



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, FEBRUARY 8, 2024, 6:30 PM

LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL ALASKA

Join Zoom Meeting: <https://us06web.zoom.us/j/86346034837?pwd=K1pRalhblgl0VDBpdGt5b3lRQlcxQT09>

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
Mary Beth Hessler, Council Rep.
Alex Wasierski Shadi Rabi
Haley Hanson
Vacant Seat, Alternate 1
Vacant Seat, Alternate 2

STAFF

Pauline Boratko, Ex Officio Member
Lee Foley, City Planner
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. planning commission meeting minutes-01/11/2023

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- A. JJordan Address Request

VIII. EX OFFICIO REPORT

- A. managersreport/attendancelog

IX. MEMBER COMMENTS

X. ADJOURNMENT

City of Bethel, Alaska

Planning Commission

January 11, 2024

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 January 11, 2024. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:30 PM.

II. ROLL CALL:

Comprising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, Lorin Bradbury, Alex Wasierski, Shadi Rabi, Haley Hanson, Stosh Hoffman and Council Rep. Beth Hessler

Also Present: Pauline Boratko, Recorder and City Planner, Lee Foley

III. PEOPLE TO BE HEARD:

IV. APPROVAL OF THE AGENDA:

MOVED:	Lorin Bradbury	Motion to approve the agenda.
SECONDED:	Stosh Hoffman	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Lorin Bradbury	Motion to approve regular meeting minutes for December 14, 2023
SECONDED:	Beth Hessler	
VOTE ON MOTION	Unanimous	

VI. SPECIAL ORDER OF BUSINESS:

A. 2024 Election of Chair and Co-Chair of the Planning Commission.

MOVED:	Beth Hessler	Motion to nominate Kathy Hanson and Lorin Bradbury as Chair and Co-Chair of the 2024 Planning Commission
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	Unanimous	

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

A. Declaring seats vacant:

MOVED:	Beth Hessler	Motion to declare two seats vacant due to lack of attendance in accordance to BMC 2.60.030
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

B. Discussion of Acquisition and disposal of City land

C. Discussion with new planner of City's needs and priorities

VIII. EX OFFICIO REPORT:

IX. COMMISSIONER'S COMMENTS:

K.Hanson- no comment.
L. Bradbury- no comment.
A. Wasierski- no comment.
B. Hessler- good stuff.
H. Hanson- Can the City make a mixed committee.
S. Rabi- no comment

X. ADJOURNMENT:

MOVED:	Shadi Rabi	Motion to adjourn the meeting.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned 7:22 pm

APPROVED THIS ____ DAY OF _____, 2024

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder

7.100.100 Residence address requirements.

A. A residence address for the purpose of initiative and referendum petition requirements is a locatable address where the person lives. A residence address is adequate only if it contains sufficient information to permit the person's place of residence to be found by an ordinary person with no particular knowledge of the city area if such person is given the residence address information which appears on the petition, the official map of the city, the approved house number maps of the city, and relevant approved plan maps.

B. Notwithstanding the general definition provided in subsection A of this section, the following shall be deemed to be adequate residence addresses:

1. A subdivision name with a lot and block number;
2. A United States survey number when the smallest recorded subdivision which is applicable to the property is included;
3. A milepost when accompanied by a road or highway name;
4. A boat harbor or marina name when the stall, slip, or boat name is also included;
5. A hotel or motel if the room number is included;
6. A trailer court if the space number or street name and number within the trailer court is given;
7. A house number with a street or highway name;
8. An apartment or condominium name when accompanied by an apartment or unit number.

C. The following types of addresses are inadequate as a residence address:

1. A street name without a house number;
2. A milepost without a highway or road name;
3. A highway or road name without a milepost or house number;
4. Alaska, Bethel, City Sub, Tundra Ridge, BIA housing, or any other similar designation by a geographic area or subdivision only;
5. A rural route box number;
6. A post office box number;
7. A street, highway or road intersection;
8. Any address which is ambiguous either on its face or becomes ambiguous upon consulting a map or plat to which one would be led from the residence address information;

9. An illegible address.

D. If there is a dispute as to the adequacy of a residence address given by a person whose name has been rejected by the clerk, the name shall be rejected if it is determined that a house number has been assigned to the place of residence of the person whose name has been rejected unless the assigned street name and house number or an accurate legal description of the property has been used on the petition. [Ord. 11-13 § 2.]

