



CITY OF BETHEL PLANNING OFFICE

P.O. Box 1388 • Bethel, Alaska 99559
907-543-5301
Fax # 907-543-4186

April 29, 2013

Memo To: City of Bethel Planning Commission

From: Rachael Pitts, Planning Director

Reference: Application from YKHC for a Right-of-Way Vacation, Easement Location, and Easement Vacation

The Yukon Kuskokwim Health Corporation has applied for a Right-of-Way Vacation, Easement Location, and Easement Vacation on their property at 700 Chief Eddie Hoffman Highway (see attachments). Based on the attached aerial, the larger right-of-way was never developed as initially intended. These changes are related to the relocation of a building onsite.

Properties north of YKHC have an existing road that aligns approximately east-west to provide circulation to BNC property, the Annie David allotment, and City Subdivision.

The remainder of the larger right-of-way is on State of Alaska property, near the Juvenile Jail. The state has not developed their portion of the right-of-way as a road.

With the exception of any objections that may arise at the public hearing, the Planning Department supports the application for a Right-of-Way Vacation, Easement Location, and Easement Vacation (on YKHC property) as shown on the preliminary plat dated April 26, 2013. Existing traffic circulation appears to be sufficient to accommodate adjoining properties.

Findings:

1. The vacation is not primarily for a private purpose.
2. The area is no longer necessary for public use or the public welfare.
3. The public welfare will be enhanced by the vacation.

CITY OF BETHEL

P.O. BOX 1388, BETHEL, ALASKA-99559 <http://www.cityofbethel.org> 907-543-5306, FAX# 907-543-4186

APPLICATION FOR VACATING ~~EASEMENT~~

Right of Way

____ Yukon Kuskokwim Health Corporation ____

Name of Party Requesting Action

Date: 3/14/2013

____ 700 Chief Eddie Hoffman Highway ____

____ Bethel, Alaska 99559 ____

Address

Telephone: 907-543-6000

Attach a list of all property owners within 600 feet of the easement boundaries.

Reason for requesting easement to be vacated:

At the present time there is no road constructed within the right-of-way. There appears to be no need for a road in this area.

Additional information needed by the City of Bethel Planning Department:

1. Preliminary Plat of requested vacation.
2. Application Fee is \$100.
3. List of property owners within 600 feet of easement boundaries.

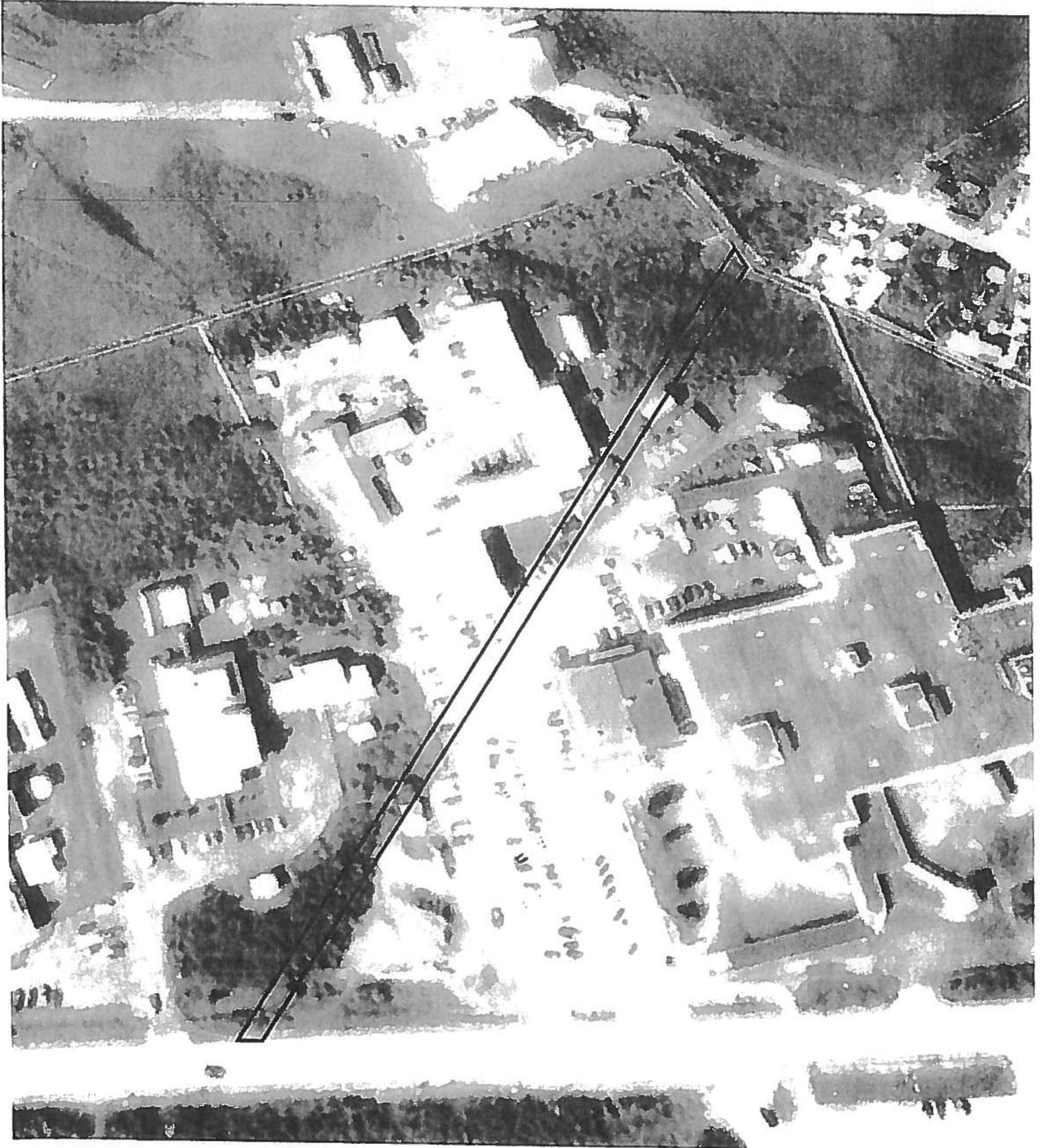
After completed application is received by the City:

