



## Planning Commission Meeting Agenda

Regular Meeting Thursday, November 13, 2014 – 6:30PM  
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

### MEMBERS

John Guinn  
Chair  
Term Expires  
12/2013

Joy Shantz  
Vice-Chair  
Term Expires  
12/2013

Heather Pike  
Council Rep.  
Term Expires  
10/2015

Kathy Hanson  
Committee Member  
Term Expires  
12/2016

Abe Palacios  
Committee Member  
Term Expires  
12/2015

Cliff Linderoth  
Committee Member  
Term Expires  
12/2014

Beverly Hoffman  
Committee Member  
Term Expires  
12/2016

Rachael Pitts  
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 OF THE OCTOBER 9, 2014 MEETING
- V. APPROVAL OF AGENDA
- VI. UNFINISHED BUSINESS
  - A. Public Hearing: Trail planning with regards to priorities identified by the Trails Committee.
  - B. Public Hearing: Preliminary Plat of Jung and Active lots, US Survey 3790, Lots 6A, 6B, 6C, 7A, and 7B, Block 8, and Lots 6A and 6B Block 9. The address is 177-179 East Avenue. The purpose is to create dedications.
  - C. Public Hearing: Amendments to the Bethel Municipal Code, Titles 15-18.  
The titles are:
    15. Buildings, Construction, and Flood Control
    16. Planning, Land Use, Platting and Development
    17. Subdivisions
    18. Zoning
- VII. NEW BUSINESS
  - A. Public Hearing: Preliminary Plat of a proposed Hoffman Subdivision, adjacent to Tsikoyak (Martha Larson) Subdivision. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32 Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16 Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts. The location is BIA Road. The purpose is to create commercial and residential lots.
- VIII. DIRECTOR'S REPORT
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT

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## City of Bethel, Alaska Planning Commission

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October 9, 2014

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

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

Chairman, John Guinn, called the meeting to order at 6:35 pm.

### II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Abe (Bubba) Palacios, Cliff Linderoth, and Kathy Hanson. Absent: Heather Pike.

Ex -Officio members present were the following: Rachael Pitts, Planning Director, and Betsy Jumper, Recorder

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

### IV. APPROVAL OF AGENDA

#### MOTION TO APPROVE THE AGENDA FOR THE OCTOBER 9, 2014 MEETING

<b>MOVED:</b>	Abe Palacios	To approve the agenda for the Oct. 9 2014 meeting.
<b>SECONDED:</b>	Cliff Linderoth	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

### V. APPROVAL OF THE MINUTES OF SEPT. 11, 2014

<b>MOVED:</b>	Joy Shantz	To approve the meeting minutes for the Sept. 11, 2014.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

**VI. UNFINISHED BUSINESS:** A. Amendments of the Bethel Municipal Code, Titles 15-18, FOR DISCUSSION ONLY. The Titles are: 15. Buildings, Construction, and Flood Control; 16. Planning, Land Use, Platting, and Development; 17. Subdivisions; and 18. Zoning.

The group reached the consensus to concentrate on the Supplemental portion of the amendment to the BMC since there were no "glaring" items that jumped out on titles 15-18 rewrites, and also that the Council would pore over those titles.

**VII. NEW BUSINESS:** A. Public Hearing: Preliminary Plat of Jung and Active lots, USS 3790, LOTS 6A, 6B, 6C, 7A, and 7B, Block 8, and lots 6A and 6B, Block 9. The address is 177 East Avenue. The purpose is to create dedications.

After discussion, it was decided to postpone this item.

**MOTION TO POSTPONE PRELIMINARY PLAT OF JUNG AND ACTIVE LOTS**

<b>MOVED:</b>	Abe Palacios	To postpone the preliminary plat of the Active/Jung property until further information is presented.
<b>SECONDED:</b>	Kathy Hanson	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

B. Public Hearing: Trall planning with regards to priorities identified by the Trails Committee

After a brief overview, it was decided that a member of the Trails committee should come and present maps and ideas about trails in Bethel.

**VI. PLANNER'S REPORT:** Rachael presented the monthly planner's report .

**VII. COMMISSIONER'S COMMENTS:** **John:** no comments; **Joy:** we really need to do an ordinance about wind turbines, very, very important; **Bubba:** apologized for missing last month's meeting, and welcomes Kathy; **Kathy:** no comments; and **Cliff:** is the wind driving the turbines or the turbines driving the wind?

