



CITY OF BETHEL
PLANNING COMMISSION
THURSDAY, FEBRUARY 13, 2025, 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>
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	STAFF
Kathy Hanson, Chair Lorin Bradbury, Vice Chair Rose Henderson, Council Rep. Alex Wasierski Shadi Rabi Haley Hanson Sundi Scott Jody Brand, Alternate 1 Vacant Seat, Alternate 2	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. jan 2025 regular meeting minutes
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **PUBLIC HEARING:** Notice is hereby given that on December 12, 2024 the City of Bethel Planning Office received a Conditional Use Permit Application from the City of Bethel with intent to construct a park in the Public Lands and Institution zone. Legal Description: U.S. Survey 3230 AB Block 7 Lots 2&3 Property Owner: City of Bethel
Purpose: To construct a park in the Public Lands and Institution Zone
- VIII. EX OFFICIO REPORT
- IX. MEMBER COMMENTS
- X. ADJOURNMENT

Posted 02/07/2025 at City Hall, AC Co., Swanson’s, and the Post Office.

Ex-Officio Staff

City of Bethel, Alaska

Planning Commission

January 9, 2025

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 9, 2025. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:34 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, Sundi Scott, and Council Rep. Rose Henderson
Unexcused Absence: Haley Hanson
Also Present: Pauline Boratko, Recorder and Lee Foley, City Planner

III. PEOPLE TO BE HEARD:

IV. APPROVAL OF THE AGENDA:

MOVED:	Lorin Bradbury	Motion to approve the agenda.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Rose Henderson	Motion to approve regular meeting minutes for December 12, 2024.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	Unanimous	

VI. SPECIAL ORDER OF BUSINESS:

A. Election of 2025 Chair and Co-Chair of the Planning Commission:

MOVED:	Alex Wasierski	Motion to nominate Kathy Hanson for the 2025 Chair of the Planning Commission.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	Unanimous	

MOVED:	Shadi Rabi	Motion to nominate Lorin Bradbury for the 2025 Co-Chair of the Planning Commission.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	Unanimous	

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

IX. PLANNER'S REPORT:

X. COMMISSIONER'S COMMENTS:

- A. Wasierski- Thank you Kathy and Lorin for taking Chair and Co-Chair.
- K. Hanson- no comment
- L. Bradbury- no comment
- S. Rabi- Happy New Year!
- R. Henderson- no comment
- S. Scott-Excited to see things moving forward

X. ADJOURNMENT:

MOVED:	Rose Henderson	Motion to adjourn the meeting.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned at 6:43 pm

APPROVED THIS ____ DAY OF _____, 2024

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder



CITY OF BETHEL

P.O. BOX 1388
BETHEL, ALASKA 99559
www.cityofbethel.org
907-543-5306/5301
email: planning@cityofbethel.net

APPLICATION FOR A CONDITIONAL USE PERMIT BETHEL MUNICIPAL CODE 18.60.20

Carefully read instructions and applicable City code. Fill out forms completely. Attach information as needed. Incomplete applications will create a delay in the review process.

Application Fee must be attached:	\$350.00	Conditional Use Permit
Payment Type:	☒ Credit Card ☐ Check ☐ Cash	

1. General Information

NAME OF APPLICANT:	City of Bethel Lori Strickler, City Manager
Physical Address:	300 State Highway, Bethel, Alaska 99559
Mailing Address:	Post Office Box 1388, Bethel, Alaska 99559
Home Phone Number:	Not Applicable
Work Phone Number:	907-543-1373
Cell Phone Number:	907-545-4120
Email Address:	lstrickler@cityofbethel.net

Please note:

The City of Bethel will not communicate regarding the application with anyone other than the applicant or his/her designated agent. If applicant will be represented by an agent or attorney, proof of consent for representation must be submitted with the application.

NAME OF PROPERTY OWNER: (If different from Applicant)	N/A
Physical Address:	N/A
Mailing Address:	N/A
Home Phone Number:	N/A
Work Phone Number:	N/A
Cell Phone Number:	N/A
Email Address:	N/A

2. Property Information / Legal Description

Township: Bethel	Range:
Section:	Meridian:
Subdivision:	Block(s): 7
Lot(s): 2 & 3	US Survey or Plat No.: USS 3230 A & B
Street Address:	

3. Conditional Use Description

- a. *Please provide a detailed description of the proposed conditional use* (additional)
- The City of Bethel proposes to create a Recreational Park on city-owned land described in Property Information/Legal Description above. The property is zoned Public Lands and Institutions, but BMC 18.24.020 authorizes parks, playfields, and playgrounds under the terms of a Conditional Use Permit (CUP). The City specifically requests that the "Lapse of Approval" timeline listed in BMC 18.60.070 be extended to fifteen (15) years to ensure the intent for the space to be used for park land is secured until actual development takes place.**

b. Please comment on any potential impacts on pedestrian and vehicular traffic circulation and safety on roads abutting the property.

