



Planning Commission Meeting Agenda
Regular Scheduled Meeting Thursday, March 8, 2018– 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 12/2020

John Guinn
Commission Member
Term Expires 12/2019

Alex Wasierski
Commission Member
Term Expires 12/18

Shadi Rabi
Commission Member
Term Expires 12/19

Elizabeth Williams
Alternate Member
Term Expires 12/2020

Scott Campbell
Alternate Member
Term Expires 1/2020

Thor Williams
Council Representative
Term Expires 10/19

Betsy Jumper
Ex-Officio Member

Pauline Boratko
Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. SPECIAL ORDER OF BUSINESS:
- V. APPROVAL OF THE AGENDA:
- VI. APPROVAL OF THE MINUTES:
 - A. Regular Meeting- February 8, 2018
- VII. NEW BUSINESS:
 - A. **PUBLIC HEARING**: Request for Special Use Permit- The City of Bethel Planning Office received a request for a public hearing for the placement and construction for a tall tower for the Bethel Wind Project. This area is underdeveloped land that is west of Old BIA Road, about 0.3 miles southwest of the BIA Administrative Site and approximately 1.2 miles west of the Bethel Airport. Land Owner: Bethel Native Corporation, P.O. Box 719, Bethel, Alaska. 99559. Contact: Ana Hoffman, 543-2124. Applicant: Alaska Village Electric Cooperative, 4831 Eagle Street, Anchorage, Alaska. 99503 Contact: Forrest Button 561-1818
 - B. **PUBLIC HEARING**: City of Bethel Planning Office received the filing of a preliminary plat from Rodney P. Kinney Association that creates Ciullkulek Subdivision, creating Block 1, Lots 1-9; Block 2, Lots 1-6; Block 3, Lots 1-17; Block 4, Lots 1-6; and Tract A, in the Bethel Recording District. Land Owner: Orutsarmiut Native Council, 117 P.O. Box 927, Bethel, AK. 99559 phone 907-543-2608 Contact: Clark E. Kinney, Rodney P. Kinney Associates, 16515 Centerfield Drive, Eagle River, Alaska 99577, (907) 694-2332.
- VIII. PLANNER'S REPORT
- IX. COMMISSIONER'S COMMENTS
- X. ADJOURNMENT

City of Bethel, Alaska

Planning Commission

February 8, 2018

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held on February 08, 2018 at the City of Bethel, Council Chambers in Bethel, Alaska. Co-Chair Lorin Bradbury called the meeting to order at 6:30 PM.

II. ROLL CALL:

Comprising a quorum of the Commission, the following members were present for roll call: Lorin Bradbury, John Guinn, Jon Cochrane, Alex Wasierski, Shadi Rabi, Elizabeth Williams, and Scott Campbell.

Excused Absence: Kathy Hanson

Unexcused Absence: Thor Williams

Also present: City Planner, Betsy Jumper and Recorder, Pauline Boratko

III. PEOPLE TO BE HEARD: No one wished to be heard

IV. SPECIAL ORDER OF BUSINESS:

V. APPROVAL OF THE AGENDA:

MOVED:	Lorin Bradbury	Motion to approve the agenda.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

VI. APPROVAL OF THE MINUTES:

MOVED:	Jon Cochrane	Motion to approve the January 11, 2018 meeting minutes
SECONDED:	John Guinn	
VOTE ON MOTION	Unanimous	

VII. NEW BUSINESS:

- A. **PUBLIC HEARING:** Request for Special Use Permit- The City of Bethel Planning Office received a request for a public hearing for the placement and construction for a tall tower for the Bethel Wind Project. This area is underdeveloped land that is west of Old BIA Road, about 0.3 miles southwest of the BIA Administrative Site and approximately 1.2 miles west of the Bethel Airport. Land Owner: Bethel Native Corporation, P.O. Box 719, Bethel, Alaska. 99559. Contact: Ana Hoffman, 543-2124. Applicant: Alaska

Village Electric Cooperative, 4831 Eagle Street, Anchorage, Alaska. 99503
Contact: Forrest Button 561-1818

MOVED:	John Guinn	Motion to postpone new business item "A" to the March 2018 Meeting
SECONDED:	Jon Cochrane	
VOTE ON MOTION	Unanimous	

VII. PLANNER'S REPORT: Betsy Jumper gave her monthly report.

VIII. COMMISSIONER'S COMMENTS:

- L. Bradbury- no comment.
- J. Guinn- no comment.
- J. Cochrane- I wish to resign.
- A. Wasierski- Thank you Jon for your time.
- S. Rabi- no comment.
- E. Williams- no comment.
- S. Campbell- no comment.

IX. ADJOURNMENT:

MOVED:	Jon Cochrane	Motion to adjourn the meeting.
SECONDED:	John Guinn	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned at 6:39pm

APPROVED THIS _____ DAY OF _____, 2018

ATTEST: Pauline Boratko, Recorder

Lorin Bradbury, Co- Chair

MEMO

TO THE PLANNING COMMISSION

RE: City Planner Report for March 8, 2018 Planning Commission Meeting –**Bethel Wind Project**
.....

Applicant: Alaska Villages Electrical Cooperative and the Bethel Corporation Renewable Energy Joint Venture (ARBE)

Property Owner: Bethel Native Corporation

Request: A request for a Public Hearing for a Special Use Permit in accordance with Bethel Municipal Code 16.10 to construct a 50-meter, 900-kilowatt wind turbine to improve the energy supply in Bethel and two other adjoining communities, Napakiak and Oscarville.

Location: The wind turbine would be placed in an undeveloped area that is west of old BIA road, about 0.3 miles southwest of the BIA Administrative Site, and approximately 1.2 miles west of the Bethel Airport.

Size of Area: 7.98 acres.

Narrative: The City of Bethel Planning Dept. received a Request for a Public Hearing Application from AVEC/Bethel Native Corporation Renewable Energy Joint Venture (ARBE) partnership on November 7, 2017 as required by Bethel Ordinance #15-27 for a Special Use Permit for the placement and construction of a tall tower for the Bethel Wind Project. Construction to build a pad and access road was granted by the Planning Commission during the special meeting on Oct. 19th, 2017. This area is not zoned and the site is outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) area. The final application arrived on January 3, 2018. A Planning Commission meeting was held on February 8th but had to be postponed until now.

Per BMC 16.10.140 – Planning Director’s Review—A. *“The Planning Director shall review the application for completeness and shall notify the applicant within twenty (20) calendar days of receipt of the initial submission whether the application is deemed complete”.* The application for a special use permit and tall towers was submitted to the Planning Dept. on Jan. 3, 2018, hence the hearing set for February 8th but was postponed until today. Applicant was notified. B. *“Incomplete applications...”* (not applicable). C. *“Once an application is deemed complete, the planning director shall schedule a hearing....”* Yes, March 8, 2018. D. *“Public notice of planning commission consideration of a special use permit*

request for a new tall structure, at a minimum, shall be provided as follows: note that "✓" indicates the step has been done.

- ✓ 1. Permit consideration must be included as an item in the posted agenda;
- ✓ 2. Notice of the hearing and the agenda item must be published in a newspaper of general circulation in the city a minimum of ten (10) calendar days prior to the date of the meeting. The cost of publication will be paid by the applicant. Publication will be accomplished by the planning director.
- ✓ 3. The planning director or their designee shall post copies of the agenda showing the request for a special use permit, on at least three (3) bulletin boards accessible to the general public. Posting will be done at least five (5) calendar days prior to the scheduled hearing.
- ✓ 4. The applicant shall post signs on the proposed site at least fourteen (14) calendar days prior to the hearing at locations determined by the planning director. The sign must be between four (4) square feet and thirty-two (32) square feet in area, must have a red background, and must indicate in white lettering, two-hundred-sixteen (216) point or larger, that a special use permit for a tall structure has been sought for the site, the date of the hearing thereon, and that further information is available from the city's planning director. The applicant must maintain the sign and shall remove it within fourteen (14) calendar days after final action on the application.
- ✓ 5. The planning director shall mail notice of the application and the public hearing to the owners of record of all property located within one thousand five hundred (1500) feet of the site and all individuals who submitted comments at the community meeting. The actual cost of the mailing will be paid by the applicant (ord. 15-27 §. 3)

Bethel Comprehensive Plan: Per Chapter 7 of the Bethel Comprehensive Plan 2011, "New/Alternative Energy Sources" Goal 3 addresses how the City can speed the day when alternatives are able to provide a longer-term, commercially viable alternative to reliance on diesel fuel.

New/Alternative Energy Sources

GOAL 3: Develop new, alternative energy sources and innovative methods to reduce the cost of energy.
Strategy 1: Develop new energy sources, such as solar panels, wind turbines, hydroelectric power, and natural gas, as feasible.
Action 1a: Develop new City policy to guide the placement and operation of wind turbines to ensure the safety and quiet enjoyment of the community.
Action 1b: Work with the electric utility to understand the capacity of Bethel's electric generation and transmission infrastructure to accommodate alternative energy sources, and also to determine the most appropriate levels of investment in various alternative energy sources.
Action 1c: Reserve land or land development rights for alternative energy development and facilities (e.g., wind turbines, natural gas pipeline rights-of-way). (See Land Use Goal 1.)
Action 1d: Explore the use of innovative financing programs for renewable energy investments (e.g., Property Assessed Clean Energy or Sales Tax Assessed Clean Energy).
Policy 1e: Encourage smaller-scale private sector use of new energy technologies (e.g., wind turbines).
Strategy 2: Engage in cooperative relationships with other entities pursuing new or improved energy infrastructure in Bethel and the Yukon-Kuskokwim region.
Action 2a: Coordinate with regional partners, at a minimum to keep City and regional partners informed of each other's energy-related policies and projects. As practicable, coordinate local and regional policies and projects, including (but not limited to) options for hydro and natural gas prospects, regional wind farms, and inter-village transmission lines connecting centralized power plants.

This is compatible with the Bethel Comprehensive Plan.

City of Bethel Engineer Review: After reviewing the initial engineered drawings, changes were made by the applicant and the City Engineer deemed the application complete on February 9th.

Planner's Recommendation: To approve the Wind project.

16.10.150 Planning commission review.

The planning commission is authorized to review, analyze, evaluate and make decisions with respect to reviewing special use permits for tall structures.

A. Process Timeframe.

1. A public hearing must be held by the planning commission within forty-five (45) calendar days of receipt of a complete application;
2. The commission shall render a written decision within thirty (30) days from the close of the public hearing.

B. The planning commission may impose conditions on a tall structure permit:

1. Required to ensure compliance with the design criteria specified in BMC 16.10.110; and
2. That are consistent with the purposes of this chapter, which may include conditions related to the aesthetic effect of the tall structure and compatibility with the surrounding area. Factors relevant to aesthetic effects are:
 - a. The protection of the view in sensitive or particularly scenic areas;
 - b. The concentration of tall structures in the proposed area; and
 - c. Whether the height, design, placement or other characteristics of the proposed facility could be modified to have a less intrusive visual impact.
3. Conditions for Approval. Conditions set by the planning commission for a special use permit may include, but are not limited to, the following:
 - a. Height limitations;
 - b. Increased height or structural capacity of a proposed tall structure to accommodate future collocation;
 - c. Mitigation of drainage concerns;
 - d. Tower type (monopole, lattice, guyed);
 - e. Color;
 - f. Landscaping;
 - g. Parking;

- h. Screening;
- i. Security;
- j. Signage;
- k. Visibility and/or camouflaging;
- l. Lighting;
- m. Setbacks greater than those required under the applicable zoning regulations; and
- n. Any other conditions deemed appropriate to protect the public health, safety and general welfare.

C. The planning commission may deny an application for any of the following reasons:

1. Conflict with safety and safety-related code or requirement;
2. Conflict with the purpose of a specific zoning, overlay, or land use designation;
3. Presence of another approved tall structure or tall structure application within the geographic search area, which is available to the applicant;
4. The proposed site is on, or eligible to be on, the National Register of Historic Places;
5. The applicant's failure to demonstrate that no existing structure or tower can accommodate the applicant's proposed use without increasing the height of another existing tower or structure or otherwise creating a greater visual impact; or that use of other existing facilities is technically infeasible or commercially impracticable; and
6. Conflicts with the provisions of this article.

D. The planning commission shall deny any application for a tall structure in the following locations:

1. State or local wildlife refuges; and
2. In any area designated as a public park, unless screened so as to minimize visual and noise impacts, and as long as public use of the public park will not be disrupted.

E. Any and all representations made by the applicant to the planning commission on the record during the application process, whether written or verbal, will be deemed a part of the application and may be relied upon in good faith by the planning commission.

F. In granting or denying a special use permit, the planning commission shall make written findings on whether the applicant has demonstrated that:

1. The location chosen complies with the location preferences set out in BMC 16.10.050;

2. To the extent that is technically feasible and potentially available, the location of the tall structure is such that its negative effects on the visual and scenic resources of all surrounding properties have been minimized;

3. The tall structure will not interfere with the approaches to any existing airport or airfield; and

4. Granting the permit will not be harmful to the public health, safety, convenience, and welfare.

G. The planning commission's decision shall be in writing and must include written findings of fact contained in the administrative record, including without limitation any oral evidence presented at a public hearing for the tall structure.

H. If the planning commission denies a request to place, construct or modify a tall structure, the applicant may, within fifteen (15) calendar days from the postmarked date of the decision, appeal the planning commission's decision in accordance with BMC 16.10.270. [Ord. 15-27 § 3.]

CITY OF BETHEL PLANNING OFFICE
Po Box 1388
Bethel, AK 99559
(907) 543-5306
(907) 543-5301
(907) 543-4168 (facsimile)

received
JAN 3 2018
Final Application



**APPLICATION FOR A SPECIAL USE PERMIT
TALL TOWERS**

Please enter the following information:

Owner of Tower Facility
Name of Owner: Alaska Village Electric Cooperative
Contact Name: Meera Kohler Telephone: 907-561-1818
Address: 4831 Eagle Street
City: Anchorage State: AK Zip: 99503
Email: mkohler@avec.org

Operator of Tower Facility: *Please check if same as above*
Name of Owner: _____
Contact Name: _____ Telephone: _____
Address: _____
City: _____ State: _____ Zip: _____
Email: _____

Applicant (Developer): *Please check if same as above*
Name of Owner: _____
Contact Name: _____ Telephone: _____
Address: _____
City: _____ State: _____ Zip: _____
Email: _____

Property Owner: *Please check if same as above*
Name of Owner: Bethel Native Corporation
Contact Name: Ana Hoffman Telephone: 907-543-2124
Address: 460 Ridgecrest Dr #211
City: Bethel State: AK Zip: 99559
Email: ahoffman@bncak.com

APPLICATION CHECKLIST

This document is provided as a resource for the Applicant to assist with preparing the Application submittal package. Please attach this checklist to the application. Please note that all applicable items are due at the time the application is submitted. **Incomplete applications will not be processed.**

REQUIRED DOCUMENT	
<i>Applicant must submit one (1) original, six (6) copies and one (1) electronic copy on either a CD or a Thumb Drive. ALL DOCUMENTS MUST BE CLEARLY LABELED AND IN THE ORDER BELOW.</i>	
<input checked="" type="checkbox"/>	Tower Description <small>The Project Description and Letter of Intent (LOI) were submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Property Ownership & Authorization to Use Property <small>The Owner Authorization Form, authorizing use of Bethel Native Corporation's land, was submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Tower Operations <small>The Application Form, identifying the Tower Owner Operator, was submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Security Plan <small>See attached Security Plan description. The Project Description, submitted on 11/7/17 as part of the Request for Public Hearing Application describes the wind turbine and its locked door at its base. The project will not include a fence.</small>
<input checked="" type="checkbox"/>	Description of Signage <small>See attached Signage description.</small>
<input checked="" type="checkbox"/>	Lighting Description (if applicable) <small>The Visual Impact Assessment that includes a written description of lighting was submitted on 11/7/17 as part of the Request for Public Hearing Application</small>
<input checked="" type="checkbox"/>	Utilities; Setbacks; Parking <small>The Site Plan, with locations and dimensions of the entire area and notes that setbacks are N/A, was submitted on 10/4/17, and Site Plan Permit No. 17-1 was issued. The Project Description, that details the project site and access (including truck access to the turbine -- that can function as emergency parking and local utilities, was submitted on 11/7/17 as part of the Request for Public Hearing.</small>
<input checked="" type="checkbox"/>	Notice to Applicants <small>The Public Participation Report that includes the Nearest Property Owners Contacted (Appendix A) was submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Equipment Shelters (if applicable) <small>N/A; however, the Project Description, submitted on 11/7/17 as part of the Request for Public Hearing Application, describes the project components (wind turbine, building pad, access road) for this project.</small>
<input checked="" type="checkbox"/>	Landscaping Plan <small>N/A; however, the LOI describes variances regarding how the turbine will not be screened from view, and the Visual Impact Assessment details visual impacts, lighting, tower base screening, and photo-simulations. Both documents were submitted on 11/7/17 as part of the Request for Public Hearing</small>
<input checked="" type="checkbox"/>	Engineer Reports <small>The Certification(s) of Engineers that confirms design standards and structural integrity was submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Determination of No Hazard to Air Navigation from the FAA <small>The Letter of Intent including the FAA No Hazard to Air Navigation (Appendix C) was submitted on 11/7/17 as part of the Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Hazardous Materials Plan <small>N/A; see attached Hazardous Materials Plan.</small>
<input checked="" type="checkbox"/>	Decommissioning Plan <small>N/A; see attached Decommissioning Plan.</small>
<input checked="" type="checkbox"/>	Planning Commission Review Criteria - Questionnaire <small>The City of Bethel Planning Commission Review Criteria form was submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>
<input checked="" type="checkbox"/>	Proof of Liability Insurance <small>See attached Certificate of Insurance.</small>
<input checked="" type="checkbox"/>	Visibility <small>The Visual Impact Assessment, that includes a written description of visual impacts, lighting, and tower base screening, as well as photo simulations of the tower visibility, and Project Description, which includes anticipated visibility impacts, were submitted on 11/7/17 as part of the Request for Public Hearing Application.</small>

**Bethel Wind Project, Alaska Village Electric Cooperative
Application for a Special Use Permit, Tall Towers
Required Documents
December 2017**

SECURITY PLAN

The Bethel Wind Project will be located and secured in a manner that prevents unauthorized access. Located at the end of a dead-end road to the southwest area of town, the entire Bethel Wind Project area is currently secured through an existing pole gate owned by the U.S. Fish and Wildlife Service that blocks access to Old BIA Road. With the exception of land owners and authorized personnel who have keys to this gate, it is secured from the general public. The wind turbine would have a locked door at its base for Alaska Village Electric Cooperative, Inc. (AVEC) maintenance personnel to enter. In addition, the wind turbine base design does not have a lattice, cannot be climbed, and is not an attractive nuisance.

During the Pre-Application Meeting, which took place in Bethel on July 28, 2017 including AVEC, the City of Bethel, and Solstice Alaska Consulting, Inc., it was stated that a new fence would not be constructed for this project. The Site Plan Application, for which Site Plan Permit No. 17-55 was issued on October 24, 2017, details the location and dimensions of the entire site area and equipment locations showing the proposed wind turbine site design without a new fence.