The Bethel Municipal Code is current through Ordinance 23-19, and legislation passed through December 12, 2023.

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.

City Website: www.cityofbethel.org

Hosted by Code Publishing Company, A General Code Company.

The Bethel Municipal Code is current through Ordinance 23-19, and legislation passed through December 12, 2023.

Chapter 17.50

PROPERTY NUMBERING AND STREET NAMES

Sections:

- 17.50.010 City of Bethel Address 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.**
- 17.50.080 Maintenance of numbers.**
- 17.50.090 Address sign requirements.**
- 17.50.100 Numbers for future buildings.**
- 17.50.110 Unlawful to deface number.**
- 17.50.120 Penalties.**
- 17.50.140 Notification of number change.**
- 17.50.150 Address numbering for large developments.**
- 17.50.160 Verification of numbering.**
- 17.50.200 Address number installation.**

17.50.010 City of Bethel Address Map.

The map entitled “City of Bethel Address Map” is adopted as the official property numbering map of the city. All property numbers assigned shall be assigned in accordance with the official address map and no other property numbers shall be used or displayed in the city unless in accordance with the official address map. The City of Bethel Address Map shall be kept on file in the office of the city clerk. [Ord. 18-21 § 2; 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 in accordance with Chapter [18.75](#) BMC. [Ord. 18-21 § 2; Ord. 01-05 § 7.]

* **Code reviser's note:** This section was amended at the request of the city to remove a reference to the board of adjustment to correspond with the amendments from Ordinance [22-17](#).

17.50.030 Final subdivision plats.

The approved street names and property numbers shall be included in all final maps and plats. [Ord. 18-21 § 2; Ord. 01-05 § 7.]

17.50.040 Street name signs.

Street name signs will be uniform in appearance. [Ord. 18-21 § 2; Ord. 01-05 § 7.]

17.50.050 Numbering blocks.

- A. On the official City of Bethel Address 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. 18-21 § 2; Ord. 01-05 § 7.]

17.50.060 Numbering individual property.

- A. One (1) 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 (East Avenue) 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. 18-21 § 2; 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. 18-21 § 2; Ord. 01-05 § 7.]

17.50.080 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. 18-21 § 2; Ord. 01-05 § 7. Formerly 17.50.090.]

17.50.090 Address sign requirements.

- A. 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 reflective with a minimum of four (4) inches in height and contrast with their background. Numbers and letters shall be Arabic or alphabetic, upper case, plain block font, minimum of one-half- (1/2-) inch (12.7-mm) stroke.
- B. 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 be maintained in good condition and replaced when faded, deteriorated or otherwise unreadable.
- C. Said numbers shall be a minimum of four (4) inches (101.6 mm) in height with retro-reflective capability to a minimum of six (6) inches in height and shall contrast with the background in such a manner and location as to be plainly visible from the street.
- D. On a corner lot, the business or dwelling number shall face the street named in the address.
- E. If necessary to avoid confusion, additional street address signs may be placed along access road and near the entrance to a structure. [Ord. 18-21 § 2.]

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 [17.50.080](#). [Ord. 18-21 § 2; 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. 18-21 § 2; Ord. 01-05 § 7.]

17.50.120 Penalties.

- A. Any person who violates any of the provisions of this chapter or who fails to comply with any of the requirements of this chapter may be guilty of an infraction and may be issued a citation.
- B. Citations issued under this section shall be correctable within thirty (30) days.
- C. The penalty for these infractions is thirty dollars (\$30). [Ord. 18-21 § 2; Ord. 01-05 § 7.]

17.50.140 Notification of number change.

The city planner shall send official notifications of any change in property number to property owner and occupants at least thirty (30) days before the effective date of a change. [Ord. 18-21 § 2; Ord. 01-05 § 7. Formerly 17.50.130.]

17.50.150 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. Each building shall display numbers or other approved signage meeting the requirements of this chapter. [Ord. 18-21 § 2.]

17.50.160 Verification of numbering.

The planning director and police chief or their designees shall verify that all address numbers issued concur with the Bethel E-911 database and the City of Bethel Address Map. [Ord. 18-21 § 2.]

17.50.200 Address number installation.

Installation of numbers is the responsibility of the property or building owner. The city manager or planning director may authorize city employees or an approved contractor or volunteer to install an address sign(s) on the private residence. [Ord. 18-21 § 2.]

