



# CITY OF BETHEL

## PLANNING COMMISSION

THURSDAY, MAY 8, 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](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

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### MEMBERS

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

### STAFF

Pauline Boratko, Ex Officio Member  
Lee Foley, City Planner  
[planning@cityofbethel.net](mailto:planning@cityofbethel.net)  
907-543-5301

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### 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](mailto:planning@cityofbethel.net) by 4:00 p.m. the day of the meeting.

### IV. APPROVAL OF AGENDA

### V. APPROVAL OF MEETING MINUTES

- A. April 10, 2025, regular meeting minutes

### VI. UNFINISHED BUSINESS

- A. Update Discussion on Nuisance properties

### VII. NEW BUSINESS

- A. Land Transfer Proposal with Lyman Hoffman

### VIII. EX OFFICIO REPORT

### IX. MEMBER COMMENTS

### X. ADJOURNMENT

Posted <<05/02/2025>> at City Hall, AC Co., Swanson's, and the Post Office.

Ex-Officio Staff

# City of Bethel, Alaska

## Planning Commission

April 10, 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 April 10, 2025. The Chair of the commission called the meeting order at 6:31 pm.

### II. ROLL CALL:

Compromising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, Lorin Bradbury, Alex Wasierski, Shadi Rabi, Haley Hanson, and Sundi Scott. Jody Brand arrived late at 640pm.

Also Present: Lee Foley, City Planner and Pauline Boratko, recorder also City Manager Lori Strickler

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

### IV. APPROVAL OF THE AGENDA:

<b>MOVED:</b>	Rose Henderson	Motion to approve the agenda
<b>SECONDED:</b>	Haley Hanson	
<b>VOTE ON MOTION</b>	Unanimous	

### V. APPROVAL OF THE MINUTES:

<b>MOVED:</b>	Lorin Bradbury	Motion to approve regular meeting minutes from March 2025
<b>SECONDED:</b>	Haley Hanson	
<b>VOTE ON MOTION</b>	Unanimous	

### VI. UNFINISHED BUSINESS:

A. Update discussion on nuisance properties: Commissioners discussed the updates on nuisance properties.

<b>MOVED:</b>	Shadi Rabi	Motion to appoint Haley Hanson to take over the chair of the meeting due to technical difficulties
<b>SECONDED:</b>	Sundi Scott	
<b>VOTE ON MOTION</b>	Unanimous	

Kathy Hanson and Jody Brand left the meeting due to technical difficulties at 7:08pm

**VIII: EX OFFICIO REPORT:** Lee Foley department report

### VII. COMMISSIONER'S COMMENTS:

- S. Rabi- Appreciate the help!
- S. Scott- no comment.
- H. Hanson- I appreciate all of this.
- R. Henderson- I'm glad I found the list.

- A. Wasierski- no comment
- L. Bradbury- no comment.

**X. ADJOURNMENT:**

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

With no further business the meeting adjourned at 7:44 pm

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025





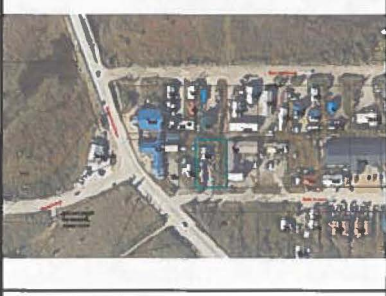

\_\_\_\_\_  
Haley Hanson, Chair Pro-Tem

\_\_\_\_\_  
ATTEST: Pauline Boratko, Recorder

DRAFT





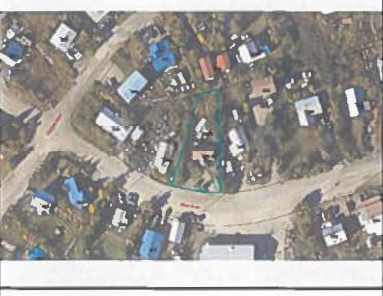

	physical address	rank 1-3 high-low	gis photo	legal description	type of violation	date of letter sent	letter response	deadline date	day of inspection	ownership interest	correspondance	online complaint	status
58	Our Own Road	2		US Survey 3117 Lot 37	junk vehicles	cert letters sent to CEO of Sealion & BTP Mgr 3/27/25	letter receipt received 4/3/2025 from BTP Mgr, letter receipt received 4/3/25 from Sealion CEO						no clean up attempted 4/30
57	lot next to 1530 2nd Avenue	1		Plat 83-36 Lot 38 C	junk vehicles								no owner info is available
56	9330 Nengqerralria Drive	1		Plat 81-17 Block 2 Lot 29	junk yard garbage	10/30/2024	11/4 cert letter received recipt	11/13/2024	11/18/24				owner is in contact with city and informs clean up will take place this spring
55	9316 Maqqalria	1		Plat 81-17 Block 2 Lot 20	abandoned house								Koch contacted via phone said he don't own property in bethel , owner info pending
54	9231 Makqalria	3		Plat 81-3 Block 10 Lot 1A	old fallen shed								no current info
53	9223 Maqqalria	1		Plat 81-3 Block 10 Lot 5	junk yard and garbage								letter in progress





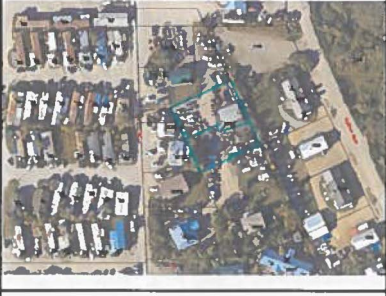

52	867 3rd avenue	1		US Survey 3230 AB Block 15 Lot 1	dilapidated old sheds and attracting inebriated people								owner contact information pending
51	834 A Ptarmigan Street	1		Plat 81-10 Block 1 Lot 23	junkyard	3/7/2025 cert letter sent	3/15/25 cert letter receipt received						3/17/25 Frank stopped by the planning office and said he would start cleaning up this yard
50	83 81? 7th Avenue	3		US Survey 3770 Block 2 Lot 9	junk vehicles								no owner contact info
49	808 Ptarmigan Street	1		Plat 81-10 Block 1 Lot 20	junk vehicles/garbage	10/30/2024		11/13/2024					clean up started but not finished
48	800 Tundra Ridge Road	1		Plat 84-11 Tract A	burned down house	10/31/2024		11/14/2024					council decision pending
47	800 A Tundra Ridge Road	1		Plat 84-11 Tract A	burned down house and garbage	10/31/2024		11/14/2024					council decision pending






46	725 6th Avenue			US Survey 3230 AB Block 5 Lot 6	old shed/debris	21-Nov	11/22 cert letter received receipt: owners repsoned via email and will board it up with signs.	5-Dec	1/7/25 all boarded with no tress passing signs				4/25/25 case reopened
45	690 6th ave	2		3230 AB Block 4 Lot 8	abandoned house								Joseph reached out andwant to demo property and would like help can afford cost of demo
44	621 Setter Drive	1		Plat 78-4 Block 4 Lot 25	junk yard/garbage	11/21/2024	01/07/25 returned to sender unclaimed	12/5/2024					no clean up progress has been done, letter returned unclaimed
43	552 Akula Court	3		Plat 97-23 Block 2 Lot 36	garbage/junk car								tbd
42	50 6th Avenue			Us Survey 3770 Block 2 Lot 14	junk vehicles								unknown owners
41	455 Ridgecrest Drive			Plat 2002-3	excessive amount of trash								pictures needed





28	260 East Ave	3		US Survey 3790 Block 6 Lot 9	falling shed, garbage, and debris around property								per dnr both current owners deceased
27	244 Akiak Drive	1		Plat 71-425 Block 6 Lot 6	garbage/junk yard	5/30/2024 second letter sent 11/19/24 also hand delivered with harris	no response letter returned/hand delivered mail via harris 10.11.24	12/8/2024					gave 2nd notice 20 days to clean up, no clean up has been done
26	240 East Avenue			US Survey 3790 Block 6 Lot 12									owner info unknown
25	239 Akiak Drive	2		Plat 17-425 Block 4 Lot 15	abandoned house and junk vehicles								letter in progress
24	236 Akiak Drive	2		Plat 71-425 Block 7 Lot 13	abandoned house	1st letter 5/29/2024 2nd Letter 10/30/2024	called and said he will have that house boarded up. 11/07/24 letter received from owner stating he will get that house boarded up and	11/13/2024					property owner lives in toksook bay, no progress made
23	229 Akiak Drive	3		Plat 71-425 Block 8 Lot 3	junk cars/ trash	1st Letter 5/24/2024 2nd letter 10/30/2024	stopped by the office and said they will be cleaning their property-	6/14/2024	11/19/2024-progress has been made but not finished				nuisance hearing with coucil done 4/28

