



Planning Commission Meeting Agenda

Regular Meeting Thursday, April 10, 2014 – 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

PIMEMBERS

John Guinn
Chair
Term Expires
12/2013

Joy Shantz
Vice-Chair
Term Expires
12/2013

Heather Pike
Council Rep.
Term Expires
10/2015

Vacant

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

Betsy Jumper
Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (15 Minute Limit)
- IV. APPROVAL OF MINUTES OF THE MARCH 13, REGULAR MEETING
- V. APPROVAL OF AGENDA
- VI. UNFINISHED BUSINESS
 - A. Public Hearing: A Final Plat of Pinky's Park Subdivision, Tract 1, containing 31.43 acres. Property of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of ten acres to Pinky's Park.
 - B. Public Hearing: A Final Plat of a portion of US Survey 3790, Block 6, Lot 15 located in the right-of-way of East Avenue, ten feet in width and 97.85 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is a right-of-way dedication.
- VII. NEW BUSINESS
 - A. Public Hearing: Preliminary Plat of the Proposed Snowridge Subdivision. The location is the Heirs of Nicholas A. Charles Property, located at Tundra Ridge Road. The purpose is to create a residential subdivision.
 - B. Public Hearing: Preliminary Plat of a 6-foot Utility and Public Access Easement and miscellaneous sewer and utility easements. The location is City of Bethel Property adjacent to the City of Bethel Recreational Center subdivision. The purpose is to create a utility access.
- VIII. DIRECTOR'S REPORT
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT

City of Bethel, Alaska Planning Commission

March 13, 2014

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, Heather Pike, Abe Palacios, and Cliff Linderoth. Excused: Joy Shantz.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director

Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE MARCH 13, 2014 MEETING

MOVED:	Abe Palacios	To approve the agenda for the March 13, 2014 meeting.
SECONDED:	Heather Pike	
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 DECEMBER 5, 2013 SPECIAL MEETING

MOVED:	Heather Pike	To approve the minutes of the Dec. 5, 2013 Special meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VI. SPECIAL ORDER OF BUSINESS: ELECTION OF VICE-CHAIR

MOVED:	Abe Palacios	To nominate Joy Shantz as Vice-Chair for the Planning Commission.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VII. UNFINISHED BUSINESS**A. Public Hearing: A Final Plat of Lot 3A, Block 19, USS 3230 A&B, containing 1.8 acres, Property of the City of Bethel.**

MOVED:	Abe Palacios	To approve the final plat of Lot 3A, USS 3230 A&B.
SECONDED:	Heather Pike	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

B. Public Hearing: A Final Plat of Lots 5 A and 5 B, Block 8, USS 3790, Containing 0.71 acres, Property of the City of Bethel.

MOVED:	Abe Palacios	To approve the final plat of Lots 5 A and 5B of USS 3790 A&B.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

C. Public Hearing: A Final Plat of Tracts H-1 And H2, Block 2, Turnkey III Subdivision, Containing 3.61 acres, Property of the City of Bethel.

MOVED:	Abe Palacios	To approve the final plat of Tracts H1 and H2, Block 2, Turnkey III Subdivision.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

VII. NEW BUSINESS**A. Public Hearing: Pinky's Park Preliminary Plat, Tract 1, containing 31.43 acres, Property of of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of 10 acres to Pinky's Park.**

MOVED:	Heather Pike	To approve the Pinky's Park Preliminary Plat, Tract 1, containing 31.43 acres.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

- B. Public Hearing: A Portion of United States Survey 3790, Block 6, lot 15D, located in the right-of way of East Avenue, ten feet width and 978 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is a right-of-way dedication.**

MOVED:	Heather Pike	To approve Preliminary Plat of USS 3790, Block 6, lot 15 D.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

- C. Public Hearing: Application for Knik Construction of Bulkhead at the Knik Construction Bethel Yard Dock. The request is to build an 850-foot bulkhead on the Kuskokwim River.** The Planning Commission endorses Resolution Number 2014-05 dated March 11, 2014 that the City Council did.

IX. DIRECTOR'S REPORT: The Planning Director went over the monthly Planner's report.

X. COMMISSIONER'S COMMENTS: None.

XI. ADJOURNMENT

MOVED:	Abe Palacios	To adjourn the meeting at 7:10 pm.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor Motion passes; 4 yes and 0 opposed.	

Next meeting will be on April 10, 2014.

John Guinn, Chairman

Betsy Jumper, Recorder



City of Bethel
Planning Department
Staff Report for Preliminary Plat, January 27, 2014

Planning Commission Hearing Date: February 13, 2014
Request: Preliminary Plat
Property Owner: City of Bethel
Applicant / Representative: Planning Department
Recommendation: Approval

	Work Order No. 13083_2
Description	Pinky's Park Subdivision Tract 1
Action	Increase the area of Pinky's Park
Size of Existing Lot	21.43 acres
Size of Proposed Lot	31.43 acres
Zoning	Open Space, Public Lands and Institutions, and Preservation
Floodplain Status	Partially located in Flood Zone AE
Potential for Development	Development of more park amenities for the City of Bethel
Previous Plats	74-577, 83-39

BACKGROUND AND ISSUES

The surveying and platting of these properties and their consolidation were requested by the Parks and Recreation Department of the City of Bethel. The City of Bethel owns the properties. The resulting parcel will be used for further development of the existing park, and there are no impacts on adjacent neighborhoods anticipated by these platting actions.

The five-acre area on the north side that is to be added was turned over to the City by the State of Alaska in 1984 (Document No. 1984-000233-0). The original native allotment number was F032013, and it is shown as Lot 1B on Plat 83-39 of Bethel Recording District. On another Patent it is referred to as a former trade and manufacturing site. On Plat 74-577 it is denoted as part of a BLM lot split.

The five acres to be added on the west side were approved by City Council Resolution 13-03, Designation of Five Acres of Land to Pinky's Park for Outdoor Recreation.

The Planning Department recommends approval of the preliminary plat.

Writer

REP

1/27/2014

Attachments

Previous Plats

City Council Resolution 13-03

Introduced by: Lee Foley, City Manager
Date: January 22, 2013
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Resolution # 13-03

DESIGNATION OF FIVE ACRES OF LAND TO PINKY'S PARK FOR OUTDOOR RECREATION

WHEREAS, the Land and Water Conservation Fund is a federal grant program administered by the National Park Service through the State of Alaska, Division of Parks and Outdoor Recreation;

WHEREAS, the grant provides 50% matching funds for outdoor recreation projects;

WHEREAS, property acquired or developed with LWCF funding must be retained and used solely for outdoor recreation purposes in perpetuity;

WHEREAS, Pinky's Park is a 21-acre land area in Bethel developed by LWCF funding and designated for outdoor recreation use in perpetuity;

WHEREAS, the City of Bethel has an opportunity to add five acres of City land to Pinky's Park and use it as match in its grant application due February 1, 2013;

WHEREAS, Affiliated Appraisers of Alaska revealed in December 2012 that the average value per acre for three land sales that occurred in Bethel in 2002 was \$31,070;

WHEREAS, using a value of \$31,070 per acre gives the five acres adjacent to Pinky's Park a value of \$155,550;

