



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, SEPTEMBER 14, 2023, 6:30 PM

LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL ALASKA

Join Zoom Meeting: <https://us06web.zoom.us/j/86346034837?pwd=K1pRlhblbg0VDBpdGt5b3lRQlcxQT09>

Meeting ID: 863 4603 4837 Passcode: 221221

Phone Toll Free: 888 475 4499 833 548 0276

833 548 0282 877 853 5257

MEMBERS

Kathy Hanson, Chair Lorin Bradbury, Vice Chair
Sophie Swope, Council Rep.
Alex Wasierski Stosh Hoffman
Haley Hanson Greg Morgan, Alternate 1
Shadi Rabi Vacant Seat, Alternate 2

STAFF

Pauline Boratko, Ex Officio Member
planning@cityofbethel.net
907-543-5301

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – FIVE MINUTES PER PERSON

- A. Please submit written public comments to planning@cityofbethel.net by 4:00 p.m. the day of the meeting.

IV. APPROVAL OF AGENDA

V. APPROVAL OF MEETING MINUTES

- A. Regular Meeting- 08/10/2023

VI. UNFINISHED BUSINESS

- A. AVCP Land Disposal, 161 Atsaq Street, Block 2, Tract D, Turnkey Housing

VII. NEW BUSINESS

VIII. EX OFFICIO REPORT

- A. Mgr Report/attn/spplog

IX. MEMBER COMMENTS

X. ADJOURNMENT

Posted <<9/8/2023>> at City Hall, AC Co., Swanson's, and the Post Office.

Name, Ex-Officio Staff

City of Bethel, Alaska

Planning Commission

August 10, 2023

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held virtually via Zoom and in person at the City Hall Council Chambers in Bethel, Alaska on August 10, 2023. The Chair of the Commission, Kathy 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, Alex Wasierski, Greg Morgan and Council Rep. Sophie Swope

Excused absence: Shadi Rabi Unexcused absence: Stosh Hoffman, Haley Hanson, Lorin Bradbury

Also Present: Pauline Boratko, Recorder, LaQuita Chmielowski, DOWL, and Libby Bakalar, City Attorney.

III. PEOPLE TO BE HEARD:

IV. APPROVAL OF THE AGENDA:

MOVED:	Sophie Swope	Motion to approve the agenda.
SECONDED:	Greg Morgan	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Sophie Swope	Motion to approve regular meeting minutes for July 13, 2023
SECONDED:	Greg Morgan	
VOTE ON MOTION	Unanimous	

VI. SPECIAL ORDER OF BUSINESS

VII. UNFINISHED BUSINESS:

A. Ordinance review of disposal of property of 161 Atsaq, Block 2, Tract D, Turnkey III to AVCP: Tabled until September meeting for further details.

VIII. NEW BUSINESS:

IX. PLANNER'S REPORT:

X. COMMISSIONER'S COMMENTS:

K.Hanson- no comment.

A. Wasierski-no comment.

S. Swope- Thank you Kathy.

G. Morgan-no comment.

X. ADJOURNMENT:

MOVED:	Sophie Swope	Motion to adjourn the meeting.
SECONDED:	Greg Morgan	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned 6:51 pm

APPROVED THIS ____ DAY OF _____, 2023

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder

DRAFT

MEMORANDUM (ATTORNEY-CLIENT PRIVILEGED)

TO: KATHY HANSON, CHAIR, PLANNING COMMISSION

FROM: LIBBY BAKALAR, CITY ATTORNEY

SUBJECT: AVCP TRANSFER ISSUES

DATE: JULY 17, 2023

CC: MARK SRPINGER, BETHEL CITY COUNCIL
SOPHIE SWOPE, BETHEL CITY COUNCIL

I. QUESTIONS PRESENTED

- (1) Can a preschool operate in the residential zone?
- (2) Can the City transfer land in fee simple as a gift for a public purpose without reverter?

II. BRIEF ANSWERS

- (1) Yes, with certain caveats analyzed below.
- (2) Yes, also with certain caveats analyzed below.

III. FACTUAL AND LEGAL BACKGROUND

On June 27, 2023, the City Council referred to the Planning Commission Ordinance #23-13, “An Ordinance by the Bethel City Council Authorizing Disposal of Property Through Transfer Pursuant to BMC 4.08.030(B), Disposal to Entity Providing a Necessary Public Service.”

This ordinance proposed to transfer to the Association of Village Council Presidents (AVCP) a parcel of land which AVCP has been leasing from the City and on which it has been operating a preschool continuously since 1985. AVCP owns the building, and the ordinance proposes to transfer the land without reverter.

During the Planning Commission’s July 13, 2023 meeting, the Commission returned Ordinance #23-13 to the Council for further explanation on zoning. The land the building is sitting on is zoned for residential use but is being used as a preschool.

As noted above, the building has been used as a preschool since 1985. The land was zoned as residential in 1990, five years after the initial use. Therefore, the non-

residential use may be “grandfathered in” pursuant to BMC 18.80.010 as a lawful prior nonconforming use. That section provides in relevant part:

Within the land use districts there may be nonconforming lots of record, structures, uses of land and uses of structures that . . . are made unlawful by the adoption of the provisions of this title or an amendment thereto. It is the intent of this chapter to permit these preexisting lawful nonconformities to continue until they are removed, abandoned, substantially damaged, or sold, but not to encourage their perpetuation. Such nonconformities should be discontinued or brought into conformity with the current requirements of this title at the earliest possible time.

BMC 18.80.020 further provides that:

To avoid undue hardship, nothing in this chapter shall be deemed to *require* a change in the . . . designated use of any structure which was lawfully constructed . . . prior to the effective date of the applicable provisions of this title or amendment thereto . . .” (Emphasis added). However, generally and under BMC 18.80.050(A), “the *right* to continue a nonconformity is nontransferable.” (Emphasis added). Furthermore, under BMC 18.80.040, the preschool cannot later be expanded to occupy a greater or different area than what is occupied today.

There is another issue regarding conditions on transfer of the land. BMC 4.08.030(B) allows disposal of real property for less than fair market value to an entity providing a necessary public service, but requires that all such disposals “shall include a condition requiring that the interest of the city being disposed of shall revert to the city in the event the real property disposed of is not being used to provide the necessary public service justifying the original disposal.” The current ordinance does not address that condition.

IV. ANALYSIS

A. Prior Non-Conforming Use.

As noted above, there is no “right” to a prior non-conforming use, and so upon transfer of the property from the city to AVCP, AVCP would not necessarily be entitled to continue to use the property in a non-conforming manner. However, that does not mean that the Planning Commission and Council cannot decide to allow such use to continue under certain conditions or “require” that AVCP change its use. It would be reasonable and likely equitable for the Planning Commission to allow this prior nonconforming use to continue unless and until AVCP decides to expand the preschool, in which case they would need to seek additional Commission action and approval pursuant to BMC 18.80.040.