22	221 Akiak Drive	2		Plat 71-425 Block 2 Lot 7/8	abandoned house/ junk vehicles								there is clean up currently happening 4/25
21	215 Akiak Drive	1		71-425 Block 8 Lot 10	abandoned house an and shed attacting, and disturbances								owner info pending
20	21 Kwethluk Lane	1		Plat 71-425 Block 1 Lot 1									owner info unknown
18	17 Kwethluk Lane	1		Plat 71-425 Block 1 Lot 3	abandoned house and junk yard	11/20/24 first letter sent address from harris							12/16/24 returned undelivered, search for owner contact has been unsuccessful
17	1651 Chief Eddie Hoffman Highway	1			excessive amount of junk vehicles								pictures pending and owners
16	155.181 6th Avenue	1		US Survey 3770 Block 3 Lots 4 and 5	junk yard/squatters/aban doned vehicles	4/9/25 cert mail sent	4/10/2025 letter receipt recieved						no resonse from owner

15	1530 Chief Eddie Hoffman Highway	1		Plat 83-36 Lot 38 B	junk vehicles								owner contact information unknown
14	145 Oscar Way	3		US Survey 3230AB Block 18 Lot 1	old rusted metal junk yard								
13	140 Torgerson	2		Plat 70-444 Block 3 lot 11	abandoned building attracting inebriated people	10/31/20234	11/7 certified mail receipt received	11/15/2024					demolition date pending
12	134 C East Ave	3		US Survey 3790 Block 10 Lot 9	pile of burnt rubbish								owner info pending
11	121 CEH Hwy				garbage/broken down items around yard	5/28/2024	owners of the property cleaned up property but left garbage on side of road	6/14/2024	11/18/24 everything clean and trash thrown				CASE CLOSED
10	120 Oscar Way	3		US Survey 3230 AB Block 18 Lot 12	old rusted junk yard								tbd



	102A East Avenue		US Survey 3290 Block 11 Lot 2	unstable home									4/8/25 no one is living in that home
1	1021 2nd Avenue		US Survey 3230AB Block 18 Lot 4	old rusted junk yard/burnt debris									current ownrers unknown
2	1019 Ridgecrest Drive		Plat 87-6 Block 3 Lot 67	burnt house									current owners are both deceased

# CITY OF BETHEL

City Manager's Office



**TO:** Planning Commission  
**FROM:** City Administration  
**DATE:** April 8, 2025  
**SUBJECT:** Land Exchange Request – Blue Sky Subdivision

The City Administration has received a request from a private subdivider, Blue Sky MKE, LLC, proposing a land exchange. The City Administration is referring this request to the Planning Commission for review in accordance with [BMC 4.08.010](#). If the Planning Commission supports the proposal, the Planning Commission's Recommendation to proceed will be submitted to the City Council.

## **Proposal Overview:**

The subdivider is requesting to transfer ownership of approximately two (2) acres of raw, undeveloped land located outside the Blue Sky Estates Subdivision to the City. In exchange, the subdivider is seeking ownership of Lots 20 and 21 of city-owned property located on Quinhagak Street in the City Subdivision.

## **Details of Proposed Exchange:**

- **Land Offered to the City:**
  - Approximately 2 acres 122,500 sq ft
  - Undeveloped/raw land
  - Located outside the Blue Sky Subdivision boundary
  - Intended future use is unspecified
- **Land Requested from the City:**
  - Lots 20 (12,005 sq ft) and 21 (12,675 sq ft) , City Subdivision
  - Located on Quinhagak Street
  - Currently owned by the City
  - Zoned residential

## **Considerations for Review:**

The appraised value of the City land has been determined but is held by the City confidentially. An appraisal of the proposed land to be transferred would need to be determined if the Commission wishes to ensure there is equitable transfer of property.

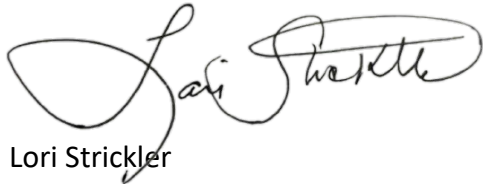
Additionally, the Commission should consider:

- The strategic importance or potential use of the two-acre parcel for municipal purposes
- Current and potential future uses of Lots 20 and 21
- Compliance with land use, zoning regulations, and comprehensive plan goals

- Public benefit, if any, to be derived from the proposed exchange

The City Administration recommends that the Planning Commission evaluate this request based on the criteria outlined above and provide a recommendation on how to proceed.

Respectfully,



Lori Strickler  
City Manager  
City of Bethel  
300 Chief Eddie Hoffman Highway  
Bethel, AK, 99559  
907-543-1373  
[citymanager@cityofbethel.net](mailto:citymanager@cityofbethel.net)

Enclosures:

Land Transfer Proposal from Lyman Hoffman  
Title Reports for Lots 20 and 21, Block 3, of Block 9, USS 3770  
Lot Map for Lots 20 and 21  
City of Bethel Zone Map

Cc:

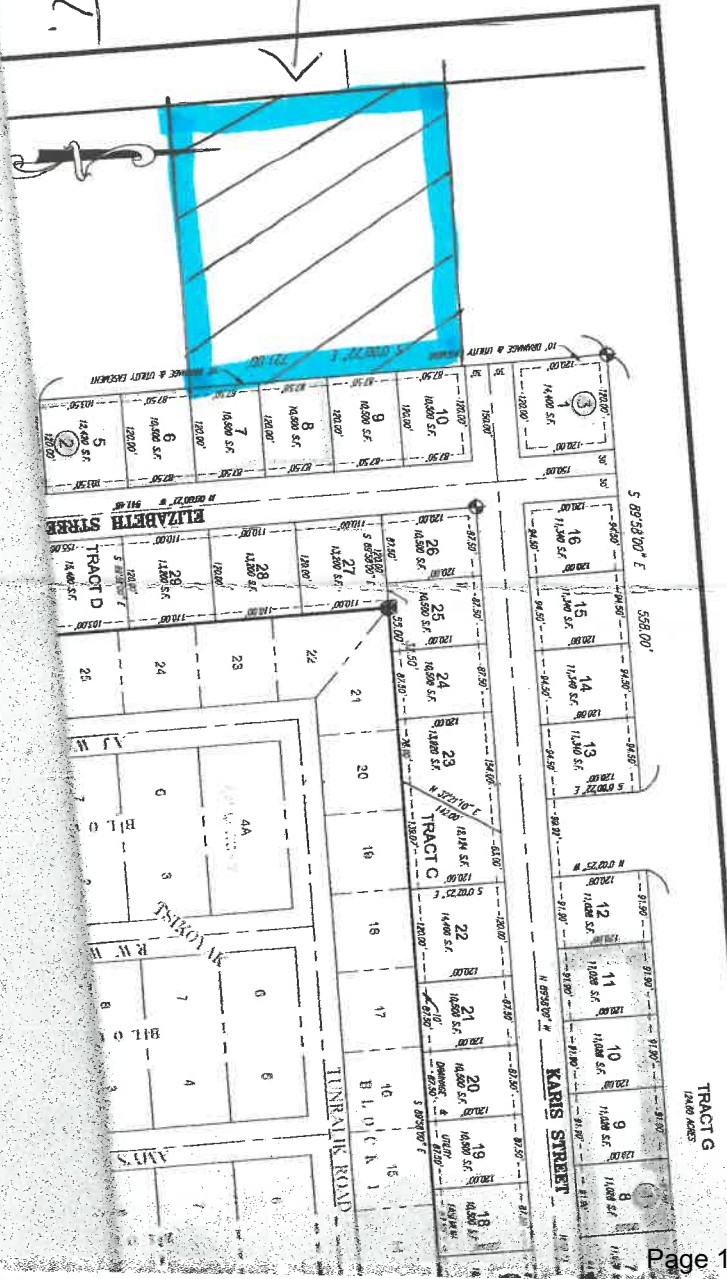
Lyman Hoffman  
Bethel City Council

LORI

Area of Land  
For The Exchange  
of the Two Lots  
on Deinhagak St.