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[City Website: www.cityofbethel.org](http://www.cityofbethel.org)

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WHEN RECORDED, RETURN TO:
John Jordan and Carol Jung
PO Box 1065
Bethel, AK 99559

FTAA

F-69458 RJ

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT is made and entered into this 8 day of February, 2019, by and between MONTE DOYLE, an unmarried man whose address is P.O. Box 670249, Chugiak, Alaska 99567 (hereinafter "Grantor" or "Doyle"), and JOHN JORDAN AND CAROL JUNG, married persons whose address is P.O. Box 1065 Bethel, Alaska, 99559 (hereinafter "Grantee" or "Jordan and Jung") (collectively, the "Parties").

I. Recitals.

A. Grantor is the fee owner of two adjacent lots situated in Bethel, Alaska, which are legally described on Exhibit A (attached hereto and incorporated herein by reference) and referred to hereinafter as "Lot 1" and "Lot 2."

B. Lot 2 is vacant, undeveloped land consisting of approximately 40 acres (hereinafter "Grantor's Parcel"). Lot 2 is situated between Lot 1 which lies immediately to the east and residential property which lies immediately to the west and south. Bisecting Lot 2 is a narrow, seldom-used, unmaintained road comprised primarily of sand (the "Sand Road") [depicted on Exhibit C (attached hereto and incorporated herein by reference) and described as the "Gravel Road." At present, the only vehicular access to and from Lot 1 is by way of the Sand Road.

C. Lot 1 is vacant land consisting of approximately 40 acres. Doyle has agreed to sell Lot 1 to Jordan and Jung, and Jordan and Jung have agreed to purchase Lot 1 from Doyle. Jordan and Jung intend to develop and use Lot 1 for commercial purposes, in particular, the operation of a sand pit and the sale and transportation of sand extracted therefrom.

D. Grantor has agreed to grant to Grantee a 30-foot permanent non-exclusive easement, in favor of and appurtenant to Lot 1, over and across the portion of Grantor's Lot 2 as described and set forth on Exhibit B, attached hereto and made a part hereof (the "Access Easement"), for the sole purpose of providing vehicular access to Lot 1. The Access Easement has been surveyed but is undeveloped.

F. The Parties have further agreed that Jordan and Jung will develop the Access Easement at their expense, and that, as reflected by a License and Permissive Land Use Agreement executed concurrently herewith, Doyle will temporarily permit Jordan and Jung to use the Sand Road for commercial vehicular access to and from Lot 1 while Jordan and Jung develop the Access Easement.

NOW THEREFORE, in consideration of the mutual benefits to be derived hereunder, Doyle, on behalf of himself and his successors and assigns, does make and grant to and for the benefit of Jordan and Jung, and their successors and assigns, tenants, customers, invitees, and employees, a perpetual, non-exclusive easement in favor of and appurtenant to Lot 1, subject to the following terms and conditions:

1. Grant. Doyle hereby grants to Jordan and Jung the Access Easement described in Exhibit B.

2. Development. Jordan and Jung shall develop the Access Easement at their sole expense. Jordan and Jung, and their successors and assigns, may, at their sole cost and expense, make reasonable grading, paving, and other improvements to the Access Easement as necessary to provide vehicular ingress to and egress from Lot 1. Jordan and Jung shall, at their sole cost and expense, relocate that portion of the Sand Road currently outside the surveyed easement (see Exhibit C herewith) to a reasonable location within the surveyed easement.

3. Maintenance and Use of Access Easement. Grantee, and its successors and assigns, shall have exclusive responsibility to perform any and all work (including maintenance and repair work) that may be required to maintain the Access Easement in good and safe condition. Grantee, and its successors and assigns, shall perform said repair and maintenance work at its sole cost and expense. Grantee and its successors and assigns shall maintain the Access Easement in such a way that shall not unreasonably interfere, in Grantor's sole but reasonable judgment, with the normal and customary use of Grantor's Parcel by Grantor. At all times, Grantee and its successors and assigns, tenants, customers, invitees, and employees shall use the Access Easement in a commercially reasonable manner.

4. Indemnification. Grantee hereby assumes all risk and expense relating to use by the Grantee and its principals, agents, representatives, employees, guests or invitees ("Grantee parties") of the Access Easement, and, to the fullest extent permitted by law, indemnifies and agrees to defend and hold harmless Grantor, his successors and assigns, from and against any and all liabilities, damages, claims, costs, and expenses whatsoever (including reasonable attorney fees) arising from such use by the Grantee parties.