WHEREAS, the five-acres of land to be added to Pinky's Park is the land west of the Pinky's Park boundary to the eastern boundary of Yuut Elitnaurviat and north of the ONC multipurpose building;

WHEREAS, the City Planner and Acting Parks and Recreation Director support the addition of the five acres of land to Pinky's Park for the following reasons: land can be better used for Fourth of July activities, vendors, and crowd disbursement; land would be used to construct a gravel road to a multiuse athletic field for soccer, field hockey, and other sports; land is adjacent to Pinky's Park; land is close to an existing parking lot;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council supports and approves the designation of five acres of additional land to become a part of Pinky's Park and used solely for outdoor recreation in perpetuity;

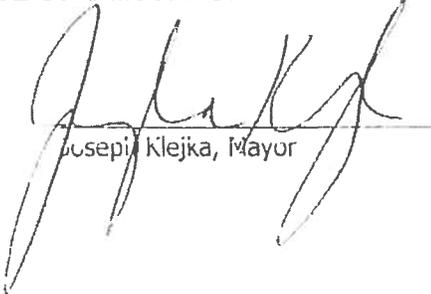
Introduced by: Lee Foley, City Manager
Date: January 22, 2013
Action: Passed
Vote: 6-0

BE IT FURTHER RESOLVED, that the Bethel City Council approves the use of the newly designated five acres of land as match for its FY 2013 LWCF grant application;

ENACTED THIS 22ND DAY OF JANUARY 2013 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

ATTEST:


Lori Strickler, City Clerk


Joseph Klejka, Mayor



City of Bethel
Planning Department
Staff Report for Preliminary Plat, January 29, 2014

Planning Commission Hearing Date:	February 13, 2014
Request:	Preliminary Plat
Property Owner:	City of Bethel
Applicant / Representative:	Sharon and Samuel Strauss
Recommendation:	Approval

	Drawing Number 826.11
Description	Record Survey of Lot 15D
Action	Dedication of right of way
Size of Existing Lot	8,889.36 sf
Size of Proposed Lot	978.5 sf for dedication
Zoning	General Use
Floodplain Status	Flood Zone AE
Potential for Development	Presently developed as residential
Previous Plats / Surveys	US Survey 3790, 81-16, 83-13

BACKGROUND AND ISSUES

The surveying and platting of this property was requested by the Port Director in order to secure a strip of land for dedication, which is currently located within the right of way of East Avenue. Although this dedication will reduce the size of Lot 15D, the lot will still conform to the required minimum lot size in the General Use zoning district of 7,000 square feet.

On the original US Survey 3790 from 1962, Lot 15 is shown encroaching into the right of way.

The Planning Department recommends approval of the preliminary plat.

Writer

REP

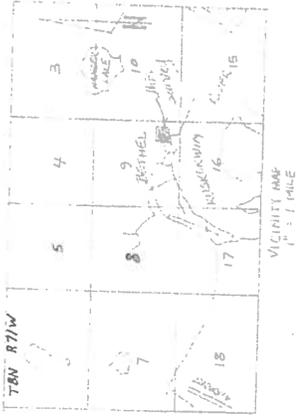
1/29/2014

Attachments

Plat 81-16

Plat 83-13

US Survey 3790 Sheet 2



Certificate of Ownership and Identification

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein, in that I (we) hereby accept this lot as subdivision with all (our) free consent, and declare it correct, valid, lawful, proper and other open space: parks or private use, so shown on the plat.

John S. ...

Mayor, Management

Submitted to me on this day of 17th day of September, 1951.

John S. ...

9/25/1951
My Commission Expires

Plat Approval

81-16
Bethel
Sept 29 1951
Delta Surveying Co.
Bethel, Alaska 99557

Plat approved by me, ...

Secretary

LEMENTAL FLAT

Lot 15A U.S. Survey No. 3790
East Addition to the Townsite of Bethel, Alaska

- (a) Further Subdivision of Lot 15A consisting of Lot 15B, of 17,760.5 sq. ft. and Lot 15C, of 13,866.5 sq. ft.

Delta Surveying Co.
Bethel, Alaska



I, the undersigned, stated on this plat that after a local survey has been completed by me or under my direct supervision, and that copies and monuments have been laid out and established, and that the dimensions shown hereon are true and correct.

Dated: Sept. 24, 1951

Signed: *Alfred Bismark*



CERTIFICATE OF OWNERSHIP AND DEDICATION
 IN HEREBY CERTIFY THAT ON THE PART OF THE PROPERTY
 HUMAN AND DECEASED MEMBER. IN HEREBY REQUEST APPROVAL
 OF THIS PLAN SHOWING SUCH EASEMENTS FOR PUBLIC
 UTILITIES PURPOSES AND RIGHTS RESERVED FOR PUBLIC USE.

APPLICANT: *John Samuelson*
 BY: JOHN SAMUELSON S.R.

NOTARY & ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO before me this 15 DAY OF APRIL 1983

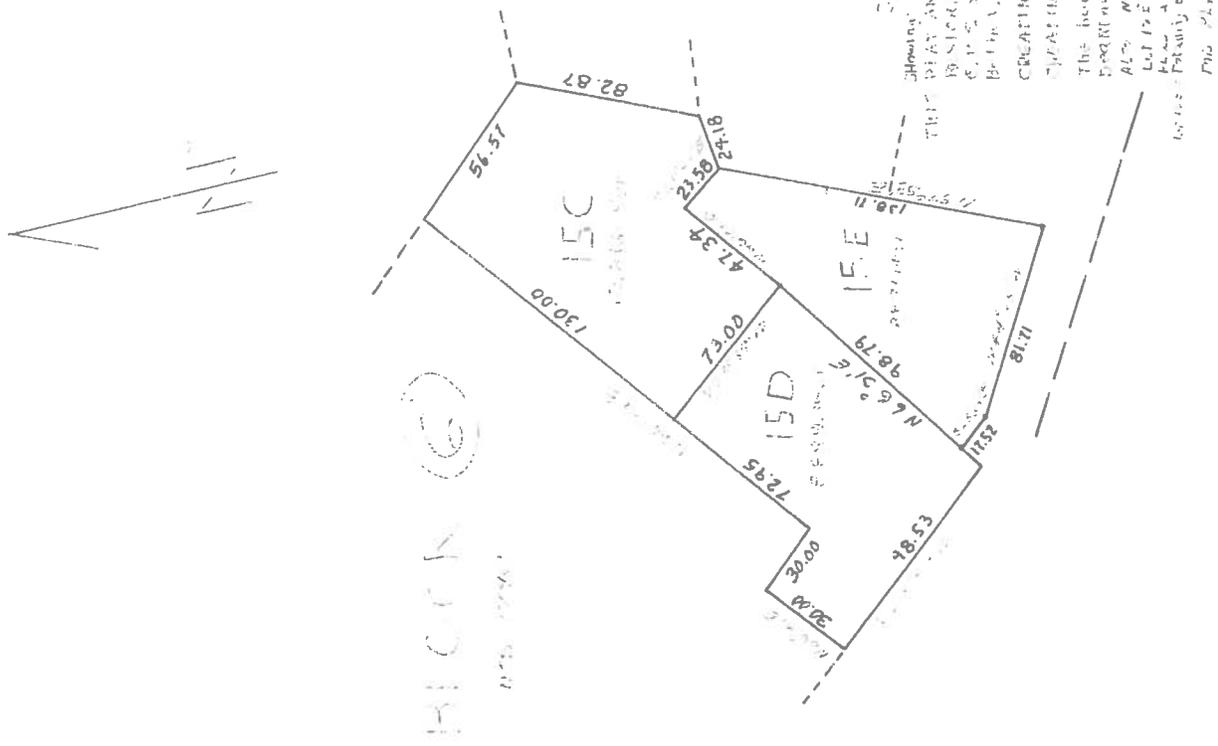
Notary Public for Alaska
My Commission Expires 12/31/83

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA AT COMMISSION EXPIRES

APPROVAL BY PLANNING COMMISSION
 THIS PLAN IS HEREBY APPROVED BY THE PLANNING COMMISSION ON
 THE 15TH DAY OF APRIL 1983.

