



Planning Commission Special Meeting Agenda

Special Meeting Thursday, May 26, 2016– 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

Joy Shantz
Chair
Term Expires
12/2017

John Guinn
Vice-Chair
Term Expires
12/2016

Nikki Hoffman
Council Rep.
Term Expires
10/2017

Kathy Hanson
Commission Member
Term Expires
12/2017

Cliff Linderoth
Commission Member
Term Expires
12/2017

Lorin Bradbury
Commission Member
Term Expires
12/2017

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

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



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

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

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

1. General Information

NAME OF APPLICANT:	SNACK SHACK (Kwang H Lee)
Physical Address:	520 3 rd AVE
Mailing Address:	PO BOX 525
Home Phone Number:	907 - 543 -
Work Phone Number:	543 - 2218
Cell Phone Number:	545 - 0152
Email Address:	alaska 02 @hanmail.net

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.

Revised 2-8-16

APR 13 2016

NAME OF PROPERTY OWNER: (If different from Applicant)	SAME
Physical Address:	
Mailing Address:	
Home Phone Number:	
Work Phone Number:	
Cell Phone Number:	
Email Address:	

2. Property Information / Legal Description

Township: SW ¹ / ₄ T8N	Range: R71W
Section: 9	Meridian:
Subdivision: US 3230	Block(s): 10
Lot(s): 9	US Survey or Plat No.: US 3230
Street Address: 520 3 rd AVE	

3. Conditional Use Description

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

The Snack Shack has been a restaurant site over 30 years it is in a commercial and residential neighborhood. We want to sale Beer & Wine at the restaurant in order to increase business.

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

Traffic on 3rd Ave has smooth flow than the state Hwy or the Ridgecrest Drive.

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.

Base on square footage 1712'7", the code calls for 17 parking spaces. We currently have 5 to 6 spaces. So we will add additional parking spaces to meet the code please see drawing.

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

Our proposed plan is to increase the space to the side and back of the property. So vehicles can exit driveway in a safer manner by going the opposite way of the entry, driving around the property. Please see drawing.

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

We have a 1000G Water Tank and 1500G Sewer Tank. City deliver water & clean sewer twice a week.

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

The snack shack intent to increase business will naturally increase the amount of regards parking. I believe our new driveway parking system will be safer for the walkers and drivers.

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

$$49'5" \times 34'6" = 1712'.7"$$

4. Mapping

- a. Provide a Site Map of the property drawn to Scale. Please include the following:
 1. Name of property owner and date (in lower right hand corner)
 2. Map Scale
 3. North Arrow
 4. Property lines with dimensions
 5. Streets abutting the property with names
 6. Draw in locations of existing and planned buildings with dimensions
 7. Locations of water and sewage facilities, with capacities if applicable
 8. Property driveways and vehicle parking areas showing the number of 9'x 18' parking spaces
 9. Indicate access points to and from the property

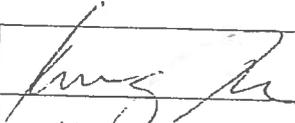
- b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.

- c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):

*Nicholson's Auto, AVCP, Moravian Church Area
Houses (Jack Hopstead, Elras Venus, Grace Haas) etc.*

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:	Kwang H Lee
Date:	4/13/16

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

Owner's Signature:	
Printed Name of Owner:	
Mailing Address for Owner:	
Contact Number for Owner:	

FOR OFFICIAL USE ONLY

For answers that indicate a deficiency, a detailed explanation must be attached explaining the deficiency and outlining the City's request to the applicant.

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

Recorder's Office - Document Display

Selected Document: 2013-000733-0

In District: [402 - BETHEL](#)

[See Index Codes](#)

[Cannot view images?](#)

[See Image](#)

Document Year: 2013 Number: 000733 Suf: 0	District: 402 - BETHEL
Date Recorded: 07/24/2013 Time: 01:55PM Pages: 2	
Index: D - DEEDS	
Desc: QUITCLAIM DEED	
Grantor: LEE YOUNG OK	
Grantee: LEE KWANG HEE	
Location: Lot 9 Block: 10	Survey: 3230A
Location: Lot 9 Block: 10	Survey: 3230B

All information has been displayed

[Back](#)

UCC documents are shown as "active", "inactive" or "lapsed". UCC-1 filings will show "active" for five years along with any subsequent amendments. If it is not continued in the designated time within that five year period, the status changes from "active" to "lapsed" for one year. After that one year period as "lapsed", the status changes to "inactive".

(Please Note: A "Wildcard" reference means the filing does not tie to an "active" filing; and, a filing shown as "active" does not necessarily mean effective.)

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If you identify a possible indexing error (typo, reversed names, etc) or can not locate the record you are trying to find please [Contact Us](#)

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Last updated on 04/07/2016

Have a question about the Recorder's Office? Please contact [your district office](#)

Department of Natural Resources
 550 W 7th Ave Suite 1260 Anchorage AK 99501-3557
 Phone: 907-269-8400 | Fax: 907-269-8801 | TTY: 907-269-9411



Recording requested by: _____ Space above reserved for use by Recorder's Office
 When recorded, mail to: _____ Document prepared by: _____
 Name: ~~Grace Lieb~~ Kwang H Lee Name _____
 Address: ~~Box 436~~ PO Box 525 Address _____
 City/State/Zip: Bethel, AK 99559 City/State/Zip _____
 Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on July 10 2013, between
Young OK Lee, Grantor, of 1429 B West 25th AVE
 _____, City of Anchorage, State of Alaska,
 and Kwang Hee Lee, Grantee, of PO Box 525
 _____, City of Bethel, State of Alaska.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 520 3rd AVE
 _____, City of Bethel, State of Alaska:

Lot Nine (9), Block 10, U.S. Survey 3230 A&B, Townsite of Bethel, Alaska, according to the official plat thereof Records of the Bethel Recording District, Fourth Judicial District, State of Alaska

