Planning Commission Meeting Agenda
Regular Scheduled Meeting Thursday, June 14, 2018– 6:30PM
CITY HALL COUNCIL CHAMBERS 300 CHIEF EDDIE HOFFMAN HIGHWAY

MEMBERS

Kathy Hanson
Chair
Term Expires 12/2018

Lorin Bradbury
Vice-Chair
Term Expires 12/2020

John Guinn
Commission Member
Term Expires 12/2019

Alex Wasierski
Commission Member
Term Expires 12/18

Shadi Rabi
Commission Member
Term Expires 12/19

Scott Campbell
Commission Member
Term Expires 1/2020

Thor Williams
Council Representative
Term Expires 10/19

Betsy Jumper
Ex-Officio Member

Pauline Boratko
Recorder

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – (5 Minute Limit)

IV. APPROVAL OF THE AGENDA:

V. APPROVAL OF THE MINUTES:
   A. Regular Meeting- May 10, 2018

VI. NEW BUSINESS:
   A. PUBLIC HEARING: on May 14, 2018, the City of Bethel Planning Department received an application for a variance application. The legal description is lot 12, block 2, Plat number 70-444, of the Mumtretlek Subdivision. The physical address is 181 Main Street in Bethel, AK. 99559. The applicant requests lowered set back requirements as per Bethel Municipal Code in order to construct a new home. (action item)
   B. Ordinance for Addresses with Fire Chief Bill Howell
   C. Residential small tower structures

VII. PLANNER'S REPORT

VIII. SPECIAL ORDER OF BUSINESS:

IX. COMMISSIONER'S COMMENTS

X. ADJOURNMENT

Posted June 8, 2018 at City Hall, Post Office, Bethel Native Corp. and Swanson's Grocery Store Bulletin Boards

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

May 10, 2018 Regular Meeting Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on May 10, 2018 at 6:30 pm in the City of Bethel Council Conference room, in Bethel, Alaska. Chair Hanson called the meeting to order at 6:30. PM.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, John Guinn, Alex Wasierski, and Lorin Bradbury. Also present was Ex-Officio City Planner Betsy Jumper.

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

IV. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF MAY 10, 2018

MOVED:	John Guinn	To approve the agenda.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 for and 0 opposed.	

V. APPROVAL OF THE MINUTES

MOTION TO APPROVE THE MINUTES OF THE APRIL 12 REGULAR

MOVED:	Lorin Bradbury	To approve the minutes.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	All in favor 5 yes and 0 opposed.	

VI. NEW BUSINESS: A. "Per BMC 2.52.070, Commissions Acceptance of Elizabeth Williams' Resignation, and Declaring the Seat Vacant"

MOTION TO APPROVE THE RESIGNATION AND DECLARATION OF VACANT SEAT

MOVED:	Lorin Bradbury	To approve the resignation and declare the seat vacant.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	All in favor 5 yes and 0 opposed.	

B. Chapter 4 review of the Bethel Comprehensive Plan. The Planning Commission had a discussion and a review of the Bethel Comprehensive Plan chapter that addresses Land Use.

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

VIII. COMMISSIONER'S COMMENTS: Nobody had any comments.

IX. ADJOURNMENT

MOVED:	John Guinn	Motion to adjourn the meeting at 7:40 pm.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	5 yes and 0 opposed.	

The next meeting will be on June 14, 2018

_____, Kathy Hanson, Chairperson

ATTEST: _____, Pauline Boratko, Recorder

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OTNC

ORUTSARARMIUT TRADITIONAL NATIVE COUNCIL

Date: May 9th, 2018

TO: City of Bethel Planning Department
Planning Commission

RE: Variance Application

ONC is writing this letter on behalf of a potential client Orutsararmiut Traditional Native Council (OTNC) client Marilyn Wassilie. Marilyn resides at 181 Main Street. Legal Description, Lot 12, Block 2, of the Mumtretlek Subdivision. Marilyn has applied for OTNC's Homebuyer Program. She currently resides in a unit that was built in the 1950's. OTNC plan to demolish her old residence and construct a new single-family unit (19' x 48'). However, due to the size of her lot (about 26' x 90') and current setback requirements, no actually new construction can be accomplished without a variance. If the 10' setback was used, her home would be 6' wide, which of course is unreasonable. OTNC proposes and rather narrow building, that is not ideal, but would provide and safe and livable place for the family to reside. The families current living conditions, as you can imagine from a 70 year--old home is unacceptable. OTNC believes that Marilyn's variance application meets the standards set out in Chapter 18.64 of the BMC by; 1) The attached variance application requests the most minimal variance possible. 2) Special condition do exists that are peculiar to the land because of its size. 3) The strict application of the provisions of the BMC would deprive the applicant of all uses of the land, as stated above. 4) Special conditions and circumstances are not a result of the actions of the applicant, the land was inherited as is. 5) Granting the variance would be consistent with the intent and purposes of the comprehensive plan and BMC Titles 15, 16 and 18. Furthermore, it would improve the character of the neighborhood as well as the health, safety and welfare of the family. 6) Granting the variance would not affect the land use. It will remain residential.

OTNC thanks you for your consideration as we strive to meet the low-income needs of the native community of Bethel by providing affordable housing.

Sincerely,

Calvin Cockroft, Tribal Housing Director
Orutsararmiut Traditional Native Council

RECEIVED
MAY 14 2018
CITY OF BETHEL
PLANNING DEPARTMENT

Paid 200.00

117 Alex Hately Drive, P.O. Box 927, Bethel, AK 99559, Phone (907)543-2608, Fax (907)543-2639, www.nativecouncil.org

RESIDENTIAL VARIANCE APPLICATION
City of Bethel

File Name: Marilyn Wassilie Project
(Applicant or Project Name)

Date Application Filed: _____ Reviewed By: _____ Receipt #: _____

Property Owner: Marilyn Wassilie
P.O. Box 2521 City: Bethel State: Ak Zip Code: 99559

Home Phone: (907) 545 0530 Email: N/A

Work Phone: ( ) - _____ Email: N/A

Subdivision Name: A project within Mumtretlek Sub.

Zoning Use Site Address: 181 Main St. Zoned - Residential

Landowner of Record: Marilyn Wassilie

Address: 181 Main St.

Phone: (907) 545 0530 Email: N/A

Consultant(s) Architect Name: None

Address: _____

Phone: ( ) _____ Email: _____

Contractor/Engineer Name: Orutsararmiut Traditional Native Council

Address: PO Box 927 Bethel Ak 99559

Phone: (907) 543 2608 Email: ccockroft@nativecouncilorg

Parcel/Building Information:

Legal Description: Lot 12 Block 2 US Survey Mumtretlek Sub. Plat 70-49

Property Size: 2,660 sq.ft Land Use Designation: _____

Bldg. Sq. Footage: 912 sq. ft. Dimensions of Building: 19' x 48'

Describe Specifically the Nature of the Request:

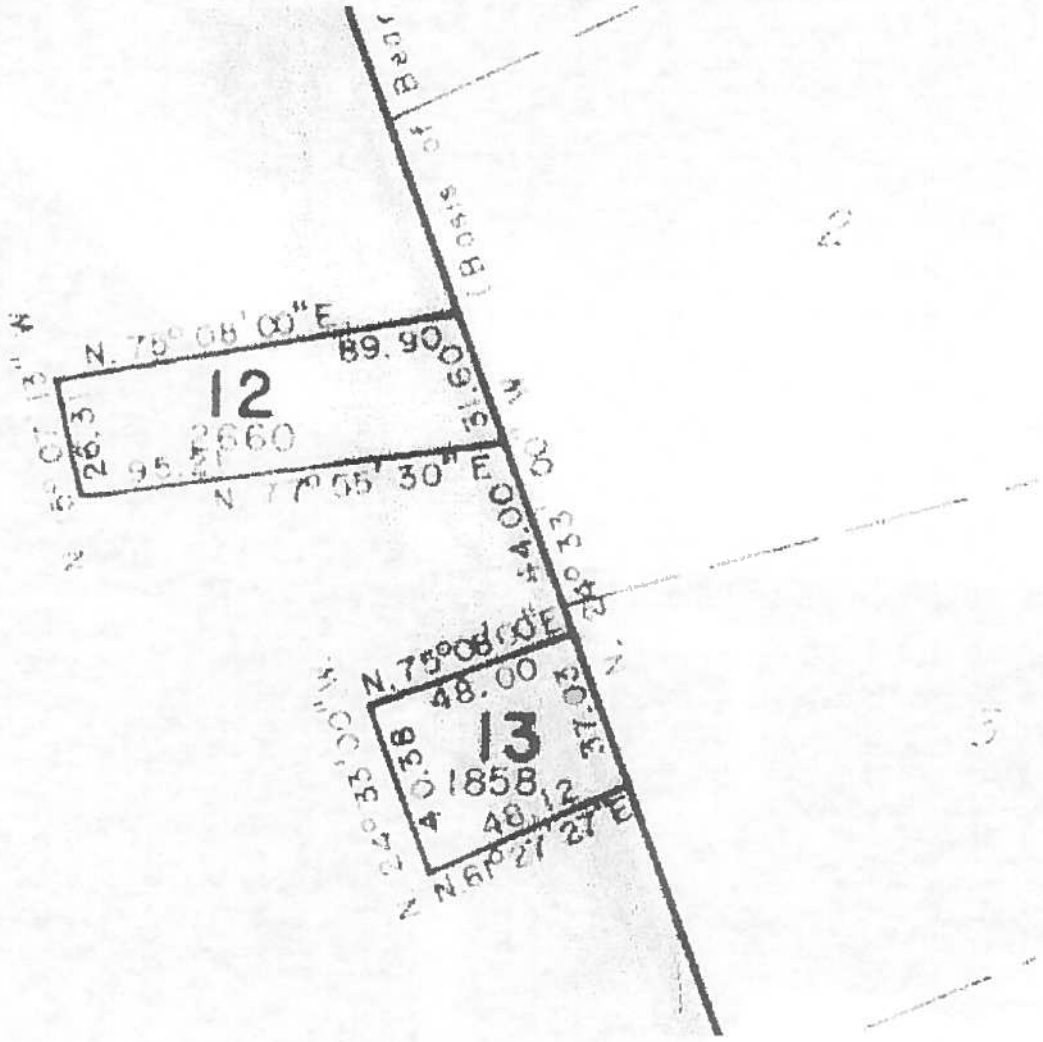
Required setbacks cannot be met on the North + South boundaries. Request approval on a 3.65 foot setback on these boundaries instead of the usually 10' setback. Current residence did not meet setbacks anyway.