City of Anchorage
 ANCHORAGE CITY PLANNING COMMISSION
 SURVEYOR'S CERTIFICATE:
 I THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY CERTIFY
 THAT A LAND SURVEY HAS BEEN CONDUCTED BY ME AS NOTED
 BY LATEST SURVEYING AND THAT CORNERS AND MONUMENTS
 HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE
 DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE 4/1/83
Albert Branch
 SURVEYOR



Showing Division of Lot 15B
 THIS PLAN SHOWS LOT NO. 81-16 RECORDED SEPT 25, 1981.
 BEARING TO THE LINE BETWEEN LOT 15 and LOT 16 BEARING
 S 17° 5' 30" W 279.0'. EAST ADJACENT TO TOWNSHIP OF
 BEING RECEIVED BY PLAN NO. 81-16.
 CREATING LOT 15E CONTAINING 8,871.14 SF
 THE LINE FOR LOT 15D CONTAINING 8,859.79 SF
 THE BOUNDARY (101 LINE) RESTORED TO 98.79 FT
 BEARING N 69° 15' E
 ALSO MAP
 LOT 15E CONTAINS THE AREA OF THE ORIGINAL LOT 15E 8,859.79 SF
 PLUS A SMALL TRAPNEZOIDAL AREA IN THE S.E. CORNER WHICH WAS
 PLANNED TO BE A TRAPNEZOIDAL AREA IN THE S.E. CORNER OF LOT 15B
 THIS PLAN IS SUBMITTED TO ANCHORAGE CITY PLANNING COMMISSION

Sheet 2 of 2

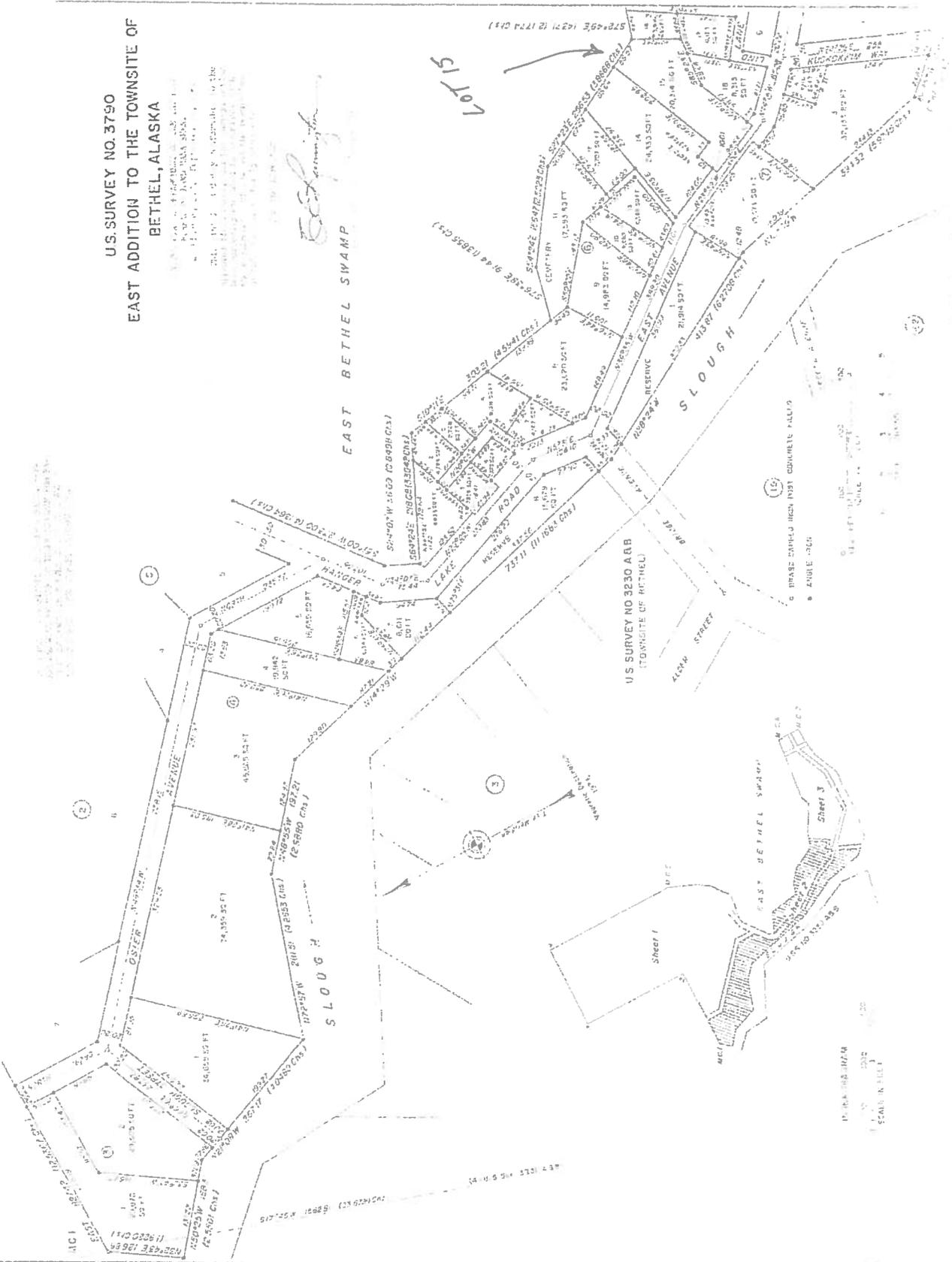
U.S. SURVEY NO. 3790 EAST ADDITION TO THE TOWNSITE OF BETHEL, ALASKA

APPROVED FOR RECORDATION BY THE
ALASKA DEPARTMENT OF NATURAL RESOURCES
ON 11/15/1978

[Handwritten signature]

EAST BETHEL SWAMP

LOT 15



PLANNED BY IRWIN
SCALE IN FEET

- LEGEND**
- FOUND 3" IRON PIPE
 - FOUND 5/8" REBAR
 - FOUND YELLOW PLASTIC CAP
 - SURVEYED
 - UNSURVEYED
 - ROW CENTERLINE
 - SPOKELINE OF ROAD
 - BUILDING OUTLINES
 - XXXXXX RECORD PER PLAT 83-13
 - XXXXXX MEASURED

- NOTES:**
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS OBTAINED FROM THE CLASS BEARINGS AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 3. REFERENCES: USS 3790, PLAT 83-13, PLAT 81-16, PLAT 81-24, PLAT 86-38, PLAT 86-45, PLAT 87-04, AND PLAT 97-09

TAX STATEMENT
THE LANDS CONTAINED AND DESCRIBED HEREON ARE NOT SUBJECT TO TAXATION AT THE TIME OF RECORDING.