B. Transfer Without Reverter.

As noted above, BMC 4.08.030(B) requires that all disposals made for less than fair market value to an entity providing a necessary public purpose include a condition

requiring that the interest will revert to the city if the property ceases to be used for such purpose. Because this is simply a code provision like any other, Council can override it or exempt it with legislative action for policy reasons as it sees fit. I suggest that when this ordinance comes back to the Council for discussion, Council specifically discuss the lack of reverter and the reasons for it so that the public understands the unique circumstances of the preschool. This would avoid a claim that the Council is somehow providing unequal preferential treatment to AVCP.



AGENDA ITEM #

City Council Meeting Date: 9/12/2023

CITY COUNCIL COMMUNICATION FORM

FROM: Alan Lanning, Interim City Manager

DATE: 9/12/2023

ITEM: Council Report

I have worked on the following issues 8/21-9/5.

Continued to work on Collective Bargaining issues in an effort to get contract finalized.

Responded to several inquiries from Council members.

Responded to several citizen issues.

Attended 8/22 Council meeting.

Attended 8/29 Special Council meeting.

Attended Safety Team meeting, working toward a regular schedule of safety meetings.

Continuing focus on recruiting efforts, increasing our advertising foot print and participated in several candidate interviews. Conducted 2nd interview for Planner position and prepared offer letter. Expect to fill the position by 10/2.

Met with GovHR additionally, specifically focusing on possible interim/mentor roles.

Continue working with Interim Finance Director to prioritize work product and understand his ideas moving forward over the next several months.

Continue working with Carmen Jackson regarding finance issues.

Met with DOWL and other stakeholders regarding partnerships on water projects and working toward fostering those partnerships to determine if one or more specific projects are feasible. Discussed findings in water/wastewater rate study.

Began work on several property abatement letters.

Participated in 2nd Utility Rate Study meeting.

Met with Brilliant media in our ongoing informational efforts.

Continue reading various documents and files.

Schedule, Events and Programs

Visit ykfitness.org for the most up to date schedules and information.

Healthy activities club registration for our last several weeks is almost full, with waiting lists for our afternoon sessions for our last 3 weeks. We continue to seek funding to help cover scholarship costs and are grateful to have been awarded a grant from the Community Action Grant Committee to support healthy snacks.

Starting July 1st, we lowered the age requirement for individuals to supervise children. Previously the age to supervise children was 18. We have lowered that age to 16 to hopefully allow more youth who may be home with babysitters to utilize the pool.



Starting in July we implemented an Equitable Access Program to provide discounted access to the YK Fitness Center for community members who may not be able to afford the full cost of facility access.

The Fitness Center closed on July 4th and we hosted games and activities at Big Dipper Field.



Swim Club ran July 24th – Aug 4th with 7 participants.

Swim Clinics will run in August.

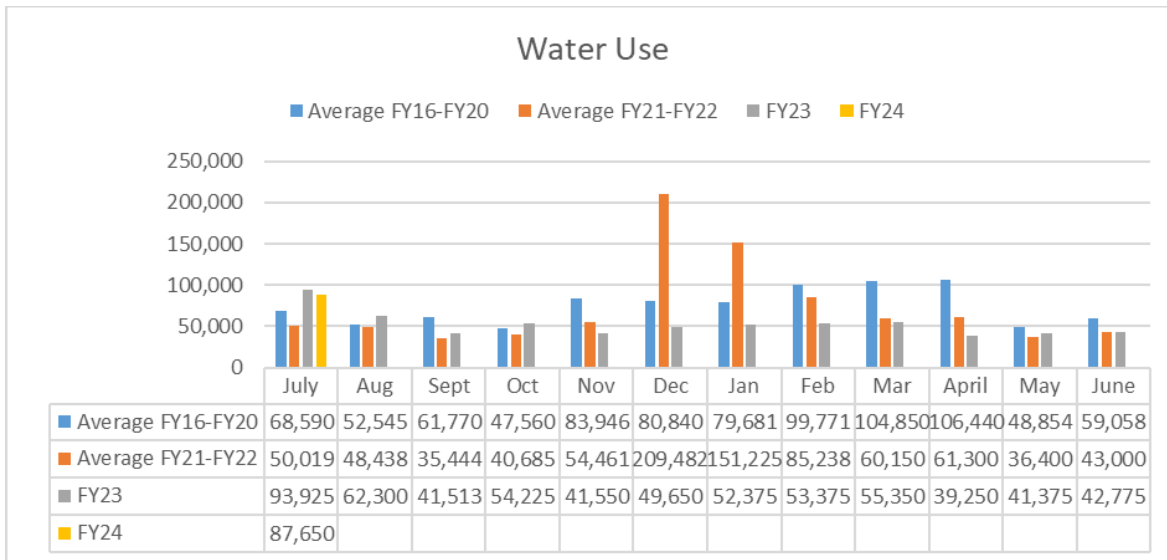


Our next set of Swim lessons will not be until October due to instructor shortages.

Two Lifeguard Training Classes are being offered in August.