Lots 20 and 21, Block 3  
PLAT 71-425

This is THE Proposal



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**FW: Vesting for Lots 20 & 21, Block 3 Plat 71-425**

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**From** mhorne.ak@gmail.com <mhorne.ak@gmail.com>  
**Date** Wed 10/30/2024 1:03 PM  
**To** Lyman Hoffman <lymanhoffman@hotmail.com>

📎 1 attachments (120 KB)

Vesting Deed for Lots 20 and 21, Block 3 Plat 71-425.pdf;

Lyman

City of Bethel is the owner.

Mike

**From:** Lauri Schoff <lauris@fidelityak.com>  
**Sent:** Wednesday, October 30, 2024 12:14 PM  
**To:** mhorne.ak@gmail.com; mhorne@gmail.com  
**Subject:** Vesting for Lots 20 & 21, Block 3 Plat 71-425

I have emailed you before so I thought I would send this to both addresses. There has not been anything recorded accept the plat and the declaration since the attached deed.

**Lauri Schoff**  
*General Manager*  
*Title Officer*



3150 C Street, Suite 220  
Anchorage, AK 99503

907.277.6607 Direct  
907.277.6601 Main  
907.277.6617 FAX

[New Order Submission](#) | [Property Profile Request](#) | [Meet Our Team](#) | [FidelityTitleAgencyAK.com](#)

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**ALERT!** Wire fraud is on the rise. If you receive an email containing wire transfer instructions, **please call your escrow Officer at a known number to verify the information prior to sending funds.** Our wiring instructions will not change. Also be aware of wire fraud schemes that involve infiltrating your e-mail to send false wire instructions to your escrow team. Be diligent about securing your e-mail and computer.

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Form 2242-1  
(September 1967)  
(formerly 4-1547)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

TRUSTEE DEED

THIS INDENTURE, made this 20th day of May, in the year of our Lord one thousand nine hundred and seventy, by and between George E. M. Gustafson as trustee for the townsite of Bethel Northwest Addition, U. S. Survey Number 3770, in the State of Alaska, party of the first part, and City of Bethel of Box 7, Bethel, Alaska, party of the second part,

WITNESSETH, That said party of the first part, as such trustee, by virtue of the power vested in and conferred upon him by the terms of section 11 of the Act of Congress approved March 3, 1891 (26 Stat. 1095), and the regulations thereunder and the patent issued to him thereon, and in consideration of the sum of ----- dollars, the amount of the assessments upon the premises hereinafter described, the receipt of which is hereby acknowledged, by these presents does grant, convey, and confirm unto the said party of the second part and its ~~heirs~~ <sup>successors</sup> and assigns all the following ~~lots~~ <sup>pieces</sup> ~~and~~ <sup>and</sup> ~~parcel~~ <sup>parcels</sup> of land situate in the townsite of Bethel Northwest Addition, State of Alaska, described as follows, to-wit: All of Block Nine (9), as shown on the official plat of the Northwest Addition to Bethel Townsite, U. S. Survey 3770, accepted by the Chief, Division of Engineering, for the Director on December 6, 1968.

According to the official plat of survey of said townsite, subject to rights and reservations in said patent expressed. To have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, its ~~heirs~~ <sup>successors</sup> and assigns forever.

IN WITNESS WHEREOF said party of the first part, as trustee, has hereunto set his hand and seal on the day and year first above written.

In the presence of:

Alfred P. Steger  
Valerij M. Snow

George E. M. Gustafson (SEAL)  
George E. M. Gustafson  
Trustee for the townsite of \_\_\_\_\_  
Bethel Northwest Addition, State of Alaska

STATE OF ALASKA:

BE IT REMEMBERED, That on this 20th day of May, A.D. 1970, before me, a Notary Public, came George E. M. Gustafson, to me personally known to be the trustee of said townsite of Bethel Northwest Addition, and the identical person described in, and whose name is affixed to, the foregoing conveyance as grantor, and he acknowledged the execution of the same to be his voluntary act and deed as such trustee, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first above written.



RECORDED - FILED  
REC. DIST.  
DATE: 5/9 1970  
TIME: 10:10 AM  
Subscribed by: City of Bethel  
Address: Bethel, Alaska

Neil R. Bassett  
Neil R. Bassett  
Notary Public for Alaska, residing at Anchorage, Alaska  
My Commission expires December 15, 1973

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**Re: Scanned from a Xerox Multifunction Printer**

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**From** Lyman Hoffman <lymanhoffman@hotmail.com>

**Date** Thu 3/27/2025 2:50 PM

**To** Lori Strickler <lstrickler@cityofbethel.net>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks

That helps me alot.

Lyman

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**From:** Lori Strickler <lstrickler@cityofbethel.net>

**Sent:** Wednesday, March 26, 2025 2:02 PM

**To:** Lyman Hoffman <lymanhoffman@hotmail.com>

**Subject:** Re: Scanned from a Xerox Multifunction Printer

Hello Senator,

I received your call and was hoping to have a response from Affiliated Appraisers of Alaska on our requested appraisal of the properties. They have gone to the sites and are working on the report, but we don't have that in hand just yet.

That report is necessary for us to have in hand before we can present the potential land transfer to the Planning Commission/City Council. When that appraisal is received and the value of the land being proposed for transfer is known, we can move forward.

Do you happen to have an appraised or estimated value for the land you are proposing to transfer?

Thank you for connecting back with me, we will be in touch.

**LORI STRICKLER**  
*City Manager*

*City of* **BETHEL**

 907-543-1373

 citymanager@cityofbethel.net

 300 Chief Eddie Hoffman HWY

 www.cityofbethel.org

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**From:** Lyman Hoffman <lymanhoffman@hotmail.com>

**Sent:** Wednesday, March 26, 2025 10:46 AM

**To:** Lori Strickler <lstrickler@cityofbethel.net>  
**Subject:** Fw: Scanned from a Xerox Multifunction Printer

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lori,  
I am forwarding the proposed land exchange the includes the swap the lots 20 and 21, Blk 3 in City Subdivision  
For the land for the park in my subdivision (350 ft X 350 ft) aprox 122,500 sq ft.  
I forwarded this to you back 10/30/2025.

Any updated from the city reqarding this proposal?

Thanks  
Lyman Hoffman

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**From:** postmaster@akleg.gov <postmaster@akleg.gov>  
**Sent:** Wednesday, March 26, 2025 10:28 AM  
**To:** lymanhoffman@hotmail.com <lymanhoffman@hotmail.com>  
**Subject:** Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: Capitol 5th Floor - East Wing  
Multifunction Printer Name: Capitol5thFloor\_EastWing

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File No.: 0209-4218870

Ref No.:

To: City of Bethel, Planning Department  
 Attn: Pauline Boratko  
 PO Box 1388  
 Bethel, AK 99559

Limitation of Liability for Informational Report

**IMPORTANT - READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

File No. 0209-4218870

Effective Date: November 04, 2024 at 8:00 am

Fee: \$300.00

Title is vested in:

City of Bethel

The land referred to in this Report is situated in the State of Alaska and is described as follows:

Lots 20 and 21, Block 3, of BLOCK 9, NORTHWEST ADDITION TO BETHEL TOWNSITE OF U.S.S NO. 3770 BETHEL, ALASKA, according to the official plat thereof, filed under Plat Number [71-425](#), Records of the Bethel Recording District, Fourth Judicial District, State of Alaska.

The title to the herein described land is subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in order of their priority.