5. Reservation by Grantor. Grantor reserves all rights of ownership in and to Grantor's Parcel which are not inconsistent with this Agreement, including, without limitation, the right to grant further easements on, over or across Grantor's Parcel, provided such grants do not preclude Grantee's reasonable use of this Access Easement. Grantor further reserves the right to use Grantor's Parcel for all uses not materially and adversely interfering with the Access



Easement granted to Grantee hereunder. Nothing herein contained shall create or be construed to have created any other right, interest, privilege or license in or to any portion of Grantor's Parcel, other than as herein expressly set forth.

6. Failure to Perform. In the event that Grantee fails to perform any of its obligations under this Agreement, Grantor may, without obligation, and in its sole discretion, after ten (10) days prior written notice to Grantee, take such actions or pay such sums as are necessary to perform such obligations. All amounts expended by Grantor hereunder in respect of this paragraph shall be payable by Grantee to Grantor on demand.

7. Easement Runs with Land. The Access Easement granted herein is for the benefit of Lot 1 and shall be a burden on Lot 2, and shall run with the land.

8. Compliance with Law. Jordan and Jung and their successors and assigns shall comply with all applicable federal, state and local laws, ordinances, rules, orders and regulations of any governmental, public or quasi-public authority at any time duly in force during the term of this Agreement.

9. Enforcement. The enforcement of the Access Easement granted in Section 1 shall be restricted as set forth in Section 10 below, it being the intent and purpose of the Parties that enforcement of such rights be restricted strictly for the benefit of Doyle and Jordan and Jung, their successors and assigns.

10. No Dedication to General Public; Enforcement. Nothing contained in this Agreement shall be deemed to be a gift, dedication or grant of any portion of or any interest in Lot 1 or Lot 2 to or for the general public or for any public purpose whatsoever, it being the intention of the Parties that no rights in or to the general public are created, or intended to be created, by this Agreement and the easements, rights, obligations and benefits hereunder, including but not limited to the easement, rights, obligations and benefits set forth in Section 1 above, may be enforced solely by Doyle and Jordan and Jung, and their successors and assigns.

11. Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the consent of Doyle and Jordan and Jung, or their respective successors in interest, and then only by written instrument duly executed and acknowledged by such parties, which amendment shall be duly recorded in the office of the Recorder of the City of Bethel or the Fourth Judicial District.

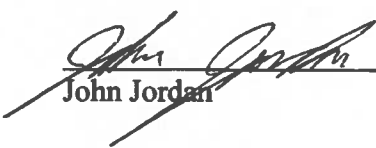
12. No Merger. The ownership of Lot 1 and Lot 2 by the same party shall not cause a merger or effect the termination of this Agreement.

13. Captions. The captions and section headings are inserted for convenience purposes only and shall not be used to expand or diminish the provisions hereof.

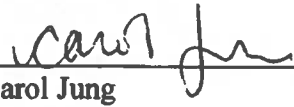


IN WITNESS WHEREOF, the undersigned have duly executed this Access Agreement the day and year first hereinabove set forth.

Monte Doyle



John Jordan



Carol Jung

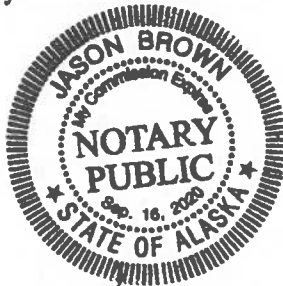
STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT) ss:

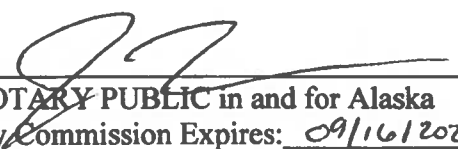
The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by MONTE DOYLE.

NOTARY PUBLIC in and for Alaska
My Commission Expires: _____

STATE OF ALASKA)
)
4th JUDICIAL DISTRICT) ss:

The foregoing instrument was acknowledged before me this 5th day of February, 2019, by JOHN JORDAN.





