



Planning Commission Agenda

Regular Planning Commission Meeting Thursday, November 14, 2013 – 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

John Guinn
Chair
Term Expires
12/2013

Joy Shantz
Vice-Chair
Term Expires
12/2013

Heather Pike
Council Rep.
Term Expires
10/2015

VACANT
Committee Member
Term Expires

Abe Palacios
Committee Member
Term Expires
12/2015

Cliff Linderth
Committee Member
Term Expires
12/2014

VACANT
Committee Member
Term Expires

Rachael Pitts
Ex-Officio Member

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF MINUTES OF THE OCTOBER 10, 2013 MEETING
- V. APPROVAL OF AGENDA
- VI. SPECIAL ORDER OF BUSINESS
- VII. UNFINISHED BUSINESS:
 - A. Public Hearing: Residential Planned Unit Development Zoning for Kasayuli Subdivision, sponsored by the Planning Commission. Legal Description: Plat 98-3, Bethel Recording District.
 - B. Public Hearing: Residential Planned Unit Development Zoning for Tsikoyak (Larsen) Subdivision, sponsored by the Planning Commission. Legal Description: Plat 96-18, Bethel Recording District.
- VIII. NEW BUSINESS:
 - A. Public Hearing: Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 833 Ptarmigan Road, Bethel, Alaska 99559. Legal Description is Plat 2005-32, Block 1, Lot 22, Bethel Recording District.
- IX. PLANNER'S REPORT
- X. MEMBERS' COMMENTS
- XI. ADJOURNMENT

Posted: Nov. 8, 2013, at AC, Swanson's, City Hall, and Library

City of Bethel, Alaska

Planning Commission

October 10, 2013

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, John Guinn, 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: John Guinn, Joy Shantz, Cliff Linderoth, Abe Palacios.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE OCTOBER 10 , 2013 MEETING

MOVED:	Joy Shantz	To approve the agenda for the Oct. 10, 2013 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 12, 2013 Meeting

MOVED:	Joy Shantz	To approve the minutes of the Sept. 12, 2013 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VI. COMMUNICATIONS: None

VII. PLANNER'S REPORT: Rachael passed out the list of site plan permits issued. Also, copies of an aerial photo of the sandpits of Kasayuli Subdivision were handed out.

VIII. COMMISSIONER'S COMMENTS: Joy: glad to see that all the refrigerators have been removed from Ridgecrest Drive.

IX. **UNFINISHED BUSINESS:** None

X. **NEW BUSINESS:** None

XI. **ADJOURNMENT, Motion to adjourn the meeting.**

MOVED:	Joy Shantz	To adjourn the meeting at 640
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

Next meeting will be on November 14, 2013.

John Guinn, Chairman

Betsy Jumper, Recorder

Planning Department Report

From: Rachael Pitts, Planning Director

Date: November 1, 2013

There will be a Planning Commission hearing for a Conditional Use Permit for an 80-foot telecommunications tower on November 14th, 2013. It was scheduled for the September 12th Planning Commission meeting and approved, however the property owners have cancelled and GCI has found a new location.

Two zoning requests will be heard at the November 14th Planning Commission meeting. Residential Planned Unit Development overlays are proposed for the Kasayuli and Tsikoyak (Larsen) subdivisions, for the purposes of site plan permitting. This is minimal zoning code focused on the permitting process for new development. This is a public hearing where everyone may come and speak.

We continue to work with Farpointe Surveying to get plats completed that will be reviewed this fall / winter.

The Planner and the Planning Tech, as well as Joy Shantz, Planning Commission member, will be attending the AML / AKAPA Conference in Anchorage in November. The Planning Department will be closed November 18-19.

Site Plan Permit Applications and Code Enforcement: The Planning Department has issued sixty-two Site Plan Permits to date.

Construction Projects:

Swimming Pool: The project is starting to look like a recreational facility. It is very exciting to go and see the building exterior being completed.

Prematernal Home and Long Term Care Facility: Siding and roofing are being constructed for the Prematernal Home. Visitors to the Long Term Care Facility say it is a beautiful facility.

Kipusvik Shopping Center: The structure has taken shape.

Opportunities: There may be a grant available to move a family in a flood prone home to a new home. If anyone can identify an appropriate property, possibly by the Slough, let the Planner know.



City of Bethel
Planning Department
Staff Report for Zoning Request, October 21, 2013

Planning Commission Hearing Date:	November 14, 2013
Request:	From: No designated zoning district To: Residential Planned Unit Development
Proposed Land Use:	Residential, Commercial, and Open Space
Acres:	146.35
Location:	Kasayuli Subdivision, Plat No. 98-3 Bethel Recording District
Owner:	Yukon Kuskokwim Health Corporation, and individual property owners
Applicant / Representative:	Planning Commission
Staff Recommendation:	Approve Residential Planned Unit Development per Map

Comprehensive Plan Conformity		
Street Status	The primary access to the parcel is Tower Road.	
<i>Economic Development Goal 8: Enhance the quality of life in Bethel to attract and retain individuals and businesses.</i>		
The existing Kasayuli development was designed to provide quality residential living and a limited number of other land uses within the subdivision. There are still available lots to be developed at an attractive location.		
<i>Land Use Goal 4: Encourage a range of housing opportunities for current and future Bethel residents, including more housing within the purchasing or rental capabilities of young families, single people, school teachers and other workers.</i>		
Residential land uses at this location will provide opportunities for new housing to purchase or rent. Taking into account the growth of facilities and population in Bethel in the last few years, it is more important than ever to plan for new housing stock. This location provides housing that is convenient to the airport and the hospital.		
Surrounding Land Uses and Zoning		
	Land Use	Zoning
On Site	Residential and Commercial uses	Undesignated
North	Open Space	Undesignated
South	Open space	Undesignated

East	Open space, sand and gravel operations, and airport property	Undesignated
West	Open Space	Undesignated

Background, Issues, and Analysis

Kasayuli Subdivision was approved and accepted by the Bethel City Council in 1998. The subdivision was designed for good drainage, with large open space areas to be used for drainage and recreation. Most of the lots were designated, by way of covenants, to be residential. A smaller number were intended to be commercial, multi-family, or have a special purpose such as well development and a commercial laundromat.

The subdivision is located southwest of the Bethel Airport, but far enough away to minimize noise impacts. The State of Alaska is currently engaged in a planning process for airport expansion over the next twenty years, and current maps show that expansion is planned to extend west of the airport.

There is a need for residential land development in Bethel. The residential shortage contributes to high land and rent costs. Bethel has been growing, and more housing will contribute to the quality of life in the city.

The parcel is located on the west side of Bethel, outside of the areas FEMA identifies as floodplain. There are some wetland areas that are exempt from the General Permit for the Discharge of Dredged and/or Fill Material into Wetlands at Bethel. Kasayuli Subdivision is not subject to any fill or flood restrictions.

Zoning for Kasayuli Subdivision

At the time the subdivision was approved, the Bethel Municipal Code did not contain any zoning categories that matched the Kasayuli Subdivision covenants. Over the years the Planning Department has been providing Site Plan Permits using only a minimum of control over land uses there.

This proposal for an Residential Planned Unit Development overlay would allow the city to enforce some minimum requirements for permitting that are compatible with the subdivision covenants. City staff ask that much of the PUD review be waived, since it occurred prior to the 1998 acceptance of the subdivision. The overlay would allow the city to give site plan permits according to the attached map. On the zoning map for the city the area would be designated as a zoning overlay. Zoning overlays are like regular zoning, they can be changed or removed through an application and hearing process at a later time. In the event of a broader land use planning process, this overlay can be removed.

The focus of the overlay request is to utilize categories that focus solely on the Site Plan Permit approval process. Other parts of the covenants will be left to the Kasayuli Neighborhood Association to address.

The city merely wants the chance to apply unambiguous land use designations in the subdivision for the permitting process.

Findings

- 1. The request for a Residential Planned Unit Development is compatible with the Bethel Comprehensive Plan.**
- 2. The subdivision design review occurred prior to 1998 and should be waived for this application.**
- 3. The location of housing at this location will not interfere with any current airport expansion plans.**
- 4. The subdivision is not located in an area identified at this time as floodplain by FEMA, or restricted by the Army Corps of Engineers.**
- 5. The proposed zoning overlay includes a minimum of regulation to be focused on the issuance of Site Plan Permits.**

Stipulations

1. Site Plan Permits must be obtained from the Bethel Planning Department for fill, and construction.
2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met.
3. At the time piped water and sewer services are provided to the area, property owners are required to hook up to these services. Until that time properties must provide sufficient clearance for water and wastewater trucks to access the residences and businesses.
4. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.

Writer

REP

10/21/2013

Attachments

Application

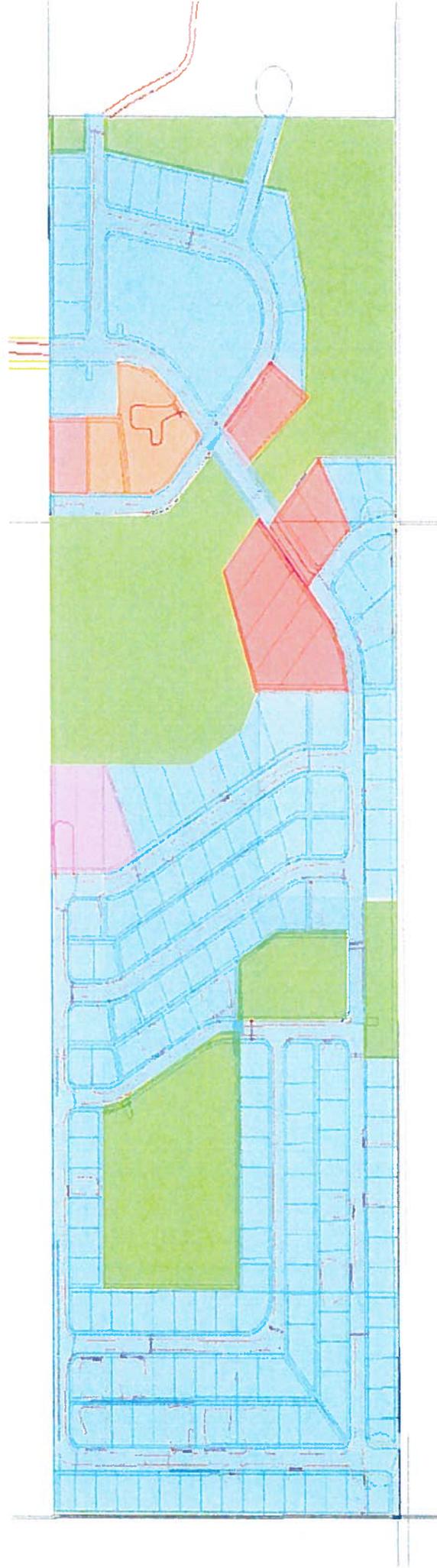
Proposed Zoning Overlay Map

Plat 98-3, Bethel Recording District

BMC Chapter 18.52 Planned Unit Development

Declaration of Restrictive Covenants Kasayuli Subdivision

- Residential, Single Family or Duplex per Lot
- Open Space
- Commercial
- Multi-Family Residential, Maximum Five Units in One Structure per Lot, or Commercial
- Water Well and Laundromat



**Residential Planned Unit Development
Kasayuli Subdivision
November 2013**

Minimum setbacks: 10 feet on the back and sides, and 15 feet in the front.

Minimum residential lot size is 10,000 SF.

Residential building height: Two stories maximum not including basement.

OCT 21 2013

**City of Bethel
Planning Department**

300 Chief Eddie Hoffman Hwy P.O. Box 1388
Telephone: (907) 543-5306 * Fax: (907) 543-4188

Zoning Map Amendment Application Form

Applicant: PLANNING COMMISSION

Legal Description of Properties covered by this application (use additional sheets if necessary):

KASYULI SUBDIVISION, PLAT NO. 98-3
BETHEL RECORDING DISTRICT

Requested District Change (i.e., from - to):

FROM NO ZONING TO PLANNED UNIT DEVELOPMENT

Reason for request:

TO PROVIDE A ZONING OVERLAY TO FACILITATE THE PERMITTING PROCESS.

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the city comprehensive plan?
YES. THE PLAN SUPPORTS THE SITE PLAN PERMITTING PROCESS, AND EFFORTS TO REMOVE OBSTACLES TO ORDERLY LAND USE PROCESSES.

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

THIS PART OF THE CITY HAS NOT BEEN ZONED. THE PROPOSED ZONING IS COMPATIBLE WITH CURRENT LAND USES IN THE AREA, AND THE SUBDIVISION COVENANTS.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

THE SUBDIVISION HAS ALREADY BEEN DESIGNED AND ACCEPTED BY THE CITY. REQUEST A WAIVER OF THE DESIGN REVIEW PROCESS.

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

KASAYULI SUBDIVISION IS MAINLY RESIDENTIAL IN NATURE, AND THE PERMITTING PROCESS SHOULD SUPPORT THIS THROUGH ZONING. THERE ARE STILL LOTS FOR SALE IN THE AREA.

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

IT IS CONSISTENT WITH LAND USE REGULATION AS IT OCCURS IN OTHER ZONED AREAS OF THE CITY. IT WILL NOT GRANT SPECIAL PRIVILEGES TO LANDOWNERS.