Water Use

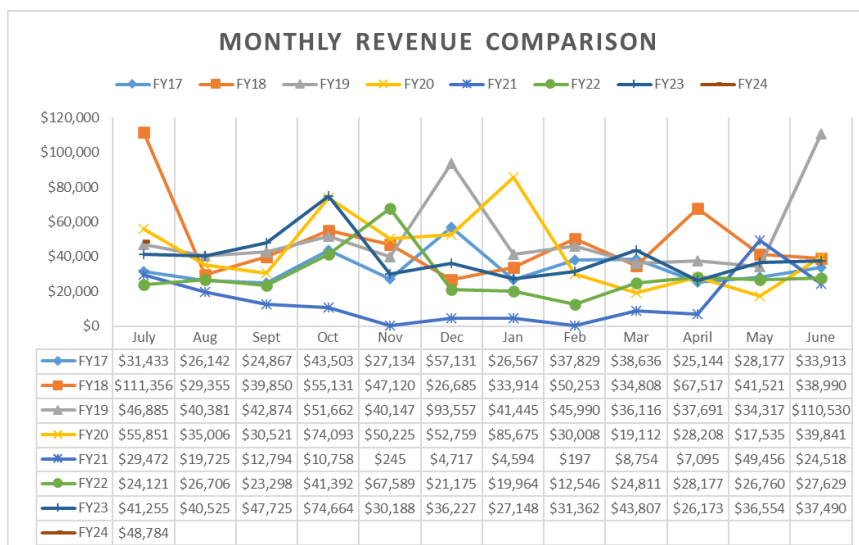


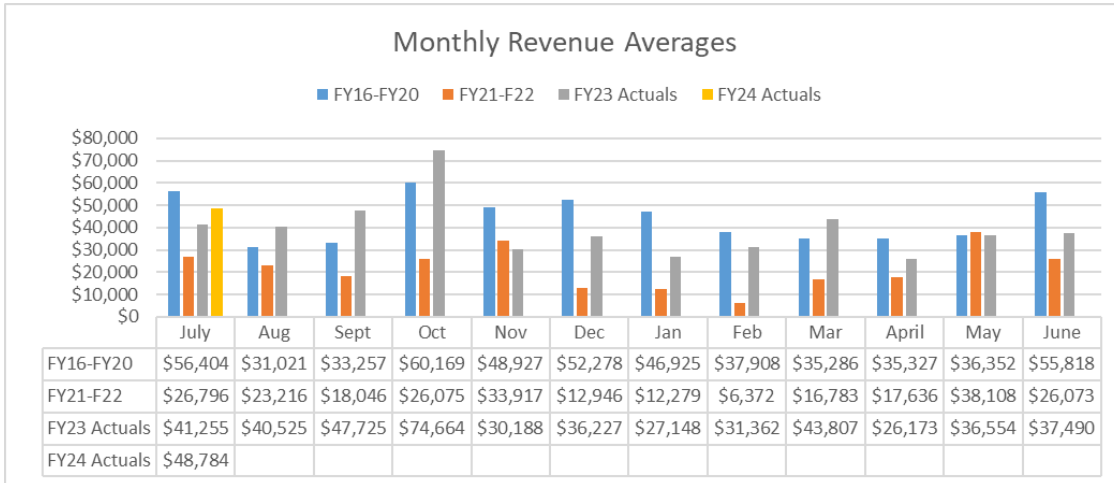
*Note: Facility opened in November of 2014 (FY15). Starting during maintenance closure in Dec 2019/Jan 2020 hot water has been used to keep pipes from freezing resulting in higher-than-normal usage. Water was turned off in late March 2020 once outside temps were consistently above freezing temperatures. Problems again arose in Dec 2020 and water was used to assure there were no freeze ups of facility piping through early March 2021.

Revenue

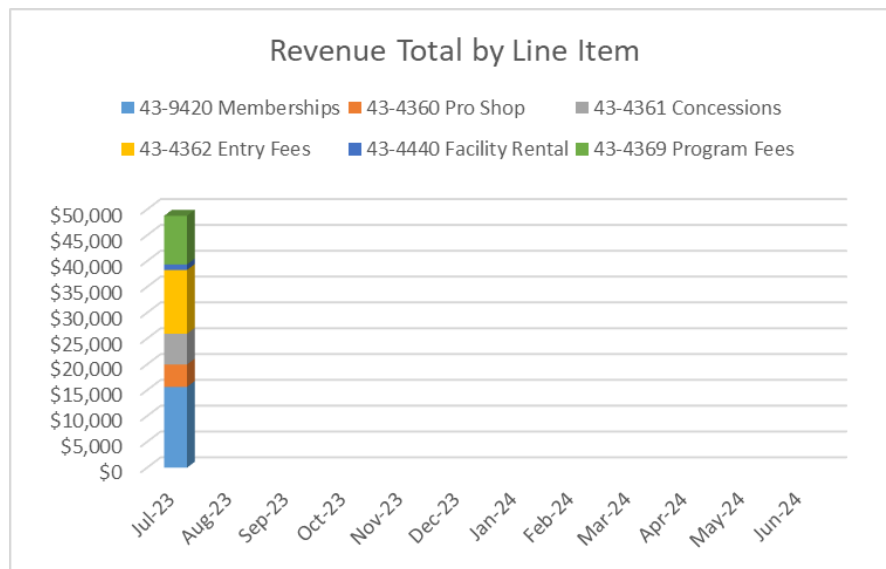
Code	Facility Revenue	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	FY22 Budgeted	%attained
43-9420	Memberships	\$15,651												\$15,651	\$260,000	6%
43-4360	Pro Shop	\$4,327												\$4,327	\$40,000	11%
43-4361	Concessions	\$5,963												\$5,963	\$60,000	10%
43-4362	Entry Fees	\$12,345												\$12,345	\$100,000	12%
43-4440	Facility Rental	\$1,065												\$1,065	\$25,500	4%
43-4369	Program Fees	\$9,434												\$9,434	\$50,000	19%
Misc (Grants, Donations, Etc.)														\$0	\$5,000	0%
Facility Revenue Total		\$48,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,784	\$540,500	9%

July Revenues were at approximately 86% of pre-covid revenues with most revenue items coming close to pre-Covid numbers, but membership revenues continuing to be low. This is consistent with what other facilities are seeing across the nation with some individuals not yet comfortable with or able to purchase memberships.



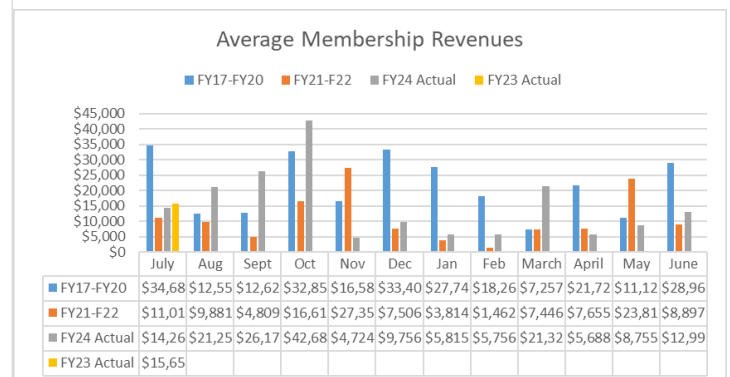
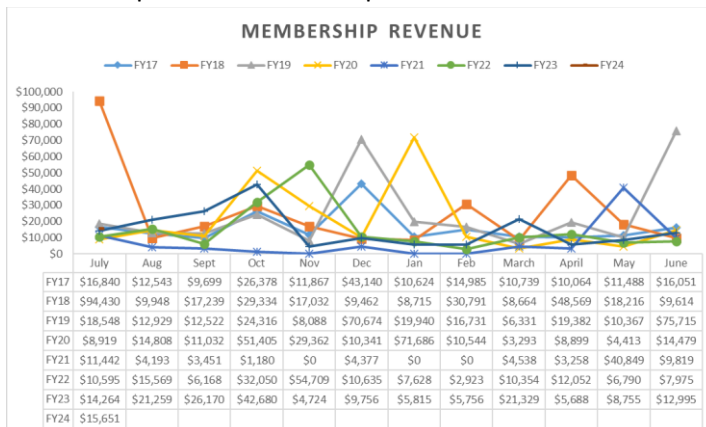


Monthly Revenue viewed by Line Item shows that Memberships and Entry fees are the largest portion of revenue funds.



