



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, SEPTEMBER 12, 2024, 6:30 PM

LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL ALASKA

JOIN MEETING AT ZOOM.US:

[HTTPS://US06WEB.ZOOM.US/J/3350154000?PWD=HYFLQJB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060](https://us06web.zoom.us/j/3350154000?pwd=HYFLQJB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060)

MEETING ID: 335 015 4000

PASSCODE: 140569

US TOLL-FREE PHONE NUMBERS: 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 Sundi Scott
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. meeting minutes **08/08/24**

VI. UNFINISHED BUSINESS

- A. Review and Approval of Bethel Comp Plan 2035

VII. NEW BUSINESS

- A. Approving rezoning from Public Lands and Institution (PLI) zone to General Use (GU) Zone to lots 4,5,6 Block 7 of US Survey 3230 AB

VIII. EX OFFICIO REPORT

IX. MEMBER COMMENTS

X. ADJOURNMENT

Posted <<09/06/2024>> at City Hall, AC Co., Swanson's, and the Post Office.

Ex-Officio Staff

City of Bethel, Alaska

Planning Commission

August 8, 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 August 8, 2024. 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, Haley Hanson, Sundi Scott, and Council Rep. Mary Beth Hessler.

Excused Absence: Lorin Bradbury and Shadi Rabi

Also Present: Pauline Boratko, Recorder, Lee Foley, City Planner, Libby Bakalar, City Attorney.

III. PEOPLE TO BE HEARD: no one wished to be heard

IV. APPROVAL OF THE AGENDA:

MOVED:	Haley Hanson	Motion to approve the agenda.
SECONDED:	Sundi Scott	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Haley Hanson	Motion to approve regular meeting minutes for July 11, 2024
SECONDED:	Sundi Scott	
VOTE ON MOTION	Unanimous	

MOVED:	Haley Hanson	Motion to approve special meeting minutes for July 18, 2024
SECONDED:	Sundi Scott	
VOTE ON MOTION	Unanimous	

VI. UNFINISHED BUSINESS:

A. Follow up discussion and recommendation on proposed fee schedule

MOVED:	Alex Wasierski	Motion to recommend the proposed fee schedule
SECONDED:	Haley Hanson	
VOTE ON MOTION	Unanimous	

B. Follow up discussion and recommendation on Blue Sky land swap: commissioners discussed the blue sky land swap

- C. Follow up discussion with City Lawyer on fill requirements: commissioners discussed with the City Lawyer on fill requirements.

VII. NEW BUSINESS:

- A. Proposed change to the to commission meetings to every 3 months: commissioners did not support the meetings to be every 3 months.

VIII. PLANNER'S REPORT:

IX. COMMISSIONER'S COMMENTS:

- H. Hanson- no comment.
A. Wasierski- no comment
M. Hessler- Thank you Pauline and Lee.
S. Scott- no comment
K. Hanson- no comment

X. ADJOURNMENT:

MOVED:	Haley Hanson	Motion to adjourn the meeting.
SECONDED:	Sundi Scott	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned 7:21 pm

APPROVED THIS ____ DAY OF _____, 2024

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder

CITY OF BETHEL



NOTICE OF PUBLIC HEARING (BMC 18.76.030)

The City of Bethel will hold a public hearing to discuss a proposed amendment to the City's Zoning Land Use Map. The proposed change involves reclassifying City-owned land from "Public Lands and Institutions" to "General Use."

Date of Hearing: September 12, 2024

Time: 6:30 p.m.

Location: 300 Chief Eddie Hoffman Hwy, Bethel, Alaska

Proposed Action:

The City of Bethel Planning Department has received a request to change the zoning classification for the parcel located at USSS 3230, Block 7, Lots 4, 5, 6, located on Fifth Avenue, currently zoned as "Public Lands and Institutions," to "General Use." This change will allow for the City's construction of three residential housing duplexes.