Vehicular traffic must have heightened awareness of children entering and exiting the park space. SAFETY IS PARAMOUNT!

c. Describe existing parking facilities and whether they can accommodate a reasonably expected increase in demand for parking created by issuing the permit. Include the number of regular and handicap parking spaces currently available and whether the applicant intends to add additional parking spaces.

Outside the fence line, there will be adequate room to pickup/drop off children, or park nearby. The park is envisioned as a walk-to play area.

d. Describe existing and any planned access to and from the property.

Not required.

e. Describe water and sewer facilities and capacities on the property.

Not Applicable

- f. Describe special features and/or restrictions you have designed to minimize potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents.*

The site will be completely fenced to protect children at play.

- g. What are the dimensions of the structure within the proposed use?*

Each lot is 140 feet long by 100 feet wide, 14,000 square feet for a total of 28,000 square feet. No structures are planned. However, playground equipment will be installed.

4. Mapping

- a. Provide a Site Map of the property drawn to Scale. Please include the following:
1. Name of property owner and date (in lower right-hand corner)
 2. Map Scale
 3. North Arrow
 4. Property lines with dimensions
 5. Streets abutting the property with names
 6. Draw in locations of existing and planned buildings with dimensions
 7. Locations of water and sewage facilities, with capacities if applicable
 8. Property driveways and vehicle parking areas showing the number of 9'x 20' parking spaces
 9. Indicate access points to and from the property
- b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.
- c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):
- Two (2) Triplex Structures owned by the City; City-owned Water Utility Lot with Building; Numerous Single-Family and multi-family Dwellings; Utility Tank Storage Yard; Miscellaneous Storage Yard**

f. Describe special features and/or restrictions you have designed to minimize potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents.

The site will be completely fenced to protect children at play.

g. What are the dimensions of the structure within the proposed use?

Each lot is 140 feet long by 100 feet wide, 14,000 square feet for a total of 28,000 square feet. No structures are planned. However, playground equipment will be installed.

4. Mapping

a. Provide a Site Map of the property drawn to Scale. Please include the following:

1. Name of property owner and date (in lower right-hand corner)
2. Map Scale
3. North Arrow
4. Property lines with dimensions
5. Streets abutting the property with names
6. Draw in locations of existing and planned buildings with dimensions
7. Locations of water and sewage facilities, with capacities if applicable
8. Property driveways and vehicle parking areas showing the number of 9'x 20' parking spaces
9. Indicate access points to and from the property

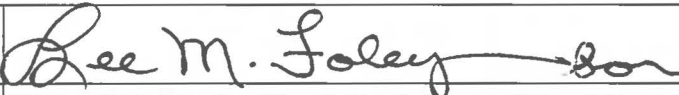
b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.

c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):

Two (2) Triplex Structures owned by the City; City-owned Water Utility Lot with Building; Seven (7) Single-Family Dwellings; Utility Tank Storage Yard; Miscellaneous Storage Yard

5. Owner's Statement

1. I hereby apply for approval for a conditional use permit on the above property as described in this application.
2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, 18.04 and 18.60 and with all other applicable State or Federal laws.
3. The information submitted in this application is accurate and complete to the best of my knowledge.

Applicant's Signature:	
Printed Name:	City of Bethel – Lori Strickler, City Manager
Date:	12/18/2024

If property is owned by someone other than the applicant, the owner must consent to the application:

Owner's Signature:	N/A
Owner's Printed Name:	N/A
Owner's Mailing Address:	N/A
Owner's Contact Number:	N/A

FOR OFFICIAL USE ONLY

For answers that indicate a deficiency, a detailed explanation must be attached explaining the deficiency and outlining the City's request to the applicant.

1. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?	☐ Yes	☒ No
2. Is there any potential negative impact on to the street from which access to and from the establishment is obtained?	☐ Yes	☒ No
3. Are there adequate parking facilities to accommodate a reasonably expected increase in demand for parking created by issuing the permit? N/A	☐ Yes	☐ No
4. Will a reasonably expected increase in traffic to the property impact the abutting road or to the existing road system beyond? Negligible	☐ Yes	☐ No
5. Is the use compatible with the character of the surrounding neighborhood?	☒ Yes	☐ No
6. Is the property located in a flood zone?	☒ Yes	☐ No
7. Does there appear to be adequate existing or proposed water supply and sewage capacity on the property? N/A	☐ Yes	☐ No
8. What is the zoning designation of the property?	Public Lands & Institutions	



City of Bethel

MEMORANDUM

Date: February 13, 2025

From: Lee Foley, Planning Director

To: City of Bethel Planning Commission

Subj: Findings and Recommendations for a Conditional Use Permit Application submitted by the City of Bethel to designate City-Owned Lots 2 and 3 on Fifth Avenue currently zoned for Public Lands and Institutions for use as a public park

Background

At the November 11, 2024, Regular Meeting of the Community Parks and Recreation Committee, City-owned Lot 2, a 14,000 square feet parcel of land, on Fifth Avenue was proposed as a location for a park. Ultimately, it was recommended that two lots, Lots 2 and 3, be included in the proposal to ensure the space is available if needed.