NOTARY PUBLIC in and for Alaska
My Commission Expires: 09/16/2020

STATE OF ALASKA)
) ss:

{11807-001-00533528;2}
ACCESS EASEMENT

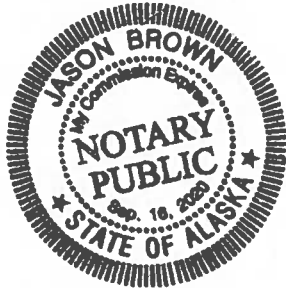
Page 4 of 9



4 of 9
2019-000085-0

4th JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 5th day of February, 2019, by CAROL JUNG.




NOTARY PUBLIC in and for Alaska
My Commission Expires: 09/16/2020

{11807-001-00533528;2}
ACCESS EASEMENT

Page 5 of 9



IN WITNESS WHEREOF, the undersigned have duly executed this Access Agreement the day and year first hereinabove set forth.

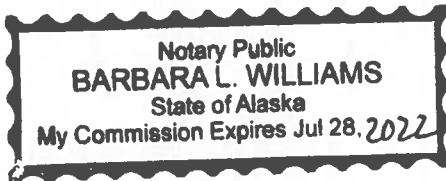
Monte Doyle
Monte Doyle

John Jordan
John Jordan

Carol Jung
Carol Jung

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss:

The foregoing instrument was acknowledged before me this 7th day of Feb., 2019, by MONTE DOYLE.



[Signature]
NOTARY PUBLIC in and for Alaska
My Commission Expires: 7-28-22

STATE OF ALASKA)
4th JUDICIAL DISTRICT) ss:

The foregoing instrument was acknowledged before me this 5th day of February, 2019, by JOHN JORDAN.



[Signature]
NOTARY PUBLIC in and for Alaska
My Commission Expires: 09/16/2020

STATE OF ALASKA)
ss:

{11807-001-00533528;2}
ACCESS EASEMENT

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2019-000085-0

Exhibit "A"

Legal Description: Lot 1 and Lot 2

**Lot 1, SECTION 4, TOWNSHIP 8 NORTH, RANGE 71 WEST, SEWARD MERIDIAN,
Bethel Recording District, Fourth Judicial District, State of Alaska**

**Lot 2, SECTION 4, TOWNSHIP 8 NORTH, RANGE 71 WEST, SEWARD MERIDIAN,
Bethel Recording District, Fourth Judicial District, State of Alaska**