Revenue Comparisons by line Item:

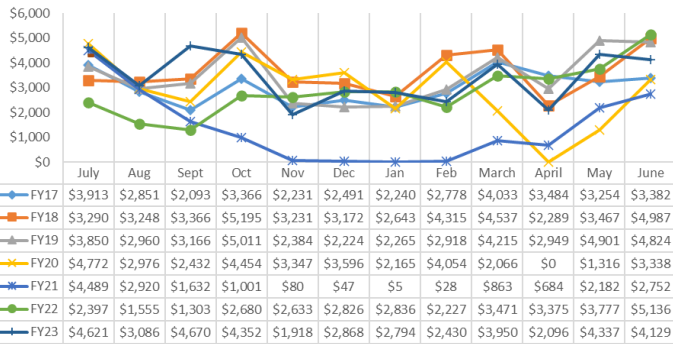
Membership revenue for June passed Covid levels but did not quite reach pre-covid averages.



June ProShop revenue is comparable to previous years. We have continued to see purchases of swim suits, goggles, and towels and June expenses will show large purchases to replenish our Proshop inventory.

PRO SHOP REVENUE

— FY17 — FY18 — FY19 — FY20 — FY21 — FY22 — FY23 — FY24



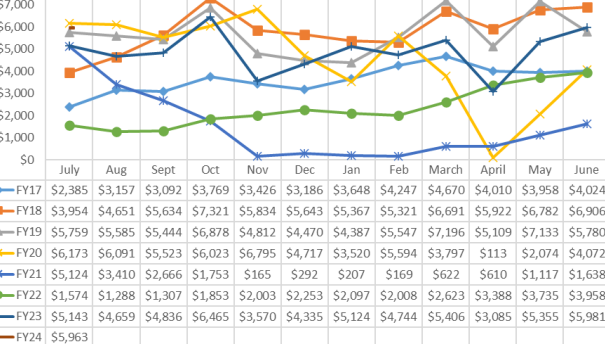
Pro Shop Average Revenue

■ FY17-FY20 ■ FY21-F22 ■ FY24 Actual ■ FY23 Actual



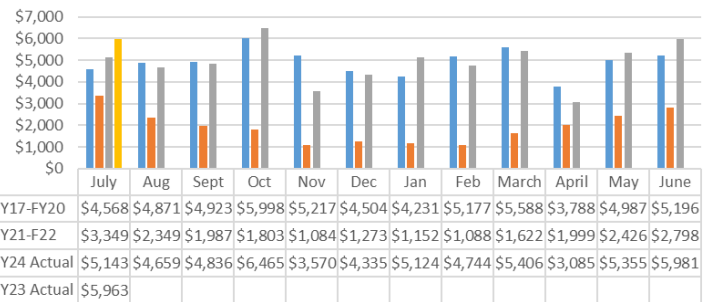
CONCESSIONS REVENUE

— FY17 — FY18 — FY19 — FY20 — FY21 — FY22 — FY23 — FY24



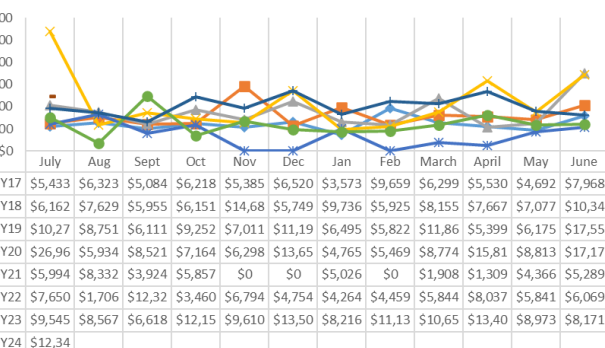
Concessions Average Revenue

■ FY17-FY20 ■ FY21-F22 ■ FY24 Actual ■ FY23 Actual



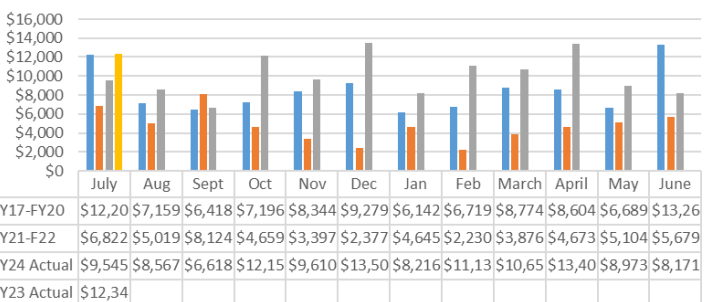
DAILY ENTRY FEES

— FY17 — FY18 — FY19 — FY20 — FY21 — FY22 — FY23 — FY24

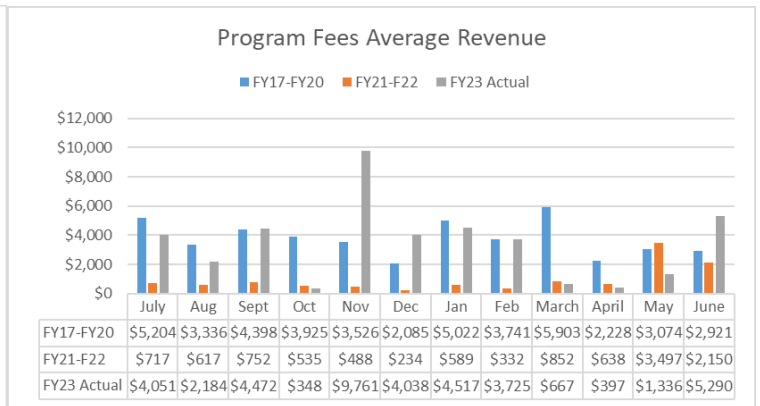
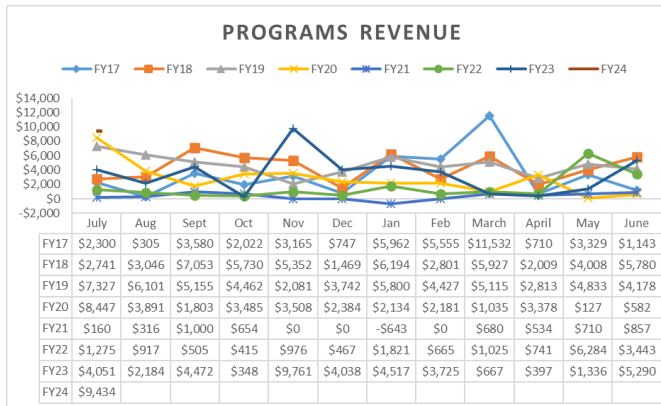
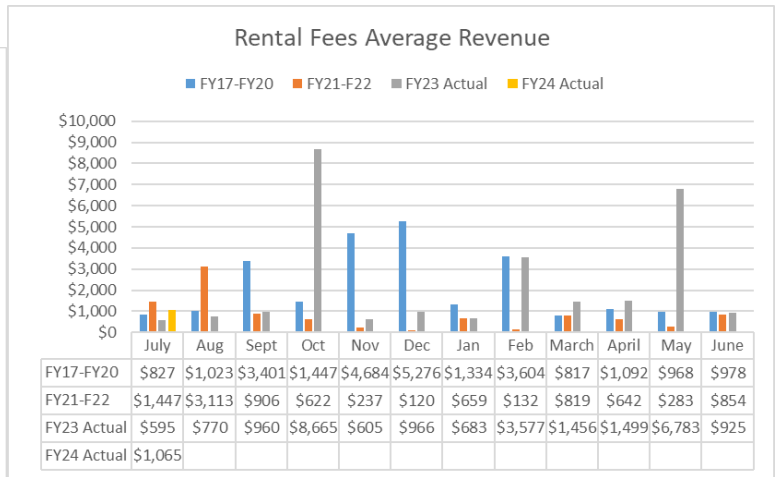
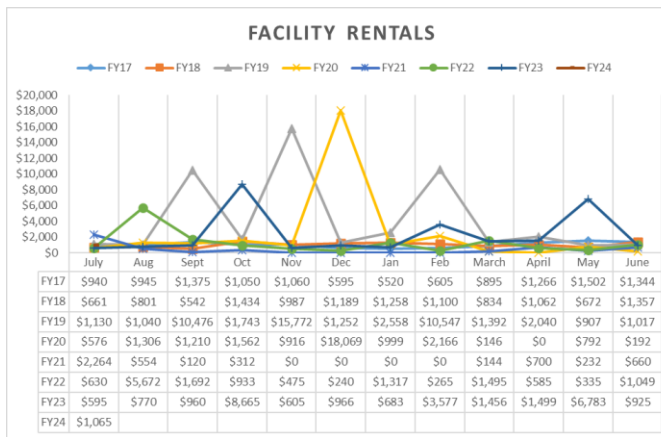