On December 9, 2024, the Bethel City Council authorized the City Manager to proceed with a Conditional Use Permit (CUP) application designating City-owned Lots 2 and 3, Block 7, USS 3230 as Park Land within the Public Lands and Institutions Zone. The City wishes to ensure the designation of park space in the neighborhood, consistent with the Comprehensive Plan, and the recommendation from the Community Parks and Recreation Committee.

The Planning Department received a completed Conditional Use Permit application from City Administration on December 12, 2024. The submission of a Site Plan Permit application was waived by the Land Use Administrator since no

structures are envisioned for construction. After review, the application was considered accurate and complete and was approved on December 18, 2024.

The Conditional Use Permit (CUP) affords additional review of land uses which are generally considered appropriate in certain zoning districts provided that appropriate safeguards are considered to ensure compatibility with permitted principal uses. The CUP procedure is intended to allow more scrutiny on the impact of the proposed conditional use on surrounding property, and the application of controls and shields to insure that the conditional use will be compatible with the surrounding area.

STAFF REVIEW

The Land Use Administrator shall review the Conditional Use Permit Application for completeness and request any additional material that may be required. Upon determining that the application is complete, the Land Use Administrator shall prepare a staff report with analysis and recommendation. The report shall specifically address drainage on the property. The Land Use Administrator may recommend any conditions reasonably necessary for the proposed use to permit the conclusions required under BMC 18.60.040 (B). The written staff report containing the analysis, proposed conditions and conclusions shall be provided to the Planning Commission with their meeting materials one (1) week prior to the public hearing. The Land Use Administrator may make a recommendation for approval only when the proposed use and conditions clearly support the following conclusions:

STAFF FINDINGS

1. The conditional use meets the standards otherwise relevant to use in the applicable land use district.

City Lots 1 and 2 are in a Public Lands and Institutions zone. However, BMC Chapter 18.24, Section 18.24.030(A), Conditional Uses, permits parks, playfields, and playgrounds to be established.

2. There are adequate existing or proposed sewage capacities, transportation facilities, parking areas, drainage facilities, and water supply to serve the proposed conditional use without causing a substantial negative impact on the existing level of services provided by such facilities.

Water and Sewer: Not applicable since no structures will be built

Drainage:

Parking and Driveway: There is no requirement for an absolute number of parking spaces for park, playfield, or playground. It is envisioned that users will walk to the park or be dropped off from vehicles. Limited parking may be available on the side of the street.

3. The conditional use conforms to the intent and purposes of the land use code spelled out in BMC 16.04.010 and does not appear to negatively impact the eleven (11) points below.

A. The purposes described in BMC Titles 15, 16, 17, and 18 together are to:

1. Promote a logical growth pattern within the city and the economic extension of public services and facilities
2. Encourage the most appropriate use of land throughout the city
3. Reduce congestion in the streets
4. Enhance safety from fire, flooding and other hazards
5. Provide adequate light, air, and open space
6. Preserve property values
7. Prevent overcrowding of the land
8. Avoid undue concentration of population
9. Facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks, and other facilities
10. Ensure that the burdens placed on public facilities by development are borne by the development
11. Promote the public health, safety, and welfare

B. BMC titles 15, 16, 17, NS 18 shall be interpreted and administered to complement each other to implement the purposes set out in Subsection A of this Section (Ord. 10-15 5 4).

4. The use proposed is of an appropriate character and scale for the neighborhood in which the project will be located, including parts of the neighborhood that may lie outside the land use district within which the property is located.

The property is located towards the northeast end of Fifth Avenue and is zoned for Public Lands and Institutions.

There are five (5) streets located within the required Planning Commission Hearing Notice Area, or 600-foot radius (.0114 mi) of Lots 1 and 2 (**see attached Land Use Map**). Within the 600-foot radius of the proposed park, these are the following uses:

Sixth Avenue: 14 Single Family Dwellings; 3 Duplexes, 1 Triplex, 7th Day Adventist Church

Fifth Avenue: 8 Single Family Dwellings; 1 Duplex; 2 Triplexes; 1 Multi-Plex Dwelling

Fourth Avenue: 5 Single Family Dwellings; 4 Duplexes; 2 Multi-Plex Dwellings; Alaska Inn; Bethel Services, Inc. Maintenance/Storage Building

Third Avenue: Napa Auto Parts; 4 Single Family Dwellings; 1 Duplex; Snack Shack; AVCP Building

Main Street: Nicholson's Auto Repair; Bethel Family Clinic Secondary & Primary Facilities; Alaska Department of Fish & Game; 9 Single Family Dwellings; 1 Duplex; 1 Multi-Plex Dwellings

Total Uses by Type in the 600-foot Radius:

Single Family Dwellings: 40

Duplex Dwellings: 10

Triplex Dwellings: 3

Multi-Plex Dwellings: 4

Other: 1 Church; 1 Inn; 1 Auto Parts Store; 1 State Government Building; 1 Auto Repair & Fuel Facility; 1 Maintenance/Storage Building; 2 Medical Buildings

5. The conditional use is in accordance with and furthers the goals and policies of the Comprehensive Plan.

This proposed conditional use is in accordance with the Bethel Comprehensive Plan 2045, adopted in 2023. Chapter 7, Public Facilities & Services, sets out specific goals Under the Parks and Recreation Section of Chapter 7, Section 7.5. Goal 8 sets out the importance of enhancing the role of parks in the Bethel Community. Strategically, this conditional use permit application supports Goal 8 by pursuing the development of new City parks in underserved areas.

