins an enclave of residential-zoned neighborhoods. *Referring to the attached Zoning Map*, you'll notice the strip of GU land where Ed's Automotive is located, follows a zoning trend in Bethel that shows mainly General Use zoning designations along the major highways with un-buffered residential zones beginning immediately behind.

The neighborhood currently experiences vehicles coming to Ed's Automotive and the convenience store immediately behind it, and would continue to do so for the Tundra Liquor Cache.

There are no drainage issues 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.]**

Ed's Automotive is not located in 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:

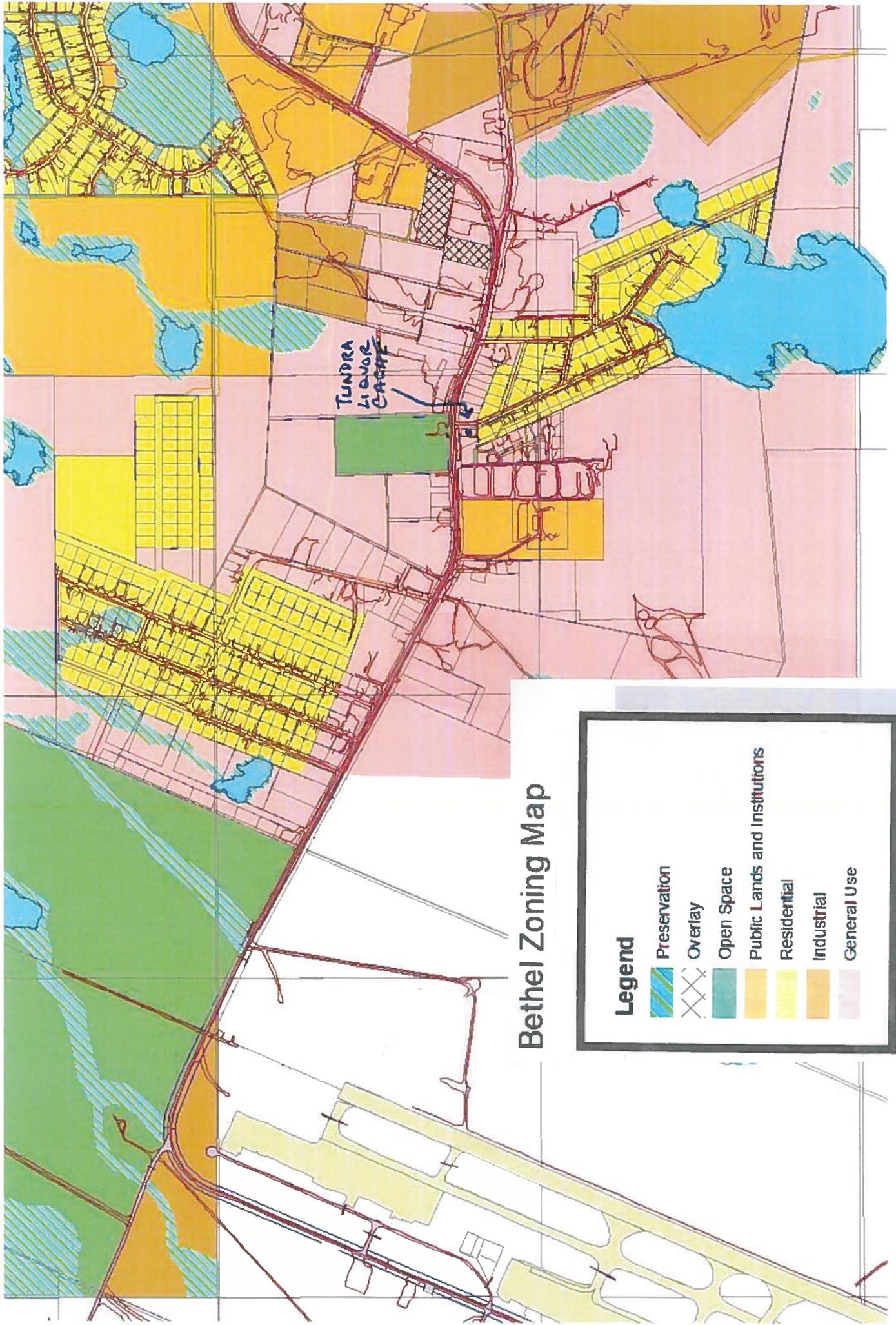
**Summary of Findings**

1. The proposed package liquor store site complies with location restrictions contained in BMC Section 5.08.30 and Alaska Statute 04.11.410 regarding proximity to sensitive establishments such as schools, alcohol in/outpatient facilities and churches.
2. The location for the Conditional Use Permit request is consistent with the City of Bethel's General Use Zoning District.
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, The Tundra Liquor Cache 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 safe access to and from the property on Hoffman Road which is the current site location of Ed's Automotive.
5. The property will meet the 11 parking space BMC requirement for retail sales and services.

**Recommendation to the Planning Commission**

The findings are consistent with the BMC. As with all Conditional Use Permit hearings, I'm hoping there is good turnout from occupants in the neighborhood and/or the 600 foot-distance to this CUP public hearing. The content of their opinions would provide a good measure for compatibility of alcohol sales in the neighborhood. Approval of this Conditional Use Permit should also be based on consideration from the Planning Commission whether traffic from peak hour demand sales will impact the neighborhood. I tentatively recommend approval of the Conditional Use Permit for Steve Chung dba Tundra Liquor Cache for package liquor store sales on the property located at 105 Hoffman Road in Bethel, Alaska, with the following conditions:

1. A portion of the parking lot on the northeast side of the property adjacent to the State Highway, shall be blocked off for parking in order to follow the 50-foot distance a driveway must be from the nearest travel lane road edge, required by BMC 18.48.200 (E1).
2. As there are currently no sewer facilities on the property, the change in land use will eliminate the grandfather clause for the existing nonconforming structure and will require following the BMC 13.08.025 (Mandatory Subscription) by installing sewer facilities.



