



Planning Commission Meeting Agenda
Special Scheduled Meeting Thursday, June 1, 2017– 6:30PM
CITY HALL COUNCIL CHAMBERS 300 CHIEF EDDIE HOFFMAN HIGHWAY

MEMBERS

Kathy Hanson
Chair
Term Expires 12/2018

Lorin Bradbury
Vice-Chair
Term Expires 12/2017

John Guinn
Commission Member
Term Expires 12/2018

Mark Springer
Council Representative
Term Expires 12/2017

Cliff Linderoth
Commission Member
Term Expires 12/2017

Jon Cochrane
Commission Member
Term Expires 12/2018

Alex Wasierski
Commission Member
Term Expires 12/31/18

Shadi Rabi
Alternate Member
Term Expires 12/31/19

Ted Meyer
Ex-Officio Member

Betsy Jumper
Recorder

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – (5 Minute Limit)

IV. APPROVAL OF THE AGENDA

V. NEW BUSINESS

A. PUBLIC HEARING: Applicant: Mersin Pellumbi has petitioned to vacate a right-of-way temporary turnaround easement, within lot 1A, block 12, Plat number 2012-8 in the Kasayuli Subdivision. The physical address is 5425 Noel Polty. (ACTION ITEM).

B. PUBLIC HEARING: Applicant: The Yukon Kuskokwim Health Corp. has applied for a Conditional Use Permit in order to expand hospital facilities. The legal description is lot 2, United States Survey 4000. The physical address is 700 Chief Eddie Hoffman Highway (ACTION ITEM).

VI. ADJOURNMENT

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Memo

TO: City of Bethel Planning Commission
FROM: Ted Meyer, Planner
SUBJECT: **Staff Findings and Recommendation for an Application Submitted by Mersin Pellumbi to:**
1. Replat Lot 1A into Lot 1 and 2
2. Vacate a 70-foot Radius Temporary Turnaround Easement Located on Lot 1A, Block 12, Kasayuli Subdivision
DATE: 5/14/17

Documents for this Preliminary Plat hearing include

1. Staff findings and recommendation
2. ROW Vacation application
3. Warranty Deed
4. Petition to vacate the ROW
5. 2012 Plat
6. 2017 Preliminary Plat
7. 2 Google Earth Photos
8. 1 photo
9. Approving Resolution
10. 600-foot radius map
11. Map Figure 1

I. Introduction

Mersin Pellumbi has submitted a Preliminary Plat seeking Planning Commission action to:

1. Approve the replat Lot 1A into Lot 1 and Lot 2.
2. Recommend to the City Council to enact an ordinance to vacate an unimproved 70-foot Radius Temporary Turnaround Easement located on the existing Lot 1A.

Lot 1A is a 160-foot width by 125-foot depth lot located on the southeast corner of Noel Polty Blvd and Paul John Street in the southwest section of the Kasayuli subdivision. Paul John Street dead-ends along the existing Lot 1A depth (*see 2012 Replat Drawing*).

Note- Subdividing a larger lot into two smaller lots for development is referred to as a minor replat or lot line adjustment that is normally the function of the planner as long as there are four or fewer lots. However, the involvement of a Right of Way vacation on the same preliminary plat requires the replat to go before the Planning Commission.

II. Background

The Kasayuli Subdivision originally platted the current Lot 1A as Lot 1 and Lot 2 (*see Map Figure #1*). A 70-foot Radius Temporary Turnaround Easement was dedicated on three properties (Lots 15, 16, and 1) on both sides of Paul John Street where it dead-ends (*see photo #1*). Lot 1 on the east side of the street and Lot 16 on the west side of the street have significant

turnaround easement dedications, while Lot 15 has very little turnaround dedication. The 70-foot radius begins at the street centerline.

BMC Section 17.24.040 E. (Subdivision Access and Dedication) states:

E. A temporary turnaround shall be dedicated at the dead-end of all streets likely to be extended in the future. The turnaround shall have a minimum radius of sixty (60) feet with a return radius of sixty (60) feet. When the street is extended, the excess right-of-way shall be vacated. A notation to this effect shall be placed on the final plat.

In 2012, a previous owner replatted Lot 1 and Lot 2 into Lot 1A because of the restrictive turnaround easement on Lot 1 that prohibits full development of the property (*see 2012 Replat Drawing*). The new owner, Mersin Pellumbi, wants approval to replat Lot 1A back into Lot 1 and Lot 2 to gain the full development potential of the two individual lots (*see 2017 Replat Drawing*).

III. Staff Findings

Per Bethel Municipal Code Section 17.32.020, no platted street, section line easement, access easement or similar right-of-way shall be vacated except upon petition by the City, State, a public utility, or owners of the majority of the land fronting the part of the right-of-way sought to be vacated.

Referring to the 2017 Replat Drawing the new Lot 1 has the biggest land area affected by the easement and Mersin Pellumbi is thus considered to be the owner of the majority of the land fronting the part of the right-of-way sought to be vacated.

BMC Section 17.32.045 states the Planning Commission shall not approve the vacation of a dedicated area unless it finds, from evidence before it that the vacation is not primarily for a private purpose; and either

- *The area is no longer necessary for public use or the public welfare; or*
- *The public welfare will be enhanced by the vacation*

According to the 2012 Replat drawing note #3, automatic vacation of the temporary turnaround easement would occur once the ROW is extended to access new adjacent development. Regarding the above code section, "*the Planning Commission shall not approve the vacation of a dedicated area unless it finds, from evidence before it that the vacation is not primarily for a private purpose*." In this case, the automatically vacated easement would allow development for private purposes on abutting properties. Because the turnaround easement was never constructed for public use and with no current identified need to construct, the applicant is petitioning this temporary easement be vacated now for feasible development of his property.

There are a total of four 70-foot Radius Temporary Turnaround Easements located in the Kasayuli Subdivision; two have been improved and two have not. Their function may have been meant for bus route and city vehicle turnarounds. The COB Roads Foreman stated there hasn't

been a need for the turnaround easement at the intersection of Paul John Street and Noel Polty Blvd. The City Bus does not go out to Kasayuli. According to LKSD, the school bus route does not travel as far as the temporary turnaround easement in question. The school buses use nearby Neqleq Street and Nacaullek Street for bus stops and turnarounds.

If approved, this Preliminary Plat will subdivide Lot 1A back into Lot 1 (9,808 sq. feet) and Lot 2 (10,001 sq. feet). The plat would also vacate the 70-foot Radius Temporary Turnaround Easement. This vacation would remove the public interest from the easement and relinquish the land back to the property owner, Mersin Pellumbi for feasible development of his property.

Recommendation to the Planning Commission

I ask the Planning Commission to:

1. Approve the replat of Lot 1A into Lot 1 and Lot 2 of Block 12, Kasayuli Subdivision.
2. If the Replat of Lot 1A into Lot 1 and Lot 2 is approved by the Planning Commission, then make a recommendation to the City Council to enact by ordinance, the vacation of the unimproved 70-foot Radius Temporary Turnaround Easement located on the Lot 1, Block 12, Kasayuli Subdivision.

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Recommendation to the Planning Commission

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1. Approve the replat of Lot 1A into Lot 1 and Lot 2 of Block 12, Kasayuli Subdivision.
2. If the Replat of Lot 1A into Lot 1 and Lot 2 is approved by the Planning Commission, then make a recommendation to the City Council to enact by ordinance, the vacation of the unimproved 70-foot Radius Temporary Turnaround Easement located on the Lot 1, Block 12, Kasayuli Subdivision.

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2016-000946-0

Recording Dist: 402 - Bethel
10/7/2016 10:22 AM Pages: 1 of 4



FATIC 2750921

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that AMY AND GREG PONSNESS, a married couple of 1027 Verde Way, Gardnerville, Nevada 89460, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey, and warrant to, MERZIN PELLUMBI, of 2887 Morgan Loop, Anchorage, Alaska 99516, hereinafter referred to as GRANTEE, a parcel of land in Bethel, Alaska described as follows:

Lot One A (1A), Block Twelve (12), of the Kasayuli Subdivision Replat according to Plat No. 2012-8, Filed on March 16, 2012 in the Bethel Recording District, Fourth Judicial District, State of Alaska.

To have and to hold the same together with all rights privileges and easements held or enjoyed in connection therewith, or are pertinent thereto, unto grantee and his heirs and assigns in fee simple, forever.

Grantors and their heirs and assigns, covenant and agree with grantee and his heirs and assigns that they are lawfully seized in fee simple of the granted premises, that they have good right to sell and convey the same as aforesaid, that the same are free and clear from all encumbrances, except those of record and that he will forever warrant and defend the title to the land against the lawful claims and demands of all persons whomsoever.

Grantors remise, release and forever quitclaim unto grantee and his successors and assigns all right, title, and interest in and to any alleys, streets, ways, easements, trips, or gores abating or adjoining the granted premises.

IN WITNESS WHEREOF, grantor has hereunto set his hand on the 20th of September, 2016, at 13408 Poway Rd Poway CA 92164.



AMY PONSNESS, Grantor



GREG PONSNESS, Grantor

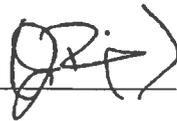
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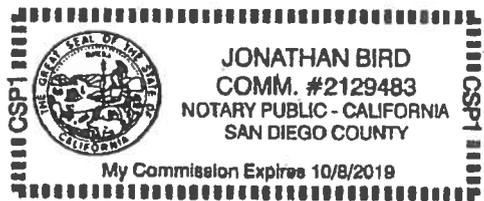
ACKNOWLEDGMENT

STATE OF California)
) SS.
COUNTY OF San Diego)

On this day AMY PONSNESS personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal
this 20th day of September, 2016.

Jonathan Bird 
Notary Public in and for
State of California
My commission expires: 10/8/2019



ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

On this day GREG PONSNESS personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal
this ____ day of September, 2016.

Notary Public in and for
State of _____
My commission expires: _____

RETURN TO GRANTEE



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KNOW ALL MEN BY THESE PRESENT that AMY AND GREG PONSNESS, a married couple of 1027 Verde Way, Gardnerville, Nevada 89460, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey, and warrant to, MERZIN PELLUMBI, of 2887 Morgan Loop, Anchorage, Alaska 99516, hereinafter referred to as GRANTEE, a parcel of land in Bethel, Alaska described as follows:

Lot One A (1A), Block Twelve (12), of the Kasayuli Subdivision Replat according to Plat No. 2012-8, Filed on March 16, 2012 in the Bethel Recording District, Fourth Judicial District, State of Alaska.

To have and to hold the same together with all rights privileges and easements held or enjoyed in connection therewith, or are pertinent thereto, unto grantee and his heirs and assigns in fee simple, forever.

Grantors and their heirs and assigns, covenant and agree with grantee and his heirs and assigns that they are lawfully seized in fee simple of the granted premises, that they have good right to sell and convey the same as aforesaid, that the same are free and clear from all encumbrances, except those of record and that he will forever warrant and defend the title to the land against the lawful claims and demands of all persons whomsoever.

Grantors remise, release and forever quitclaim unto grantee and his successors and assigns all right, title, and interest in and to any alleys, streets, ways, easements, trips, or gores abating or adjoining the granted premises.

IN WITNESS WHEREOF, grantor has hereunto set his hand on the 14 of Sept, 2016, at Curson Valley med. center.

AMY PONSNESS, Grantor

GREG PONSNESS, Grantor

Warranty Deed
Page 1 of 2



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ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

On this day AMY PONSNESS personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal
this ____ day of September, 2016.

Notary Public in and for
State of _____
My commission expires: _____

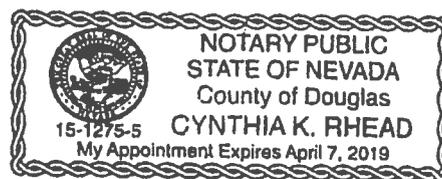
ACKNOWLEDGMENT

STATE OF Nevada)
) SS.
COUNTY OF Douglas)

On this day GREG PONSNESS personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal
this 14 day of September, 2016.

Cynthia K Rhead
Notary Public in and for
State of Nevada
My commission expires: April 7, 2019

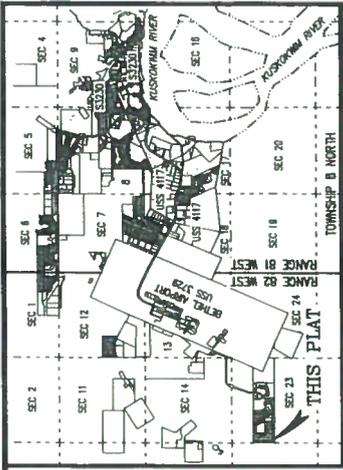


RETURN TO GRANTEE
Mersin Pellumbi
2887 Morgan Loop
Anchorage, AK 99516

Warranty Deed
Page 2 of 2



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VICINITY MAP
SCALE: 1" = 1 mile
USGS QUADRANGLE MAP BETHEL (0-6), 1985

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1A AND BLOCK 12, KASAYULI SUBDIVISION, AS SHOWN AND DESCRIBED IN THIS PLAT AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I AM ENTITLED TO MAKE THESE USES TO THE CITY OF BETHEL AND GRANT TO THE CITY OF BETHEL FOR THE USES SHOWN ALL EASEMENTS NOT SHOWN AS PRIVATE.