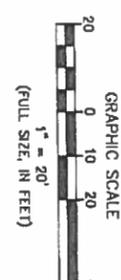
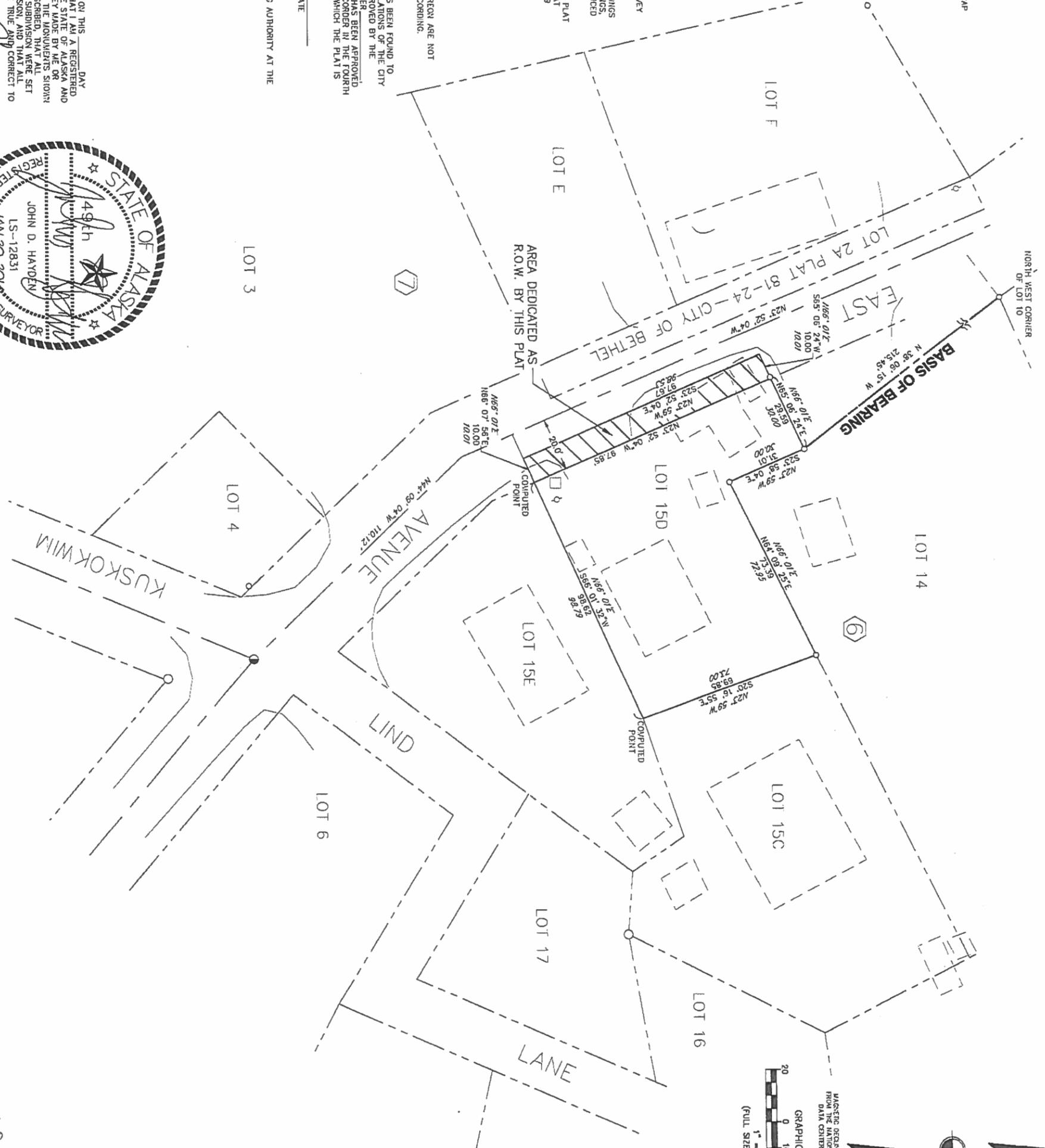
PLATTING OFFICER'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE CITY OF BETHEL, AND THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY RESOLUTION NUMBER _____ DATED _____ 2013, AND THAT THIS PLAT HAS BEEN APPROVED AND RECORDED BY THE OFFICE OF THE REGISTERED LAND SURVEYOR FOR THE DISTRICT OF BETHEL, ALASKA, IN WHICH THE PLAT IS LOCATED.

CITY OF BETHEL PLATTING OFFICER _____ **DATE** _____
TAX CERTIFICATE
THIS SUBDIVISION LIES OUTSIDE ANY TAXING AUTHORITY AT THE TIME OF FILING.

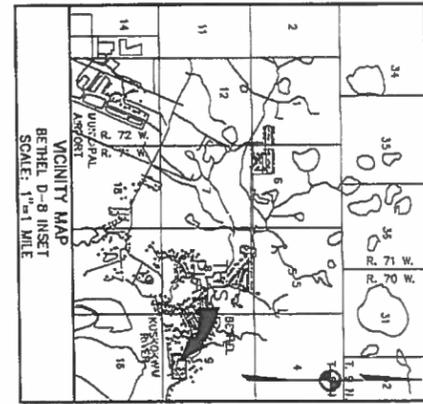
SURVEYORS CERTIFICATE

1. JOHN D. HAYDEN, P.L.S. No. 12831-S, ON THIS _____ DAY OF _____ 2013, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, THAT ALL MONUMENTS SET AS A PART OF THIS SUBDIVISION WERE SET BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

1/20/14
DATE _____
JOHN D. HAYDEN
REGISTERED LAND SURVEYOR 12831-S



MAGNETIC DECLINATION OBTAINED FROM THE NATIONAL GEOSPATIAL DATA CENTER ON 8/21/12



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE CERTIFY THAT WE, ARE THE OWNERS OF THE PROPERTY, OR OF AN INTEREST THEREIN, SHOWN AND DESCRIBED IN THIS PLAT, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BECAUSE WE CONSENT AND DEDICATE ALL RIGHTS OF WAY, EASEMENTS, ALLEYS, WAYS, AND PUBLIC AREAS TO THE CITY OF BETHEL AND GRANT TO THE CITY OF BETHEL FOR THE USES SHOWN ALL EASEMENTS NOT SHOWN AS PRIVATE.