Expanding and improving key central parks in Bethel with the goal of making them community landmarks and gathering spaces is inherent in this CUP application. Creating a new City Park will play a key role in enhancing a neighborhood park for the Avenues and Alligator Acres.

- 6. The proposed use will not subject surrounding properties, nor vehicles and pedestrians using nearby streets and way, to hazardous or substantially increased traffic conditions.**

The creation and development of a park on City-owned Lots 1 & 2 should not negatively impact the existing traffic flow associated with the neighborhood and surrounding area.

- 7. There is a demonstrated need for the conditional use limited primarily to the area proposed, or if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other properties in the city.**

City-owned property is at a premium. The two (2) lots dedicated to a future park represents a unique opportunity to satisfy the need to increase and enhance the role of parks in the Bethel community.

- 8. The use under the conditions proposed will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby properties, including impacts from drainage, that exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application.**

The proposed use is an expressly permitted Conditional Use in City districts zoned as Public Lands and Institutions. The creation and development of a City Park will not have negative impacts. Quite the contrary, a new park situated in an area of the city that is underserved will help promote quality of life.

- 9. If any part of the project is in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180.**

10. The proposed conditional use will not be detrimental to the public health, safety, welfare or to the environment.

The proposed conditional use of creating and developing a park consisting of 28,000 square feet provides a much-needed area for recreational purposes. Establishing this park will have a positive effect on the health, safety, and welfare of community members.

SUMMARY OF FINDINGS

1. City Administration submitted a Conditional Use Permit application to designate City-owned Lots 2 and 3 on Fifth Avenue as the site for a planned park in an underserved area of the City.
2. The City did not present a completed Site Plan Permit application along with its CUP application. BMC 18.60.060(D), Standards for Planning Commission Decision, states that a site plan permit must be obtained ***following*** the granting of a conditional use permit ***and prior*** to the establishment of the use or structure for which the conditional use permit was sought (Ord. 01-05 8).
3. **The City specifically requests that the “Lapse of Approval” timeline in BMC 18.60.070 be extended to fifteen (15) years to ensure the intent for the space to be used for park land is secured until actual development takes place.**
4. The location for the Conditional Use Permit satisfies the goals and strategies of the Bethel 2045 Comprehensive Plan by creating a new park in a recommended area.
5. The proposed location for the park is in an area zoned for Public Lands and Institutions but BMC 18.24.020 authorizes parks, playfields, and playgrounds under the terms of a Conditional Use Permit.
6. Establishing a park on City-owned Lots 2 and 3 on Fifth Avenue will have a positive impact specifically within the neighborhood for which it will service and in general for the community as well.
7. Drainage

Recommendation to the Planning Commission

The findings contained herein are consistent with the applicable sections of the Bethel Municipal Code. However, designating a park area in a Public Lands and Institution Zone necessitates soliciting and hearing comments from neighborhood residents. Accordingly, at the Public Hearing scheduled by the Planning Commission on February 13, 2025, all comments should be duly considered in rendering a decision. Barring any opposition, I strongly recommend the approval of the City's Conditional Use Permit application to designate City-owned Lots 2 and 3 on Fifth Avenue as the site for a new city park.

RESOLUTION
Bethel Planning Commission
Resolution No. 2025-01

**A RESOLUTION BY THE PLANNING COMMISSION APPROVING THE
CONDITIONAL USE PERMIT APPLICATION TO DESIGNATE CITY-OWNED LOTS 2
AND 3 ON FIFTH AVENUE, USS 3230, BLOCK 7, IN THE PUBLIC LAND AND
INSTITUTIONS ZONE SUBMITTED BY
THE CITY OF BETHEL ADMINISTRATION**

WHEREAS, pursuant to Bethel Municipal Code 18.24, Public Lands and Institutional District (PLI District), Section 18.24.030 (A) allows parks, playfields, and playgrounds under the terms of a conditional use permit;

WHEREAS, the City of Bethel submitted a Conditional Use Application on December 18, 2024, to designate City-owned Lots 2 and 3 for use as a city park;

WHEREAS, the Planner for the City of Bethel has reviewed and wrote findings of fact for the Conditional Use Permit application and determined that it conforms to the requirements pursuant to Bethel Municipal Code 18.60, Conditional Use Permit Standards and Procedures and 18.24, Public Lands and Institutional District conditional uses, and therefore recommends that the Conditional Use Permit be approved with one (1) condition, that being the Lapse of Approval set out in BMC 18.60.070 be extended to fifteen (15) years;

NOW THEREFORE BE IT RESOLVED that the Planning Commission has reviewed the Conditional Use Permit application and staff findings and has determined that it conforms to the requirements pursuant to BMC 18.60 and BMC 18.24, approve the Conditional Use Permit for recording in the Bethel Recording District.