**Bethel Zoning Map**

**Legend**

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



## BETHEL ZONING DISTRICTS AND INTENTS

### 1. 18.20 PRESERVATION DISTRICT

The preservation district is intended to apply to significant wetlands and drainage ways that should be preserved as open areas or to which careful attention must be given to development that would disturb the wetlands or affect the drainage ways.

### 2. 18.24 PUBLIC LANDS AND INSTITUTIONAL DISTRICT

The public lands and institutional district is intended to apply to undeveloped public lands not dedicated for open space, and public and quasi-public institutional uses, including government office buildings, facilities, and existing land reserves for public and institutional use. [Ord. 01-05 § 8.]

### 3. 18.28 OPEN SPACE DISTRICT

The open space district is intended to provide undeveloped open space, to protect trails, to provide open areas for recreation, and to provide buffers between incompatible districts. [Ord. 01-05 § 8.]

### 4. 18.32 RESIDENTIAL DISTRICT

The intent of the residential district is to provide protection to residential areas from encroachment from nonresidential activities.

### 5. 18.36 GENERAL USE DISTRICT

The general use district is intended to allow a mix of compatible residential and commercial uses. Noxious, injurious, or hazardous uses shall not be permitted in the GU district. [Ord. 01-05 § 8.]

### 6. 18.40 INDUSTRIAL DISTRICT

The industrial district is intended to apply to areas where industrial development is the predominant, or is expected to be the predominant use. [Ord. 01-05 § 8.]





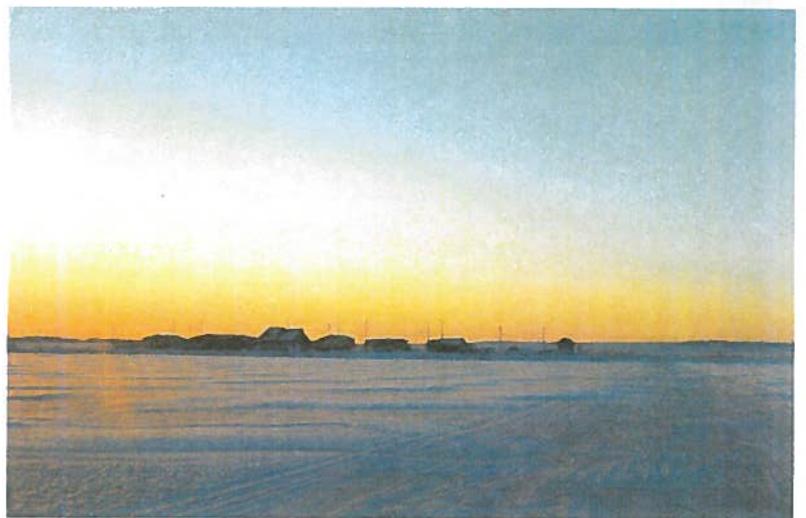
# BETHEL

COMPREHENSIVE PLAN

# 2035

*ADOPTED*  
SEPTEMBER 2011

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





## 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.*

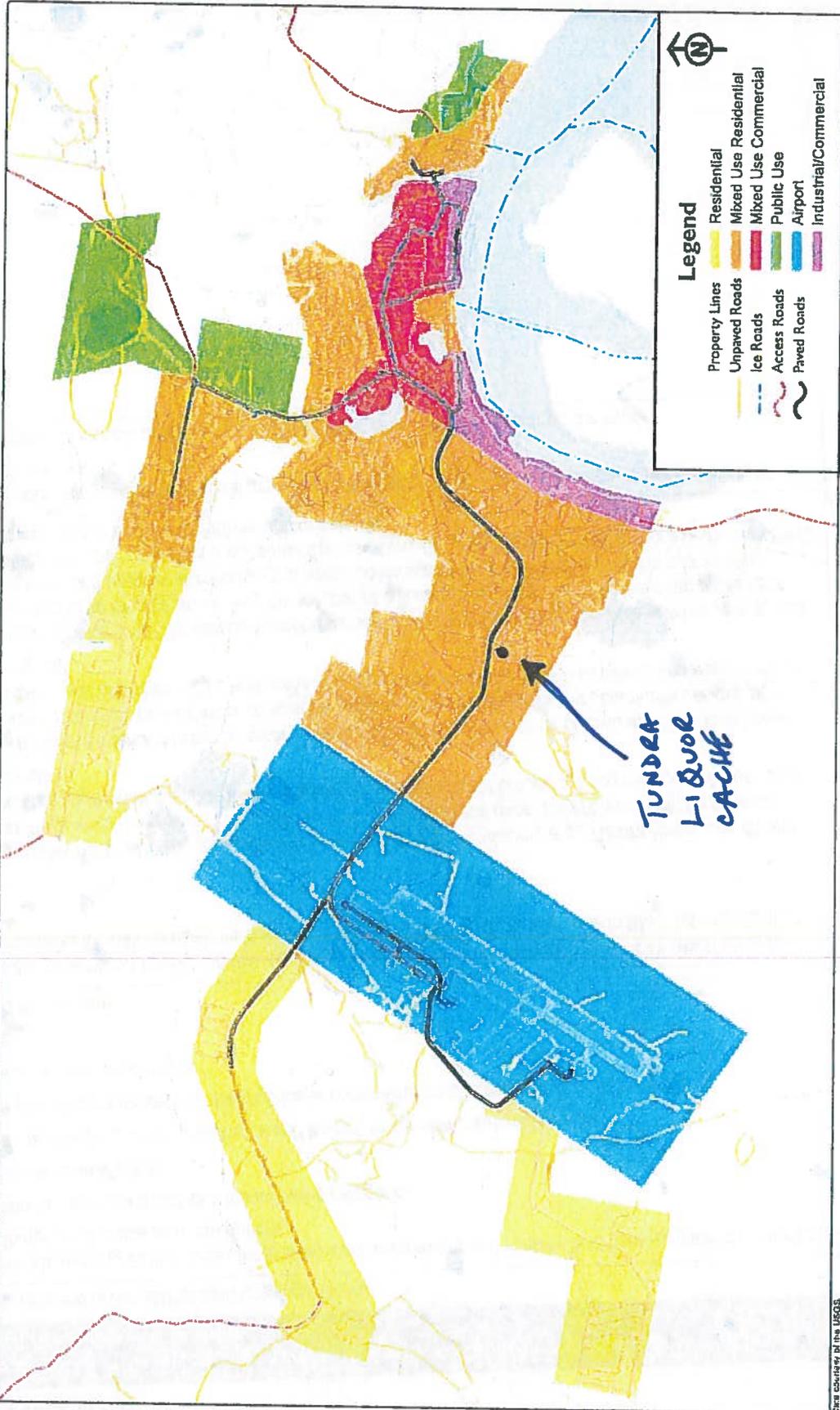
**Action 1c:** Modify code to require a conditional use review process for large- scale uses or any other use likely to have significant off-site impacts.

