



ORDINANCE 2026-03

AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Delta Junction Code of Ordinance §4.20.015 establishes a “Neighborhood Business” classification which allows businesses to lawfully conduct business in a residential zone; and

WHEREAS, a person seeking authorization to conduct a neighborhood business in an area zoned residential is required to submit a Conditional Use Permit Application, followed by a public hearing; and

WHEREAS, a Conditional Use Permit Application was submitted on July 16, 2025 by Bogdan Koval to develop rental housing on Hess Avenue; and

WHEREAS, on ----- the City of Delta Junction, according to §4.20.015(b), did in fact issue written notice to property owners located within five hundred (500) feet of property in which a Conditional Use Permit was requested.

NOW, THEREFORE, be it enacted by the City Council of the City of Delta Junction, Alaska:

1. A Conditional Use Permit shall be issued to Bogdan Koval, to run with ownership of the real property described as **Lots 5 and 6, Block 6, North and West Additions Delta Junction Townsite** provided that the owner of the subject property shall at all times use the property in compliance with the purposes described in the Conditional Use Permit.
2. Any violation of this Conditional Use Permit may be brought to the attention of the Planning Commission or the City Council. If the Planning Commission or City Council concludes there has been a material violation of the Conditional Use Permit, the Permit may be revoked.
3. This ordinance and Conditional Use Permit shall take effect immediately upon enactment.

Introduction:	August 5, 2025
First Reading:	August 5, 2025
Public Hearing:	August 19, 2025
Second Reading:	August 19, 2025
Adoption:	August 19, 2025

ADOPTED this 91th day of August 2025 by a duly constituted quorum of the City Council for the City of Delta Junction, Alaska.

Igor Zarembo, Mayor

CITY
SEAL

Pat White, City Clerk

	YES	NO	ABSENT	ABSTAIN
Seat A: Leith				
Seat B: Phelan				
Seat C: Prestegard				
Seat D: Zarembo				
Seat E: Stricklin				
Seat F: Hallgren				
Seat G: Riesner				



City of Delta Junction

Welcome to the Friendly Frontier

PO Box 229, Delta Junction, Alaska 99737

Ph: 907-895-4656 Fax: 907-895-4375

website: www.deltajunction.us email: city@deltajunction.us

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 7-16-2025

Payment - \$750.00 Non-refundable Filing Fee: () cash () Check () Debit/Credit 6-17-25 waived

Applicant Name: Bohdan Koval ☒ owner () purchaser () other (explain)

Mailing Address: P.O. Box 606, Delta Jun. AK Phone: (907) 616-1092

Legal and common description of property to be considered for a conditional use:

Residential

Conditional use requested and reasons for requesting it, including hours of operation:

N/A Stand alone triplex units (housing)

Property's present zoning classification:

Remain Residential

Site plan (attached) showing the subject property and its demenstions.

A. The site plan must show the use, location, size and height of all existing and proposed buildings and structures on the subject property.

B. The site plan must show the location of all existing and proposed curb cuts, driveways, off-street parking spaces and loading areas, traffic circulation patterns, street and right-of-way width, sidewalks, landscaping, screening, open space areas, signage, lighting and other related matters. N/A

C. The site plan must indicate the maximum number of cars parked by employees, independent contractors, clients, patients and/or customers present on the property at any time. Adequate parking needs to be demonstrated. N/A

Signature of Applicant:

Bohdan Koval

No conditional use request shall be approved until a public hearing has been held thereon by the Planning Commission.

The Planning Commission shall review, hear and decide whether to approve a request for a conditional use. In its deliberations, the Planning Commission shall consider all oral and written statements from the applicant and the public.



CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska and that this plat represents a survey made by me or under my direct supervision, and the measurements shown thereon are correctly as described, and that all dimensions and other details are correct.

Date August 21, 1964

Registration No. 551-5

Surveyor

DATE	REVISION	RECORD	DRAWN	CHECK	APP
8-8-63	Platted	10	10	10	10
8-8-63	Added	10	10	10	10
8-8-63	Corrected	10	10	10	10

NORTH AND WEST ADDITIONS TO
DELTA JUNCTION TOWNSITE

SCALE 1" = 100' CHECKED L.R.F.F.

Unfinished Business:
Hess Property