Daily Entry Fees Average Revenue

■ FY17-FY20 ■ FY21-F22 ■ FY24 Actual ■ FY23 Actual



July Rental Revenues were consistant with previous years.



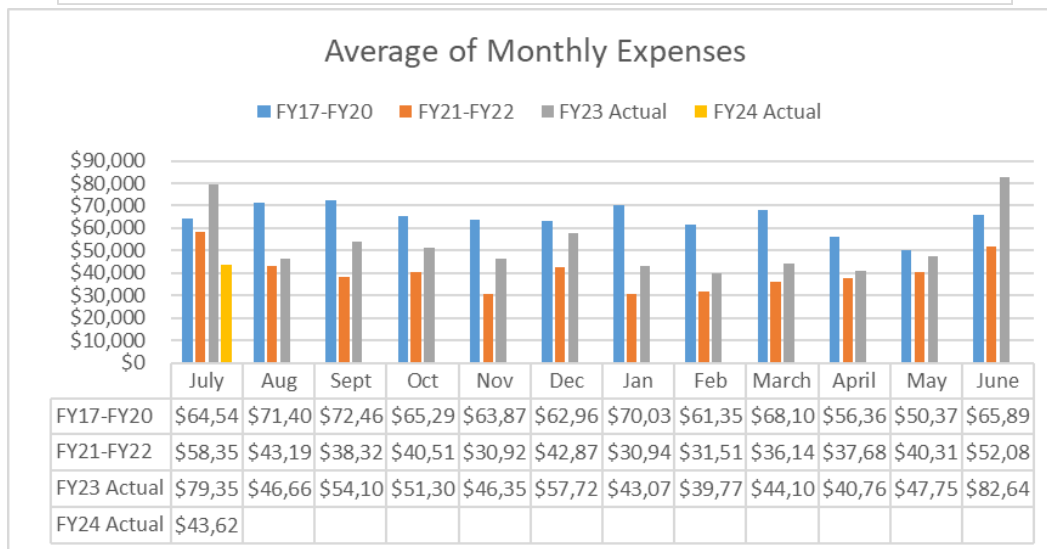
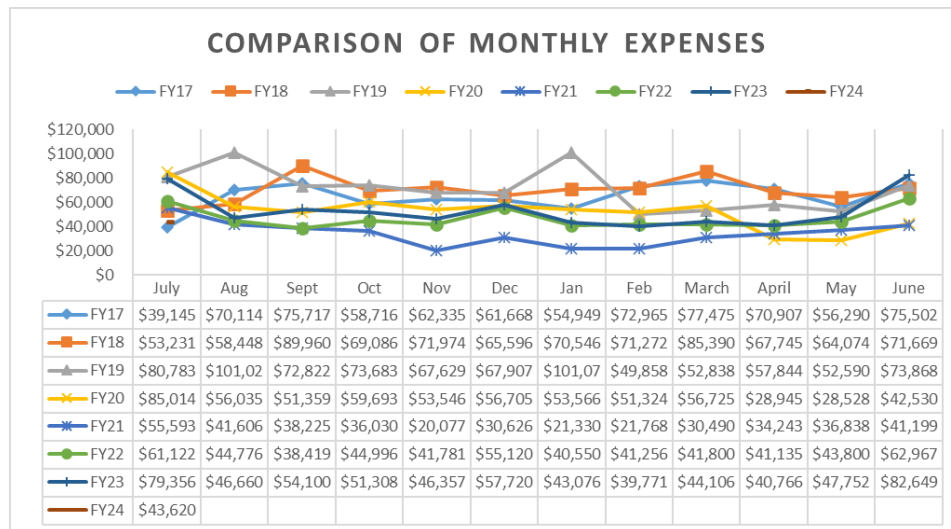
Expenses

As we return to normal facility operations we are actively working to continue to minimize facility expenses while providing necessary safety and resources.

	Expenses	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	Budgeted	% used
	Wages & Benefits	\$37,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,934	\$609,921	6.22%
6060	Travel/Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	0.00%
6100	Supplies	\$2,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,408	\$74,000	3.25%
6110	Building Maintenance	\$565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$565	\$16,100	3.51%
6331	Software Licenses	\$511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$511	\$500	102.28%
6200	General Expenses	\$1,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,559	\$10,300	15.13%
6430	Allowance for Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	0.00%
6539	Unforeseen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	0.00%
	Non Budgeted/Grant Funded	\$642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642		
	TOTAL	\$43,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,620	\$715,821	6.09%

* Due to our 2 week pay period structure there are 2 months out of each year in which 3 pay periods fall, skewing wages totals upwards for those months.

**Expense totals do not include purchases for the building that have been made by City of Bethel Property Maintenance or other direct city expenses.