*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



Base courtesy of the USGS. This map was prepared for the City of Bethel with assistance from Agriport, Beck Consulting

Alaska State Plane, Zone 4, NAD 83  
File: Bethel\_Coment.rp 1/27/10

**Land Use Compatibility**

|   |  |
|---|--|
| <p><b>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.</b></p>  |  |
| <p><b>Strategy 1:</b> Review and revise Bethel land use regulations.</p>  |  |
| <p><b>Action 1a:</b> 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.<br/>                 A first suggestion for these uses includes the following categories:</p> <ul style="list-style-type: none"> <li>• Low density residential areas</li> <li>• Mixed use - residential primary (residential and limited, residential-compatible uses)</li> <li>• Mixed use (mix of commercial &amp; residential, fewer constraints on size and character of commercial).</li> <li>• Industrial/heavy commercial zone,</li> <li>• Public Use</li> <li>• Airport and related uses</li> </ul>  |  |
| <p><b>Action 1b:</b> 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).<br/>                 For example,</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> <li>• 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.</li> </ul> |  |
| <p><b>Action 1c:</b> Modify code to require a conditional use review process for large-scale uses or any other use likely to have significant off-site impacts.<br/>                 Examples of such projects include a large scale public building, or a private use such as car repair.</p>  |  |

## STATE OF ALASKA

### **AS 04.11.410. Restriction of Location Near Churches and Schools.**

(a) A beverage dispensary or package store license may not be issued and the location of an existing license may not be transferred if the licensed premises would be located in a building the public entrance of which is within 200 feet of a school ground or a church building in which religious services are regularly conducted, measured by the shortest pedestrian route from the outer boundaries of the school ground or the public entrance of the church building. However, a license issued before the presence of either cause of restriction within 200 feet of the licensed premises may be renewed or transferred to a person notwithstanding this subsection.

(b) If a beverage dispensary or package store license for premises located within 200 feet of a school ground or church building in which religious services are regularly conducted is revoked, expires, or is transferred to another location, a beverage dispensary or package store license may not be issued or transferred to the formerly licensed premises until the cessation of either cause of restriction.



**5.08.030 City council review of license.**

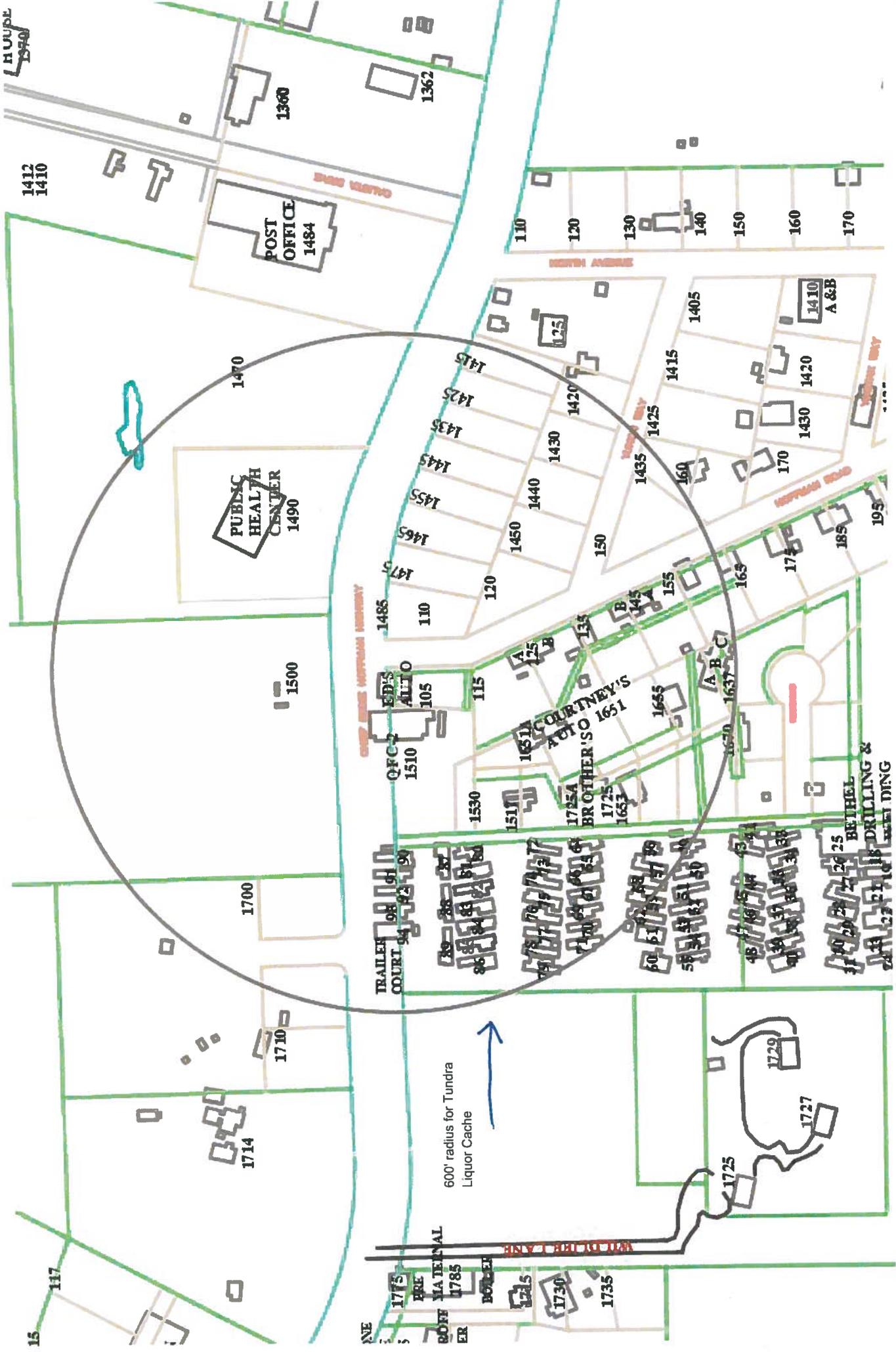
The city council shall determine whether to protest or recommend with conditions, the issuance, renewal or transfer of a liquor license application and shall consider the following factors it believes are pertinent. Such factors shall include, but not be limited to:

- A. City records indicating whether the applicant and/or transferor is in violation of the city sales tax ordinances or regulations, has failed to comply with any of the filing, reporting or payment provisions of the city ordinances or regulations, or has any unpaid balance due on tax accounts for which the applicant and/or transferor is liable;
- B. The character and public interests of the surrounding neighborhood;
- C. Actual law enforcement problems with supporting data;
- D. The concentration of other licenses of the same and other types in the area;
- E. The adequacy of parking facilities;
- F. The safety of ingress to and egress from the premises;
- G. Compliance with state and local fire, health and safety codes;
- H. The degree of control the licensee has or proposes to have over the conduct of the licensed business. In determining the applicant's demonstrated ability to maintain order and prevent unlawful conduct, the city council may consider police reports, the appearance of a readily identifiable pattern or practice of recurring violent acts or unlawful conduct on the licensed premises, testimony presented before the council, written comments, or other evidence deemed to be reliable and relevant to the purpose of this subsection;
- I. Whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in BMC [5.08.110](#);
- J. The proximity to a school or alcohol inpatient or outpatient treatment;
- K. Any history of convictions of the applicants and affiliates of the applicants for:
  - 1. Any violation of AS Title [4](#);
- L. Any other factor the city council determines is relevant to a particular application. [Ord. 15-32 § 2.]

**5.08.040 Council action on liquor license applications.**

- A. If a city council member wishes to protest the application, a resolution shall be prepared and introduced at the next regularly scheduled council meeting or earlier if necessary to meet the requirements of AS [04.11.480](#).
- B. At least seven (7) calendar days prior to the council meeting, the city clerk shall provide the applicant with:
  - 1. A copy of the proposed resolution; and





600' radius for Tundra  
Liquor Cache

WATER LINE  
SEWER LINE

1775  
1785  
1735

1700

PUBLIC HEALTH CENTER  
1490

POST OFFICE  
1484

COURTNEY'S AUTO  
1651

BROTHER'S AUTO  
1725

BETHEL DRILLING &  
1725

1727

1720

1500

1470

1360

1362

1412  
1410

110

120

130

140

150

160

170

1415

1425

1435

1445

1455

1465

1475

1430

1440

1450

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1470

1480

1490

1488

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120

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195

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1725

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1665

1670

1637

1637

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1637

1700

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1720

1730

1740

1750

1760

1770

1780

1790

1800

1810

1820

1830

1840

1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950

1960

1970

1980

1990

2000



PHOTO #1

SOUTH END OF PROPERTY PARKING





PHOTO #2



↗  
PARKING TO BE RECONFIGURED FOR  
NO BACKING OUT TO STREET.  
SEE SITE MAP.

HOFFMAN  
ROAD



PHOTO #3





PHOTO # 4



NO PARKING AREA-TO BE BLOCKED OFF.

50' DISTANCE TO NEAREST TRAVEL LANE



PHOTO # 5



VACANT LOT ACROSS  
THE STREET FROM ED'S.