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
 Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 10 July 2013

Young Ok Lee
Signature of Grantor

Young Ok Lee
Name of Grantor

Tae Yoon
Signature of Witness #1

Tae Yoon
Printed Name of Witness #1

Young Lee
Signature of Witness #2

Young Lee
Printed Name of Witness #2

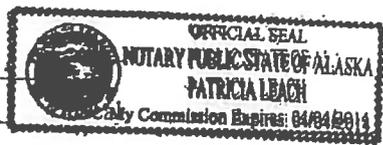
State of Alaska County of Third Judicial District

On 7-10-2013, the Grantor, Young Ok Lee,

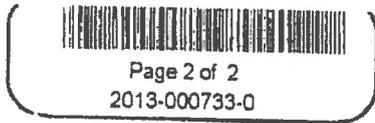
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

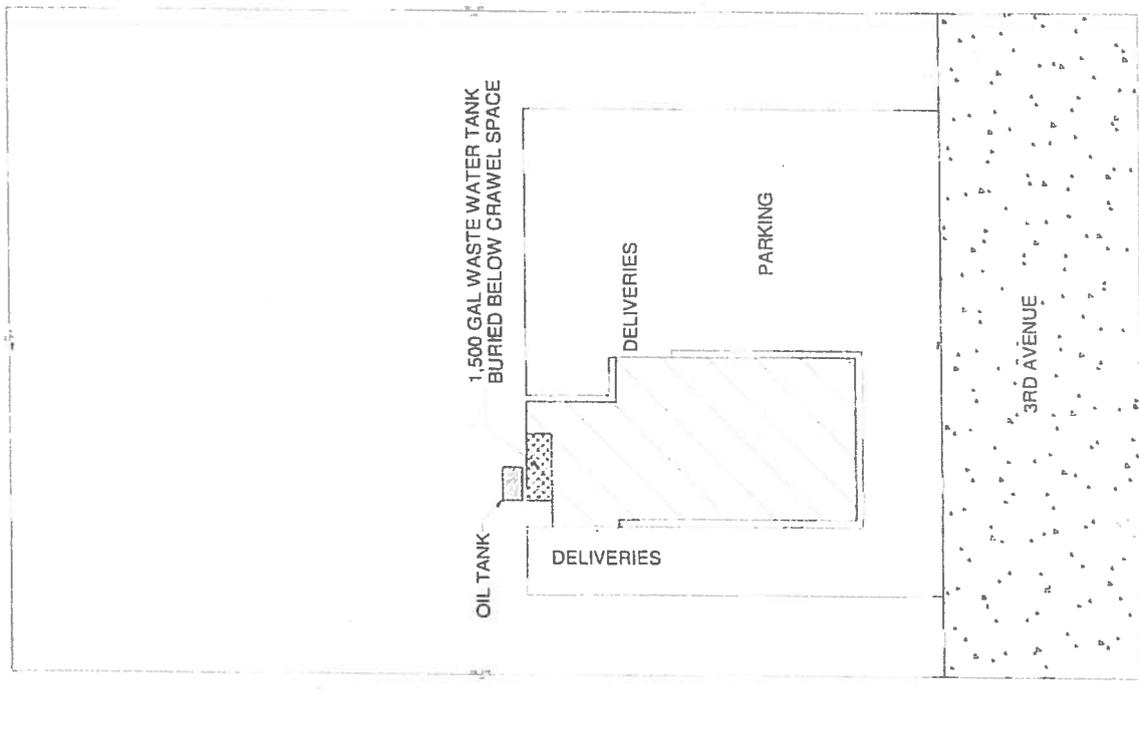
Patricia Leach
Notary Signature

Notary Public,
In and for the County of Third Judicial District State of Alaska
My commission expires: 4-4-2014



Send all tax statements to Grantee.





NOTE: NO SOLID WASTE
STORED ON SITE.

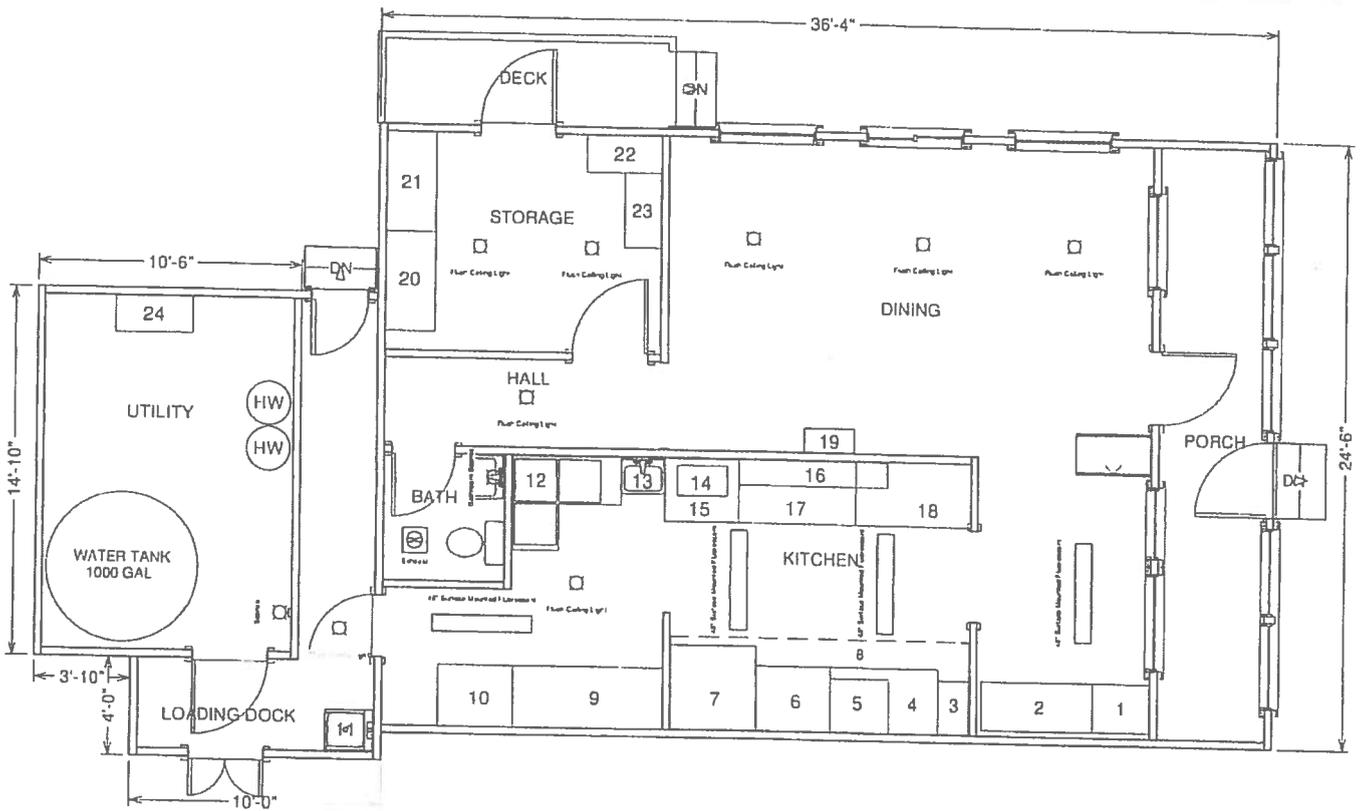
PROJECT: SNACK SHACK
 ADDRESS: 520 3RD ROAD
 BETHEL, AK 99559
 OWNER: KWANG H LEE