DATE _____
SHARON J STRAUSS
SAVUEL STRAUSS
P.O. BOX 1594
BETHEL, AK 99559

NOTARY ACKNOWLEDGMENT
THIS IS TO CERTIFY THAT ON THE _____ DAY, 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, I DO KNOW TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE ABOVE CERTIFICATE OF OWNERSHIP AND DEDICATION, AND WHO, BEING SWORN OR UNDER OATH, ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED (AND THAT THEY DID SO ON BEHALF OF AND WITH THE FULL AUTHORITY OF CITY OF BETHEL.

WITNESS MY HAND AND OFFICIAL SEAL _____ DAY, 2013
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

ACCEPTANCE DEDICATION
THE MAYOR HEREBY ACCEPTS FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT INCLUDING EASEMENTS, THE RIGHT OF WAY ALLEYS AND ROADWAYS SHOWN ON THIS PLAT. THIS ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

DATE _____
LEE FOLEY, CITY MANAGER
CITY OF BETHEL
P.O. BOX 1398
BETHEL, AK 99559

FINAL PLAT OF LOT 15D
WITH DEDICATION OF RIGHT OF WAY

LOCATED WITHIN:
USS 3790
SEC. 9, 18N, 87W
SEWARD MERIDIAN, ALASKA

BETHEL, ALASKA
BETHEL RECORDING DISTRICT



GRANT DATE:	01/09/14	SCALE:	AS NOTED	CERT. TO PLAT:	XXX
GRANT BY:	JEF	CHECKED BY:	JDH	FILE NO.:	826.11
SURVEY DATE:	05/11/13	SHEET NO.:	1	OF 1	BETHEL PLATTING

MAR 19 2014



City of Bethel
Planning Department
Staff Report for Preliminary Plat, March 25, 2014

Planning Commission Hearing Date: April 10, 2014
Request: Preliminary Plat
Property Owner: The Heirs of Nicholas A. Charles
Applicant / Representative: John Copenhaver, McClintock Land Associates, Inc.
Recommendation: Approval.

	Drawing: PL10-246
Description	Snow Ridge Subdivision
Action	Create 11 residential lots, and Tract B1
Size of Existing Parcel	150 acres
Size of Proposed Lots	Tract B =6.52 acres, Block 1 with 11 lots that vary in size
Zoning	Residential
Floodplain Status	N/A
Potential for Development	Residential Development
Previous Plats	None

BACKGROUND AND ISSUES

According to Planning Department records, the preliminary plat for the Snowridge Subdivision was first submitted in 2005. The changes to the plat requested at that time were required to be cleared by the Bureau of Indian Affairs before the plat could be changed. In subsequent years the delays at BIA, and the changes to the Bethel Municipal Code have prevented the submittal and approval of the plat in a timely manner.

The property was zoned Residential in 2013. The Charles family is proposing a large-lot subdivision on the north side of the Un-Named Lake that covers 10.43 acres of their land (Tract F). The subdivision will be on the north shore of this lake, and the plat includes a loop road that surrounds Tract B, and provides access to Tract B1. This loop road satisfies the requirement in the Bethel Municipal Code for traffic circulation.

Proposed Block 1 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. The area containing the eleven residential lots has sufficient elevation to permit fill. The plat indicates that fill will not be permitted within 25 feet of the edge of the UnNamed Lake, per the requirements in Residential zoning districts.

The road that passes through the Charles property is an important part of city traffic circulation. It was part of the Interim Conveyance by the Kuskokwim Corporation, in the Kuskokwim Recording District, in 1983 (Book 17, Page 99). The extension from the Ptarmigan corridor includes two road segments (16 and 16a, C4) that extend to the BIA Road, and a one acre site easement that allows parking, temporary camping, and loading and unloading. The southern extension to BIA Road has been closed by allotment holders, and alternative traffic circulation corridors are being sought by the city. The BIA assures us at this time that they are continuing to work for access across closed property in order to improve traffic circulation.

All drainage is the responsibility of the property owners. Sufficient ponds, channels, and culverts are required to be installed as part of the development so that the burden of solving drainage problems does not fall on city staff and funding. A review of drainage solutions will be done when Site Plan Permit requests are submitted to the Planning Department.

These stipulations were included with the Residential zoning that was approved in 2013:

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.
4. The subdivision must provide dedicated areas for location of neighborhood dumpsters.
5. The Planning Department will assign street numbers to individual properties, and these must be visible from the street.
6. No fill is permitted in preservation areas, to include private property.

Staff recommends approval of the preliminary plat.



City of Bethel
Planning Department
Staff Report for Preliminary Plat, March 31, 2014

Planning Commission Hearing Date: April 10, 2014
Request: Preliminary Plat
Property Owner: City of Bethel
Applicant / Representative: Planning Department
Recommendation: Approval

	Drawing Number 13209
Description	60-Foot Utility and Public Access Easement and Miscellaneous Sewer and Utility Easements
Action	Creating easements for the Recreation Center (Pool) Project
Size of Existing Lot	N/A
Size of Proposed Lot	N/A
Zoning	Public Lands and Institutions
Floodplain Status	None
Potential for Development	Presently developed as recreational center or undeveloped
Previous Plats / Surveys	2012-42, 2000-12, 83-39, 74-577, US Survey 3770

BACKGROUND AND ISSUES

The surveying and platting of this property was requested by the City Manager to provide a power corridor between the power plant and the Recreation Center under construction. This proposed plat represents the portion of the corridor that will be located on city property only. Proposed easements include the 20-foot utility easement for powerlines, and two 15-foot easements for sewer lines.

Staff is working with Bethel Native Corporation to complete the corridor. The proposed 60-foot access easement is a continuation of an easement shown on Plat 2000-12. This plat also shows the lot owned by Bethel Native Corporation.

The Planning Department recommends approval of the preliminary plat.

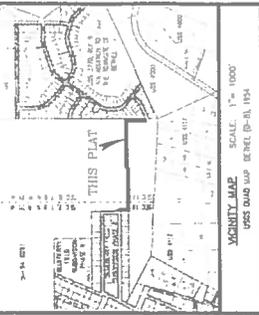
Writer

REP

3/31/2014

Attachments

Plat 2000-12



MOBILITY MAP
SCALE: 1" = 1000'
DATE: 04/18/14

CERTIFICATE OF DEDICATION AND DEDICATED
I, the undersigned, Clerk of the City of Bethel, do hereby certify that the above described plat of land has been duly recorded in the public records of the State of Alaska, and that the same is subject to the provisions of the Alaska Uniform Easement Act, and that the same is subject to the provisions of the Alaska Uniform Easement Act, and that the same is subject to the provisions of the Alaska Uniform Easement Act.

Clara S. Sorenson
Clerk of the City of Bethel

U.S. SURVEY NO. 3770
BLOCK 9
NORTHWEST ADDITION
TO THE TOWNSHIP OF
BETHEL.

U.S. SURVEY NO. 4000

U.S. SURVEY NO. 4117

CITY APPROVAL CERTIFICATE
The City of Bethel hereby certifies that the subdivision shown on this plat is in accordance with the provisions of the Alaska Uniform Easement Act, and that the same is subject to the provisions of the Alaska Uniform Easement Act, and that the same is subject to the provisions of the Alaska Uniform Easement Act.