HOFFMAN ROAD

ED'S



PHOTO # 6

HOFMAN ROAD

ED'S →

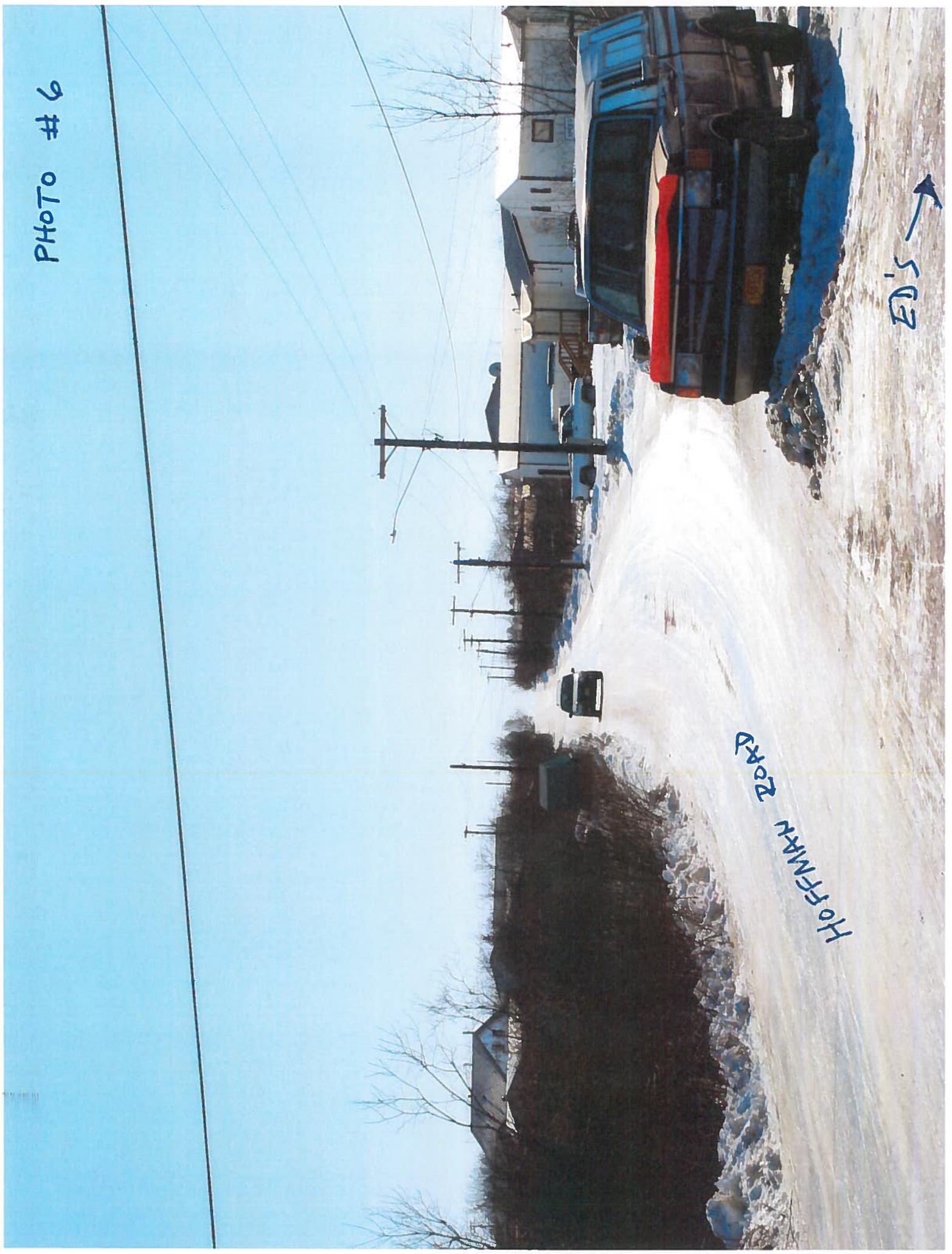




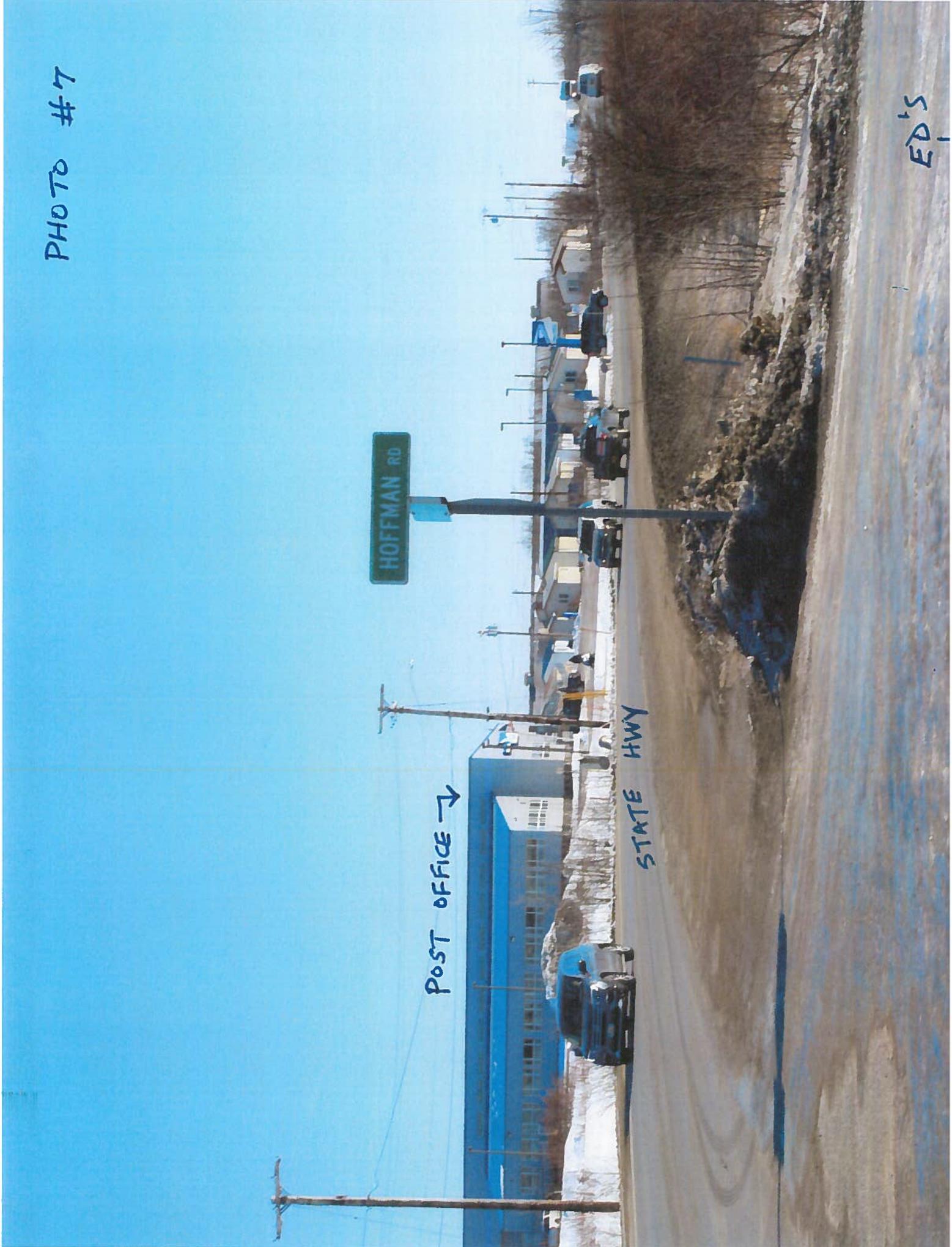
PHOTO #7

POST OFFICE →

HOFFMAN RD

STATE HWY

ED'S





ALL NOTICES WERE DONE IN ACCORDANCE OF BMC 18.04.070



# CLASSIFIEDS

## For Sale

**For Sale:**  
Hitzer Amish built woodstoves.  
JHMW Plastic sled runners. 543-2379 (11)(3/1-cnx)

**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-cnx)

**18' SSV Lund** with 60 hp high thrust  
Yamaha 20 Inch shaft. About 150 hours  
on motor maintained well with no prob-  
lems in excellent condition Lund boat  
reinforced side and motor mount, no leaks  
Minor dents Asking \$11,000 Email me at  
boy-lever79@yahoo.com (42)(12/23-cnx)

**FOR SALE 24 X 56 4PLEX MUST BE  
MOVED CALL 545-0929 (11)(2/24-cnx)**

**For Sale: 10' x 20' Walk in cooler/freez-**  
er, unassembled Complete with 6 floor  
ceiling wall panels & foundation beams  
4' door, 240V compressor evaporators  
Make an offer Ron Kaiser 545-4936 (30)  
(6/8-cnx)

**House for Sale**  
24x24, freshly remodeled, 1 bedroom  
Must be moved 545-1890 (12)(9/21-cnx)

**LAND FOR SALE on the Holtina River w/**  
river front access 3 adjoining lots totaling  
5 acres Located approx. 2 miles upriver  
from Sleatmute Selling for \$24,750. Call  
545-0880 (28)(3/1-22)

**Association of Village Council  
Presidents is selling Speed Queen  
Commercial Washer/Dryer Stacks.** The  
units are located at the former Allanvik  
Hotel, 1220 Chief Eddie Hoffman Highway  
Bethel, AK 99559 All sales will be com-  
pleted on a First come first served basis  
Sale price is \$2,500, or \$1,100 per  
Considerations:  
Each unit is sold as is, with no

warranty expressed or implied  
Each unit new is approximately \$4000 new,  
without shipping  
Each unit is approximately three (3) years  
old  
Each unit is considered to be in good con-  
dition  
The purchaser is responsible for the imme-  
diate removal and transportation of each  
unit upon sale  
Please contact John at 907-545-2538 for  
more information (112)(3/22-29)

## For Rent

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

**Small Apartments available.** Some util-  
ities paid 543-2750 (7)(9/1-22 cnx)