{11807-001-00533528;2}
ACCESS EASEMENT

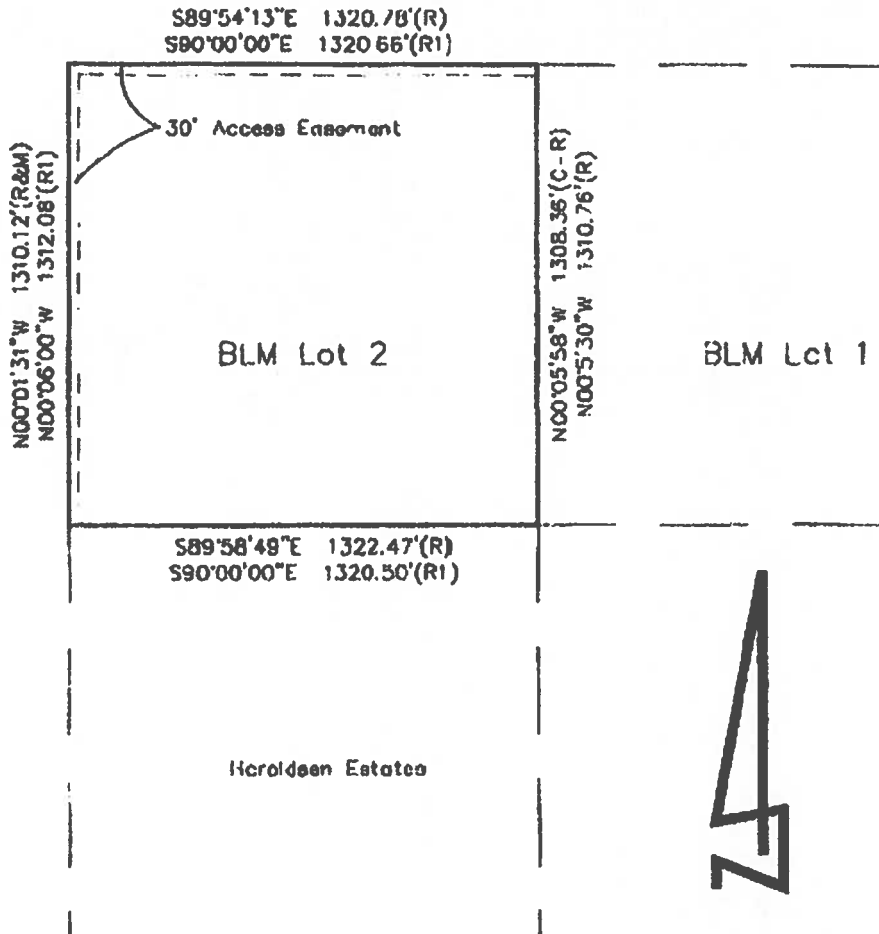
Page 7 of 9



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2019-000085-0

Exhibit "B"