Clara S. Sorenson
Clerk of the City of Bethel

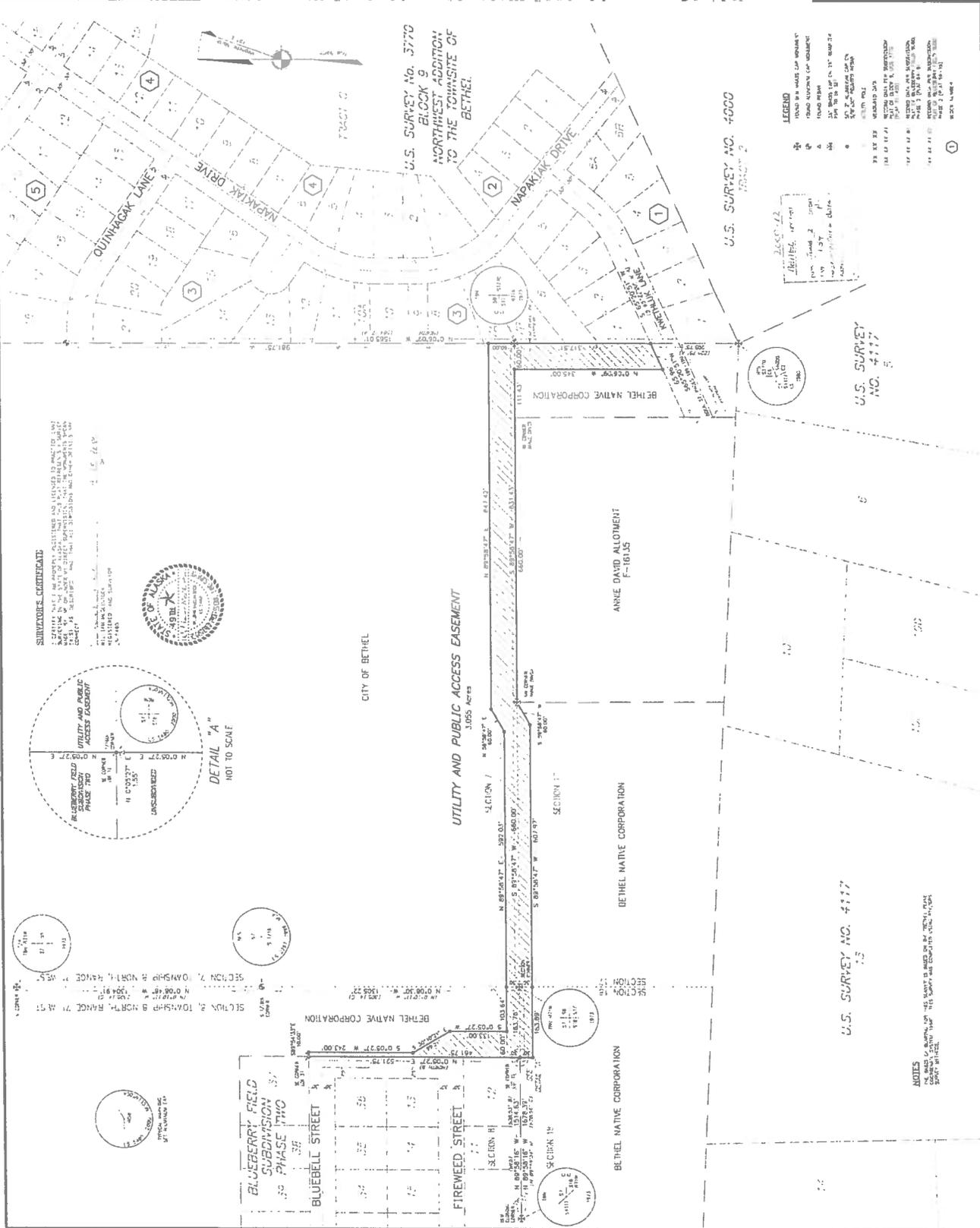
UTILITY AND PUBLIC ACCESS EASEMENT

SCALE IN FEET

UTILITY AND PUBLIC ACCESS EASEMENT

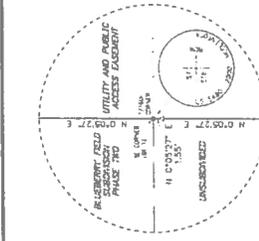
BETHEL, RECORDING DISTRICT

McCLINTOCK LAND ASSOCIATES, INC.
11400 BROADWAY, SUITE 200
DENVER, COLORADO 80231



SURVIVORS CERTIFICATE
I, the undersigned, Clerk of the City of Bethel, do hereby certify that the above described plat of land has been duly recorded in the public records of the State of Alaska, and that the same is subject to the provisions of the Alaska Uniform Easement Act, and that the same is subject to the provisions of the Alaska Uniform Easement Act, and that the same is subject to the provisions of the Alaska Uniform Easement Act.

Clara S. Sorenson
Clerk of the City of Bethel



DETAIL A
HOT TO SCALE

U.S. SURVEY NO. 4117

NOTES
1. THIS SURVEY IS SUBJECT TO THE PROVISIONS OF THE ALASKA UNIFORM EASEMENT ACT.
2. THE EASEMENT IS SUBJECT TO THE PROVISIONS OF THE ALASKA UNIFORM EASEMENT ACT.
3. THE EASEMENT IS SUBJECT TO THE PROVISIONS OF THE ALASKA UNIFORM EASEMENT ACT.

STATE OF ALASKA
CLERK OF THE CITY OF BETHEL

UTILITY AND PUBLIC ACCESS EASEMENT
3.055 Acres

ANNE DAVID ALLOTMENT
F-16135

BETHEL NATIVE CORPORATION

SECTION 1
SECTION 2
SECTION 3

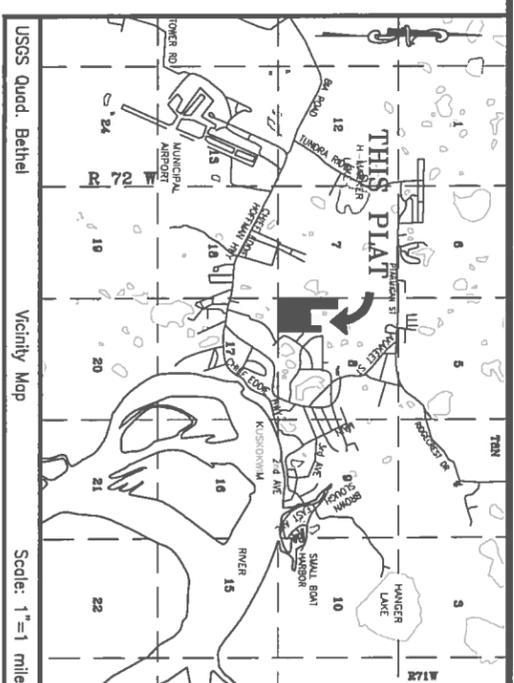
U.S. SURVEY NO. 4117

LEGEND

- 1. ROAD RIGHT-OF-WAY
- 2. ROAD RIGHT-OF-WAY
- 3. ROAD RIGHT-OF-WAY
- 4. ROAD RIGHT-OF-WAY
- 5. ROAD RIGHT-OF-WAY
- 6. ROAD RIGHT-OF-WAY
- 7. ROAD RIGHT-OF-WAY
- 8. ROAD RIGHT-OF-WAY
- 9. ROAD RIGHT-OF-WAY
- 10. ROAD RIGHT-OF-WAY
- 11. ROAD RIGHT-OF-WAY
- 12. ROAD RIGHT-OF-WAY
- 13. ROAD RIGHT-OF-WAY
- 14. ROAD RIGHT-OF-WAY
- 15. ROAD RIGHT-OF-WAY
- 16. ROAD RIGHT-OF-WAY
- 17. ROAD RIGHT-OF-WAY
- 18. ROAD RIGHT-OF-WAY
- 19. ROAD RIGHT-OF-WAY
- 20. ROAD RIGHT-OF-WAY

U.S. SURVEY NO. 4117

U.S. SURVEY NO. 4117



CERTIFICATE OF OWNERSHIP AND DEDICATION

I certify that I am the owner of the property, or of an interest therein, shown and described on this plat, and that I adopt this plan of subdivision by my free consent and dedicate all rights-of-way, streets, alleys, ways, and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private.