Given the existing security in the project area and the reasons stated above, no additional gates or security measures would be constructed for the wind turbine site, and it is believed to meet the requirements of the City of Bethel Ordinance #15-27, (section 16.10.110 General Standards and Design Requirements, B. Security of Tall Structures).

SIGNAGE

The turbine will contain an unlighted sign that is less than four square feet in size with a sufficiently-sized font that allows for readability in the immediate area of the turbine.

In keeping with City of Bethel Ordinance #15-27, (section 16.10.110 General Standards and Design Requirements, D. Signage), the sign will be affixed to a location that is visible from the access point of the site, and the sign will contain the following text.

Bethel Wind Project
Wind turbine owner and operator: Alaska Village Electric Cooperative
Emergency telephone number: 907-561-1818
City of Bethel Site Plan Permit No. 17-55; City of Bethel Special Use Permit No. *(TBD upon receipt of a permit)*

No other signage will be affixed to the tall structure.

HAZARDOUS MATERIALS PLAN

No hazardous materials would be handled, transported, or used with regard to this project.

During construction, non-hazardous solid waste will be generated, including building material waste and construction garbage. All materials would be handled according to the Occupational Safety and Health Administration (OSHA), and the construction contractor will be required to implement OSHA regulations that govern worker safety during the construction of wind turbine towers (29 CFR 1926) and associated infrastructure.

AVEC will responsibly dispose of any waste generated from construction and maintenance of the tower, and all waste would be disposed of within the Bethel Landfill, a Class 2 landfill.

DECOMMISSIONING PLAN

Decommissioning is not expected; instead, the wind turbine will be repowered by replacing outdated or worn components as needed. If decommissioning is required at the end of the equipment life-cycle, the turbine, including the tower and blades, would be disassembled and either disposed of at the Bethel Landfill or barged out of the community. It is expected that the gravel pad and access road would remain in place.

FEE

The \$750.00 permit fee was paid on November 14, 2017 from AVEC to the City of Bethel (AVEC check #275379).

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

THIS IS TO CERTIFY THAT:

Alaska Village Electric Cooperative, Inc.
 4831 Eagle Street
 Anchorage, AK 99503



ARECA
 INSURANCE
 EXCHANGE

NAIC: 16926
 703 West Tudor Road, Suite 101
 Anchorage, AK 99503-6650
 (907)771-5750

IS, AT THE ISSUE DATE OF THIS CERTIFICATE, INSURED BY THE COMPANY UNDER THE POLICY(IES) LISTED BELOW. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	POLICY NUMBER	POLICY DATES	LIMITS (\$)	
GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY OCCURRENCE-BASIS COMPREHENSIVE FORM PREMISES / OPERATIONS UND / EXPLOSION & COLLAPSE PRODUCTS / COMP OPS CONTRACTUAL BROAD-FORM PROPERTY DAMAGE NO GENERAL AGGREGATE	ARB170010030A	4/1/2017 to 4/1/2018	EACH OCCURRENCE	\$2,000,000
			DAMAGE TO RENTED PREMISES	\$2,000,000
			MED EXP (PER PERSON)	\$5,000
			PERSONAL & ADV INJURY	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EQUIPMENT / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Evidence of insurance.

CERTIFICATE HOLDER:

City of Bethel
 P.O. Box 1388
 Bethel, AK 99559

CANCELLATION:

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE:

Pursuant to BMC 16.10, both the Tower Owner and the Applicant (if different), hereby submit this Application for a Special Use Permit.

TOWER OWNER:

Meera Kohler

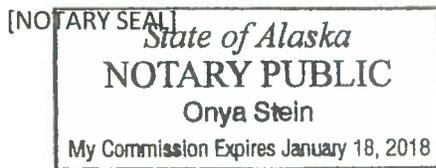
Dated: 12/29/17

Signature

Printed Name: Meera Kohler

On this 29 day of December, 2017 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Meera Kohler, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he/she executed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Onya Stein
Notary Public in and for the State of Alaska
My Commission Expires: January 18, 2018

APPLICANT:

Meera Kohler

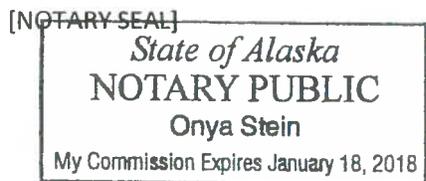
Dated: 12/29/17

Signature

Printed Name: Meera Kohler

On this 29 day of December, 2017 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Meera Kohler, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he/she executed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Onya Stein
Notary Public in and for the State of Alaska
My Commission Expires: January 18, 2018

OPERATOR:

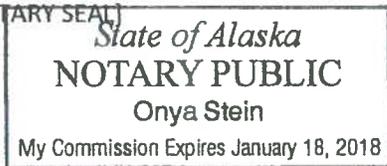

 Signature
 Printed Name: Meera Kohler

Dated: 12/29/17

On this 29 day of December, 2017 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Meera Kohler, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he/she executed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]




 Notary Public in and for the State of Alaska
 My Commission Expires: January 18, 2018

FOR OFFICIAL USE ONLY

City Departments and Agency Review

- | | |
|--------------------------|--------------------------------|
| 1. <u>✓</u> Public Works | 2. <u>✓</u> Engineer |
| 3. <u>✓</u> City Planner | 4. <u>✓</u> Streets and Roads |
| 5. <u>✓</u> Fire Dept. | 6. <u>✓</u> Army Corp. of Eng. |
| 7. <u>✓</u> FEMA | 8. _____ Other: |

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. Please provide one hard copy and one electronic copy via email.

Application Fee must be attached:	\$750.00	Special Use Permit
Payment Type:	<input type="checkbox"/> Credit Card	<input checked="" type="checkbox"/> Check
	<input type="checkbox"/> Money Order	<input type="checkbox"/> Cashier's Check

Evaluation Report

Safety System and Manuals

for the Wind Turbine DIRECTWIND 52 *900 and DIRECTWIND 54 *900

Customer	Emergya Wind Technologies (EWT) Lindeboomseweg 51 3825 AL Amersfoort The Netherlands
Subject	Wind turbine DIRECTWIND 52 *900 and DIRECTWIND 54 *900
Evaluation basis	IEC 61400-1/A1: "Wind turbines - Part 1: Design requirements", Edition 3.0 with Amendment 1, 2010-10 Germanischer Lloyd, "Guideline for the Certification of Wind Turbines", Edition 2010
Designer	Emergya Wind Technologies (EWT)
Order Number	101375
Report Number	R101375-2 Rev. 1, 2015-12-10

This report was prepared by

Satish Narayana Kasibhatla - M.Tech
Expert DEWI-OCC GmbH

and was approved by

Phubade Pasakawee - M.Sc.
Expert DEWI-OCC GmbH

Revision	Release date	Affected page(s)	Modification
0	2015-03-27	-	Initial Document
1	2015-12-10	3, 6	Format changes, included the documents /1.14/ and /1.15/, updated /1.2.4/ report and removed conditions 1.4 and 1.6 Included the updated circuit diagrams /1.2.1/ to /1.2.3/

1. Documents

1.1 Examined Documents

- /1.1.1/ Emergya Wind Technologies (EWT): Report
"Safety & Control System differences DW61 & DW52/54",
Doc. No. R-1082198 Rev. 0, 2015-02-13, 8 pages
- /1.1.2/ Emergya Wind Technologies (EWT): Manual
"DIRECTWIND 52/54 Operator manual",
Doc. No. I-1000040 Rev. 4, 2012-06-13, 99 pages
- /1.1.3/ Emergya Wind Technologies (EWT): Manual
"DW52/54 Construction manual",
Doc. No. I-1002060.docx Rev. 3, 2014-12-23, 77 pages
- /1.1.4/ Emergya Wind Technologies (EWT): Manual
"DW52/54/61 Service & Maintenance Manual",
Doc. No. I-1002050.docx Rev. 0, 2015-12-01, 271 pages

1.2 Noted Documents

- /1.2.1/ Emergya Wind Technologies BV: Circuit Diagram
"Single Line Diagram",
Doc. No. 1002011, Rev. 4, 2015-01-28, 6 pages
- /1.2.2/ Emergya Wind Technologies BV: Circuit Diagram
"Nacelle Control Cabinet",
Doc. No. 1082020 Rev. 4, 2015-01-28, 71 pages
- /1.2.3/ Emergya Wind Technologies BV: Circuit Diagram
"Rotor Control Cabinet",
Doc. No. 1082030 Rev. 4, 2015-01-28, 96 pages
- /1.2.4/ DEWI-OCC GmbH: Certification Report
"Safety System and Manuals for the Wind Turbine DW61*900kW",
R101145-2-R1, 2015-12-10, 10 pages

2. Applied Standards and Guidelines

The conformity evaluation was carried out based on the following standards and guidelines:

- /2.1/ IEC 61400-1/A1: "Wind turbines - Part 1: Design requirements", Edition 3.0 with Amendment 1, 2010-10
- /2.2/ Germanischer Lloyd, "Guideline for the Certification of Wind Turbines", edition 2010, chapter 2 and 9
- /2.3/ DIN EN ISO 13849-1, 2008-12, "Safety-related parts of the control systems"

3. Scope of Evaluation

The safety system and manuals documented in chapter 1 were evaluated for conformity with IEC 61400-1 /2.1/ and GL 2010 /2.2/.

The safety system of the turbine under assessment is identical to the system certified in /1.2.4/. The differences in the documentation and the limits are described in /1.1.1/. The differences are only in the limits and not relevant to the safety concept or the safety functions.

The scope of the current evaluation is to assess these modifications in conformity with IEC 61400-1 /2.1/ and GL 2010 /2.2/.

The documents listed in section 1 have been reviewed for completeness and correctness. The documents listed in section 1.1 have been reviewed for conformity according to the applied standards.

4. Remarks

The wind turbine under assessment, the DIRECTWIND 52 *900 and DIRECTWIND 54 *900, is a wind turbine with a three bladed upwind rotor, a variable speed control and an active yaw system. The power and speed control is achieved by blade adjustment (pitch). The pitch mechanism is capable of limiting the rotor speed effectively. The blade pitch system consists of three single and independent drive systems. Every drive system is fed by capacitors in case of grid loss or emergency shutdown.

During the manual emergency stop, the mechanical brake is capable of stopping the rotor definitively.

The safety system is independent in all safety functions to the control system.

The wind turbine is equipped with operational vibration control in the nacelle which stops the wind turbine if limits are exceeded. Vibrations are detected in longitudinal and transversal direction.

The yaw system and pitch system are equipped with electric motors with integrated brakes.

The automatic or remote restart of a wind turbine is not possible where the shutdown was initiated by an internal fault or trip that is critical to the turbine safety. The reset is not possible if the emergency stop or service switch respectively is activated.

A software watchdog detects the failure of the control system and triggers a shutdown of the turbine. In this case, remote restart of the turbine is not possible and a manual clearance is required.

The maintenance instructions are complete and contain all necessary maintenance tasks for a safe operation of the wind turbine. The maintenance intervals are sufficiently short.

Instructions for operating and installing the wind turbine DIRECTWIND 52 *900 and DIRECTWIND 54 *900 are complete and enable a safe installation and operation of the wind turbine.

The commissioning instruction contains all necessary checks of the safety system and a verification of all safety relevant components.

5. Conditions

- 5.1 The first time and every time a change is made to the pitch converter a record has to be documented. This record is to be placed at the wind turbine for inspection at any time. The record shall include at least the following data:
- Type and serial-No. of the pitch converters.
 - Software version and checksum of pitch converter.
 - List of parameters.
 - Wind turbine type and serial-No.
 - Date and location.
 - Name and sign of qualified person in charge.
- 5.2 During commissioning and maintenance the compliance of these recorded data to that on the pitch converters have to be checked and attested in the commissioning / maintenance record.
- 5.3 The maintenance procedures listed in the maintenance instructions have to be followed properly and shall be recorded. Maintenance operations and inspections have to be performed by trained or instructed personal.
- 5.4 The rotor lock must not be used at wind speeds exceeding 19 m/s (when all the blades are at 90 deg)) and 12m/s (when 2 blades are at 90 deg).
- 5.5 Assembly, installation and erection shall be performed by trained or instructed personal.
- 5.6 Each single wind turbine is to be commissioned in accordance with the Commissioning Manual /1.1.2/. The absence of defects in the safety and control system and the proper function has to be confirmed by the manufacturer. The signed commissioning report shall be handed over to the operator together with the maintenance and operation instructions.
- 5.7 The manuals have to be updated with the experience of the operation of the wind turbine; in case of multiple documents they have to be unified.
- 5.8 In case of iced rotor blades the wind turbine has to be stopped.
- 5.9 The operational vibration control has to be checked regularly for the correct function. The test has to be documented in the maintenance record.
- 5.10 Recurring and fatal damages on main components during operation of the wind turbine have to be reported to DEWI-OCC without particular request

6. Conclusion

The Safety system and Manuals documented in chapter 1 are in conformity with IEC 61400-1 /2.1/ and GL 2010 /2.2/.

Conditions mentioned in the chapter 5 have to be fulfilled.

Changes in design are to be approved by DEWI-OCC GmbH; otherwise this report loses its validity.

Cuxhaven, 2015-12-10

K. Satish Narayana

Satish Narayana Kasibhatla - M.Tech
Expert DEWI-OCC GmbH

Phubade Pasakawee

Phubade Pasakawee - M.Sc.
Expert DEWI-OCC GmbH



Emergya Wind Technologies BV

DIRECTWIND DW52/DW54

Category:	Specification	Page 1 / 4
Doc code:	S-1160001.docx	

Created by:	LE	Creation Date:	15-01-15
Checked by:	JB	Checked Date:	26-01-15
Approved by:	JB	Approved Date:	27-01-15

Title:

Specification

Waterproofing concrete to anchor tube

Revision	Date	Author	Approved	Description of changes
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Emergya Wind Technologies BV

Lindeboomseweg 51 - 3825 AL Amersfoort - The Netherlands
T +31 (0)33 454 0520 - F +31 (0)33 456 3092 - www.ewtdirectwind.com

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	Category:	Specification	Revision: 00
	Title:	Waterproofing concrete to anchor tube	Page 2 / 4
	Doc code:	S-1160001.docx	

Contents

1	Introduction	3
2	Requirements	3

	Category:	Specification	Revision: 00
	Title:	Waterproofing concrete to anchor tube	Page 3 / 4
	Doc code:	S-1160001.docx	

1 Introduction

This document describes the requirement for a preferred waterproofing system between the concrete and the anchor tube. Depending on availability an alternative system can be chosen after consulting EWT engineering.

2 Requirements

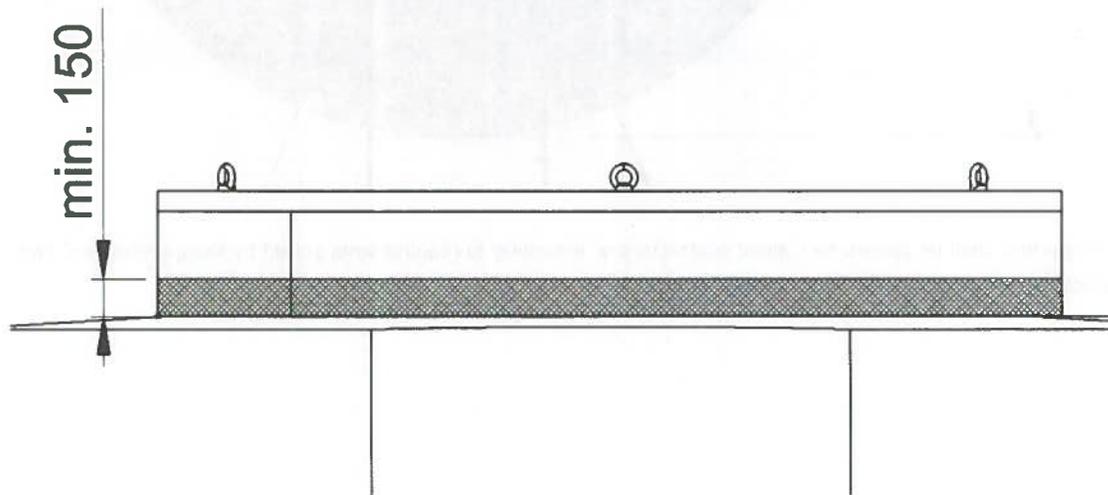
The waterproofing between the anchor tube and concrete shall made using be the Kemperol 2K-PUR system from Kemper System. This sealing system is suitable for long-term sealing of surfaces directly exposed to weathering. The waterproofing has an expected service life of 25 years.

System structure:

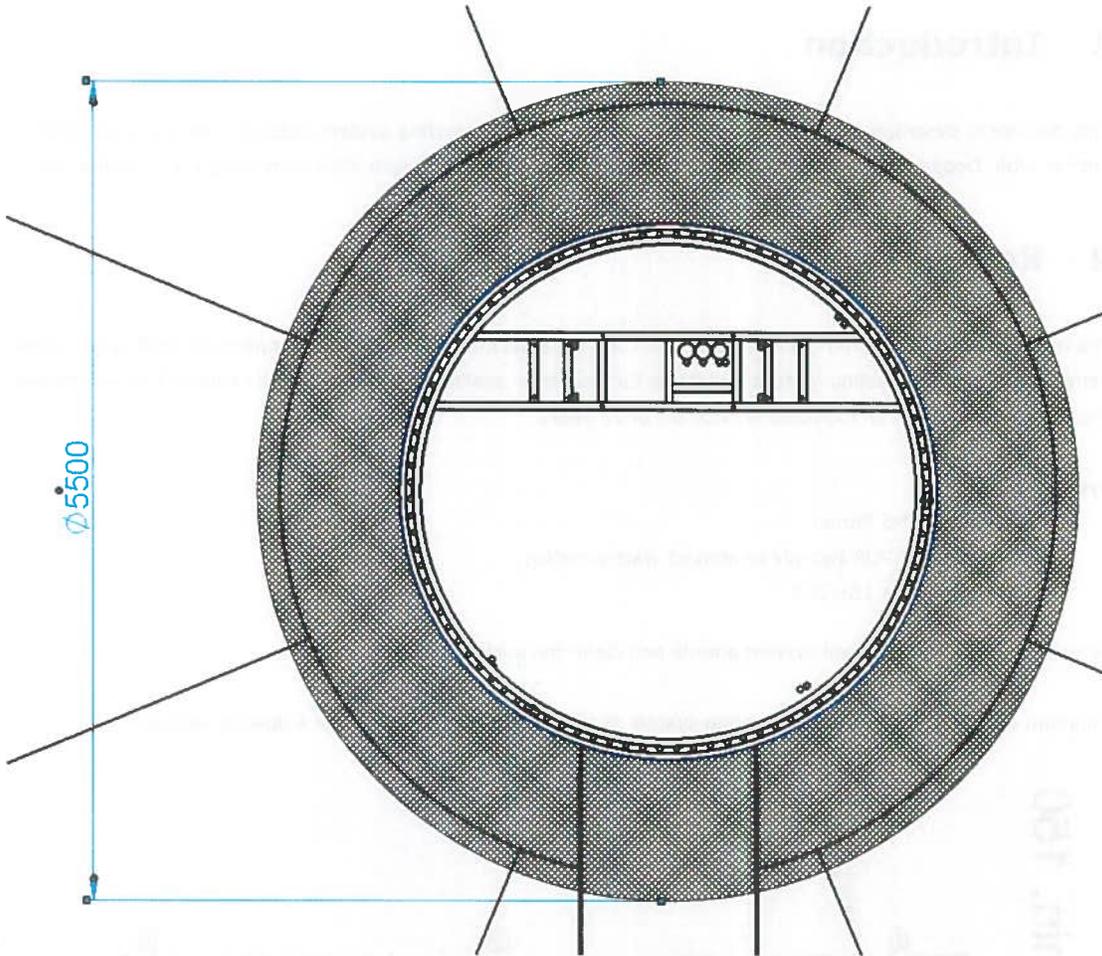
- Kemperol EP-5 Primer
- Kemperol 2K-PUR two-ply reinforced waterproofing.
- Kemperol Vlies 165/200

Before applying the Kemperol system abrade and clean the anchor surface.