In addition to the above description, please attach a scale Site Plan. On the Site Plan show where the lot is located in relation to the nearest access road. Also show any existing and/or proposed drainage ditches and/or culverts and the requested variance in relation to the required setbacks.

5/9/2018

Marilyn Wassilie Kimoskowace

Boundary Map for Lot 12 Blk: 2 Mumfretleh Sub.



CITY OF BETHEL

P.O. BOX 1388, BETHEL, ALASKA-99559 http://www.cityofbethel.org
907-543-5306
FAX# 907-543-4186

RESIDENTIAL SITE PLAN PERMIT APPLICATION

Title 18 of the Bethel Municipal Code requires the review of a Site Plan prior to the erection of any improvement on real property within the city limits. Application for a Site Plan Review shall be filed with the City of Bethel Planning Department. Upon approval of the application, a permit will be issued and is required to be displayed on the property to be improved. By submitting this application you are authorizing public access to the displayed Site Plan Permit area. Approval of plans does not presume to give approval to oversights by the City of Bethel Planning Office nor grant authority to violate or cancel the provisions of any other federal, state or local laws regulating the use of development of this land.

Today's Date:	Legal Description Plat or Survey: 70-444
Physical Address of Property: 181 Main St.	Block 2 Tract ____ Lot 12 Munfretlek Sub.
Name of Property Owner: Marilyn Wassillie	Name of Developer or Builder: ONC
Mailing Address: PO. Box 2521	Mailing Address: PO Box 927
City, State, Zip: Bethel, Ak 99559	City, State, Zip: Bethel Ak 99559
Phone: 545-0530	Phone: (907) 543-2608
Signature of Owner: Marilyn Wassillie	Signature of Developer:
☐Mail permit to: ☐Owner ☒Developer	☐ Fill and Pilings ☒Building Construction

Please Do Not Write Below This Line. To be filled out by Planning Dept. Staff

Zoning:	Flood Hazard Zone:
Authorized & Mandatory Improvements:	
City of Bethel Reviewed: Date:	City of Bethel Approved: Date:

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CITY OF BETHEL
PLANNING DEPARTMENT

Intended improvements: Describe residential improvements or site activity.

Demo current residence. Placement of fill to level off. Planting of grass seed. Construction of 19' x 48' single-family unit. Unit to be elevated at least 1' above floodplain.

Lot Size: 2,660 Sq. ft. Proposed total number of Buildings: 1
Number of Bedrooms: 4

If placing fill indicate cubic yards or truckloads (if no fill is needed, indicate: 0):

Dimensions of Fill	Method of stabilizing sand pad slopes:
(Required) Max. Height of fill: 2'	
(Required) Length of fill: 90'	☒ Seeding ☐ Sandbagging
(Required) Width of fill: 30'	
(see also worksheet on page 4)	

If improvements include construction, renovation, or floor area addition to a residence, indicate the following:

Sewer service type: ☒ Hauled ☐ Piped

If **hauled** please indicate:
Hauled water tank size (gallons): 1200 Hauled sewer tank size(gallons): 1400

I attest that all information and measurements presented are correct.

Signature of applicant:

WHEN DO I HAVE TO OBTAIN A PERMIT(S)?

A permit must be obtained at least ten (10) calendar days before construction begins. The permit can be obtained from the City Planning Office which is located upstairs at 1155 Ridgecrest Drive and is open weekdays from 8:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m. The Planning Department Office legally has ten (10) days to review the permit before approval, disapproval, or approving it with modifications. Remember, it is illegal to build, place fill, etc., without first obtaining a site plan permit.

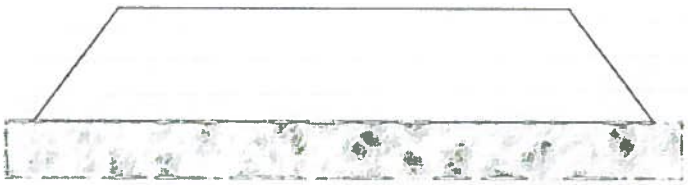
Individual permits are required for fill, construction, and floodplain development. There is a fee schedule which is downloadable from the website (http://www.cityofbethel.org) or can be obtained from the Planning Department.

Worksheet for Fill Dimensions

Give us an idea about how much fill is going in.

Driveway

H = N/A
W =
L = (would like to fix driveway for City.



Parking Area

H = 2'
W = 31'
L = 32'

Main Sand Pad

H = 2'
W = 26'
L = 58'

Turn this form in with your Site Plan Permit Application.

City of Bethel Public Works Department

Culvert Installation Inspection Form

Name: None Proposed
Property Location: _____
Mailing Address: _____
Contact Phone: _____
Request Date: _____
Site Plan Number: _____

Pre-Installation Approval

APPROVED: _____ Date: _____ DENIED: _____

Signed By: _____

Brief Explanation: If denied:

_____
_____
_____
_____
_____

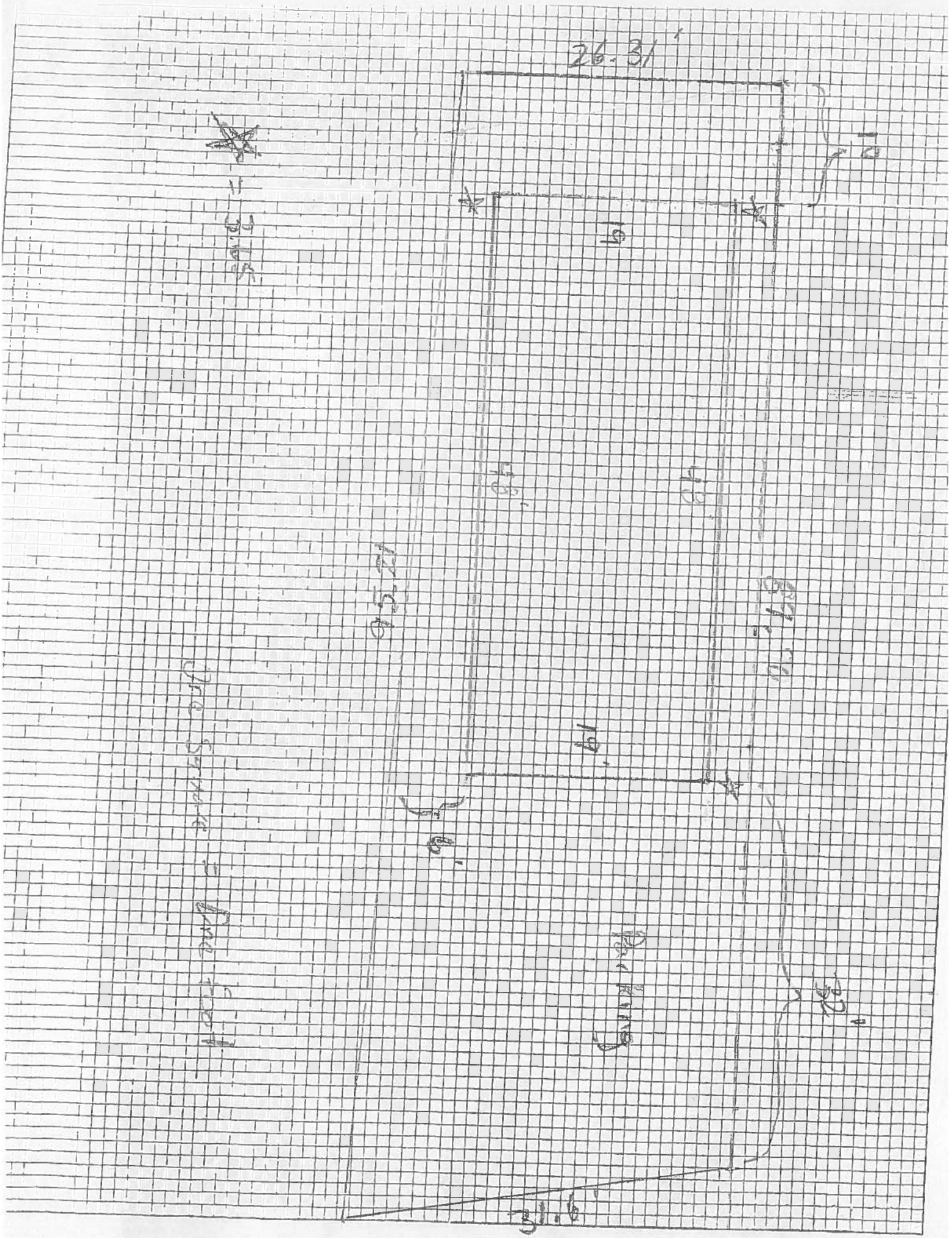
Installation Inspection

Inspected By: _____

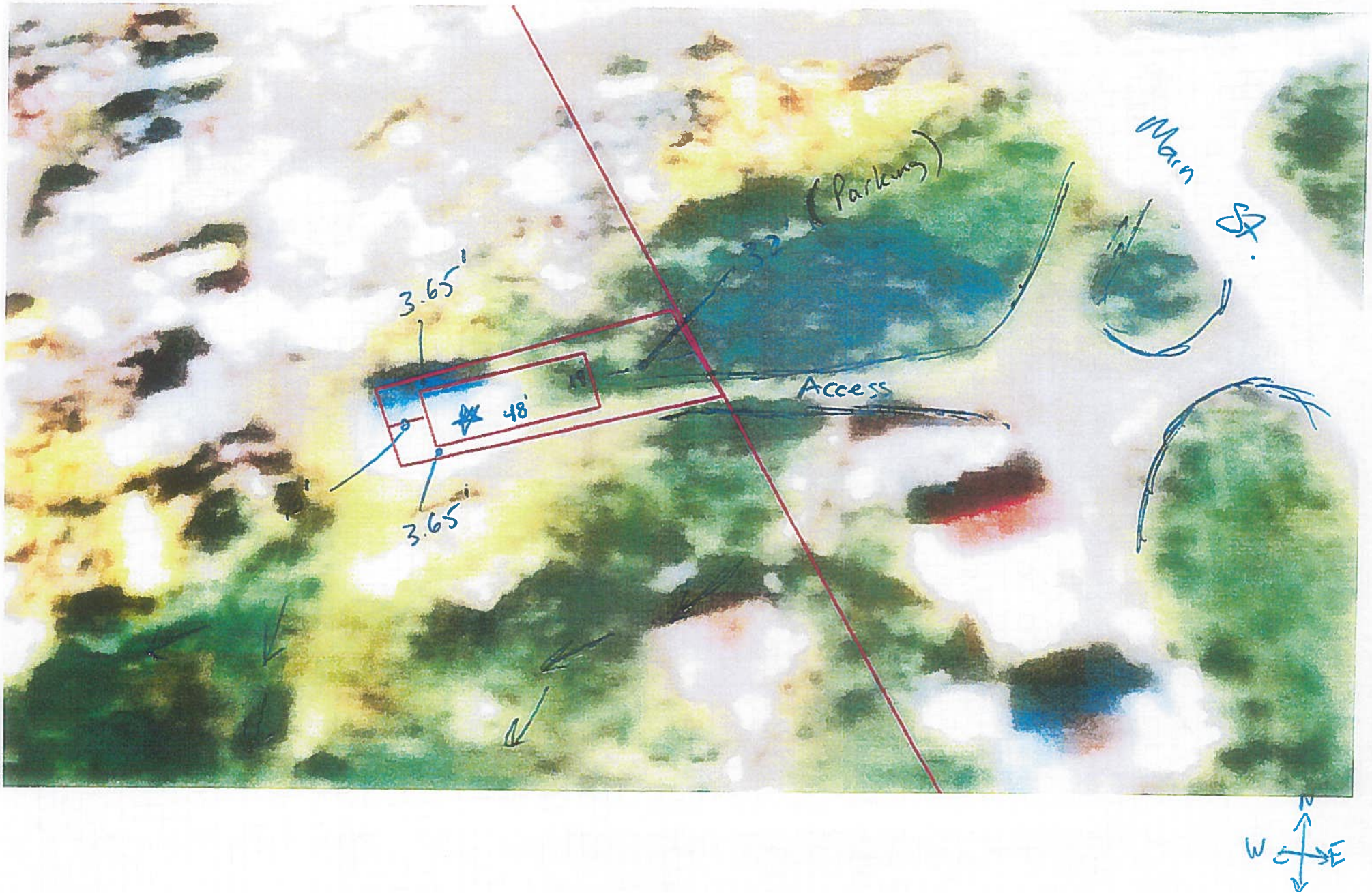
Comments:

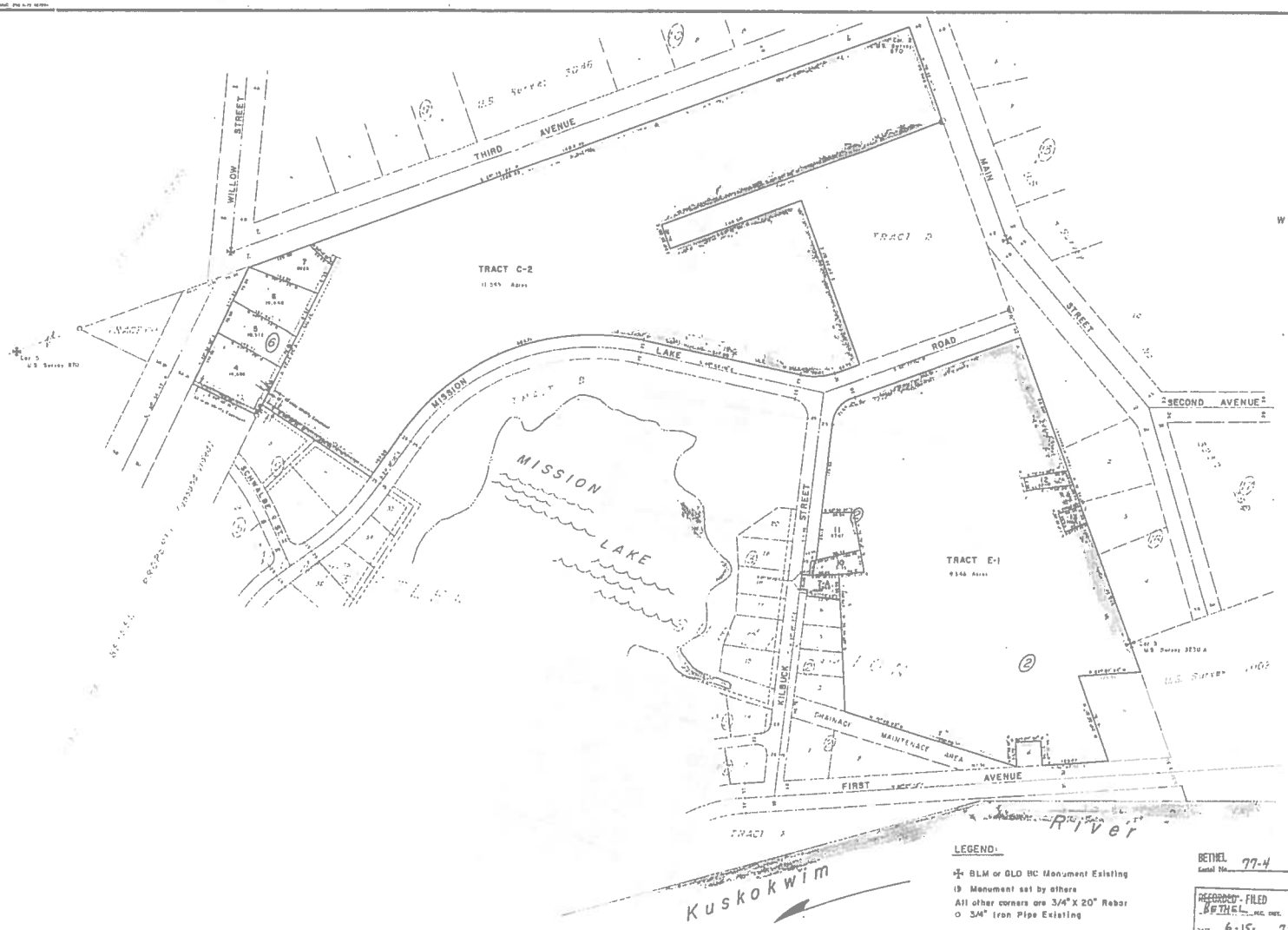
_____
_____
_____
_____
_____

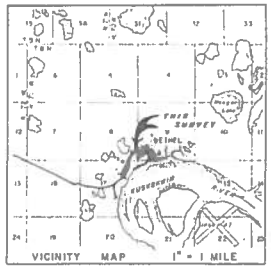
The Property Owner is responsible for culvert installation as needed, and abatement of any run-off resulting from development.