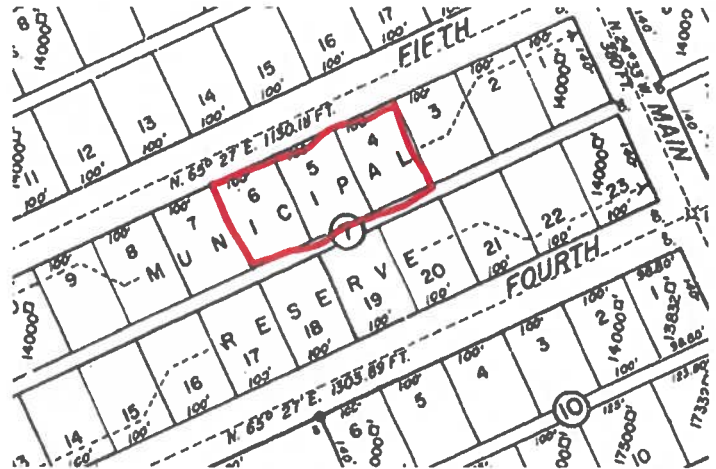
Public Hearing:

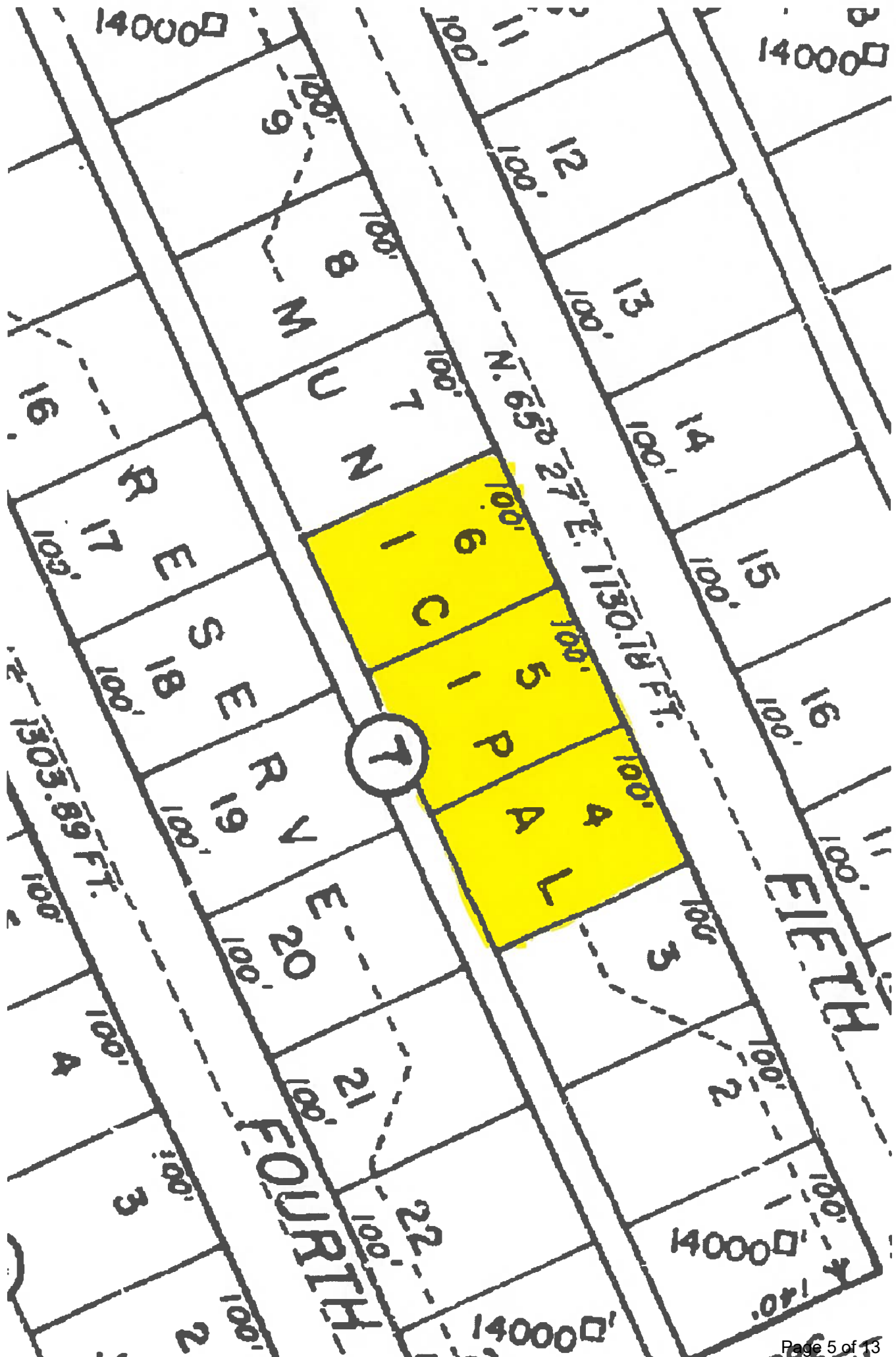
The purpose of this hearing is to provide an opportunity for the public to comment on the proposed zoning map amendment. The Planning Commission will consider all input from residents, property owners, and stakeholders before making a final decision.