Minimum area to which the waterproofing system shall be applied is shown in the following images.



	Category:	Specification	Revision: 00
	Title:	Waterproofing concrete to anchor tube	Page 4 / 4
	Doc code:	S-1160001.docx	



This system shall be applied by trained contractors or according to requirements stated by Kemper System. This specification is in scope of the foundation contractor.

ALL NOTICES WERE DONE IN ACCORDANCE OF BMC 16.10.140



CITY OF BETHEL
Planning Office

REQUEST FOR A SPECIAL USE PERMIT
PUBLIC HEARING NOTICE

Notice is hereby given that on December 22, 2017, the City of Bethel Planning Office received a request for a public hearing for the placement and construction of a tall tower for the Bethel Wind Project. The coordinates are latitude 60.78029, longitude-161.88598; Section 15, Township 8N, Range 72 West, Seward Meridian. This area is undeveloped land that is west of Old BIA Road, about 0.3 miles southwest of the Bureau of Indian Affairs Administrative Site, and approximately 1.2 miles west of the Bethel Airport.

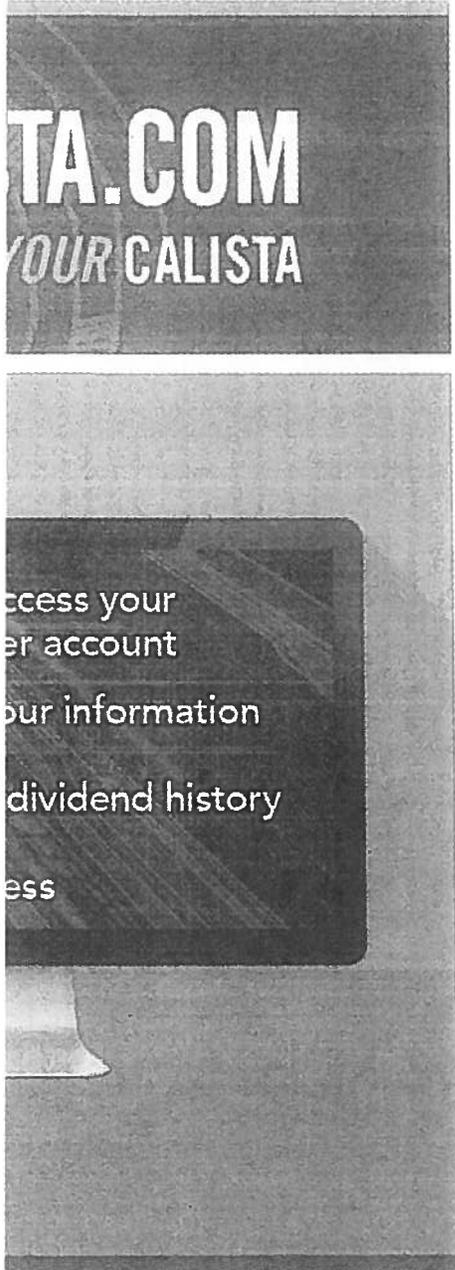
Land Owner: Bethel Native Corporation, P.O. Box 719, Bethel, AK. 99559. Contact: Ana Hoffman, 1-907-543-2124.

Applicant: Alaska Village Electric Cooperative, 4831 Eagle Street, Anchorage, AK. 99503. Contact: Forest Button, 1-907-561-1818.

Purpose: To construct a wind tower for energy needs.

City of Bethel Contact: Betsy Jumper, Planner, City of Bethel Planning Dept., 543-5306.

Time and Place: The regular scheduled meeting of the City of Bethel Planning Commission, 6:30 PM March 8, 2018 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers.



REGISTER AT MYCALISTA.COM

Classifieds from page 15

regular mail which is not certified, return receipt requested, shall have until March 15, 2018 to file an appeal.

2. Parties receiving service of the decision by certified mail shall have 30 days from the date of receipt to file an appeal.

Parties who do not file an appeal in accordance with the requirements of 43 CFR Part 4, Subpart E, shall be deemed to have waived their rights. Notices of appeal transmitted by facsimile will not be accepted as timely filed.

A copy of the decision may be obtained from:

**Bureau of Land Management
Alaska State Office
222 West Seventh Avenue, #13
Anchorage, Alaska 99513-7504**

For further information, contact the Bureau of Land Management at 907-271-5960, by email at blm_ak_akso_public_room@blm.gov, or by telecommunication device (TDD) through the Federal Relay Service at 1-800-877-8339, 24 hours a day, 7 days a week. The BLM will reply during normal business hours.

/s/ Matthew R. Lux
Land Law Examiner
Division of Lands and Cadastral

Copy furnished to:
Public Information Center (9543)(329)
(2/21-3/14)

**City of Bethel
Planning Office
NOTICE OF HEARING - PRELIMINARY
PLAT**

NOTICE IS HEREBY GIVEN that on January 2, 2018, the City of Bethel Planning Office received the filing of a preliminary plat from Rodney P. Kinney Association that creates Ciullkulek Subdivision, creating Block 1, Lots 1-9; Block 2, Lots 1-6; Block 3, Lots 1-17; Block 4, Lots 1-6; and Tract A, in the Bethel Recording District.

APPLICANT: Orutsararmiut Native Council, 117 P.O. Box 927, Bethel, AK. 99559 phone 907-543-2608

APPLICANT CONTACT: Clark E. Kinney, Rodney P. Kinney Associates, 16515 Centerfield Drive, Eagle River, Alaska 99577, (907) 694-2332, clarkk@rpka.net

PURPOSE: This plat creates a new subdivision.

TIME AND PLACE OF HEARING: Regular scheduled meeting of the City of Bethel Planning Commission, 6:30PM, March 8, 2018, City Hall Council Chambers at 300 Chief Eddie Hoffman Highway. (135)(2/28-3/7)

**CITY OF BETHEL
Planning Office
REQUEST FOR A SPECIAL USE PERMIT
PUBLIC HEARING NOTICE**

Notice is hereby given that on December 22, 2017, the City of Bethel Planning Office received a request for a public hearing for the placement and construction of a tall tower for the Bethel Wind Project. The coordinates are latitude 60.78029, longitude-161.88598; Section 15, Township 8N, Range 72 West, Seward Meridian. This area is undeveloped land that is west of Old BIA Road, about 0.3 miles southwest of the Bureau of Indian Affairs Administrative Site, and approximately 1.2 miles west of the Bethel Airport.

Land Owner: Bethel Native Corporation, P.O. Box 719, Bethel, AK. 99559. Contact: Ana Hoffman, 1-907-543-2124.

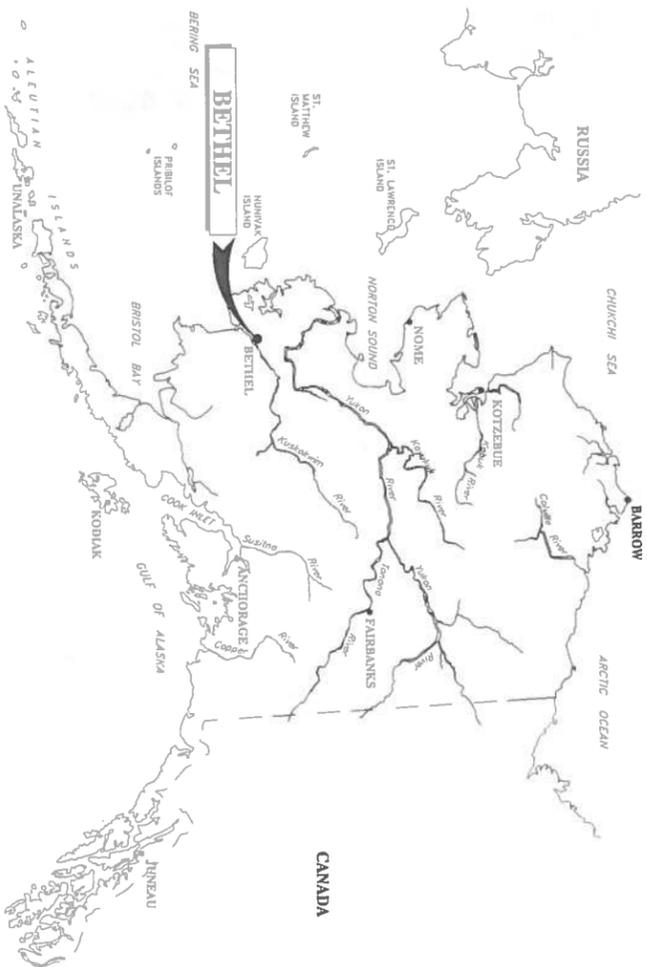
Applicant: Alaska Village Electric Cooperative, 4831 Eagle Street, Anchorage, AK. 99503. Contact: Forest Button, 1-907-561-1818.

Purpose: To construct a wind tower for energy needs.

City of Bethel Contact: Betsy Jumper, Planner, City of Bethel Planning Dept., 543-5603.

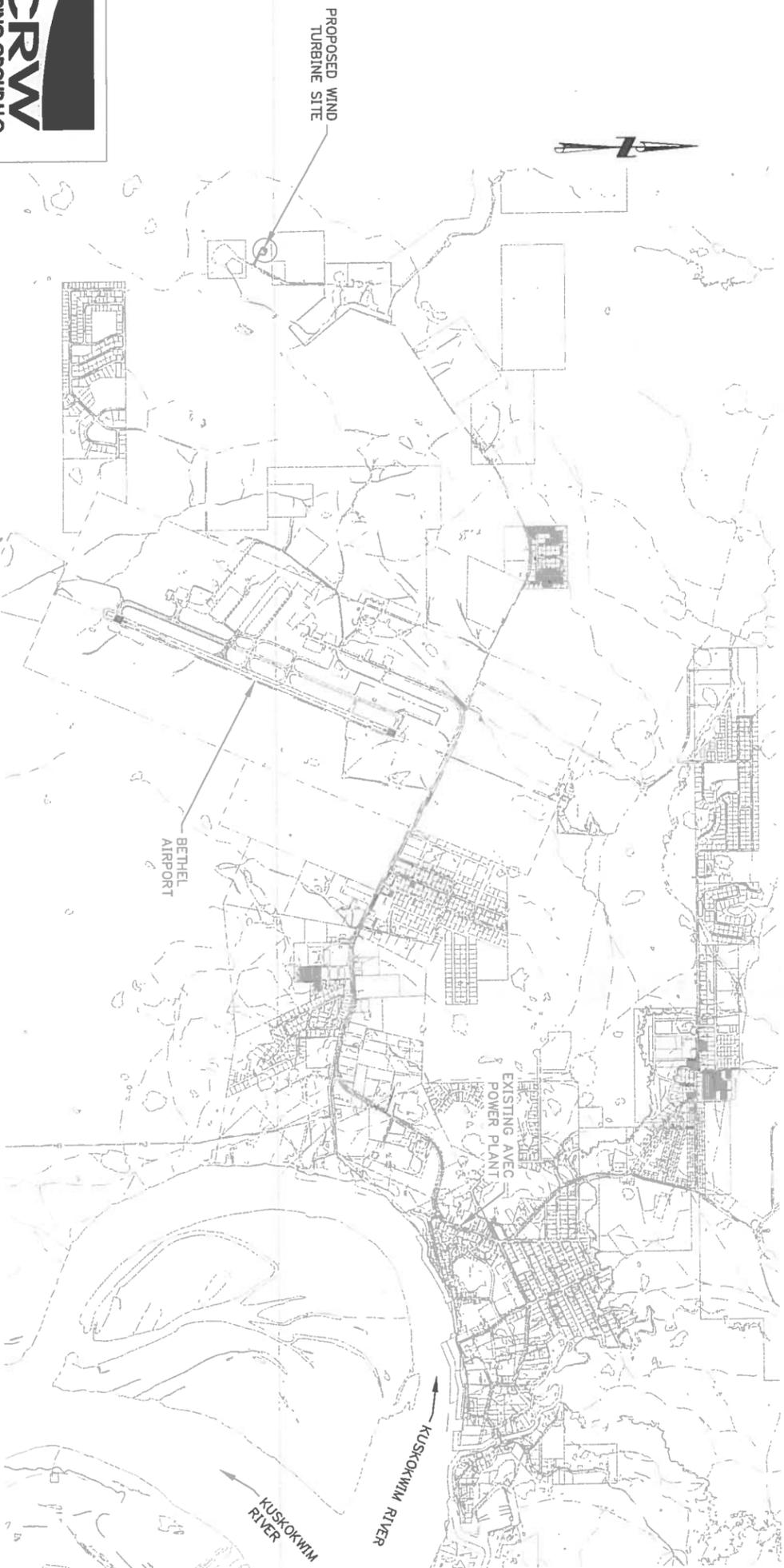
Time and Place: The regular scheduled meeting of the City of Bethel Planning Commission, 6:30 PM March 8, 2018 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers. (182)(2/28-3/7)



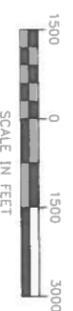


BETHEL, ALASKA WIND ENERGY PROJECT

65% DESIGN SUBMITTAL DECEMBER, 2017



1 PROJECT AREA MAP
SCALE: GRAPHIC



SHEET INDEX

SHEET #	SHEET TITLE
GENERAL	
G0	COVER
G1	NOTES, LEGEND, & ABBREVIATIONS
G2	PROJECT SPECIFICATIONS
CIVIL	
C1	VICINITY MAP
C2	GRADING PLAN
C3	GRADING PLAN SECTIONS
C4	SITE PLAN
C5	SITE CROSS SECTION
STRUCTURAL	
S1	GENERAL NOTES
S2	PLAN AND SCHEDULE
S3	DETAILS
S4	DETAILS
S5	PLAN AND SCHEDULE
S6	PILE CAP PLAN AND DETAILS
ELECTRICAL	
E1	ONE-LINE DIAGRAM
E2	ELECTRICAL REFERENCE PLAN
E3	WIND TURBINE DISTRIBUTION PLAN
E4	ELECTRICAL DETAILS

PROJECT SCOPE

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF A WIND FARM AND SUPPORTING INFRASTRUCTURE IN BETHEL, ALASKA. SPECIFIC ACTIVITIES WILL INCLUDE THE FOLLOWING:

- CONSTRUCT A GRAVEL ACCESS ROAD AND WIND TURBINE PAD.
- INSTALL 1 EMT 500 WIND TURBINE WITH COMBINATION PILE AND REINFORCED CONCRETE FOUNDATION
- INSTALL 12 THERMOSTATON ASSEMBLIES AND 4 STANDPIPES FOR THERMISTOR STRINGS.
- INSTALL 450 FT OF NEW THREE PHASE OVERHEAD POWER AND THE ASSOCIATED TRANSFORMERS TO CONNECT THE WIND TURBINE TO THE ELECTRIC GRID.

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT ALL ITEMS NOT SCHEDULED FOR DEMOLITION DURING CONSTRUCTION. DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.
2. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONSULT WITH THE APPROPRIATE UTILITY ORGANIZATIONS TO VERIFY AND LOCATE UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY CONTACT INFORMATION ON THIS SHEET.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE APPROPRIATE TEMPORARY CUT SLOPES OR SHORING FOR ALL EXCAVATIONS, INCLUDING MATERIAL EXTRACTION ACTIVITIES AT THE LOCAL PIT. THE CONTRACTOR MUST COMPLY WITH APPLICABLE FEDERAL AND STATE OSHA REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ALL SIGNS, BARRICADES, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES NECESSARY FOR SAFETY AND TRAFFIC CONTROL.
4. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT EROSION OR SEDIMENT TRANSPORT DUE TO STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH EXISTING FACILITY OPERATORS, OTHER CONTRACTORS, SUBCONTRACTORS, THE CORPORATION, AND STATE AND FEDERAL AUTHORITIES.
6. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW ALL FEATURES OF THE REQUIRED WORK. PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR A COMPLETE AND CODE COMPLIANT SYSTEM. VERIFY EXISTING FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION. IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION OF QUESTIONABLE ITEMS OR APPARENT CONFLICTS.
7. ALL ITEMS TO BE INSTALLED ARE NEW UNLESS SPECIFICALLY INDICATED AS EXISTING. INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS, AND INSTALLATION DRAWINGS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. THE SPECIFICATION OF A NAME BRAND PRODUCT FOLLOWED BY THE "OR EQUAL" PHRASE IS DONE MERELY TO ESTABLISH THE MINIMUM LEVEL OF QUALITY OF MATERIALS AND EQUIPMENT REQUIRED AND IS NOT A PRODUCT ENDORSEMENT. SUBMIT SUBSTITUTIONS FOR REVIEW AND APPROVAL, UNLESS "NO SUBSTITUTIONS" IS SPECIFIED. PRIOR TO PROCUREMENT, SUBMIT VENDORS LIST WITH A LIST OF EQUIPMENT TO BE PROVIDED BY EACH VENDOR.
9. PERFORM WORK WITH SKILLED CRAFTSMEN SPECIALIZED IN SAID WORK. INSTALL ALL MATERIALS IN A NEAT, ORDERLY, AND SECURE FASHION, AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS AND COMMONLY RECOGNIZED STANDARDS OF GOOD WORKMANSHIP.
10. MARK UP DESIGN DRAWINGS TO REFLECT FIELD CHANGES THROUGHOUT CONSTRUCTION. TURN OVER "RED LINE" CONSTRUCTION DRAWINGS TO ENGINEER AT COMPLETION OF THE PROJECT.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH U.S. ENVIRONMENTAL PROTECTION AGENCY, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND STATE AND FEDERAL OCCUPATIONAL HEALTH AND SAFETY REGULATIONS.