26.31'
31.6'
Parking
Ore Street = Line Foot

Outside Red lines show Property Boundaries. Inside rectangle (19' x 48') depicts single-family unit centered on the property. Arrows show drainage pattern. Parking is located to the east of the single-family unit. (32'). Old residence to be demoed has a ✱ on map (white roof). See Attach Boundary Map. Scale Map also attached







CERTIFICATE OF OWNERSHIP & DEDICATION:

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Date: Sept. 12, 1972

The Society of United Brethren for Propagating the Gospel Among the Heathen
40 West Church St Bethlehem Pa 18018

John S. Greenfield
John S. Greenfield
President

NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn to before me this

12th day of September, 1972.

NOTARY PUBLIC signature

Notary Public, Bethlehem, Northampton Co.
My commission expires My Commission Expires March 5, 1975

PLAT APPROVAL:

Plat approved by the Bethel City Council

this _____ day of _____, 1972

AUTHORIZED OFFICIAL

LEGEND:

- BLM or GLO BC Monument Existing
- Monument set by others
- All other corners are 3/4" X 20" Rebar
- 3/4" Iron Pipe Existing

BETHEL
Serial No. 77-4

RECORDED - FILED
BETHEL REC. DIST.
DATE 6-15- 1977
TIME 2:32 P.M.
Recorder Sec. 11 Mining Regulations for the Protection of the Central Bethel, Alaska 1957

SURVEYOR'S CERTIFICATE:

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date: _____, 1972.

STATE OF ALASKA
49th
NO. 413-S
REGISTERED LAND SURVEYOR

Revision Date	Description	By

PLAT OF

LOTS 4,5,6,7 & TRACT C-2, BLK. 6 and LOTS 7A,10,11,12,13, & TRACT E-1, BLK.E

MUMTRETLEK SUBDIVISION, BETHEL, ALASKA

A Resubdivision of Tract C, Blk 6 and Tract E, Blk E, Mumtretlek Subdivision, Bethel, Alaska

LOCATED WITHIN

Protracted Section 6 & 9, T.8N., R.71W., S.M., Alaska

CONTAINING 21.256 ACRES

DICKINSON·OSWALD & PARTNERS
CONSULTING ENGINEERS
800 CORDOVA STREET
ANCHORAGE, ALASKA

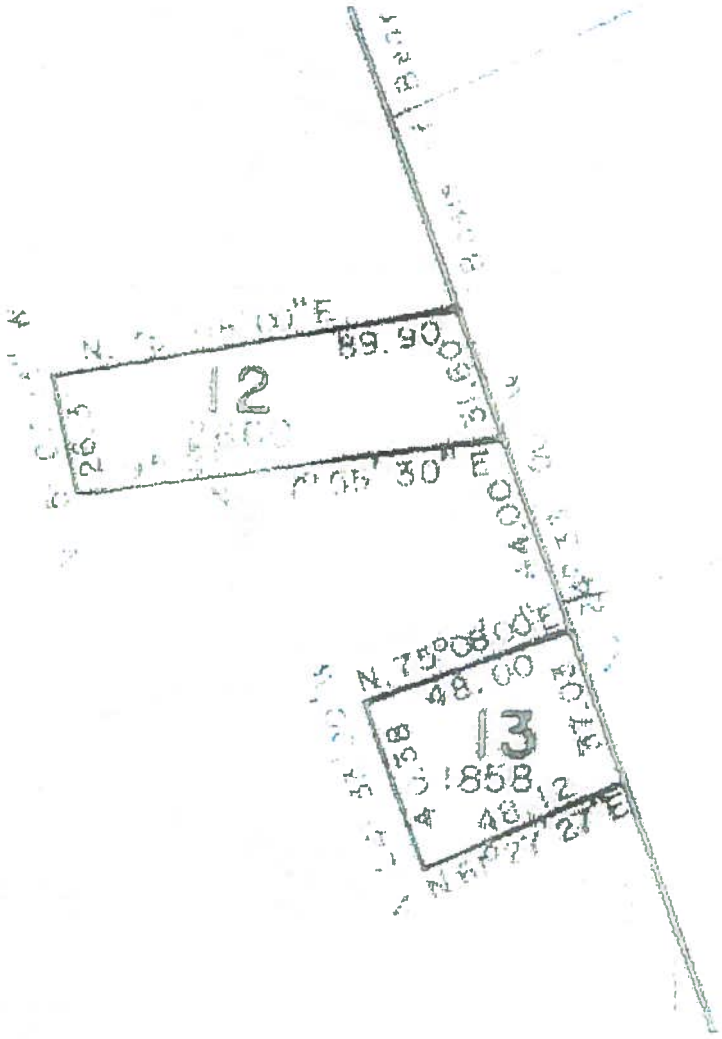
OWNER:
The Alaska Moravian Church
Box # 362
Bethel, Alaska 99559

DRAWN BY: R.L.E.	DATE 7/18/72	NO. 3607	BRNG BETHEL	FILE NO. 80-4
CHECKED BY: M.P.O.	SCALE: 1" = 100'			

Plat Bkgd 61-34

PB 283, 387 & 390

Boundary Map for Lot 12 Blk: 2 Mumtretleh Subd.



Source: Esri, DigitalGlobe, GeoEye

STAFF REPORT

Variance Application

June 14, 2018

TO: Planning Commission

FROM: Betsy Jumper, City of Bethel Planner

SUBJECT: Staff Report for a Variance Application by applicant Orutsararmuit Native Council on behalf of property owner Marilyn Wassilie, dated May 14, 2018, for Lot 12, Block 2, Plat number 77-4 Mumtretlek Subdivsion—the physical address is 181 Main Street.

VARIANCE REQUESTED: Applicant seeks to demolish current house built in the 1950's and replace with a new single family dwelling. Dimensions of the new house are 19' x 48'. The variance request is to lessen the required Bethel Municipal Code setback requirements of 15' front, and 10' side and 10' rear setbacks. In order to construct the new house, the applicant requests a variance of 3.65' on the Northside and Southside portions of the structure. (see attached exhibit drawing). The back setback would remain 10".

FINDING: The subject is located within a General Use District. It is within the city's FEMA Special Hazard Flood Zone. Lot 12 is a small and narrow lot (2660 s/f) that was created and is part of the Mumtretlek Sudivsion, plat 77-4, within plat number 70-444. There currently is single-family dwelling that was built in the 1950's. The arctic environment has taken its toll over the 70-year span of the house.

The land uses in the area consist of Faulkner Walsh Constructors to the north; Black Creek Marina and the Joe Lomack office building to the South as well as four residential homes.

18.64.010. AUTHORIZATION.

A. A variance from the dimensional standards of this title may be granted by the planning commission after reviewing the record made at the hearing and the findings, conclusions and recommendations of the planning department if it is shown that all the standards set out in subsection B of this section have been met. Any variance granted shall be the minimum variance that will make possible a use of the land or structure that is a principal permitted use or structure in the land use district. Nonconforming uses

and violations which exist in any land use district will not set a precedent to be considered in evaluating grounds for any variance.

B. A variance may be granted only if it is shown that all of the following standards are met:

1. Special physical conditions exist which are peculiar to the land involved and which are not applicable to other land in the same district;--*yes, the special condition exists that the lot is small;*

2. Strict application of the provisions of this title would deprive the applicant of all uses of the land permitted to other properties in the same district under the terms of this title; *yes, it would deprive the owner of the use of the land;*

3. The special conditions and circumstances do not result from the actions of the applicant or a predecessor in interest and such conditions and circumstances do not merely constitute financial hardship or inconvenience; *yes, no monetary gains will result from this variance request;*

4. Granting the variance would be consistent with the intent and purpose of the comprehensive plan and BMC Titles 15, 16, and 18 and would not be injurious to the character of the neighborhood or otherwise detrimental to the public health, safety and welfare; *yes, furthermore, the variance request would improve the character of the neighborhood as well as the health, safety, and welfare of the family.*

5. Granting the variance will not permit a land use that is not permitted in the land use district in which the property lies; *yes, it will remain in a general use district, to continue to be utilized for residential use.*

6. The variance granted is the minimum variance that will make possible a reasonable use of the land. [Ord. 01-05 § 8.]—*yes, the variance request seeks the minimal variance possible.*

RECOMMENDATION: The subject is an exceptionally small lot located in one of the older Bethel neighborhoods. The land use is a mix of commercial and residential, in a general use district. It would appear from the applicant's drawing exhibit, that the

proposed location of the new 19' X 48' single-family dwelling is the best-suited location on the lot that requires the minimum amount of variance.