Date of application: 10/21/2013

\$100.00 Filing fee paid: WAIVED

Signature of owner or owner's authorized representative

Address

Phone/contact number

RACHAEL PITTS
PLANNING DIRECTOR

AFTER RECORDING. RETURN TO:

Mr. John P. Guinn
 Yukon-Kuskokwim Health Corporation
 P.O. Box 528
 Bethel, Alaska 99559

**DECLARATION OF RESTRICTIVE COVENANTS
 KASAYULI SUBDIVISION**

YUKON-KUSKOKWIM HEALTH CORPORATION, P.O. Box 528, Bethel, Alaska 99559 ("YKHC"), owner of the following described real property located in the City of Bethel, Fourth Judicial District, State of Alaska:

Lots 1-5, Block 1; Lot 1-6, Block 2; Lots 1-4, Block 3; Lots 1-4, Block 4; Lots 1-5, Block 5; Lots 1-16, Block 6; Lots 1-21, Block 7; Lots 1-17, Block 8; Lots 1-23, Block 9; Lots 1-44, Block 10; Lots 1-16, Block 11; Lots 1-13, Block 12; Lots 1-11, Block 13; Tract A; Tract B-1; Tract B-2; Tract C; Tract D; Tract E; Tract F; Tract G and Tract H; KASAYULI SUBDIVISION REPLAT, according to Plat No. 98-3, filed on FEB. 18, 1998 in the Bethel Recording District, Fourth Judicial District, State of Alaska,

hereby makes the following declaration ("Declaration") as to the easements, covenants, conditions, reservations, limitations, restrictions, and uses to which the above-described lots (the "Subdivision") may be put, and hereby specifies that such Declaration shall constitute covenants to run with the land, as provided by law, shall be binding on all parties owning lots in the Subdivision and all persons claiming under them, and shall be for the benefit of all such future owners, or any of them, or their heirs and assigns, this Declaration being designated for the purpose of keeping the Subdivision desirable, uniform, and suitable in use and architectural design as specified herein.

1. Land Use.

a. Lots shall be used for residential purposes only; residential purposes mean a dwelling unit consisting of a single family residence or consisting of a duplex. A duplex is defined as one structure containing separate dwelling units for two families, having a common roof line, floor line, continuous foundation, and common exterior. No dwelling, building, or out building shall be commenced, erected, placed, or maintained upon the Subdivision, nor shall any exterior addition to or change or alteration in any such structure, be made which is not in conformance with the municipal ordinances and building codes of the City of Bethel and the provisions of this Declaration.

In the absence of city codes, then building codes adopted by the State of Alaska. Only one residential dwelling (whether single family or duplex) shall be built on each lot. Notwithstanding the foregoing, YKHC may use those lots described in 1(c) below for multi-family rental housing consisting of dwellings not larger than one five-plex (a maximum of five separate dwelling units in one structure) on each lot; those lots described in 1(d) below for future commercial use; and those lots described in 1(e) below for well development and laundromat facilities.

b. Each owner shall maintain their respective dwelling units, patios, out buildings, fences, and other improvements in good condition and repair, and shall maintain an attractive and viable landscaping, including grass or other seeded ground cover, on their lot. Each lot must be seeded with grass or similar ground cover by the owner within twelve (12) months from the time of the beginning of construction of a dwelling on such lot.

c. Lots 2 through 5, Block 5, shall be retained and reserved by YKHC for the purpose of rental housing. Maximum size of dwelling units on these lots shall be limited to five-plexes.

d. Lot 4, Block 3; Lot 3 & 4, Block 4, Lots 2-6, Block 5; and Lots 1-5, Block 6 shall be reserved by YKHC for sale for future commercial use.

e. Lots 14-16, Block 6 shall be retained and reserved by YKHC for the purpose of water well development and laundromat facilities.

f. A restriction is hereby written into each deed from YKHC to the purchaser of a lot, allowing YKHC or its successors or assigns to exercise, for 100 years after YKHC's conveyance of each lot, first right of refusal to purchase such lot and improvements thereon should the owner seek to sell, convey, or to enter into a lease with a term longer than four years. The purchase price shall be equal to the fair market value of the lot and improvements. Each owner shall give YKHC written notice of intent to sell or to enter into such long term lease. YKHC shall then have thirty (30) days to reach a purchase agreement with the selling owner.

2. **Dwelling Size and Quality.** Residential dwellings shall not contain more than two stories in height, not counting a basement. A single family dwelling unit and each dwelling unit in a duplex shall be a minimum of 800 square feet, excluding basement and garage areas, for single story dwellings. Two-story dwelling units shall have a minimum of 800 square feet for the ground floor, excluding basement and garage areas. For a two-story residence that has a minimum of 800 square feet on the second floor, a garage may count for 300 square feet toward the 800 square foot minimum on the ground floor. The garage shall be for not more than two cars. All residences, out buildings, additions, other structures, and sewer and water systems shall be new construction, and constructed with quality workmanship and materials. All buildings shall, as a minimum, meet or exceed AHFC and HUD criteria and meet ICBO inspections.

3. **Building Locations.** No building shall be located on any lot closer than fifteen (15) feet from any front lot line, or closer than ten (10) feet from any side lot line, or closer than ten (10)

feet from any rear lot line. However, in the case of corner lots the set back from the side street line shall be not less than fifteen (15) feet. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of the building for the side and rear lot lines, provided that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Steps and open porches shall be considered as part of the building for front lot lines, or for side street lines in the case of corner lots.

4. **Completion of Exteriors.** All residential dwellings must be enclosed and exteriors finished within twelve (12) months from the time of the beginning of construction, with quality workmanship and finish materials.

5. **Filling In and Removing.** No lot shall be increased in size by filling in the waters or drainageways it abuts. The elevation of a lot shall not be changed so as to materially affect the surface elevation or grade of the surrounding lots. No rock, gravel, sand, clay, or other materials shall be excavated or removed from any lot for commercial purposes.

6. **Walls and Fences.** No boundary wall, fence, hedge, or shrubbery shall be constructed or permitted with a height of more than four (4) feet. Walls, fences, hedges, or shrubbery along a rear lot line, or along side lot lines (but not a side street lot line for corner lots) are permitted up to a maximum height of six (6) feet. No wall, fence, hedge, or shrubbery which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway or street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines.

7. **Phased Subdivision Development/Addition of Land to Subdivision.** YKHC reserves the right to develop additional lots or tracts of land not subject to this Declaration, but which adjoin or are part of the Subdivision plat. YKHC reserves the right to add additional phases to the Subdivision, which additional phases may, or may not, be made subject to and governed by this Declaration. Further YKHC reserves the right to develop additional phases of the Subdivision plat that may permit lots or certain tracts or property to be used for multi-family residential purposes or nonresidential purposes.

8. **Public Water and Sewer.** In the event any public or governmental authority should require the installation of public water or public sanitary sewers and appurtenances in part or in all of the Subdivision, the owners of lots in the Subdivision shall pay their proportionate share, if any, of the cost and expense of installing such systems. This proportionate share will be computed by the total number of lots served by the system or section of the system and dividing the total lots served into the total cost of the system. All buildings must be connected to the system, if any are connected, as soon as such system is constructed and thereafter further use of existing water supply or sewage/septic tanks shall be prohibited.

9. **Existing Water Supply and Sewage Disposal Systems.** Owners of lots shall comply with all applicable City of Bethel municipal ordinances, regulations, and building codes, or those of such other governmental authority having jurisdiction, with respect to requirements for on-

site water supply storage tanks and sewage systems/septic sanitary disposal.

10. **Reservation of Land for Dedication as Park.** YKHC reserves the right to convey or otherwise dispose of one or more lots in the Subdivision for dedication to the City of Bethel as neighborhood park land for the use and benefit of the owners and occupants of the Subdivision. YKHC may, but is not required to, develop such lots or dedicate such lots for park purposes.

11. **Nuisances.** No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the peaceful enjoyment of their lots.

12. **Temporary Structures and Trailers or Mobile Homes.** No temporary structure, boat, truck, trailer, camper, or recreational vehicle of any kind shall be used as a permanent or temporary living area or for storage purposes while located in the Subdivision. No mobile homes may be permanently or temporarily placed, maintained, or occupied on any lot. There is excepted herefrom the placement of a trailer on a lot during construction of a permanent structure, upon completion of which the trailer shall be removed. Freezer vans may be placed on the property for use as a storage shed, smoke house, or other similar use, if it is enclosed in a quality wood or finished metal siding within three months of placement upon the lot, but in no case shall such structure be used for living quarters for any period of time.

13. **Animals.** No animals, livestock, farm animals, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other common household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and that not more than two such pets are kept on any one lot at the same time. Dog teams are not allowed, whether for personal or commercial use, except on Lots 1 through 16, Block 11. Any household pets maintained on a lot shall, whenever kept, allowed, or taken outside a residential dwelling on said lot, be enclosed in a dog kennel, run, or other fenced enclosure or if same is not available, shall be at all times maintained on a leash or a fixed tether such that the animal cannot stray off the property upon which it is maintained.

14. **Waste Material.** No trash, garbage, rubbish, refuse, or other solid waste of any kind, including, but not limited to, inoperable automobiles, appliances and furniture, shall be thrown, dumped, stored, disposed of, or otherwise placed in any part of the Subdivision. Garbage and similar solid wastes shall be kept in sheltered, secure, sanitary containers well-suited for that purpose. The owner or occupant of each lot shall be responsible for the disposal outside of the Subdivision of all such trash, garbage, rubbish, refuse, or other solid waste.

15. **Storage.** All boats, cars, trucks, trailers, campers, motorcycles, snow machines, all-terrain vehicles, and cross country vehicles of any type, midget cars, and all other similar types of property must be stored, kept, located, and maintained behind the front building set-back line and no such property may be stored, kept, or maintained on any street in the Subdivision.

16. **Street Parking.** No car or truck or similar type of vehicle shall be parked on a

permanent or on a regular basis on any street in the Subdivision.

17. **Parking and Vehicular Restrictions.** No vehicles in an inoperative condition shall be parked on a lot subject to this Declaration which would constitute a nuisance. All vehicles on any lot must be licensed. For purposes of this Declaration, an inoperative vehicle parked longer than sixty (60) days shall be considered a nuisance. At no time shall more than one inoperative vehicle be placed on a lot. No commercial vehicles or heavy equipment such as bulldozers, road graders or long wheel base trucks or vans may be parked on any lot or street except during that time it is actually working in the Subdivision in a continuous manner.

18. **Airplanes.** No airplane or airplane parts shall be stored or maintained on Subdivision lots, except inside a garage or storage building.

19. **Drainage.** All driveways and walkways from streets shall conform with the natural drainage and shall be culverted where there is any chance that the driveway or walkway would affect the natural drainage. Owners of lots shall be responsible for maintaining culverts under their driveways, and shall not fill in or otherwise obstruct any drainage ditches adjoining their lots.

20. **Signs.** No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet identifying lot owner or occupants and one sign of not more than ten (10) square feet advertising the property for sale or rent, or signs used by a builder to advertise the properties during the construction or sales period.

21. **Alcoholic Beverages and Controlled Substances.** The sale of alcoholic beverages and controlled substances is prohibited in Kasayuli Subdivision.

22. **Easements.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain, which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or increase turbidity of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Lot owners shall permit utility support structures and guide wires to be installed on lots which are not within the easements reserved. Maintenance of the support structures and guide wires are the responsibility of the utility company. All lots in the Subdivision shall be subject to an aviation easement in favor of YKHC and the State of Alaska, Department of Transportation and Public Facilities, for the benefit of the Bethel Airport.

23. **Business or Commercial Activities.** No business or commercial activity shall be maintained or conducted on any lot except as allowed in 1.d. Provided, however, that professional and administrative occupations may be carried on within residences on lots so long as there exists no external evidence thereof. For the purpose of this covenant, customer traffic is strictly prohibited on premises for any operation.

24. **Re-Subdivision.** No lot shall be re-subdivided by plat or deed which will result in any one lot or fragment of the original lot smaller than 10,000 square feet, except as may be necessary to convey title to a side-by-side duplex unit as a zero lot line dwelling.

25. **Reservation of Right to Establish Homeowners Association.**

a. YKHC reserves the right to create the Kasayuli Subdivision Homeowners Association (the "Association") under the Common Interest Ownership Act.

b. Each owner of a lot in the Subdivision shall be and is hereby deemed to be a member of the Association, and shall be bound by the Articles of Incorporation, Bylaws, rules and regulations, and other actions of the Association, including, but not limited to, the obligation to pay dues as set by the Association.

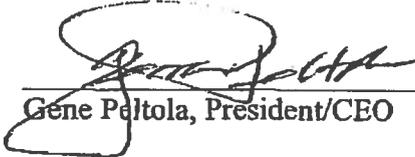
26. **Term.** These covenants will continue in full force and effect in perpetuity.

27. **Enforcement.** Enforcement may be by proceedings at law or equity against any person or persons violating or attempting to violate this Declaration, and such proceedings may seek to restrain such violation and recover damages. The failure to promptly enforce any of the covenants or restrictions in this Declaration shall not bar their enforcement or be construed as constituting an abandonment of any of such covenants or restrictions.

28. **Severability.** Invalidation of any one provision of this Declaration by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

DATED this 8th day of April 1999.

YUKON-KUSKOKWIM HEALTH CORPORATION


Gene Peltola, President/CEO

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of April 1999 by Gene Peltola, Executive Director of YUKON KUSKOKWIM HEALTH CORPORATION, an Alaska nonprofit corporation, on behalf of the corporation.