**V. ADJORNMENT**

**MOTION TO ADJOURN THE MEETING**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 6:40
<b>SECONDED:</b>	Abe Palacios	
<b>VOTE ON MAIN MOTION</b>	All in favor Motion passes; 5 yes and 0 opposed.	

The next Planning Meeting will be on November 13, 2014.

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John Guinn, Chairman

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



**City of Bethel  
Planning Department**

**Staff Report for Preliminary Plat, September 22, 2014**

Planning Commission Hearing Date: October 9, 2014  
Request: Preliminary Plat  
Property Owner: City of Bethel  
Applicant / Representative: City of Bethel  
Recommendation: Approval

	Drawing Number PL12-167
Description	Preliminary Plat
Action	Dedication of rights of way
Size of Existing Lot	Multiple Lots
Size of Proposed Lot	Multiple Lots
Zoning	General Use
Floodplain Status	Flood Zone AE
Potential for Development	Presently developed as residential/commercial/right-of-way
Previous Plats / Surveys	US Survey 3790, 92-4, 2014-15

**BACKGROUND AND ISSUES**

The surveying and platting of this property was requested by the Port Director in order to create some small parcels for dedication of streets, or for dedication of strips of land to access the river. Although these dedications may create non-conforming lots because of the minimum lot size requirement in General Use zoning, the lots will ultimately be used for public dedications rather than the development of residential or commercial structures. The process is subject to review by the BIA.

On the original US Survey 3790 from 1962, lots in this neighborhood are shown encroaching into the right-of-way. This plat review is part of a process to fully dedicate the right of way of East Avenue. The other dedications will be for access to the bulkhead that has been constructed on the river. The Planning Department recommends approval of the preliminary plat.

**Writer**





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

THIS PLAN IS THE BASIS OF A FINAL SURVEY  
AND SHALL BE FILED WITH THE RECORDS OF THE  
ALASKA DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
AS REQUIRED BY SECTION 10, ACT OF MARCH 3, 1907  
AND 43 U.S.C. 303.

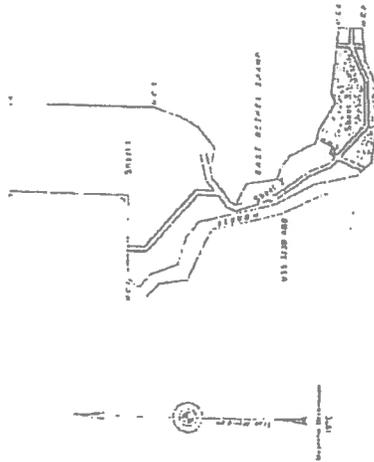
THIS PLAN IS THE BASIS OF THE FINAL  
SURVEY OF THE TOWNSITE OF  
BETHEL, ALASKA, DECEMBER 14, 1929.

THIS PLAN IS FINALLY APPROVED AS TO THE  
CORRECTNESS OF THE SURVEY AND THE  
CORRECTNESS OF THE SURVEY DATA  
AS SHOWN ON THIS PLAN BY THE  
COMMISSIONER OF THE LAND OFFICE  
OF THE DEPARTMENT OF THE INTERIOR,  
WASHINGTON, D.C., FEBRUARY 14, 1930.