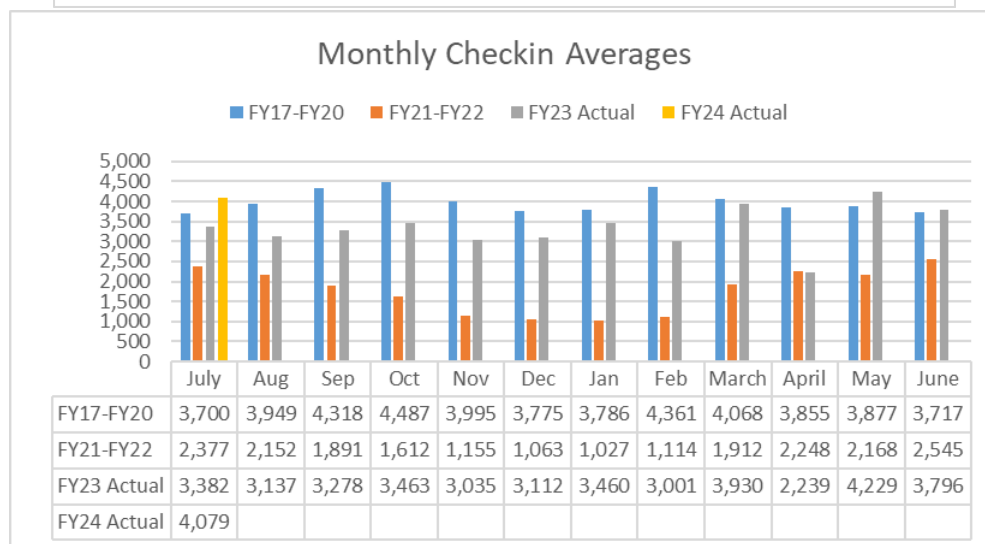
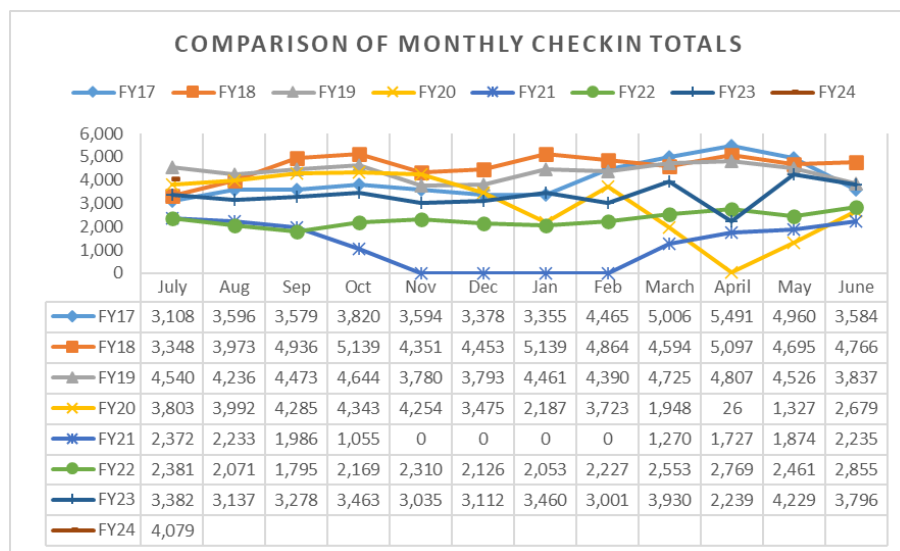


Facility Utilization

Facility Check-In: Facility Check-In numbers represent the total number of patrons who visited the facility and are based on a compilation of the number of members and bundle pass holders who checked-in, the number of daily passes sold and the number of participants in programs, activities, rentals, and special events. These numbers represent facility visits, not individuals as most individuals visit the facility multiple times over the course of the month.

Facility Check-In FY24	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Membership	1,880												1,880
Bundle Pass	151												151
Daily Admissions	1,515												1,515
Rentals	49												49
Fitness Programming	69												69
Aquatics Programming	15												15
Youth Programs	400												400
Monthly Totals	4,079	0	0	0	0	0	0	0	0	0	0	0	4,079

July utilization surpassed pre-Covid averages by approximately 10% in part due to high participation in our Healthy Activities Club.



Memorandum

Date: September 1, 2023

To: Alan Lanning, Interim City Manager

From: Bo Foley, IT Director

Subject: IT Director's Report



August 2023 Current Events

- **Printer Refresh Complete:**

This month, my department was able to finish replacing City printers across the board. The total number of replaced units is thirty-five with seven spares should a need for them arise. Hard drives were removed from sensitive replaced machines and the husks were dropped off at the Donlin Gold Backhaul event for e-recycling. The hard drives will be physically destroyed and discarded at a later backhaul.

So far, the new Konica Minolta printers are not giving my department too much trouble, which is a welcome surprise. In rotations past, sometimes the chosen models revealed widespread quirks that I had to end up living with given the difficulty of shipping heavy equipment in and out of Bethel. This model is responsive and allows all users the option of printing in monochrome or color.

- **Monitor Refresh Complete:**

In addition to replacing printers, my department also tackled replacing monitors in each department and managed to complete this task in time for the Donlin Gold Backhaul event. Monitors deployed number one hundred and five. Aside from a few cases, the old units were sent back for e-recycling.

For this year's rotation, I tried to get enough monitors so that everyone could receive the luxury of double screens if they wished it. Double screens can really help with user productivity and efficiency depending on their job duties. Those that didn't feel they needed two monitors were free to stick with one.

The new monitors seem excellent and everyone that has received them has offered positive feedback on the choice. We do have a handful of spares should the need for them arise.

- **Donlin Gold Backhaul Event:**

Mentioned in the previous two entries, the Donlin Gold Backhaul event is a wonderful annual service that the City has participated in for several years now. At the end of August, Donlin Gold allows businesses and organizations that it is partnering with to drop off all their e-waste so that it can be barged out of Bethel to be recycled and/or properly disposed of. This offers partnered

Memorandum

Date: September 1, 2023

To: Alan Lanning, Interim City Manager

From: Bo Foley, IT Director

Subject: IT Director's Report



businesses a convenient option to discard old technology, batteries, toner, copiers, and whatever else can be considered e-waste, instead of burying it in Bethel's landfill.

- **Caselle Updated to Version 2023.8.76:**

My department was able to update the City's financial and asset management software to its latest release (version 2023.08.76) this month. The process typically takes between three and five hours because every computer using the software must be manually updated after the server files are refreshed. And because the software will not work until it is updated, my department handles this after hours as to not disrupt the departments that need this software during their shifts.

- **Technician Annual Review Completed:**

Late August marked the anniversary of my new IT technician and so I made sure to complete his review and discuss it with him. In short, he has met or surpassed all of my expectations, and I feel he has been an excellent addition to the City's family. I hope that he continues to find a home in our team for a long while to come.