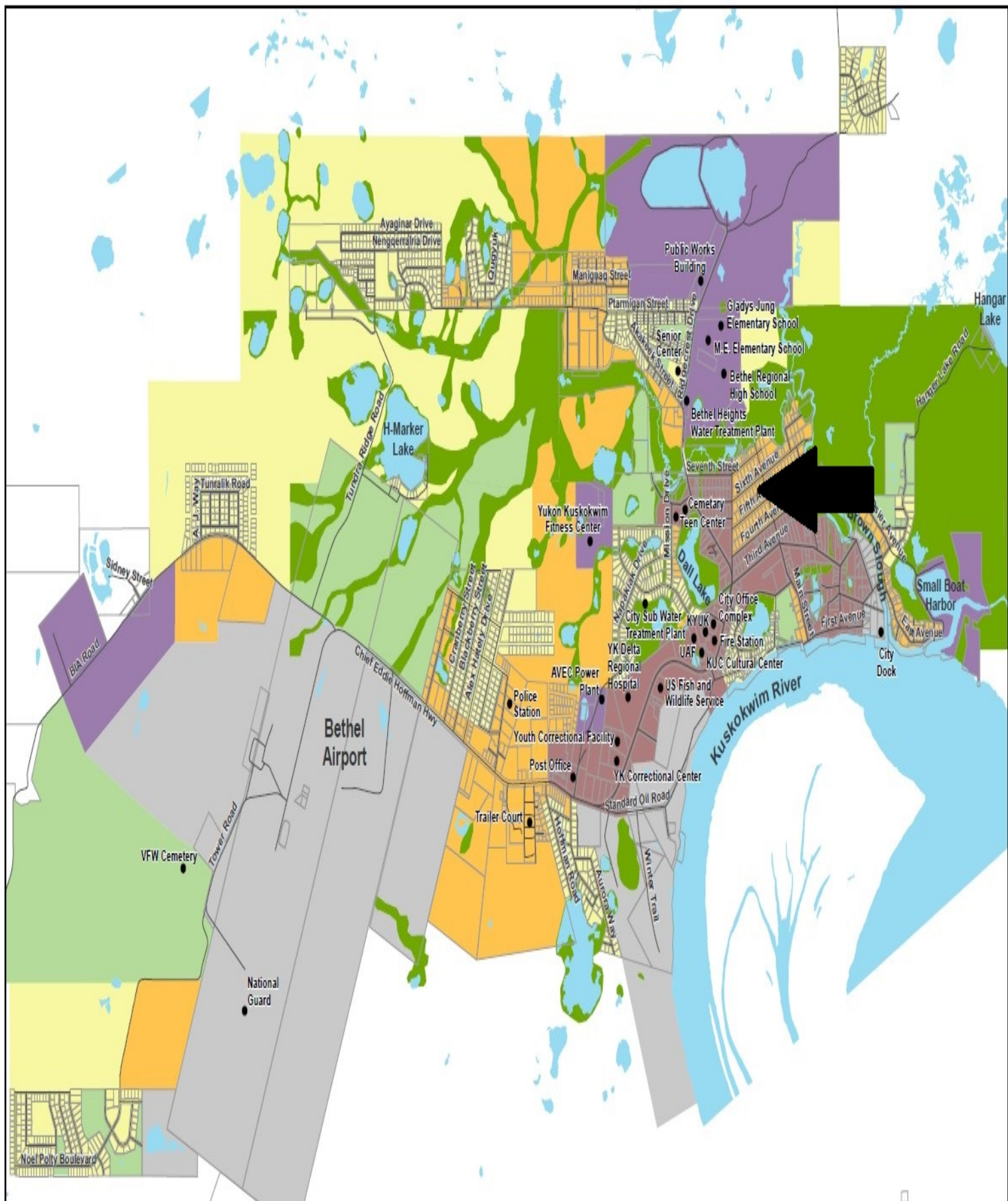
PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 13th day of February 2025, by the City Of Bethel Planning Commission action:

Vote: In Favor _____ Opposed _____ Abstained _____

Kathy Hanson, Chair
City of Bethel Planning Commission

ATTEST: _____

Pauline Boratko, Recorder



Future Land Use Designation

- Single- and Two-Family Residential Neighborhood
- Multi-Use Neighborhood
- Commercial/Civic Center
- Community Infrastructure

- Industrial/Heavy Commercial
- Public Open Space
- Zoning Designation
- Preservation