SITE PLAN

SCALE: 1" = 20'
 DATE: 10-21-13

Sheet #

4



PROJECT: SNACK SHACK
 ADDRESS: 520 3RD ROAD
 BETHEL, AK 99559
 OWNER: KWANG H LEE

FLOOR PLAN

SCALE: 3/16" = 1' - 0"
 DATE: 10-21-13

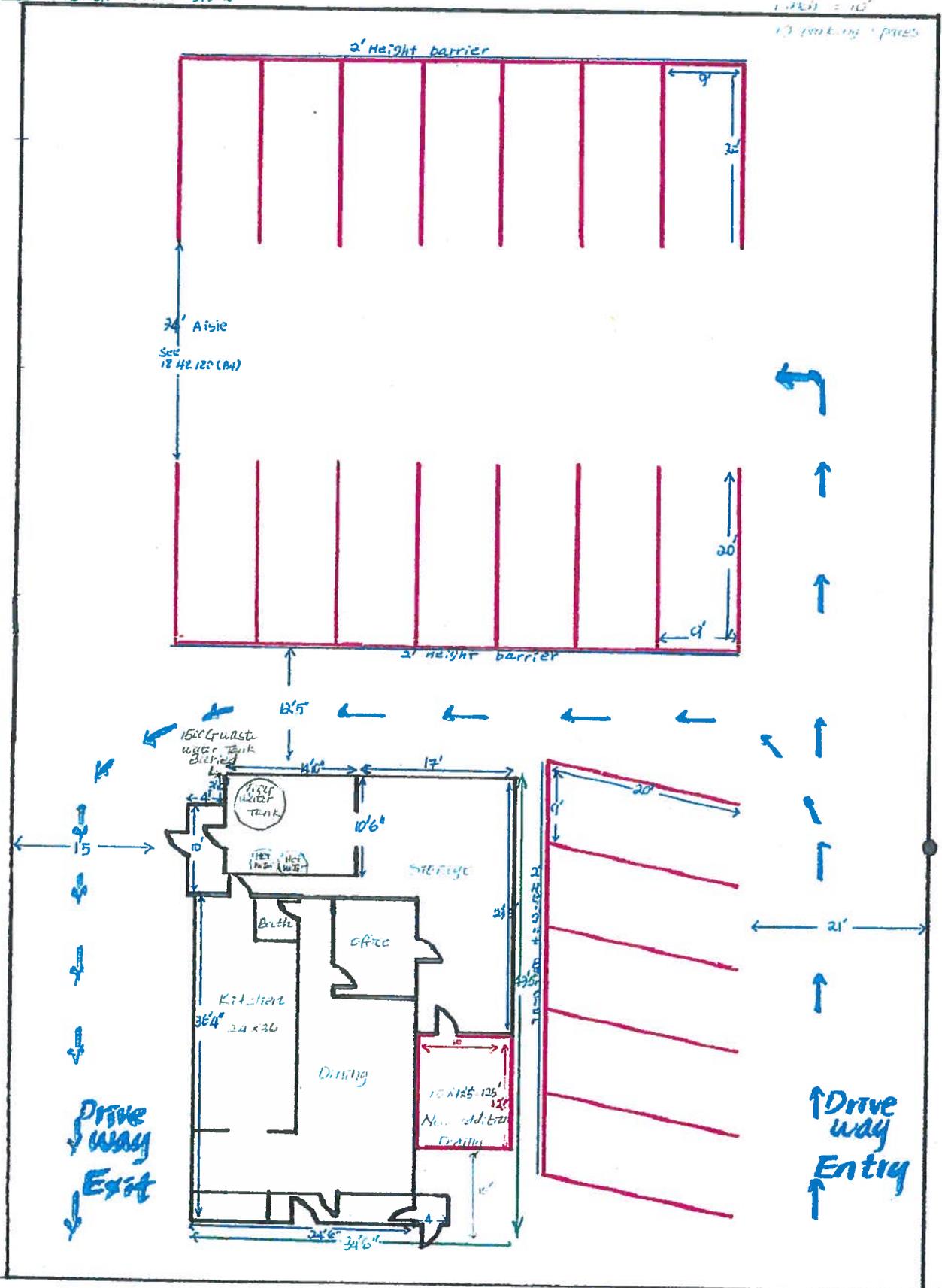
Sheet #

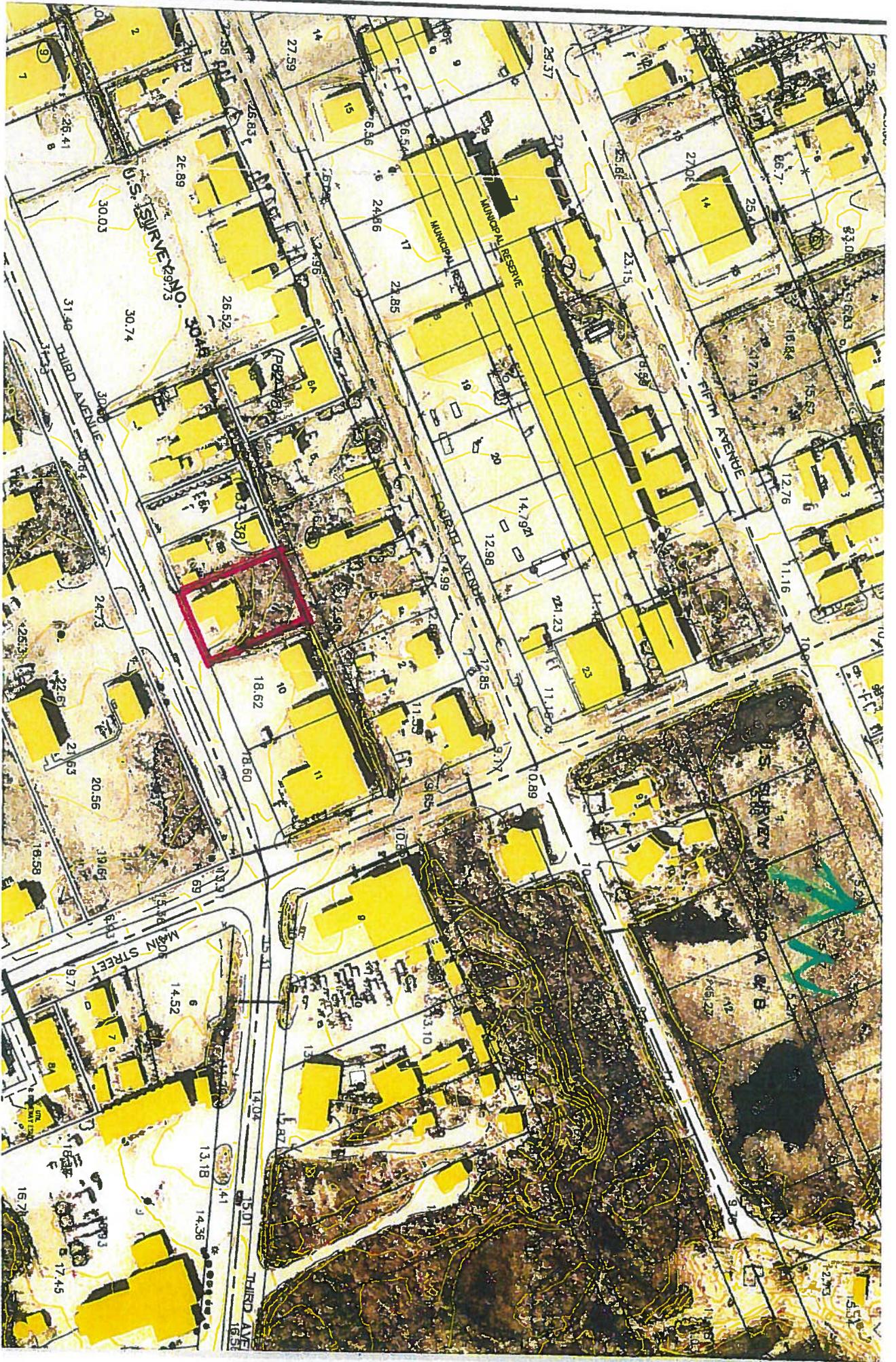
1

- Planned addition & new parking
- Existing building LTR & Property Lines
- Dimensions & Arrows
- Overall Dimensions

Snack Shack Kwang Lee

1.200 = 10'
17' parking spaces





Memo

TO: City of Bethel Planning Commission

FROM: Ted Meyer, Planner

SUBJECT: **Findings and Recommendation for a Conditional Use Permit Application Submitted by Kwang H. Lee, Owner of the Snack Shack.**

DATE: 5/16/16

Background

Kwang H. Lee, owner of the Snack Shack Restaurant seeks a Conditional Use Permit to supplement his existing restaurant business with alcohol sales. The property is located at 520 Third Ave. in Bethel, Alaska. Per Bethel Municipal Code Section 5.08.060 (Alcoholic Beverages), a Conditional Use Permit is required for the sale of alcohol.

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

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

BMC 18.60.040 Staff Review

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

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

Staff Findings

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

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

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

The building that the Snack Shack Restaurant occupies has been a restaurant business site for over 30 years. The restaurant has a 1,000 gallon water tank and a 1,500 gallon sewer tank. The City delivers water and hauls away sewage twice per week.

Existing parking at the restaurant has customers parking in front of the restaurant. The front wall of this legal nonconforming structure is 7.5 feet from the property line (therefore current parking spaces extend into the Right-of Way). For off-street parking, BMC 18.48.160(D16) requires one parking space per 100 square feet of gross floor area. With a floor area of 1,712.7 square feet, 17 off-site parking spaces are required. According to the attached scaled, site plan drawing, 19 (9' x 20' foot) parking spaces will be created by clearing and filling in land on the side and by clearing and extending the pad in the rear of the 100' x 140' foot lot. As seen on the site plan, customer vehicles will enter the property from Third Avenue on the east side in a one-way lane and will exit in a one-way lane on the west side. It is anticipated that traffic to and from the Snack Shack should increase as their objective in supplementing their pizza business with alcohol sales is to increase the number of customers.