VERENA PELLUMI
P.O. BOX 24430
BETHEL, ALASKA 99558

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ OWNERSHIP CERTIFICATE SIGNATORY

NAME _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TAX CERTIFICATE

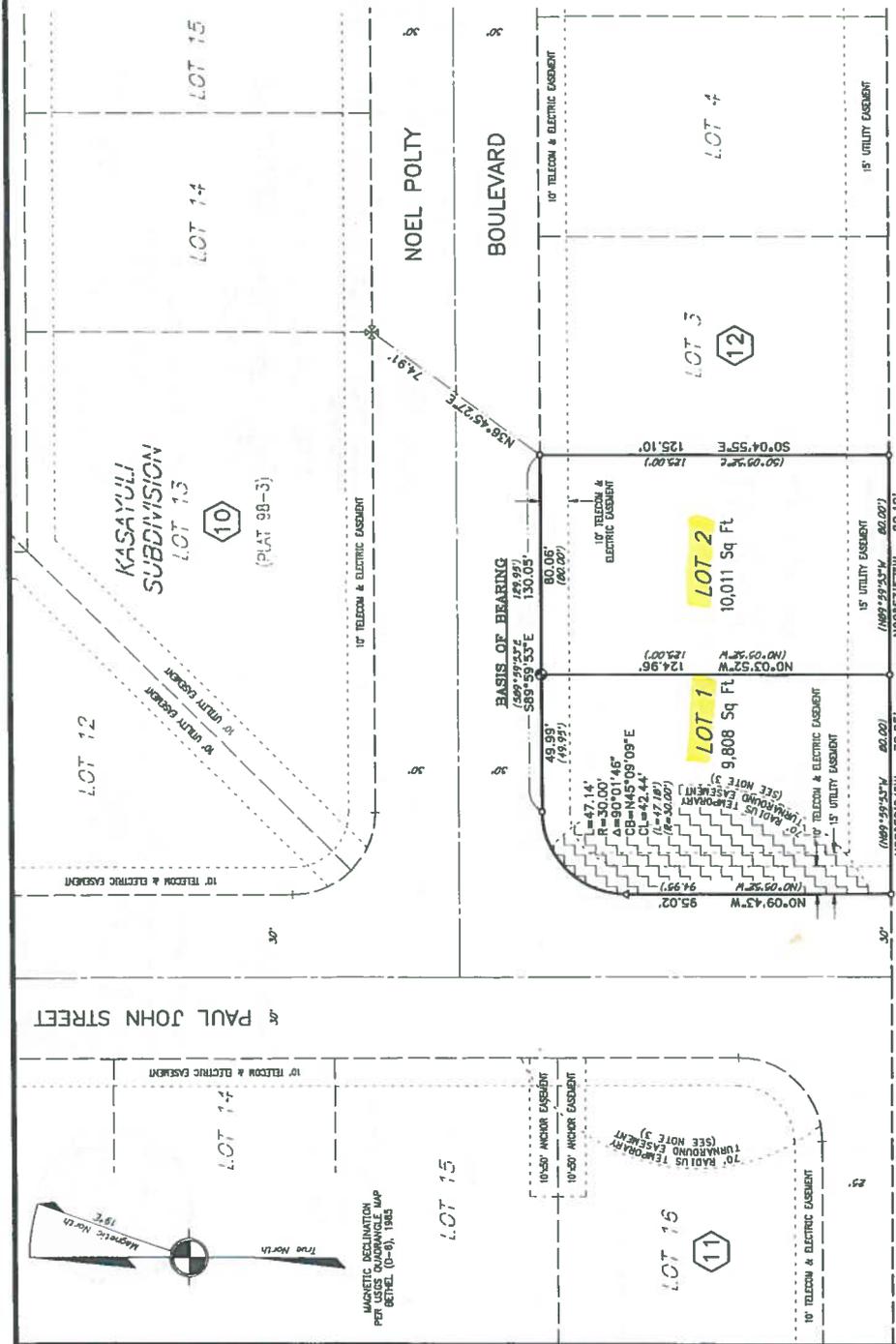
THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.



PLAT OF
KASAYULI SUBDIVISION
LOTS 1 and 2, BLOCK 12
A SUBDIVISION OF
LOTS 1A, BLOCK 12, KASAYULI SUBDIVISION
(PLAT No. 2012-8)
SITUATED WITHIN
SECTION 23, TOWNSHIP 8 NORTH, RANGE 72 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 0.45 ACRES, MORE OR LESS
BETHEL RECORDING DISTRICT

PREPARED BY:
MCGINTOCK LAND ASSOCIATES, INC.
18842 NORTH EAGLE RIVER LOOP ROAD
EAGLE RIVER, ALASKA 99577
LICENSURE NO. AEC00596
PREPARED FOR:
VERENA PELLUMI
P.O. BOX 24430
BETHEL, ALASKA 99558
(907) 545-1205

PLAT: 1"=30' CHK: JM JOB: 17-102 DWG: PL17-102 FB NO.: 482-30
CRD: BETHEL OWN: JC DATE: 4-17-17 DISK: J-DRIVE SHEET: 1 OF 1



- NOTES**
- ALL BEARINGS SHOWN ARE ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - FLOODING INFORMATION IS NOT AVAILABLE FOR THIS SUBDIVISION. THIS SUBDIVISION IS LOCATED OUTSIDE THE AREA MAPPED BY THE FLOOD INSURANCE RATE MAP THE CITY OF BETHEL.
 - THIS SUBDIVISION PLAT VACATES THAT PORTION OF THE 70 FEET RADIUS TEMPORARY TURNAROUND EASEMENT WITHIN LOT 1, BLOCK 12, KASAYULI SUBDIVISION.
 - ACCORDING TO THE CITY OF BETHEL FUTURE LAND USE PLAN MAP OF THE "BETHEL COMPREHENSIVE PLAN 2035", THE ZONING IS IDENTIFIED AS RESIDENTIAL.
 - THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES PATENT No. 50-65-085A (RECORDED AS BOOK 42, PAGE 689, BETHEL RECORDING DISTRICT).
 - THIS PLAT IS SUBJECT TO THE EASEMENTS AND NOTES ON THE PLAT OF KASAYULI SUBDIVISION (RECORDED AS PLAT No. 98-3 BETHEL RECORDING DISTRICT).
 - THIS PLAT IS SUBJECT TO THE "DECLARATION OF RESTRICTIVE COVENANTS" FOR KASAYULI SUBDIVISION AS RECORDED IN SEVERAL DOCUMENTS (RECORDED AS BOOK 78, PAGE 848; BOOK 79, PAGE 880; BOOK 83, PAGE 343, BETHEL RECORDING DISTRICT).
 - THE PROPERTY CORNER WILL BE SET DURING THE SPRING/SUMMER OF 2017 AND BEFORE RECORDING OF THIS SUBDIVISION PLAT.

2017 REPLAT
SW 1/4 SECTION 23
HARRY ALICE KAWAGOLEY NATIVE ALLOTMENT
(PATENT NO. 50-64-0152)

- LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND PLASTIC CAP ON REBAR
 - FOUND REBAR
 - SET 7" ALUMINUM CAP ON 5/8" X 30" POINTED REBAR (TO BE SET, SEE NOTE 6)
 - MEASURED DATA
 - RECORD ONLY PER PLAT OF KASAYULI SUBDIVISION (PLAT 88-3)
 - BLOCK NUMBER
 - AREA OF TEMPORARY TURNAROUND VACATED BY THIS PLAT

PLATTING OFFICER'S CERTIFICATE

I, CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY RESOLUTION NUMBER FOR BEING DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE BETHEL JUDICIAL DISTRICT AT BETHEL, ALASKA, IN WHICH THE PLAT IS LOCATED.

SURVEYOR'S CERTIFICATE

I, CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

CITY OF BETHEL, PLATTING OFFICER _____ DATE _____

MICHAEL E. MILLER
REGISTERED LAND SURVEYOR
LS 7232 _____ DATE _____





Google Earth

feet
meters

1000

400



MERSIN PELLUMBI
LOTS 1 AND 2



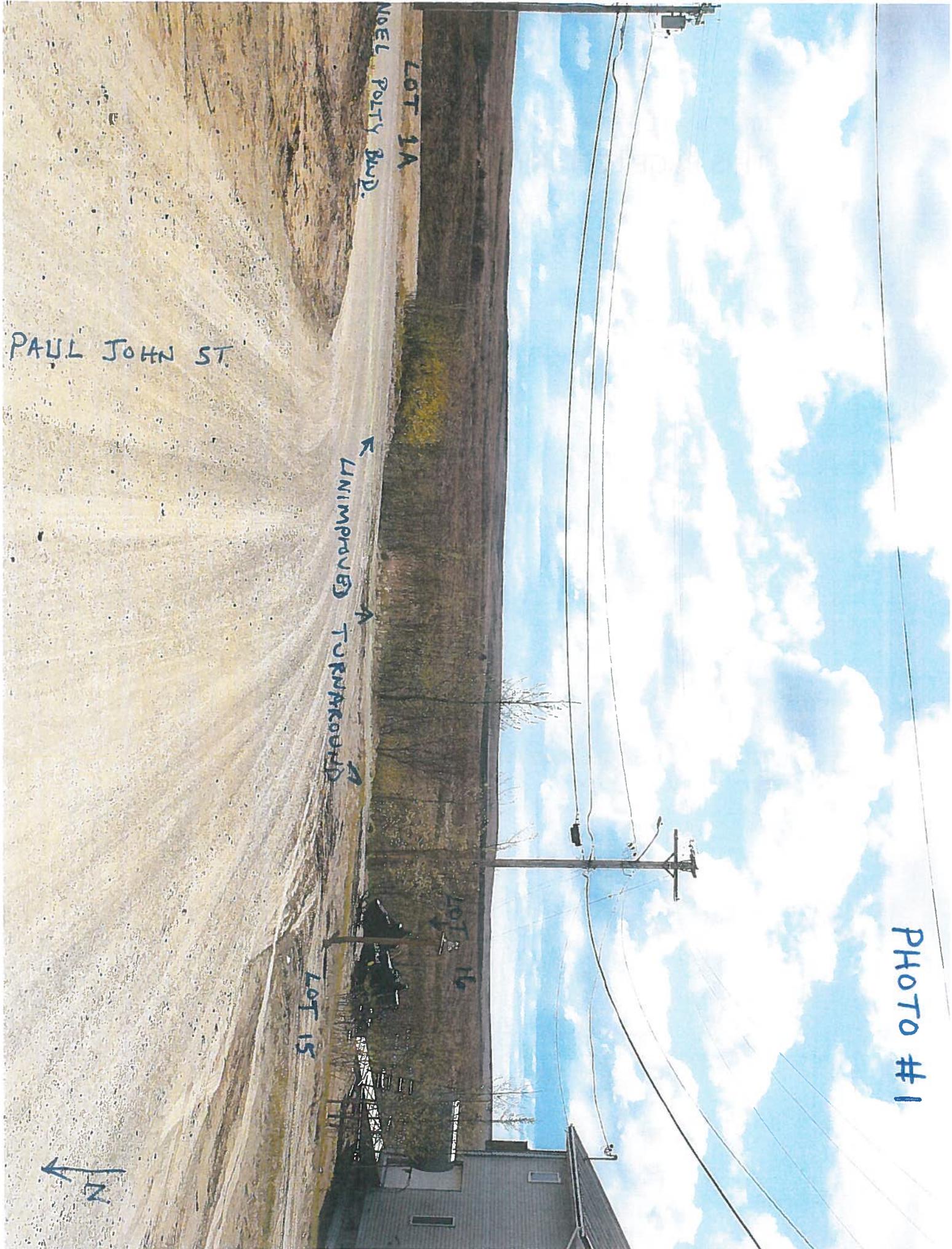
Google Earth

feet 200
meters 60

TURNAROUND



PHOTO #1



NOEL POLTY BLD.

LOT 1A

PAUL JOHN ST.

← UNIMPROVED TURNAROUND →

LOT 16

LOT 15

↑ N

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RESOLUTION
Bethel Planning Commission
Resolution No. 2017 – 04

**A RESOLUTION OF THE PLANNING COMMISSION TO THE CITY COUNCIL
RECOMMENDING THE CITY COUNCIL ADOPT THIS APPROVING RESOLUTION FOR THE
PETITION SUBMITTED BY MERSIN PELLUMBI TO VACATE AN UNIMPROVED RIGHT
OF WAY TEMPORARY TURNAROUND EASEMENT LOCATED ON LOT 1, BLOCK 12,
KASAYULI SUBDIVISION.**

WHEREAS, Bethel Municipal Code Section 17.32.020 states no platted street, section line easement, access easement or similar right-of-way shall be vacated except upon petition by the City, State, a public utility, or owners of the majority of the land fronting the part of the right-of-way sought to be vacated, and

WHEREAS, Mersin Pellumbi is the owner of the majority of land fronting the ROW to be vacated, and therefore the only petitioner required on the petition, and

WHEREAS, the unimproved Right-of-Way (ROW) easement is a dedicated 70-foot Radius Temporary Turnaround Easement, and

WHEREAS, BMC Section 17.24.040 E. (Subdivision Access and Dedication) states a temporary turnaround shall be dedicated at the dead-end of all streets likely to be extended in the future. The turnaround shall have a minimum radius of sixty (60) feet with a return radius of sixty (60) feet. When the street is extended, the excess right-of-way shall be vacated (*and conveyed back to owner*). A notation to this effect shall be placed on the final plat, and

WHEREAS, the unimproved access ROW has not served a public use to date, and it currently renders the new Lot 1 (created from Lot 1A this preliminary plat) useless for residential construction because it encompasses almost 50% of the lot, and

WHEREAS, the vacation of this access easement will lead to feasibility of developing the property, and

WHEREAS, Mersin Pellumbi, upon approval of the vacation, plans to construct a single family residence on the new Lot 1, and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission recommends to the City Council to adopt this approving resolution for Mersin Pellumbi to vacate the 70-foot Radius Temporary Turnaround Easement on his property, Lot 1, Block 12, Kasayuli Subdivision, and

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 1st day of June, 2017.