1. Planning Department receives the application and fee.
2. A public hearing is scheduled with the Planning Commission to review the request.
3. Planning staff notifies all property owners within 600 feet of the easement boundaries.
4. If the Planning Commission and the City Council agree to the request, a final plat shall be submitted to the Planning Department.
5. Applicant is required to pay necessary recording fees to record vacation with State of Alaska Recorder of Deeds in the Bethel Recording District.

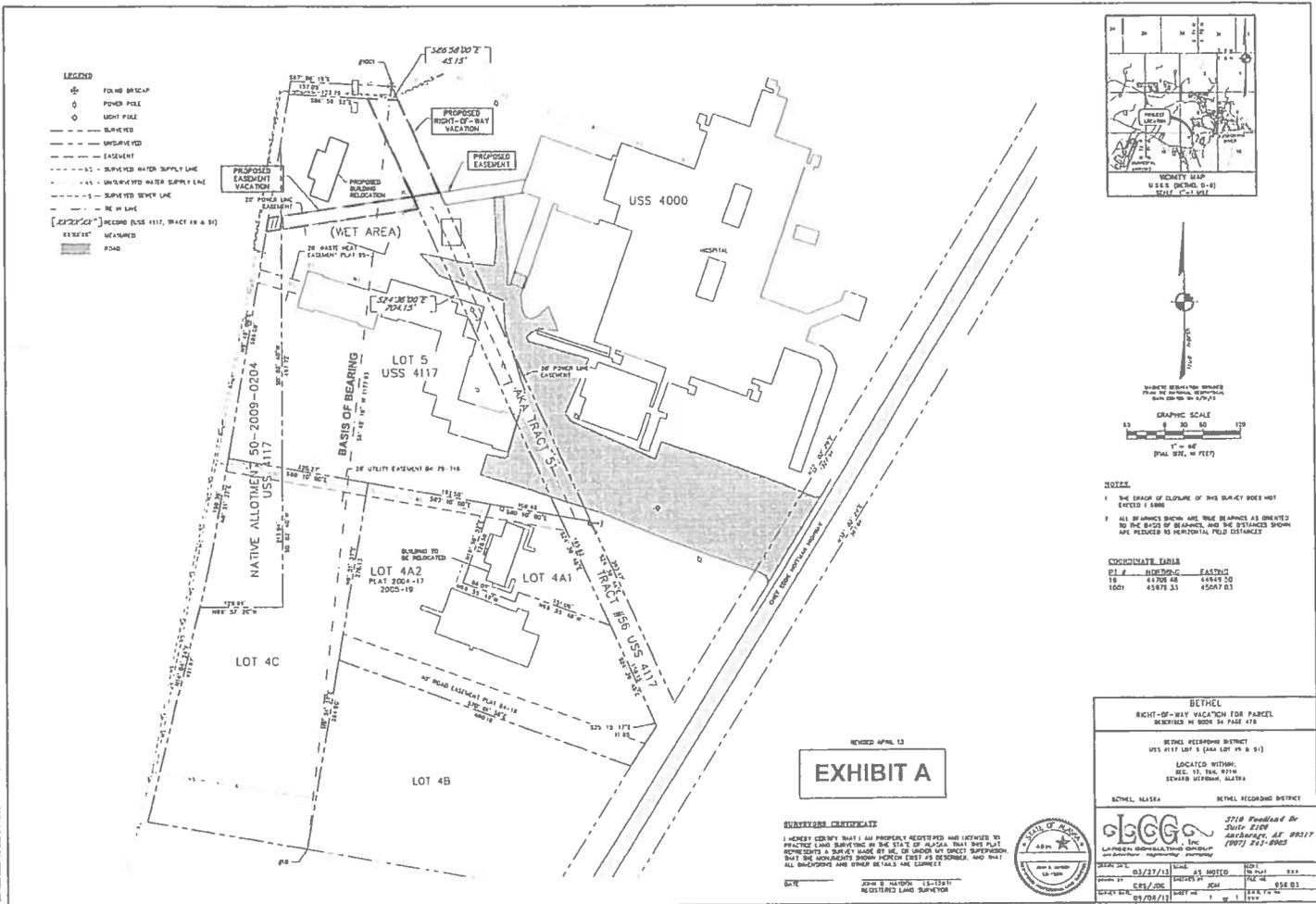


Signature of Applicant

AT Request OF Kris Markke Y.K.H.C



Unused Road Alignment at YKHC and Detention Facility



REVISED APRIL 13

EXHIBIT A

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT THE INSTRUMENTS SHOW HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 03/21/13 2:00 PM 15-12011 REGISTERED LAND SURVEYOR



BETHEL	
RIGHT-OF-WAY VACATION FOR PARCEL DESCRIBED IN BOOK 34 PAGE 476	
BETHEL RECORDING DISTRICT	
USS 4117 LOT 5 (AND LOT 4B & 5)	
LOCATED WITHIN: SEC. 17, T. 24N, R. 12W, DISTRICT OF BETHEL, ALASKA	
BETHEL, ALASKA	BETHEL RECORDING DISTRICT
3710 Foothold Dr. Suite 2100 Anchorage, AK 99517 (907) 267-8965	
DATE: 03/21/13	AS NOTED
BY: CES/JSC	FOR: JCM
PROJECT: 08/26/11	1 of 1

Revised

APR 26 2013

To Whom this may concern:

You are receiving this notice of a Public Hearing pursuant to BMC 17.04.025, "Notice shall be mailed to the owners of each parcel of property any part of which is within 600 feet of the exterior boundary of the parcel that is the subject of the application or petition."

You have been identified on city utility service lists as someone who may have property interest in the area described above. If you are not the property owner, please pass this notice along to them.

Rachael Pitts
Planning Director



CITY OF BETHEL

PLANNING OFFICE

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Fax # 907-543-4186

PUBLIC HEARING