Notary Public in and for Alaska
My Commission Expires: July 24, 2000

000628
33cc
RECORDED-FILED
BETHEL RECORDING
DISTRICT
APR 15 10 08 AM '99
REQUESTED BY YKHC
ADDRESS _____

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that are applicable to the airport. The map may consist of more than one (1) sheet, shall be to scale and shall accurately show the following:

1. The exterior boundaries of the applicable air space zones;
 2. The name or other identification of each of the airspace zones;
 3. A legend that provides a description of the location of each zone or surface, including a reference to the paragraph in the Federal Aviation Regulations that describes the zone or surface;
 4. The reference points within or outside the airport from which distance, elevation, height, bearing, vertical angle or other measurements are made in describing the airspace zones or surfaces;
 5. Existing topography, if available;
 6. Existing subdivisions, streets, roads and other rights of way, U.S. Surveys, section lines and similar features of land that will be useful in determining the location of a proposed development with respect to the boundaries of any airspace zone.
- C. The map required by subsection A of this section shall accurately show the airspace zones. Airspace zones that have a sloping surface shall be shown in ten- (10-) foot increments unless the land use administrator requires more frequent contour lines close to the airport or permits larger increments in areas farther from the airport. Separate maps may be submitted for the different airspace zones. Before submission to the land use administrator for final approval, the map must have been certified by the Federal Aviation Administration as accurately depicting the requirements of the relevant Federal Aviation Regulations, Part 77, subpart C. Upon reasonable intervals, and upon learning of a change in the airport or applicable regulations, the land use administrator may request Federal Aviation Administration review and recertification of the airport height map. [Ord. 01-05 § 8.]

Chapter 18.52

PLANNED UNIT DEVELOPMENT

Sections:

18.52.010	Intent.
18.52.020	Application.
18.52.030	Hearing and notification.
18.52.040	General provisions.
18.52.050	Residential planned unit developments.
18.52.060	Business planned unit developments.
18.52.070	Industrial planned unit developments.

18.52.010 Intent.

A. A planned unit development (PUD) is intended to allow flexibility in the land use code and to achieve the creation of a more desirable environment than would be possible through a strict application of the land use code. An applicant does not have a right to approval of a PUD permit, but has a right only to have the planning commission give fair consideration to an application for a PUD. The planning commission has discretion to deny a PUD application if it is not convinced the proposed development is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns.

B. The planning commission shall evaluate a proposed planned unit development in accordance with the following criteria:

1. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas and the preservation of natural features;
2. The mixing of compatible land uses, residential densities and housing types within the neighborhood;
3. The efficiency of the configuration of utilities, vehicular and pedestrian circulation and parking facilities;
4. Enhancement of the surrounding environment;
5. Maintenance of population densities and lot coverage that are consistent with available pub-

lic services and the comprehensive plan. [Ord. 01-05 § 8.]

18.52.020 Application.

A. The applicant shall complete a PUD permit application on a form provided by the planning department in which the applicant shall state and describe in narrative:

1. A legal description and street address of the parcel;
2. The names and addresses of the owners of the parcel and of the applicant;
3. A description of the proposed PUD;
4. A map or plat of the general area surrounding the parcel, with notations of the uses and structures that exist on abutting and nearby lots;
5. A detailed map or plat of the development parcel showing existing and proposed streets, lots, building locations, uses, contour lines and other relevant features;
6. Potential impacts on pedestrian and vehicular traffic circulation and safety;
7. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;
8. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;
9. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;
10. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the proposal shall address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180;
11. The names and addresses of all persons who own property within six hundred (600) feet of the boundaries of the parcel.

B. A fee shall be included as established by resolution of the city council. [Ord. 01-05 § 8.]

18.52.030 Hearing and notification.

A. Upon receipt of a complete application for a PUD permit, the land use administrator shall set a date for public hearing before the planning commission. The public hearing shall be scheduled no

sooner than twenty (20) calendar days and no later than fifty (50) calendar days from the date of acceptance of a complete application.

B. Notice of the public hearing on a proposed PUD shall be provided as set out in BMC 18.04.070.

C. The public hearing shall be conducted substantially as provided in BMC 18.60.050(A) through (C). [Ord. 01-05 § 8.]

18.52.040 General provisions.

All residential, business and industrial planned unit developments shall meet the following minimum standards. In addition, the planning commission may require compliance with such other design standards relating to the construction, design and placement of buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as it may deem necessary. The commission shall develop and publish guidelines to assist developers in meeting such standards.

A. The minimum site area for a planned unit development shall be two (2) acres for PUDs located entirely in the I, GU, DC or NC districts. If any portion of a proposed PUD is located within the PLI or R districts, the minimum site area shall be five (5) acres. The minimum site area for a PUD within the P district shall be one hundred (100) acres.

B. Building design and site development which involve grading for the placement of structures, parking areas, driveways and roadways shall be depicted on a site plan and shall be described in the written documents and shall specifically address drainage.

C. Major internal streets which are intended to serve a planned unit development shall be functionally connected to existing or proposed streets to provide adequate ingress and egress. The street system by which the PUD will access the core area of the city shall meet the minimum street standards issued by the city engineer.

D. A planned unit development shall be in accordance with the comprehensive plan.

E. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

F. All developments shall meet fire safety requirements established by the city fire department.

G. If any part of the development is in a flood hazard area or in a location that would affect flooding or drainage in a flood hazard area, the planning commission shall address the applicable standards and matters under BMC 15.08.160 through 15.08.180 and shall impose such requirements as necessary to ensure that flood hazards and potential flood damage will be minimized and that the development will not adversely affect flooding situations in the flood hazard area; the planning commission shall impose such requirements as appropriate to minimize or eliminate the adverse effects of the development on floods and potential flood damages, whether within or outside the development. [Ord. 01-05 § 8.]

18.52.050 Residential planned unit developments.

Planned unit developments in the R district shall be limited to residential planned unit developments. In addition to meeting the standards set forth in the general provisions for all PUDs, residential PUDs shall meet the following minimum standards:

A. The number of dwelling units per acre allowable on the gross usable area of a residential PUD shall be determined by the planning commission. However, in no event may the number of dwelling units per acre exceed four.

B. A minimum of thirty (30) percent of the site shall be reserved as usable open space. At least one-half (1/2) of such usable open space shall be contiguous, and no portion of the required open space may be less than two thousand (2,000) square feet in area or less than thirty (30) feet in its smallest dimension. A minimum of twelve (12) percent and a maximum of fifty (50) percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards; provided, that the total area of all balconies or decks and yards is not less than the total yard area that would otherwise be required.

C. Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes, freezer vans, Quonset huts or similar structures. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event shall the floor area of nonresidential uses exceed ten (10) percent of the total internal floor area of the PUD.

D. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of thirty (30) feet.

E. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

F. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity.

G. Any two (2) adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.

H. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of fifty (50) feet.

I. Walls and ceiling-floor assemblies which are common to any two (2) dwellings shall have a minimum STC acoustic rating of fifty-five (55) and a minimum fire rating of one (1) hour.

J. Each required parking space for residential uses shall be provided with an electrical outlet.

K. Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.030, et seq., or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association.

The planning commission may require any provisions necessary to ensure that the provisions and intent of this title are met. [Ord. 01-05 § 8.]

NC

4

[Ord. 01-05 § 8.]

18.52.060 Business planned unit developments.

A business PUD may be allowed upon property in the I, GU, DC and NC districts. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection; provided, that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUDs, a business PUD shall meet the following minimum standards.

A. Parking lots and loading areas shall conform to BMC 18.48.150 through 18.48.210;

B. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district;

C. A business PUD shall provide for safe and convenient pedestrian circulation;

D. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development;

E. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residential use:

Land Use District Dwelling Units per Acre (gross area)

I	4
GU	4
DC	4

18.52.070 Industrial planned unit developments.

An industrial PUD may be allowed upon property in the I district. An industrial PUD may include only such uses as are permitted principal uses and structures in the district in which the proposed PUD is located. In addition, a residential PUD may be allowed in the I district; provided, however, that any residential uses must be situated on an area of at least ten (10) acres including dedicated streets, and screening landscaping shall be planted along each boundary of the residential planned unit development, except for vehicular and pedestrian ingress and egress points. A residential PUD which is located in the I district must conform to all of the standards required for a residential PUD in the R district. In addition to meeting standards set forth in the general provisions for all PUDs, an industrial PUD shall meet the following minimum standards:

A. Screening landscaping shall be planted along each boundary of an industrial planned unit development adjoining a residential district;

B. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development. [Ord. 01-05 § 8.]

CERTIFICATE OF OWNERSHIP AND DEDICATION

These minimum design standards ("Standards") apply to all utility easements, easements, and dedications to the City of Bethel, Alaska, whether or not the easement, easement, or dedication is subject to a recorded plat. The Standards apply to all easements, easements, and dedications to the City of Bethel, Alaska, whether or not the easement, easement, or dedication is subject to a recorded plat. The Standards apply to all easements, easements, and dedications to the City of Bethel, Alaska, whether or not the easement, easement, or dedication is subject to a recorded plat.

Use: Public Use Date: _____
 PD No: 522
 Bethel, Alaska 99559

APPROVAL FOR CERTIFICATE OF OWNERSHIP AND DEDICATION

The foregoing instrument was acknowledged before me as a Notary Public in and for the State of Alaska on this _____ day of _____, 2022, by _____, the person whose name appears in the caption of this instrument, and the instrument was acknowledged to be the instrument of the person named therein and to be the instrument of the person named therein.

Notary Public in and for the State of Alaska
 My Commission Expires _____
 My Commission Number _____

CERTIFICATE OF PLAT APPROVAL

The City of Bethel Planning Commission has been duly advised of the contents of this instrument and has approved the same for recording in the public records of the State of Alaska. The City of Bethel Planning Commission is hereby authorized to execute this instrument on behalf of the City of Bethel, Alaska.

ACCEPTANCE OF DEDICATION

The City of Bethel has hereby accepted the dedication to the City of Bethel, Alaska, of the easement, easement, or dedication described herein, and the same is hereby accepted for the use and purposes stated herein.

City of Bethel
 Mayor: J. P. H. ...
 Date: 2/14/22

REFERENCE TO PUBLIC ROAD ACCESS

Access to or from the submission is shown on the plat and is hereby accepted for the use and purposes stated herein.

REFERENCE TO RESTRICTIVE COVENANTS

The development and use of lots in this subdivision will be governed by the restrictions and covenants which are to be recorded in the public records of the State of Alaska.

WATER DISPOSAL

Plans for the water disposal to be used in this subdivision are shown on the plat and are hereby accepted for the use and purposes stated herein.

IN THE RECORDING DISTRICT

THIS INSTRUMENT IS SUBJECT TO THE RECORDING DISTRICT OF THE STATE OF ALASKA.

FINAL PLAN OF SUBDIVISION

THIS INSTRUMENT IS SUBJECT TO THE FINAL PLAN OF SUBDIVISION OF THE STATE OF ALASKA.

PREPARED BY

Surveyor's Name and Address

DATE

Survey Date

SCALE

Scale of the drawing

SECTION

Section of the drawing

SHEET

Sheet number

PLAT

Plat number

DATE

Date of recording

RECORDING DISTRICT

Recording District

SECTION

Section

SHEET

Sheet

PLAT

Plat

DATE

Date

SCALE

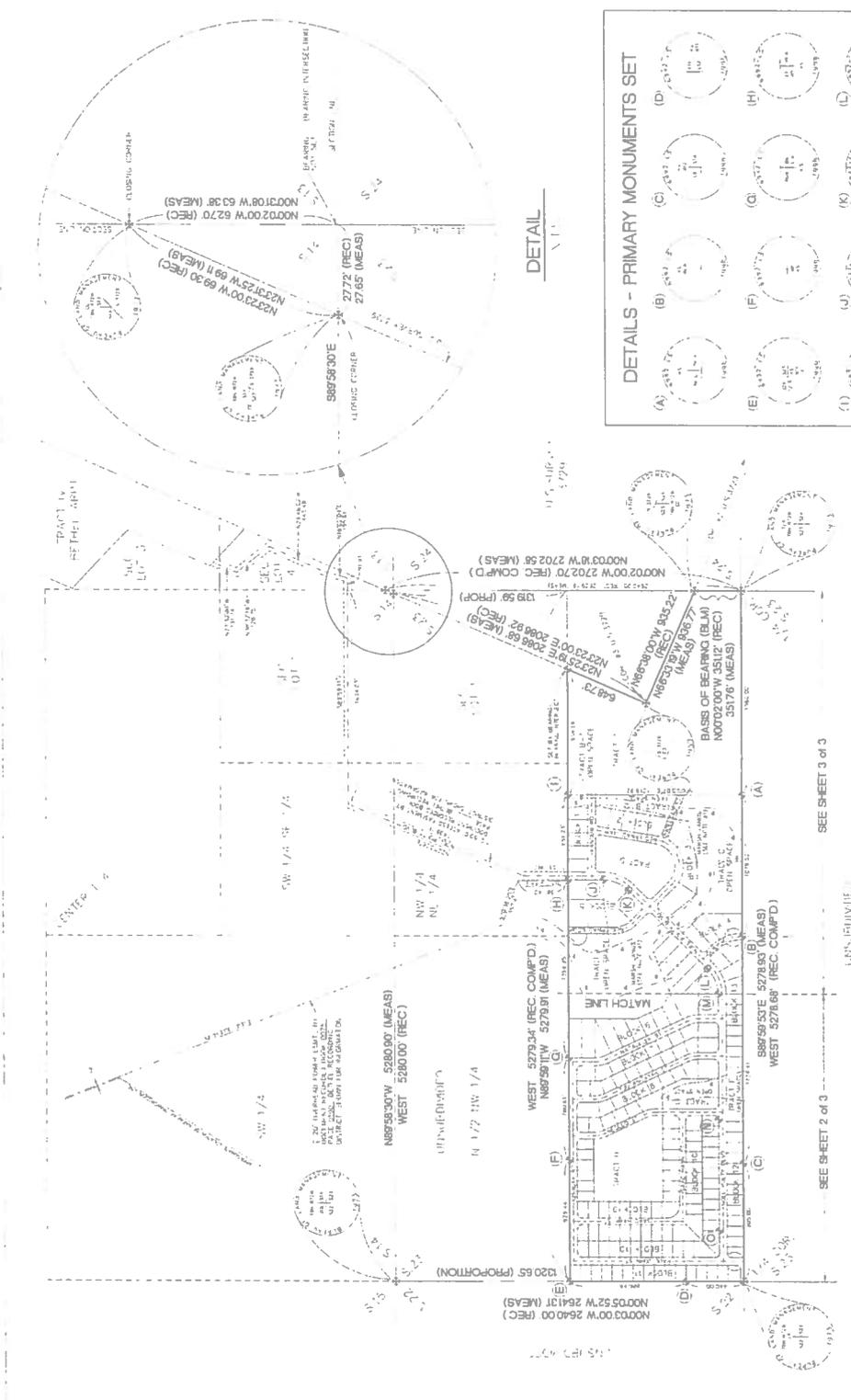
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SECTION