City of Bethel City Planning Commission

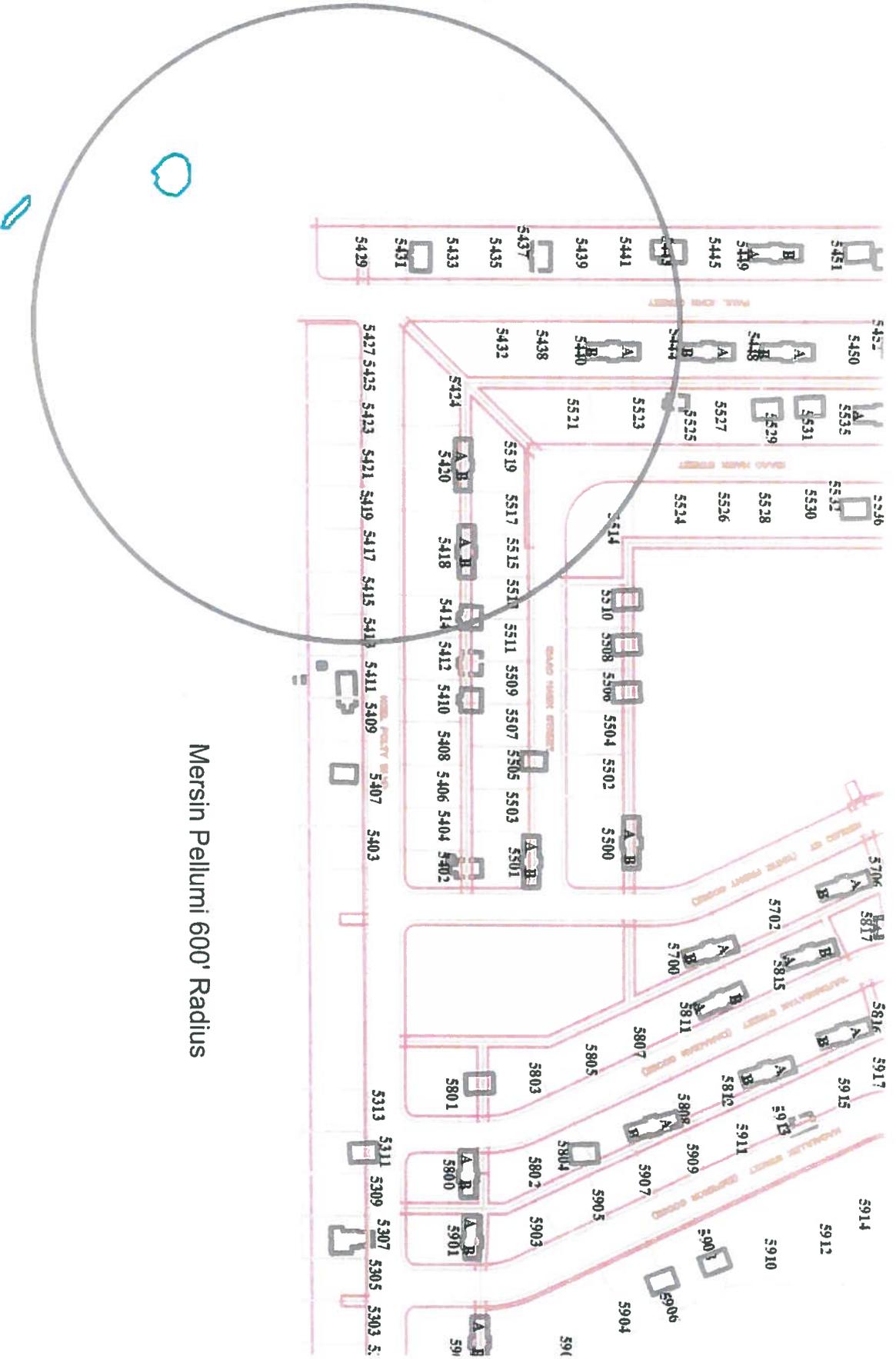
Action: Vote: In Favor: _____ Opposed: _____ Abstained: _____

ATTEST:

Kathy Hanson, Chairman
City of Bethel Planning Commission

Betsy Jumper, Recorder

Bethel Recording District:
After recording please return to:
City of Bethel Planning Department
PO Box 1388
Bethel, Alaska 99559



Mersin Pellumi 600' Radius

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ALL NOTICES WERE DONE IN ACCORDANCE WITH BETHEL
MUNICIPAL CODE 17.04.25

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May 22, 2017

To Whom this may concern:

You are receiving this notice of a Public Hearing pursuant to Bethel Municipal Code 17.04.25 "Notice shall be mailed to the owners of each parcel of property any part of which is within six hundred (600) feet of the exterior boundary that is the subject of the application". Please pass on to the property owner if you are not the owner.

NOTICE OF PUBLIC HEARING - PETITION TO VACATE RIGHT-OF-WAY

NOTICE IS HEREBY GIVEN that on May 5, 2017 the City of Bethel Planning Department received a Petition to vacate a right-of-way.

APPLICANT: Mersin Pellumbi, P.O. Box 2463, Bethel, AK. 99559.

LEGAL DESCRIPTION: Lots 1 and 2, block 12, plat number 2012-8, of Kasayuli Subdivision in the Bethel Recording District. The physical address is 5425 Noel Polty Blvd.

PURPOSE: This subdivision plat vacates that portion of the 70 feet radius temporary turnaround easement within lot 1, Block 12, Kasayuli Subdivision (Recorded as plat number 2012-8, Bethel Recording District).

HEARING DATE, TIME, AND PLACE: 6:30 P.M. June 1, 2017, at the City Hall Chambers, at 300 Chief Eddie Hoffman Highway, at the special scheduled Planning Commission meeting.



CITY OF BETHEL PLANNING OFFICE

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

NOTICE OF PUBLIC HEARING – PETITION TO VACATE RIGHT-OF-WAY

NOTICE IS HEREBY GIVEN that on May 5, 2017 the City of Bethel Planning Department received a Petition to vacate a right-of-way.

APPLICANT: Mersin Pellumbi, P.O. Box 24630, Bethel, AK. 99559.

LEGAL DESCRIPTION: Lot 1A, block 12, plat number 2012-8, of Kasayuli Subdivision in the Bethel Recording District. The physical address is 5425 Noel Polty Blvd.

PURPOSE: This subdivision plat involves a lot line adjustment and vacates that portion of the 70 feet radius temporary turnaround easement within lot 1A, Block 12, Kasayuli Subdivision (Recorded as plat number 2012-8, Bethel Recording District).

HEARING DATE, TIME, AND PLACE: 6:30 P.M. June 1, 2017, at the City Hall Chambers, at 300 Chief Eddie Hoffman Highway, at the special scheduled Planning Commission meeting.

Ted Meyer, City of Bethel Planner

I hereby certify this Notice of Hearing has been posted at the Post Office, City Hall, Bethel Native Corp. and Swanson's bulletin boards on or before May 26, 2016. It is further certified that this Notice will be published in the weekly Delta Discovery Newspaper beginning the week of May 22, 2017 for one week's publication.

Memo
TO: City of Bethel Planning Commission
FROM: Ted Meyer, Planner
SUBJECT: **Staff Findings and Recommendation for a Conditional Use Permit Application Submitted by Yukon Kuskokwim Health Corporation for a Major Hospital Expansion and Construction Project**
DATE: 5/12/17

Background

The Yukon Kuskokwim Health Corporation has applied for a Conditional Use Permit in order to expand hospital facilities to include building a new Primary Care Clinic, an Acute Care Nursing Unit, reorganization of campus parking, upgrading/realigning driveway access, onsite vehicle circulation, and pedestrian facilities on the existing 21-acre hospital campus located at 700 Chief Eddie Hoffman Hwy in Bethel, Alaska. This is a major development project with the 207,000 square foot addition. Per Bethel Municipal Code Section 18.24.030 (Public Lands and Institutional District), a Conditional Use Permit is required for hospital construction.

Site Development Permits for the placement of fill and pilings only, were approved by the City of Bethel Planning Department on August 12, 2016 and on May 8, 2017. Upon Planning Commission approval of this Conditional Use Permit, the Site Plan Permit for facility construction can be approved as well, by the Planning Department.

The Conditional Use Permit process provides additional review of land uses which are generally considered appropriate in certain zoning districts provided that appropriate safeguards are considered to ensure their compatibility with permitted principal uses. The conditional use permit procedure is intended to allow more scrutiny on the impact of the proposed conditional use on surrounding property, and the application of controls and safeguards to assure that the conditional use will be compatible with the surrounding area. Although the hospital has operated on the site since the 1980's, the projected increase in traffic generated from the additional new facilities and staff is the main concern of this Conditional Use Permit.

Below is Code Section 18.60.040 (Conditional Use Permit) followed by 10 questions answered by staff regarding the location of the proposed conditional use. The answers to these questions form the basis for the Planner's recommendation to the Planning Commission.

BMC 18.60.040 Staff Review

A. The land use administrator shall review the conditional use permit application and the accompanying site plan permit application for completeness and request any additional material required. Upon determining that the application is complete, the land use administrator shall prepare a staff report with analysis and recommendations. The report shall specifically address drainage on the parcel. The land use administrator may recommend any conditions reasonably necessary for the proposed use to permit the conclusions required under subsection B of this section. The written staff report containing the analysis, proposed conditions and conclusions shall be provided to the planning commission with their meeting materials one (1) week prior to the public hearing.

B. The land use administrator may make a recommendation for approval only when the proposed use and conditions clearly support the following conclusions:

Staff Findings

1. The conditional use meets the standards otherwise applicable to a use in the applicable land use district.

The proposed hospital expansion project is located on the existing hospital campus in the Public Lands and Institution Land Use Zoning District (*see attached Bethel Zoning Map*).

The public lands and institutional district is intended to apply to undeveloped public lands not dedicated for open space, and public and quasi-public institutional uses, including government office buildings, facilities, and existing land reserves for public and institutional use.

The hospital is in close proximity to other public facilities such as the correctional facilities to the southwest, city buildings and courthouse further to the northeast, YKHC office building across the street, and the US Fish and Wildlife office building further north along the highway. There is another PLI District to the northwest.

2. 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.

The YKHC hospital has been operating on the site since the 1980s. The existing hospital campus site will accommodate the planned facilities and parking lots.

Ingress and Egress

There are two driveways located at the south end of the site, and a two-way driveway to be constructed at the north end.

Planned Parking

For off-street parking, BMC 18.48.160 (D9) requires one space per two beds. The existing and planned structures will have a total of 33 beds and would require a total of 66 parking spaces. The 246 (9' x 20') parking spaces with 10 handicapped spaces indicated on the CUP application will easily follow the requirement.

Water and Sewer

The YKHC Hospital currently utilizes its own water treatment equipment which has the capacity to meet future demand. The hospital currently ties into the City’s piped sewer system. Once the City’s Institutional Corridor is constructed, the hospital will tie into the piped water system as well.

There are no drainage issues on the property.

3. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010;

The proposed Conditional Use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010 (*see code directly below*)

16.04.010 Purposes.

A. In addition to the purposes set out in each title, the purposes of BMC Titles 15, 16, 17, and 18 together are to:

1. Promote a logical growth pattern within the city and the economic extension of public services and facilities;
2. Encourage the most appropriate use of land throughout the city;
3. Reduce congestion in the streets;
4. Enhance safety from fire, flooding and other dangers;
5. Provide adequate light, air and open space;
6. Preserve property values;
7. Prevent the overcrowding of the land;
8. Avoid undue concentration of population;
9. Facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks and other facilities;
10. Assure that development does not adversely affect either the ability of the city to deliver public services or the safety of property and the health, safety and welfare of persons;
11. Assure that the burdens placed on public facilities by development are borne by the development;
12. Promote the public health, safety and welfare.

B. BMC Titles 15, 16, 17 and 18 shall be interpreted and administered to complement each other and so as to implement the purposes set out in subsection A of this section. [Ord. 10-15 § 4.]

4. 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.

Within the 600 foot radius of the hospital campus, there are the following uses:

(see attached Land Use Map for reference)

Calista Drive

AVEC Power Plant

Northwest of Chief Eddie Hoffman Highway

Jail, Youth Facility, apartment building, YKHC Hospital Campus, Cultural Center

Southeast of Chief Eddie Hoffman Highway

Theater, elementary school, YKHC Admin Building and supporting structures, USF&WL Building and supporting structures.

Akiak Drive

University, Sackett Hall, 14 single family residences

Napakiak Drive

8 single residences

Kwethluk Lane

7 single family residences, 2 cabins, 1 triplex

Total Uses by Type in the 600-foot Radius

- 1 power plant
- 1 jail
- 1 youth facility
- 1 hospital campus
- 1 cultural center
- 1 theater
- 1 shopping center/school
- 2 office buildings
- 1 university building
- 29 single family residences
- 2 apartment buildings
- 2 cabins
- 1 triplex

The City's water and sewer line, raised above ground, currently provide a buffer between hospital grounds and the residential neighborhood to the northwest.

5. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan.

The conditional use is generally in accordance with the Bethel Comprehensive Plan 2035, adopted in 2011. Under the Goals and Strategies Section of Chapter 4 (Land Use, Housing, and the Environment). the relevant sections, "Growth Patterns" and "Land Use Compatibility" both concern development site location.

Goal #2 under “Growth Patterns” encourages future growth to locate near existing employment centers and public services (*see page 4-8 of the attached section of the Bethel Comprehensive Plan*). The site location of this proposed hospital addition also adheres to the associated Action step #1b that encourages infill of development.

Under the Land Use Compatibility section (*see page 4-11 of the attached section of the Bethel Comprehensive Plan*), Goal #3 provides for compatibility among adjoining land uses so that future development maintains or improves the quality of life or land value of surrounding uses. The new hospital additions will fit in with surrounding uses.

Map 4.4 (*Future Land Use Plan Map - see page 4-10 of the attached section of the Bethel Comprehensive Plan*) is a long-term vision of how and where the city will grow and change over the next 20 years to accommodate expected population and job growth (versus the City’s current Zoning Map which designates how land can be used and what can be built on any given property today). The Future Land Use Map designates the YKHC hospital campus as being in the Mixed Use Residential” District, defined as residential primary (residential and limited residential-compatible uses). More explanation of mixed use is:

- *Mixed Use is intended to be the most common land use zone, made up of residential and residential-compatible uses. Examples of residential compatible uses include schools and other community-serving, non-industrial facilities, and churches, office and professional service uses (e.g. health facilities) and neighborhood serving commercial.*

6. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions.

As required by Section 17 of the Alaska Administrative Code, Chapter 10.060, a Traffic Impact Assessment (TIA) report including mitigation was prepared by YKHC Consultants and submitted to, and accepted by the Department of Transportation & Public Facilities (DOT&PF) on September/October 2016. The report identified impacts such as increased traffic generated from the new clinic. It also identifies current traffic conflicts at the YKHC hospital main entrance and Old Hospital Road. The TIA also identifies safety concerns with turning traffic and the pedestrian crossing.

A workgroup was formed in February 2017 consisting of YKHC consultants, DOT&PF staff and City staff with the objective of a developing a traffic mitigation agreement to be signed by YKHC and DOT&PF. The draft agreement was accepted by DOT&PF on May 5, 2017 (*see attached DOT&PF May 16 Road Review and May 5 cover letter, draft agreement, and drawings*). This agreement is the basis for the Bethel City Planner’s recommendation to the Planning Commission for CUP approval with conditions regarding mitigation.

7. 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 the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city.

The YKHC Hospital is the only full-service health provider in the region and has been located on the existing site since the 1980s.

8. 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.

The YKHC Hospital site is surrounded by Public Lands and Institutional uses and office buildings. Traffic is expected to increase significantly during projected construction and when the doors of the new clinic open. With the new additions, the hospital estimates between 250 and 500 new staff will be added. A big issue regarding the hospital expansion project is the projected, significant increase in traffic.