- **Initial Wiring Completed:**

Alcan technicians made a trip to Bethel in August to assist me in doing some internal wiring preparation in the Police Department, Bethel Heights Water Plant, Landfill office, Port office, and Small Boat Harbor office. In a month or so, they will be returning to install more wireless antennae for me so that I can take steps to add redundancy and resiliency to the City's wireless network. The more wireless paths that exist, the more options we have for rerouting data should one of the paths fail for equipment reasons.

- **Normal Business:**

The rest of the month has been filled with normal daily trouble-ticket response for issues regarding printing, scanning, file access, and especially employee management.

Memorandum

Date: September 1, 2023

To: Alan Lanning, Interim City Manager

From: Bo Foley, IT Director

Subject: IT Director's Report



Future Plans

- **Vacation Plans for October into November:**

I am still mulling it over, but I have plans to possibly step away for a few weeks towards the end of October so that I can spend some time with family. During this time, I would leave my technician to cover daily matters.

City of Bethel, Alaska

City Clerk's Office

Council Meetings

August 28, 2023, Special City Council Meeting

September 12, 2023, Regular City Council Meeting

September 26, 2023, Regular City Council Meeting

General

Received notice our current website host was bought out by another company which will result in an increase to our annual fee. To ensure we are getting the best value, we have and will continue to evaluate website host vendors. So far, the Office has met with two government website service providers.

Processed two burial permits.

Certified eight city council candidates for the October election. Confirmed the ballot draft and programing with election vendors. Provided notice of certification to the candidates. Reached out to KYUK to establish a date for the KYUK candidate forum. Sent email to candidates on what to expect with educational resources.

Reviewed the site plan permitting process with DOWL contractor and city staff. We will be holding a meeting with the Corps of Engineers in the coming months to identify best practices for wetland permits and their association with the city's issuances of site plan permits.

Met with Planning Commission Chair, Kathy Hanson, to go over Planning Commission items.

Assisted with the Community Parks and Recreation Committee meeting close out and summary for administration. Provided a list of documents and actions requested by the Committee for updates/inclusion in the next packet material.

Reviewed the Utility Rate Study information provided by contractor, met with Contractor and Admin. to go over the details.

Updated election notices, provided election information to Alaska Public Offices Commission. Ordered ballots, and finalized memory card programming. Confirmed most of the election official's availability.

Set up transcription services through the Zoom account to help ensure the public meetings are more accessible.

Continued to work with Planning and Legal to get a corrected plat for the KYUK property correction so that we can get the deed recorded.

Continue to work with GovHR to coordinate the City Manager selection process.

Worked with new ex officio member for the Public Safety and Transportation Commission and Public Works Committee to get onboarded and trained.

Working with contractor to coordinate the site preparation/construction of the new park equipment for Pinky's Park and Harbor Park. Will pass the coordination to Facility Maintenance from here.

Organized notices of three marijuana license renewals for Council and Departments.

Doing Business As	License Type	Name of Applicant
Kusko Kush License 21227	Retail Marijuana Store	Essenkay, LLC, Jared Karr
Mailing Address P.O. Box 2343 Bethel, AK 99559	Location of Premises 781 3 rd Avenue, Bethel	Business Telephone Number 907-545-4977
Date Notice Received by City Clerk's Office		08/22/2023
Date City Manager Sends Application Notice to Directors		08/22/2023
Deadline for Department Head Reports (14 days from Notice from City Manager)		09/05/2023
Date Written Report Sent to City Council from City Manager (20 days from Date Notice received by the City Clerk's Office)		09/11/2023
Date of Council Review (30-40 calendar days from Date Notice received by City Clerk)		09/26/2023
Deadline for Protest (60 days from the date of notice to the City Clerk's Office)		10/21/2023

Doing Business As	License Type	Name of Applicant
Good Vibes Bethel #30563	Retail Marijuana Store #30563	Brian Glasheen JR
Mailing Address 1853 Buccaneer Pl Anchorage, AK 995 01 UNITED STATES	Location of Premises 323 Chief Eddie Hoffman Hwy Bethel, AK 99559	Business Telephone Number 907-545-1144
Date Notice Received by City Clerk's Office		08/28/2023
Date City Manager Sends Application Notice to Directors		08/28/2023
Deadline for Department Head Reports (14 days from Notice from City Manager)		09/11/2023
Date Written Report Sent to City Council from City Manager (20 days from Date Notice received by the City Clerk's Office)		09/17/2023
Date of Council Review (30-40 calendar days from Date Notice received by City Clerk)		09/26/2023
Deadline for Protest (60 days from the date of notice to the City Clerk's Office)		10/27/2023

Doing Business As	License Type	Name of Applicant
ALASKABUDS, LLC	Retail Marijuana Store #18735	Nick Miller
Mailing Address PO Box 241521 Anchorage, AK 9 9524 UNITED STATES	Location of Premises 660 Third Ave, Suite B Bethel, AK 99559	Business Telephone Number 907-244-2125
Date Notice Received by City Clerk's Office		9/5/2023
Date City Manager Sends Application Notice to Directors		9/6/2023
Deadline for Department Head Reports (14 days from Notice from City Manager)		9/20/2023
Date Written Report Sent to City Council from City Manager (20 days from Date Notice received by the City Clerk's Office)		8/25/2023
Date of Council Review (30-40 calendar days from Date Notice received by City Clerk)		10/10/2023
Deadline for Protest (60 days from the date of notice to the City Clerk's Office)		11/4/2023

Committee/Commission Vacancies

	Regular	Alternate
Community Parks and Recreation Committee	full	1
Planning Commission	full	1
Port Commission	2	2
Public Safety and Transportation Commission	full	2
Community Action Grant Technical Review Board	full	1
Public Works Committee	3	2
Finance Committee	2	2
Ethics Board	full	1

Planning Commission 2023 Attendance

Regular Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	NO MTG	NO MTG	P	P	P	P	P	P				
Lorin Bradbury, Vice Chair	NO MTG	NO MTG	P	P	P	P	E	U				
Alex Wasierski	NO MTG	NO MTG	P	P	P	P	P	P				
Shadi Rabi	NO MTG	NO MTG	P	P	P	U	E	E				
Stanley Hoffman Jr.	NO MTG	NO MTG	E	E	P	U	P	U				
Haley Hanson	NO MTG	NO MTG	P	P	P	E	E	U				
Jessica Schroeder	NO MTG	NO MTG	U	XX	XX	XX	XX	XX	XX	XX	XX	XX
Greg Morgan	NO MTG	NO MTG	U	P	E	P	E	P				
Sophie Swope	NO MTG	NO MTG	P	P	E	P	P	P				

Special Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair												
Lorin Bradbury, Co-Chair												
Alex Wasierski												
Shadi Rabi												
Stanley Hoffman Jr.												
Haley Hanson												
Jessica Schroeder												
Greg Morgan												

Vacancy shall be declared by the body when a member:

Fails to attend 3 regular meetings without being excused by the body
 Fails to attend 3 special meetings without being excused by the body
 Fails to attend 65% of regular meetings
 Fails to attend 65% of special meetings.