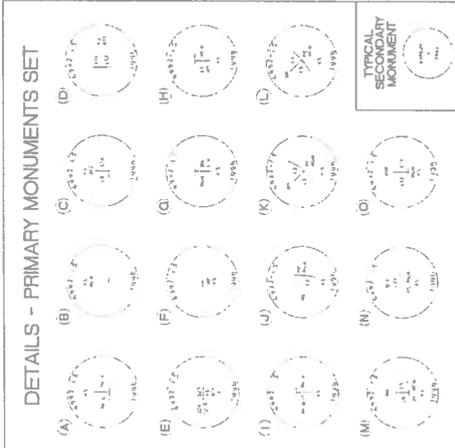
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SHEET

Sheet



DETAIL



LEGEND

MONUMENTS: (A) through (Z) showing different types of monuments.

BOUNDARIES: (A) through (Z) showing different types of boundaries.

EASEMENTS: (A) through (Z) showing different types of easements.

UTILITIES: (A) through (Z) showing different types of utilities.

ROADS: (A) through (Z) showing different types of roads.

WATER: (A) through (Z) showing different types of water.

SEWER: (A) through (Z) showing different types of sewer.

POWER: (A) through (Z) showing different types of power.

TELEPHONE: (A) through (Z) showing different types of telephone.

RAILROAD: (A) through (Z) showing different types of railroad.

WATERWAY: (A) through (Z) showing different types of waterway.

WATERWAY RIGHT-OF-WAY: (A) through (Z) showing different types of waterway right-of-way.

WATERWAY EASEMENT: (A) through (Z) showing different types of waterway easement.

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SURVEY CONTROL / SHEET INDEX

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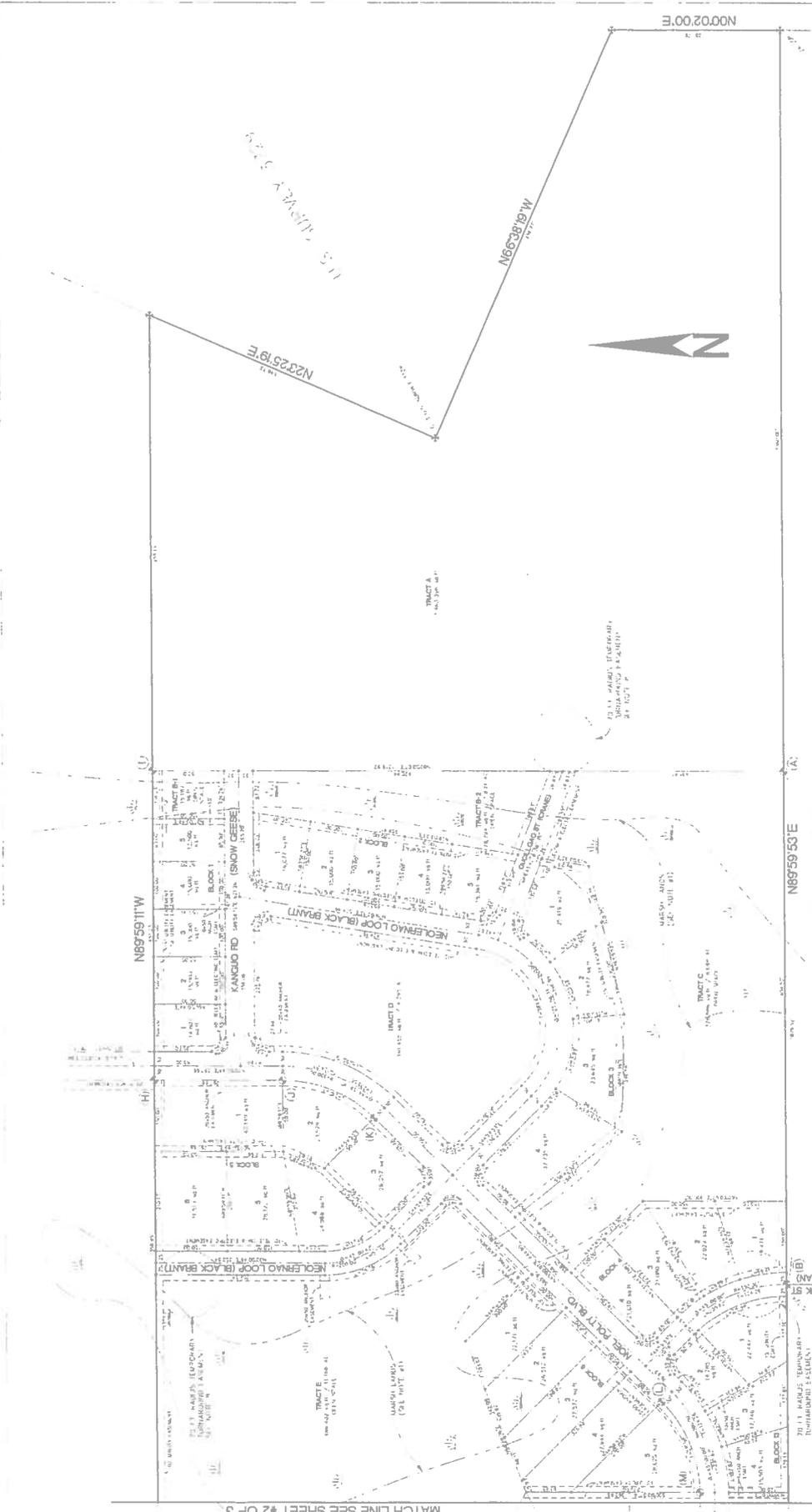
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REVISIONS
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 2. 11/15/01
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LEGEND

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NOTES

1. ALL LOTS ARE TO BE DEVELOPED WITH SINGLE-FAMILY RESIDENCES.
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 10. ALL LOTS ARE TO BE DEVELOPED WITH SINGLE-FAMILY RESIDENCES.

PREPARED BY

PLANNING & DESIGN
 1111 11th St, NW
 Seattle, WA 98107
 Phone: (206) 461-1111
 Fax: (206) 461-1112
 Website: www.planninganddesign.com

DATE

11/15/01

PROJECT

NEOLORMA LOOP (BLACK BRANT)

SCALE

1" = 100'

APPROVED

[Signature]

DATE

11/15/01

PLANNING & DESIGN
 1111 11th St, NW
 Seattle, WA 98107
 Phone: (206) 461-1111
 Fax: (206) 461-1112
 Website: www.planninganddesign.com

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LEGEND

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 9. 11/15/01
 10. 11/15/01

NOTES

PREPARED BY

DATE

... salmon harvests were below the recent 10-year averages (75% and ... respectively). The Chinook salmon ... was the lowest since 1972. Chum ... harvest was similar to the most ... 10-year average. A total of 71 ... permit holders (making at least ... recorded landing) participated in the ... Chinook, sockeye, chum, and coho ... were all purchased for \$1.00 per ... l. Total exvessel value of the fishery ... \$452,651; which is approximately ... above the most recent 10-year aver- ... ue.

n Timing and Escapement
... on commercial harvests and ... ments at the Goodnews River weir; ... k and chum salmon run timing was ... an average. Sockeye salmon run ... was earlier than average while coho ... run timing was about average. ... Chinook salmon biological escape-

om page 5
... n, especially in our harsh winter ... ment."
... ore information on Yuut Elitnauryat ... fforts to win one of Toyota's 100 ... Good, please visit www.yuut.org. ... also follow us on Facebook. For ... information on 100 Cars for Good ... les of all 250 finalists, please visit ... carsforgood.com.

... result the department will be working with ... the public to implement a more conserva- ... tive management strategy for Chinook ... salmon in 2014. In general, management ... will be restrictive at the onset of the sea- ... son with the potential to relax restrictions ... based on inseason information if war-

... in the district and reducing the ... commercial fishing area similar to 2013 ... until the majority of Chinook salmon have ... passed through the district.

This concludes the Alaska Department of Fish & Game's 2013 Preliminary Kuskokwim Area Salmon Season Summary; quyanaq.

Notice of Public Hearing



The City of Bethel Planning Commission will hear a request for zoning for the following subdivisions:

Kasayuli Subdivision

Tsikoyak (Larsen) Subdivision

The hearing will be held at the City of Bethel Council Chambers on November 14, 2013 at 6:30 PM. The Chambers are located at 300 Chief Eddie Hoffman Highway. Call the Planning Department for more information at 543-5306.

KON-KUSKOKWIM HEALTH CORPORATION

NOVEMBER 6, 2013

Job Opportunities

- Admissions Clerk
- Behavioral Health Case Manager
- Bio Medical Technician
- Business Systems Specialist
- Case Manager - Diabetes
- Compliance Administrator
- Contracts Specialist
- Cook
- Dental Assistant Apprentice
- Intervention Associate, Senior
- EMS Instructor, Senior
- Environmental Service Worker
- Journeyman Electrician
- Journeyman Plumber
- Medical Laboratory Assistant
- Reach Coordinator - Diabetes
- Rent Accounts Representative
- Lead Supervisor-Long Term Care
- Registration Technician
- Security Supervisor
- WIC Technician

Highlighted Positions of the Week

- **Accounts Payable Supervisor**
- **Accounts Payable Technician**
- **Office Manager - Pharmacy**
- **Training Coordinator**

Come Meet with a Recruiter every Wednesday between 2pm - 4pm for a Pre-Screen interview at the YK Delta Job Center

Call the YK Delta Job Center to schedule a time slot at: 907-543-2210

For more information on any of these positions, contact the YKHC Human Resources Office at:

Post Office Box 528
Bethel, AK 99559
907-543-6060

- Nursing Opportunities

- Case Manager Opportunities

- Community Health Aide Opportunities

- Direct Care Provider Opportunities

- Office Assistant Opportunities

- Psychiatric Technician Opportunities (Interviews every Friday!)

Excellent benefits package available to regular full/part time employees

Join our Talent Network

www.Jobs.net/jobs/ykhc/join

Apply at:

www.ykhcjobs.org



Equal Opportunity Employer. YKHC applies Alaska Native/American Indian (under PL 93-638), EEO, and Veteran Preferences. Under federal and state laws, YKHC performs criminal history and background checks to ensure customers are protected.



City of Bethel
Planning Department
Staff Report for Zoning Request, October 21, 2013

Planning Commission Hearing Date:	November 14, 2013
Request:	From: No designated zoning district To: Residential Planned Unit Development
Proposed Land Use:	Residential
Acres:	18.37
Location:	Tsikoyak (Larsen) Subdivision, Plat No. 96-18 Bethel Recording District
Owner:	Martha Larsen, and individual property owners
Applicant / Representative:	City of Bethel Planning Commission
Staff Recommendation:	Approve Residential Planned Unit Development per Map

Comprehensive Plan Conformity		
Street Status	The primary access to the parcel is BIA Road.	
<i>Economic Development Goal 8: Enhance the quality of life in Bethel to attract and retain individuals and businesses.</i>		
The existing Tsikoyak development was designed to provide quality residential living and a limited number of other land uses within the subdivision. There are still available lots to be developed at an attractive location.		
<i>Land Use Goal 4: Encourage a range of housing opportunities for current and future Bethel residents, including more housing within the purchasing or rental capabilities of young families, single people, school teachers and other workers.</i>		
Residential land uses at this location will provide opportunities for new housing to purchase or rent. Taking into account the growth of facilities and population in Bethel in the last few years, it is more important than ever to plan for new housing stock. This location provides housing that is convenient to the airport and the hospital.		
Surrounding Land Uses and Zoning		
	Land Use	Zoning
On Site	Residential	Undesignated
North	Open Space	Undesignated
South	Open space	Undesignated
East	Open space	Undesignated

West	Open Space	Undesignated
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Background, Issues, and Analysis

Tsikoyak Subdivision was approved and accepted by the Bethel Planning Commission in 1996. Most of the lots were designated, by way of covenants, to be residential. A smaller number were intended to be commercial or open space.