Lee Foley, City Manager
 City of Bethel
 P. O. Box 1388
 Bethel, Alaska 99559

NOTARY'S ACKNOWLEDGMENT

This is to certify that on the _____ day of _____, 20____ before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____ to me known to be the person described in and who executed the above under oath, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned and that he did so on behalf of and with the full authority of _____

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for the State of Alaska
 My Commission Expires _____

TAX CERTIFICATE

This subdivision lies outside of any taxing authority, at the time of filing.

MAR 19 2014

BETHEL RECORDING DISTRICT

60' Utility and Public Access Easement

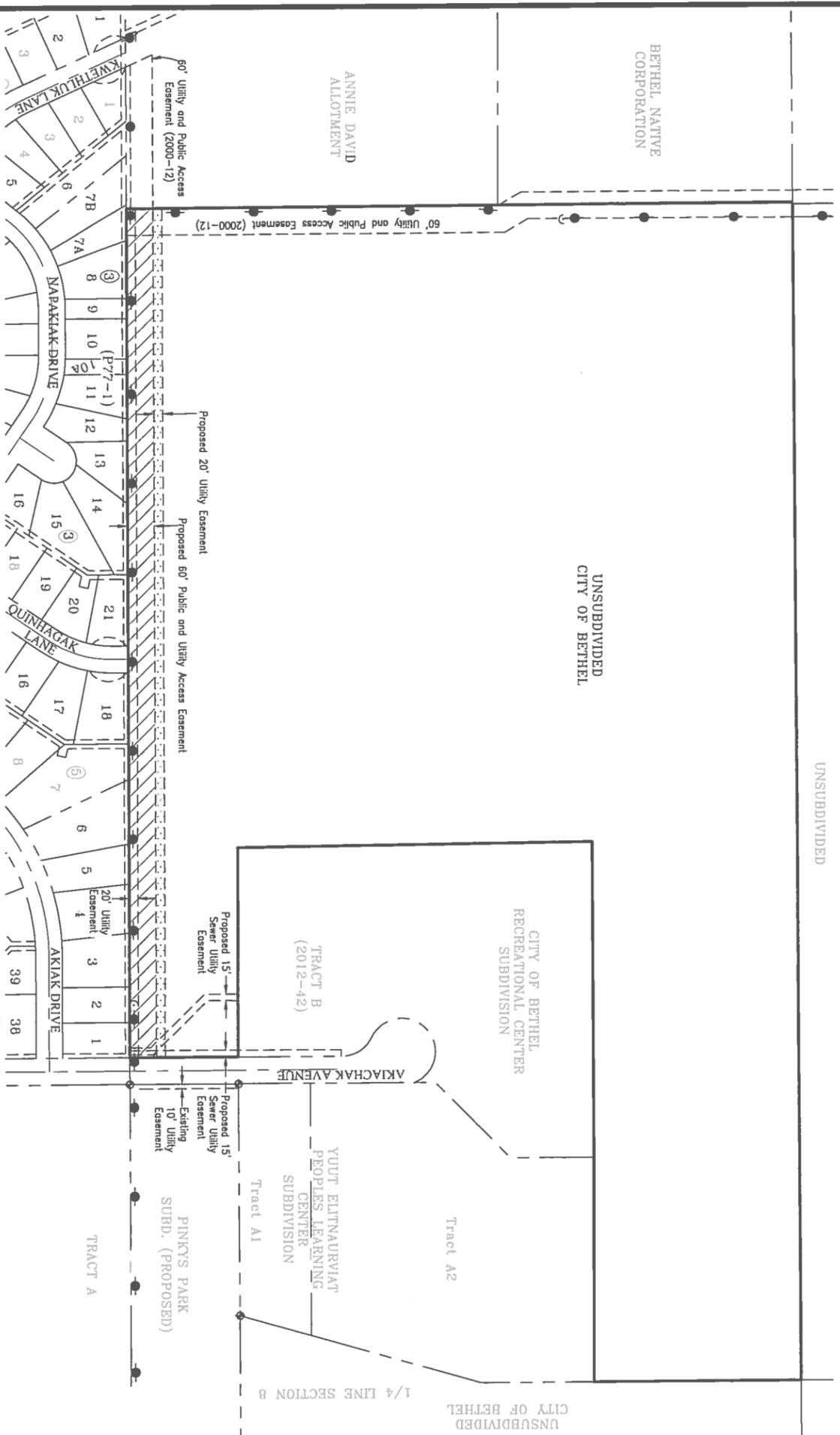
Misc. Sewer & Utility Easements

SITUATED WITHIN SECTION 8, T. 8 N., R. 71 W., SEWARD MERIDIAN, ALASKA CONTAINING XXX ACRES, MORE OR LESS

Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS
 1131 E. 76th Ave., Suite 101 Anchorage, AK 99518
 FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WORK ORDER NO.	13209	DATE:	March 03, 2014	SCALE:	1"=200'	SHEET:	1 of 1
DRAWN BY:	ROL	CHECKED BY:	MJH	FB BOOK/PAGE:	n/a	Drawing Title:	13209 Emrt Prelim



LEGEND

- FND. MONUMENT (5/8" rebar)
- ⊙ SET 5/8" x 30" REBAR (SEE TYPICAL DETAIL)
- () RECORD INFORMATION



SURVEYOR'S CERTIFICATE
 I hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



Date _____

Typical set corners are 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted.

Planning Department Report

From: Rachael Pitts, Planning Director

Date: April 1, 2014

Staff met with ProDev to select a pool operator. A company has been selected and staff is working on the details of the contract.

The Army Corps of Engineers has received an application from Knik Construction to build an 850-foot wide bulkhead at the Knik Construction Cargo Yard. The Planning Commission wrote a letter to USACE to support the City Council Resolution that opposes the construction of the dock as proposed.

Three plats were approved by the Planning Commission, all involving city property. There are more plats for them to review this spring, including one for the proposed Snow Ridge subdivision. The subdivision drawing shows 11 lots located west of H-Marker Lake. Another plat adds 10 acres to Pinky's Park. And a plat that was initiated by the City creates some easements that will serve the swimming and recreational center that is under construction.