Easement Survey



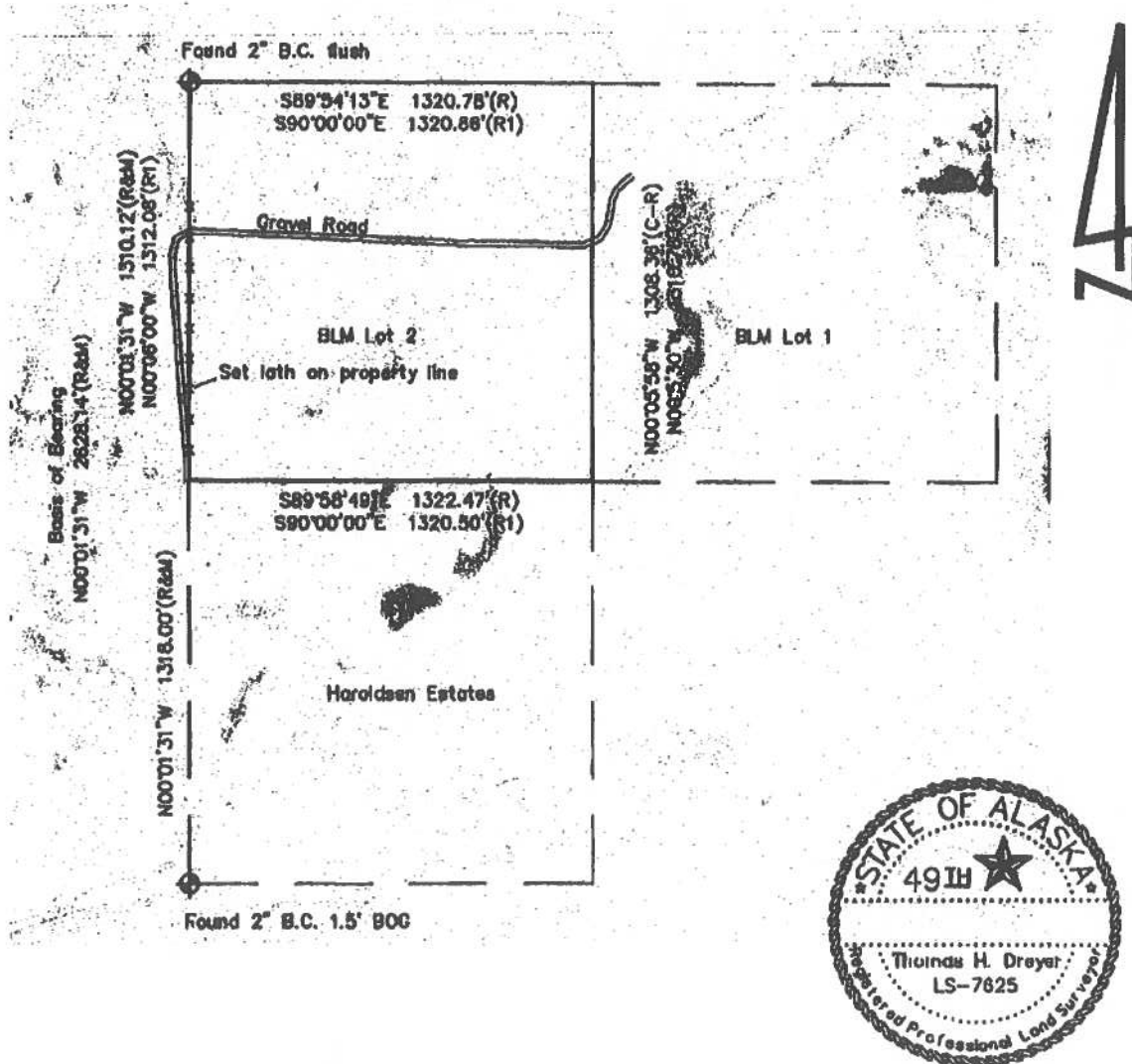
{11807-001-00533528;2}
ACCESS EASEMENT

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2019-000085-0

Exhibit "C"
Sand Road Survey



{11807-001-00533528;2}
ACCESS EASEMENT

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2019-000085-0

A
L
A
S
K
A

2019-000087-0

Recording Dist: 402 - Bethel

2/8/2019 01:26 PM Pages: 1 of 2



FTAA
F-69458 RD
The Grantor,

WARRANTY DEED
A.S. 34.15.030

MONTE DOYLE, an unmarried man, whose address is PO Box 670249, Chugiak, AK 99567, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

JOHN JORDAN and CAROLE JUNG, husband and wife, as Tenants by the Entirety, with rights of survivorship, whose address is PO Box 1065, Bethel, AK 99559, the following described real property:

Lot 1, SECTION 4, TOWNSHIP 8 NORTH, RANGE 71 WEST, SEWARD MERIDIAN, Bethel Recording District, Fourth Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in Native Allotment Certificate recorded April 10, 1981, in Book 29 at Page 357. [NOTE: Restrictions Against Alienation and Taxation were lifted by Deed recorded January 5, 1990, in Book 52 at Page 578.]

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.

Dated: Feb. 7th, 2019

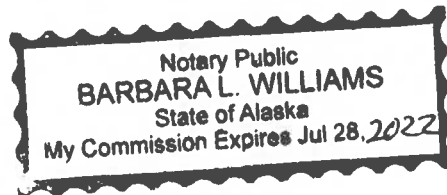
GRANTOR:


MONTE DOYLE

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on Feb. 7th 2019,
2019, by MONTE DOYLE