City of Bethel Parcel Boundary



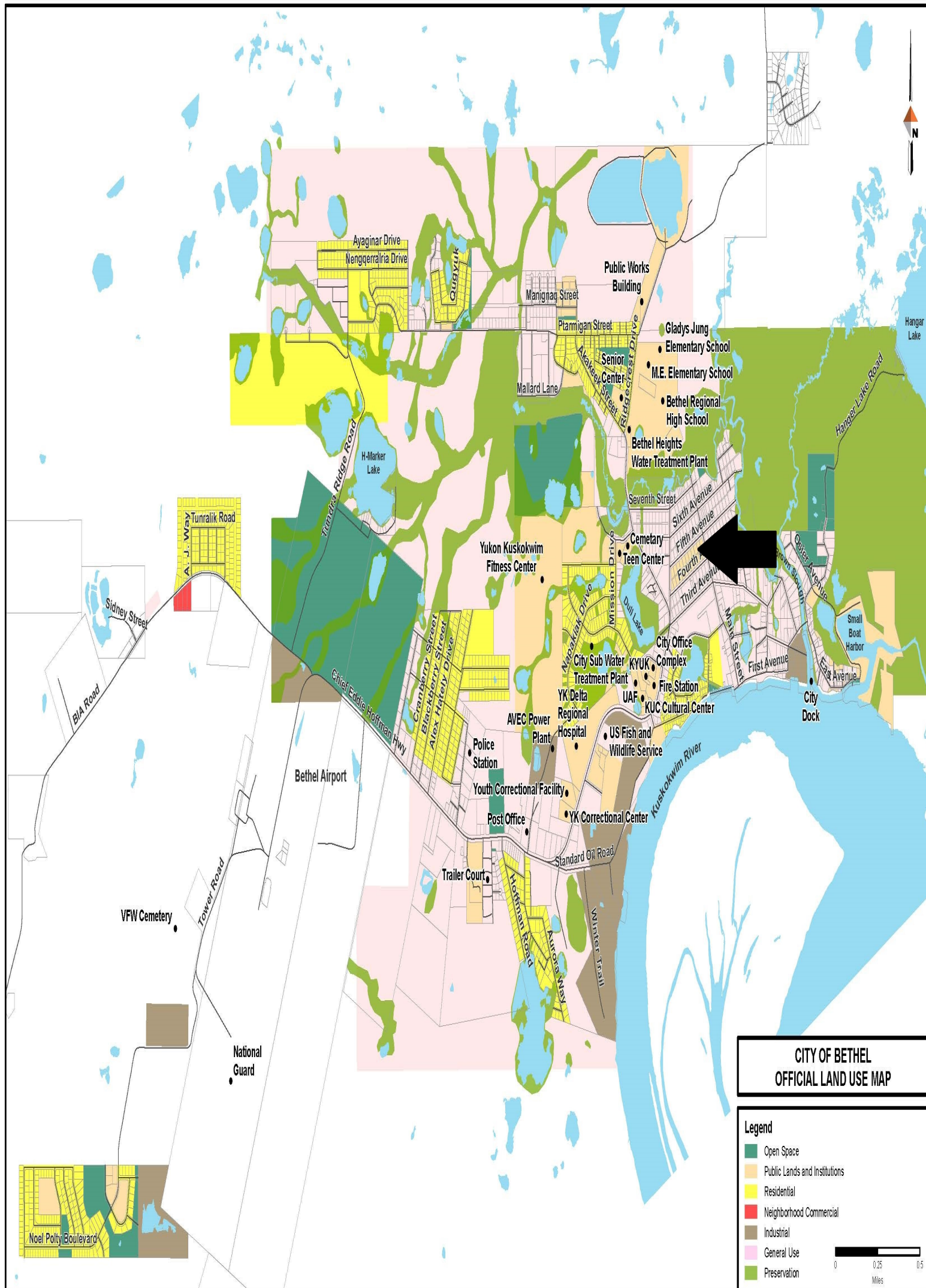
Future Land Use Plan Map

City of Bethel Comprehensive Plan



Date: July 2023

Figure 2





February 1, 2025

To whom this may concern: You are receiving this notice pursuant to Bethel Municipal Code 18.04.070 "Notice shall be mailed to the owners of each parcel of property any part of which is within six (600) feet of the exterior boundary that is the subject of the application" If you are not the owner please pass this along to them.

PLANNING COMMISSION

PUBLIC HEARING NOTICE

Notice is hereby given that on December 12, 2024 the City of Bethel Planning Office received a Conditional Use Permit Application from the City of Bethel with intent to construct a park in the Public Lands and Institution zone.

Legal Description: U.S. Survey 3230 AB Block 7 Lots 2&3

Property Owner: City of Bethel

Purpose: To construct a park in the Public Lands and Institution Zone

City of Bethel Contact: Lee Foley, City Planner phone 907-543-5301 or email:
planning@cityofbethel.net