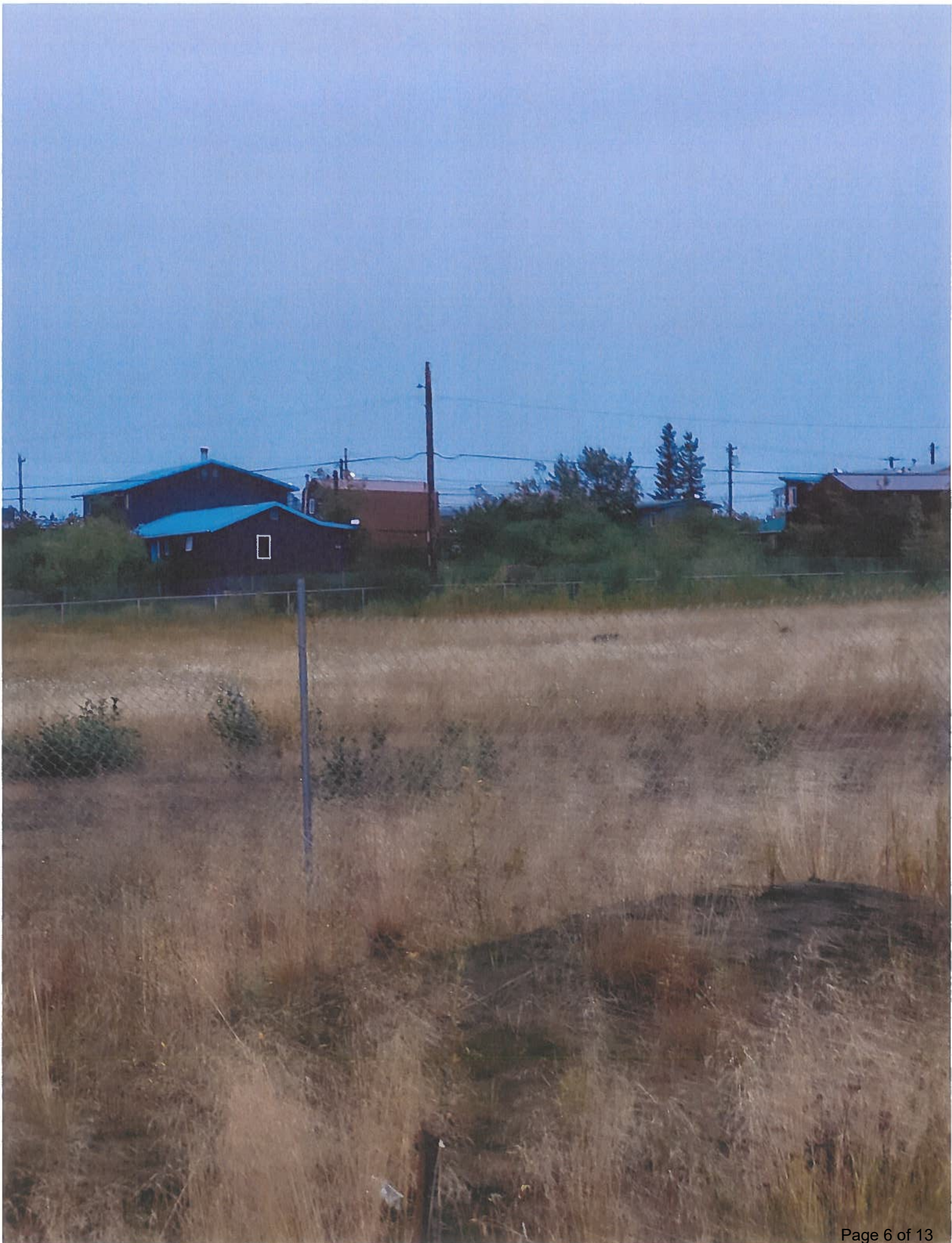
Interested parties are encouraged to attend the hearing to express their views. Written comments may also be submitted prior to the hearing by emailing them to the Planning Department planning@cityofbethel.net. Please include "Zoning Map Amendment" in the subject line. Packet material will be available on September 6, 2024, on the City's website: <https://bethelak.portal.civicclerk.com/>