### **EXCEPTIONS**

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Subject property does not lie within an organized taxing district.
3. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:  
Recording Information: April 13, 1977, [Book 23, Page 544](#)
4. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: The attached plat, if any, is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.

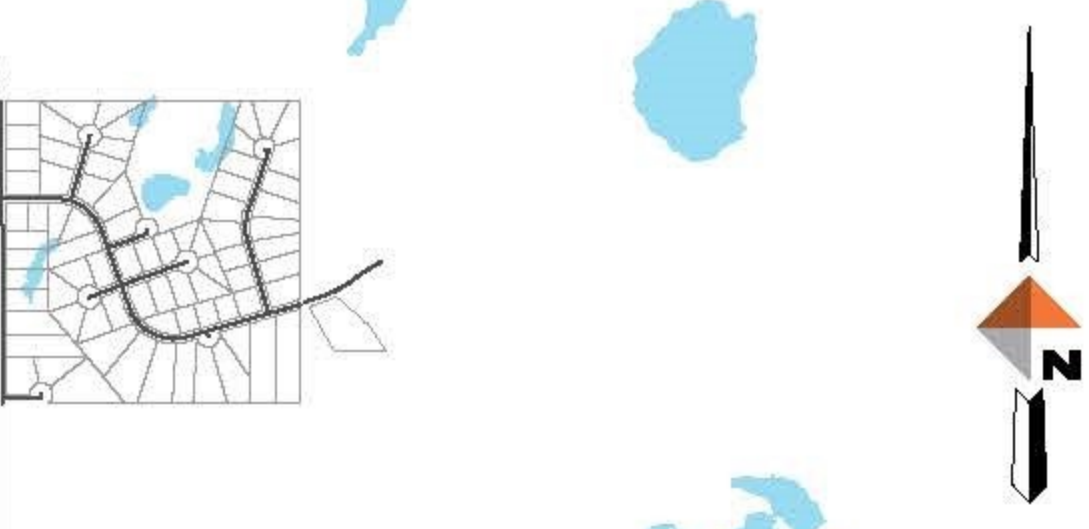
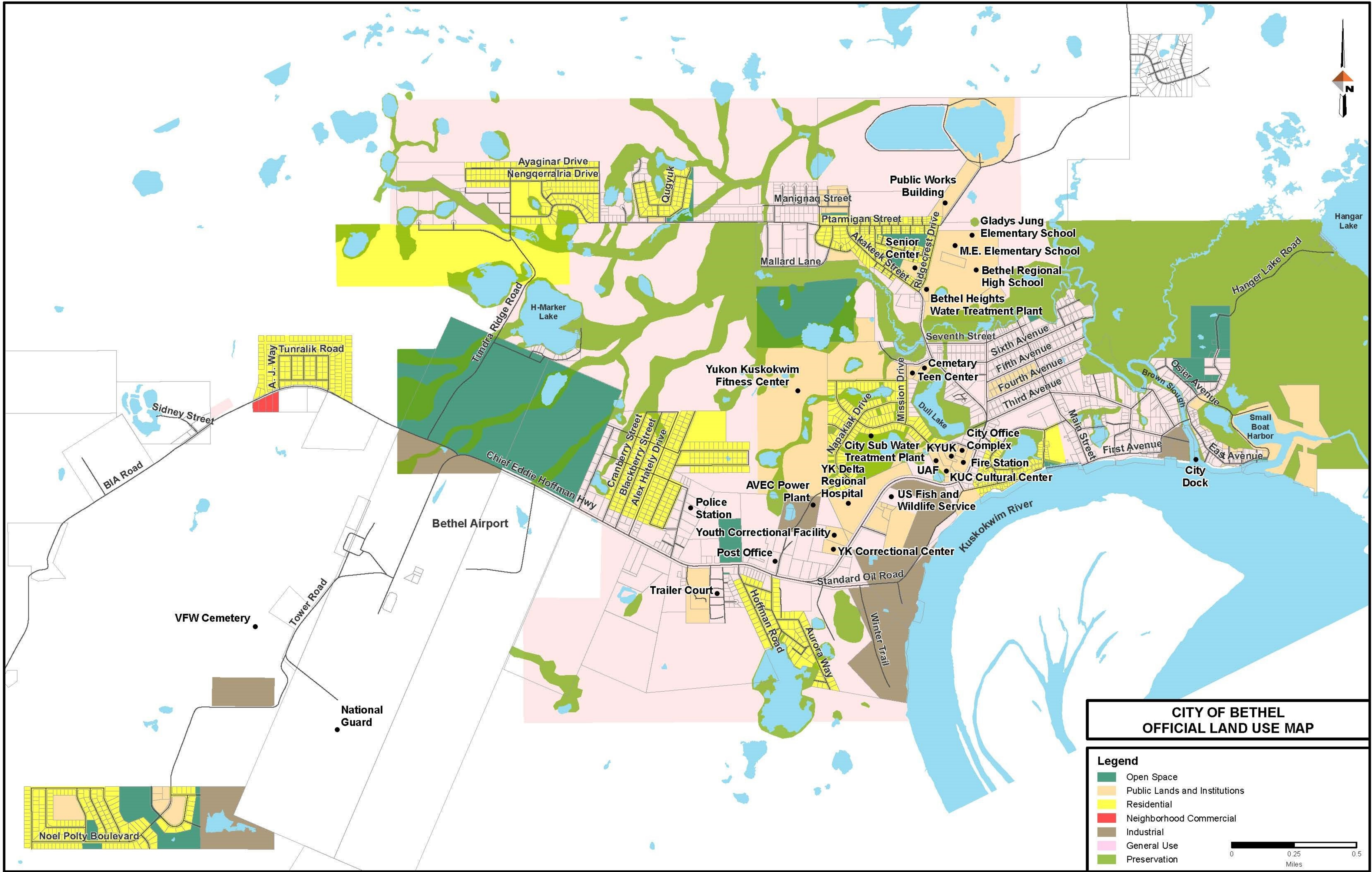


50' RADIUS TEMPORARY TURNAROUND TO BE AUTOMATICALLY VACATED WHEN STREET IS EXTENDED.

BLOCK 9, NORTHWEST ADDITION TO BE (P71-

NOTE: 10' WIDE UTILITY EASEMENT E...

NOTE: NO ADDITIONAL FILL MATERIAL MAY BE PLACED WITHIN A 15 FOOT STRIP OF L...



**CITY OF BETHEL  
OFFICIAL LAND USE MAP**

**Legend**

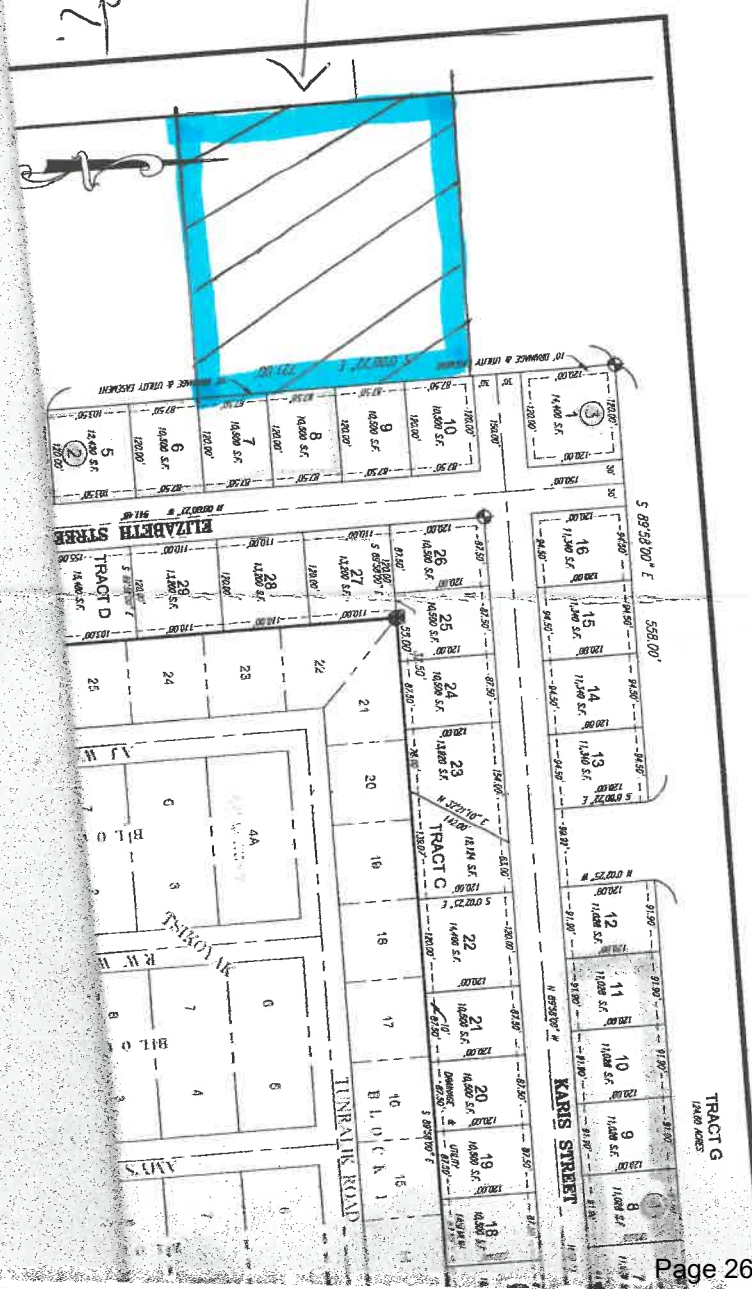
- Open Space
- Public Lands and Institutions
- Residential
- Neighborhood Commercial
- Industrial
- General Use
- Preservation