9. 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 conditions proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180. [Ord. 01-05 § 8.]

The YKHC hospital site is not located in the floodplain.

10. The proposed conditional use will not be detrimental to the general public health, safety or welfare or to the environment.

Concern for the public's health, safety, and general welfare are reflected in the regulations of the Bethel Municipal Code. Below is a summary of findings:

Summary of Findings

1. The location for the Conditional Use Permit request is consistent with the City of Bethel's Public Lands and Institutions Zoning District.
2. The conditional use is in accordance with two land use goals in the Bethel Comprehensive Plan's Land Use Goals and Strategies section. It is consistent with the encouragement of the "infill" of development, and consistent with the encouragement of future growth to locate near existing employment centers and public services. According to the Future Land Use Plan Map, the hospital expansion project would be located in a Mixed Use Residential area (limited residential compatible uses), which requires more scrutiny, which is the purpose of this CUP.
3. There is safe access to and from the property from the Chief Eddie Hoffman Blvd. However, with the projected increase in traffic resulting from hospital expansion, there will be a need for a traffic mitigation project.
4. The property will meet the 66 parking space BMC requirement for hospital use.

Recommendation to the Planning Commission

The findings are consistent with the BMC. As with all Conditional Use Permit hearings, I'm hoping there is good turnout to the CUP public hearing from occupants in the neighborhood. The content of their opinions would provide a good measure for compatibility of a major hospital expansion in the immediate vicinity, especially regarding significantly increased traffic projections. As YKHC and the DOT&PF have developed a draft agreement for traffic mitigation, I recommend approval of the Conditional Use Permit for the Yukon Kuskokwim Health Corporation for construction of additional facilities with the following conditions:

1. YKHC shall finalize the draft agreement with DOT&PF that includes final drawings, specifications, and common contractor qualifications for traffic mitigation
2. YKHC constructs traffic mitigation road improvements identified in the attached agreement consisting of:
 - a. Relocate and construct the pedestrian pathway.
 - b. Dedicate a public use easement ROW for the pedestrian path and drainage ditches.
 - c. Restripe the Chief Eddie Hoffman Highway and provide left hand turn lanes along the hospital campus.
 - d. Provide isolated intersection lighting improvements in order to maintain safer and efficient traffic performance levels along the CEH.
 - e. Provide all lighting and electrical systems necessary to serve YKHC access points to the new clinic and hospital campus.

A certificate of occupancy (compliance) will be issued by the City Planning Department once the conditions have been met.

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CITY OF BETHEL PLANNING OFFICE

Po Box 1388
Bethel, AK 99559

(907) 543-5306
(907) 543-4168 (facsimile)



**APPLICATION FOR A CONDITIONAL USE PERMIT
BETHEL MUNICIPAL CODE 18.60.20**

Carefully read instructions and applicable City code. Fill out forms completely. Attach information as needed. Incomplete applications will create a delay in the review process.

Application Fee must be attached:	\$200.00	Conditional Use Permit
Payment Type:	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Check <input type="checkbox"/> Money Order <input type="checkbox"/> Cash

1. General Information

NAME OF APPLICANT:	Yukon Kuskokwim Health Corporation
Physical Address:	700 Chief Eddie Hoffman Hwy
Mailing Address:	P.O. Box 528 Bethel, AK 99559
Home Phone Number:	(907) 543-6000
Work Phone Number:	(907) 543-6071
Cell Phone Number:	(907) 545-1490
Email Address:	Deanna_Latham@ykhc.org

Please note:

The City of Bethel will not communicate regarding the application with anyone other than the applicant or his/her designated agent. If applicant will be represented by an agent or attorney, proof of consent for representation must be submitted with the application.



NAME OF PROPERTY OWNER: (If different from Applicant)	Same as applicant
Physical Address:	
Mailing Address:	
Home Phone Number:	
Work Phone Number:	
Cell Phone Number:	
Email Address:	

2. Property Information / Legal Description

Township: 8 N	Range: 71 W
Section: 8 & 17	Meridian: Seward
Subdivision:	Block(s):
Lot(s): 2	US Survey or Plat No.: 4000
Street Address:	700 Chief Eddie Hoffman Hwy

3. Conditional Use Description

- a. *Please provide a detailed description of the proposed conditional use*
(additional sheets of paper may be attached if necessary):

The YKHC proposes to build a new Primary Care Clinic and Acute Care Nursing Unit and renovate space in the existing hospital through the Joint Venture Construction Program (JVCP) on 700 Chief Eddie Hoffman Highway. The New Primary Care Clinic will be approximately 206,000 SF and renovated hospital, 85,500 SF. The property is to the north and east of the existing hospital. The property is the former site of the Hospital Housing that were demolished in 2014. The Primary Care Clinic and Acute Care Nursing Unit will be a modern, technologically advanced facility with the required staff to provide an expanded level of health care services specifically designed to meet the health care needs of the YK Service Unit. The Acute Care Nursing Unit will include 26 acute care beds and 8 birthing/post-partum beds. The project will allow the initiation of needed new services such as speech therapy, occupational therapy, and a behavioral health clinical decision unit. Existing services to be continued include short stay acute care nursing, dietetics, emergency care, ambulatory care, medical care, dental care, pharmacy, optometry, audiology, laboratory, radiology-diagnostic imaging, health education, nutrition, mental health, social services, administration, patient business office, and quality management. Please note that the project is scheduled to be 50% complete in May 2018 and will not be 50% complete within 1 year (18.60.070)

b. Please comment on any potential project impacts on pedestrian and vehicular traffic circulation and safety on roads abutting the property. Discuss thoroughly, any proposed mitigation activities and show on your site map as well.

Campus improvements on the 21 acre hospital site include improved, safe, and functional vehicular and pedestrian circulation with new access and main entry drive, accessible parking, and site amenities. New driveways will be constructed to ADOT driveway standards.

The southbound lane of Chief Eddie Hoffman Highway (CEH) includes widening as it approaches the clinic driveway entrance to safely allow departing traffic to merge out of through traffic and enter the clinic site. The civil site plan identifies this as a 'right turn taper' improvements along CEH. Pedestrian movement utilizes new walkways placed well within the site boundary and not abutting or along CEH as a safety feature to distance vehicular traffic to these users. No additional pedestrian crossings of CEH is included with this project as all pedestrian traffic will continue to utilize the existing crosswalk near the intersection of Old Hospital Road as the main method to cross between the hospital/clinic and CHSB campuses.

We intend to comply with State of Alaska Department of Transportation driveway permitting requirements.

c. Describe existing parking facilities and whether they can accommodate a reasonably expected increase in demand for parking created by issuing the permit. Include the number of regular and handicap parking spaces currently available and whether the applicant intends to add additional parking spaces.

A total of 246 parking spaces will be located on the site to meet the Indian Health Service requirements to participate in the Joint Venture Construction Program. There are a total of 5 handicap parking spaces near the main entrance of the new clinic and 5 spaces near the main entrance of the existing hospital.

d. Describe existing and any planned access to and from the property.

Two driveways are existing at the south end of the site, including a one-way entry driveway and a two-way driveway. A third driveway will be constructed on the north end of the site. This driveway will be two-way and is expected to have dedicated left turn and right turn lanes for exiting vehicles. The two driveways to the south serve the existing staff quarters, emergency department, hostel, and hospital supply deck.

e. Describe water and sewer facilities and capacities on the property. Discuss existing drainage conditions, and any planned improvements.

The Yukon Kuskokwim Delta Regional Hospital currently utilizes its own water treatment equipment. This equipment is adequate and can meet the current and future demand. Additionally, the City of Bethel is constructing a new Water Utility Corridor in which we have verification that the City of Bethel could meet the planned water demands of the project. This property is currently served by City of Bethel sewer facility and will continue service to the hospital and new clinic. The existing drainage conveys runoff toward CEH, to the low area on the west side of the hospital and to the low area. The proposed improvements will follow this same approach with most of the runoff flowing to the north.

f. Describe special features and/or restrictions you have designed to minimize potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents.

YKHC is the only full service health provider in the entire region, offering a wide variety of community, social, and traditional health services to all the residents of the YK Delta. The proposed driveways are a reconfigured layout of the existing driveways in order to improve on-site circulation and safety on CEH. There will be a vehicle drop off zone at the main entry of the clinic for many of the patients that are seen coming in from other communities. Project site improvements (building pile foundation, fills, cooling of foundations) will be developed in accordance with the geotechnical recommendations.

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5. Owner's Statement

1. I hereby apply for approval for a conditional use permit on the above property as described in this application. 2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, 18.04 and 18.60 and with all other applicable State or Federal laws. 3. The information submitted in this application is accurate and complete to the best of my knowledge.	
Applicant's Signature:	<i>Deanna Latham</i>
Printed Name:	Deanna Latham
Date:	11/9/16

If property is owned by someone other than the applicant, the owner must consent to the application:

Owner's Signature:	N/A
Printed Name of Owner:	
Mailing Address for Owner:	
Contact Number for Owner:	

FOR OFFICIAL USE ONLY		
For answers that indicate a deficiency, a detailed explanation must be attached explaining the deficiency and outlining the City's request to the applicant.		
1. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Is there any potential negative impact on to the street from which access to and from the establishment is obtained?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Are there adequate parking facilities to accommodate a reasonably expected increase in demand for parking created by issuing the permit?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will a reasonably expected increase in traffic to the property impact the abutting road or to the existing road system beyond?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
5. Is the use compatible with the character of the surrounding neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

6. Is the property located in a flood zone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Does there appear to be adequate existing or proposed water supply and sewage capacity on the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8. What is the zoning designation of the property?		

CONDITIONAL USE PERMIT (CUP) STANDARDS AND PROCEDURES

Sections:

- 18.60.010 Authorization.
- 18.60.020 Application.
- 18.60.030 Hearing and notification.
- 18.60.040 Staff review.
- 18.60.050 Planning commission review.
- 18.60.060 Standards for planning commission decision.
- 18.60.070 Lapse of approval.

18.60.010 Authorization.

The planning commission may grant a conditional use permit for those uses or structures authorized as a conditional use in the applicable land use district chapter of this title, subject to the standards provided in this chapter. An applicant does not have a right to a conditional use permit, but has a right only to have the planning commission give fair consideration to an application for a conditional use. The planning commission has discretion to deny a conditional use permit application if it is not convinced the proposed use is compatible with principal permitted uses, existing neighborhood development, the environment, the comprehensive plan or maintenance of compatible and efficient development patterns. [Ord. 01-05 § 8.]

18.60.020 Application.

- A. The applicant shall complete a conditional use 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 conditional use;

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. Potential impacts on pedestrian and vehicular traffic circulation and safety;
 6. Potential output of noise, fumes, dust, wastes and other forms of potential environmental pollution;
 7. Special features and restrictions designed to minimize negative impacts and to ensure the public health, safety and welfare of the residents;
 8. A complete site plan permit application for the proposed use, including fill placement, quantities and contours and drainage plans;
 9. 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;
 10. 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.]

18.60.030 Hearing and notification.

A. Upon receipt of a complete application for a conditional use 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 conditional use shall be provided as set out in BMC 18.04.070. [Ord. 01-05 § 8.]

18.60.040 Staff review.

A. The land use administrator shall review the conditional use permit application and the accompanying site plan permit application for completeness and request any additional material required. Upon determining that the application is complete, the land use administrator shall prepare a staff report with analysis and recommendations. The report shall specifically address drainage on the parcel. The land use administrator may recommend any conditions reasonably necessary for the proposed use to permit the conclusions required under subsection B of this section. The written staff report containing the analysis, proposed conditions and conclusions shall be provided to the

planning commission with their meeting materials one (1) week prior to the public hearing.

B. The land use administrator may make a recommendation for approval only when the proposed use and conditions clearly support the following 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; (attached)
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 the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city;
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 an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions

proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180. [Ord. 01-05 § 8.]

18.60.050 Planning commission review.

A. The applicant or an authorized representative shall be present at the public hearing, informed and available for questions relative to the proposed project. The planning commission may take action on the agenda item even if the applicant or an authorized representative is not present at the public hearing. The planning commission may deny the project based entirely on failure of the applicant or an informed, authorized representative to be available at the hearing.

B. The planning commission shall consider the matter at a public hearing. The commission shall consider the application, the land use administrator's staff report, any written comments from members of the public submitted prior to the public hearing, and oral comments made at the public hearing.

C. During all phases of the public hearing, any speaker shall address the chairperson prior to making any comment. If any person wishes to question any other person in attendance, the question shall be directed through the chairperson. All public hearings shall be conducted in the following manner:

1. The chairperson shall explain the hearing procedure;
2. Planning department staff shall present a staff report and recommendations regarding the subject project;
3. The planning commissioners shall ask staff any questions they may have regarding the staff review and recommendations;
4. The applicant shall be given the opportunity to explain the nature of the project and any other relevant information, including rebuttal or additional information regarding any of the correspondence received and matters raised by the staff or the commission;
5. Planning commissioners may ask the applicant any questions they may have about the project;
6. The neighbors or any other interested persons will be given the opportunity to speak. The chairperson will read all written comments submitted regarding the proposed project or copies shall be provided to each commission member. Information provided should be limited to facts. Persons who have given testimony previously during the hearing may comment on any new information limiting comments to new information only. The chairperson may limit repetitious testimony based on time constraints or other situations which may arise;

7. Members of the planning commission may ask any questions of neighbors or other interested persons;

8. The applicant shall be given the opportunity to rebut factual matters raised by the staff, neighbors and other interested persons;

9. After the applicant has given rebuttal evidence and summarized, the staff shall be given an opportunity to comment on evidence presented and to make new or amended recommendations.

D. The planning commission may make a decision to approve, conditionally approve, or deny the project. The commission may also decide to take the matter under advisement or continue the hearing or commission discussion to a future date in order to allow time to acquire more information as needed. The planning commission and the planning staff shall be given the opportunity to comment during and between any of these steps.

E. The commission shall make a decision based upon the standards specified in BMC 18.60.060. The commission may impose any conditions reasonably necessary for the proposed use to comply with the standards listed in BMC 18.60.060. If the planning commission does not adopt the land use administrator's recommendations and conclusions, it must support its findings with a statement of findings and conclusions, which shall be included in the official minutes of the hearing and in the resolution approving or disapproving the conditional use. [Ord. 01-05 § 8.]