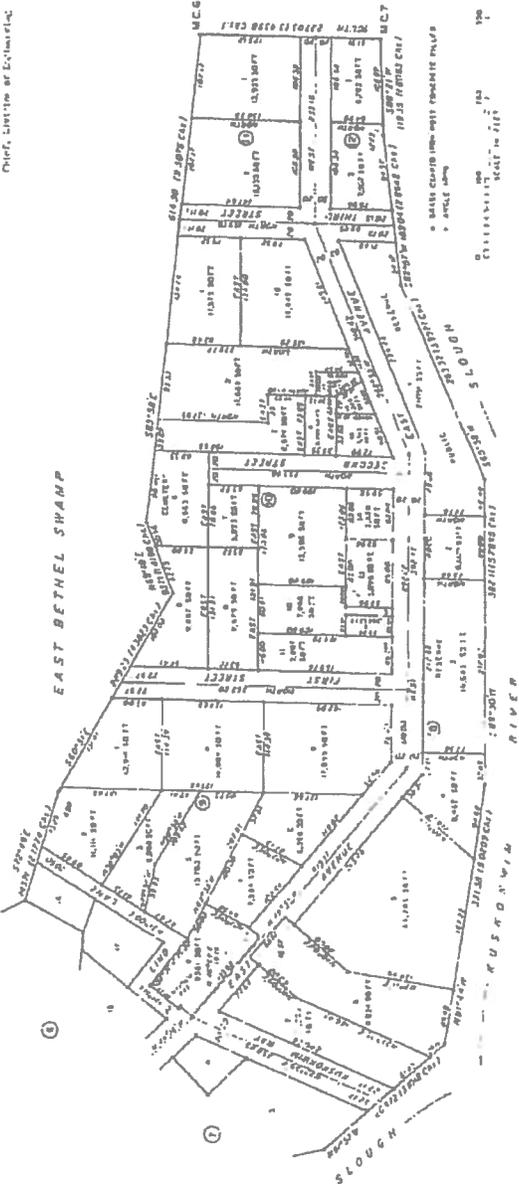
J. J. McLaughlin

*J. J. McLaughlin*

Chief, Division of Land Management



INDEX MAP  
SCALE: 1" = 1 MILE



SCALE: 1" = 100 FEET



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Please see the Amendments on: [cityofbethel.org](http://cityofbethel.org) , under the Planning  
Department page

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**City of Bethel**  
**Planning Department**  
**Staff Report for Preliminary Plat, October 30, 2014**

Planning Commission Hearing Date:	November 13, 2014
Request:	Preliminary Plat
Property Owner:	Lyman Hoffman
Applicant / Representative:	Mike Horn, Farpoint Land Services
Recommendation:	Approval with additions

<b>Work Order Number 13201</b>	
Description	Hoffman Subdivision
Action	Create 82 lots, Tract A
Size of Existing Parcels	157.5 acres
Size of Proposed Lots	Various sizes
Zoning	None
Floodplain Status	N/A
Potential for Development	Residential and Commercial Development
Previous Plats	None

**BACKGROUND AND ISSUES**

The land was originally conveyed to Bethel Native Corporation on January 12, 1979 (F-14838-A). It was in turn conveyed to Lyman Hoffman in perpetuity, in document number 2005-000996-0. The approval of the final plat for this subdivision proposal will have to be reviewed by the BIA before it can be recorded. There has been little surveying and mapping on the west side of Bethel. Therefore a legal description of the property at this time would be in aliquot parts, or may be found in the 2005-000996-0 document.

According to Planning Department records, the property owner has previously discussed a possible subdivision at this location. The area is characterized by rolling hills and wetlands, and drainage is an important consideration. An objection at the time was that further subdivision in this area may exacerbate existing drainage problems in the Tsikoyak Subdivision. The preliminary plat has addressed this issue, and also allowed for access on the outside boundary for traffic, trails, and snow machines. The lots have drainage easements, and open space areas have been located to make drainage possible.

The area has not been designated as a floodplain area by FEMA. It is subject to the USACE Wetlands Program, and will have a USACE review.

Most of the lots are intended for residential development, ranging in size from 10,500 sf to 17,790 sf. The lots have 10' drainage easements, and open space is located to further enhance drainage of the proposed subdivision, and the Tsikoyak Subdivision.

The city code requires that 10% be dedicated to open space. The plat meets this requirement. More open space could be zoned for Tract A when a zoning application is received by the Planning Department. The residential lots are located on the north side of BIA Road.

Block 7 is located south of BIA Road and includes three large lots and an open space tract. These larger lots may be used for residential or non-residential uses.

The city will need a location to place a dumpster. The location will have to be accessible for a large waste disposal truck to approach the dumpster to empty it. If this location cannot be determined, the city is not obligated to place dumpsters in this subdivision. The residents will be welcome to use dumpsters in other parts of the city.

The subdivision proposes an arterial road where Blocks 5 and 6 are located (C Street). This arterial extends to the Charles property to the north (the Heirs of Nicholas Charles). The applicant is discussing with the Charles family a road extension that will connect BIA Road with Tundra Ridge. This would be a significant improvement to city traffic circulation. The current southern extension to BIA Road from Tundra Ridge has been closed by allotment holders, and alternative traffic circulation corridors are being sought by the city. The BIA assures us at this time that they are continuing to work for access across closed property in order to improve traffic circulation. However this arterial would serve as an alternative to traffic circulation needs.