LORI

Area of Land  
For The Exchange  
of the Two Lots  
on Deinhagak St.

Lots 20 and 21, Block 3  
PLAT 71-425

This is THE Proposal



---

**FW: Vesting for Lots 20 & 21, Block 3 Plat 71-425**

---

**From** mhorne.ak@gmail.com <mhorne.ak@gmail.com>  
**Date** Wed 10/30/2024 1:03 PM  
**To** Lyman Hoffman <lymanhoffman@hotmail.com>

📎 1 attachments (120 KB)

Vesting Deed for Lots 20 and 21, Block 3 Plat 71-425.pdf;

Lyman

City of Bethel is the owner.

Mike

**From:** Lauri Schoff <lauris@fidelityak.com>  
**Sent:** Wednesday, October 30, 2024 12:14 PM  
**To:** mhorne.ak@gmail.com; mhorne@gmail.com  
**Subject:** Vesting for Lots 20 & 21, Block 3 Plat 71-425

I have emailed you before so I thought I would send this to both addresses. There has not been anything recorded accept the plat and the declaration since the attached deed.

**Lauri Schoff**  
*General Manager*  
*Title Officer*



3150 C Street, Suite 220  
Anchorage, AK 99503

907.277.6607 Direct  
907.277.6601 Main  
907.277.6617 FAX

[New Order Submission](#) | [Property Profile Request](#) | [Meet Our Team](#) | [FidelityTitleAgencyAK.com](#)

**AVOID WIRE FRAUD**

**ALERT!** Wire fraud is on the rise. If you receive an email containing wire transfer instructions, **please call your escrow Officer at a known number to verify the information prior to sending funds.** Our wiring instructions will not change. Also be aware of wire fraud schemes that involve infiltrating your e-mail to send false wire instructions to your escrow team. Be diligent about securing your e-mail and computer.

**Confidentiality Notice:** This email communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Form 2242-1  
(September 1967)  
(formerly 4-1547)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

TRUSTEE DEED

THIS INDENTURE, made this 20th day of May, in the year of our Lord one thousand nine hundred and seventy, by and between George E. M. Gustafson as trustee for the townsite of Bethel Northwest Addition, U. S. Survey Number 3770, in the State of Alaska, party of the first part, and City of Bethel of Box 7, Bethel, Alaska, party of the second part,

WITNESSETH, That said party of the first part, as such trustee, by virtue of the power vested in and conferred upon him by the terms of section 11 of the Act of Congress approved March 3, 1891 (26 Stat. 1095), and the regulations thereunder and the patent issued to him thereon, and in consideration of the sum of ----- dollars, the amount of the assessments upon the premises hereinafter described, the receipt of which is hereby acknowledged, by these presents does grant, convey, and confirm unto the said party of the second part and its ~~heirs~~ <sup>successors</sup> and assigns all the following ~~lots~~ <sup>pieces</sup> ~~and parcels~~ of land situate in the townsite of Bethel Northwest Addition, State of Alaska, described as follows, to-wit: All of Block Nine (9), as shown on the official plat of the Northwest Addition to Bethel Townsite, U. S. Survey 3770, accepted by the Chief, Division of Engineering, for the Director on December 6, 1968.

According to the official plat of survey of said townsite, subject to rights and reservations in said patent expressed. To have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, its ~~heirs~~ <sup>successors</sup> and assigns forever.

IN WITNESS WHEREOF said party of the first part, as trustee, has hereunto set his hand and seal on the day and year first above written.

In the presence of:

Alfred P. Steger  
Valerie Mason

George E. M. Gustafson (SEAL)  
George E. M. Gustafson  
Trustee for the townsite of  
Bethel Northwest Addition, State of Alaska

STATE OF ALASKA:

BE IT REMEMBERED, That on this 20th day of May, A.D. 1970, before me, a Notary Public, came George E. M. Gustafson, to me personally known to be the trustee of said townsite of Bethel Northwest Addition, and the identical person described in, and whose name is affixed to, the foregoing conveyance as grantor, and he acknowledged the execution of the same to be his voluntary act and deed as such trustee, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first above written.



RECORDED - FILED  
REC. DIST.  
DATE: 5/9 1970  
TIME: 10:10 AM  
Subscribed by: City of Bethel  
Address: Bethel, Alaska

Neil R. Bassett  
Neil R. Bassett  
Notary Public for Alaska, residing at Anchorage, Alaska  
My Commission expires December 15, 1973

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**Re: Scanned from a Xerox Multifunction Printer**

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**From** Lyman Hoffman <lymanhoffman@hotmail.com>

**Date** Thu 3/27/2025 2:50 PM

**To** Lori Strickler <lstrickler@cityofbethel.net>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks

That helps me alot.

Lyman

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**From:** Lori Strickler <lstrickler@cityofbethel.net>

**Sent:** Wednesday, March 26, 2025 2:02 PM

**To:** Lyman Hoffman <lymanhoffman@hotmail.com>

**Subject:** Re: Scanned from a Xerox Multifunction Printer

Hello Senator,

I received your call and was hoping to have a response from Affiliated Appraisers of Alaska on our requested appraisal of the properties. They have gone to the sites and are working on the report, but we don't have that in hand just yet.

That report is necessary for us to have in hand before we can present the potential land transfer to the Planning Commission/City Council. When that appraisal is received and the value of the land being proposed for transfer is known, we can move forward.

Do you happen to have an appraised or estimated value for the land you are proposing to transfer?

Thank you for connecting back with me, we will be in touch.

**LORI STRICKLER**  
City Manager

City of **BETHEL**

 907-543-1373

 citymanager@cityofbethel.net

 300 Chief Eddie Hoffman HWY

 www.cityofbethel.org

---

**From:** Lyman Hoffman <lymanhoffman@hotmail.com>

**Sent:** Wednesday, March 26, 2025 10:46 AM

**To:** Lori Strickler <lstrickler@cityofbethel.net>  
**Subject:** Fw: Scanned from a Xerox Multifunction Printer

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lori,

I am forwarding the proposed land exchange the includes the swap the lots 20 and 21, Blk 3 in City Subdivision

For the land for the park in my subdivision (350 ft X 350 ft) aprox 122,500 sq ft.

I forwarded this to you back 10/30/2025.

Any updated from the city reqarding this proposal?