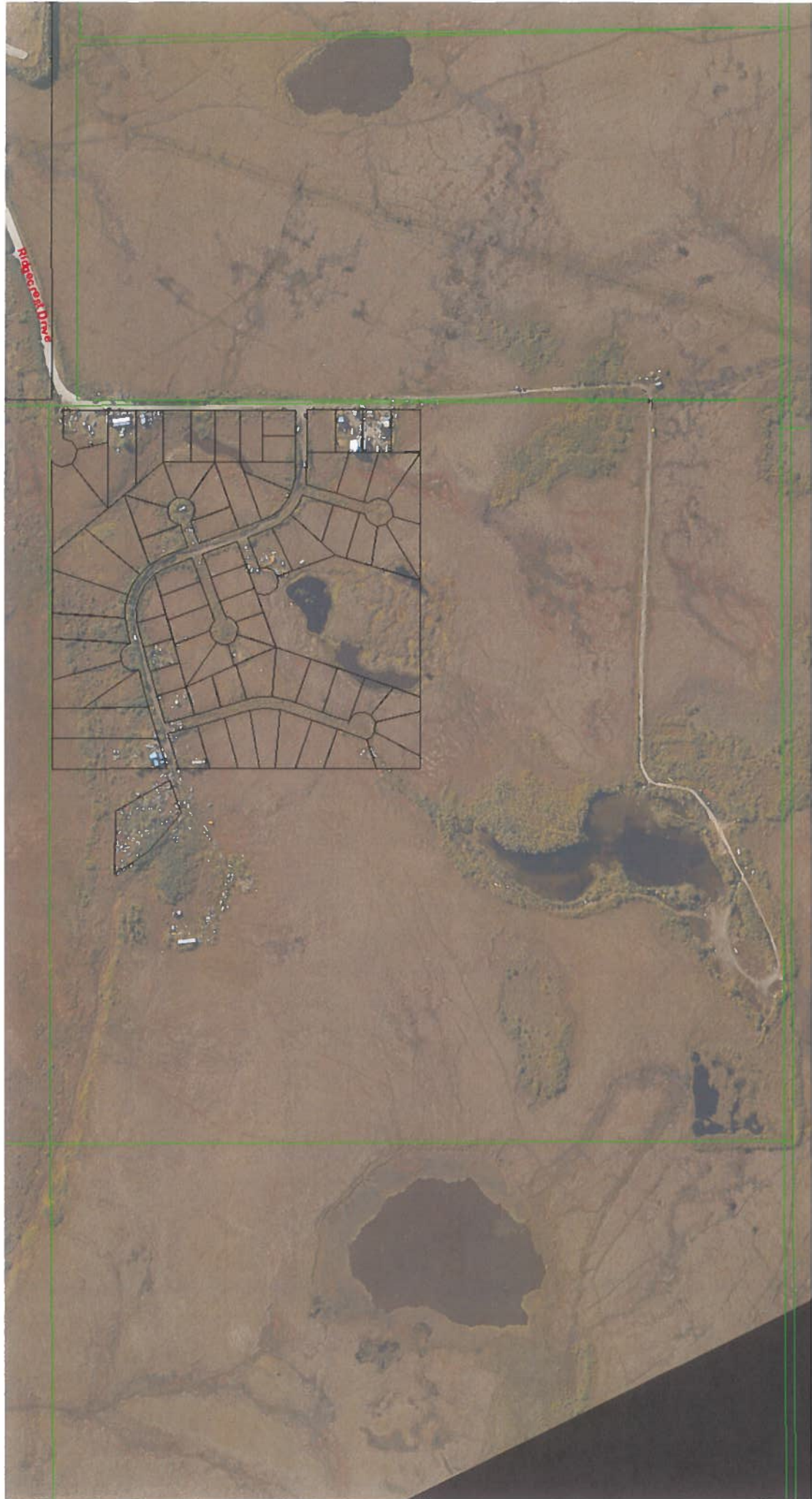

Notary Public in and for Alaska
My Commission Expires: 7.28.22



(ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGE)

PLEASE RETURN TO:
JOHN JORDAN & CAROLE JUNG
P.O. BOX 1065
BETHEL, AK
99559





MEMORANDUM

Date: February 1, 2024

To: Bill Arnold, Acting City Manager

From: Lee Foley, Planning Director

Subject: Planning Director's Report

January 2024 Events

- Planning Assistant and I participated in discussions with respect to potential funding by AHFC for affordable housing. Subsequently, a Resolution was created for consideration by the City Council that would authorize the Administration to evaluate the City's capability to accept the funding.
- Pauline Boratko drafted an Ordinance for the Acting City Manager that would authorize the demolition of a dilapidated house on City property located at the junction of Ridgcrest Drive and Ptarmigan Road.
- Submitted Departmental Budget Worksheets to the Assistant Finance Director.
- Received Planning Department's PCard.
- Worked Code Enforcement issue in conjunction with Bethel PD at 244 Akiak Drive. The problem involved vehicles blocking a City street and impeding snow removal efforts. Police response was outstanding.
- Received final CTP & TAP scores from the Project Evaluation Board for the Donut Hole Road & Pinky's Park Trail. The scores were 260.7 & 326.7 respectively. DOT's Kristina Huling did an excellent job advocating our two projects. These final scores do not guarantee funding. Awards will be announced when funding availability and population category sub allocations are determined.

- **Training** - Received Certificate for participation in Webinar ***Building Trust Through Proactive Code Enforcement Improving Perception***. The Planning Department will be evaluating software to increase efficiency and effectiveness in Code Enforcement Management activities.
- The Planning Department continued to work a long-standing request of John Jordan's to provide an address for his sandpit property. The issue, complete with salient facts, will be placed before the Planning Commission at their next meeting.
- Received a Conditional Use Permit (CUP) application for a triplex located in a residential zone. The application will be on the Planning Commission's March 2024 agenda.

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	P	P	E	P
Lorin Bradbury, Vice Chair	NO MTG	NO MTG	P	P	P	P	E	U	P	E	P	P
Alex Wasierski	NO MTG	NO MTG	P	P	P	P	P	P	U	P	P	P
Shadi Rabi	NO MTG	NO MTG	P	P	P	U	E	E	P	P	P	P
Stanley Hoffman Jr.	NO MTG	NO MTG	E	E	P	U	P	U	E	P	E	P
Haley Hanson	NO MTG	NO MTG	P	P	P	E	E	U	P	P	P	P
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	P	E	P	P
Sophie Swope, Council Rep	NO MTG	NO MTG	P	P	E	P	P	P	E	P	XX	XX
Beth Hessler, Council Rep	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	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