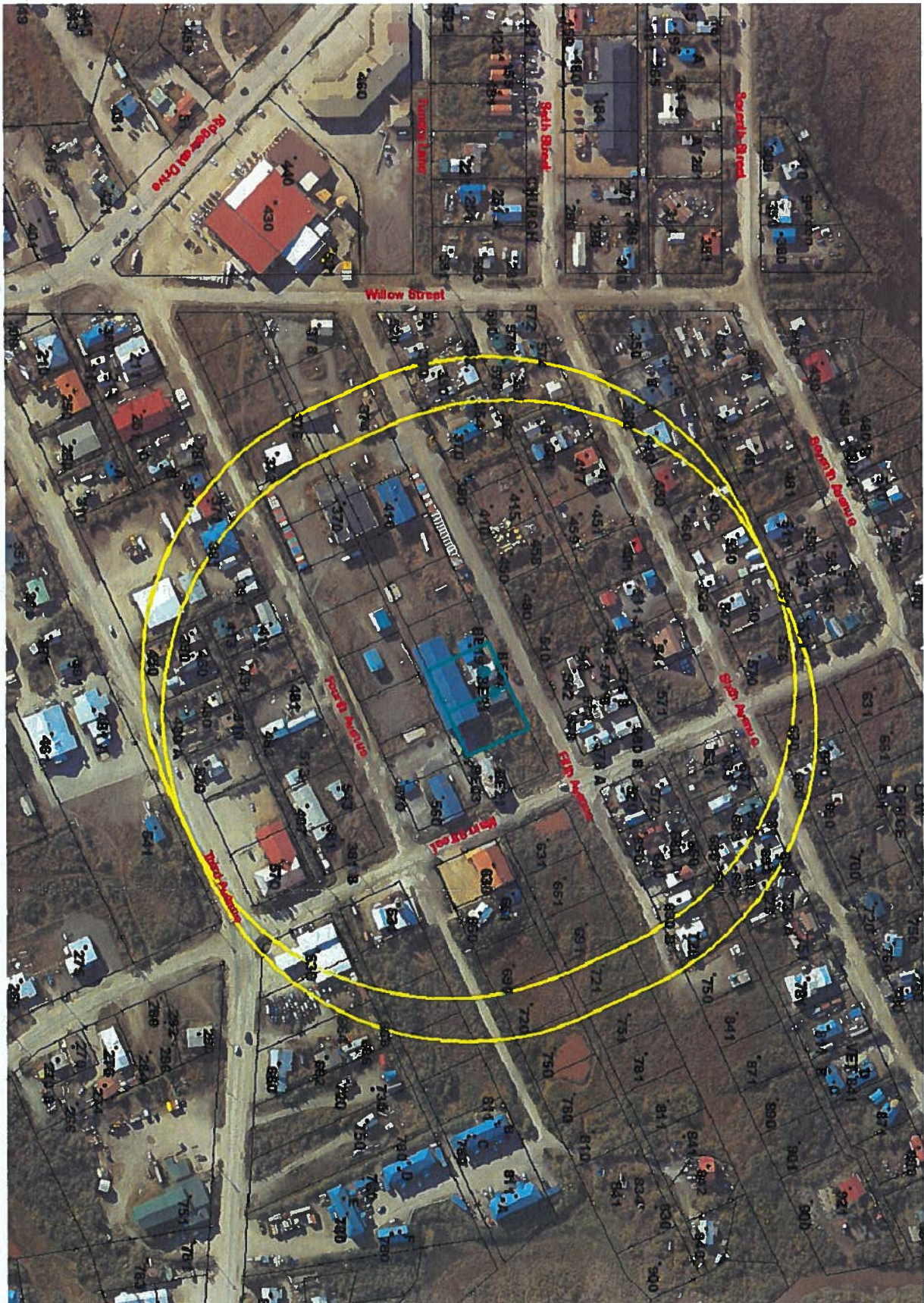
Time & Place: February 13, 2025 at 6:30 pm at the City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway or virtually through Zoom. To join meeting via zoom.us:

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

A handwritten signature in black ink, appearing to read "Lee Foley", is written over a horizontal line.

Lee Foley, City Planner





February 1, 2025

To whom this may concern: You are receiving this notice pursuant to Bethel Municipal Code 18.04.070 "Notice shall be mailed to the owners of each parcel of property any part of which is within six (600) feet of the exterior boundary that is the subject of the application" If you are not the owner please pass this along to them.

PLANNING COMMISSION

PUBLIC HEARING NOTICE

Notice is hereby given that on December 12, 2024 the City of Bethel Planning Office received a Conditional Use Permit Application from the City of Bethel with intent to construct a park in the Public Lands and Institution zone.

Legal Description: U.S. Survey 3230 AB Block 7 Lots 2&3

Property Owner: City of Bethel

Purpose: To construct a park in the Public Lands and Institution Zone

City of Bethel Contact: Lee Foley, City Planner phone 907-543-5301 or email: planning@cityofbethel.net