The variance does not appear to present any health or safety issues. Therefore, it appears from the information provided that the conditions for granting this variance are justified.

It is the staff recommendation that this variance for setbacks be granted in the amount of 3.65 feet on the north and south sides so new construction can take place.

Chapter 18.64
VARIANCES

Sections:

18.64.010 Authorization.
18.64.020 Application.
18.64.030 Hearing.
18.64.040 Staff evaluation.
18.64.050 Planning commission decision.
18.64.060 Lapse of approval.

18.64.010 Authorization.

A. A variance from the dimensional standards of this title may be granted by the planning commission after reviewing the record made at the hearing and the findings, conclusions and recommendations of the planning department if it is shown that all the standards set out in subsection B of this section have been met. Any variance granted shall be the minimum variance that will make possible a use of the land or structure that is a principal permitted use or structure in the land use district. Nonconforming uses and violations which exist in any land use district will not set a precedent to be considered in evaluating grounds for any variance.

B. A variance may be granted only if it is shown that all of the following standards are met:

1. Special physical conditions exist which are peculiar to the land involved and which are not applicable to other land in the same district;

2. Strict application of the provisions of this title would deprive the applicant of all uses of the land permitted to other properties in the same district under the terms of this title;

3. The special conditions and circumstances do not result from the actions of the applicant or a predecessor in interest and such conditions and circumstances do not merely constitute financial hardship or inconvenience;

4. Granting the variance would be consistent with the intent and purpose of the comprehensive plan and BMC Titles 15, 16, and 18 and would not be injurious to the character of the neighborhood or otherwise detrimental to the public health, safety and welfare;

5. Granting the variance will not permit a land use that is not permitted in the land use district in which the property lies;

6. The variance granted is the minimum variance that will make possible a reasonable use of the land. [Ord. 01-05 § 8.]

18.64.020 Application.

An applicant for a variance shall submit a site plan permit application as described in Chapter 15.12 BMC. The variance application shall be submitted to the planning department. The request for variance must be included by the property owner or his/her designee, potential purchaser of the

subject property, or a government agency in the site plan permit application. The applicant must specifically state the relief sought and must specify the facts or circumstances that are alleged to show that the application meets the requirements listed in BMC 18.64.010(B). The application shall include a fee, as established by resolution of the city council plus the cost of required newspaper and radio notice. [Ord. 01-05 § 8.]

18.64.030 Hearing.

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

B. Notice of the public hearing on the proposed variance shall be published at least once a week for two (2) consecutive weeks preceding the hearing in a newspaper of general circulation in the city. The notice shall also be read on a local radio station once a day for five (5) days beginning at least ten (10) days prior to the scheduled hearing. The notice shall indicate the time and place of the public hearing and shall include a brief description of the proposed variance. The applicant shall pay for the cost of newspaper and radio notice. [Ord. 01-05 § 8.]

18.64.040 Staff evaluation.

A. The land use administrator shall review the application for variance and the accompanying site plan permit application. The administrator shall then prepare a staff report with findings, analysis, conclusions, and recommendations. The written staff report shall be presented to the planning commission.

B. The land use administrator shall make a recommendation for approval or disapproval of the variance consistent with the findings and conclusions set out in the written staff report with respect to each standard set out in BMC 18.64.010(B). [Ord. 01-05 § 8.]

18.64.050 Planning commission decision.

A. The applicant or an authorized representative must be present at the public hearing, informed and available for questions relative to the proposed project. The planning commission may take action on a scheduled variance application even if the applicant or an authorized representative is not present at the public hearing.

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

C. The planning commission hearing on a variance request shall be conducted substantially as provided in BMC 18.60.050(A) through (C).

D. The planning commission shall render a decision no later than the meeting following the public hearing. The commission may approve the variance only if it finds that all the standards set out in BMC 18.64.010(B) and each finding is supported by substantial evidence in the record. The decision

shall be in writing and shall be mailed to the applicant and to each person who participated in the hearing.

E. The decision of the planning commission may be appealed to the board of adjustment pursuant to BMC 18.72.020 if filed within ten (10) days of the date of the decision. [Ord. 01-05 § 8.]

18.64.060 Lapse of approval.

A. Unless a longer time is specifically established as a condition for approval, a variance 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 determined as the completion of fifty (50) percent or more of the total authorized improvements as determined by cost.

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

The Bethel Municipal Code is current through Ordinance 18-06, passed March 13, 2018.
Disclaimer: The City Clerk's Office has the official version of the Bethel Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

ALL NOTICES WERE DONE IN ACCORDANCE WITH 18.64.030

June 1, 2018

To Whom this may concern:

You are receiving this notice of a Public Hearing pursuant to Bethel Municipal Code 17.04.25 "Notice shall be mailed to the owners of each parcel of property any part of which is within six hundred (600) feet of the exterior boundary that is the subject of the application". Please pass on to the property owner if you are not the owner.

NOTICE OF PUBLIC HEARING – RESIDENTIAL VARIANCE APPLICATION

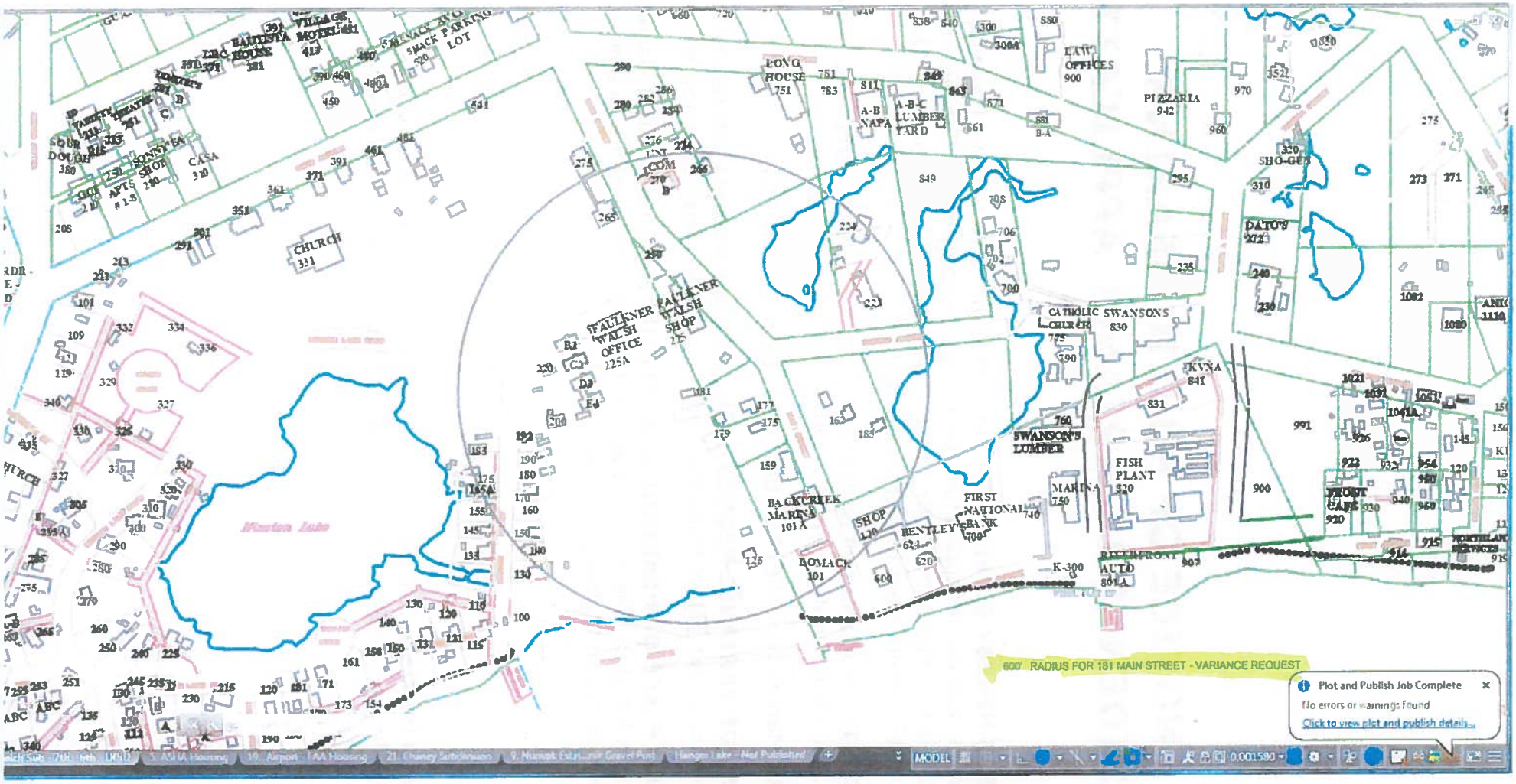
NOTICE IS HEREBY GIVEN on May 14, 2018, the City of Bethel Planning Department received an application for a variance application. The legal description is lot 12, block 2, Plat number 70-444, of the Mumtretlek Subdivision. The physical address is 181 Main Street in Bethel, AK. 99559.