ABBREVIATIONS

ADEC	ALASKA DEPARTMENT OF CONSERVATION	ENVIRONMENTAL
ADOT	ALASKA DEPARTMENT OF ALUMINUM SURVEY CAP	TRANSPORTATION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	
API	AMERICAN PETROLEUM INSTITUTE	
APPROX	APPROXIMATE	
ASTM	AMERICAN SOCIETY FOR TESTING OF MATERIALS	
AST	ABOVEGROUND STORAGE TANK	
AWS	AMERICAN WELDING SOCIETY	
BLDG	BUILDING	
CMP	CORRUGATED METAL PIPE	
CORPORATION	NAPAVIAK CORP.	
DEMO	DEMOLISH	
DFT	DRY FILM THICKNESS	
DIA	DIAMETER	
DWG	DRAWING	
E	EAST	
EA	EACH	
EL	ELEVATION	
ELEC	ELECTRIC	
EPA	U.S. ENVIRONMENTAL PROTECTION AGENCY	
ENGINEER	CRW ENGINEERING GROUP, LLC	
E-VENT	EMERGENCY VENT	
F	FAHRENHEIT	
FF	FINISH FLOOR ELEV.	
FG	FINISH GRADE	
FOR	FUEL OIL RETURN	
FOS	FUEL OIL SUPPLY	
FPT	FEMALE NATIONAL PIPE TAPERED THREAD	
FT	FOOT OR FEET	
GA	GAUGE	
GAL	GALLON	
GALV	GALVANIZED	
GPM	GALLONS PER MINUTE	
HDPPE	HIGH DENSITY POLYETHYLENE	
HR	HOUR	
HP	HORSE POWER	
IAW	IN ACCORDANCE WITH	
IBC	INTERNATIONAL BUILDING CODE	
ID	INSIDE DIAMETER	
IFC	INTERNATIONAL FIRE CODE	
IPC	INTERNATIONAL PLUMBING CODE	
LB	LINEAR FEET	
LF	POUND	
M	METERS	
MAX	MAXIMUM	
MIL	0.001 INCH	
MIN	MINIMUM	
MPT	MALE NATIONAL PIPE TAPERED THREAD	
N	NORTH	
NC	NORMALLY CLOSED	
NFS	NON FROST SUSCEPTIBLE (SOIL)	
NO	NORMALLY OPEN	
NPT	NATIONAL PIPE TAPERED THREAD	
NTS	NOT TO SCALE	
OAE	OR APPROVED EQUAL	
OD	OUTSIDE DIAMETER	
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	
OZ	OUNCE	
PCC	PORTLAND CEMENT CONCRETE	
PL	PLATE	
PRV	PRESSURE RELIEF VALVE	
PSF	POUNDS PER SQUARE FOOT	
PSI	POUNDS PER SQUARE INCH	
R	RADIUS	
RF	RAISED FACE	
S	SEWER	
SCH	SCHEDULE	
SHPO	STATE HISTORIC PRESERVATION OFFICER	
SIM	SIMILAR	
SPEC	SPECIFICATION	
SQ	SQUARE	
SS	STAINLESS STEEL	
SSPC	STEEL STRUCTURES PAINTING COUNCIL	
STA	STATION	
SY	SQUARE YARD	
TBM	TEMPORARY BENCH MARK	
TS	TUBE STEEL	
TYP	TYPICAL	
UG	UNDER GROUND	
UL	UNDERWRITERS LABORATORY	
UL	UNIFORM PLUMBING CODE	
UPC	UNDERGROUND STORAGE TANK WITH WATER	

CIVIL LEGEND (GENERAL)

NOTE: SOME DETAILS UTILIZE SYMBOLS NOT IN THIS GENERAL LEGEND. WHERE THIS OCCURS, SYMBOLS ARE DEFINED ON THE SHEET IN WHICH THEY ARE USED.

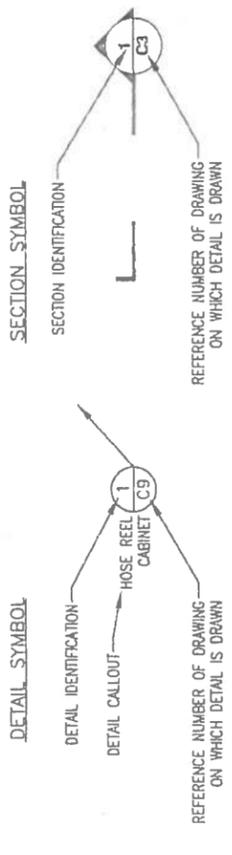
— — — — —	PROPERTY BOUNDARY
— — — — —	CENTERLINE
— — — — —	CULVERT
— — — — —	EDGE OF WATER
— — — — —	DITCH LINE/DRAINAGE SWALE
2%	DRAINAGE DIRECTION & SLOPE
— — — — —	TRAVELED WAY
▲	FILL SLOPE
△	CUT SLOPE
— — — — —	FENCE LINE

— — — — —	GROUND ELEVATION CONTOURS
○	BOLLARD
○ PP	POWER POLE
⊙	SURVEY MONUMENT
⊖	DIAMETER

UTILITY LINE/PIPELINE DESIGNATIONS

E	ELECTRIC	---	UNDERGROUND UTILITY LINE/PIPELINE: EXISTING
D	DIESEL FUEL	---	UNDERGROUND UTILITY LINE/PIPELINE: PROPOSED
G	GASOLINE	---	ABOVEGROUND UTILITY LINE/PIPELINE: EXISTING
S	SANITARY SEWER	---	ABOVEGROUND UTILITY LINE/PIPELINE: PROPOSED
T	TELEPHONE	---	
W	WATER	---	

DETAIL/SECTION REFERENCES



CALL BEFORE YOU DIG
 ELECTRIC - ALASKA VILLAGE ELECTRIC COOPERATIVE (907-561-1818)
 TELEPHONE - UNITED UTILITIES (907-273-5265)
 WATER/SEWER - CITY OF BETHEL (907-545-0168)



BETHEL, ALASKA
 WIND TURBINE PROJECT
 NOTES, LEGEND, & ABBREVIATIONS

NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	JVS	12/13/17
B	RESPONSE TO REVIEW COMMENTS	JVS	01/31/18

Approved	JVS
Drawn	CMK
Designed	KRH
Date	2/1/18
Sheet No.	C1

EARTHWORK

GENERAL

- A. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN CONTRACTUAL REQUIREMENTS AND SITE CONDITIONS PRIOR TO START OF WORK.
- B. MAINTAIN SUBGRADE, BACKFILL AND EMBANKMENT AREAS OR LIFTS OPEN UNTIL TESTING IS COMPLETE AND TESTING REQUIREMENTS ARE MET, OR APPROVAL OF TESTING IS SECURED FROM THE ENGINEER.
- C. ANY WORK COVERED UP PRIOR TO TEST COMPLETION AND ACHIEVING TESTING REQUIREMENTS OR ENGINEER'S APPROVAL SHALL BE EXCAVATED AND RECONSTRUCTED AT CONTRACTOR'S EXPENSE.
- D. WORK IN INCLEMENT WEATHER AT CONTRACTOR'S RISK.
- E. ANY MATERIALS WHICH BECOME UNSTABLE AS THE RESULT OF IMPROPER SELECTION OF TECHNIQUES, EQUIPMENT, OR OPERATIONS DURING INCLEMENT WET WEATHER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- F. EXCAVATIONS AND EMBANKMENT SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT DRAINAGE IS MAINTAINED AT ALL TIMES; ANY AREAS NOT SO DRAINED SHALL BE KEPT FREE OF STANDING WATER BY PUMPING IF NECESSARY.
- G. THE CONTRACTOR SHALL PROVIDE FOR THE PROPER MAINTENANCE OF TRAFFIC FLOW AND ACCESSIBILITY AS MAY BE NECESSARY, AND SHALL ALSO MAKE ADEQUATE PROVISIONS FOR THE SAFETY OF PROPERTY AND PERSONS.

SUBMITTALS

CONTRACTOR SHALL MAKE THE FOLLOWING EARTHWORK RELATED SUBMITTALS:

- A. SUBMIT ONE GRADATION ANALYSIS AND MOISTURE-DENSITY (COMPACTION CURVE) TEST REPORT FOR EACH MATERIAL SOURCE UTILIZED. ALL TEST REPORTS SHALL BE FROM A CERTIFIED SOILS TESTING LABORATORY.
- B. SUBMIT IN-PLACE DENSITY TEST RESULTS IN APPROVED FORMAT. PROVIDE 1 TEST PER 100 CY OF PLACED MATERIAL AND 1 TEST PER LIFT.

CLASSIFIED FILL

- A. CLASSIFIED FILL SHALL MEET THE REQUIREMENTS FOR LOCAL SAND, OR GRAVEL CAP AS LISTED BELOW AND CONTAIN NO ORGANIC MATTER, MUCK, PEAT, FROZEN MATERIALS, VEGETATION, DEBRIS OR OTHER UNSUITABLE OR DELETERIOUS MATTER.
- B. LOCAL SAND:

1. LOCAL SAND FILL SHALL CONFORM TO THE FOLLOWING GRADATION AS DETERMINED BY ATM T-7:		
U.S. STANDARD SIEVE SIZE	PERCENT PASSING	BY WEIGHT
3/4 INCH	100	
NO. 4	90-100	
NO. 40	70-100	
NO. 100	40-80	
NO. 200	0-25	

MATERIAL MUST MEET A UNIFIED SOIL CLASSIFICATION FOR SAND (SW OR SP) OR SILTY SAND (SM) AND MUST BE NON-PLASTIC AS DETERMINED BY AASHTO T-90.

GRAVEL CAP:

- 1. FILL MATERIAL SHALL BE GRAVEL CONSISTING OF SOUND, TOUGH, DURABLE ROCK FRAGMENTS OF UNIFORM QUALITY, THE MATERIAL SHALL BE FREE OF CLAY BALLS, VEGETATIVE MATTER, OR OTHER DELETERIOUS MATTERS.
- 2. GRAVEL CAP FILL MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION AS DETERMINED BY ATM T-7:

PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES (ATM T-7)		
SIEVE DESIGNATION	PERCENT PASSING	SIEVE DESIGNATION
2-INCH	100	100
1-INCH	70 - 100	NO. 10
3/8-INCH	35 - 75	NO. 40
NO. 10	15 - 40	NO. 100
NO. 50	10 - 25	NO. 200
NO. 200	5 - 15	

EMBANKMENT CONSTRUCTION

- A. GROUND SURFACE PREPARATION
 - 1. EXISTING TUNDRA MAT WITHIN EMBANKMENT FOOTPRINT TO REMAIN UNDISTURBED.
 - 2. PLACE WOVEN GEOTEXTILE (AMOCO 2016 OR EQUAL) DIRECTLY OVER EXISTING GROUND SURFACE. GEOTEXTILE FABRIC JOINTS SHALL BE SEWN IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. LAPPED GEOTEXTILE JOINTS SHALL NOT BE ALLOWED.
- B. EMBANKMENT PLACEMENT:
 - 1. THE SPECIFIED MATERIAL SHALL BE PLACED AT THE LOCATIONS AND TO THE LINES AND GRADES INDICATED ON THE CONTRACT DRAWINGS. THE MATERIAL SHALL BE PLACED AND SPREAD UNIFORMLY IN SUCCESSIVE LAYERS NOT EXCEEDING TWELVE (12) INCHES IN LOOSE THICKNESS WITH THE EXCEPTION OF THE INITIAL LIFT WHICH MAY BE UP TO EIGHTEEN (18) INCHES. THE LAYERS SHALL BE CARRIED UP FULL WIDTH FROM THE BOTTOM OF THE FILL. EACH LAYER SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 2. BLADING, ROLLING, AND TAMPING SHALL CONTINUE UNTIL THE SURFACE IS SMOOTH, FREE FROM WAVES AND IRREGULARITIES, AND CONFORMS TO ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS. IF AT ANY TIME THE MATERIAL IS EXCESSIVELY WET, IT SHALL BE AERATED BY MEANS OF BLADE GRADERS, HARROWS, OR OTHER SUITABLE EQUIPMENT UNTIL THE MOISTURE CONTENT IS SATISFACTORY. THE SURFACE SHALL THEN BE COMPACTED AND FINISHED AS SPECIFIED ABOVE.
 - 3. OVERSIZED MATERIAL SHALL BE REMOVED. PORTIONS OF ANY LAYER IN WHICH THE EMBANKMENT MATERIAL BECOMES SEGREGATED SHALL BE REMOVED AND REPLACED WITH SATISFACTORY MATERIAL.

COMPACTION

- 1. COMPACT EACH EMBANKMENT LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557 OR AASHTO T-180, METHOD D.
- 2. CORRECT IMPROPERLY COMPACTED AREAS OR LIFTS AS DIRECTED BY THE ENGINEER IF SOIL DENSITY TESTS INDICATE INADEQUATE COMPACTION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE PROPER SIZE AND TYPE OF COMPACTION EQUIPMENT AND FOR SELECTING THE PROPER METHOD OF OPERATING SAID EQUIPMENT TO ATTAIN THE REQUIRED COMPACTION DENSITY.

CONTRACTOR PROVIDED TESTING

- 1. THE CONTRACTOR SHALL PROVIDE LABORATORY TESTING AND ON-SITE COMPACTION DENSITY TESTING SERVICES AS SPECIFIED. THE RESULTS OF EACH DENSITY TEST SHALL BE RECORDED ON A TEST SHEET. THE FOLLOWING INFORMATION SHALL BE RECORDED.
 - 1. SITE PLAN SHOWING HORIZONTAL AND VERTICAL LOCATION OF THE TEST.
 - 2. DENSITY MEASUREMENT AND PERCENT OF REFERENCED STANDARD COMPACTION.
 - 3. COPY OF COMPACTION CURVE SHOWING MAXIMUM DENSITY.
 - 4. MATERIAL DESCRIPTION AND APPROPRIATE COMPACTION CONTROL STANDARD.
- 2. MAINTENANCE
 - 1. AS NECESSARY, CONTRACTOR SHALL WATER THE SITE WHILE GRADING IS IN PROGRESS TO CONTROL DUST.
 - 2. CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION AND KEEP FREE OF TRASH AND DEBRIS.
 - 3. CONTRACTOR SHALL REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS AS DIRECTED BY THE ENGINEER.
 - 4. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, SCARIFY SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.
 - 5. ALL OPEN EXCAVATIONS SHALL BE ADEQUATELY SIGNED AND BARRICADED TO PROTECT THE PUBLIC.

SOIL STABILIZATION

- A. FERTILIZE, SEED AND INSTALL TURF REINFORCEMENT ON THE EMBANKMENT FILL SLOPES.
 - 1. SEED MIX AND APPLICATION RATES SHALL BE: BERGSS HARRGRASS (NORCOAST) @ 26 LBS PER ACRE. ARCHARED RED FESCUE @ 12 LBS PER ACRE. ANNUAL RYE GRASS @ 2 LBS PER ACRE. MIX SHALL BE 95% PURE WITH MINIMUM GERMINATION RATE OF 75%.
 - 2. FERTILIZER SHALL BE 20-20-10 MIX CONTAINING NO CYANAMID COMPOUNDS OR HYDRATED LIME AND BE APPLIED AT A RATE OF 450 LBS PER ACRE.
 - 3. TURF REINFORCEMENT SHALL BE NORTH AMERICAN GREEN C350 TURF REINFORCEMENT MAT OR APPROVED EQUAL. THE MAT SHALL BE INSTALLED HORIZONTALLY WITH THE EDGE OF THE TOP BLANKET SECURED IN AN ANCHOR TRENCH AND COVERED BY THE GRAVEL CAP. THE BOTTOM EDGE OF THE TOP BLANKET AND THE TOP EDGE OF NEXT LOWER BLANKET WILL SIMILARLY BE SECURED IN AN ANCHOR TRENCH EXCAVATED PARALLEL TO THE TOP ANCHOR TRENCH. THIS PROCESS WILL BE REPEATED APPROXIMATELY EVERY 4 FT OF SLOPE TO THE BOTTOM OF THE SLOPE WHERE THE EDGE OF THE BOTTOM BLANKET WILL BE SECURED IN A TRENCH IN THE TUNDRA. ALL TRENCHES SHALL BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE. IN ADDITION TO THE ANCHOR TRENCHES, THE BLANKETS WILL BE STAPLED TO THE EMBANKMENT SLOPE AT 12 INCHES ON CENTER EACH WAY.
- B. MAINTENANCE
 - 1. SEEDED AREA SHALL BE WATERED THREE TIMES PER WEEK OR AS REQUIRED TO MAINTAIN A MOIST SOIL CONDITION.
 - 2. CONTINUE WATERING UNTIL THE GRASS IS A MINIMUM OF 4 INCHES HIGH.

Plot Date	2/1/18
Designed	KRH
Drawn	CMK
Approved	JVS

NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	JVS	12/13/17
B	RESPONSE TO REVIEW COMMENTS	JS	01/31/18

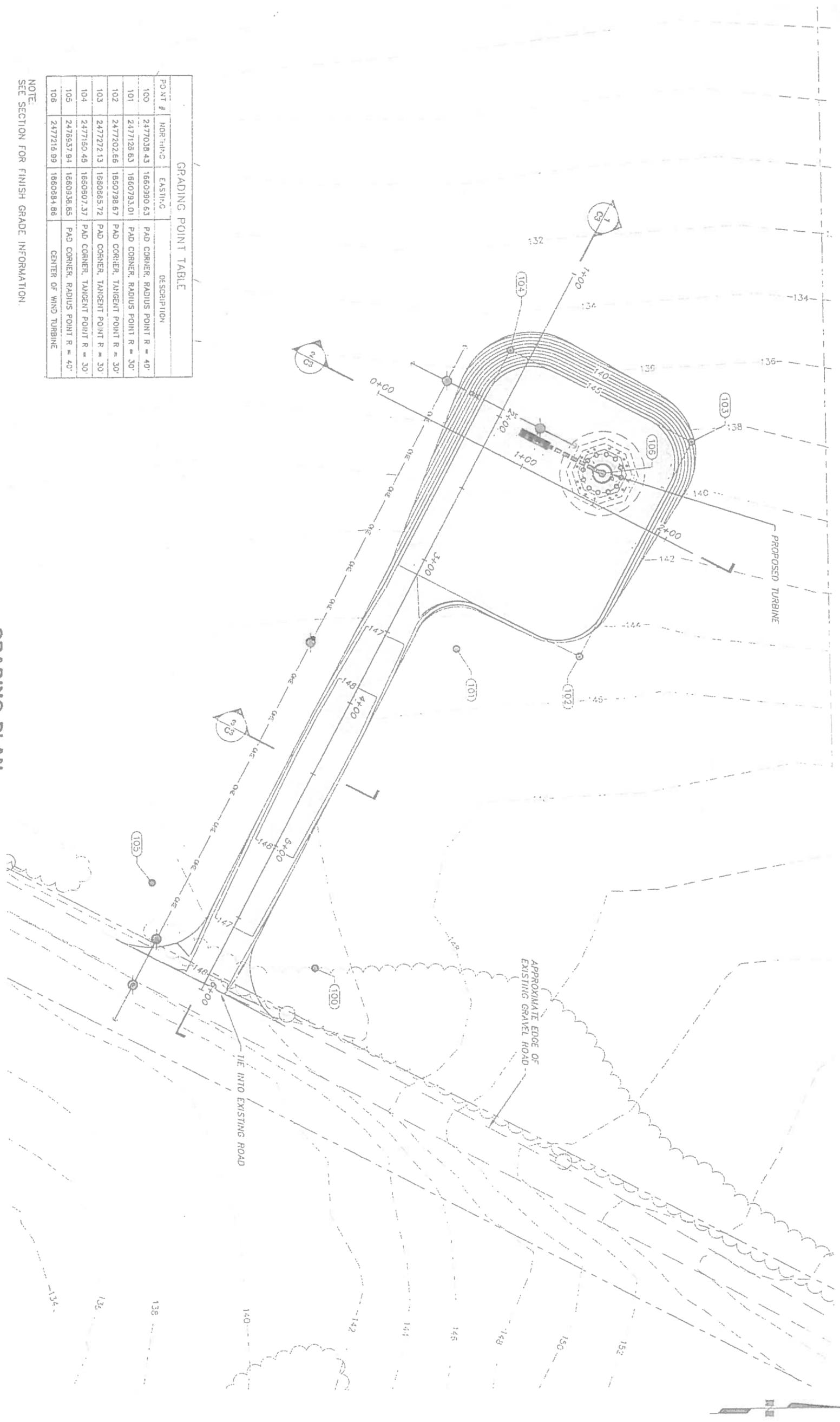
BETHEL, ALASKA
WIND TURBINE PROJECT
PROJECT SPECIFICATIONS



GRADING POINT TABLE		
POINT #	HOR. ELEV.	DESCRIPTION
100	2477038.43	PAD CORNER, RADIUS POINT R = 40'
101	2477128.63	PAD CORNER, RADIUS POINT R = 30'
102	2477202.66	PAD CORNER, TANGENT POINT R = 30'
103	2477272.13	PAD CORNER, TANGENT POINT R = 30'
104	2477190.45	PAD CORNER, TANGENT POINT R = 30'
105	2476837.94	PAD CORNER, RADIUS POINT R = 40'
106	2477216.99	CENTER OF WIND TURBINE

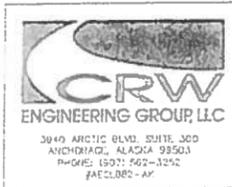
NOTE:
SEE SECTION FOR FINISH GRADE INFORMATION.