The subdivision is located northwest of the Bethel Airport, but far enough away to minimize noise impacts. The State of Alaska is currently engaged in a planning process for airport expansion over the next twenty years, and current maps show that expansion is planned to extend west of the airport.

There is a need for residential land development in Bethel. The residential shortage contributes to high land and rent costs. Bethel has been growing, and more housing will contribute to the quality of life in the city.

The parcel is located on the west side of Bethel, outside of the areas FEMA identifies as floodplain. There are some wetland areas that are exempt from the General Permit for the Discharge of Dredged and/or Fill Material into Wetlands at Bethel. Tsikoyak Subdivision is not subject to any fill or flood restrictions.

Zoning for Tsikoyak Subdivision

At the time the subdivision was approved, the Bethel Municipal Code did not contain any zoning categories that matched the Tsikoyak Subdivision covenants. Over the years the Planning Department has been providing Site Plan Permits using only a minimum of control over land uses there.

This proposal for a Residential Planned Unit Development overlay would allow the city to enforce some minimum requirements for permitting that are compatible with the subdivision covenants. City staff ask that much of the PUD review be waived, since it occurred prior to the 1996 acceptance of the subdivision. The overlay would allow the city to give site plan permits based on the attached map. On the zoning map for the city the area would be designated as a zoning overlay. Zoning overlays are like regular zoning, they can be changed or removed through an application and hearing process at a later time. In the event of a broader land use planning process, this overlay can be removed.

The focus of the overlay request is to utilize zoning categories based on the adopted covenants to aid the Site Plan Permit approval process. Other parts of the covenants will be left to the Tsikoyak Neighborhood Association to address. The city merely wants the chance to apply unambiguous land use designations in the subdivision for the permitting process.

Findings

- 1. The request for a Residential Planned Unit Development is compatible with the Bethel Comprehensive Plan.**
- 2. The subdivision design review occurred prior to 1997 and should be waived for this application.**
- 3. The location of housing at this location will not interfere with any current airport expansion plans.**
- 4. The subdivision is not located in an area identified at this time as floodplain by FEMA, or restricted by the Army Corps of Engineers.**
- 5. The proposed zoning overlay includes a minimum of regulation to be focused on the issuance of Site Plan Permits.**

Stipulations

1. Site Plan Permits must be obtained from the Bethel Planning Department for fill, and construction.
2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met.
3. At the time piped water and sewer services are provided to the area, property owners are required to hook up to these services. Until that time properties must provide sufficient clearance for water and wastewater trucks to access the residences and businesses.
4. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.

Writer

REP

10/21/2013

Attachments

Application

Proposed Zoning Overlay Map

Plat 96-18, Bethel Recording District

BMC Chapter 18.52 Planned Unit Development

Conditions, Covenants, and Restrictions Tsikoyak Subdivision Bethel, Alaska

OCT 21 2013

**City of Bethel
Planning Department**

300 Chief Eddie Hoffman Hwy P.O. Box 1388
Telephone: (907) 543-5306 * Fax: (907) 543-4188

Zoning Map Amendment Application Form

Applicant:

PLANNING COMMISSION

Legal Description of Properties covered by this application (use additional sheets if necessary):

TSIKOYAK (LARSEN) SUBDIVISION, PLAT NO. 96-18
BETHEL RECORDING DISTRICT

Requested District Change (i.e., from - to):

FROM NO ZONING TO PLANNED UNIT DEVELOPMENT

Reason for request:

TO PROVIDE A ZONING OVERLAY TO FACILITATE THE
PERMITTING PROCESS.

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the city comprehensive plan?

YES. THE PLAN SUPPORTS THE SITE PLAN PERMITTING
PROCESS, AND EFFORTS TO REMOVE OBSTACLES TO
ORDERLY LAND USE PROCESSES.

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

THIS PART OF THE CITY HAS NOT BEEN ZONED. THE
PROPOSED ZONING IS COMPATIBLE WITH CURRENT LAND
USES IN THE AREA, AND THE SUBDIVISION COVENANTS.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

THE SUBDIVISION HAS ALREADY BEEN DESIGNED AND ACCEPTED BY THE CITY. REQUEST A WAIVER OF THE DESIGN REVIEW PROCESS.

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

LARSEN SUBDIVISION IS MAINLY RESIDENTIAL IN NATURE, AND THE PERMITTING PROCESS SHOULD SUPPORT THIS THROUGH ZONING. THERE ARE STILL LOTS FOR SALE IN THE AREA.

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

IT IS CONSISTENT WITH LAND USE REGULATION AS IT OCCURS IN OTHER ZONED AREAS OF THE CITY. IT WILL NOT GRANT SPECIAL PRIVILEGES TO LANDOWNERS.

Date of application: 10/21/2013

\$100.00 Filing fee paid: WAIVED

Signature of owner or owner's authorized representative

Address

Phone/contact number

RACHAEL PITTS
PLANNING DIRECTOR

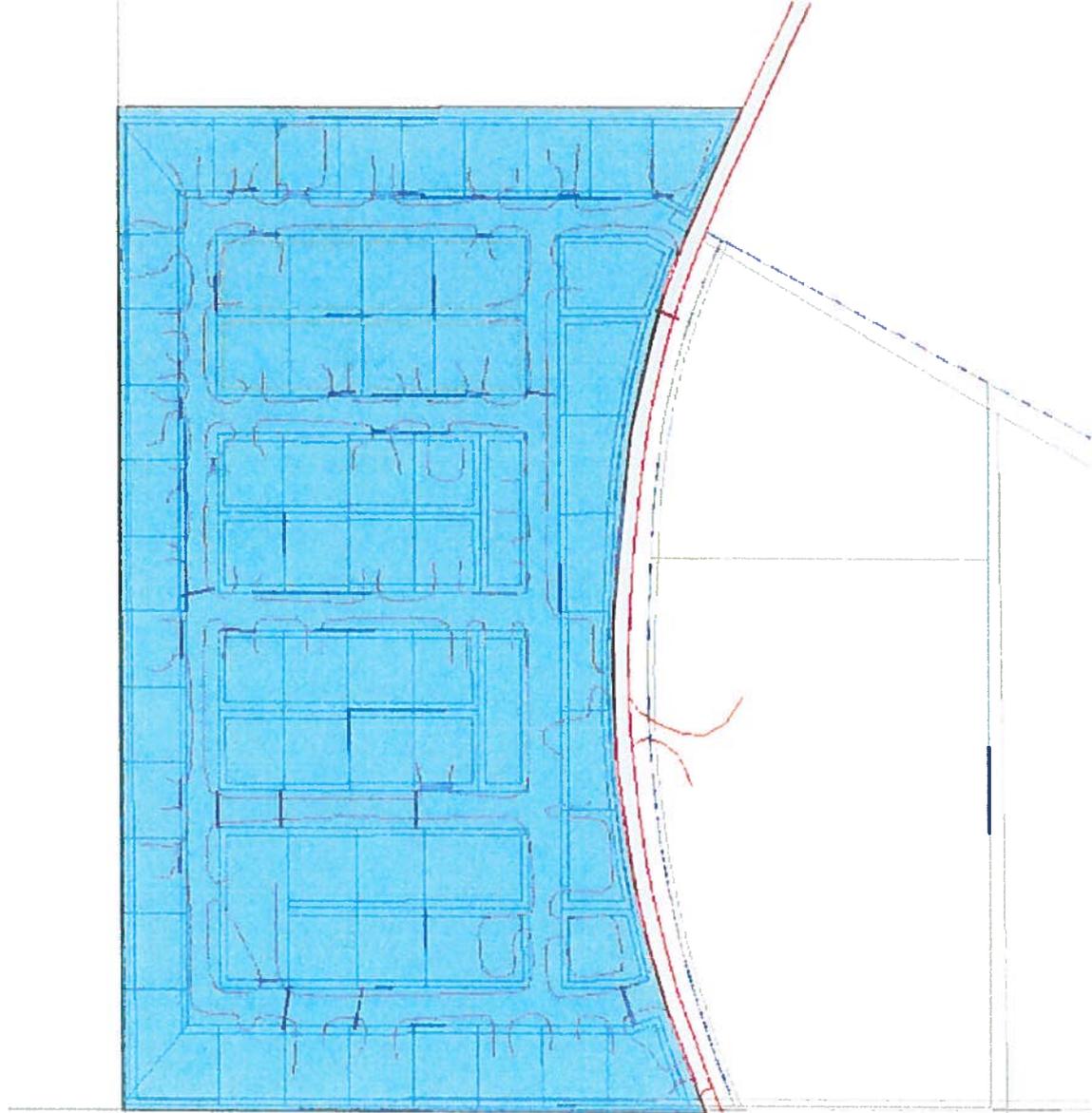
■ Residential, Single Family or Duplex per Lot

Residential Planned Unit Development Tsikoyak (Larsen) Subdivision November 2013

Minimum setbacks: 10 feet on the back and sides, and 15 feet in the front.

Minimum residential lot size is 10,000 SF.

Maximum two structures per residential lot.



CONDITIONS, COVENANTS, AND RESTRICTIONS
TSIKOYAK SUBDIVISION
BETHEL, ALASKA

1. All Rights-of-Way and Utility Easements have been dedicated to the public, per official plat of Tsikoyak Subdivision as recorded in the Bethel Recording District, Bethel, Alaska.
2. It shall be the responsibility of each person purchasing land to construct the driveway to their purchased land at their own expense. It shall be the responsibility of each person purchasing land to provide suitable culverts across their driveway and to maintain the culverts and driveway in a satisfactory manner at all times.
3. Each purchaser of land in Tsikoyak Subdivision shall be responsible for all costs necessary to provide the electrical hook-up to their property from the main power line. The main power line will be installed for by Bethel Utilities Corporation.
4. Each purchaser shall be responsible for providing a holding tank for "gray water" and sewage disposal for their property. The fresh water storage tank shall meet the requirements set forth in the City of Bethel Ordinance regarding same. No person or persons shall permit gray water or sewage to be placed or spilled on the land on or near their property. Each person is responsible for the removal of his or her gray water and sewage waste. Under no circumstances will there be raw sewage spilled in this Subdivision. If accidental spills do occur, they must be treated (neutralized) by the person or persons responsible and must be reported to the local Department of Environmental Conservation Agency, State of Alaska.
5. Under no circumstances will trash be stored or remain on property so as to endanger health, life, or loss of limb, or create an eyesore to the public.
6. Construction on the residential lots will support not more than one residential structure per lot. Duplexes are permitted.

Dwellings shall be a minimum size of 576 square feet (may include an arctic entry way). The use or storage of "ship containers" or cargo vans is permitted on residential property providing outside of container be finished to match the residential structure requirement.

In addition to one residential structure, the lot owner may have one detached non-residential structure on the property. This detached structure shall not be used for commercial purposes.


Martha A. Larson

986 5244

No house trailers, or pulled two-wheel type camper-trailers shall be attached or stored on any parcel of land in Tsikoyak Subdivision.

7. Any inoperable vehicle shall be kept in a garage or other closed structure. In no event shall an inoperable vehicle, or seldom used vehicle, be parked in the street, includes cars, trucks, airplanes, boats, motorcycles and snow machines.
8. All motor vehicles shall be operated with effective mufflers in Tsikoyak Subdivision.
9. There shall be no more than two (2) family pets per household. All pets shall be restricted to their owner's property. It is the owner's responsibility to cage or leash pets so they do not wander onto the property of others.
10. There shall be no fencing over 6 feet high on residential lots. If live trees or hedges are used as fencing, this restriction does not apply.
11. A residential lot shall not be resubdivided.
12. Prior to the sale of any lots, the owner of Tsikoyak Subdivision reserves the right to amend the parcels of land listed as commercial. The amendment may increase or decrease the size of any commercial lot shown on the plat. The amendment may redesignate a portion of commercial lot shown on the plat. The owner of Tsikoyak Subdivision will file a record of such action with the Bethel Recorder's Office.
13. No person or persons may use the utilities rights-of-way in Tsikoyak Subdivision for ingress or egress to any other parcel of property in or adjoining Tsikoyak Subdivision without the express written approval of the owner or her designated representative.
14. Parcels of property purchased for commercial or residential use shall not be used for any act which is in violation of local, state, or federal law.
15. Failure to comply with these Conditions, Covenants, and Restrictions, and while owner financing for lot purchased is in place, shall cause said lot whereupon the noncompliance occurs, to revert back to the owner of Tsikoyak Subdivision, and the purchase money forfeited to the said owner.

Once title is conveyed to purchaser by said owner, item #15 shall be null and void; however, local, state, and/or federal law shall remain in effect.


Martha A. Larson

STATE OF ALASKA)
) ss:
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 7th
day of March, 1996 by Martha A. Larson.



Scotty Skelton
Notary Public for the State of Alaska
My Commission Expires: 12/2/97

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
JUNEAU AREA OFFICE

The within Conditions, Covenants, and Restrictions are hereby
this 5th day of September, 1996, pursuant to
authority delegated in 209 DM 8, Secretary's Order No. 3150 and
3177 amendment No. 2; and 10 BIAM Bulletin 13, as extended BIAM
Bulletin No. 9602.