APPLICANT: Orutsararmuit Native Council, P.O. Box 927, Bethel, AK. 99559. Contact: Calvin Cockroft, phone 543-2608, on behalf of owner.

OWNER: Marilyn Wassillie, P.O. Box 2521, Bethel, AK. 99559.

PURPOSE OF VARIANCE REQUEST: The applicant requests lowered setback requirements as per Bethel Municipal Code in order to construct a new home.

TIME AND PLACE OF HEARING: 6:30 PM at the regular scheduled Planning Commission Meeting June 14, 2018 at City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway in Bethel, Alaska.


600' RADIUS FOR 181 MAIN STREET - VARIANCE REQUEST
Plot and Publish Job Complete
No errors or warnings found
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A-B-C LUMBER YARD
LAW OFFICES
PIZZARIA
SHO-GUN
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CATHOLIC CHURCH
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KVNA
SWANSON'S LUMBER
FISH PLANT
MARINA
FIRST NATIONAL BANK
BENTLEY
SHOP
BACKCREEK MARINA
BOMACK
RIVERFRONT AUTO
FRONT CAFE
NORTHLAND SERVICES
FAULKNER WALSH OFFICE
FAULKNER WALSH SHOP
CHURCH
CASA
SONNY'S SHOP
APTS
VILLAGE MOTEL
BAUTISTA HOUSE
SNACK PARKING LOT
Mission Lake
MODEL

NOTICE OF PUBLIC HEARING – RESIDENTIAL VARIANCE APPLICATION

NOTICE IS HEREBY GIVEN on May 14, 2018, the City of Bethel Planning Department received an application for a variance application. The legal description is lot 12, block 2, Plat number 70-444, of the Mumtretlek Subdivision. The physical address is 181 Main Street in Bethel, AK. 99559.

APPLICANT: Orutsararmuit Native Council, P.O. Box 927, Bethel, AK. 99559. Contact: Calvin Cockroft, phone 543-2608, on behalf of owner.

OWNER: Marilyn Wassillie, P.O. Box 2521, Bethel, AK. 99559.

PURPOSE OF VARIANCE REQUEST: The applicant requests lowered setback requirements as per Bethel Municipal Code in order to construct a new home.

TIME AND PLACE OF HEARING: 6:30 PM at the regular scheduled Planning Commission Meeting June 14, 2018 at City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway in Bethel, Alaska.

Published in the Delta Discovery Newspaper for two (2) consecutive weeks, beginning the week of May 30th publication through June 6th publication.

CLASSIFIEDS

235 Mission Lake RD
12820 FT all filled and leveled with 2 buildings. One 22 by 34, 1496 sf 3plex. One 30 by 56, 1680 sf 3 plex. 545-0929. (29)(9/21-cnx)

For Sale 630 PTARMIGAN STREET Commercial Lot. $165,000.
630 PTARMIGAN STREET Commercial Lot 15000 SF completely filled. Also a 24 x 56 4plex can be moved to it. 1900 SF building 545-0929. (24)(4/12-cnx)

TRI PLEX FOR SALE - 1214 BRIDGE STREET
DOWNTOWN IN SWANSON'S AREA. 3 EACH, TWO BEDROOM UNITS. PROVEN INCOME AND OCCUPANCY. YOU CAN LIVE IN ONE WHILE THE OTHER TWO PAY YOUR MORTGAGE AND BILLS. LAST APPRAISAL $310K. SHOWN BY APP'T. CALL JIMMY @545-4111, BUSINESS HOURS. (266)(4/11-CNX)

Request for Proposals

THE AVCP REGIONAL HOUSING AUTHORITY, BETHEL OFFICE, IS REQUESTING PROPOSALS FOR AUDIT SERVICE
Proposals from qualified certified public accountants are requested to provide audit services pursuant to the requirements of OMB A-133 Single Audit Act and Part 200 of Title 2 USC for the year ending September 30, 2018. The winner of the bid will assume audit services for the Housing Authority and component unit for a period of one year with a 2 year optional extension. Proposals must be received prior to 4:30 p.m. local time, June 15, 2018 at 411 Ptarmigan Street, Bethel, Alaska 99559. Mailed proposals should be addressed to: P.O. Box 767, Bethel, Alaska 99559, ATTN: Comptroller, and marked "Proposal for audit services". Further information is available by calling AVCPRHA at (907)543-3121 or emailing jeff@avcphousing.org (129)(5/16-6/6)

The City of Bethel seeks proposals from qualified companies for the purchase of fuel services. See Request for Proposals document on City's website (www.cityofbethel.org) > Businesses > Request for Proposals > Fuel. Up to date and additional information is available on the web at (http://dot.alaska.gov). Under the Section called Find it Fast!, select DOT&PF Public Notices. Look through the section called Procurement for the Invitation for Quotes. (106)(5/30-6/13)

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)

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OWNER: Marilyn Wassillie, P.O. Box 2521, Bethel, AK. 99559.
PURPOSE OF VARIANCE REQUEST: The applicant requests lowered setback requirements as per Bethel Municipal Code in order to construct a new home.
TIME AND PLACE OF HEARING: 6:30 PM at the regular scheduled Planning Commission Meeting June 14, 2018 at City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway in Bethel, Alaska. (136)(5/30-6/6)

The Village of Crooked Creek completed a 2018 Long Range Transportation Plan. This plan is available for review at the Crooked Creek Traditional Council office. Written comments may be submitted by June 25 2018, to the Crooked Creek Traditional Council: P.O. Box 59, Crooked Creek, Alaska 99575. For more information call Tim Zaukar at 907-432-2253. (55)(5/30)

Nunam Iqua
On behalf of the Nunam Iqua Traditional Council, the Association of Village Council Presidents (AVCP) completed a 2018 Long Range Transportation Plan. This plan is available for review at the AVCP Transportation Department in Bethel. Written comments may be submitted by June 25, 2018, to AVCP Transportation Department at: P.O. Box 219, Bethel, Alaska 99559. For more information call Clarence Daniel at 907-543-7300. (65)(5/30)

Hooper Bay
On behalf of the Hooper Bay Traditional Council, the Association of Village Council Presidents (AVCP) completed a 2018 Long Range Transportation Plan. This plan is available for review at the AVCP Transportation Department in Bethel. Written comments may be submitted by June 25, 2018, to AVCP Transportation Department at: P.O. Box 219, Bethel, Alaska 99559. For more information call Clarence Daniel at 907-543-7300. (65)(5/30)

Classifieds *from page 17*

considered for award.
Bids will be received until 3:00 p.m. local time, JULY 6, 2018, at which time the bids will be read aloud. Bids shall be in a sealed envelope, clearly marked with the Vehicle Number being bid, and time of the bid opening. Each vehicle must be bid separately in a separate envelope. Send bid to: ONC, Attn: Evelyn Pensgard, PO Box 927, Bethel, Alaska 99559 or drop off at the ONC Office at 117 Alex Hately Drive. For inquiries or for location to view the vehicles, call (907)543-2608. (205)(6/6-13; 6/27-7/4)

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)