Thanks  
Lyman Hoffman

---

**From:** postmaster@akleg.gov <postmaster@akleg.gov>  
**Sent:** Wednesday, March 26, 2025 10:28 AM  
**To:** lymanhoffman@hotmail.com <lymanhoffman@hotmail.com>  
**Subject:** Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: Capitol 5th Floor - East Wing  
Multifunction Printer Name: Capitol5thFloor\_EastWing

For more information on Xerox products and solutions, please visit

<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.xerox.com%2F&data=05%7C02%7C%7C0a453f3ae8074bb7f2bb08dd6c942a01%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638786105797159432%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=wURX%2FFk8F%2F1dBIde8XYG3u0zgSFTMxAD3Hv0QBX6Q04%3D&reserved=0>



# City of Bethel

May 1, 2025

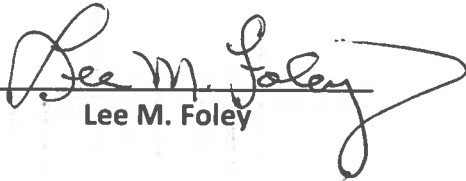
**FROM:** Planning Director  
**TO:** Lori Strickler, City Manager  
**SUBJ:** Planning Director's April 2025 Report

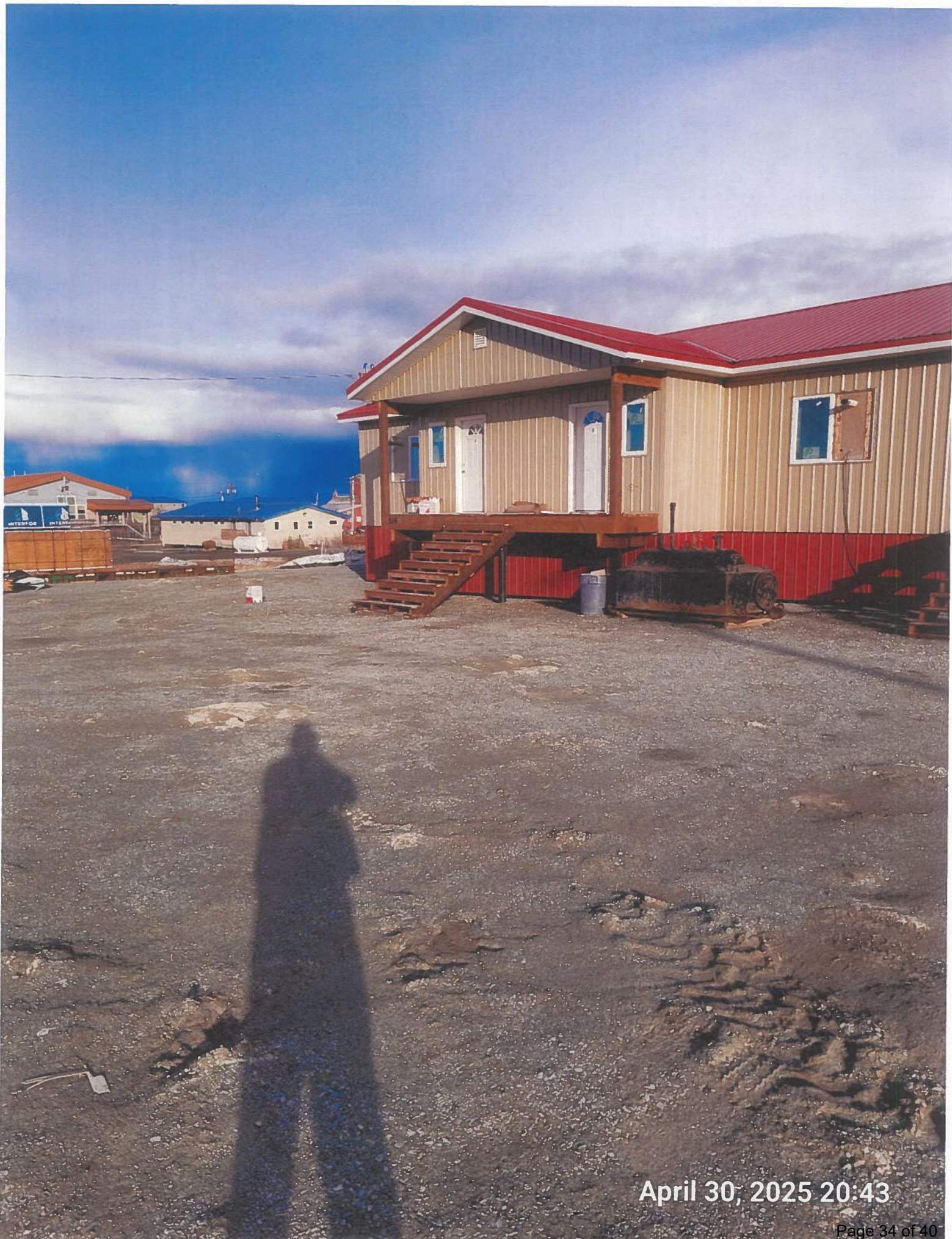
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## April 2025 Events

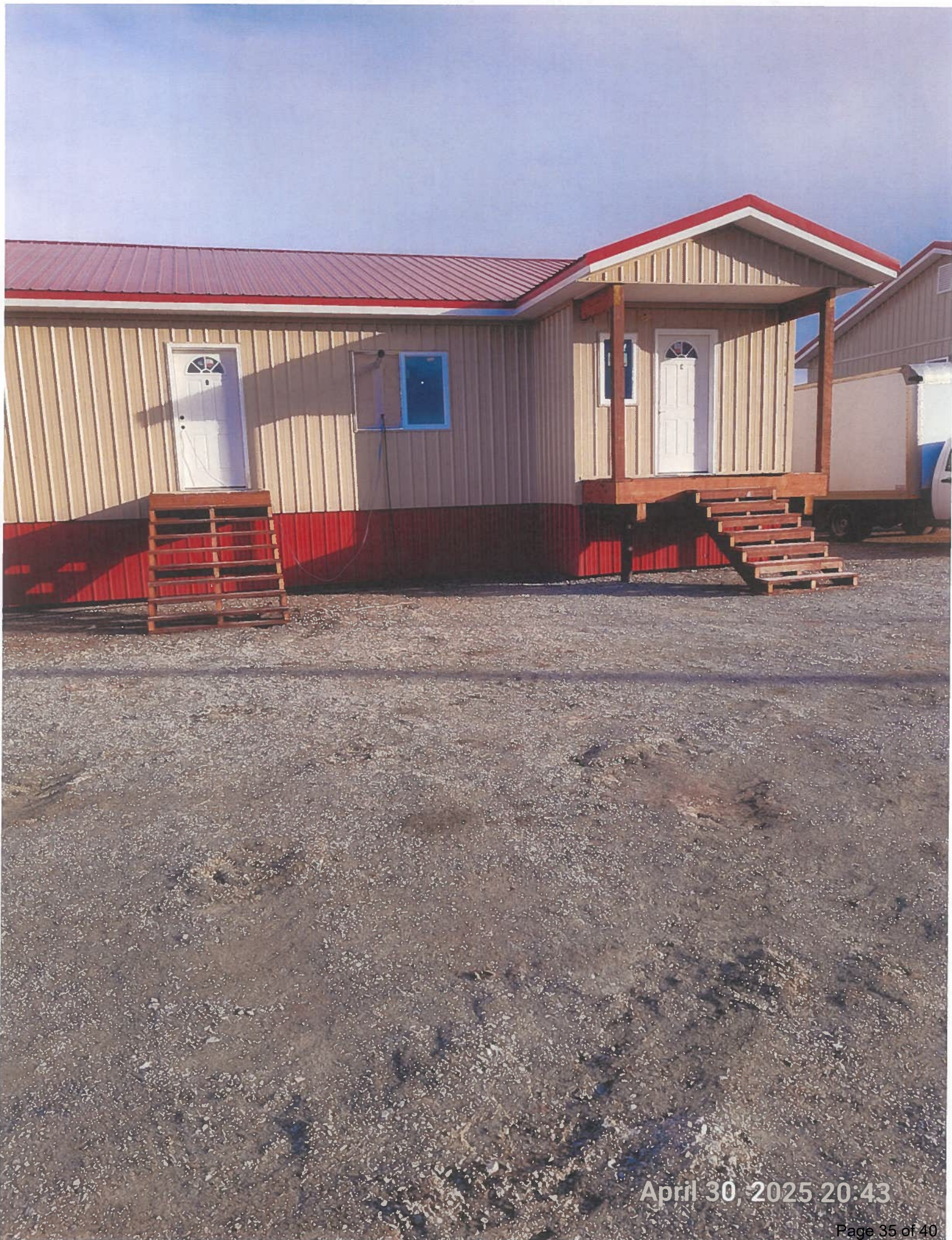
- **Planning Commission:** An update on nuisance properties was presented and discussed.
- **YK Fitness Center Gym Expansion:** 63% design completion to date.
- **Residential Site Plan Permits Submitted and Approved:** 3
- **Commercial Site Plan Permits Submitted and Approved:** 3
- **Conditional Use Permits Submitted and Approved by The Planning Commission:** None
- **Variances Requested and Disposition:** None
- **Zoning Amendments Submitted and Approved:** None
- **Plats Submitted for Review and Disposition:** None
- **Summary Statement:** There are no major Planning projects under review.
- **Abandoned and/or Junk Vehicles:** To date, Planning has received nine (9) new complaints of abandoned/junk vehicles throughout the City. These submissions were made on the Nuisance Property Complaint Forms available on the City's website. Letters via certified mail will be sent to the owners. On April 18, 2025, the City Manager conducted a junk vehicle meeting to ensure all complaints were being addressed.
- **Vacancies:** Fully staffed.
- **Other Events:** Online training in GIS applications for the Planning Director will start by checking out Planning's version of Arc/GIS and discussing available data with Eckersall LLC on Wednesday, May 7, 2025.
- **Large Projects:**
  1. **Ptarmigan Street Encroachments** – A ROW update team meeting was conducted on April 21, 2025. The focus of the meeting was to provide the City with an updated spreadsheet of the encroaching properties and a ROW planning document to illustrate their locations.
  2. **Ptarmigan Street Culvert Replacement** – Planning received and reviewed the associated Floodplain Development materials for this City-funded/sponsored project.
  3. **City of Bethel Professional Housing Project** – External progress photos attached.