1
GRADING PLAN
SCALE: GRAPHIC



NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	EKH	2/13/17
B	RESPONSE TO REVIEW COMMENTS	JS	01/31/18

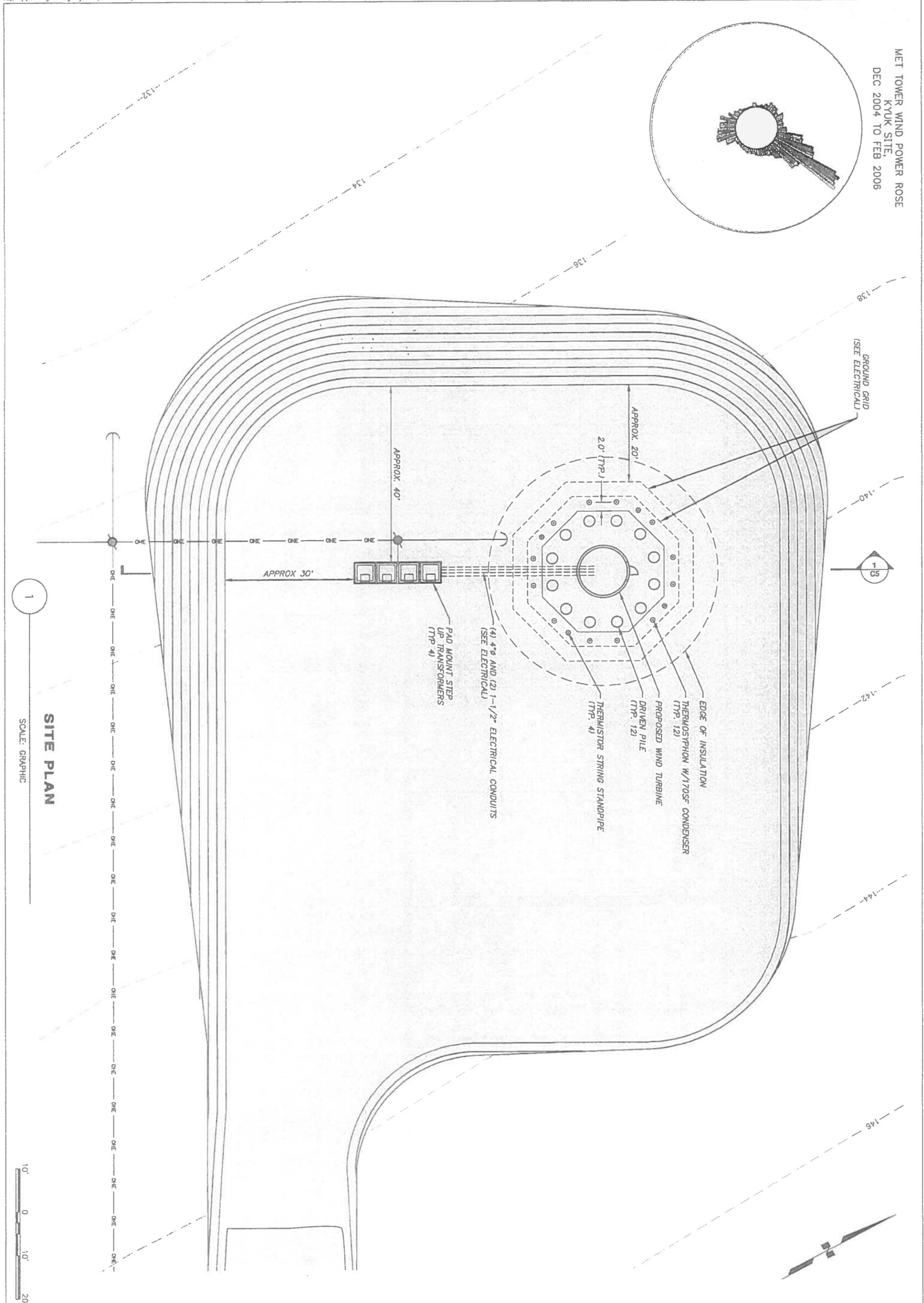
BETHEL, ALASKA
WIND TURBINE ACCESS
ROAD AND PAD PROJECT
GRADING PLAN



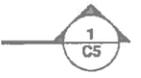
Sheet No
C2

Plot Date: 2/2/18
Designed: _____
Drawn: _____
Approved: _____

MET TOWER WIND POWER ROSE
 KYUK SITE
 DEC 2004 TO FEB 2006



GROUND GRID
 (SEE ELECTRICAL)



1

SITE PLAN

SCALE: GRAPHIC



NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	EKH	12/13/17
B	RESPONSE TO REVIEW COMMENTS	JS	01/31/18

BETHEL, ALASKA
 WIND TURBINE ACCESS
 ROAD AND PAD PROJECT
 SITE PLAN

CRW
 ENGINEERING GROUP, LLC
 3940 ARCTIC BLVD. SUITE 300
 ANCHORAGE, ALASKA 99503
 PHONE: (907) 562-3252
 #AECLEB2-AK

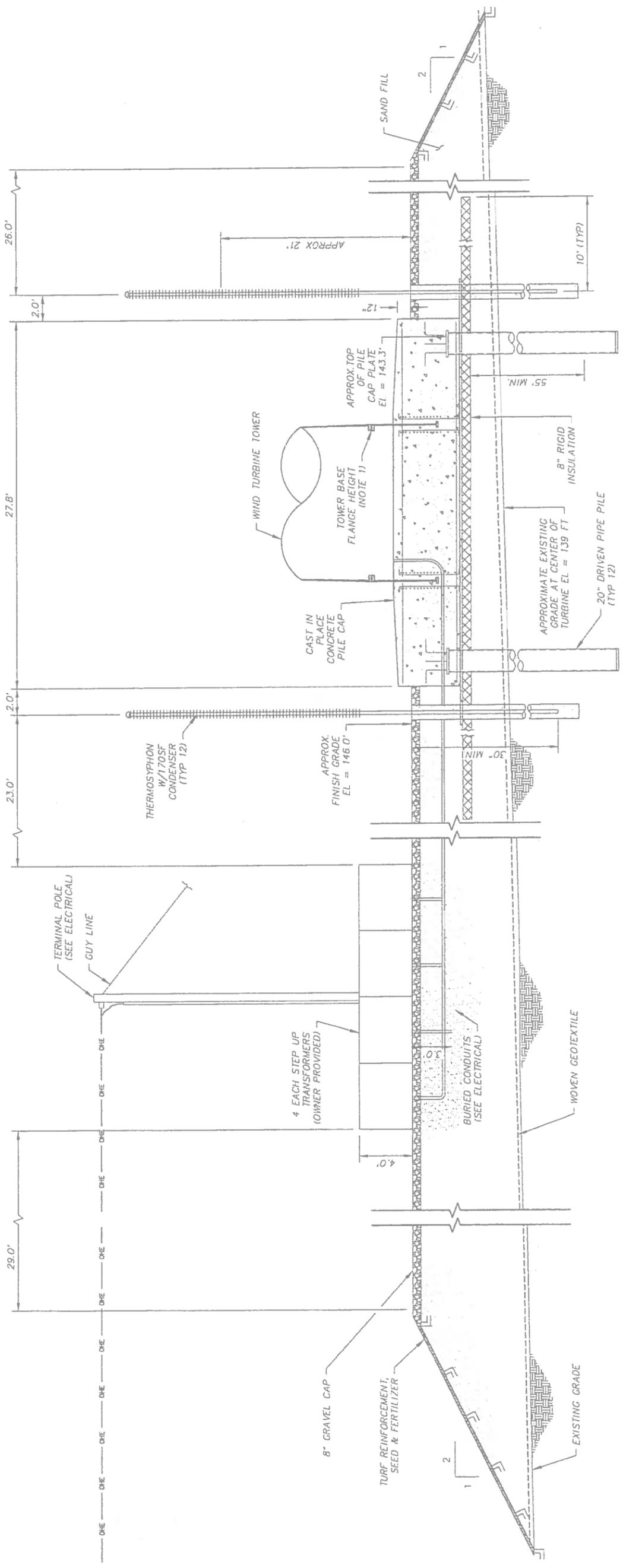
AVEC
 ALASKA VILLAGE ELECTRIC COOPERATIVE
 4531 Eagle Street
 Anchorage, Alaska 99503

Sheet No.
C4

Plot Date: 2/2/18
 Designed: _____
 Drawn: _____
 Approved: _____

NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	KH	12/13/17
B	RESPONSE TO REVIEW COMMENTS	JS	01/31/18

BETHEL, ALASKA
 WIND TURBINE PROJECT
 SITE CROSS SECTION

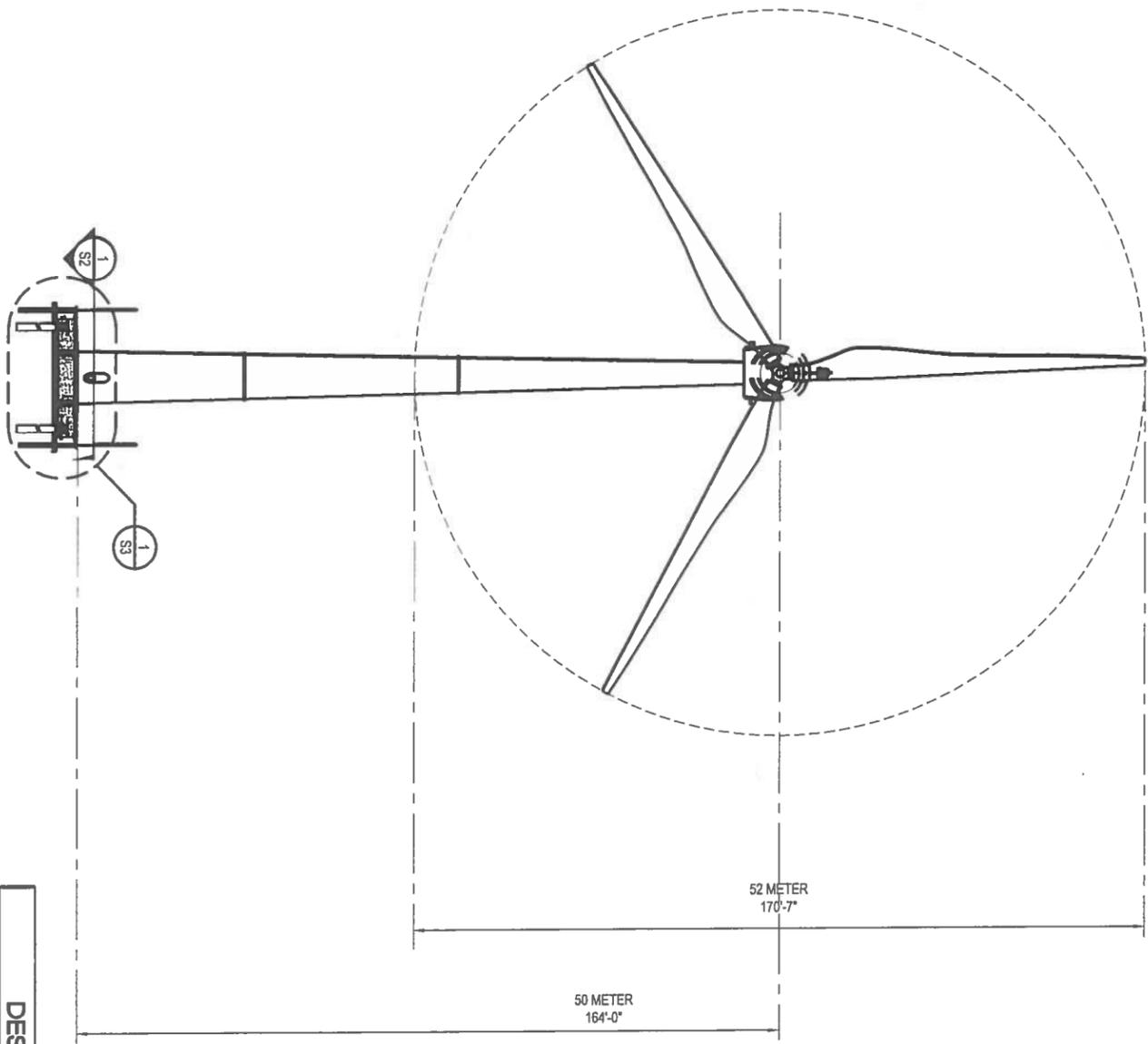


SITE CROSS SECTION

SCALE: NTS

1

- NOTES:
- CONTRACTOR IS ADVISED THAT MAX ALLOWABLE HEIGHT OF THE COMPLETED TURBINE WITH ONE BLADE IN THE VERTICAL POSITION IS ELEVATION 399 FEET ABOVE MEAN SEA LEVEL (ATASL). CONTRACTOR SHALL VERIFY THAT THE FOUNDATION AND BASE FLANGE ELEVATIONS ARE CONSTRUCTED AT A HEIGHT THAT DOES NOT RESULT IN THE FINISHED WIND TURBINE BEING HIGHER THAN ELEVATION 399 FEET.



1 OVERALL ELEVATION
SCALE: NTS

DESIGN LOADS	
HORIZONTAL AT TOWER BASE	63.6 KIPS
VERTICAL AT TOWER BASE	192 KIPS
OVERTURNING AT TOWER BASE	6458 KIP-FT
TORSION AT TOWER BASE	887 KIP-FT

UNFACTORED ULTIMATE WIND DESIGN LOADS
SUPPLIED BY EWT FOR DIRECT WIND 900 TURBINE.
50 METER TOWER, 52 METER ROTOR.

STRUCTURAL GENERAL NOTES

GENERAL STRUCTURAL NOTES

THE FOLLOWING NOTES APPLY UNLESS INDICATED OTHERWISE:

GENERAL:

TOWER DESIGN AND REACTIONS BY ENERGY WIND TECHNOLOGIES (EWT).
SEE EWT DRAWINGS AND INSTALLATION INSTRUCTIONS FOR ADDITIONAL
INFORMATION AND INSTALLATION REQUIREMENTS.

DESIGN LOADS:

WIND 133 MPH 3-SECOND GUST (UNFACTORED WIND SPEED,
CONTROLLING LOAD CASE FOR TOWER FOUNDATION DESIGN)

SEISMIC PER 2012 IBC AND ASCE 7-10
RISK CATEGORY II, I = 1.0
S_s = 0.200, S_{1-0.124}
SOIL SITE CLASS B
SEISMIC DESIGN CATEGORY C

ICE 1.18" RADIAL ICE THICKNESS

DESIGN PILE LOADS

144 KIPS DOWNWARD, 85 KIPS UPLIFT PER PILE (UNFACTORED DESIGN LOADS)

FOUNDATION PILING

STEEL PIPE PILES, 20" DIA. WITH 0.50" MINIMUM WALL THICKNESS PER ASTM A252, GRADE C. PILES TO HAVE OUTSIDE FLUSH
DRIVING POINT PER ASTM A148 GRADE 80. SPECIAL INSPECTION REQUIRED. 55'-0" MINIMUM EMBEDMENT. CONSULT SOILS
REPORT BY GOLDER ASSOCIATES, DATED 2017, FOR FURTHER PILE INSTALLATION REQUIREMENTS AND INFORMATION.

REINFORCED CONCRETE

ALL CONCRETE - f_c = 4000 PSI, MAXIMUM W/C = .50, MINIMUM 5 1/2 SACKS OF CEMENT PER CUBIC
YARD, ENTRAINED AIR CONTENT 5% PLUS OR MINUS 1%, AGGREGATE PER ASTM C33, 3/4" MAX AGGREGATE
SIZE. SUBMIT MIX DESIGN.

UNLESS OTHERWISE NOTED, REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE
CLASS B SPLICE. SUBMIT REINFORCING STEEL SHOP DRAWINGS WITH DETAILS PER ACI 315 MANUAL OF
STANDARD PRACTICE.

ASTM A706, GRADE 60, REINFORCING STEEL SHALL BE USED FOR WELDED BARS.

CONCRETE COVER:
PILE CAP - 2"

GROUT:

GROUT - 5,000 PSI MINIMUM 7-DAY CUBE STRENGTH PER ASTM C1107. GROUT TO BE PREMIXED,
NONMETALLIC, SHRINKAGE-RESISTANT GROUT PER ASTM C1107. USE SPECIFIC GROUT MIX
RECOMMENDED BY MANUFACTURER FOR EACH GROUT APPLICATION AND FOLLOW MANUFACTURERS
INSTRUCTIONS.

STRUCTURAL STEEL:

ALL STEEL, ASTM A36, 36 KSI MINIMUM YIELD STRENGTH. FABRICATION PER AISC SPECIFICATIONS.
SUBMIT SHOP DRAWINGS.

WELDING PER AWS D1.1. WELDERS CERTIFIED PER AMERICAN WELDING SOCIETY FOR ROD AND POSITION.
ELECTRODES SHALL BE E70XX MINIMUM, WITH MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT -20 DEG F.

MISCELLANEOUS:

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT
SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF
CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL
ENGINEER.

REFER TO ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF CONDUITS, ETC, NOT SHOWN.

SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED PRIOR TO FABRICATION.