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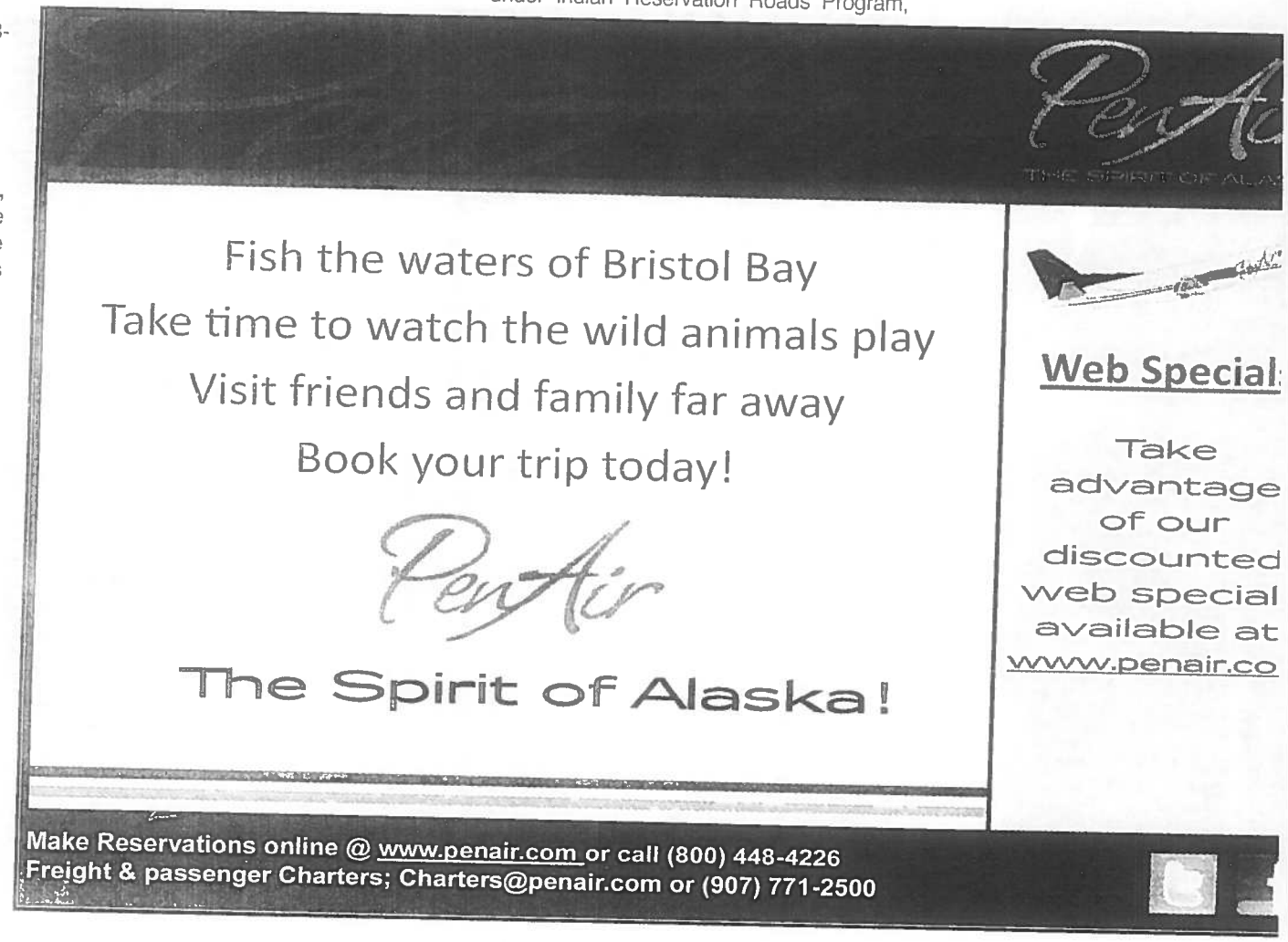
Public Notice
Tununak, Proposed LRTP Available for Review
To: All residents of Tununak, AK and Neighboring communities
The Native Village of Tununak Tribal Council held a public meeting to present and discuss their fy 2017 updated Long Range Transportation planning (LRTP) and Transportation Improvement Program (TIP), under Indian Reservation Roads Program, on adding routes to the official datab roads improvement needs during th 2017-2019.
The proposed Long Range Transp Plan (LRTP) will be on display fo until 4:30pm June 15, 2018, at the IRA Council. Please direct any ques comments to James James or Xavie Native Village of Tununak at 907-65 or email to tribe2work@yahoo.con (6/6)



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TIME AND PLACE OF HEARING: 6:30 PM at the regular scheduled Planning Commission Meeting June 14, 2018 at City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway in Bethel, Alaska.

Posted: June 8, 2018 at: BNC, Swansons, Post office, City Bulletins

Chapter 17.50
PROPERTY NUMBERING AND STREET NAMES

Sections:

17.50.010 Number map.
17.50.020 Street names.
17.50.030 Final subdivision plats.
17.50.040 Street name signs.
17.50.050 Numbering blocks.
17.50.060 Numbering individual property.
17.50.070 Exceptions.
17.50.090 Maintenance of numbers.
17.50.100 Numbers for future buildings.
17.50.110 Unlawful to deface number.
17.50.120 Penalties.
17.50.130 Notification of number change.

17.50.010 Number map.

The property numbering map entitled "Property Number Map" is adopted as the official property numbering map of the city. All property numbers assigned shall be assigned in accordance with the numbering map and no other property numbers shall be used or displayed in the city unless in accordance with the official numbering map. The property numbering map shall be kept on file in the office of the city clerk. [Ord. 01-05 § 7.]

17.50.020 Street names.

Street names shall be determined by planning commission resolution. The planning commission shall review the proposed street names for duplication of names, appropriateness of names, and for overall compliance with the street naming and numbering policy. The planning commission may modify or amend the street name proposed on a plat as it deems necessary in order to bring it into compliance with the street naming and numbering system. The decision of the commission may be appealed to the board of adjustment under the procedures set out in Chapter 18.68 BMC within fifteen (15) days after action by the planning commission. [Ord. 01-05 § 7.]

17.50.030 Final subdivision plats.

The approved street names and property numbers shall be included in all final maps and plats. [Ord. 01-05 § 7.]

17.50.040 Street name signs.

Street name signs will be uniform in appearance. [Ord. 01-05 § 7.]

17.50.050 Numbering blocks.

A. On the official property numbering map, Ridgecrest Drive, from Ptarmigan Street to Sixth Avenue, is designated the north-south axis. The east-west axis is designated as follows: First Avenue to the east of the State Highway intersection and the State Highway west of the First Avenue intersection.

B. All avenues, streets, and alleys running generally north and south shall be numbered from east-west axis consecutively to the corporate limits of the extremities of such avenues, streets, or alleys. Avenues, streets, or alleys running generally east and west shall be numbered from the north-south axis in the same manner.

C. Whenever possible, one hundred (100) numbers shall be allowed to each block. New blocks shall be numbered each five hundred (500) feet of ground or existing streets shall be assigned the number nearest the five-hundred- (500-) foot interval. [Ord. 01-05 § 7.]

17.50.060 Numbering individual property.

A. One whole number shall be assigned for every thirty-three (33) feet of ground whether improved property or vacant lot on every street within the corporate limits, excluding U.S.S. 3790 from south of the bridge (Lousetown) and U.S.S. 870 (Mission Lake), which will be assigned whole numbers every twenty-five (25) feet.

B. Odd numbers shall be assigned to the west side of all north-south streets and even numbers on the east side. On east-west streets, odd numbers shall be assigned on the south side and even numbers on the north side. In the case that a street does not run north-south or east-west, the direction to which a street is closest shall be used for the purpose of odd/even numbering. [Ord. 01-05 § 7.]

17.50.070 Exceptions.

Block 9, Northwest Addition of U.S. 3770 (City Subdivision) and the Tundra Ridge Subdivision shall retain their present numbers. [Ord. 01-05 § 7.]

17.50.090 Maintenance of numbers.

Every owner of improved property shall be responsible for displaying in a conspicuous place on said property the number assigned. The owner, occupant or person in charge of a house or building shall affix the number assigned within sixty (60) days of the date of written notice from the city to do so. Within sixty (60) days of the date of written notice from the city to do so, such person shall remove any numbers affixed to the house or building which may be confused with the number assigned. [Ord. 01-05 § 7.]

17.50.100 Numbers for future buildings.

Each building in which the principal use of a lot takes place shall be assigned a number in accordance with the property numbering map and the owner of said building or structure shall be responsible for the purchase and display of such numbers as set forth in BMC 17.50.090. [Ord. 01-05 § 7.]

17.50.110 Unlawful to deface number.

It is unlawful for any person to alter, deface, or take down any number placed on any property in accordance with this chapter, except for repair or replacement of such number. [Ord. 01-05 § 7.]

17.50.120 Penalties.

In the event that the owner or occupant or person in charge of any house or building fails to comply with the terms of this chapter by failing to affix the number assigned within sixty (60) days after notification or by failing within said period of sixty (60) days to remove any numbers affixed to such house or building which may be confused with the number assigned thereto, the owner shall be subject to denial of utilities in addition to any other penalty that may be imposed for violation of this chapter for failure to comply with the numbering ordinance. [Ord. 01-05 § 7.]

17.50.130 Notification of number change.

Official notification of any change in property number shall be sent to property owners thirty (30) days before the effective date of the change. [Ord. 01-05 § 7.]