All drainage is the responsibility of the property owners. Sufficient ponds, channels, and culverts are required to be installed as part of the development so that the burden of solving drainage problems does not fall on city staff and funding. A review of drainage solutions will be done when Site Plan Permit requests are submitted to the Planning Department.

The parcel is not zoned. The Planning Department requests zoning before development of the site begins, so that site plan permitting can conform to zoning requirements.

## **COMPREHENSIVE PLAN**

The Bethel Comprehensive Plan, City of Bethel Future Land Use Plan Map (Map 4.4), designates all areas along the main roads west of the airport for residential uses. Areas west of the airport are already used for a variety of land uses, and land closer to the airport should probably be considered for mixed use,

because of the issue of putting houses near runways. The preliminary plat proposes mainly residential uses that are set back from the airport boundaries, and is therefore compatible with the Comprehensive Plan. Proposals for the development of Tract A will come at a later time.

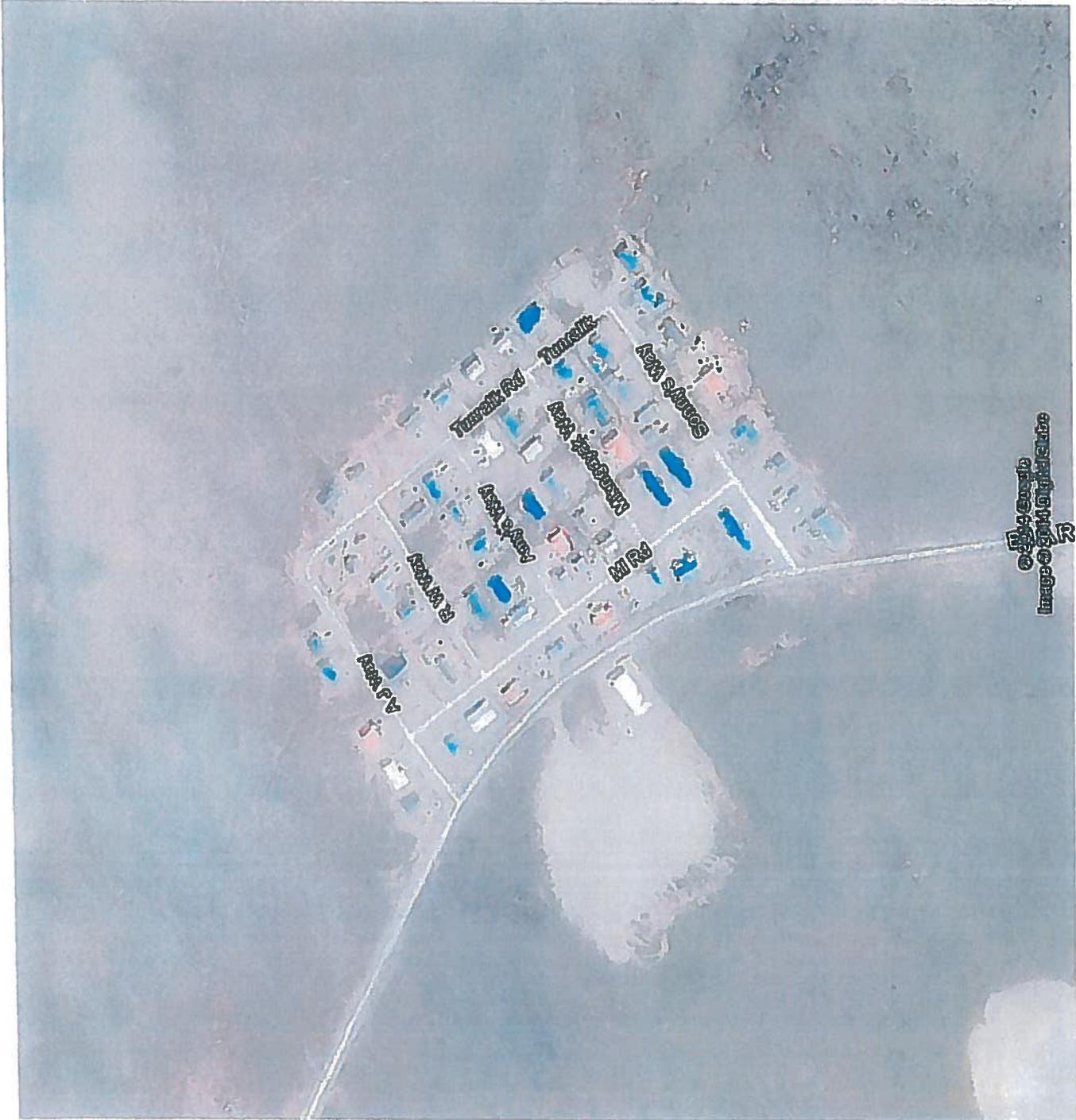
## **CONCLUSIONS**

This development would provide growth in an already established residential part of Bethel. The potential development at this location will increase the availability of housing, and provide land for possible commercial applications. There is also access to the Charles property shown on the plat. The new subdivision will not increase drainage problems beyond what already exists in Martha Larson Subdivision. Staff recommends approval of the preliminary plat.

## **REQUIREMENTS**

1. Site Plan Permits must be obtained from the Bethel Planning Department for fill, and construction. Any fill that is put in prematurely may violate requirements of the Wetlands Program, and the developer may be subject to fines. Certain areas of the site are classified significant wetlands, and may have development restrictions.
2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met. The State Fire Marshall will review all non-residential projects.
3. At the time piped water and sewer services are provided to the area, property owners are required to hook up to these services. Until that time properties must provide sufficient clearance for water and wastewater trucks to access the properties.
4. The subdivision must provide dedicated areas for the location of neighborhood dumpsters. If these areas are not provided the city may locate dumpsters in locations that are less convenient to residents.
5. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.