Contact Information:

For more information regarding the proposed zoning change or the public hearing, please contact the City of Bethel Planning Department at 907-543-5306 or planning@cityofbethel.net.











Planning Commission 2023 Attendance

Regular Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	P	P	P	P	P	E	P	P				
Lorin Bradbury, Vice Chair	P	T	T	P	P	P	P	E				
Alex Wasierski	P	E	P	P	E	E	P	P				
Shadi Rabi	P	P	P	T	P	P	T	P				
Stanley Hoffman Jr.	P	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx
Greg Morgan	U	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx
Haley Hanson	P	P	P	P	E	P	U	P				
Sundi Scott,	xx	xx	P	P	P	E	P	P				
Beth Hessler, Council Rep	P	P	P	E	P	E	P	P				

Special Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair							P					
Lorin Bradbury, Co-Chair							E					
Alex Wasierski							P					
Shadi Rabi							T					
Haley Hanson							P					
Sundi Scott,							P					
Beth Hessler, Council Rep							E					

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

24-24	fill to create pad	4/29/24	7/2/24	170 loads	4A	4	US Survey 3230AB	Management	David Humphrey	661 7th Avenue
24-25	construct boiler room	7/12/24	7/17/24		4	7	US Survey 3770	Lorin Bradbury		513 Mission Drive
24-26	construct 4 bedroom single family dwelling	6/24/24	7/25/24		Tract D-5B Tract D-6C		Blueberry Sub	Peter Kaiser		650 Katie Hately Lane
24-27	add fill to expand pad	7/3/24	7/31/24	150 cubic yds	4	2	Larson Sub	Darold Hoffman Jr.		4013 Sonny's Way
24-28	construct 12'x12' attached utility room to existing house	7/31/24	8/1/24		37		Martina Oscar	Richard Pope		545 Akula Street
24-29	construct a 8'x24' addition	7/23/24	8/2/24		9	2	Ptarmigan	Alexandria/Ryan Mortenson		134 Akakeek
24-30	construct house add fill for pad	7/19/24	8/6/24	1625	6	3	Blue Sky	Urban KNKT		Madilyn's Way
24-31	construct house add fill for pad	7/19/24	8/6/24	1625	6	4	Blue Sky	Urban KNKT		Madilyn's Way
24-32	construct house add fill for pad	7/19/24	8/6/24	1625	6	5	Blue Sky	Urban KNKT		Madilyn's Way
24-33	fill to expand pad	7/1/24	8/6/24	10 loads	27	4	Ptarmigan	Gregory Hoffman		325 Ptarmigan
24-34	construct 32'x44' house, construct 40'x30' shop	7/25/24	8/8/24		4	4a	US Survey 3230AB	David Humphrey		661 7th Avenue
24-35										
24-36	construct 10x10 storage shed	8/29/24	9/3/24		7	1	City Sub	Carvalena Oster		506 Mission Drive
24-37	construct new house/ move house/ remove connex	8/1/24	9/3/24	250 cubic yds	3	16	Turnkey	Mike and Nita Rearden		245 Akakeek
24-38	add fill to expand pad	7/23/24	9/3/24	33 cubic yrd	2	3	Larson Sub	Gary Fredericks		4011 Sonny's Way
24-39										