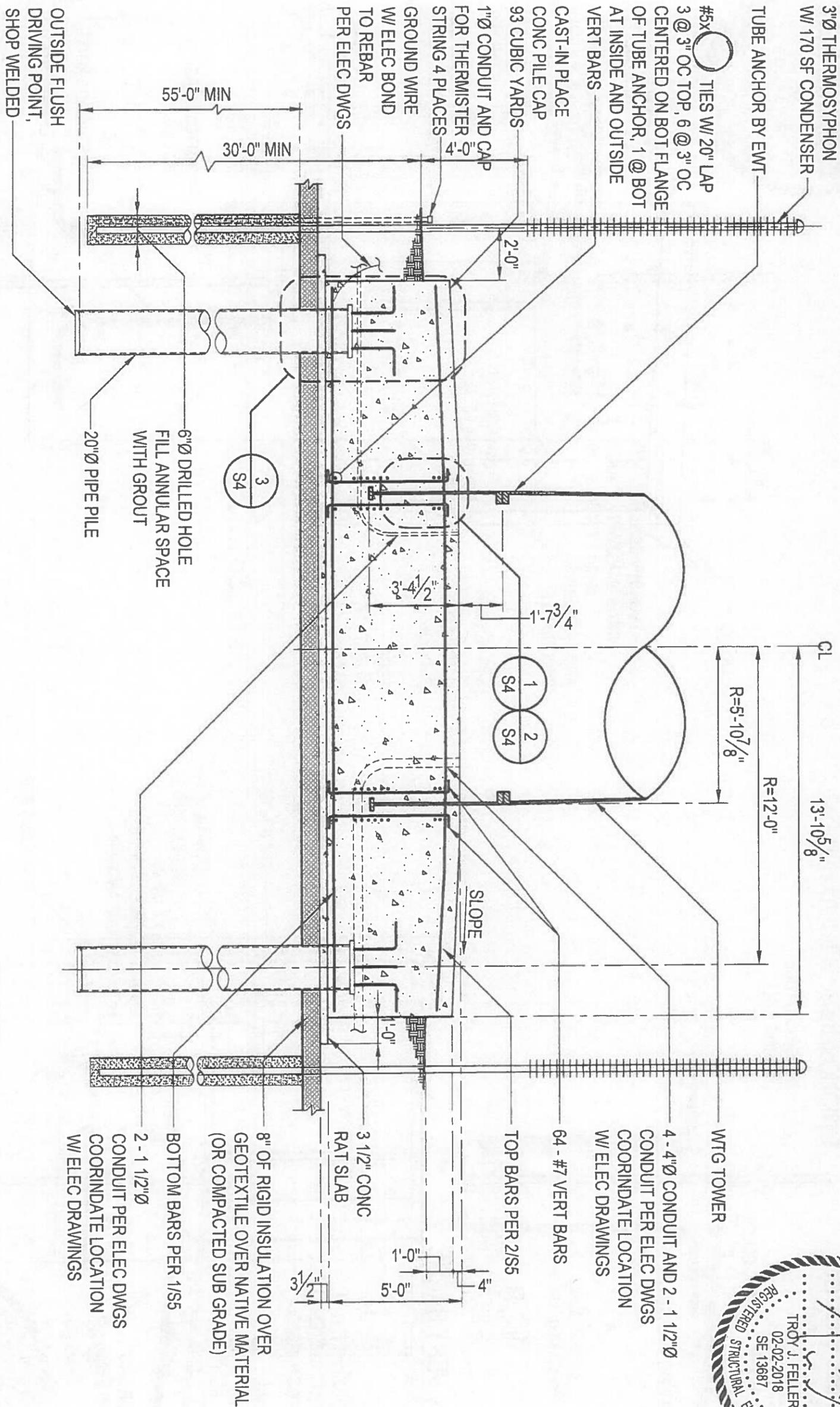


BBFM
Engineers Inc.
510 L Street, Suite 200
Anchorage AK 99501-1949
Phone: (907) 274-2336 Fax: 274-2520
Corporate Auth # C725

BETHEL
WIND ENERGY PROJECT
GENERAL NOTES

NO.	REVISION	BY	DATE

Plot Date: 2/5/18
Designee: TJF
Drawn: JWC
Approved: _____



1 PILE CAP SECTION
SCALE: 1/4" = 1'-0"

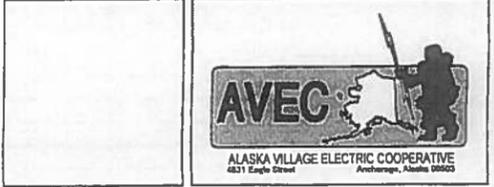


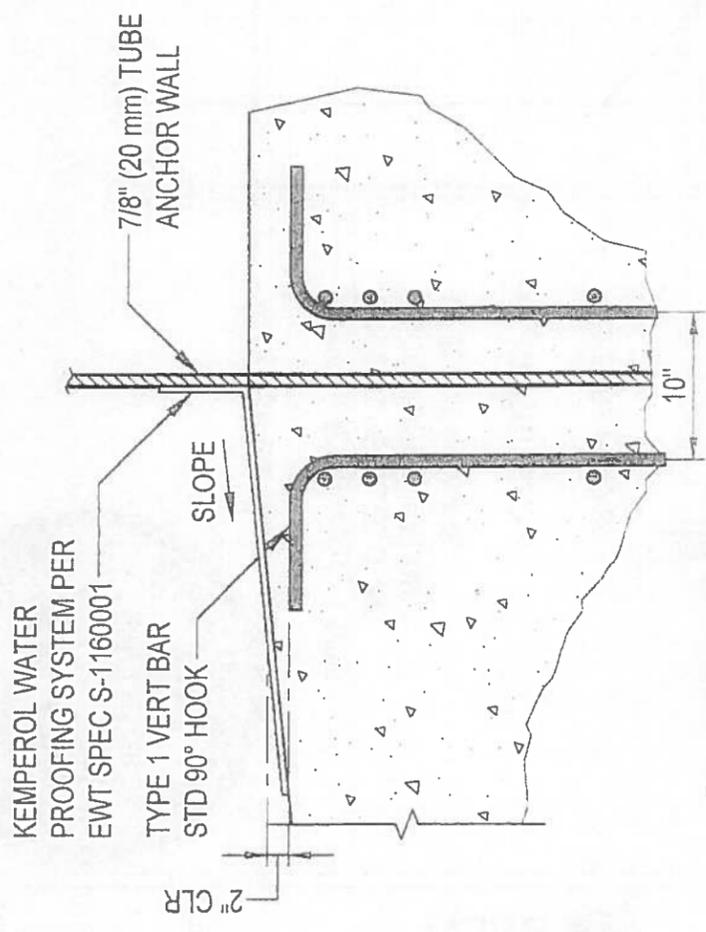
Sheet No.	S3
Proj. Date	2/2/15
Designed	TJF
Drawn	JWC
Approved	

NO.	REVISION	BY	DATE

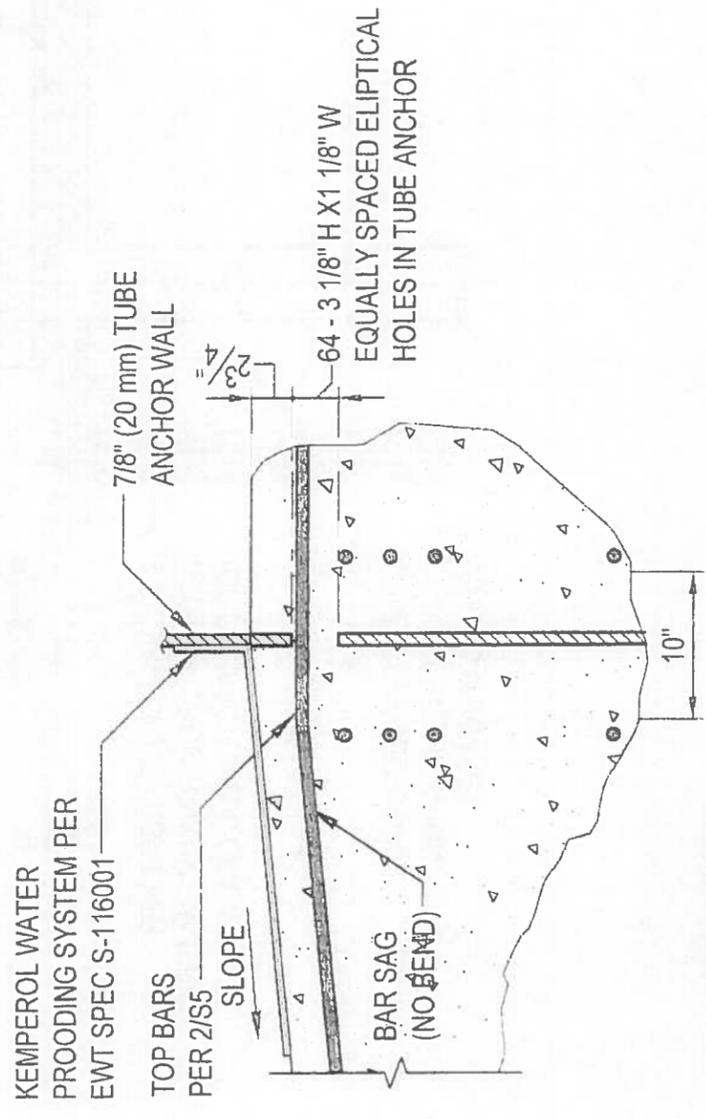
BETHEL
WIND ENERGY PROJECT
DETAILS

BBFM
Engineers Inc.
510 L Street, Suite 200
Anchorage, AK 99501-1949
Phone: (907) 274-2238 Fax: 274-2520
Corporate Auth # C725

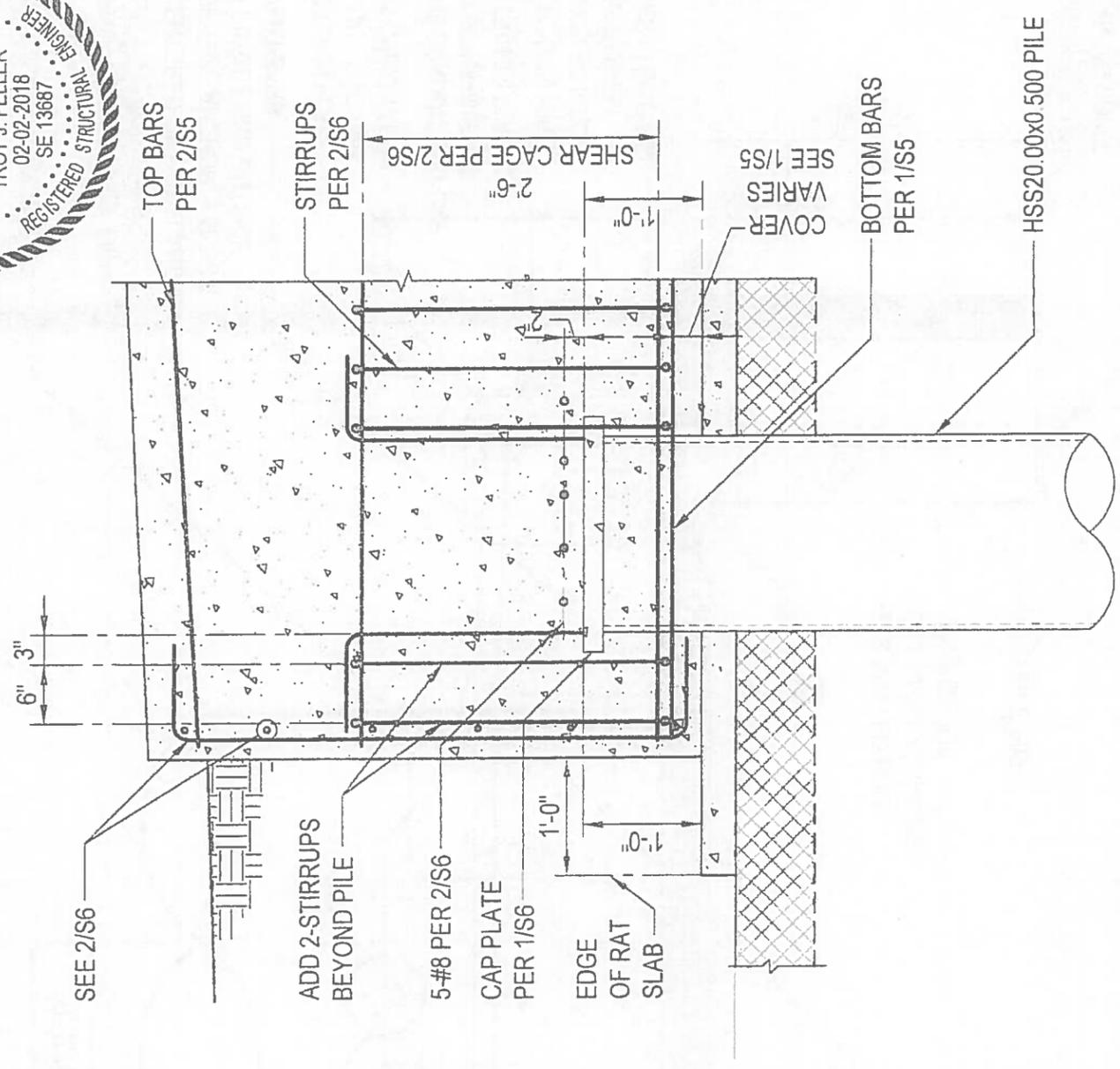




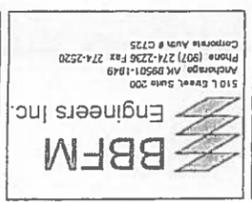
1 VERT BARS
SCALE: 1" = 1'-0"



2 TOP BARS
SCALE: 1" = 1'-0"



3 TOP OF PILE - REINFORCING
SCALE: 3/4" = 1'-0"

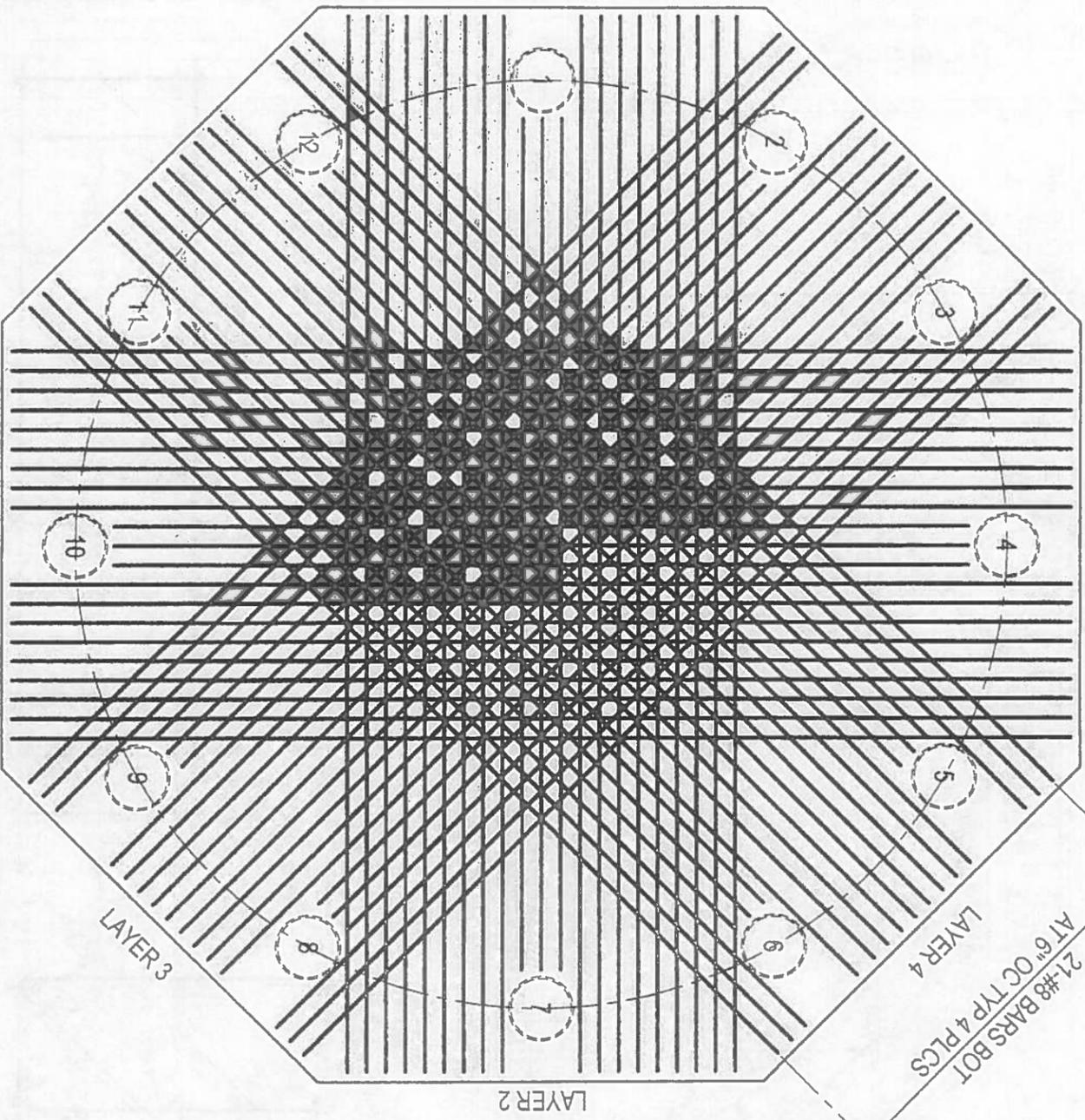


BETHEL
WIND ENERGY PROJECT
DETAILS

NO.	REVISION	BY	DATE

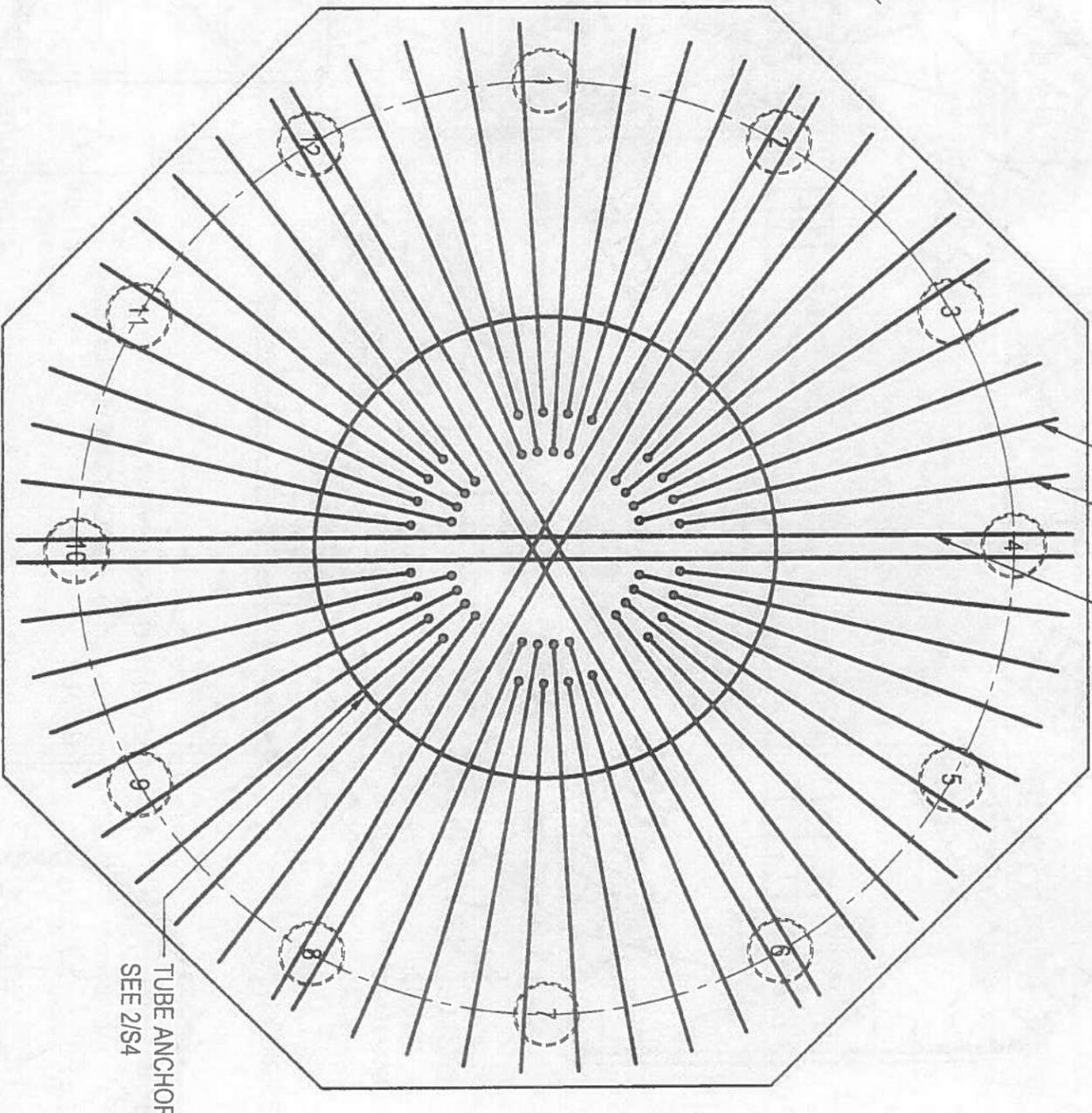
Author	JWC
Designer	TJF
Checker	
Sheet No	S4