6. When the plat is approved by the BIA, the applicant is required to come to the Planning Department and submit a zoning application. As part of the zoning request, road cross sections will be provided, including locations of culverts. Culverts may have requirements imposed by the Public Works Department.
7. The City of Bethel reserves the right to complete a development agreement before construction may begin on any lot. This agreement will address the construction of the roads, and other possible topics.

Attachments:



© 2008 Google  
ImageSatPro.com

Aerial  
Plat of Larson Subdivision







## Planning Department Report

**From: Rachael Pitts, Planning Director**

**Date: November 1, 2014**

Titles 15-18 of the BMC are on the Planning Commission agenda for November 13<sup>th</sup>. Everyone is invited to go over the changes. There are legislative edits on the Planning Department page of the city website. The titles are:

15. Buildings, Construction, and Flood Control
16. Planning, Land Use, Platting and Development
17. Subdivisions
18. Zoning

The Trails Committee will provide a representative for this upcoming meeting to talk about what they have been doing.

The swimming pool opens to the public on November 1<sup>st</sup>. Congratulations to everyone on this community-wide project. This is a great amenity for Bethel.

The Planning Department is using Filemaker software to do some of the permitting starting this month. The Planner needs to issue a USACE Permit and a Floodplain Permit. The old Access Program only issues one type of permit.

Site Plan Permit Applications and Code Enforcement: The Planning Department has received 64 Site Plan Permit applications to date.

There are still a few cars and/or boats to be removed and the department is working on it.

### Construction Projects:

The new PATC building behind the Post Office burned on October 27-28. The fire is still under investigation. This is a blow to the community but YKHC and the citizens of Bethel will achieve the goal of a new facility.

AVCP is proposing to construct two duplexes to serve as student housing. Construction began on one of them this month.

The AC Store is presenting a brand new face to Bethel. The remodeling has been a success.

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

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## **PUBLIC HEARING NOTICE**

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

Description of the Preliminary Plat is as follows:

Public Hearing: Preliminary Plat of Hoffman Subdivision, adjacent to Tsikoyak (Martha Larson) Subdivision. The location is BIA Road. The purpose is to create the following lots: Tract A, Lots 1-32 Block 1, Lots 1-11 Block 2, Lot 1 Block 3, Lots 1-16 Block 4, Lots 1-8 Block 5, Lots 1-7 Block 6, Lots 1-3 Block 7, and four Open Space Tracts.