MEMORANDUM

Date: September 1, 2024

To: Lori Strickler, Acting City Manager

From: Lee Foley, Planning Director

Subject: Planning Director's August Report

August 2024 Events

- **Property Issues/Public Nuisances:**

- 1. **Revisited**

- a. 621 Setter – Requested Recorder's office provide owner data.
 - b. IPHC-Alaska Subdivision 4th & Main – Bethel Community Services have engaged BGES, an environmental services firm, to conduct the hazardous building materials inspection/collection of samples for testing prior to purchase and acquisition being completed.

- **Site Plan Permits:** Planning received nine (9) Residential Site Plan Permits and three (3) Commercial Site Plan Permits. The Residential Site Plans have all been processed. The Commercial Site Plan from the City for the Professional Housing Project has been approved. The Commercial Site Plan for the AC Store Project is being processed due to its submission after the fact (see explanation under Large Projects). The Commercial Site Plan for GCI is being reviewed.

- **Planning Commission:** During the regularly scheduled meeting on Thursday, August 8, 2024, Commission members considered Site Plan Permit Fill Improvements as set forth in the City Attorney's Memorandum to the Planning Director dated June 4, 2024. To that end, a Public Notice has been posted regarding "fill" that clarifies when a site permit plan is, or is not, needed. The Commission approved the changes to the Planning Department's Fee Schedule and those changes will now be rolled into a City- proposed Fee Schedule change for review. The proposed Blue-Sky/City Sub land trade was discussed and determined to be a proposal addressed by management. The proposed change to Commission/Committee meetings to every other month was considered and approved. This

proposal generated an Ordinance that was ultimately passed by the City Council.

- **Abandoned Vehicles:** No new abandoned or derelict vehicles were identified and/or posted by the Planning Department.
- **Vacancies:** There are no vacant positions in the Planning Department.
- **Large Projects:**
 1. **Ptarmigan Street Encroachments** – The City continues to work with DOWL, DOT, and residents to address the encroachments that must be removed before this important infrastructure improvement project can move forward.
 2. **City of Bethel Professional Housing Project** – Project approved and awarded to Kuqo Construction by the City Council. Residential Site Plan reviewed and approved. An amendment to the City's Zoning Land Use Map proposes reclassifying land for the building site from Public Lands and Institutions to General Use. Notices for a Public Hearing to be held by the Planning Commission on September 12, 2024, have been posted and announced in the Delta Discovery. Nearby Fifth Street residents have been notified by certified mail.
 3. **AC Store Construction** – This \$500,000.00 modification to the store's entrance by creating a vestibule, new ramps and stairs, physical changes to facilitate taxi service, and the addition of five (5) extra parking spaces abutting Willow Street was initiated. However, A Stop Work Notice was issued because three fourths (3/4) of the project was completed without submitting an application for a site plan permit to be reviewed. A site plan after the fact was submitted and The North West Company was informed that costs for the site plan permit application and a fine for failure to submit the site plan before construction would be assessed. Following internal discussions and virtual discussions with the North West Company, the Stop Work Notice was

rescinded and the contractor was advised they could continue construction with the conditions imposed.