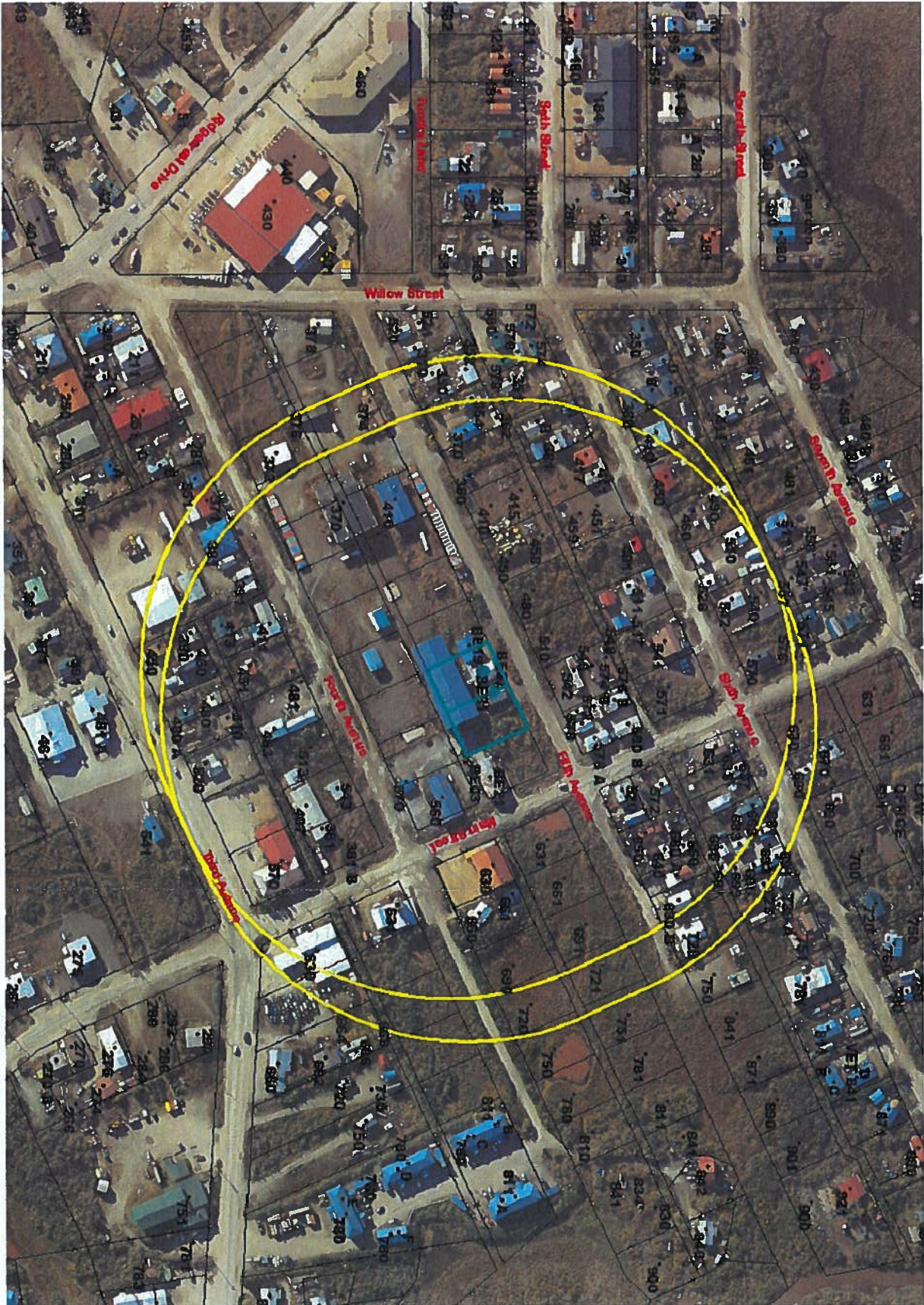
Time & Place: February 13, 2025 at 6:30 pm at the City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway or virtually through Zoom. To join meeting via zoom.us:

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

A handwritten signature in black ink, appearing to read "Lee Foley", is written over a horizontal line.

Lee Foley, City Planner



Planning Commission 2025 Attendance

Regular Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	P											
Lorin Bradbury, Vice Chair	P											
Alex Wasierski	P											
Shadi Rabi	P											
Haley Hanson	U											
Sundi Scott	P											
Jody Brand, alt 1	xx											
Rose Henderson, Council Rep	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												
Haley Hanson												
Sundi Scott,												
Jody Brand, Alt 1												
Rose Henderson, Council Rep												

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		

MEMORANDUM

Date: February 3, 2025

To: Lori Strickler, City Manager

From: Lee Foley, Planning Director

Subject: Planning Director's January 2025 Report

January 2025 Events

A matrix of public nuisance properties including junk vehicles was created and sent out for review to the City Manager and City Attorney. A condensed version will be on the Planning Commission's agenda for the February 13, 2025, meeting.

- **Planning Commission:**
 1. Provided updates on property issues/public nuisances, Blue Sky Subdivision open space/park use, and proposed creation of new City Park on Fifth Avenue
 2. Newspaper & Public Hearing notifications for the City's CUP application to designate City-owned Lots 2 & 3 as a prospective park were posted on January 31, 2025. The Public Hearing will be held by the Planning Commission on February 13, 2025.
- **Team Meetings:**
 1. Participated in a Team Meeting with DOWL representatives to discuss proposed parking for the new gym on January 16, 2025. Subsequently, on January 28, 2025, a second Team Meeting was held with City and DOWL representatives to further discuss proposed parking.
- **Site Plan Permits:** One (1) Residential Site Plan Permit Application was received, reviewed, and approved
- **Abandoned Vehicles:** No new additions added to list
- **Vacancies** – Fully staffed
- **Large Projects:**
 1. **Ptarmigan Street Encroachments** – No updates
 2. **City of Bethel Professional Housing Project** – Checked site on January 30, 2025. No exterior changes
 3. **AC Store Construction** – No updates