18.60.060 Standards for planning commission decision.

A. The planning commission may approve a request for a conditional use permit only if it makes findings, supported by the record, as are set out in BMC 18.60.040(B)(1) through (10).

B. Where the approval of a conditional use permit application would result in a mix of residential and nonresidential uses, any approval of the conditional use may impose conditions and design standards necessary:

1. To ensure the public health, safety, and welfare of residents; and
2. To minimize or eliminate adverse impacts on residential property.

C. All standards contained in this chapter are minimum standards. More restrictive conditions may be imposed by the planning commission where necessary to ensure the public health, safety, and welfare of Bethel's citizens and to maintain consistency with the comprehensive plan and the purposes of this title as set out in BMC 16.04.010.

D. A site plan permit must be obtained following the granting of a conditional use permit and prior to the establishment of the use or structure for which the conditional use permit was sought. [Ord. 01-05 § 8.]

18.60.070 Lapse of approval.

A. Unless a longer time is specifically established as a condition for approval, a conditional use permit approval shall lapse and shall become void if not exercised within one (1) year from the date of approval. For a permit to be considered "exercised," substantial improvement to the land must be performed within one (1) year from the date of approval. Substantial improvement is the completion of fifty (50) percent or more of the total authorized improvements as specified on the subject permit as measured by cost. If the conditional use permit is primarily for a use not involving substantial improvements to the land, the permit is "exercised" when the use commences and continues for thirty (30) days or more.

B. A conditional use permit approval subject to lapse may be extended by the planning commission for an additional period of up to one (1) year; provided, that prior to the expiration date, a written request for extension is submitted to the planning commission and good cause for the extension is shown. [Ord. 01-05 § 8.]





SITE MAP

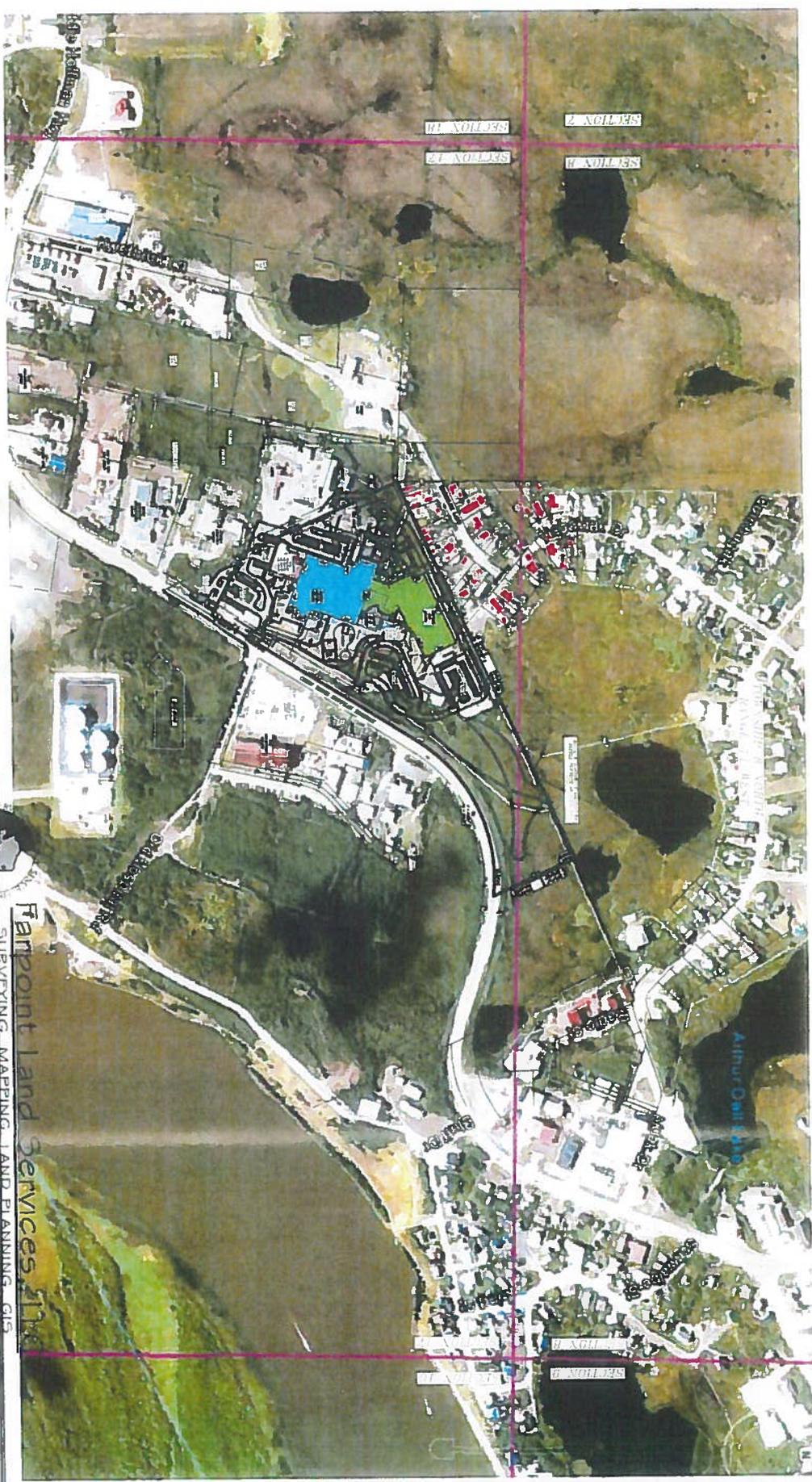
Yukon Kuskokwim Health Corporation

Parpoint Land Services, LLC
 3775 Foothill Parkway, Suite 100
 Anchorage, Alaska 99508
 Phone: 907.561.1234
 Fax: 907.561.1235
 Email: info@parpoint.com



LINK TABLE





**Yukon Kuskokwim
Health Corporation**

SITE MAP

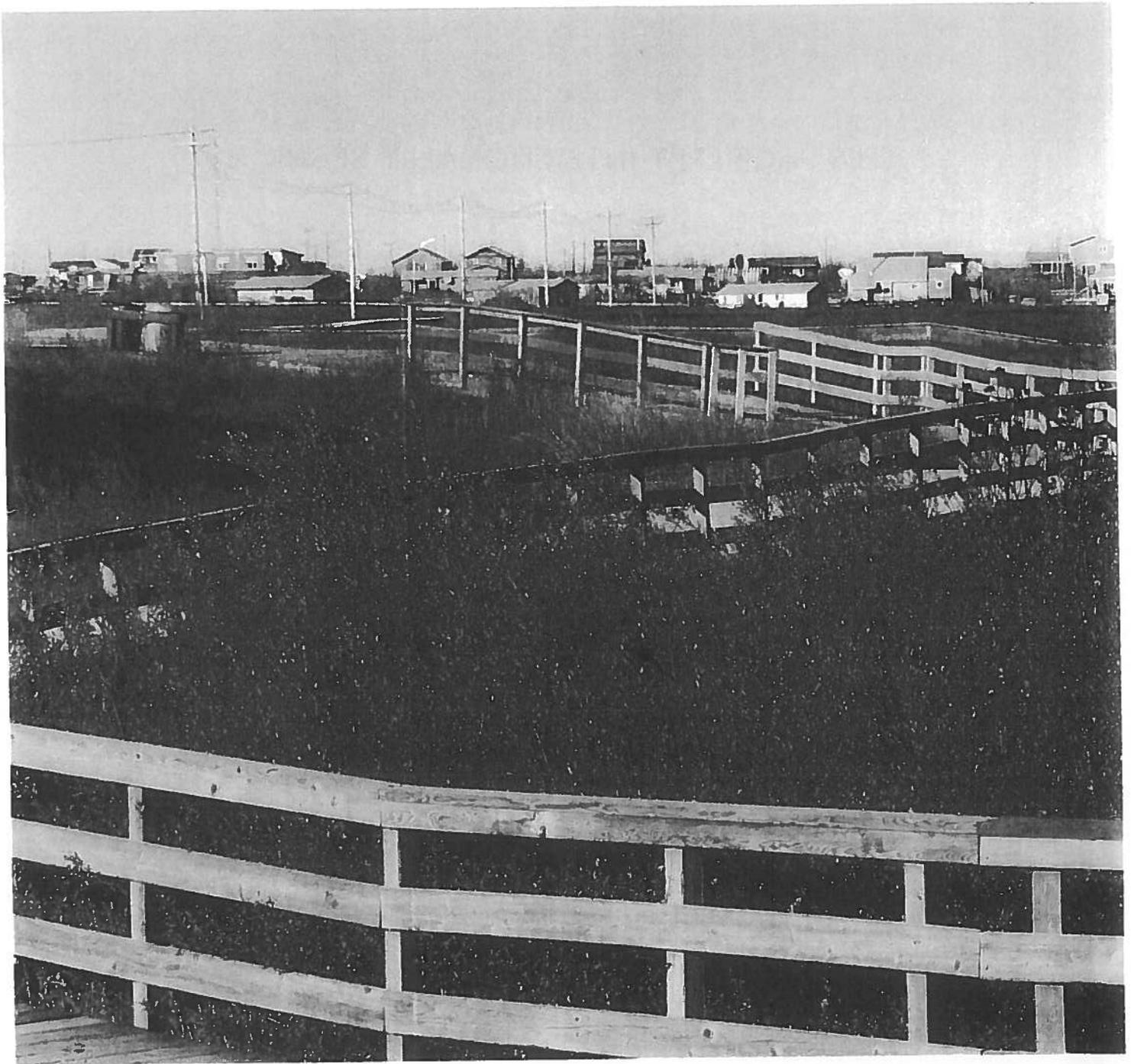
ATTACHMENT B
 OFFICE DETAIL: 1221 CANTON FOR CONSTRUCTION, USE PERMIT,
 BEING MUNICIPAL CODE 18.80.10

Fairpoint Land Services, LLC
 SURVEYING, MAPPING, LAND PLANNING, GIS

131 E 76th Ave., Suite 101 Anchorage, Alaska 99516
 Phone: (907) 524-6100 Email: info@fairpointland.com

SURVEYING, MAPPING, LAND PLANNING, GIS
 131 E 76th Ave., Suite 101, Anchorage, Alaska 99516
 Phone: (907) 524-6100 Email: info@fairpointland.com

Drawn:	JJA	Date:	10/28/2016	Field Sk/P: N/A	WU#	15130	
Checked:	WJH	Scale:	1" = 100'	Sheet:	1 of 1	Case No:	N/A



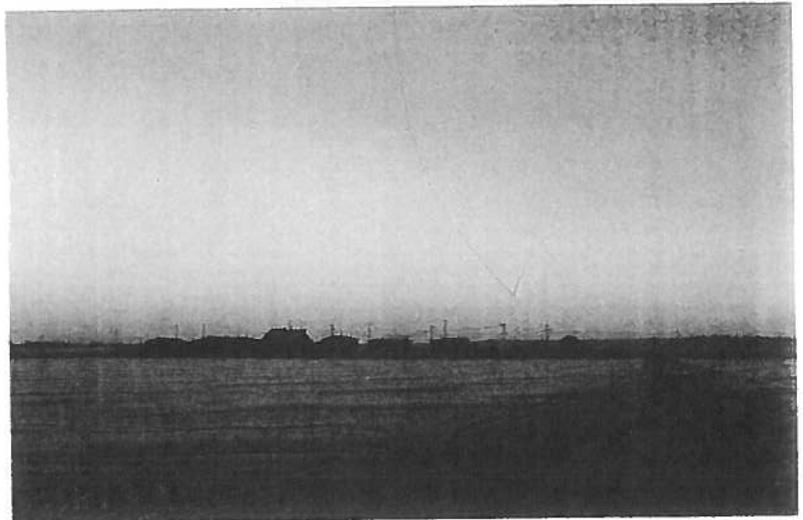
BETHEL

COMPREHENSIVE PLAN

2035

SEPTEMBER 2011

prepared by AGNEW::BECK Consulting
for the City of Bethel, Alaska



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Land Use Compatibility

GOAL 3: Provide for compatibility among adjoining land uses, so future development maintains or improves the quality of life or land values of surrounding uses.

Strategy 1: Review and revise Bethel land use regulations.

Action 1a: Examine existing Bethel code and existing land uses; revise and simplify land use designations to better fit the reality of Bethel's mixed use land use patterns.

A first suggestion for these uses includes the following categories:

- *Low density residential areas*
- *Mixed use - residential primary (residential and limited, residential-compatible uses)*
- *Mixed use (mix of commercial & residential, fewer constraints on size and character of commercial).*
- *Industrial/heavy commercial zone,*
- *Public Use*
- *Airport and related uses*

Action 1b: Use the generalized future land use designations in the Land Use Plan Map (Map 4.4), which broadly identifies areas intended for various uses, as the starting point for revising the zoning code in BMC Title 18 (Bethel zoning code).

For example,

- *Low density residential areas. This zone takes in several specific subdivisions, e.g., Tundra Ridge, Larson and Blueberry. In these areas uses should be generally limited to residential uses. Exceptions would be for small home-based businesses with minimal off-site impacts, or perhaps neighborhood serving commercial, such as a small grocery store.*
- *Mixed use. This use is intended to be the most common land use zone, made up of residential and residential-compatible uses. Examples of residential compatible uses include schools and other community serving, non-industrial facilities, and churches, office and professional services uses (e.g. health facilities), and neighborhood-serving commercial*
- *Industrial/Heavy Commercial. This zone is intended for uses that are generally incompatible with residential, and consequently need to be located where they do not disrupt adjoining residential or residential-compatible uses. This zone includes such uses as warehousing, storage, construction-related industries, marine and aviation-related industries. Key industrial locations include the tank farm, the port, the airport and portions of the waterfront between Second Avenue and the waterfront and the airport.*

Action 1c: Modify code to require a conditional use review process for large- scale uses or any other use likely to have significant off-site impacts.

Examples of such projects include a large scale public building, or a private use such as car repair.

Growth Patterns

GOAL 2: Encourage future growth to locate near existing employment centers and public services. Coordinate plans affecting the location of growth with plans for the location of water, wastewater and roads, as economically feasible.

Strategy 1: Explore policies (including infill and redevelopment) that could be used to encourage development of lands within or adjoining existing developed areas that have the potential to accommodate new growth.

Action 1a: Identify and map areas within or adjoining existing developed areas that have the potential to accommodate new growth; these include vacant or underutilized lands served by roads, with good access to public services and employment.