The Bethel Municipal Code is current through Ordinance 18-06, passed March 13, 2018.
Disclaimer: The City Clerk's Office has the official version of the Bethel Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

17.50.120 Penalties. SHARE

In the event that the owner or occupant or person in charge of any house or building fails to comply with the terms of this chapter by failing to affix the number assigned within sixty (60) days after notification or by failing within said period of sixty (60) days to remove any numbers affixed to such house or building which may be confused with the number assigned thereto, the owner shall be subject to denial of utilities in addition to any other penalty that may be imposed for violation of this chapter for failure to comply with the numbering ordinance. [Ord. 01-05 § 7.]

17.50.130 Notification of number change. SHARE

Official notification of any change in property number shall be sent to property owners thirty (30) days before the effective date of the change. [Ord. 01-05 § 7.]

17.50.140 Address Numbering for Large Developments

Educational, Healthcare and other large campus type developments bearing multiple buildings shall submit an address and signage plan to the Planning Director and Fire Chief for review and approval.

17.50.150 Verification of numbering

The Planning Director and Police Chief will verify that all address numbers issued concur with the Bethel E-911 database and City of Bethel address map.

17.50.160 Existing or decorative signage

Existing or decorative address signs may be left in place or added as long as they do not conflict with, obscure or distract from required numbering.

17.50.170

The Planning Director shall provide a means for City employees and the Public to report missing, incorrect or non-compliant address numbers to the Planning Department. The Planning Director or their designee shall investigate and seek remedy on a reported deficiencies within ten business days.

17.50.180

The City Manager may at her/his discretion, develop a process whereby the City manages ordering and delivery of address numbers and bills the customer for actual costs.

17.50.190

The City Manager or Planning Director may authorize City Employees an approved contractor or volunteer to install an address sign(s) on the private residence of a disabled person or elder.

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17.50.070 Exceptions. SHARE

Block 9, Northwest Addition of U.S. 3770 (City Subdivision) and the Tundra Ridge Subdivision shall retain their present numbers. [Ord. 01-05 § 7.]

17.50.0980 Maintenance of numbers. SHARE

Every owner of improved property shall be responsible for displaying in a conspicuous place on said property the number assigned. The owner, occupant or person in charge of a house or building shall affix the number assigned within sixty (60) days of the date of written notice from the Ceity to do so. Within sixty (60) days of the date of written notice from the Ceity to do so, such person shall remove any numbers affixed to the house or building which may be confused with the number assigned. [Ord. 01-05 § 7.]

17.50.090 Address sign requirements

New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be a minimum of 4-inches (101.6 mm) in height, high intensity engineer grade, white retro-reflective affixed to a minimum of a 6 x 18-inch, high intensity, engineer grade, green retro-reflective background plaque. Numbers and letters shall be shall be Arabic or alphabetic, upper case, plain block font, minimum of 1/2 (12.7 mm) inch stroke. Signs and numbers shall be placed horizontally on buildings

Where access is by means of a private road or driveway and the building (numbers) cannot be viewed from the public way, address numbers meeting the requirements of this section shall be placed on a monument, pole, sign or other means, at the nearest intersection with the public way in addition to the numbers on the building.

Address Numbers shall not be installed on the handrails or guardrails of exterior decks or landings. Address numbers shall be maintained in good condition and replaced when faded, deteriorated or otherwise unreadable.

17.50.100 Numbers for future buildings. SHARE

Each building in which the principal use of a lot takes place shall be assigned a number in accordance with the property numbering map and the owner of said building or structure shall be responsible for the purchase and display of such numbers as set forth in BMC 17.50.0890. [Ord. 01-05 § 7.]

17.50.110 Unlawful to deface number. SHARE

It is unlawful for any person to alter, deface, or take down any number placed on any property in accordance with this chapter, except for repair or replacement of such number. [Ord. 01-05 § 7.]

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Address Marking requirements

1. Address signs shall be a minimum size of 6x18 inches, high intensity, engineer grade, green retro-reflective aluminum plaque with minimum 4-inch high intensity engineer grade, white retro-reflective. Numbers shall be Arabic, upper case, plain block font, minimum of 1/2 inch stroke.

2. Signs and numbers shall be placed horizontally on buildings

3. Address signs shall face the primary roadway for which the development is addressed. Address signs must be visible from both directions of travel.

4. For residences or businesses further than 100 feet from the road or not visible due to obstruction of fences, vegetation of other structures or objects a sign post(s) shall be installed. The sign post shall be placed at the nearest intersection with the road and be visible from both directions of travel

5. Lots or developments bearing more than one residence or business structure with assigned address' shall have an individual address sign meeting the specifications of section 1 installed on each applicable structure.

6. For developments bearing more than one residence or business structure further than 100 feet from the road or not visible due to obstruction of fences, vegetation or other structures or objects a sign post shall be installed. Additionally, each individual structure shall bear the adress sign.

7. **Intentionally omitted**

8. Existing or decorative address signs may left in place or added as long as the numbers do not conflict with the E-911 address sign.

9. Educational, Healthcare and other campus type developments with multiple occupancies shall submit an address and signage plan to the Planning Director, Fire and Police Chiefs for review and approval.

To. Pete Williams, City Manager
From: Betsy Jumper, Planner
Subject: May Manager's Report
Date: May 29, 2018

- Had a Planning Commission meeting on the 10th.
- Residential site plan applications continue to come in regularly and get processed. For this month: 6 for infill; 4 new house construction; 3 garage/shed additions; one relocation of existing shed, and 1 for personal installation of 4) 40' poles on private property for amateur radio operations.
- Working with Port Dept. on a Army Corps. Of Engineer permit application submittal for the North Harbor Entrance expansion project.
- Working on a variance application request in conjunction with ONC on behalf the property owner.
- Continuing processing of the ONC Preliminary plat—expect to forward the Subdivision agreement application to the various City Administrators for their reviews/comments.
- Research of property owners.

- Answer public's questions on miscellaneous topics.
- Met with the DOWL engineer and GIS specialist and the City of Bethel Grant Writer to see about what the Planning office needs are in regards to Geographic Information Systems and how to go about obtaining and updating.

2018 SITE PLAN PERMITS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	Cubic Yards Fill	Lot	Block	Subdivision	Name of Applicant	Land Owner
18-01	housing addition	01.17.2018	01.26.18		5	1	City Center Subd.	Kevin Phelan	Kevin Phelan
18-02	relocate building	03.08.17	03.14.18		2	3	US Survey 3770	Robert Graham	Robert Graham
18-03	VOID								
18-04	move house on property	03.22.18	3.26.18		2A	4	USS Survey 3790	John Jordan	John Jordan
18-05	infill	04.02.18	04.02.18	2400	38M/38L		Nunvak Estates	Robert Herron	Robert Herron
18-06	construct a duplex	04.18.18	04.18.18		2	11	Kasayuli Subd.	Mario Kuqo	Mario Kuqo
18-07	infill	04.20.18	04.20.18	74	25E	4	US Survey 3230 A/B	Shane Paulson	Shane Paulson
18-08	infill	04.26.18	04.27.18	88	1	2	Tsikoyak Subd	Brock & Jennifer Hampton	Brock & Jennifer Hampton
18-09	infill	05.02.18	05.02.18	1500	18	1	Tundra Ridge Phase 1	Brian Lefferts	Brian Lefferts
18-10	infill	05.07.18	05.07.18	720	5	1	Martina Oscar Subd	Steven Sorg	Steven Sorg
18-11	install (4) 40 ft antenna	05.09.18	05.15.18		4 & 5	1	USS Survey 3770	James Kohl	James Kohl
18-12	infill	05.09.18	05.14.18	111	6	5	Tsikoyak Subd	Daniel Smith	Daniel Smith
18-13	construct a house	05.11.18	05.15.18		12	2	Kasayuli Subd.	Mersin Pellumbi	Mersin Pellumbi
18-14	construct a house	05.18.18	05.22.18	2393	D-24		Blueberry	Joshua Howell	Joshua Howell
18-15	construct a garage	05.18.18	05.21.18		16		Mumtretlek	Jon Lavalle	Jon Lavalle
18-16	move lot on property	05.22.18	05.22.18		5	5	Tsikoyak Subd	Daniel Smith	Daniel Smith
18-17	infill	05.22.18	05.23.18	1200	20	7	Kasayuli Subd.	Ron McElwee	Ron McElwee
18-18	construct a house	05.24.18	05.31.18	160	10	4	Chief Eddie Hoffman Highway	Sam Beaver Sr.	Sam Beaver Sr. (ONC)
18-19	construct a house	05.24.18	05.31.18	666.6	10	10	East Avenue	Ignatius Andrew	Ignatius Andrew (ONC)
18-20	construct a garage	05.29.18	06.04.18		14	3	Housing	Greg Shults	Greg Shults
18-21	infill	06.01.18	06.05.18	1422.2	5	1	Hanger Lake Rd	Brian Glasheen	Brian Glasheen
18-22	construct a garage	05.30.18	06.06.18		3B	2	USS Survey 3230 A/B	Brittany Demientieff	Brittany Demientieff
18-23									