1
PILE CAP PLAN-BOTTOM REINF
SCALE: 1/4" = 1'-0"



REINFORCING COVER	
LAYER 1	2"
LAYER 2	3"
LAYER 3	4"
LAYER 4	5"

2
PILE CAP PLAN-TOP REINF
SCALE: 1/4" = 1'-0"



#7x11'-0"
26 PLACES
#7x10'-0"
26 PLACES
#7x27'-0"
6 PLACES

TUBE ANCHOR
SEE 2/S4



Sheet No. **S5**

Plot Date	2/2/18
Designed	TJF
Drawn	JWC
Approved	

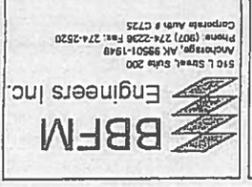
NO.	REVISION	BY	DATE

BETHEL
WIND ENERGY PROJECT

PLAN AND SCHEDULE

BBFM
Engineers Inc.
510 L Street, Suite 200
Anchorage, AK 99501-1049
Phone (907) 274-2236 Fax: 274-2520
Corporate Auth # C725

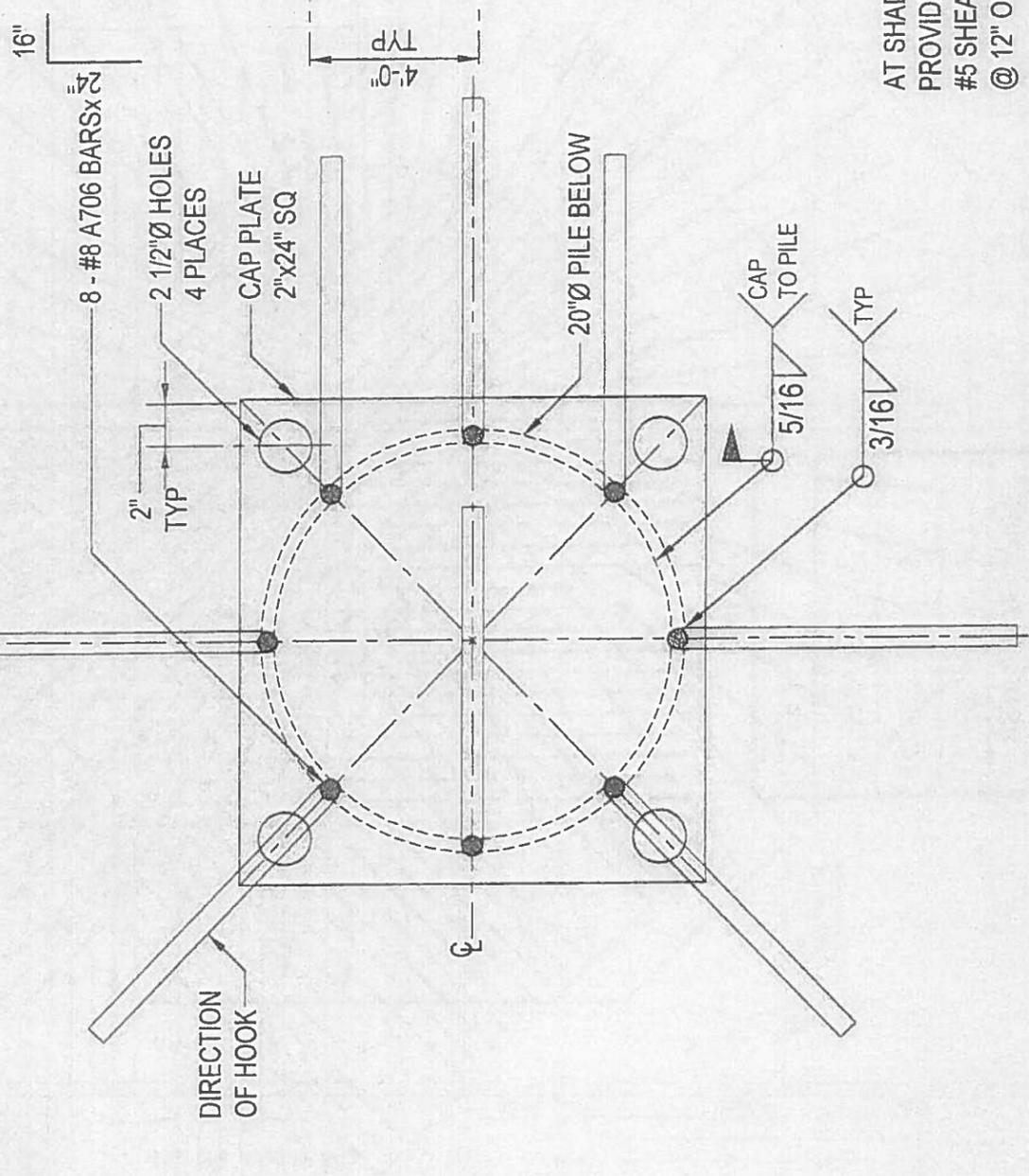
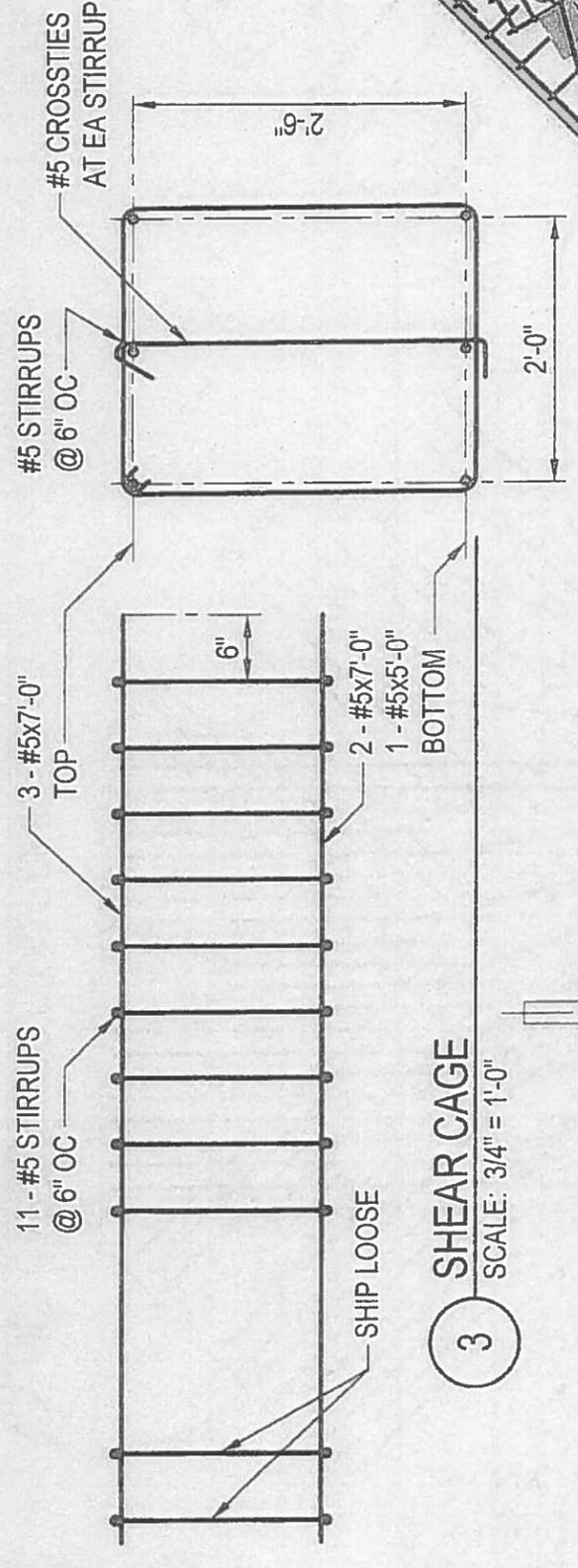
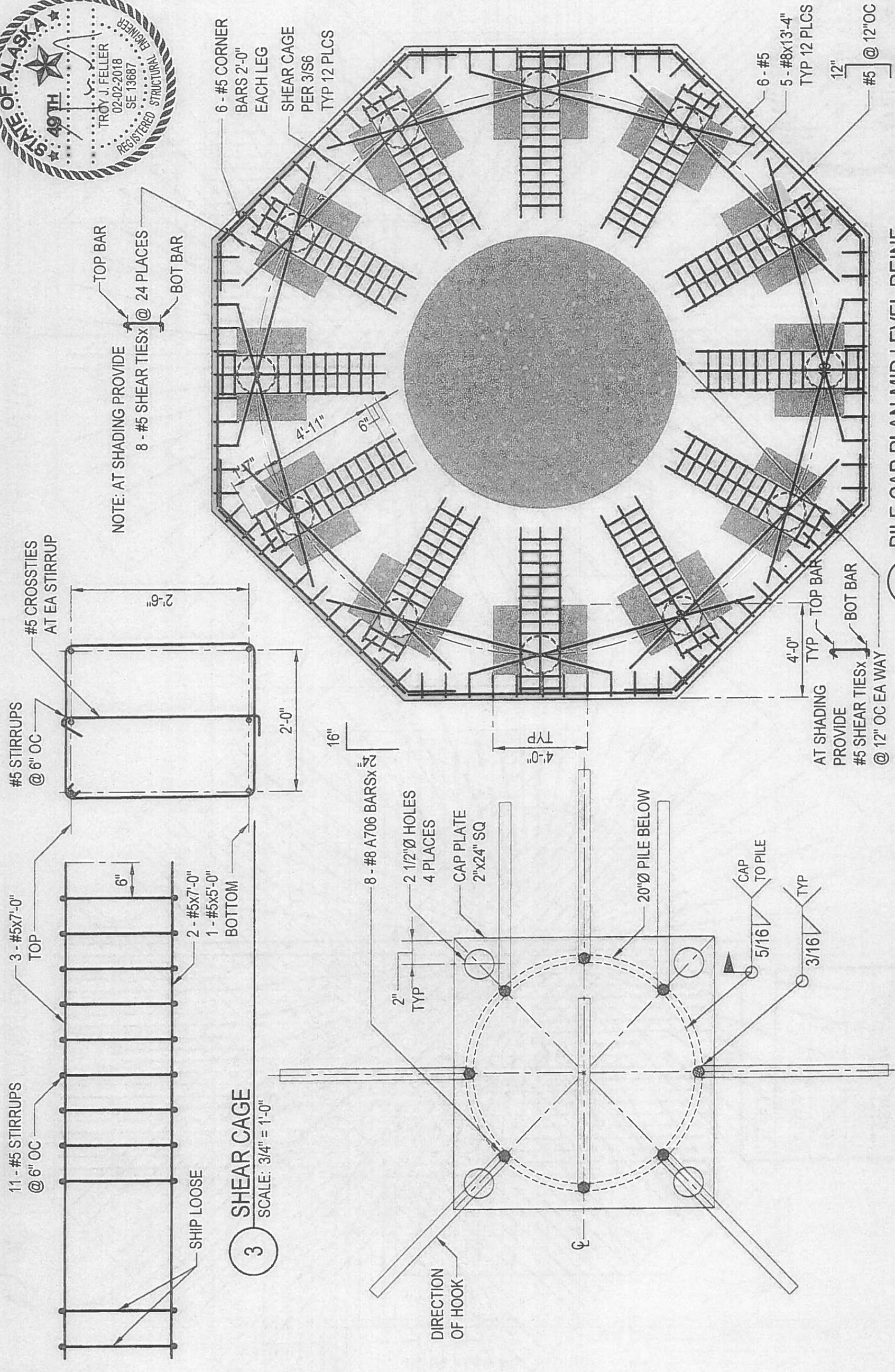
AVEC
ALASKA VILLAGE ELECTRIC COOPERATIVE
4831 Engle Street
Anchorage, Alaska 99503



BETHEL
 WIND ENERGY PROJECT
 PILE CAP PLAN AND DETAILS

NO.	REVISION	BY	DATE

Drawn	JWC
Designed	TJF
Date	2/2/18
Sheet No.	S6



2 PILE CAP PLAN-MID LEVEL REINF
 SCALE: 1/4" = 1'-0"

1 CAP PLATE- PLAN VIEW
 SCALE: 1 1/2" = 1'-0"

NOTE: AT SHADING PROVIDE
 8 - #5 SHEAR TIESX @ 24 PLACES

AT SHADING PROVIDE #5 SHEAR TIESX @ 12" OC EA WAY

6 - #5 CORNER BARS 2'-0" EACH LEG
 SHEAR CAGE PER 3/S6 TYP 12 PLCS

6 - #5
 5 - #8x13'-4" TYP 12 PLCS
 12"
 #5 @ 12" OC

#5 STIRRUPS @ 6" OC
 #5 CROSS TIES AT EA STIRRUP

11 - #5 STIRRUPS @ 6" OC
 3 - #5x7'-0" TOP
 2 - #5x7'-0" BOTTOM
 1 - #5x5'-0" BOTTOM

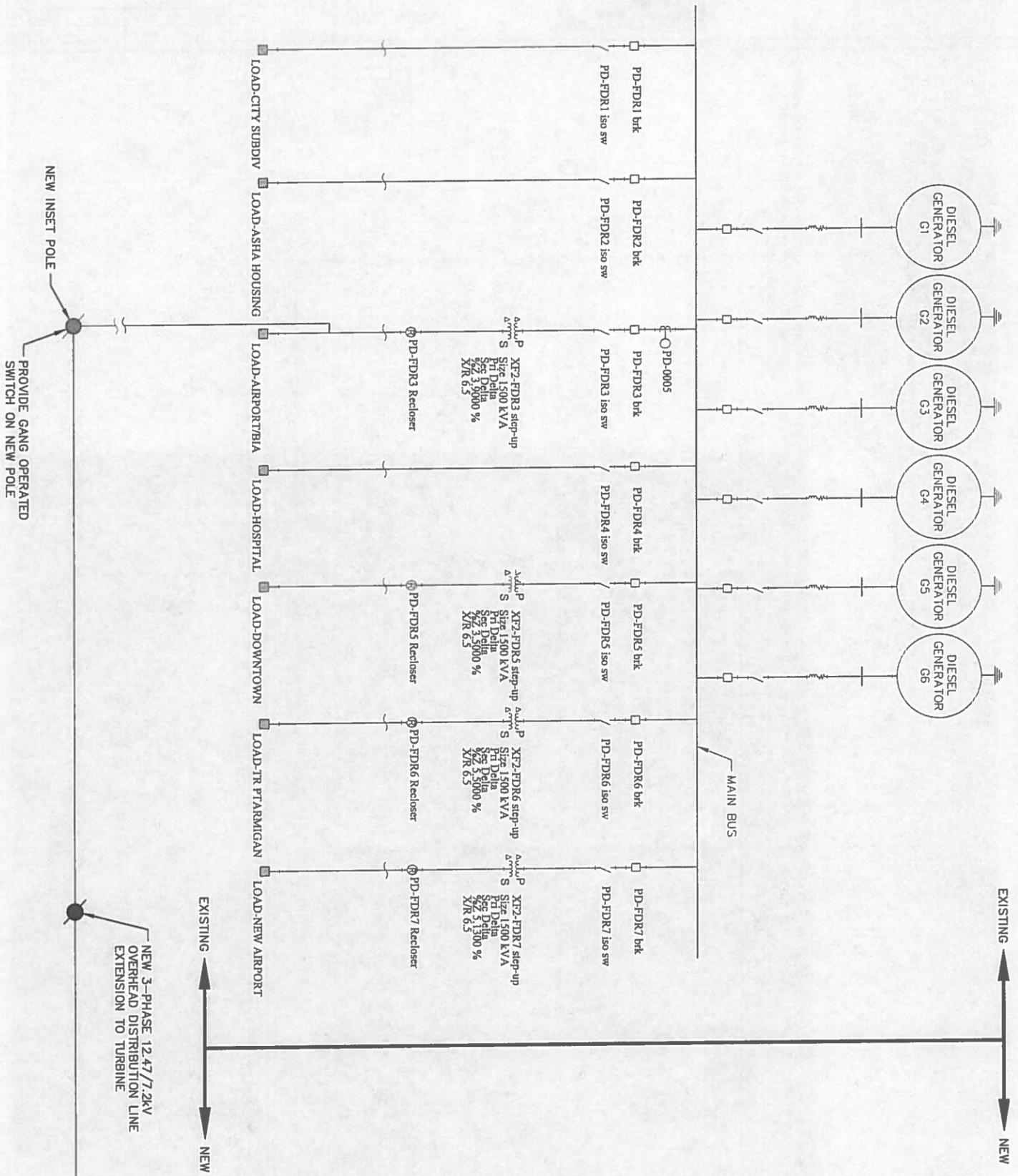
8 - #8 A706 BARSx 2'-0"

2 1 1/2" Ø HOLES 4 PLACES
 CAP PLATE 2" x 24" SQ

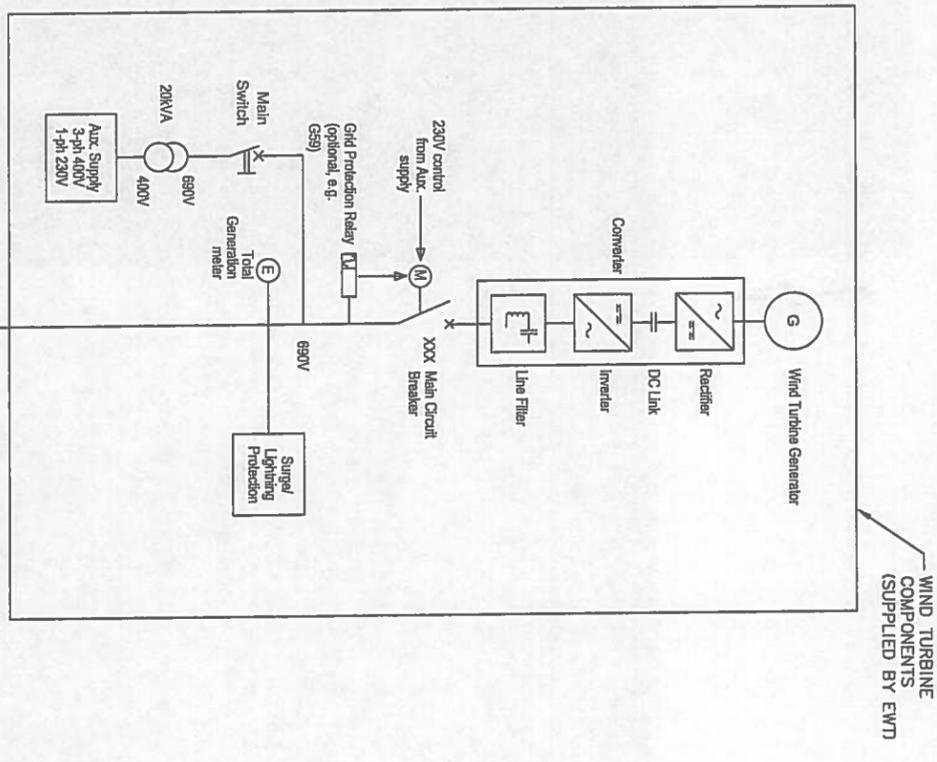
20" Ø PILE BELOW

5/16 TYP
 3/16 TYP

DIRECTION OF HOOK



1 ONE-LINE DIAGRAM NTS



NOTE:
THIS DIAGRAM IS BASED UPON AS-BUILT INFORMATION PROVIDED BY AVEC AND WILL BE VERIFIED PRIOR TO 95% DRAWING SUBMITTAL.