Candidate areas include:

- *The developed areas of "downtown Bethel."*
- *Undeveloped land immediately adjoining downtown Bethel, for example, the land adjoining the easternmost of the possible "donut hole" road routes – a new north-south road and water/sewer line just west the existing downtown Bethel.*
- *River front land downriver from the existing port, and the vicinity of the East Harbor.*

Action 1b: Review and work to remove barriers that discourage infill and redevelopment (e.g., lack of access to properties, excessive restrictions in the BUC).

Action 1c: Create appropriate incentives for individual landowners to redevelop property and/or carry out infill projects that would otherwise not be feasible.

This might include assisting land owners apply for façade improvement grants, energy-related building upgrades or temporary reductions in taxes (this latter is a strategy that typically applies in communities with property taxes, and may not be possible in Bethel).

Action 1d: Plan for and develop expanded infrastructure, as needed, to support priority uses.

For example, water and sewer lines serving expanded or relocated port facilities.

Policy 1e: Protect the interests of current users as land is redeveloped.

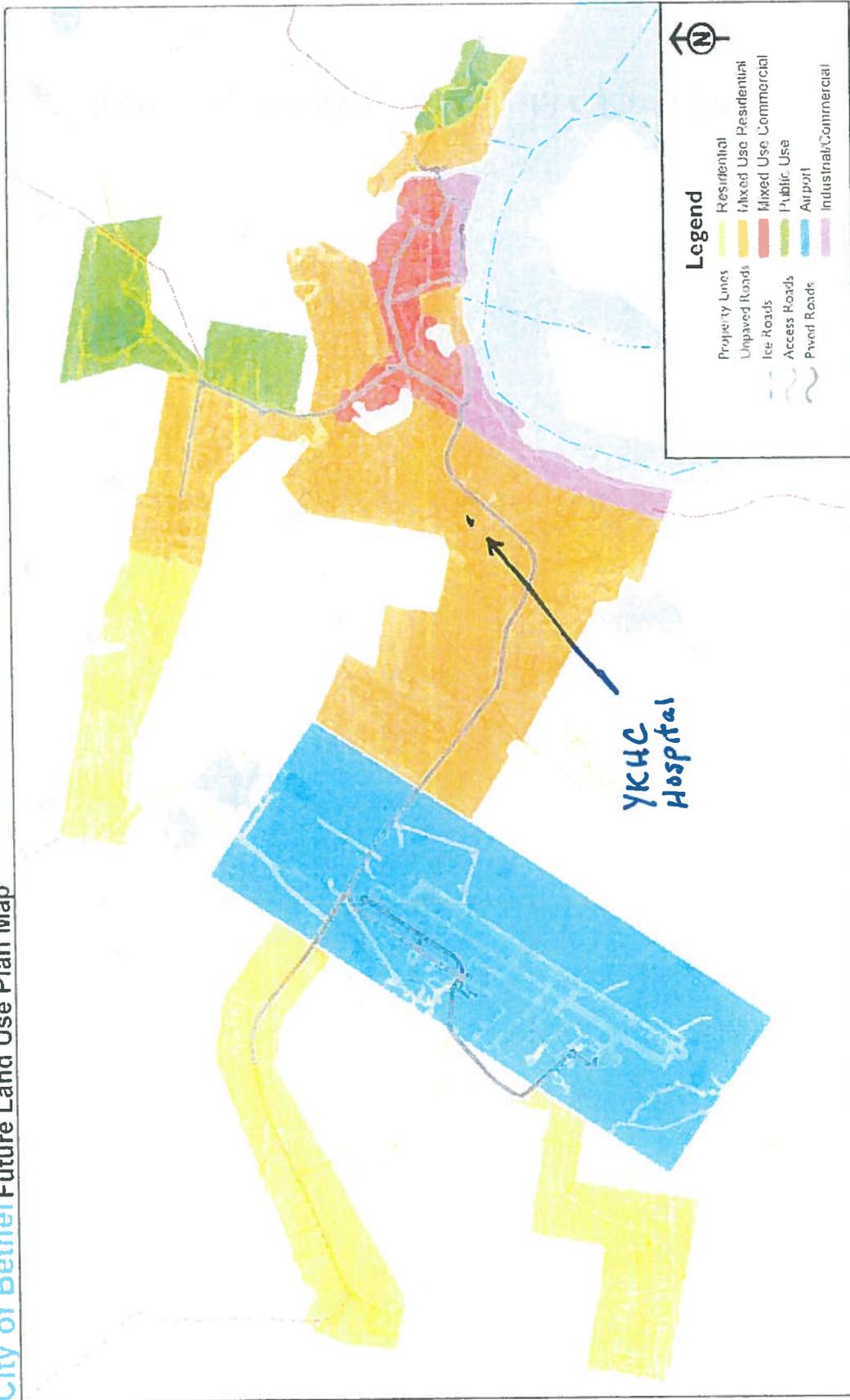
For example, if the City partners with a private developer in redeveloping land currently used for housing, take steps to provide affordable housing available to households currently living on the property.

Strategy 2: Remove regulatory hurdles and/or create incentives for more concentrated development.

Action 2a: Review and revise (as necessary) Bethel's existing parking requirements; where possible, reduce parking requirements and encourage shared parking or access for alternative transportation modes (e.g., pedestrian facilities, public transit).

Public discussion indicated some concern about new retail businesses having adequate off-street parking. BMC Chapter 18.48 Article II. Off-Street Parking and Loading includes parking requirements for all uses. If there is a lack of parking, this code could be revised to require additional spaces. However, if development is concentrated (particularly in central commercial areas) and transportation policies promote alternative modes (e.g., sidewalks for walking or bicycling, legal access for snowmachines), the need for off-street parking can be reduced. Likewise, the need for larger parking areas can be reduced through the use of shared parking arrangements.

Map 4.4
City of Bethel Future Land Use Plan Map



City of Bethel, Alaska
2012 Comprehensive Plan
City of Bethel, Alaska
City of Bethel, Alaska

Scale: 1:320 2,560 5,120 Feet

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Bethel - YKHC Hospital Expansion DOT/PF Approach Road Review ARR Permit #25885

Project Manager – Scott Thomas, P.E.

Permitting Agent – Kevin Vakalis

Planner – Donald Fancher

Scope: . Expand hospital by 130,000 square feet, 330 new employees for a new primary care clinic. Renovate existing hospital buildings at 117,000 square feet and 200 employees. Reorganize parking, driveway access, onsite circulation and pedestrian facilities. Relocate and harden pathway off the roadway section. Restripe the roadway as 3 lanes with a left turn lane at each major hospital access point, by 2018. DOT/PF to follow with pavement preservation project in 2019. Hospital/Clinic renovations and expansion opening about 2020.

Existing 2 lane highway frontage, large turning volumes, has been as high as 10,000 vehicles per day peak. High use ped crossing at over 60 peds per hour historically –has a ped crossing beacon installed by DOT/PF.

Issues:

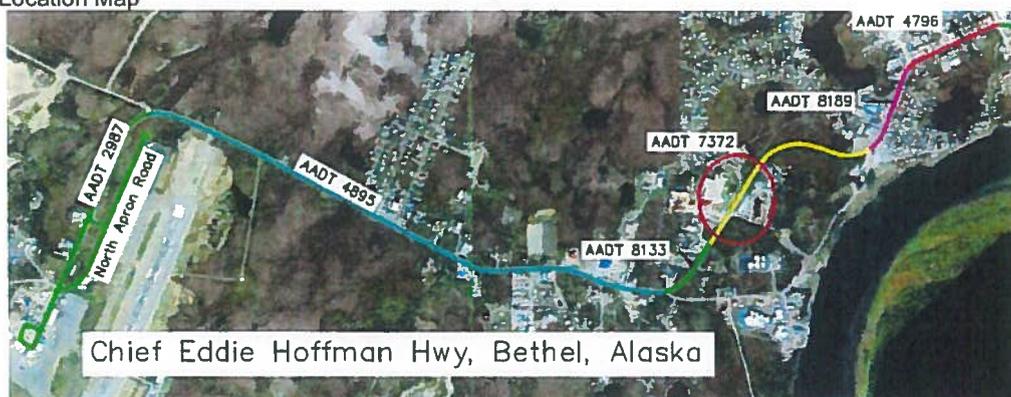
- Conditional Use Permit (City of Bethel) review 6/1/17.
- Draft concept pathway relocation: DOT conceptual acceptance 5/5/17. Requires traffic impact mitigation. Driveway Permit (DOT/PF) pending YKHC concurrence with concept. Permit mitigation required per 17 AAC 10.020 prior to opening facility in time to allow DOT/PF 1R paving in 2019-2020.
- Cost: <= \$1 million to still serve public good at least private cost. Other widening and intersection options considered are about \$5 million dollar ideas.
- Design & Construction – more details will be worked out for inspection, testing, bonding, insurance, after general agreement on concept.
- Maintenance – beacon electrical and repairs should be transferred to YKHC per 17 AAC 10.020.

Status: Critical path is Conditional Use Permit. DOT/PF accepted the Traffic Impact Analysis identifying need for left turn lanes (3 lanes) along hospital frontage. DOT/PF requires a solution to the entire YKHC campus frontage due to a new clinic plus internal circulation plus renovation.

Other key milestones are:

- TIA begun in October 2015
- TIA accepted after revisions in October 2016. Complies with Comp Plan and entire campus analysis
- Draft Agreement, drawings on Mitigation Concept accepted by DOT/PF May 5, 2017
- Conditional Use Permit Hearing June 1, 2017
- Design Review June 2017
- YKHC Path relocation, restriping 2017-2018 on or before DOT/PF 1R pavement preservation work

Location Map



Last updated: 5/16/17



Two ROUNDABOUTS - U-Turn CIRCULATION
\$2-5 million



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Transportation and
Public Facilities**

CENTRAL REGION
DESIGN & ENGINEERING SERVICES
HIGHWAY DESIGN
4111 Aviation Avenue
Anchorage, AK 99502
Main: 907.569.0644
Toll Free: 800.770.5263
TDD: 907.869.0473
TTY: 800.770.8973
Fax Number: 907.269.0654
Web site: dot.alaska.gov

May 5, 2017

SUBJECT: Conditional Acceptance of Traffic
Mitigation Concept (DOT/PF #25885)

Deanna Latham, Capital Projects Director
PO Box 2265
Bethel, AK 99559

Dear Ms. Latham,

Our Department has reviewed initial plans submitted 4-7-17 to solve increasing traffic conflicts at Hospital and Clinic ingress and egress. We conditionally accept subsequent "preliminary" concept drawings provided by YKHC on 4-21-17, as currently marked up by DOT/PF and attached to this letter.

With this general concept, DOT/PF supports the City of Bethel issuing a Conditional Use Permit to YKHC for Hospital renovation and Clinic expansion. This scope of improvements and traffic mitigation is explained in the September 2016 Traffic Impact Assessment (TIA).

We understand the construction season is starting and have prioritized all YKHC permitting reviews within DOT/PF. Together, we have advanced mutually cost-effective options to best serve the public. The preliminary concept will mitigate safety and congestion related to the bulk of turning traffic related to YKHC growth and renovation. More work will be necessary to finalize these concept plans. An Agreement, along with final drawings, specifications, and common contractor qualifications are required in order for DOT/PF to issue Approval to Construct (ATC) and allow work within the State highway right-of-way.

We request the City's Conditional Use Permit approval include a requirement to complete these preliminary concept drawings and obtain ATC from DOT/PF prior to opening the new Clinic.

Sincerely,

Handwritten signature of Scott E. Thomas in cursive.

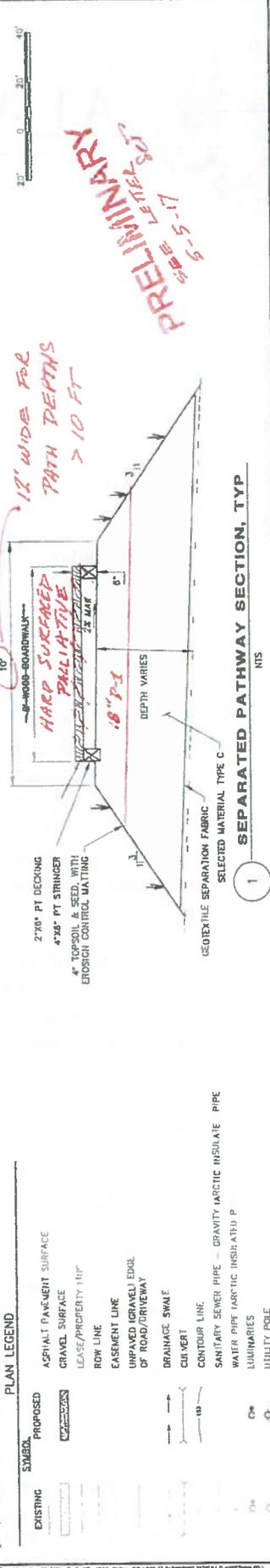
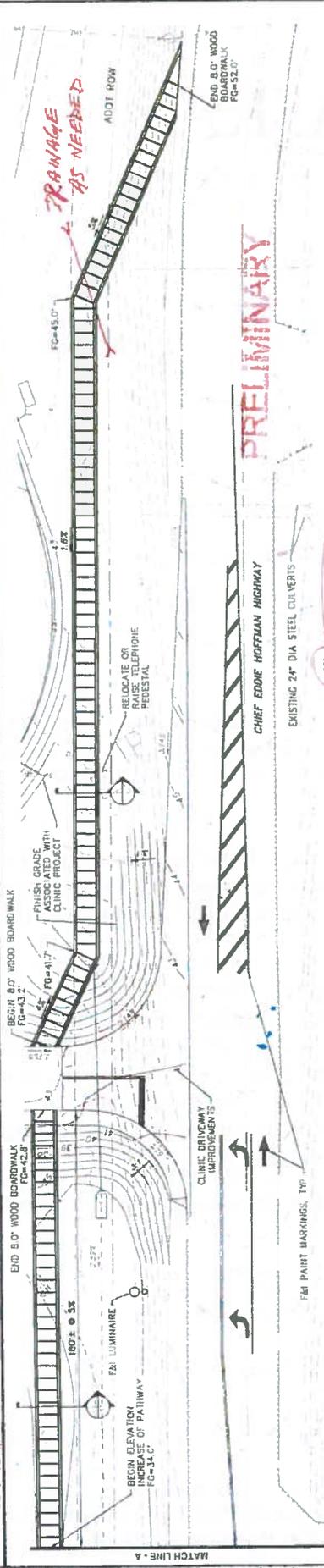
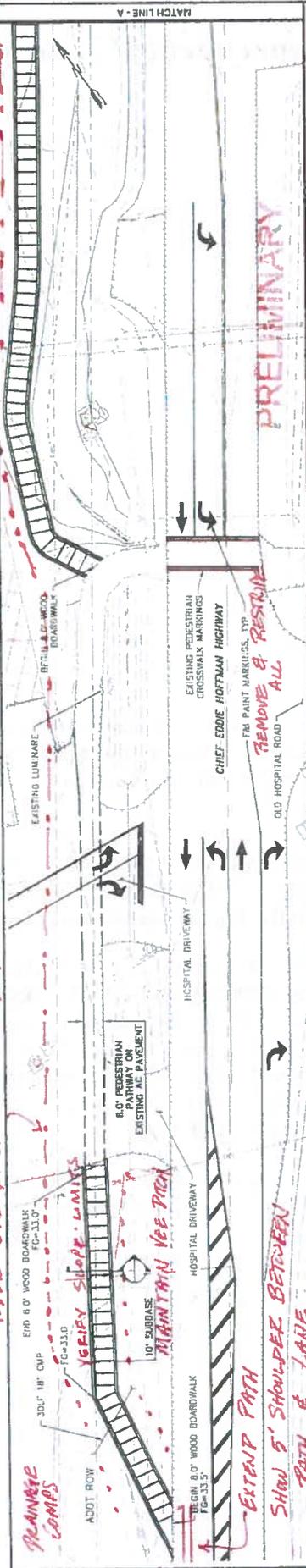
Scott E. Thomas, P.E.
Central Region Traffic Engineer

Attachments: Preliminary Traffic Mitigation Concept Drawings; Draft Agreement

Cc: Ted Meyer, City Planner, City of Bethel
Don Fancher, YK Area Planner, Planning & Administrative Services, DOT/PF
Tucker Hurn, Right of Way Permitting Agent, DOT/PF

"Keep Alaska Moving through service and infrastructure."