There are currently no drainage issues on the property. Any potential drainage issues that arise by extending the pad in the rear of the property will be examined when the Snack Shack submits the required Site Plan Permit Application for the planned restaurant addition and pad work.

There is a planned 125 square foot dining room addition to the existing structure which will extend the footprint on the east side of the building near the front. This room addition conforms to the 15-foot setback requirement from the front property line.

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 the Snack Shack, below are the following uses: *(see attached Land Use Map for reference)*

South Side of Third Avenue (across the street from the Snack Shack)

Four residences, Moravian Church (560 feet from doorstep to Snack Shack doorstep), dormitory and office building, one vacant structure, AT&T facilities structure, apartment building, cable television office, and warehouse.

North Side of Third Avenue

Building with a barber shop and dental office, gas station, AVCP office building, AVCP storage building, Snack Shack, six residences, two vacant structures, one abandoned structure, and auto parts store.

South Side of Fourth Avenue

Family clinic, three vacant buildings, four residences, two vacant structures, one planned cold storage building, one hotel, one garage, one residence for the disabled, one appliance shop, and one restaurant.

North Side of Fourth Avenue (located in a one-block area of the Public Lands and Institution Zone)

One residence, Fish & Game office and one storage structure, Old Kilbuck School site (school boundary is 345 feet distance as the crow flies to the Snack Shack entrance), warehouse.

South Side of Fifth Avenue (located in a one-block area of the Public Lands and Institution Zone)

Old Kilbuck School site, four vacant structures,.

Total Uses by Type in the 600-foot Radius

9 residences	1 residence for the disabled
1 apartment building	1 hotel
1 church	1 church dorm
3 office buildings	2 medical/dental
1 barbershop	1 appliance store
4 warehouses	1 garage
2 restaurants	2 telephone utilities
2 automotive	1 old school site

Pursuant to BMC 5.08.030, (restriction on proximity to a school or alcohol inpatient/outpatient treatment center, and AS 04.11.410 (the required 200-foot distance from the public entrance of alcohol sales to the sensitive establishments), there are no schools or alcohol treatment centers within 200 feet.

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

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

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

Under the Land Use Compatibility section (*see page 4-11 of the attached section of the Bethel Comprehensive Plan*), Goal #3 provides for compatibility among adjoining land uses so that future development maintains or improves the quality of life or land value of surrounding uses". The associated Map 4.4 (*Future Land Use Plan Map - see page 4-10 of the attached section of the Bethel Comprehensive Plan*) is a long-term vision of how and where the city will grow and change over the next 20 years to accommodate expected population and job growth (versus the current City's Zoning Map which designates how land can be used and what can be built on any given property today). The Future Land Use Map designates the current Snack Shack site as being in the "Mixed Use Commercial" District (defined as, "mix of commercial and residential, with fewer constraints on size and character of commercial). The properties behind the Snack Shack fronting Fourth Ave begin an area of Mixed Use Residential (residential and limited residential compatible uses).

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

It is anticipated that there will be an increase in customers to and from the Snack Shack if and when alcohol sales begin. Access to and from the site is currently from Third Avenue. The development of the two new one-way driveways providing access to and from the site will eliminate the hazard of vehicles that currently have to back out on to Third Avenue.

Vehicles passing by on Third Avenue are continuous but not a traffic problem. The parking lot next door at the AVCP office building is crowded during the day.

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 the Snack Shack come from all over the city. This is the same for other nearby land uses – The office building next door, the auto parts store, gas station, barber, and dental office down the street, and the nearby medical office all attract customers from around the city.

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 Snack Shack is located in a predominant goods and service area. Alcohol sales services would be added to the existing Snack Shack restaurant, in which vehicles currently come and go. There are no drainage problems on the property.

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

The Snack Shack is located outside the floodplain.

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

Concern for the public's health, safety, and general welfare are reflected in the regulations of the Bethel Municipal Code. Below is a summary of findings that provide supporting information that the conditional use will not be detrimental to the general public health, safety or welfare or to the environment.

Summary of Findings

1. The proposed sale of alcohol at the Snack Shack Restaurant location complies with BMC restrictions regarding proximity to sensitive establishments (school, alcohol in/outpatient facilities).

2. The location for the Conditional Use Permit request by the Snack Shack is consistent with the City of Bethel's General Use Zoning District.
3. The proposed use would be generally compatible with other uses in the surrounding area.
4. 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.
5. There is safe access to and from the Snack Shack Restaurant from Third Avenue. There will be no significant increase in traffic around the Snack Shack due to the anticipated increase in customers.
6. The planned development of 19 parking spaces along the side and rear of the property meets the 17.12 parking space requirement. The one-way driveways will eliminate the current hazard of backing out on to Third Avenue.

Recommendation to the Planning Commission

Based on these findings that are consistent with the BMC, I recommend approval of the Conditional Use Permit for Kwang H. Lee, owner of Snack Shack Restaurant for the sale of alcohol on the property located at 520 3rd Avenue in Bethel, Alaska.