Walter Heisler
Area Director

96-1824
21cc

RECORDED-FILED
BETHEL RECORDING
DISTRICT
SEP 17 2 57 PM '96
REQUESTED BY M. LARSON
ADDRESS _____

RECORDED
AM THE DISTRICT OFFICE
55 SEP -5 AM 8:59
986 5244

Returned to:
Martha A. Larson
P.O. Box 132
Bethel, Ak. 99559

that are applicable to the airport. The map may consist of more than one (1) sheet, shall be to scale and shall accurately show the following:

1. The exterior boundaries of the applicable air space zones;
 2. The name or other identification of each of the airspace zones;
 3. A legend that provides a description of the location of each zone or surface, including a reference to the paragraph in the Federal Aviation Regulations that describes the zone or surface;
 4. The reference points within or outside the airport from which distance, elevation, height, bearing, vertical angle or other measurements are made in describing the airspace zones or surfaces;
 5. Existing topography, if available;
 6. Existing subdivisions, streets, roads and other rights of way, U.S. Surveys, section lines and similar features of land that will be useful in determining the location of a proposed development with respect to the boundaries of any airspace zone.
- C. The map required by subsection A of this section shall accurately show the airspace zones. Airspace zones that have a sloping surface shall be shown in ten- (10-) foot increments unless the land use administrator requires more frequent contour lines close to the airport or permits larger increments in areas farther from the airport. Separate maps may be submitted for the different airspace zones. Before submission to the land use administrator for final approval, the map must have been certified by the Federal Aviation Administration as accurately depicting the requirements of the relevant Federal Aviation Regulations, Part 77, subpart C. Upon reasonable intervals, and upon learning of a change in the airport or applicable regulations, the land use administrator may request Federal Aviation Administration review and recertification of the airport height map. [Ord. 01-05 § 8.]

Chapter 18.52

PLANNED UNIT DEVELOPMENT

Sections:

18.52.010	Intent.
18.52.020	Application.
18.52.030	Hearing and notification.
18.52.040	General provisions.
18.52.050	Residential planned unit developments.
18.52.060	Business planned unit developments.
18.52.070	Industrial planned unit developments.

18.52.010 Intent.

A. A planned unit development (PUD) is intended to allow flexibility in the land use code and to achieve the creation of a more desirable environment than would be possible through a strict application of the land use code. An applicant does not have a right to approval of a PUD permit, but has a right only to have the planning commission give fair consideration to an application for a PUD. The planning commission has discretion to deny a PUD application if it is not convinced the proposed development is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns.

B. The planning commission shall evaluate a proposed planned unit development in accordance with the following criteria:

1. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas and the preservation of natural features;
2. The mixing of compatible land uses, residential densities and housing types within the neighborhood;
3. The efficiency of the configuration of utilities, vehicular and pedestrian circulation and parking facilities;
4. Enhancement of the surrounding environment;
5. Maintenance of population densities and lot coverage that are consistent with available pub-

lic services and the comprehensive plan. [Ord. 01-05 § 8.]

18.52.020 Application.

A. The applicant shall complete a PUD permit application on a form provided by the planning department in which the applicant shall state and describe in narrative:

1. A legal description and street address of the parcel;
2. The names and addresses of the owners of the parcel and of the applicant;
3. A description of the proposed PUD;
4. A map or plat of the general area surrounding the parcel, with notations of the uses and structures that exist on abutting and nearby lots;
5. A detailed map or plat of the development parcel showing existing and proposed streets, lots, building locations, uses, contour lines and other relevant features;
6. Potential impacts on pedestrian and vehicular traffic circulation and safety;
7. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;
8. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;
9. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;
10. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the proposal shall address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180;
11. The names and addresses of all persons who own property within six hundred (600) feet of the boundaries of the parcel.

B. A fee shall be included as established by resolution of the city council. [Ord. 01-05 § 8.]

18.52.030 Hearing and notification.

A. Upon receipt of a complete application for a PUD permit, the land use administrator shall set a date for public hearing before the planning commission. The public hearing shall be scheduled no

sooner than twenty (20) calendar days and no later than fifty (50) calendar days from the date of acceptance of a complete application.

B. Notice of the public hearing on a proposed PUD shall be provided as set out in BMC 18.04.070.

C. The public hearing shall be conducted substantially as provided in BMC 18.60.050(A) through (C). [Ord. 01-05 § 8.]

18.52.040 General provisions.

All residential, business and industrial planned unit developments shall meet the following minimum standards. In addition, the planning commission may require compliance with such other design standards relating to the construction, design and placement of buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as it may deem necessary. The commission shall develop and publish guidelines to assist developers in meeting such standards.

A. The minimum site area for a planned unit development shall be two (2) acres for PUDs located entirely in the I, GU, DC or NC districts. If any portion of a proposed PUD is located within the PLI or R districts, the minimum site area shall be five (5) acres. The minimum site area for a PUD within the P district shall be one hundred (100) acres.

B. Building design and site development which involve grading for the placement of structures, parking areas, driveways and roadways shall be depicted on a site plan and shall be described in the written documents and shall specifically address drainage.

C. Major internal streets which are intended to serve a planned unit development shall be functionally connected to existing or proposed streets to provide adequate ingress and egress. The street system by which the PUD will access the core area of the city shall meet the minimum street standards issued by the city engineer.

D. A planned unit development shall be in accordance with the comprehensive plan.

E. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

F. All developments shall meet fire safety requirements established by the city fire department.

G. If any part of the development is in a flood hazard area or in a location that would affect flooding or drainage in a flood hazard area, the planning commission shall address the applicable standards and matters under BMC 15.08.160 through 15.08.180 and shall impose such requirements as necessary to ensure that flood hazards and potential flood damage will be minimized and that the development will not adversely affect flooding situations in the flood hazard area; the planning commission shall impose such requirements as appropriate to minimize or eliminate the adverse effects of the development on floods and potential flood damages, whether within or outside the development. [Ord. 01-05 § 8.]

18.52.050 Residential planned unit developments.

Planned unit developments in the R district shall be limited to residential planned unit developments. In addition to meeting the standards set forth in the general provisions for all PUDs, residential PUDs shall meet the following minimum standards:

A. The number of dwelling units per acre allowable on the gross usable area of a residential PUD shall be determined by the planning commission. However, in no event may the number of dwelling units per acre exceed four.

B. A minimum of thirty (30) percent of the site shall be reserved as usable open space. At least one-half (1/2) of such usable open space shall be contiguous, and no portion of the required open space may be less than two thousand (2,000) square feet in area or less than thirty (30) feet in its smallest dimension. A minimum of twelve (12) percent and a maximum of fifty (50) percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards; provided, that the total area of all balconies or decks and yards is not less than the total yard area that would otherwise be required.

C. Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes, freezer vans, Quonset huts or similar structures. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event shall the floor area of nonresidential uses exceed ten (10) percent of the total internal floor area of the PUD.

D. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of thirty (30) feet.

E. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

F. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity.

G. Any two (2) adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.

H. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of fifty (50) feet.

I. Walls and ceiling-floor assemblies which are common to any two (2) dwellings shall have a minimum STC acoustic rating of fifty-five (55) and a minimum fire rating of one (1) hour.

J. Each required parking space for residential uses shall be provided with an electrical outlet.

K. Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.030, et seq., or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association.

The planning commission may require any provisions necessary to ensure that the provisions and intent of this title are met. [Ord. 01-05 § 8.]

NC

4

[Ord. 01-05 § 8.]

18.52.060 Business planned unit developments.

A business PUD may be allowed upon property in the I, GU, DC and NC districts. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection; provided, that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUDs, a business PUD shall meet the following minimum standards.

A. Parking lots and loading areas shall conform to BMC 18.48.150 through 18.48.210;

B. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district;

C. A business PUD shall provide for safe and convenient pedestrian circulation;

D. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development;

E. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residential use:

Land Use District Dwelling Units per Acre (gross area)

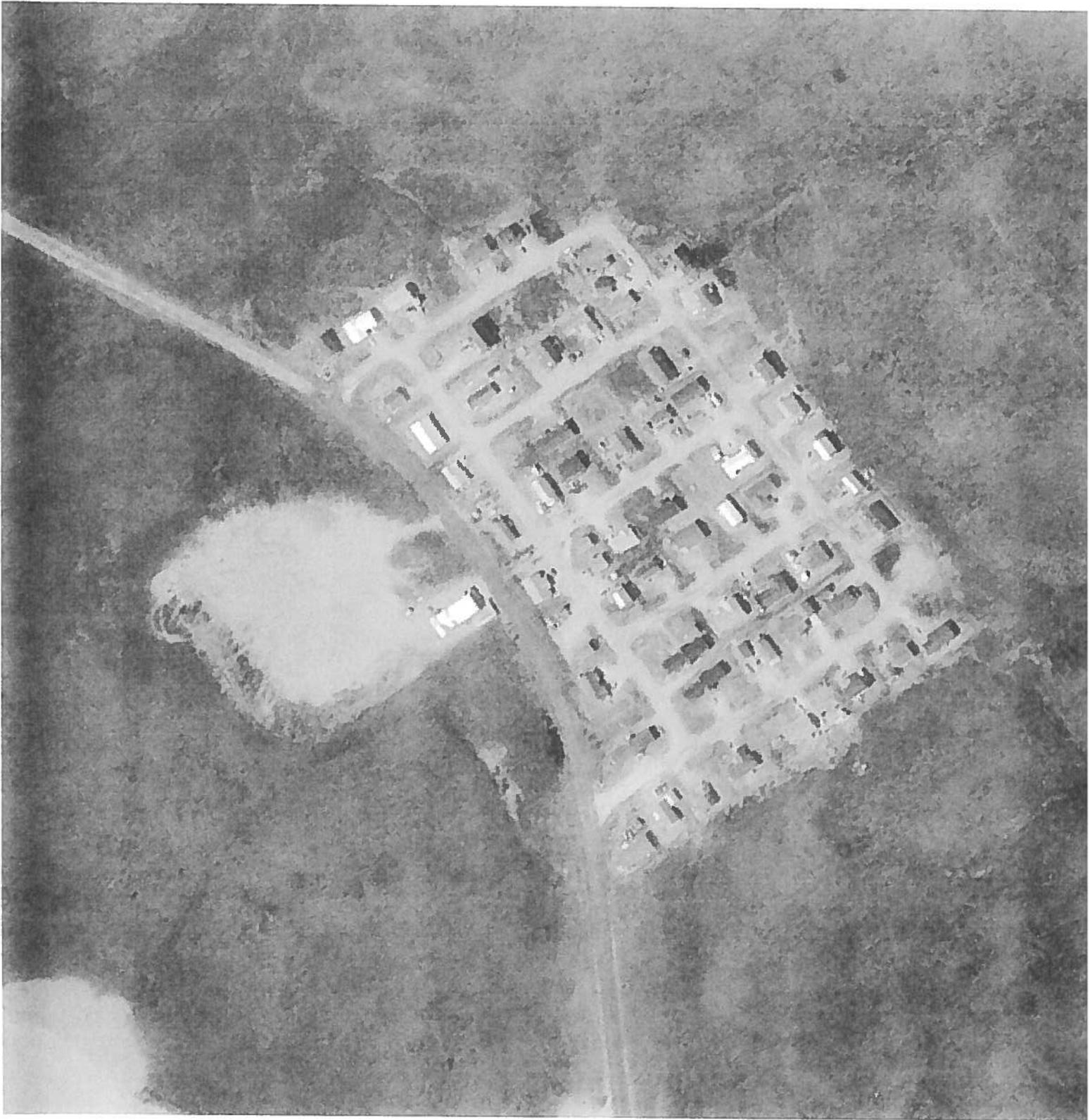
I	4
GU	4
DC	4

18.52.070 Industrial planned unit developments.

An industrial PUD may be allowed upon property in the I district. An industrial PUD may include only such uses as are permitted principal uses and structures in the district in which the proposed PUD is located. In addition, a residential PUD may be allowed in the I district; provided, however, that any residential uses must be situated on an area of at least ten (10) acres including dedicated streets, and screening landscaping shall be planted along each boundary of the residential planned unit development, except for vehicular and pedestrian ingress and egress points. A residential PUD which is located in the I district must conform to all of the standards required for a residential PUD in the R district. In addition to meeting standards set forth in the general provisions for all PUDs, an industrial PUD shall meet the following minimum standards:

A. Screening landscaping shall be planted along each boundary of an industrial planned unit development adjoining a residential district;