P=Present
E=Excused
U=Unexcused
T= Tardy

Chair determines excused/unexcused during roll call. If a member disagrees with the the chair, a motion to overule the decision of the chair can be made.

xx: not yet appointed/left commission

2023 SITE PLAN PERMITS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	FILL	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
23-01	24 Unit Apt Building	7/14/05	3/6/23		Tract H2	2	Turnkey III	Bethel Supportive Housing	City of Bethel	127 Atsaq Street
23-02	demo house, clear debris	4/25/23	5/12/23	25 loads	38	6	City Subdivision	Sahmi Pellubi	Sahmi Pellumbi	331 Akiachak
23-03	GCI Infastructure modification	5/5/23	5/19/23		5		US Survey 4117	GCI	GCI	910 Chief Eddie Hoffman Highway
23-04	fill for maitnenace and repair/addition to home	5/5/23	5/26/23	10 loads	9	8	Tundra Ridge	MaryBeth Hessler	MaryBeth Hessler	9141 Ptrarmigan Street
23-05	fill for maintenace and repair	5/23/23	5/26/23	150 cu yds	42	1	Blueberry Fields	Carrie Lambert	Carrie Lambert	126 Cranberry
23-06	fill for maintenace and repair	4/24/23	5/30/23	15 loads	7	1	US Survey 3230AB	Carlos Zelaya	Carlos Zelaya	480 3rd Road
23-07	fill for maintenace and repair	5/23/23	5/30/23	200 cu yds	11A	11	Tundra Ridge	Brian Lefferts/Lori Strickler	Brian Lefferts/Lori Strickler	9119 Ptarmigan
23-08	add fill for maintenance and repair/expand pad	6/6/2023	7/20/2023	87.3 cu yds	18	1	Larson Subdivisin	Jeffrey Evon	Jeffrey Evon	4034 Tunralik Rd
23-09	fill for maintenace and repair	6/6/23	6/9/23	2 loads	48	1	Blueberry Fields	Richard and Kathy Hanson	Richard and Kathy Hanson	162 Cranberry
23-10	fill for maintenace and repair	6/5/23	6/12/23	100 cu yds	14	9	Tundra Ridge	Kyle Kaganak	Kyle Kaganak	233 Kaligtug Road
23-11	fill for maintenace and repair	6/12/23	6/13/23	22 loads	7	24	Plat 97-23	Tania Erickson-Grant	Tania Erickson-Grant	530 Kusko Court
23-12	fill for maintenace and repair	6/12/23	6/19/23	10 loads	3	23	Plat 78-1	Musa Saliu	Musa Saliu	1004 Mallard Lane
23-13	fill for maintenace and repair	6/16/23	6/19/23	32 loads	14	6	US Survey 3230AB	Steven Chung	Steven Chung	230A 2nd Avenue
23-14	construct 4 bedroom house	6/22/23	6/23/23		16	3	Ciulkulek Subdivision	ONC	ONC	1742 Nuqalpiaq
23-15	construct 4 bedroom house	6/22/23	6/23/23		8	3	Ciulkulek Subdivision	ONC	ONC	1726 Qugcuun
23-16	construct 4 bedroom house	6/22/23	6/23/23		15	3	Ciulkulek Subdivision	ONC	ONC	1744 Nuqalpiaq
23-17	construct 4 bedroom house	6/22/23	6/23/23		14	3	Ciulkulek Subdivision	ONC	ONC	1746 Nuqalpiaq
23-18	fill for maintenace and repair	6/26/23	6/28/23	2 loads	30	1	Blueberry Fields	Todd Fredericks	Todd Frederiks	174 Blackberry
23-19	add fill to create pad	4/24/23	7/14/23	1359 cu yds	3	3	Ciulkulek Subdivision	ONC	ONC	
23-20	add fill to create pad	4/24/23	7/14/23	1301 cu yds	4	3	Ciulkulek Subdivision	ONC	ONC	
23-21	add fill to create pad	4/24/23	7/14/23	1867 cu yds	5	3	Ciulkulek Subdivision	ONC	ONC	

2023 SITE PLAN PERMITS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	FILL	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
23-22	add fill to create pad	4/24/23	7/14/23	1541 cu yds	17	3	Ciulkulek Subdivision	ONC	ONC	
23-23	construct 2 story shop/apt	6/27/23	7/17/23		19	4		Spencer Wilson	Spencer Wilsom	680 Setter Drive
23-24	add fill for maintenance and repair	7/13/23	7/17/23	5 loads	23	9	Tundra Ridge	Michael and Nellie Husa	Michael and Nellie Husa	9232 Makqalria
23-25	add fill for maintenance and repair	7/19/23	7/21/23	16 loads	Tract F		Turnkey III	AVCP RHA	AVCP RHA	105 Atsaq
23-26	add fill for maintenance and repair	7/21/23	8/8/23	126 cu yds	4A	18	Blueberry Fields	Joshua & Jennifer Charlie	Joshua & Jennifer Charlie	121 Blackberry Street
23-27	fill for maint. and add 22'x10' building to lot	5/18/23	8/17/23	10 loads	4	8	City Subdivision	Catholic Chruch	Catholic Church	227 Akiak Drive
23-28	add fill for maintenace and repair	8/10/23	8/22/23	10 loads	16	2	Tundra Ridge	William Murdock	William Murdock	9419 Ayaginar Drive
23-29	add fill for maintenace and repair	8/22/23	8/22/23	12	32B		BSC Subdivision	Bethel Community Service	Bethel Community Service	1775 Chief Eddie Hoffman Hwy
23-30	add fill for maintenace and repair	8/10/23	8/23/23	25 loads	1	7	City Subdivision	Carvalena Oster	Carvalena Oster	506 Mission Drive
23-31	add fill to extend pad and repair, demo building	8/23/23	9/6/23	150 loads	7A	6		Kuqo Construction	Kuqo Construction	211 3rd Avenue
23-32	add fencing	8/31/23	9/6/23		2		Martina Oscar	Juan & Beatrice Sosa	Juan & Beatrice Sosa	517 Owl Street
23-33	constuct fire training tower	6/6/23	9/7/23		TRACT E			City of Bethel Fire Dept	City of Bethel Fire Dept	
23-34										
23-35										

2023 SITE PLAN PERMITS ISSUED

[illegible]

2023 SITE PLAN PERMITS ISSUED

[illegible]

2023 SITE PLAN PERMITS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	FILL	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address