**FOR RENT**  
1,350 sq/ft office/commercial space for  
rent Excellent space in very nice well-  
maintained building located next to Arctic  
Chiropractic at Alex Hatley on Chief Eddie  
Hoffman Highway Available starting in  
October \$3,750/mo for building \$4,000/  
mo for building and garage Call Chris 543-  
7600 (43)(9/30-cnx)

**House for rent, 2 bedroom, furnished,  
washer/dryer. No pets 545-0832 (10)  
(12/21-cnx)**

## Real Estate

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

**235 Mission Lake RD**  
12820 FT all filled and leveled with 2 build-  
ings One 22 by 34, 1496 sf 3plex. One

30 by 56 1680 sf 3 plex 545-0929 (29)  
(9/21-cnx)

**House for Sale: 9114 Ptarmigan -**  
\$245,000 Corner lot, major remodel in  
2013 insulated vinyl siding, new flooring  
walk in pantry & arctic entry, 2 bdrm, 1  
bath, South side deck 11 661 sq ft lot  
1,440 sq ft house; Toyo heat water tank  
1,000 gal Call for showing

**Home for Sale: Downtown location 1011**  
Delapp 2 story home 2 bdrm, 1 bath  
Up graded to 4 star energy rating in 2011,  
3 toyo stoves on City piped water Back  
dock Must sell \$230,000

**Tri-plex for Sale: 238 & 236 A&B East**  
Ave List price \$300,000 \$40k below last  
appraisal Each unit has 2 bdrms, 1 bath  
remodeled in 2012. Great investment prop-  
erties

**Home for Sale - 350 Akter St 2 story 1**  
bdrm 1 bath log home House is 1 369 sq  
ft lot is 20 384 sq ft toyo stove + wood  
stove 2001 appraisal @ \$156k owner  
moved & doesn't want to be distant land-  
lord \$76,000  
Call 907-545-1944 REMAX Dynamic  
Properties (158)(3/22-cnx)

## Invitation to Bid

**INVITATION TO BID  
BULK FUEL DELIVERY**  
Yupit School District is accepting sealed  
bids for delivery of bulk grade #1 diesel  
fuel oil and bulk gasoline for Akiachak,  
Aknak and Tuluksak schools All schools  
are located in remote rural Alaska and  
none are accessible by road The scope of  
work will include the purchase, transport,  
delivery, pumping and transfer of bulk fuel  
to the Yupit School District's bulk tanks.  
Sealed bids will be accepted at the Yupit  
School District Office Sealed bids shall be  
addressed to  
Yupit School District  
Attn: Director of Maintenance &  
Operations  
P.O. Box 51190