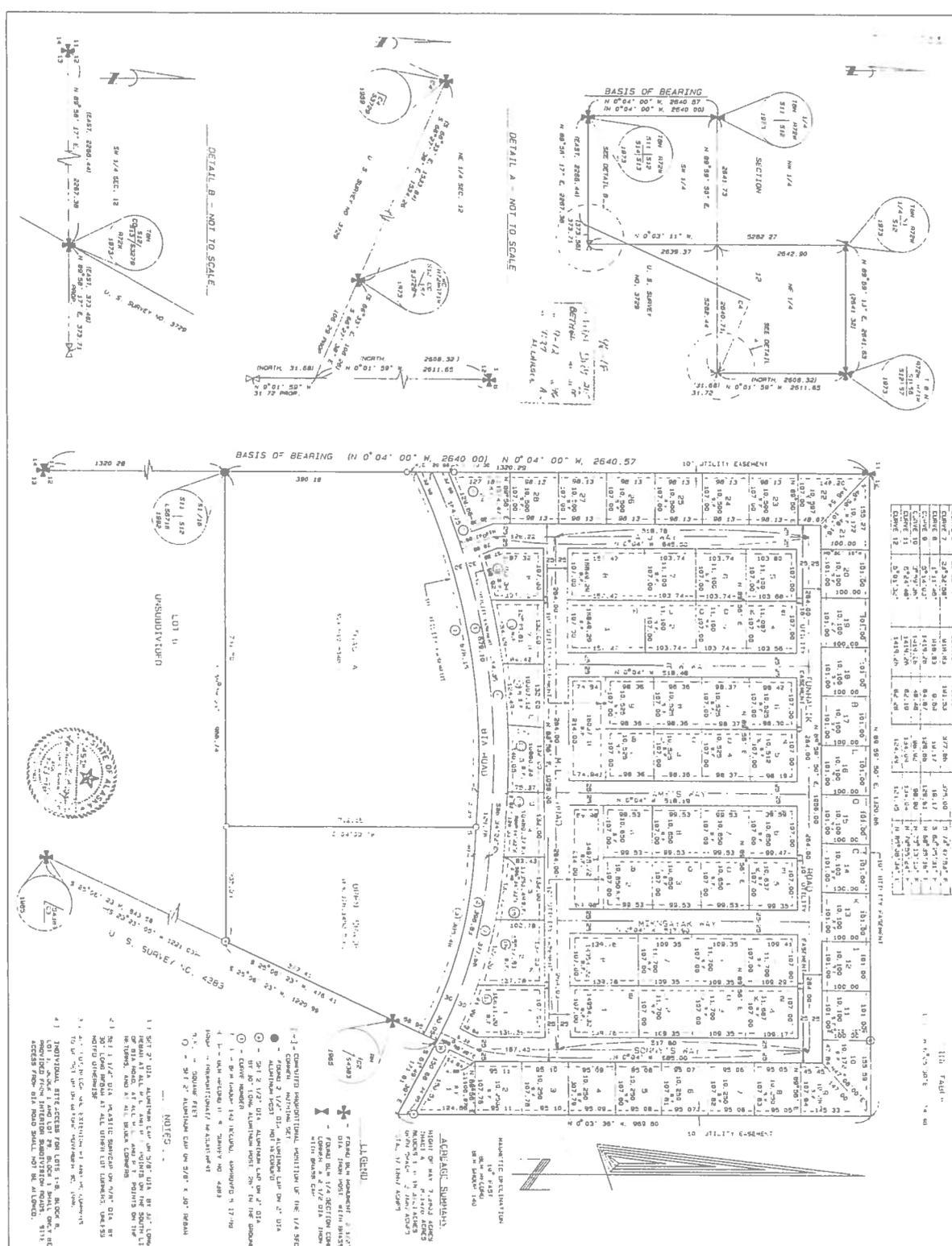
B. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development. [Ord. 01-05 § 8.]



SUBDIVISION OF SECTION 12, T. 8 N., R. 72 W., S. 4
 SCALE: 1" = 1000'

CURVE TABLE

Curve No.	Station	Radius	Chord	Chord Bearing	Area
Curve 1	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 2	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 3	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 4	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 5	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 6	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 7	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 8	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 9	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 10	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 11	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00
Curve 12	1+00.00	100.00	100.00	N 0° 04' 00" W	100.00



ACCREASOR'S WARRANT

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY ADEG

STATE OF ALASKA

ALASKAN CONSULTING SURVEYORS, INC.

TSINYAK SUBDIVISION

A SUBDIVISION OF MARTIN LARSON'S NATIVE ALLOTMENT

NUMBER SH-17483-PARCEL C

SEC. 12, T. 8 N., R. 72 W., S. 4, BETHEL, ALASKA

601 WEST 41ST SUITE 101

ANCHORAGE, ALASKA 99503

(907) 552-7550

DATE 02/27/24

FILE 64-42

DRAWN L.R.

DATE 02/27/24

FILE 64-42

SH 17483

... salmon harvests were below the recent 10-year averages (75% and ... respectively). The Chinook salmon est was the lowest since 1972. Chum on harvest was similar to the most it 10-year average. A total of 71 idual permit holders (making at least recorded landing) participated in the y. Chinook, sockeye, chum, and coho n were all purchased for \$1.00 per l. Total exvessel value of the fishery \$452,651; which is approximately above the most recent 10-year aver- ilue.

n Timing and Escapement
 sed on commercial harvests and ements at the Goodnews River weir; k and chum salmon run timing was an average. Sockeye salmon run was earlier than average while coho run timing was about average. Chinook salmon biological escape-

rom page 5
 on, especially in our harsh winter ment."
 ore information on Yuut Elitnauryiat efforts to win one of Toyota's 100 Good, please visit www.yuut.org. also follow us on Facebook. For information on 100 Cars for Good les of all 250 finalists, please visit carsforgood.com.

... the department will be working with the public to implement a more conserva- tive management strategy for Chinook salmon in 2014. In general, management will be restrictive at the onset of the sea- son with the potential to relax restrictions based on inseason information if war-

... in the district and reducing the District 5 commercial fishing area similar to 2013 until the majority of Chinook salmon have passed through the district.
This concludes the Alaska Department of Fish & Game's 2013 Preliminary Kuskokwim Area Salmon Season Summary; qyanag.

Notice of Public Hearing



The City of Bethel Planning Commission will hear a request for zoning for the following subdivisions:
Kasayuli Subdivision
Tsikoyak (Larsen) Subdivision

The hearing will be held at the City of Bethel Council Chambers on November 14, 2013 at 6:30 PM. The Chambers are located at 300 Chief Eddie Hoffman Highway. Call the Planning Department for more information at 543-5306.

NOVEMBER 14, 2013

KON-KUSKOKWIM HEALTH CORPORATION

Job Opportunities

- Admissions Clerk
- Behavioral Health Case Manager
- Bio Medical Technician
- Business Systems Specialist
- Case Manager - Diabetes
- Compliance Administrator
- Contracts Specialist
- Cook
- Dental Assistant Apprentice
- Intervention Associate, Senior
- EMS Instructor, Senior
- Environmental Service Worker
- Journeyman Electrician
- Journeyman Plumber
- Medical Laboratory Assistant
- Reach Coordinator - Diabetes
- Account Representative
- Health Supervisor-Long Term Care
- Registration Technician
- Security Supervisor
- WIC Technician

Highlighted Positions of the Week

- **Accounts Payable Supervisor**
- **Accounts Payable Technician**
- **Office Manager - Pharmacy**
- **Training Coordinator**

Come Meet with a Recruiter every Wednesday between 2pm - 4pm for a Pre-Screen interview at the YK Delta Job Center

Call the YK Delta Job Center to schedule a time slot at: 907-543-2210

For more information on any of these positions, contact the YKHC Human Resources Office at:

Post Office Box 528
 Bethel, AK 99559
 907-543-6060

- Nursing Opportunities
- Case Manager Opportunities
- Community Health Aide Opportunities
- Direct Care Provider Opportunities
- Office Assistant Opportunities
- Psychiatric Technician Opportunities (Interviews every Friday!)

Excellent benefits package available to regular full/part time employees

Join our Network
www.Jobs.net/jobs/ykhc/join

Apply at:
www.ykhcjobs.org



Equal Opportunity Employer. YKHC applies Alaska Native/American Indian (under PL 93-638), EEO, and Veteran Preferences. Under federal and state laws, YKHC performs criminal history and background checks to ensure customers are protected.



City of Bethel
Planning Department
Staff Report for Conditional Use Permit Request

Planning Commission Hearing Date:	November 14, 2013
Request:	Conditional Use Permit for a telecommunications tower 80 feet in height, and a shelter.
Proposed Land Use:	Utility
Square Feet:	22,500 SF
Location:	822 Ptarmigan Road, Bethel, Alaska (Plat 2005-32, Block 1, Lot 22)
Owner:	Robert Graham
Applicant / Representative:	Cindy Coughlin
Zoning:	General Use
Flood Hazard Zone:	None
Staff Recommendation:	Approve with conditions.

Comprehensive Plan Conformity		
Street Status	The property is located in the Martina Oscar subdivision which is accessed by Ptarmigan Road.	
<i>Section 8. Public Facilities and Services, Objective D. Technology</i>		
Promote the widespread availability of communications systems to facilitate communication among members of the public, public institutions, government agencies, and businesses, and promote the public service and safety advantages and economic opportunities afforded to the community due to the availability of state-of-the-art telecommunications technology.		
Surrounding Land Uses and Zoning		
	Land Use	Zoning
On Site	Residential	General Use
North	Residential / Wetland	General Use
South	Open Space	General Use
East	Mixed Use	General Use
West	Residential	General Use

Analysis, Proposed Conditions, and Conclusions

GCI has requested a Conditional Use Permit to place a 80-foot-high telecommunications tower, and a 9' x 11' shelter on a property owned by Robert Graham, at 822 Ptarmigan Road, within the Martina Oscar Subdivision. The location is in Block 1 across the road from open space.

The site will not require additional city services. There are currently power lines extending through the neighborhood for power hook-up.

A tower at this location is compatible with the mixed land uses and General Use zoning of the neighborhood.

As cellular phones and other communication devices become more widely used, the need for infrastructure increases. A tower at this location will provide opportunities for the installation of repeaters and other types of equipment needed for cell phone use. A request was submitted earlier in the year that was disapproved, however a petition was submitted by the applicant with over 100 names of customers who support the addition of a tower. A second approved request became nonfeasible. This is the third request within the same area considered optimal for signal upgrades.

The safety of the tower is a major consideration. Access to the top of the shelter, or tower by children in the neighborhood should be prevented. The applicant has applied for a Commercial Site Plan Permit as part of the conditional use application process. The Permit application indicates that a fence will be installed to secure the site to prevent any access to the facility by members of the public.

The site requires no special review for floodplains or wetland fill areas.

The distance of the proposed tower from the airport will prevent interference with the local flight patterns.

Proposed Conditions

1. Site Plan Permits must be obtained from the Bethel Planning Department for construction.
2. The platting, permitting, and construction processes must conform to the City of Bethel Municipal Code, and any and all requirements of the State Fire Marshall must be met.
3. The tower and shelter structures must be inaccessible to unauthorized personnel.

Conclusions:

1. The proposed conditional use will not be detrimental to the general public health, safety or welfare or to the environment.
2. The conditional use meets the standards otherwise applicable to a use in the applicable land use district.
3. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, 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 public facilities.
4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010.
5. The use and structures proposed are 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 parcel is located.
6. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan.
7. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions.
8. 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 a property, the general need can be met by the property, but cannot be met as a principal permitted use on another property in the city. (The telecommunications conglomerate in Bethel is still interested in this general location as a good site for a tower.)
9. The use, under the conditions proposed, will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby property, 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.
10. If any part of the project is located in a flood hazard area or in area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matter and standards covered by BMC 15.08.160 through 15.08.180.

Writer

REP

10/17/2013

Attachments

Conditional Use Permit Application

Commercial Site Plan Permit Application

Aerial

R.C.V.P.
OCT 17 2013

CITY OF BETHEL
CONDITIONAL USE PERMIT APPLICATION
City of Bethel Planning Department
PO Box 1388, Bethel, Alaska - 99559
<http://www.cityofbethel.org>
907-543-4186

Applicant Name: GCI, General Communication, Inc.
Address: 2550 Donelli, Ste 1000
City: Anchorage State: AK Zip Code: 99503
Phone: 907-568-2647 Email: ccoughlin@gci.com FAX: 907-274-3112

Property Owner: Robert Graham
Address: P.O. Box 808 Bethel AK 99559
Phone: 907-545-3665/3662
Email: majunegrahame@gmail.com or Steve.Sorg@yahoo.com

822 PTARMIGAN ROAD
Site Address: Ptarmigan arm - Bethel lot 22 BIK1
Subdivision Name: Martina Oscar Subdivision Plat#2005-32
Zoning: General Use
Legal Description: lot 22 BIK1 Plat#2005-32
Flood Zone: NO

Describe Specifically the Nature of the Request:

<u>to build/construct a site at the</u>
<u>current chosen site to provide cellular service</u>
<u>to City of Bethel and continue with the</u>
<u>upgrade to 3G in Bethel.</u>

Describe the following:

1. Potential impacts on pedestrian and vehicular traffic circulation and safety.
Chosen site is off the road and there is no vehicular traffic circulation at the location. Pedestrian impacts are protected by a fence surrounding the tower.
2. Potential output of noise, fumes, dust or other environmental pollution.
Very slight noise from equipment fans for cooling. No dust or fumes.
3. Special features designed to ensure the public health, safety and welfare of the residents.
Environment/Health concerns are addressed through the FCC Regulations. Safety protocols, which we abide by.

The following is required of the applicant:

1. A map or plat of the general area surrounding the parcel, with land uses annotated, and road access.
2. A complete Site Plan Permit Application.
3. The names and addresses of all persons who own property within 600 feet of the boundaries of the parcel.
4. The applicant or an authorized person is required to attend the public hearing.
5. The fee for a Conditional Use application is \$200.

I understand and will comply with the terms and conditions of the Conditional Use Permit.


Applicant's Signature

10/11/13
Date

Planning Department Use

For Planning Department Use: On _____, the Planning
Commission _____
(Approved/Denied)

This Conditional Use Permit authorizes the following:

Chairperson, Planning Commission

Date

(Attach copy of BMC Chapter 18.60 for applicant)

RCVD.
OCT 17 2013

CITY OF BETHEL

P.O. BOX 1388, BETHEL, ALASKA 99509 <http://www.cityofbethel.org>
907-543-5301
FAX# 907-543-4186

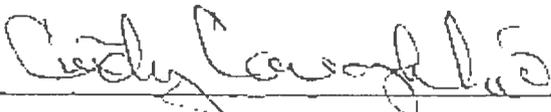
COMMERCIAL SITE PLAN PERMIT APPLICATION

Title 16 of the Bethel Municipal Code requires the review of a Site Plan prior to the erection of any improvement on real property within the City limits. Application for a Commercial/Institutional Site Plan Review shall be filed with the City of Bethel Planning Department, Alaska State Fire Marshall, and Army Corp of Engineers. Upon approval of the application and responses from all state, federal and local departments, a permit will be issued and is required to be displayed on the property to be improved. By submitting this application you are authorizing public access to the displayed Site Plan Permit area. Approval of plans does not presume to give approval to oversights by the City of Bethel Planning Office nor grant authority to violate or cancel the provisions of any other federal, state or local laws regulating the use of development of this land.