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## **PUBLIC HEARING NOTICE**

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

Description of the Preliminary Plat is as follows:

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

Changes are proposed to the Bethel Municipal Code which will affect the functions of the Planning Department, the Fire Department, and the Public Works Department. Proposed are changes to the following titles:

15. Buildings, Construction, and Flood Control
16. Planning, Land Use, Platting and Development
17. Subdivisions
18. Zoning

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*To Whom it May Concern:*

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

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

*Rachael Pitts  
Planning Director*

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**REQUEST RECEIVED IN THE PLANNING OFFICE FOR A PRELIMINARY PLAT,  
AND A CHANGE TO THE BETHEL MUNICIPAL CODE.**

**PUBLIC HEARING NOTICE**

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- 15. Buildings, Construction, and Flood Control
- 16. Planning, Land Use, Platting and Development
- 17. Subdivisions
- 18. Zoning

## **PUBLIC HEARING NOTICE**

ON NOVEMBER 13, 2014, THE CITY OF BETHEL PLANNING COMMISSION WILL HEAR A REQUEST RECEIVED IN THE PLANNING OFFICE FOR A PRELIMINARY PLAT. THE HEARING WILL BE HELD AT BETHEL CITY COUNCIL CHAMBERS, 300 CHIEF EDDIE HOFFMAN HIGHWAY, AT 6:30 PM. IF YOU CANNOT ATTEND THE MEETING BUT WOULD LIKE TO COMMENT OR WOULD LIKE MORE INFORMATION, PLEASE CALL THE PLANNING DEPARTMENT AT 543-5306.

### **DESCRIPTION OF THE PRELIMINARY PLAT IS AS FOLLOWS:**

PUBLIC HEARING: PRELIMINARY PLAT OF HOFFMAN SUBDIVISION, ADJACENT TO TSIKOYAK (MARTHA LARSON) SUBDIVISION. THE LOCATION IS BIA ROAD. THE PURPOSE IS TO CREATE THE FOLLOWING LOTS: TRACT A, LOTS 1-32 BLOCK 1, LOTS 1-11 BLOCK 2, LOT 1 BLOCK 3, LOTS 1-16 BLOCK 4, LOTS 1-8 BLOCK 5, LOTS 1-7 BLOCK 6, LOTS 1-3 BLOCK 7, AND FOUR OPEN SPACE TRACTS.

**City of Bethel Planning Department**  
1155 Ridgecrest Drive  
543-5306 | 543-4186 | www.cityofbethel.org

# fax

TO: KYUK FROM: Planning Department

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FAX: 543-3130 PAGES: 1

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PHONE DATE: 11/3/2014

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RE: Radio Notification CC:

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Urgent  For Review  Please Comment  Please Reply  Please Recycle

Hello KYUK. Would it be possible to air this ad beginning November 5th? One day would be good. Your assistance is appreciated.

The City of Bethel Planning Commission will review proposed amendments to the Bethel Municipal Code, Titles 15-18, at their meeting on November 13<sup>th</sup> at 6:30 PM, at the City Council Chambers. The titles to be amended are:

- 15. Buildings, Construction, and Flood Control
- 16. Planning, Land Use, Platting and Development
- 17. Subdivisions
- 18. Zoning

Contact the Planning Department with any questions at 543-5306.