Akiachak, AK 99551

Bids will be accepted until 2:00 p.m. Alaska  
time on Friday, April 21, 2017. All bids will  
be publicly opened on that date Bid  
review and notice of award shall occur  
within 7 days of the bid opening date  
Bid instructions are available from the  
Yupit School District and may be  
requested by calling (907) 825-3600 or  
by downloading from the Yupit School  
District website at www.yupit.org (167)  
(3/22-4/19)

## Public Notice

**VFW MEMBERSHIP** Freedom isn't free,  
and millions of Americans have paid the  
price for the freedom we enjoy today.  
Since 1899 the Veterans of Foreign Wars  
has served those who served America.  
From writing veterans legislation and then  
leading the fight to get it through Congress,  
to community projects that benefit all  
Americans, the VFW is an opportunity for  
veterans to continue to serve. Contact the  
VFW Robert V Lindsey Post #10041 at  
543-2241 and ask what you can do for your  
community (83)(3/26-cnx)

## Public Notice

I, Katherina "Kathy" Kreider (formerly  
Helgesen), am not responsible for Andrew  
"Andy" Helgesen's or Fix-It Services/  
Rentals debts (19)(3/22-cnx)

**IN THE SUPERIOR COURT FOR THE  
STATE OF ALASKA FOURTH JUDICIAL  
DISTRICT AT BETHEL**

**In the Matter of the Estate of:  
SETH GRANT FAIRBANKS, Deceased.  
Case No. 4BE-17-6PR  
NOTICE TO CREDITORS**

You are notified that the court appoint-  
ed DEBORAH FAIRBANKS as Personal  
Representative of this estate. All persons  
having claims against the person who  
died are required to present their claims  
within four months after the date of first  
publication of this Notice or said claims  
will be forever barred.  
Claims must be presented to DEBORAH  
FAIRBANKS, Personal Representative of the  
Estate of SETH GRANT FAIRBANKS  
or filed with the Court  
DATED this 22nd day of March 2017 at  
Bethel, Alaska  
DEBORAH FAIRBANKS  
Personal Representative (115)(3/22-4/5)

## PUBLIC HEARING NOTICE

**CONDITIONAL USE PERMIT**  
Notice is hereby given that on February  
23, 2017, the City of Bethel Planning  
Office received an application for a  
Conditional Use Permit for a liquor  
license. The legal description is Plat  
number 80-14, lot 3, Phase 1, Nunvak  
Estates. The physical address is 105  
Hoffman

Land Owner Steve Chung, P.O. Box  
3067, Bethel, AK 99559 Phone 907-543-  
4445

Applicant Same as above.  
Purpose: To obtain a package liquor  
store license in order to sell alcohol.  
City of Bethel Contact Ted Meyer,  
Planning Director, City of Bethel Planning  
Dept., phone 907-543-5603  
Time and Place: The special meeting of  
the City of Bethel Planning Commission,  
6:30 PM March 30, 2017 at the Log  
Cabin, located at 326 Akiachak Avenue  
(123)(3/22)

# LONG HOUSE ALASKAN HOTEL

## March Madness Special!

Includes: Free Shuttle Service to the Alaska Airlines center for the games.

### QUALITY & COMFORT

4335 Wisconsin in Anchorage • (888) 243-2133 • (907) 243-2133 • www.longhousehotel.com

**LONG HOUSE ALASKAN HOTEL**  
**MENTION THIS AD & GET**  
**10% OFF ROOM RATE**

Must mention coupon to be valid  
Cannot be combined with any other offer

- 54 Newly Renovated Guest Rooms
- Complimentary Local Phone Calls
- Walk In Freezer for fish, game or groceries
- Complimentary Continental Breakfast
- 24 Hour Courtesy Shuttle Service to Airport & Train Station
- Complimentary Unlimited WIFI
- Select Rooms With Refrigerators & Microwaves

**Discover it! In the Delta Discovery classifieds**  
**Free Listing Online with each printed classified ad!**  
 25 cents a word · Deadline: Friday, 5 p.m.  
 Office: In the Subway Building - 401 Ridgecrest Drive  
 P. O. Box 1028, Bethel, AK 99559  
 Phone: (907) 543-4113 · Fax: (907) 543-4116



1800s by v. Krafft-Ebing, and in 1998, Ian Brockington, MD, Psychiatrist, published an extensive review with 275 subjects. However, since that time, awareness of the condition by physicians has waned, and many are unaware of it.

Menstrual psychosis has the following characteristics: 1. Acute onset; 2. Brief duration, with full recovery; 3. The presence of psychotic features, such as confusion, stupor, and mutism, delusions, hallucinations, or a manic syndrome; 4. Occurs approximately monthly in rhythm with the menstrual cycle.

The difference between Menstrual

## GCI's Channel 907 to broadcast Alaska high school "March Madness"

Alaskans can watch basketball state championship games live, exclusive on Channel 907.

GCI's Channel 907 will be the place to catch Alaska high school basketball action throughout the month of March, bringing local sports coverage to Alaskans across the state. Channel 907 will be airing the ASAA Championships for 1A, 2A, 3A and 4A high school basketball.

As a side note, just because it is not in the DSM does not mean it is not a real condition that can be overlooked or ignored. A thorough evaluation to rule out other possible medical/psychiatric disorders is suggested.