4. **Hazard Mitigation Plan** – Planning is working with other City-team players under a grant funded by the Alaska Division of Homeland Security & Emergency Management and the Federal Emergency Management Agency to upgrade the plan and bring it current.
5. **Nuisance Abatement** – In collaboration with Public Works, City Attorney, Chief of Public Safety, and the City Clerk, and in support of the City Manager’s initiative, data and photos were collated and presented to the City Council for consideration during Nuisance Abatement Hearings on April 29-30, 2025. An onsite inspection of nuisance properties was conducted by the City Manager, Public Works Director, and the Planning Director on April 24, 2025.

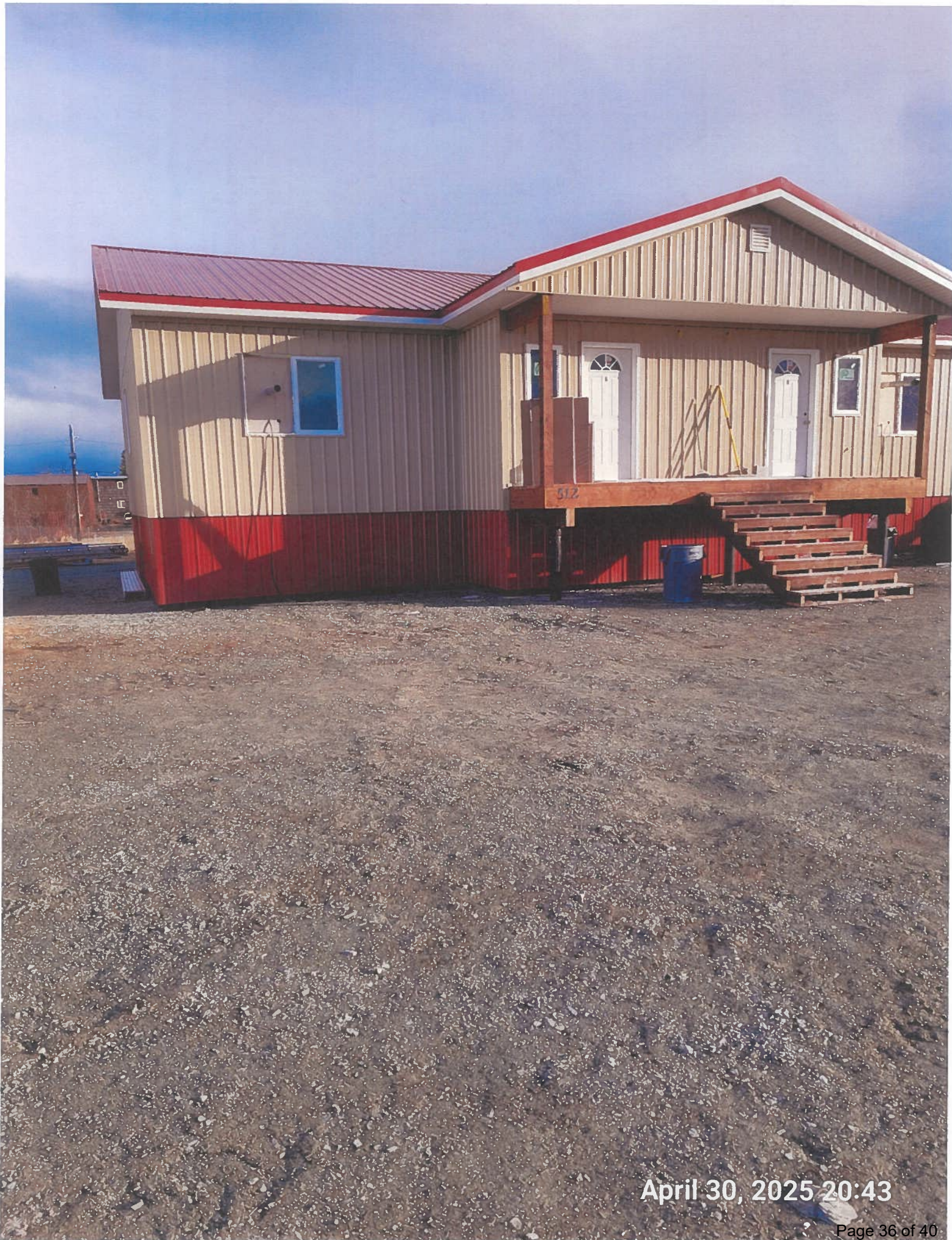
  
Lee M. Foley



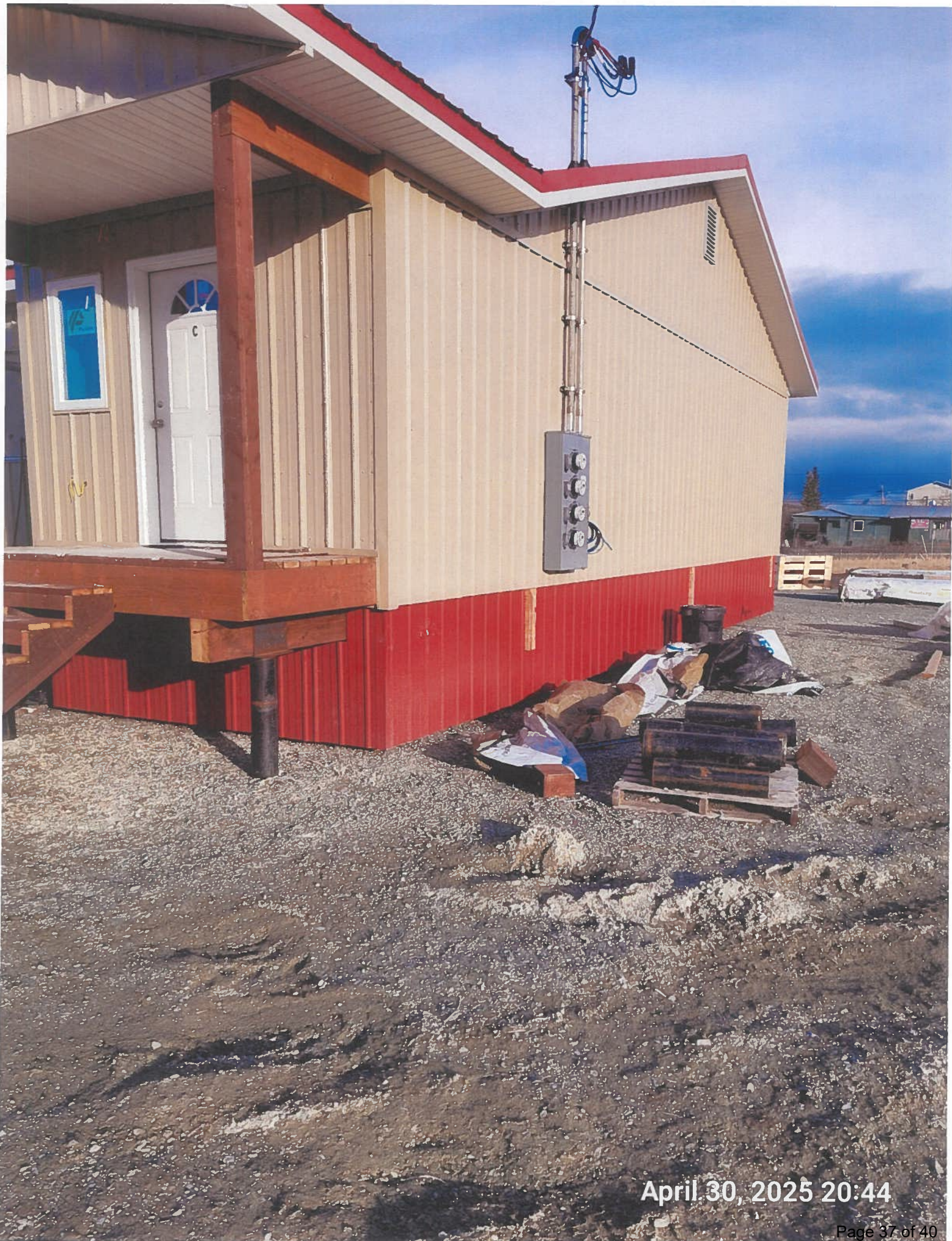
April 30, 2025 20:43



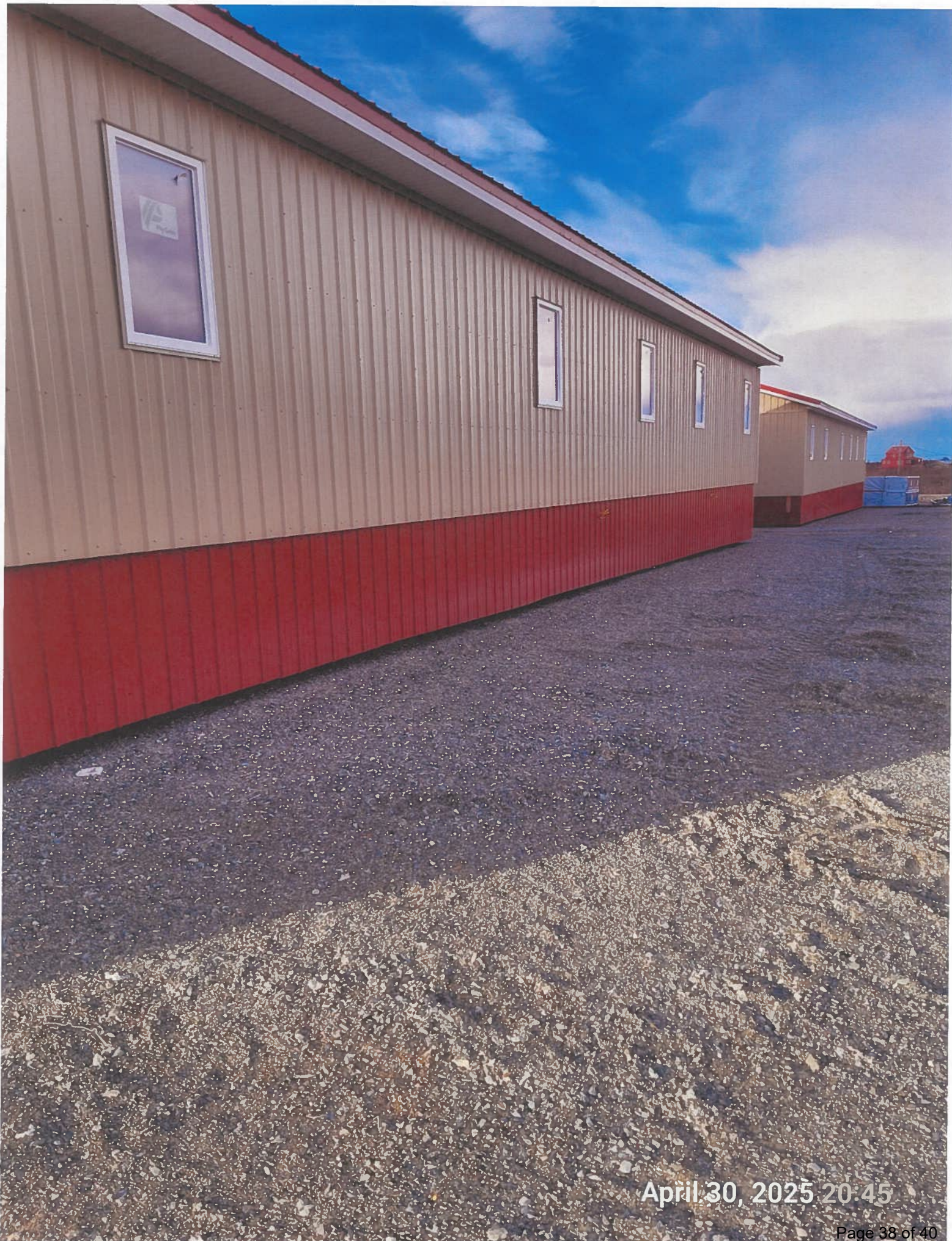
April 30, 2025 20:43



April 30, 2025 20:43



April 30, 2025 20:44



April 30, 2025 20:45

2025 Site Permits

Number	improvements:	Date arrived in Planning	Approval Date	FILL	Lot	Block	Subdivision	Name of Applicant	Land Owner (if different from applicant)	Physical Address
25-01	consturct a 8 bdrm 3 story single family dwelling	12/27/25	1/13/25		28	9	Tundra Ridge	Travis Dostert		9226 Makqalnia Road