2014 SITE PLANS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	Cubic Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
14-1	Duplex	1/8/14	1/9/14	1870	26	10	Kasayuli	Veison Kujo	Muhamer Kujo	5503 Isaac Hawk
14-2	Triplex	1/8/14	1/8/14	1870	22	10	Kasayuli	Veison Kujo	Muhamer Kujo	5408 Noel Peily
14-3	Infill, grading and leveling lot	1/29/14	1/30/14	2000	40		USS 4117	Western Storage LLC	Mike and Leann Salzpun	1275 Chief Eddie Hoffman Hwy.
14-4	Groundwork for new PATC	4/1/14	4/2/14	9500	108		USS 4117	YKHC	YKHC	1410 Calisia
14-5	Infill, grading and leveling lot	4/3/14	4/16/14	37,422	5	18	USS 3230	AVCP	AVCP	Corner of Front St. and Tundra St.
14-6	Infill, grading and leveling lot	4/8/14	4/17/14	2488	BAABB		USSA117	AVCP-ALANIVK HOTEL	AVCP	1200 Chief Eddie Hoffman Hwy.
14-7	Construct an entryway	4/17/14	4/18/14		14	5	City Subdivision	Jesse Gelfon	Jessa and Ashley Gelfon	104 Quinhagak Lane
14-8	Construct an addition to house	4/21/14	4/24/14		11	11	Tundra Ridge Subdivision	Lori Strickler	Lori Strickler and Brian Lettits	9119 Piamngan St.
14-9	Infill, relocate a building	4/28/14	4/29/14	2400	48	1	Blueberry Subdivision	Richard Hanson	Richard and Kathy Hanson	162 Cranberry St.
14-10	Infill, construct a building	5/1/14	5/2/14	2000	5	10	Tundra Ridge Subdivision	Leonard Mendoza	Leonard Mendoza	8223 Makgalita
14-11	Infill	4/30/14	5/2/14	400	10	6	Kasayuli	Tim Croce	Tim Croce	5908 Necalilik
14-12	Remodel and add sq. footage to store	5/13/14	6/24/14		4B		AC Store	AC Store	The Northwest Company	135 Ridgcrest
14-13	Infill	5/18/14	5/20/14	60	7	1	Piamngan Subdivision	Bruce Claypool	Bruce Claypool	442 Piamngan
14-14	Infill, construct a single family home	5/28/14	6/2/14	1200	3	8	Kasayuli	Veison Kujo	Muhamer Kujo	5803 Tunlangayak
14-15	Infill	5/27/14	5/30/14	200	33	6	City Subdivision	Louise Russell	Louise Russell	321 Anachak
14-16	Infill	5/27/14	5/28/14	150	23	7	City Subdivision	Joseph Klejka	Joseph and Jackie Klejka	406 Napaktak
14-17	In-fill	6/5/14	6/9/14	2000	15A	4	USS 3230 A	Mike Markle	Mike and Linda Markle	970 7th Ave.
14-18	In-fill	6/11/14	6/12/14	150	15	11	Kasayuli	Jim Early	Jim Early	5431 Paul John
14-19	In-fill	6/13/14	6/16/14	1500	2	3B	USS 3230	Alexander Keller	Alexander and Teresa Keller	510 7th Ave.
14-20	In-fill	6/16/14	6/16/14	1875	13A	4	USS 3230	Susanna Sinnell	Susanna Sinnell	900 A. 6th Ave.
14-21	In-fill	6/24/14	6/30/14	1670	4A1-A2		USS 4117	Bethel Unit Co.	State of Alaska-DOT/PR&HSS	950 Chief Eddie Hoffman Hwy.
14-22	Remodel a house	6/20/14	6/30/14		7B	1	Mumhalelek	ONC	Joe Evon Sr.	215 1st Ave.
14-23	Construct a shop	6/24/14	6/27/14		14	14	USS 3230	William Crow	Peggy Nerby-Crow	1080 2nd Ave.