USE EASEMENT OF DEDICATION TO CONTAIN PATHWAY



PLAN LEGEND

SYMBOL	PROPOSED
	ASPHALT PAVEMENT SURFACE
	GRAVEL SURFACE
	LEASE/PROPERTY LINE
	ROW LINE
	EASEMENT LINE
	UNPAVED GRAVELLED EDGE OF ROAD/DRIVEWAY
	DRAINAGE SWALE
	CULVERT
	CONTOUR LINE
	SANITARY SEWER PIPE - GRAVITY (ARCTIC INSULATE PIPE)
	WATER PIPE (ARCTIC INSULATED)
	LUMINAIRES
	UTILITY POLE

SEPARATED PATHWAY SECTION, TYP

NIS

PROJECT NO. 14-111-111	PROJECT NAME	CHIEF EDDIE HOFFMAN HIGHWAY IMPROVEMENTS
CITY PER	CITY PER	CHIEF EDDIE HOFFMAN HIGHWAY IMPROVEMENTS
DATE 03/20/21	DATE 03/20/21	CHIEF EDDIE HOFFMAN HIGHWAY IMPROVEMENTS
REV. 1	REV. 1	DESCRIPTION
REV. 2	REV. 2	DESCRIPTION
REV. 3	REV. 3	DESCRIPTION
REV. 4	REV. 4	DESCRIPTION
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REV. 100	REV. 100	DESCRIPTION



CRW
ENGINEERING GROUP, LLC
3445 ARCTIC BLVD, SUITE 300
FAIRBANKS, ALASKA 99709
PH: 907.452.2272
FAX: 907.452.2273

PROJECT NO. 14-111-111
CHIEF EDDIE HOFFMAN HIGHWAY IMPROVEMENTS
SEPARATED PEDESTRIAN PATHWAY EXHIBIT
CONCEPT FOR PRICING

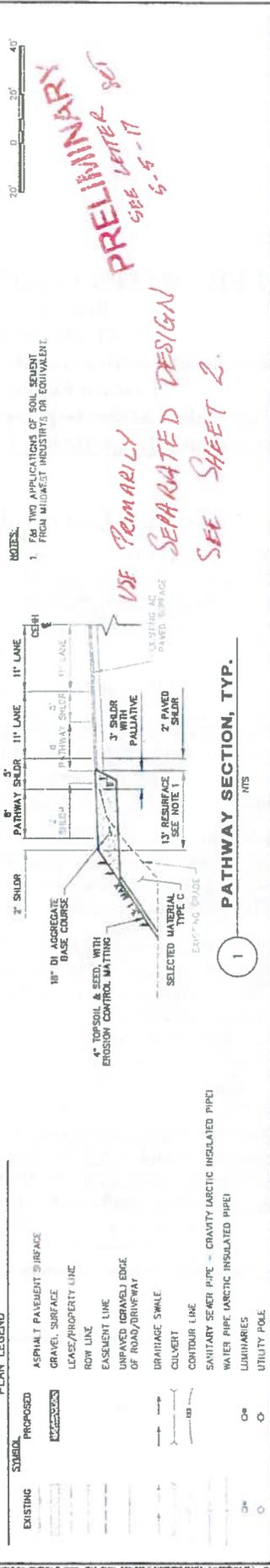
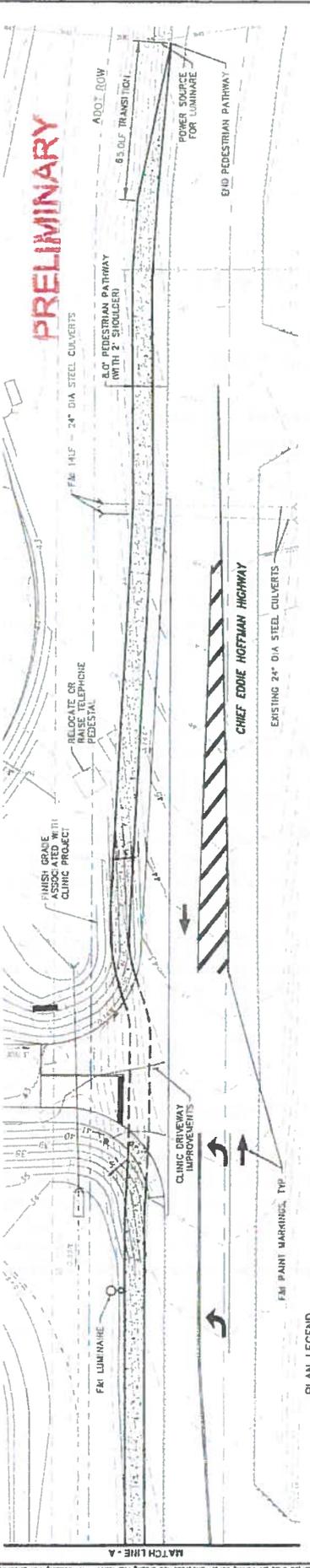
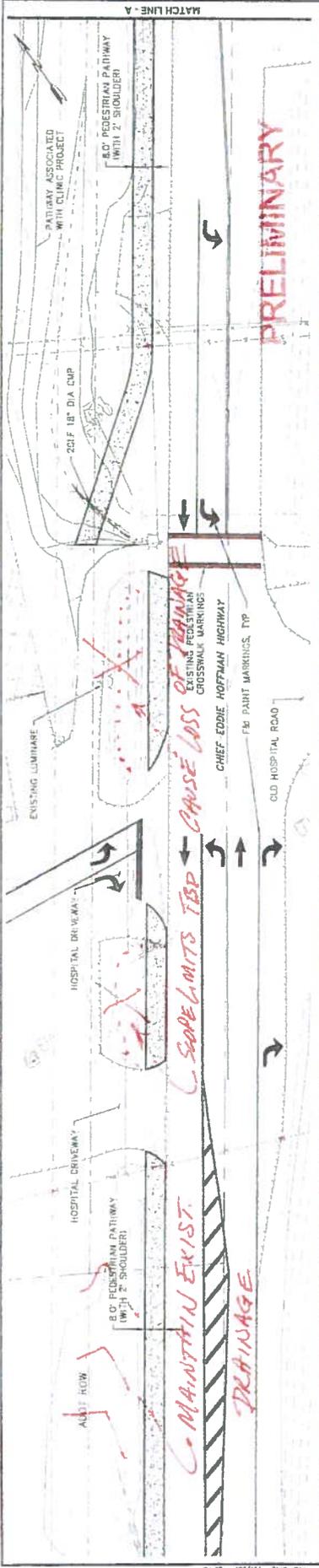
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VERT. 1"=4'
DESIGNED BY: MKC
CHECKED BY: MKC
DATE: 03/20/21

DATE: 4/21/2017
SHEET NO. 2 OF 2

PROJECT NO. 14-111-111
CHIEF EDDIE HOFFMAN HIGHWAY IMPROVEMENTS
SEPARATED PEDESTRIAN PATHWAY EXHIBIT
CONCEPT FOR PRICING

SCALE
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VERT. 1"=4'
DESIGNED BY: MKC
CHECKED BY: MKC
DATE: 03/20/21

DATE: 4/21/2017
SHEET NO. 2 OF 2



PLAN LEGEND

EXISTING	PROPOSED
ASPHALT PAVEMENT SURFACE	ASPHALT PAVEMENT SURFACE
GRAVEL SURFACE	GRAVEL SURFACE
LEASE/PROPERTY LINE	LEASE/PROPERTY LINE
ROW LINE	ROW LINE
EASEMENT LINE	EASEMENT LINE
UNPAVED GRAVEL EDGE OF ROAD/DRIVEWAY	UNPAVED GRAVEL EDGE OF ROAD/DRIVEWAY
DRAINAGE SWALE	DRAINAGE SWALE
CULVERT	CULVERT
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER PIPE - GRAVITY (ARCTIC INSULATED PIPE)	SANITARY SEWER PIPE - GRAVITY (ARCTIC INSULATED PIPE)
WATER PIPE (ARCTIC INSULATED PIPE)	WATER PIPE (ARCTIC INSULATED PIPE)
LUMINAIRES	LUMINAIRES
UTILITY POLE	UTILITY POLE

CRW ENGINEERING GROUP LLC
 1000 W. 10TH AVENUE, SUITE 100
 ANCHORAGE, ALASKA 99503
 PHONE: (907) 957-1033
 FAX: (907) 957-1034

GRAPHIC SCALE

REV	DATE	DESCRIPTION	BY	CHKD

SCALE: HORIZ. 1"=20' VERT. 1"=4'

NOTES:
 1. F.M. TWO APPLICATIONS OF SOIL SEEDING FROM MIDWEST INDUSTRIES OR EQUIVALENT.

PROJECT NO. 14-117-1111 CHIEF EDDIE HOFFMAN HIGHWAY IMPROVEMENTS
 ATTACHED PEDESTRIAN PATHWAY EXHIBIT
 CONCEPT FOR PRICING

STATUS: CONCEPT **DATE:** 4/21/2017

PROJECT NO.	14-117-1111
CITY, STATE	ANCHORAGE, AK
DATE	4/21/2017
SCALE	1"=20'
BY	
CHKD	
DATE	
PROJECT	1
SHEET	2



TRAFFIC MITIGATION AGREEMENT

Between the
STATE OF ALASKA
Department of Transportation and Public Facilities,
Central Region, and
The ~~United States Department of Veterans~~
~~Affairs~~ Yukon-Kuskokwim Health Corporation

State Project No.:

Project: Chief Eddie Hoffman Hwy Traffic Mitigation

Date: _____

E-Permit No.: _____

THIS TRAFFIC MITIGATION AGREEMENT is between the Yukon Kuskokwim Health Corporation (YKHC), whose mailing address is P.O. Box 2265, Bethel, AK 99559, and the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, CENTRAL REGION (DOT&PF), whose mailing address is P.O. Box 196900, Anchorage AK 99519-6900.

Recitals

YKHC is constructing a New Clinic and renovating portions of the existing Hospital building located at the intersection of Old Hospital Road and Chief Eddie Hoffman Highway. The existing Hospital currently accesses multiple points along CEH (a DOT&PF owned and maintained roadway) and the new Clinic will require the construction of a single new driveway.

DOT&PF has the responsibility to ensure adequate traffic performance of the roadway and all access points, as well as carry out any construction upgrades necessary to maintain traffic flow. As required per Section 17, Alaska Administrative Code, Chapter 10.060, DOT&PF must require a Traffic Impact Analysis (TIA) and traffic mitigation from the YKHC.

The YKHC completed a Traffic Impact Analysis (TIA) in August 2016, which was reviewed and accepted by DOT&PF as of October 10, 2016. The TIA demonstrates traffic impacts will occur within the design years due to increased traffic generated by the YKHC Clinic. The TIA document also identifies current traffic conflicts and impacts that currently exist at the Old Hospital Road and YKHC Hospital main entrance. The TIA identifies safety concerns with turning traffic and pedestrian crossing, triggering mitigation to maintain adequate traffic flow to and from the YKHC Hospital, new Clinic and state roads. Traffic mitigation (IMPROVEMENTS) includes the design and construction of a ~~new-relocated attached~~ pedestrian pathway equal in lane and shoulder width (13 feet plus slope limits) to existing conditions, or 8 foot in minimum width along with shoulders per the Highway Preconstruction Manual, as well as striping removal and restriping the Chief Eddie Hoffman Highway to provide left turn lanes along the Hospital/Clinic campus, and Isolated limited intersection lighting improvements will be provided by YKHC in order to maintain safer and efficient traffic performance levels along CEH. The design and construction of pedestrian pathway will be provided by YKHC. ~~All other improvements by DOT&PF, including the paint markings for the left turn lanes to the new Clinic and Old Hospital Road~~ ^{ISE(1)}.

A traffic mitigation cost for improvement is estimated and established by this agreement. This

cost is based on the TIA submitted by YKHC and accepted by DOT&PF and the equivalent recommended improvements shown in Attachment A. YKHC agrees to pay for and construct pedestrian pathway and lighting as shown in Attachment A. The estimated cost for the work is \$450,500.00 to \$1,050,000.00 dollars. YKHC will apply for a Driveway Permit and obtain Approval To Construct (ATC) the IMPROVEMENTS from DOT&PF. YKHC agrees to dedicate a public use easement ~~or no more than 10 feet of~~ right-of-way as needed to contain the ~~for the construction of the~~ pedestrian path and all associated slope limits and drainage ditches at the toe of slope as shown in the final plans. This is currently estimated to be 15+ feet in Attachment B.