25-02	move structure and add deck	3/6/25	3/7/25		6	4	US Survey 3230AB	Eddie Fenn/Tiffany Belfrey	Steven Chung	230 Tundra Way
25-03	addition of gymnasium	12/19/24	4/2/25		Tract B		Plat 2012-43	DOWL	City of Bethel	267 Akiak Drive
25-04	demo house add existng storage shed and build single	4/16/25	4/17/25		9A		Plat 88-7	Jerry/Melanie Fredericks		940 1st Avenue
25-05	add 500 gallon retail propane take	4/9/25	4/22/25		Tract 5B		Plat 96-10	Crowley Fuels		380 Standard Oil Road
25-06	constuct 100'x40' additon to existing church building	4/12/24	4/28/25		15&16	5	US Survey 3770	Assembly of God Church		80 6th Avenue
25-07	demo warehouse, constuction single family dwelling	4/28/25	4/30/25		9	20	US Survey 3230 AB	Valon Abdiu	Sandra Abdiu	951 1st Avenue
25-08	demo old house	4/21/2025	4/30/2025		2		Plat 81-1	Sean Glasheen		106 H Marker
25-09										
25-10										

## Planning Commission 2025 Attendance

### Regular Meetings

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

<p><b>Vacancy shall be declared by the body when a member:</b>                  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>	<p><b>P=Present</b>  <b>E=Excused</b>  <b>U=Unexcused</b>  <b>T= Tardy</b></p>	<p>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.</p>
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xx: not yet appointed/left commission