The Planner provided data to the State of Alaska this month on Bethel's 38.52 miles of roads. The state is interested in how many miles are paved and unpaved, and uses this data to plan street projects. There are 33.03 miles unpaved, and 5.49 paved.

Site Plan Permit Applications and Code Enforcement: The Planning Department has issued three Site Plan Permits to date, and one utility permit.

The Bethel Police Department has assisted with some code enforcement issues this month which was very helpful.

Construction Projects:

We are all anticipating the opening of the swimming pool / recreation center, and the new Swanson's store and movie theater. These will be exciting additions to the community. A tour of the pool project is offered every Thursday at 10:30 AM.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, ALASKA 99506-0898
MAR 21 2014

Regulatory Division
POA-2014-64

City of Bethel
Planning Director
Attention: Ms. Rachael Pitts
Post Office Box 1388
Bethel, Alaska 99559

Dear Ms. Pitts:

This is to acknowledge your March 14, 2014, letter regarding Resolution #14-05, which opposes the construction of the Bethel Yard Dock as proposed by Knik Construction Inc. and presented by the U.S. Army Corps of Engineers Alaska District, Public Notice of February 19, 2014, file number POA-2014-64, Kuskokwim River. Resolution #14-05 has been placed in the official file and will be given serious consideration in our evaluation of the application.

We are forwarding to the applicant your concerns in the matter.

Please contact me via email at Estrella.f.campellone@usace.army.mil, by mail at the address above, by phone at (907) 753-2518, if you have questions. For additional information about our Regulatory Program, visit our web site at www.poa.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

A handwritten signature in blue ink, appearing to read "Estrella Campellone".

Estrella Campellone
Regulatory Specialist

PUBLIC HEARING NOTICE

On April 10, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office on March 25, 2014, for a preliminary plat. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Description of the Preliminary Plat is as follows: Preliminary Plat of proposed Snow Ridge Subdivision. The location is the Heirs of Nicolas A. Charles Property, located at Tundra Ridge Road. The purpose is to create a residential subdivision.

PUBLIC HEARING NOTICE

On April 10, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office for two final plats, and a preliminary plat. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Description of the Final Plats are as follows:

1. Final Plat of Pinky's Park Subdivision, Tract 1, containing 31.43 acres. Property of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of ten acres to Pinky's Park.
2. Final Plat of a portion of US Survey 3790, Block 6, Lot 15D, located in the right of way of East Avenue, ten feet in width and 97.85 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is right of way dedication.

Description of the Preliminary Plat is as follows:

1. Preliminary Plat of a 6-foot Utility and Public Access Easement and Miscellaneous Sewer and Utility Easements. The location is City of Bethel Property adjacent to the City of Bethel Recreational Center Subdivision. The purpose is to create a utility access.

To Whom it May Concern:

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

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

*Rachael Pitts
Planning Director*

18

days of the bid opening date.

Bid Instructions are available from the Yupiit School District and may be requested by calling 907/825-3600 or by downloading from the Yupiit School District website at www.yupiit.org.

Published March 31, April 7 (173)(4/2-9)

Public Notice

VFW MEMBERSHIP Freedom isn't free, and millions of Americans have paid the price for the freedom we enjoy today. Since 1899, the Veterans of Foreign Wars has served those who served America. From writing veterans legislation and then leading the fight to get it through Congress, to community projects that benefit all Americans, the VFW is an opportunity for veterans to continue to serve. Contact the VFW Robert V. Lindsey Post #10041 at 543-2241 and ask what you can do for your community. (83)(3/26-cnx)

Notice of Petition to Change Name

A petition has been filed in the Superior Court (Case # 4BE-13-00537C1) requesting a name change from (current name) Ariel Marina Novak to Ariel Marina Baumgartner. A hearing on this request will be held on April 23, 2014 at 10:30 am at Courtroom 5, Bethel Courthouse, 204 Chief Eddie Hoffman Highway Bethel, AK. (59)(3/5-26)

Notice of Petition to Change Name

A petition has been filed in the Superior Court in Case 4BE-14-00022C1 requesting a name change from current name Clifford W. Reitenbaugh to Jason Leary Nicholai Parks. A hearing on this request will be held on May 12, 2014 at 10am at Courtroom 6, Bethel courthouse 204 Chief Eddie Hoffman Highway,

Bethel, AK. (59)(3/26-4/16)

Notice of Judgment – Change of Name

A judgment has been issued by the Superior Court in Bethel, Alaska, in Case # 4BE-14-00040C1 ordering that the petitioner's name will be changed from Wauneka to Priscilla Wauneka, effective on the effective date stated in the clerk's Certificate of Name Change. (50)(4/2)

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA FOURTH JUDICIAL DISTRICT AT BETHEL

In the Matter of the Estate of: Annie Strongheart, Deceased.

Case No. 4BE-13-113PR

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that Patricia Lee has been appointed as Personal Representative of the above-named estate. All persons having claims against the said deceased are required to present their claims within four months after the date of the first publication of this notice or said claims will be forever barred. claims must either be presented to Patricia Lee, % Power and Brown, LLC, P.O. Box 1809, Bethel, Alaska 99559, or filed with the Court.

DATED this 17th day of March, 2014, at Bethel, Alaska.

POWER AND BROWN, LLC

Attorneys for Patricia Lee

By: Michele Power

AK Bar No. 9510047 (130)(3/26-4/9)

PUBLIC HEARING NOTICE

On April 10, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office for two final plats, and a preliminary plat. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30 pm. If you cannot attend the meeting but would like to comment or

would like more information, please call the Planning Department at 543-5306.

Description of the Final Plats are as follows:

1. Final Plat of Pinky's Park Subdivision, Tract 1, containing 31.43 acres. Property of the City of Bethel. The address is 326 Akiachak Avenue. The purpose is the addition of ten acres to Pinky's Park.
2. Final Plat of a portion of US Survey 3790, Block 6, Lot 15D, located in the right of way of East Avenue, ten feet in width and 97.85 feet in length, a total of 978.5 square feet. Property of Sharon J. Strauss and Samuel Strauss. The address is 206/208 East Avenue. The purpose is right of way education.

Description of the Preliminary Plat is as follows:

1. Preliminary Plat of a 6-foot Utility and Public Access Easement and Miscellaneous Sewer and Utility Easements. The location is City of Bethel Property adjacent to the City of Bethel Recreational Center Subdivision. The purpose is to create a utility access. (222)(4/2)

PUBLIC HEARING NOTICE

On April 10, 2014, the City of Bethel Planning Commission will hear a request received in the Planning Office on March 25, 2014, for a preliminary plat. The hearing will be held at Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, at 6:30pm. If you cannot attend the meeting but would like to comment or would like more information, please call the Planning Department at 543-5306.

Description of the Preliminary Plat is as follows: Preliminary Plat of proposed Snow Ridge Subdivision. The location is the Heirs of Nicolas A. Charles Property, located at Tundra Ridge Road. The purpose is to create a residential subdivision. (108)(4/2)

Discovery BUSINESS DIRECTORY

al businesses. Buy local! Call 543-4113 to advertise.

ETHEL HEATING SERVICE

**Grant Fairbanks
Tovostove Sales**