SNACK SHACK
AMERICAN & CHINESE
☎ 543-2218 . 5218

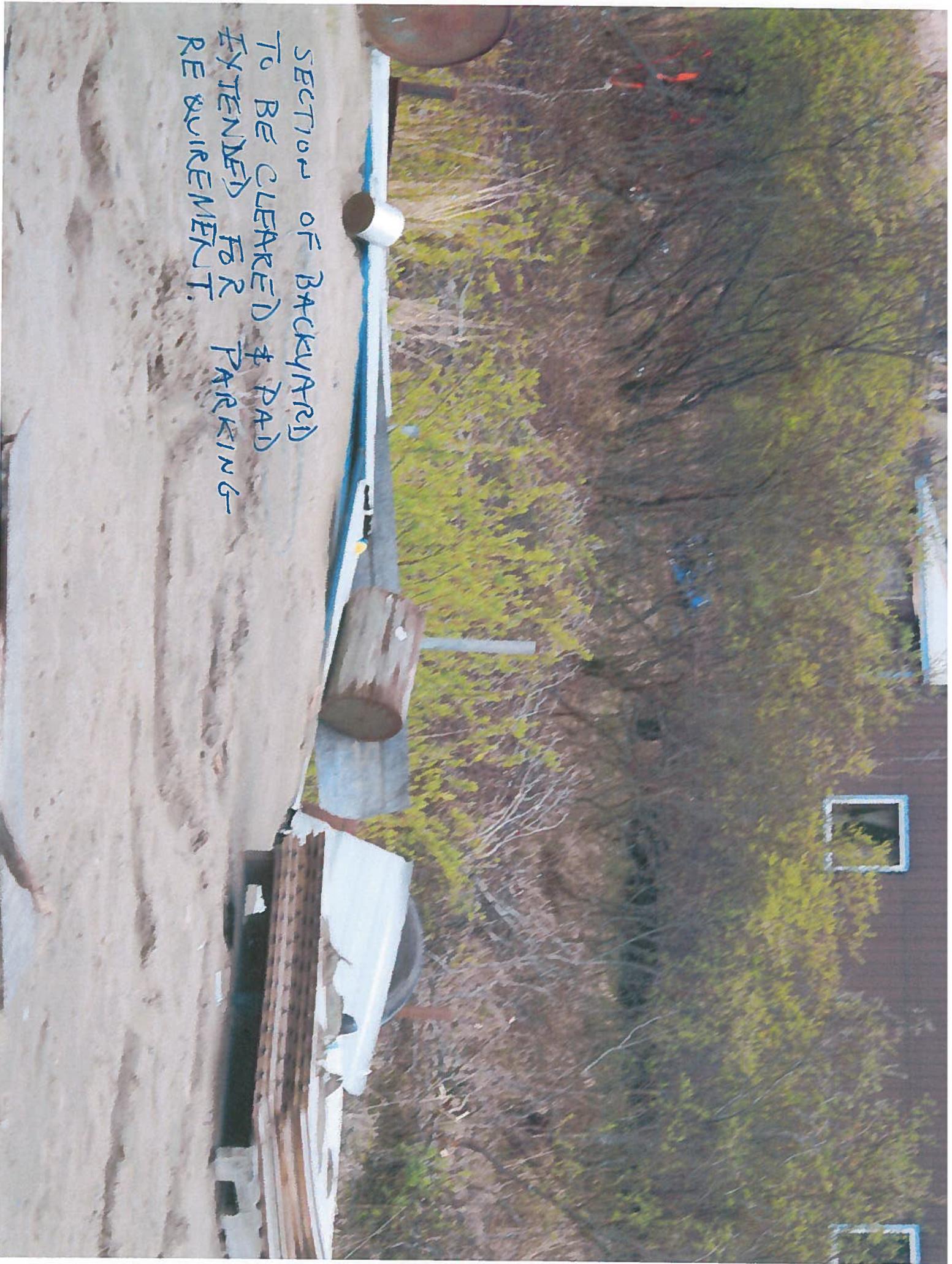
OPEN
3-22/8

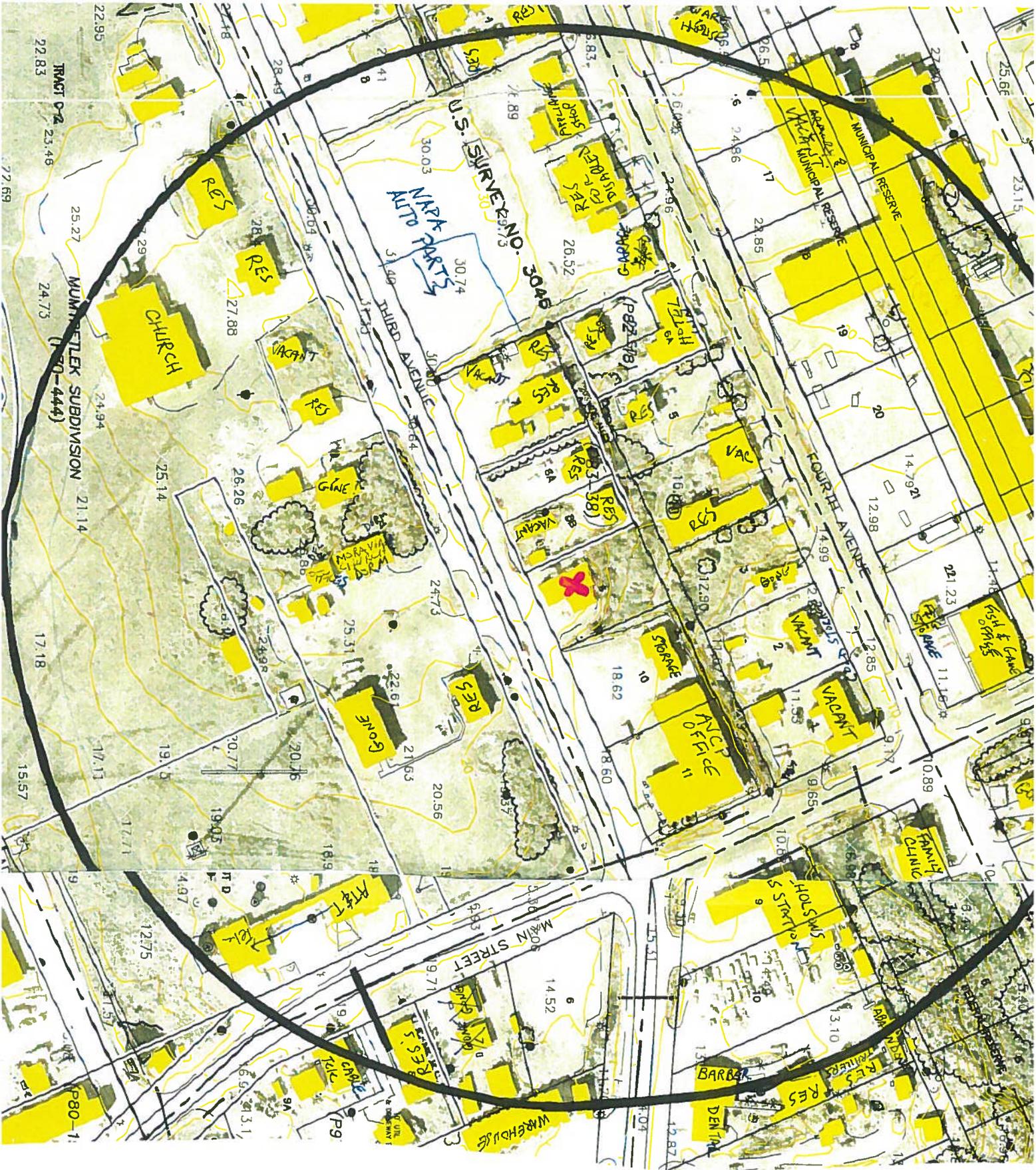
EXIT DRIVEWAY

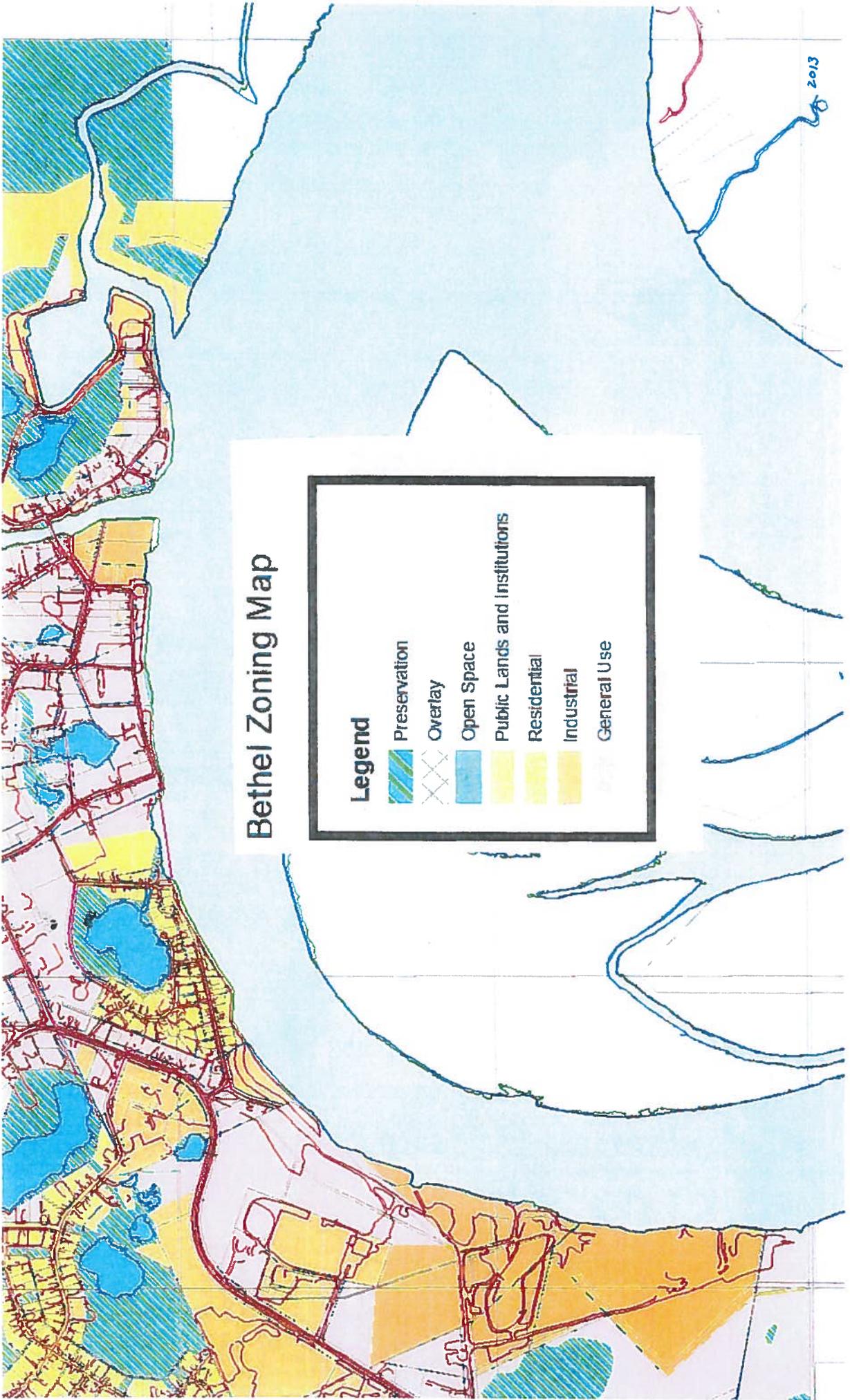
ENTRANCE DRIVEWAY



SECTION OF BACKYARD
TO BE CLEARED & PAD
EXTENDED FOR
REQUIREMENT. PARKING







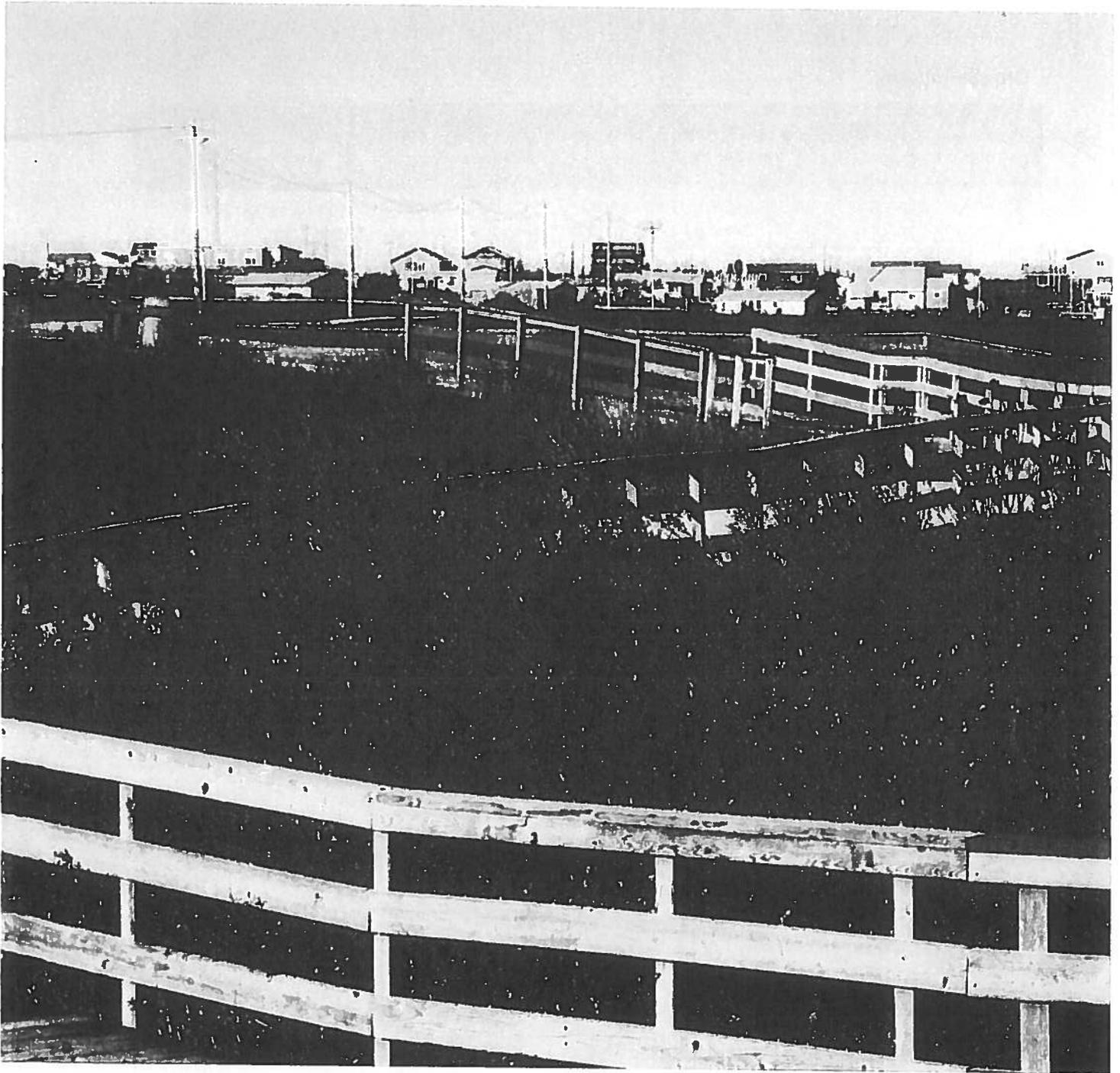
Bethel Zoning Map

Legend

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

2013

SNACK SHACK



BETHEL

COMPREHENSIVE PLAN

2035

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



Map 4.4: City of Bethel Future Land Use Plan Map. Prepared by the City of Bethel Planning Department. The map is based on the City of Bethel Comprehensive Plan Update, 2015-2035. The map is a representation of the future land use plan and is not a guarantee of any future development. The map is subject to change without notice.