On May 9, 2013 the Bethel Planning Commission will hear a request by the Yukon Kuskokwim Health Corporation for a right-of-way vacation, easement vacation, and additional easement at 700 Chief Eddie Hoffman Highway, Bethel, Alaska 99559. The request was filed on March 14, 2013. Legal Description: Property is United States Survey 4117, lot 5, approximately 28,296 square feet. The hearing will be held at the City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting contact the Planning Dept. at 543-5306.

Anna Thompson David
PO Box 452
Bethel, Alaska 99559

Martha Guest
PO Box 534
Bethel, Alaska 99559

Carrie Nelson
PO Box 231
Bethel, Alaska 99559

BNC
PO Box 719
Bethel, Alaska 99559

ONC
PO Box 927
Bethel, Alaska 99559

**State of Alaska Dept. of Health
and Social Services**
PO Box 1989
Bethel, Alaska 99559

Kevin and Sarah Phelan
PO Box 2871
Bethel, Alaska 99559

BUC
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Bethel, Alaska 99559

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Mary Weiss
PO Box 158
Bethel, Alaska 99559

Frank Jones
PO Box 306
Bethel, Alaska 99559



Bethel Planning Commission Resolution

Bethel Planning Commission

Resolution No. 2013 – 2

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A RIGHT-OF-WAY VACATION, EASEMENT LOCATION, AND EASEMENT VACATION, LOCATED AT 700 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL, ALASKA, 99559. LEGAL DESCRIPTION US SURVEY 4117, LOT 5, R71W, T8N, SEWARD MERIDIAN

WHEREAS, the Planning Commission has approved the request on May 9, 2013; and

WHEREAS, the Planning Director / Platting Officer for the City of Bethel has determined that this request conforms to city code, pursuant to BMC Title 17, and recommends that the request be approved.

NOW THEREFORE BE IT RESOLVED that the PLANNING COMMISSION has reviewed the proposed Right-of-Way Vacation, Easement Location, and Easement Vacation.

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this _____ day of _____, 2013.

City of Bethel City Planning Commission Action:

Vote: In Favor: _____ Opposed: _____ Abstained: _____

ATTEST:

John Guinn, Chair

City of Bethel Planning Commission

Betsy Jumper, Recorder

City of Bethel Planning Commission

Bethel Recording District:

After recording please return to:

City of Bethel Planning Department

PO Box 1388

Bethel, Alaska 99559