2014 SITE PLANS ISSUED

Number	Housing Type	Date Approved in Planning	Approval Date	Public Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
14-24	Relocate a house	7/8/14	7/11/14		2B	14	Plat 80-10	Robert Lindsey	Robert and Donna Lindsey	275 Alder St.
14-25	Construct a triplex	7/10/14	7/11/14		2	1	USS 3730	Mike Salzhun	Mike and Leann Salzhun	019 Kwethluk Lane
14-26	Foundation work	7/11/14	7/11/14	15000	9		USS 4117	Craig B. Rogers	Craig B. Rogers	168 Alex Haley
14-27	Construct a shed	7/14/14	7/15/14		9	5	P 71-425	Traci Fredericks	Traci Fredericks	248 Akiak
14-28	Construct a new PATC	7/15/14	7/15/14		10B		USS 4117	YKHC	YKHC	1410 Callista
14-29	fill a house	7/15/14	7/17/14	200	18	3	Mumtrelelek	Kathleen Phelan	Kathleen Phelan	165 Kilbuck St.
14-30	COB- Small Boat Harbor	7/16/14	7/18/14	7143			P 82-13	Small Boat Harbor	Small Boat Harbor	Small Boat Harbor
14-31	fill	7/17/14	7/18/14	1200	13C	15	P 81-21	Raymond Hoffman	Raymond Hoffman	708 2nd Ave.
14-32	fill	7/21/14	7/23/14	10000	7	9	P 88-3	Leon Treat	Leon and Juanita Treat	5800 Uqsugak Road
14-33	Construct a steam bath	7/22/14	7/23/14		2	2	USS 3770	Thad Tikun	Thad Tikun	311 Willow
14-34	fill	7/21/14	8/19/14	2000	64		USS 4117	Don Elliot	Don Elliot	1755 Widdie Lane
14-35	fill, construct a house	7/24/14	7/28/14	2200			P 77-4	ONC	James Martin	200 Kilbuck Street
14-36	fill, construct a house	7/28/14	7/29/14	1200	41		USS 4117	Brian Larauk	Brian Larauk	281 Larauk Lane
14-37	fill, construct a house	7/29/14	7/31/14	444	13D	15	Mumtrelelek	ONC	Robert Gulon	708 2nd Ave.
14-38	fill, construct a house	8/12/14	8/13/14	438	Tract E1	2	Mumtrelelek	ONC	James Martin	220 B Kilbuck Street
14-39	Construct 2 duplexes	8/11/14	10/31/14		8A1		USS 4117	AVCP	Alanavik Hotel	1200 CEH
14-40	Construct a structure	8/19/14	8/20/14		7	4	Tundra Ridge Subdivision	Majus Kugo	Joan Dewey	9355 Nengperrakha
14-41	Relocate a steam bath	8/22/14	8/25/14		C2A	6	USS 3230 A&B	Alaska Moravian Church	Alaska Moravian Church	361 3rd Ave.
14-42	fill	8/26/14	8/27/14	400	5	11	Tundra Ridge Subdivision	Bertra Weber	Bertra Weber	9131 Piamigan
14-43	fill	8/26/14	8/27/14	200	2	5	Uvung	Michael Borakko	Michael Borakko	1020 Noun Raq
14-44	fill	8/28/14	7	400	2D	6	USS 3770	Billy Stuart	Billy Stuart	260 Osage
14-45	fill	8/28/14	8/28/14	700	1B	7	Plat 82-23 Tundra Ridge Subdivision	COB	COB-Port	251 East Ave.
14-46	fill	8/21/14	9/4/14	150	21	9	Tundra Ridge Subdivision	Margarit Nagaskiak	Margarit Nagaskiak	9228 Makqahna



## PLANNING COMMISSION MEMBER LIST

NAME	BOX #	WORK	HOME	FAX	EMAIL	APPOINTED	EXPIRE
John Guinn	254		2466		<a href="mailto:msguinn45@gmail.com">msguinn45@gmail.com</a>	Jan 2014	Dec 2015
Joy Shantz	2044	4810 Cell 545- 4915	2829	4904	<a href="mailto:joyshantz@gmail.com">joyshantz@gmail.com</a>	Jan 2014	Dec. 2015
Heather Pike Council Rep	1987		545- 4802		<a href="mailto:hpike@cityofbethel.net">hpike@cityofbethel.net</a>	Oct 2014	Oct 2015
Kathy Hanson	22		545- 0909	543- 2556	<a href="mailto:kathyhanson49@gmail.com">kathyhanson49@gmail.com</a>	Sept. 2014	Dec. 2016
Beverly Hoffman	307		543- 3239		<a href="mailto:bev@kuskofish.com">bev@kuskofish.com</a>	Oct. 2014	Dec. 2016
Abe Palacios	1876	1347	3476	3250	<a href="mailto:abraham_palacios@avphousing.org">abraham_palacios@avphousing.org</a>	Aug 2008	Dec 2015
Cliff Linderth	3190	717-3070	717- 3070		<a href="mailto:cliff.linderth@gmail.com">cliff.linderth@gmail.com</a>	Aug 2011	Dec. 2014
Rachael Pitts Ex Officio	1388	5306	n/a	4186	<a href="mailto:rpitts@cityofbethel.net">rpitts@cityofbethel.net</a>		
Betsy Jumper Recorder	1388	5301	n/a	4186	<a href="mailto:bjumper@cityofbethel.net">bjumper@cityofbethel.net</a>		

### Planning Commission Regular Meetings

Date: Second Thursday of Each Month

Time: 6:30 p.m.

Place: Council Chambers, City Hall

Revised 11-3-14