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



CITY OF BETHEL

PLANNING OFFICE

P.O. Box 1388 • Bethel, Alaska 99559

907-543-5301

Fax # 907-543-4186

PUBLIC HEARING NOTICE CONDITIONAL USE PERMIT

Notice is hereby given that on April 13, 2016; the City of Bethel Planning Office received an application for a Conditional Use Permit for a liquor license. The legal description is United States Survey 3230, lot 9, block 10. The physical address is 520 3rd Avenue.

Land Owner: Kwang H. Lee, dba Snack Shack, P.O. Box 525, Bethel, AK 99559 phone 907-543-2218

Applicant: same as above

Purpose: To obtain a liquor license in order to sell alcohol at Snack Shack restaurant.

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 May 26, 2016 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.

Posted at AC Quick Stop, Corina's Caselot Groceries, City Hall, and the Post Office on May 20, 2016.

To Whom this May Concern:

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

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Surasak Suwanprapa
is making application for a new Restaurant or Eating Place (AS 04.11.100)

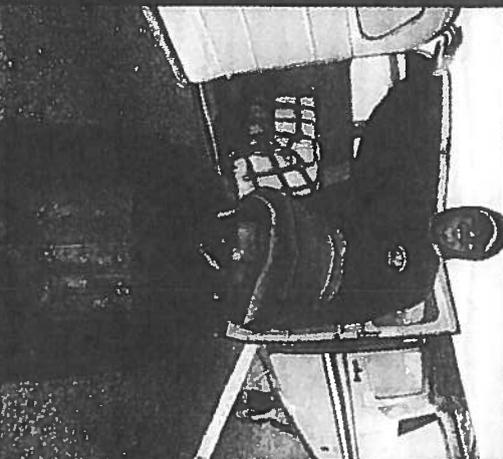
liquor license, doing business as **BABA PIZZA & SUB** located at 1725 State Hwy, Bethel, Alaska 99559. Interested persons should submit written comment to their local governing body, the applicant and to the Alcoholic Beverage Control Board at 550 West 7th Ave., Suite 1600, Anchorage, AK 99501.

MARO KARGAS
is making application for a new Restaurant or Eating Place liquor license (AS 04.11.100), doing business

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