All lighting and electrical systems necessary to serve YKHC access points to the Clinic and Hospital campus are to be operated and maintained by YKHC, with the exception of the existing Pedestrian pushbutton beacon and crosswalk (to remain a preexisting DOT&PF responsibility). DOT&PF will provide review and acceptance of these systems and any modifications to these systems.

Attachments

AA – Pathway and Traffic Mitigation Cost Estimate

B - CRW Pedestrian Pathway Exhibit Drawing Dated March 20th, 2017 (15142)

AUTHORIZED APPROVALS:

YUKON-KUSKOKWIM HEALTH CORPORATION (YKHC)

By: _____

Its: _____

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, its _____, on behalf of the Yukon Kuskokwim Health Corporation, who acknowledges that they have full authority to execute same.

Notary Public in and for _____
My commission expires: _____

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (DOT& PF)
CENTRAL REGION

By: _____
Dave Kemp, P.E., Regional Director

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by David Kemp, Regional Director of the State of Alaska Department of Transportation and Public Facilities, on behalf of the State.

Notary Public in and for Alaska
My commission expires: _____



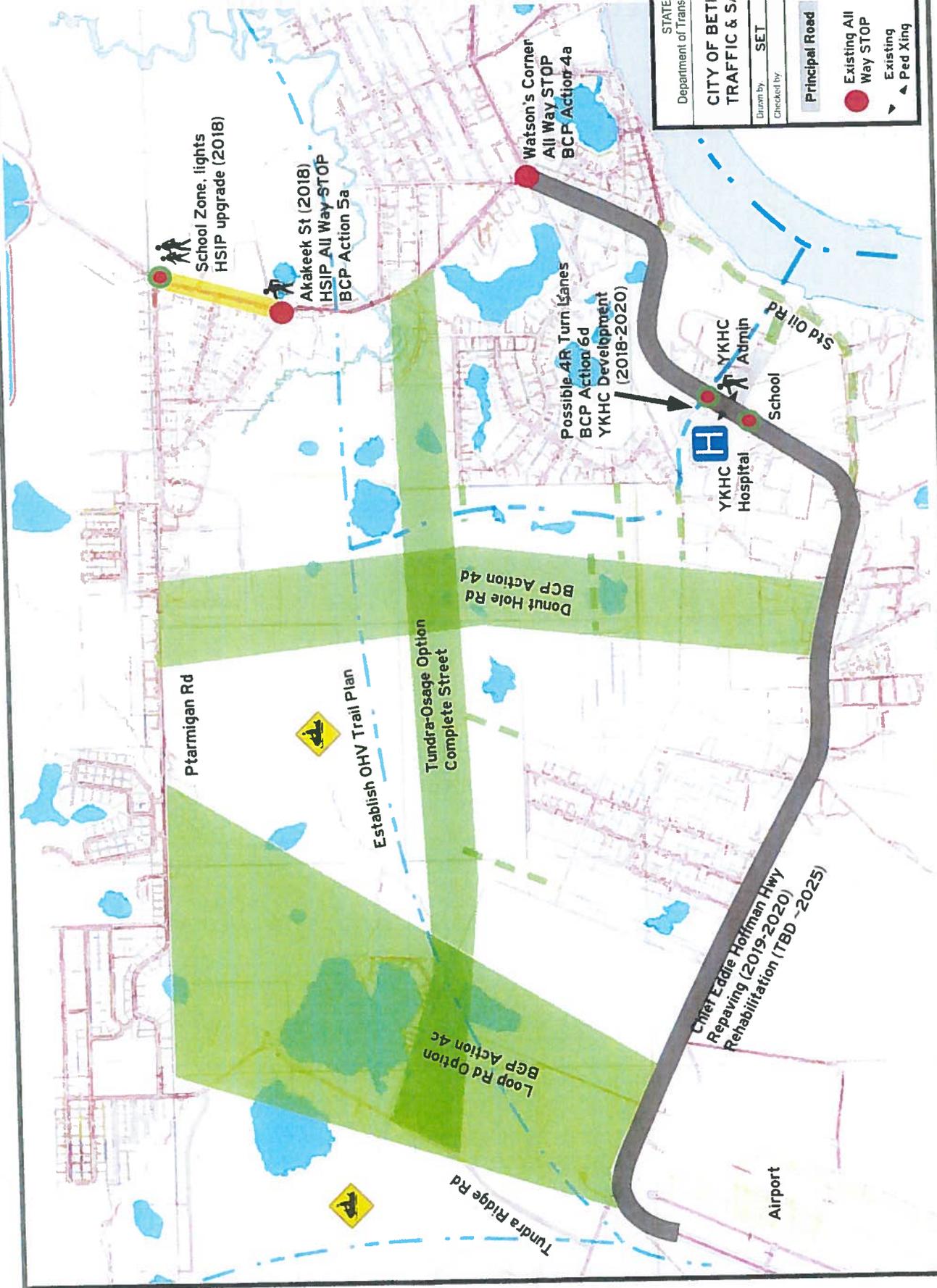
> 6000 population
 Chief Eddie Hoffman Hwy
 8,000-10,000 vpd
 at Hospital
 Ped Xing
 > 60 peds/hr
 at Hospital

STATE OF ALASKA
 Department of Transportation & Public Facilities

**CITY OF BETHEL - ROADWAY
 TRAFFIC & SAFETY CONCERNS**

Drawn by: SET
 Checked by: Staff: NTS
 Date: 5/12/17 v.3

Principal Road	Future Road
Existing All Way STOP	OHV Trails
Existing Roundabout	Future STOP/Signal/ or Roundabout
Existing Ped Xing	



School Zone, lights
 HSIP upgrade (2018)

Akakeek St (2018)
 HSIP All Way-STOP
 BCP Action 5a

Watson's Corner
 All Way STOP
 BCP Action 4a

Possible 4R Turn Lanes
 BCP Action 6d
 YKHC Development
 (2018-2020)

Donut Hole Rd
 BCP Action 4d

Ptarmigan Rd

Establish OHV Trail Plan

Tundra-Osage Option
 Complete Street

Loop Rd Option 4c
 BCP Action 4c

Tundra Ridge Rd

Chief Eddie Hoffman Hwy
 Repaving (2019-2020)
 Rehabilitation (TBD -2025)

Airport

YKHC Hospital
 YKHC Admin
 School

Sid Oil Rd

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RESOLUTION
Bethel Planning Commission
Resolution No. 2017 – 05
A RESOLUTION OF THE PLANNING COMMISSION APPROVING THE
CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY YUKON
KUSKOKWIM HEALTH CORPORATION FOR A MAJOR HOSPITAL EXPANSION
AND CONSTRUCTION PROJECT LOCATED AT 700 CHIEF EDDIE HOFFMAN
HIGHWAY, BETHEL, ALASKA

WHEREAS, Bethel Municipal Code (BMC) Section 18.24.030 states hospital construction is permitted only by a Conditional Use Permit; and

WHEREAS, the Yukon Kuskokwim Health Corporation has submitted a Conditional Use Permit Application for a hospital expansion project; and

WHEREAS, the Planner for the City of Bethel has reviewed and wrote findings of fact and recommendation for the Conditional Use Permit application and determined that it conforms to the requirements pursuant to BMC 18.60 (Conditional Use Permit Standards and Procedures) and 16.04 (Planning, Land Use, Platting, and Site Development), and recommends the Conditional Use Permit be approved; and

NOW THEREFORE BE IT RESOLVED that the **PLANNING COMMISSION** has reviewed the Conditional Use application and staff's findings and has determined that it conforms to the requirements pursuant to BMC 18.60 and BMC 16.04, and hereby approves the permit with the following conditions:

1. YKHC shall finalize the draft agreement with DOT&PF that includes final drawings, specifications, and common contractor qualifications for traffic mitigation
2. YKHC constructs traffic mitigation road improvements identified in the attached agreement consisting of:
 - a. Relocate and construct the pedestrian pathway.
 - b. Dedicate a public use easement ROW for the pedestrian path and drainage ditches.
 - c. Restripe the Chief Eddie Hoffman Highway and provide left hand turn lanes along the hospital campus.
 - d. Provide isolated intersection lighting improvements in order to maintain safer and efficient traffic performance levels along the CEH.
 - e. Provide all lighting and electrical systems necessary to serve YKHC access points to the new clinic and hospital campus.

A certificate of occupancy (compliance) will be issued by the City Planning Department once the conditions have been met.

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 1st day of June 2017 by the City of Bethel City Planning Commission Action:

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

ATTEST: _____

Kathy Hanson, Chairman Betsy Jumper, Recorder
City of Bethel Planning Commission

Bethel Recording District:

After recording please return to:

City of Bethel Planning Department

P.O. Box 1388

Bethel, Alaska 99559

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ALL NOTICES WERE DONE IN ACCORDANCE WITH BETHEL
MUNICIPAL CODE 18.04.70

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May 22, 2017

You are receiving this pursuant to Bethel Municipal Code 18.04.70 "Notice shall be mailed to the owners of each parcel of property any part of which is within six hundred (600) feet of the exterior boundary of the parcel that is the subject of the application or petition". If you are not the owner, please pass this notice on to them.

NOTICE OF HEARING – CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that on November 18, 2016, the City of Bethel Planning Office received a Conditional Use Permit application from the Yukon Kuskokwim Health Corporation (YKHC). The legal description is lot 2 of United States Survey 4000 in the Bethel Recording District. The physical address is 700 Chief Eddie Hoffman Highway.

APPLICANT: YKHC, P.O. Box 528, Bethel, AK. 99559.

APPLICANT CONTACT: Deanna Latham, YKHC, P.O. Box 528, Bethel, AK. 99559 phone 907-543-6071.

PURPOSE: To obtain a Conditional Use Permit in order to expand hospital facilities.

TIME AND PLACE OF HEARING: The special scheduled meeting of the City of Bethel Planning Commission, 6:30 PM, June 1, 2017, City Hall Council Chambers at 300 Chief Eddie Hoffman Highway.



CITY OF BETHEL

PLANNING OFFICE

P.O. Box 1388 • Bethel, Alaska 99559

907-543-5301

Fax # 907-543-4186

PUBLIC HEARING NOTICE CONDITIONAL USE

NOTICE IS HEREBY GIVEN that on November 18, 2016, the City of Bethel Planning Office received an application for a Conditional Use Permit from the Yukon Kuskokwim Health Corporation (YKHC). The legal description is United States Survey Number 4000, lot 2, in the Bethel Recording District. The physical address is 700 Chief Eddie Hoffman Highway.

LAND OWNER: YKHC, P.O. Box 528, Bethel, AK. 99559 phone 907-543-6071

APPLICANT: Deanna Latham, YKHC, P.O. Box 528, Bethel, AK. 99559 phone 907-543-6071.

PURPOSE: To obtain a Conditional Use permit in order to expand hospital facilities.

CITY OF BETHEL CONTACT: Ted Meyer, Planning Director, City of Bethel Planning Department, phone 907-543-5603.

TIME AND PLACE: Special meeting of the City of Bethel Planning Commission, 6:30 PM June 1, 2017 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.


Ted Meyer, Planning Director

I hereby certify that this Notice of Hearing - Conditional Use Permit Application has been posted at City Hall, the Post Office, Bethel Native Corp. and Swanson's bulletin boards, within the City of Bethel, on or before May 25, 2017. It is further certified that this Notice will be published in the Delta Discovery weekly newspaper beginning the week of May 22, 2017 for one week's publication.

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 legisla-

The legal description is lot 2 of United States Survey 4000 in the Bethel Recording District. The physical address is 700 Chief Eddie Hoffman Highway. **APPLICANT:** YKHC, P.O. Box 528, Bethel AK 99559

PETITION TO VACATE RIGHT-OF-WAY NOTICE IS HEREBY GIVEN that on May 5, 2017 the City of Bethel Planning Department received a Petition to vacate a right-of-way

6:30 P.M. June 1, 2017, at the City Hall Chambers, at 300 Chief Eddie Hoffman Highway, at the special scheduled Planning Commission meeting (124) (5/24)

tion 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. (93)(3)26-cnx)

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA SECOND JUDICIAL DISTRICT AT KOZEEBUE

In the Matter of the Estate of LOIS CLEVELAND, Deceased. Case No. 2KB-17-00013 PR

NOTICE TO CREDITORS (AS 13.16.450) Notice is hereby given that Mirnie Cleveland has been appointed personal representative of the above-referenced estate. All persons having claims against the decedent are required to present their claim within four (4) months after the date of the first publication of this notice or said claims will be forever barred. Claims must either be presented to the law office of Birch Horton Blitner & Cherol, 510 L Street, #700, Anchorage, Alaska 99501, or filed with the Court. DATED this 20th day of March 2017. Mirnie Cleveland, Personal Representative (121)(5)24-677

NOTICE OF HEARING – CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that on November 18, 2016, the City of Bethel Planning Office received a Conditional Use Permit application from the Yukon Kuskokwim Health Corporation (YKHC).

Dr. Bradbury from page 8

NOTICE OF PUBLIC HEARING –

HEARING DATE, TIME, AND PLACE: (5/24)

HEARING DATE, TIME, AND PLACE: (5/24)

APPLICANT CONTACT: Daanna Latham, YKHC, P.O. Box 528, Bethel, AK, 99559 phone 907-543-6071. **PURPOSE:** To obtain a Conditional Use Permit in order to expand hospital facilities. **TIME AND PLACE OF HEARING:** The special scheduled meeting of the City of Bethel Planning Commission, 6:30 P.M., June 1, 2017, City Hall Council Chambers at 300 Chief Eddie Hoffman Highway. (124)(5)24)

APPLICANT: Mersin, Pellumbi, P.O. Box 24630, Bethel, AK, 99559. **LEGAL DESCRIPTION:** Lots 1 and 2, block 12, plat number 2012-8, of Kasayuli Subdivision in the Bethel Recording District. The physical address is 5425 Noel Polly Blvd.

On behalf of the Eek Traditional Council, the Association of Village Council Presidents (AVCP) completed a 2017 Long Range Transportation Plan. This plan is available for review at the AVCP Transportation Department in Bethel. Written comments may be submitted by June 19, 2017, to AVCP Transportation Department at P.O. Box 219, Bethel, Alaska 99559. For more information call Clarence Daniel at 907-543-7300. (69)



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