Name of Applicant C-CI, General Communications Inc.	Phone Number 907-727-5533
Mailing Address 2550 Denelli, Ste 1000	Today's Date 10/11/13
City State Zip Anchorage AK 99503	Legal Description of Property Lot #: Block #: Lot 22 Block 1
Name of Property Owner Robert Graham	Plat Number (or) 2005-32
Authorization of Property Owner (Signature)	USS Survey Number
Mail Approval/Permit to: P.O. Box 808 Bethel AK 99559	Physical Address of Property 822 Plannigan Rd. Bethel

Please Do Not Write Below This Line. To be filled out by Planning Dept. Staff

Fire Marshall Approval:	Bethel Fire Approval:
Public Works Approval:	Flood Hazard Zone: N/A
COE Approval:	Zoning: GENERAL USE
Authorized & Mandatory Improvements: (Attached Additional Info)	
City of Bethel Reviewed:	Date:
City of Bethel Approved:	Date:
Denial:	

Intended improvements: Describe improvements or site activity.	
40'x40' 80' tower Construction	
exit shelter w/ fenced surrounding area.	
Parking & access directly located next to proposed site.	
Intended use: Institution, or <u>Commercial</u> .	
Lot Size:	Sq. ft.: <u>1600</u> Proposed total number of Buildings: <u>1</u>
If placing fill indicate: (if no fill is needed, indicate: 0).	
(Required) Max. Height of fill: <u>2-3 inch</u>	Method of stabilizing sand pad slope Seeding <input type="checkbox"/> Sandbagging <input type="checkbox"/>
(Required) Length of fill: <u>2 yards</u>	
(Required) Width of fill: <u>1600 SF.</u>	
If improvements include construction, renovation or relocation of A commercial/institution, or an addition to a commercial/institution, indicate the following:	
# of rooms: <u>0</u>	Please circle water/sewer service type: Hauled, or Piped
If Hauled please indicate: Hauled water tank size(gal): _____ Hauled sewer tank size(gal): _____	
I attest that all information and measurements presented are correct.	
Signature of applicant:	

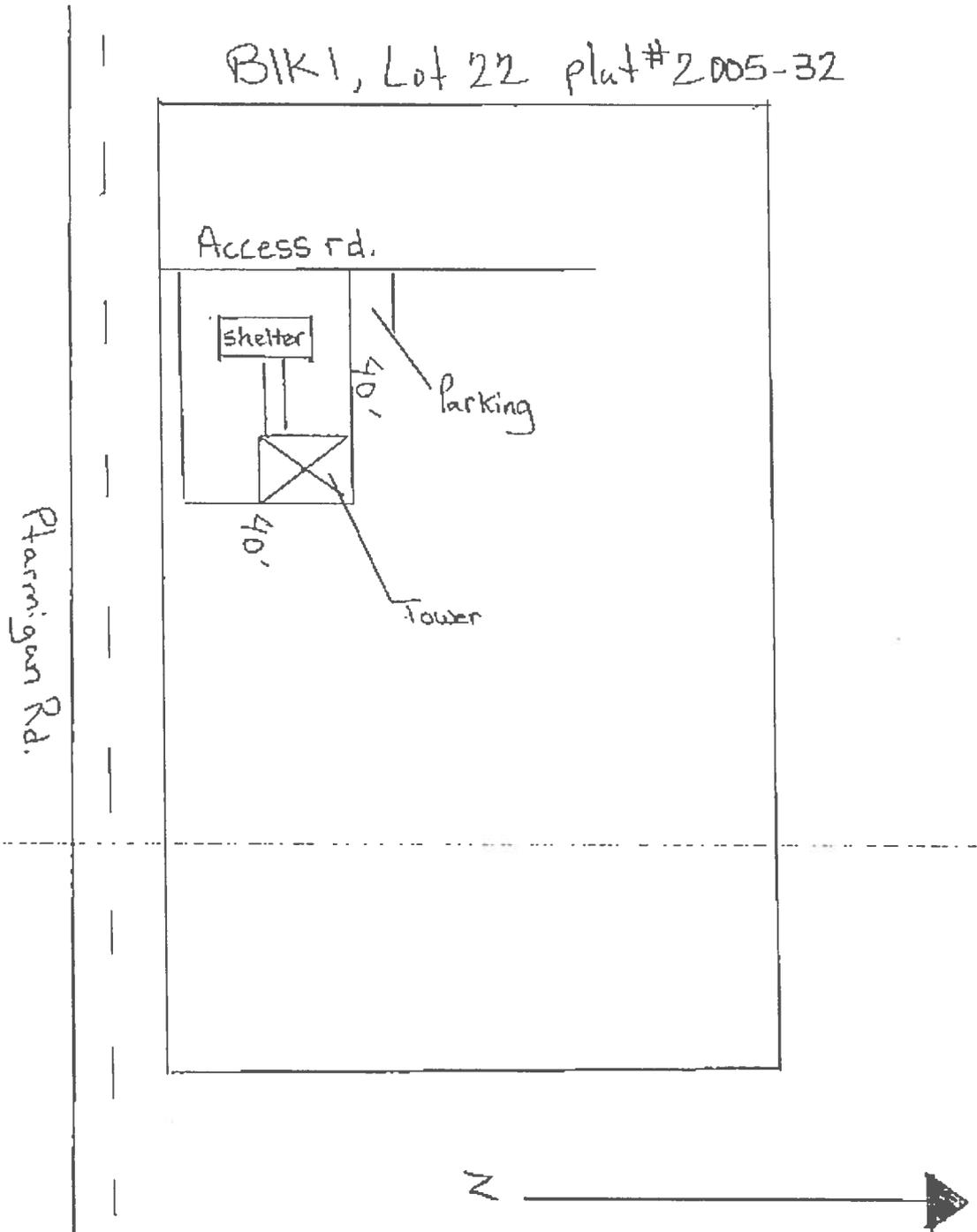
WHEN DO I HAVE TO OBTAIN A PERMIT(S)?

A permit must be obtained at least ten (10) calendar days before construction begins. The permit can be obtained from the City Planning Office which is located upstairs at 1155 Ridgecrest Drive and is open weekdays from 8:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m. The Planning Department Office legally has ten (10) days to review the permit before approval, disapproval, or approving it with modifications. Remember, it is illegal to build, place fill, etc., without first obtaining a site plan permit.

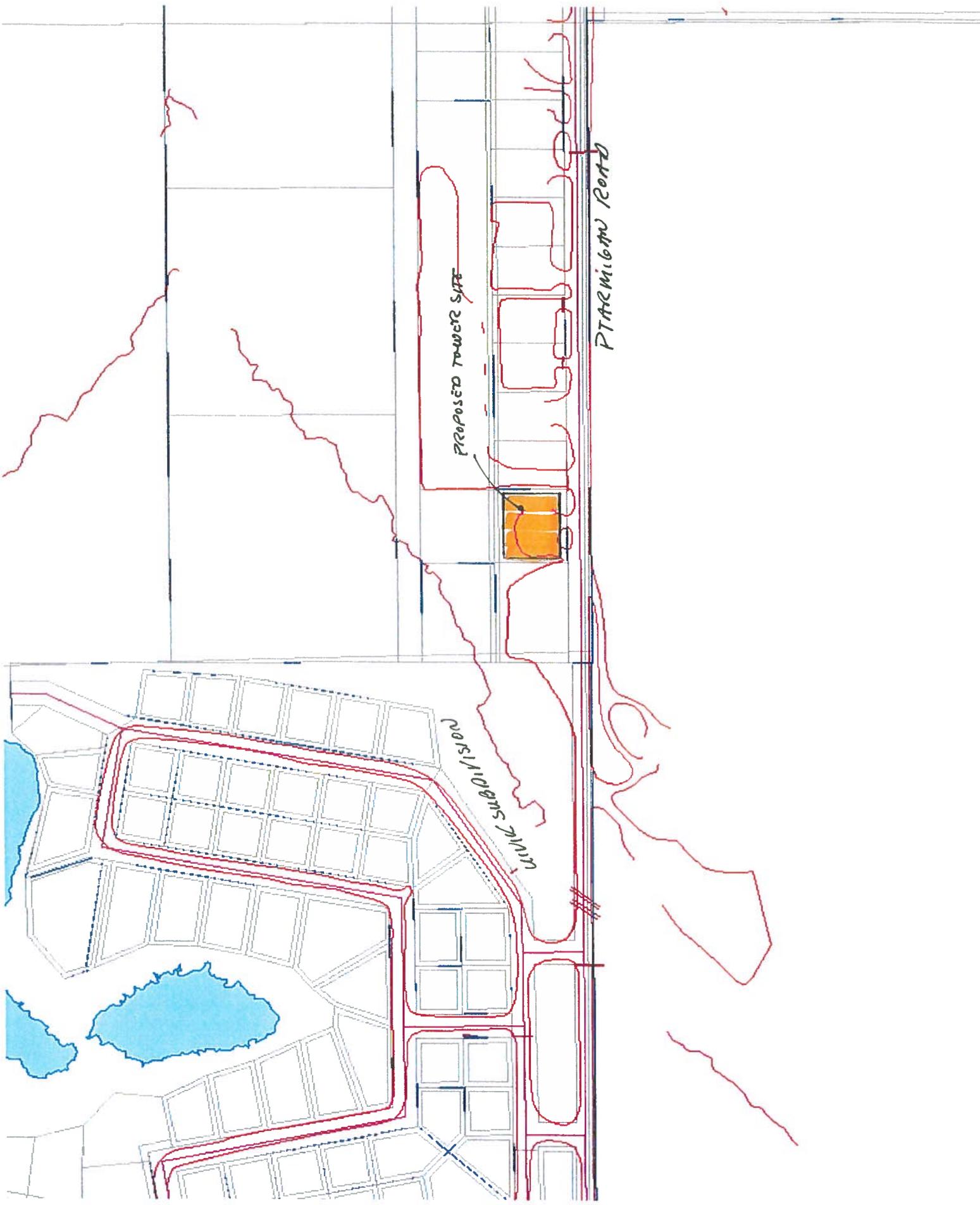
Individual permits are required for fill, construction, and floodplain development. There is a fee schedule which is downloadable from the website (<http://www.cityofbethel.org>) or can be obtained from the Planning Department:

Drawing of Site Improvements

Provide a rough drawing of the site, the buildings, the parking, the access, and the proposed improvements.







PROPOSED TOWER SITE

PTARMIGAN ROAD

SUBDIVISION



**City of Bethel
Planning
Department**

The City of Bethel Planning
Commission will meet on:

NOV 14 2013

To hear a request:

GCI request for an 80-foot telecommunications tower and utility structure, to be located at 822 Ptarmigan Street, owned by Robert Graham. Legal description: Plat 2005-32, Block 1, Lot 22.

The public hearing will be held at the Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 PM.

If you are not the property owner, please pass this notice on to them.

If you cannot attend the hearing but would like to comment, please call the Planning Department at 543-5306.



APP:
FRANK LAZARO
PO BOX 1291

PROPERTY OWNERS
WITHIN 600'

LENA R. PHILLIPS
PO BOX 53

BVC
PO BOX 719

10/31/13

HEL

MR. FRANK LAZARRO
PO BOX 1291
BETHEL, AK
99559

BETHEL NATIVE CORPORATION
PO BOX 719
BETHEL, ALASKA
99559

MS. LENA R. PHILLIPS
PO BOX 53
BETHEL, AK
99559

For more information on the OEA or for help obtaining Intent to Apply forms via the internet, please visit <http://www.ahfc.us/pros/grants/service-assistance-grants/operating-expense-assistance-program-idea/> or contact:

Aaron Schilling, Program Manager
Alaska Housing Finance Corporation
Email: aschilling@ahfc.us
Phone: 907-330-8275 or toll free at 1-800-478-2432 (331)(11/6)

Notice of Judgment - Change of Name
A judgment has been made in the Superior Court in Bethel, Alaska in Case No. 4BE-13-00181C1 ordering that the

petitioner's name will be changed from Georgina Rene Simons to Georgiane Rena Simons effective on the effective date stated in the Clerk's certificate of name change. (51)(11/6)

Notice of Judgment - Change of Name
A judgment has been issued by the superior court in Bethel, Alaska in Case No. 4BE-13-00199C1 ordering that the minor child's name be changed from Matthew Phillip Oscar Nacap'ak Ivan to Matthew Phillip Oscar Nacap'ak Jasper effective on the date stated in the clerk's Certificate of Name Change. (56)(11/6)

PUBLIC HEARING NOTICE

On November 14, 2013 the City of Bethel Planning Commission will hear a request received in the Planning Office on October 17, 2013 by GCI, for an 80-foot telecommunications tower and utility structure to be located at 822 Ptarmigan Road, Bethel, Alaska, 99559, owned by Robert Graham. Legal description: Plat #2005-32, Block 1, Lot 22. 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, please call the Planning Department at 543-5306 if you wish to comment. (94)(11/6)

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Japanese, Korean,

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