Lorin L. Bradbury, Ph.D. is a licensed psychologist in private practice in Bethel. For appointments, he can be reached at 543-3266. If you have questions that you would like Dr. Bradbury to answer in the Delta Discovery, please send them to The Delta Discovery, P.O. Box 1028, Bethel, AK 99559, or e-mail them to [realnews@deltadiscovery.com](mailto:realnews@deltadiscovery.com).

"GCI is committed to expanding local sports coverage on Channel 907 as well as programming that Alaskans care about," said Paul Landes, Senior Vice President of Consumer Services. "We're thrilled to broadcast high school basketball championships on Channel 907, providing a way for friends, family and fans statewide to watch our high school athletes compete and to help cheer them on."

About GCI:

GCI delivers communication and technology services in the consumer and business markets. Headquartered in Alaska with additional locations in the U.S., GCI has delivered services for more than 35 years to some of the most remote communities and in some of the most challenging conditions in North America. Learn more about GCI at [www.gci.com](http://www.gci.com).

## Conditional use permit hearing for alcohol liquor license

A public hearing notice has been issued for a conditional use permit for a liquor license. The proposed permit is for 105 Hoffman in Bethel for the Tundra Liquor Cache. The purpose for the permit is to obtain a package store liquor license in order to sell alcohol. The Planning Commission will hold a special meeting for the hearing on March 30, 2017 at the Log Cabin at Pinky's Park at 630pm.



The Scammon Bay straight state title. by Tommy Wells

Scammon Bay head Sundown nor any butterflies before the Eagles' state championship with the Selawik Women's team in front of a large crowd in the Alaska State Finals. They knew their bid for the state championship was in their own hands. All they had to do was win it.

And they did ... easily.

En route to extending their lead to 56 games, Scammon Bay quickly started to propel their lead with a 71-35 romp. Just like the Lady Eagles' season, Scammon Bay considered this, Scammon Bay down almost 60 percent in the contest and used the pressure that forced turnovers - seven of the first eight minutes of the game were key elements in Scammon Bay to post one of the most dominant performances in Class 1A girls' state history.

Selawik actually dominated the showdown of the two teams in basketball powers. Shell Selawik the game by drilling Selawik to a quiet lead.

That lead, however, was short-lived as Scammon Bay's hot dog at a Barnam & Selawik.

Hayley Akerelrea keyed a three-point shot to give Scammon Bay the lead shortly after Selawik's lead over the ensuing minutes. Scammon Bay's 16-5 lead.

Putting another game in Scammon Bay's trophy case time from there.

The Class 1A Finals MVP Charlie helped the



In-Home Support services

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March 20, 2017

*To Whom this May Concern:*

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

## PUBLIC HEARING NOTICE

## CONDITIONAL USE PERMIT

**Notice is hereby given** that on February 23, 2017, the City of Bethel Planning Office received an application for a Conditional Use Permit for a liquor license. The legal description is a plat number 80-14, lot 3, Phase 1 Nunvak Estates. The physical address is 105 Hoffman.

**Land Owner:** Steve Chung, P.O. Box 3067, Bethel, AK 99559 phone 907-543-4445.

**Applicant:** Same as above.

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

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

**Time and Place:** The special meeting scheduled meeting of the City of Bethel Planning Commission, 6:30 PM March 30, 2017 at the Log Cabin, located at 326 Akiachak Avenue.

Resident



## PUBLIC HEARING NOTICE CONDITIONAL USE PERMIT

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

**Time and Place:** The special meeting of the City of Bethel Planning Commission, 6:30 PM March 30, 2017 at the Log Cabin, located at 326 Akiachak Avenue.

  
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Ted Meyer, Planning Director

I hereby certify that this Notice of Public Hearing - Conditional Use Permit Application, has been posted at AC Quick Stop, Bethel Native Corporation, City Hall, and the Post Office bulletin boards on or before March 23, 2017. It is further certified that this Notice will be published in the Delta Discovery weekly newspaper beginning the week of March 22, 2017 for one week.





City Property

Lot 15

30ft ROW

Lot A ONC Proposed Site

Nursing Health Center

Lot C

Lot 111B

Bethel Post Office

Kwe & Ln

Maple St

Edith Hoffman Way

Raven Rd

Image Date: 5/27/2010

60°47'10.55" N 101°47'39.32" W elev 44 ft

© 2011 Google  
Image © 2011 GeoEye

Google

Eye alt 2254 ft







Introduced by: Mayor Richard Robb  
Introduction Date: February 14, 2017  
Public Hearing: February 28, 2017  
Action:  
Vote:

*CITY OF BETHEL, ALASKA*

**Ordinance #17-08**

**AN ORDINANCE AUTHORIZING THE DESIGNATION OF PROPERTY, LOT 15, USS 4117, AS A COMMUNITY DOG PARK**

**WHEREAS,** Bethel Municipal Code 6.04.100 Dog Park allows the City Council to establish one or more Dog Parks

**WHEREAS,** Under Ordinance 16-02 the City of Bethel re-acquired Lot 15, USS 4117, a 10.54 acre undeveloped parcel on Chief Eddie Hoffman Highway;

**WHEREAS,** the City of Bethel recently received this land, and it is subject to being a parkland;

**WHEREAS,** the Parks, Recreation Aquatic Health and Safety Committee Recommended establishing a Dog Park at this location;

**WHEREAS,** there is a public need for Bethel's first dog park;

**NOW, BE IT FURTHER ORDAINED,** the City Council authorizes the designation of Lot 15, USS 4177 for the use of a Bethel Dog Park.

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

**SECTION 2. Effective Date.** This Ordinance shall become effective upon the passage by the Bethel City Council.

**ENACTED THIS \_\_\_ DAY OF FEBRUARY 2017, BY A VOTE OF \_ IN FAVOR AND \_ OPPOSED.**

ATTEST:

\_\_\_\_\_  
Richard Robb, Mayor

\_\_\_\_\_  
Lori Strickler, City Clerk