THREE PAD MOUNT, 333.3KVA SINGLE-PHASE TRANSFORMERS 690V/398V TO 12.47/7.2KV, 60Hz

NEW 3-PHASE 12.47/7.2KV OVERHEAD DISTRIBUTION LINE EXTENSION TO TURBINE

NEW INSET POLE
PROVIDE GANG OPERATED SWITCH ON NEW POLE

NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	TK	12/13/17

Plot Date 12/14/17
Designed _____
Drawn CMK
Approved _____

BETHEL, ALASKA
WIND ENERGY PROJECT
ELECTRICAL DISTRIBUTION IMPROVEMENTS
ONE-LINE DIAGRAM

CRW
ENGINEERING GROUP, LLC
3940 ARCTIC BLVD, SUITE 300
ANCHORAGE, ALASKA 99503
PHONE: (907) 562-3352
FAX: (907) 561-2273

AVEC
ALASKA VILLAGE ELECTRIC COOPERATIVE
4831 Eagle Street
Anchorage, Alaska 99503



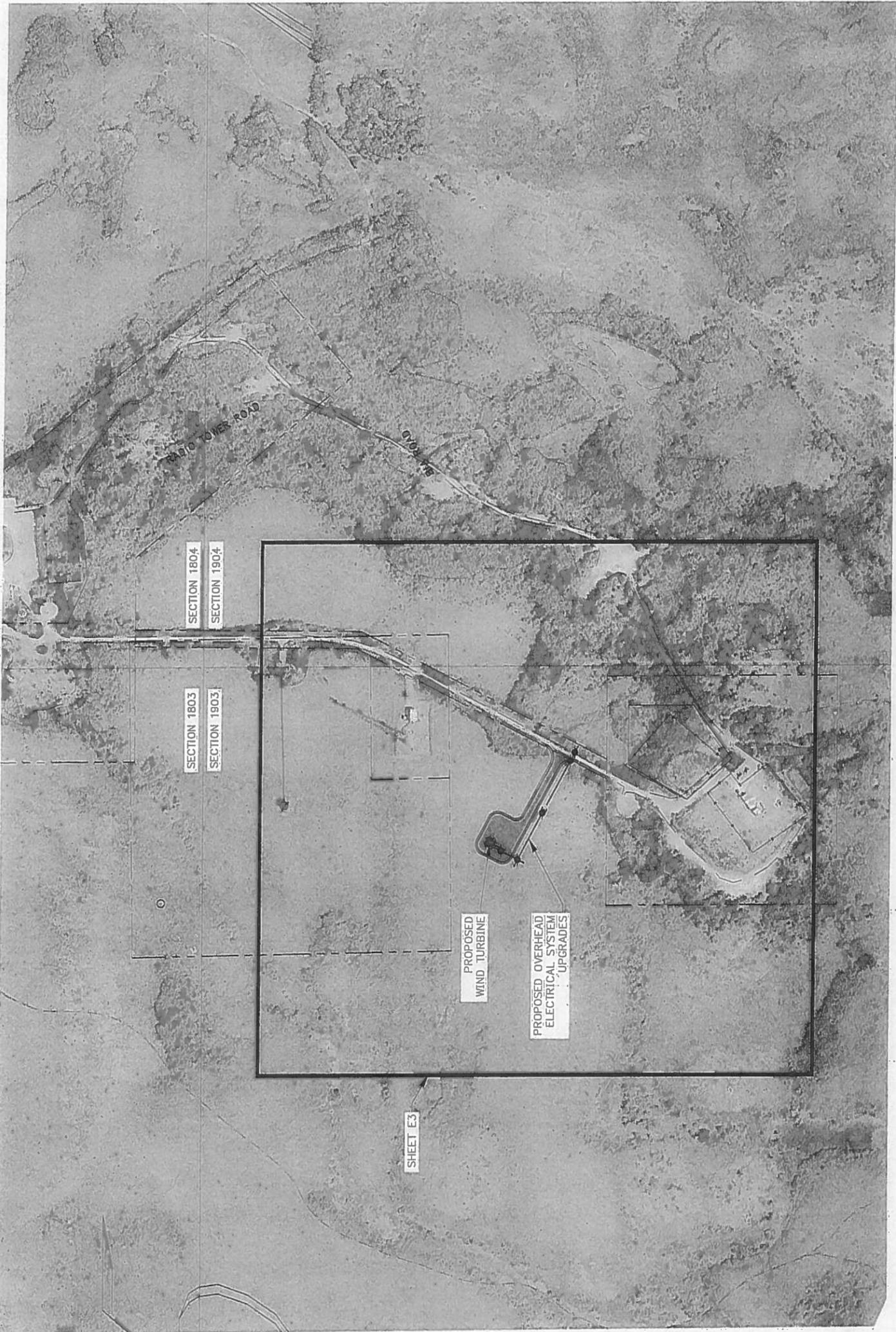
BETHEL, ALASKA
 WIND ENERGY PROJECT
 ELECTRICAL DISTRIBUTION IMPROVEMENTS
 ELECTRICAL REFERENCE PLAN

NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	WM	12/13/17

Plot	12/14/17
Date	
Designed	
Drawn	TK
Approved	

Sheet No. E2

- GENERAL NOTES:
1. ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE NESC.
 2. NUMBER NEW POLES PER M52-3.
 3. PROVIDE VIBRATION DAMPENERS ON ALL POLES WITHIN THE LIMITS OF THIS PROJECT; TYPICALLY 8 PER POLE.
 4. PROVIDE GRID REFLECTORS (TWO ON EACH POLE) ON ALL NEW POLES AND ON POLES WITHIN THE LIMITS OF THIS PROJECT WHERE GRID REFLECTORS ARE DAMAGED OR MISSING.
 5. FRAMING UNITS CALLED OUT AT POLES ARE RUS UNITS. SEE CORRESPONDING DETAIL FOR SPECIFICATIONS.

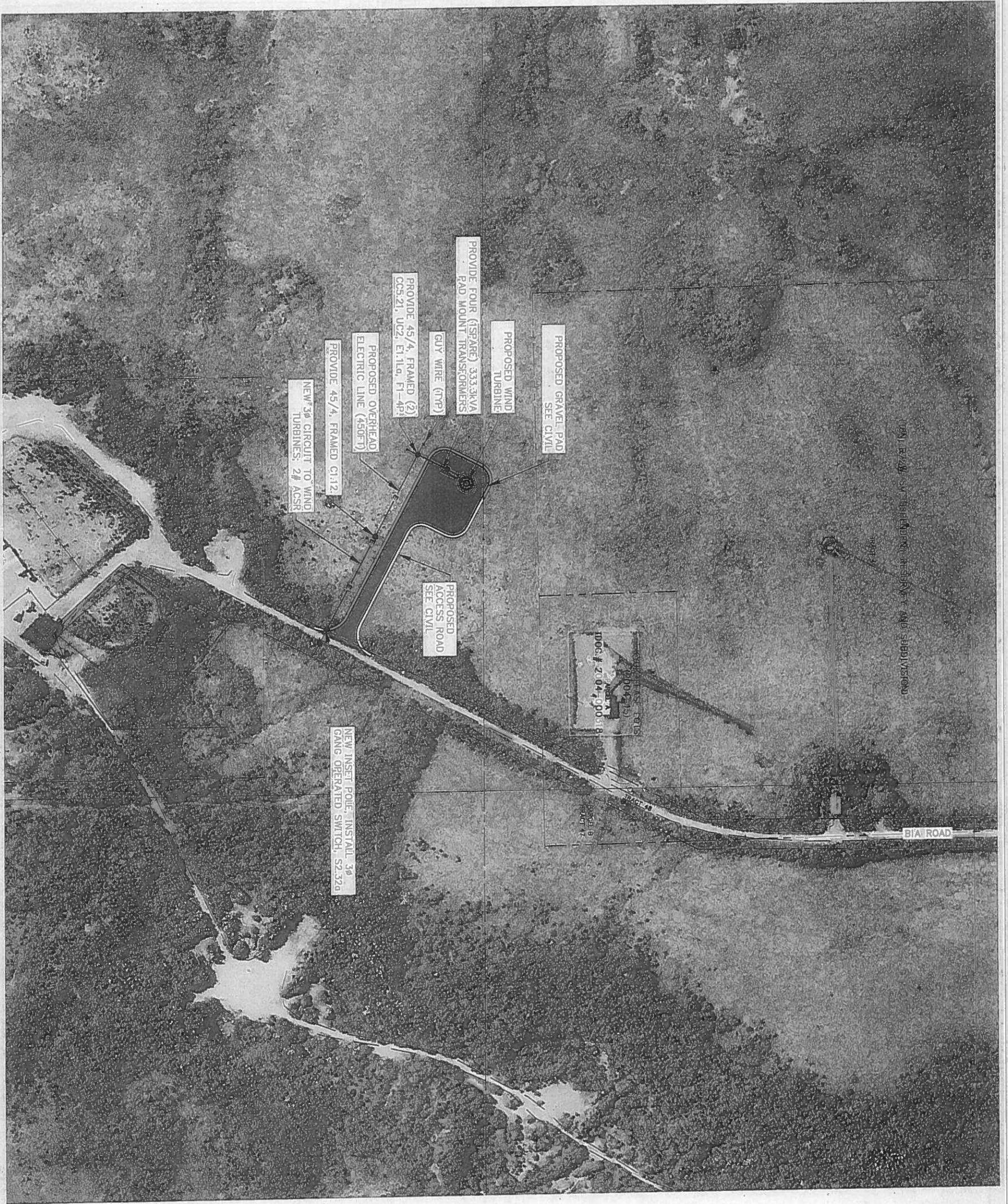


ELECTRICAL REFERENCE PLAN

1

SCALE: GRAPHIC





1 WIND TURBINE DISTRIBUTION PLAN
SCALE: GRAPHIC

- SHEET NOTES:
1. SEE GENERAL NOTES ON E1.
 2. SEE DETAIL SHEETS FOR FRAMING AND DETAIL SPECIFICATIONS FOR CALLOUTS AT POLES.



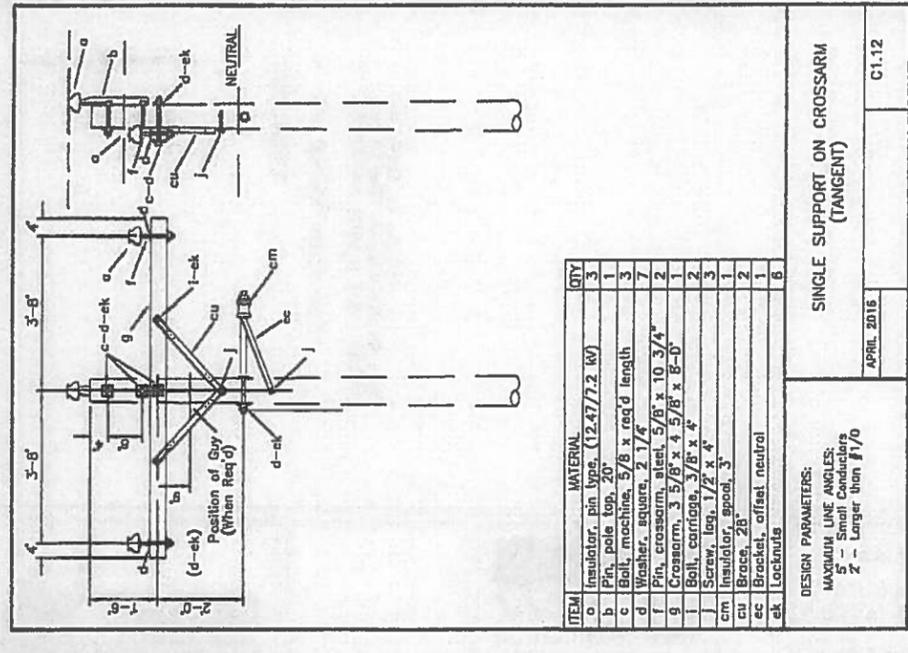
NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	WM	12/13/17

Plot Date 12/14/17
Designed WM
Drawn TK
Approved

BETHEL, ALASKA
WIND ENERGY PROJECT
ELECTRICAL DISTRIBUTION IMPROVEMENTS
WIND TURBINE DISTRIBUTION PLAN

CRW
ENGINEERING GROUP, LLC
3840 ARCTIC BLVD, SUITE 300
ANCHORAGE, ALASKA 99503
PHONE: (907) 582-3252
FAX: (907) 581-2273

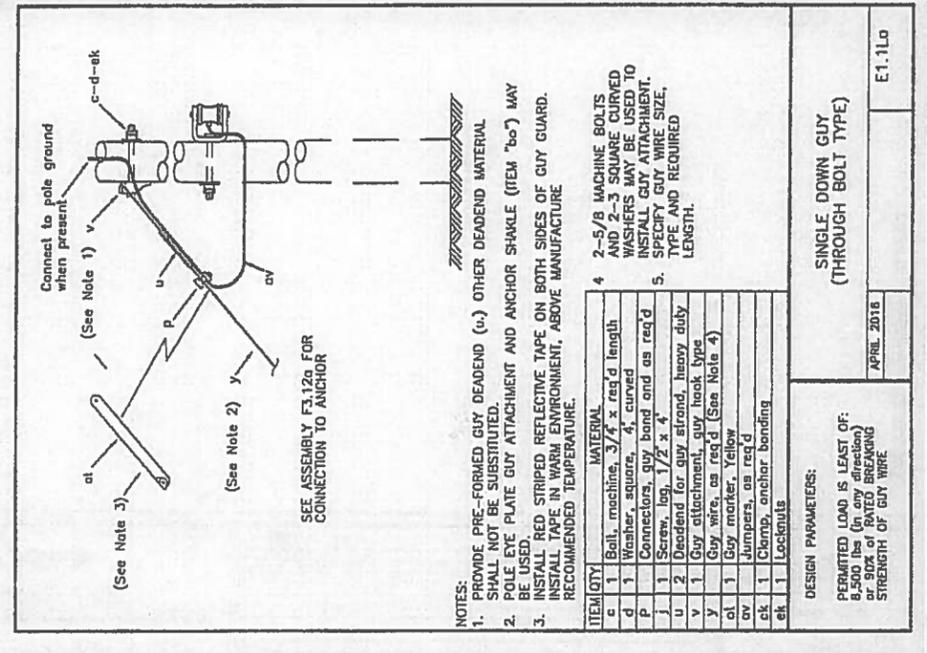
AVEC
ALASKA VILLAGE ELECTRIC COOPERATIVE
4821 Single Street
Anchorage, Alaska 99503



ITEM	QTY	MATERIAL
a	3	Insulator, pin type, (12.47/7.2 kV)
b	1	Pin, pole top, 20"
c	1	Washer, square, 5/8" x req'd length
d	7	Washer, square, 2 1/4"
e	2	Pin, crossarm, steel, 5/8" x 10 3/4"
f	2	Crossarm, 3 5/8" x 4 5/8" x 8'-0"
g	2	Boil. carriage, 3/8" x 4"
h	2	Screw, lag, 1/2" x 4"
i	2	Insulator, suspension, 4 1/4"
j	2	Boil. double arming, 5/8" x req'd length
k	2	Nut, eye, 5/8"
l	2	Brace, 28"
m	1	Locknuts
n	2	Brackets, offset neutral
o	2	Jumpers, as req'd
p	1	Clamp, anchor bonding
q	1	Locknuts

DESIGN PARAMETERS:
 MAXIMUM LINE ANGLES:
 1 - Small conductors
 2 - Larger than #10

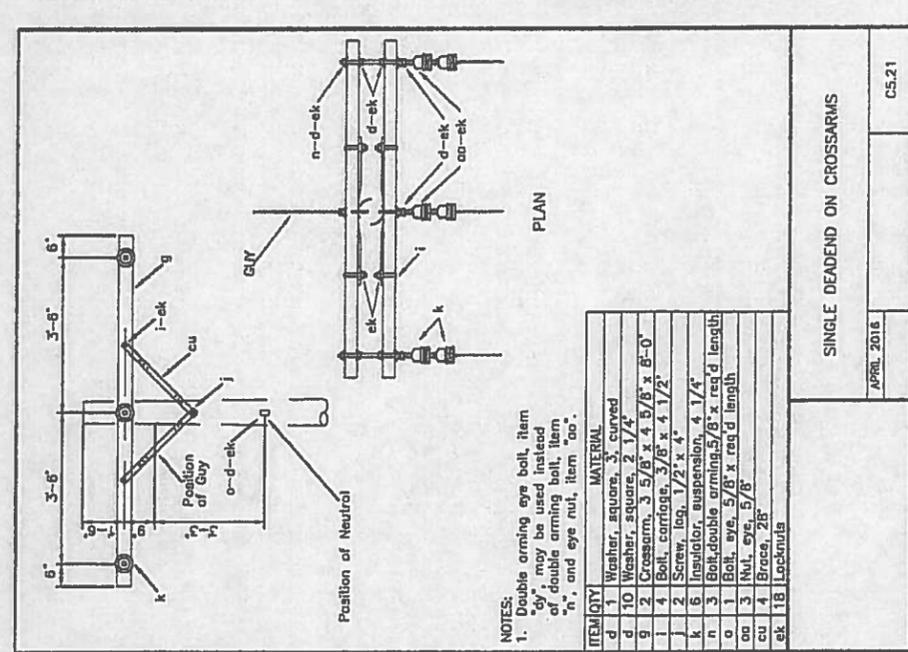
APRIL 2016 C1.12



ITEM	QTY	MATERIAL
a	1	Boil. machine, 3/4" x req'd length
b	1	Washer, square, 4" curved
c	1	Connectors, guy bond end as req'd
d	1	Screw, lag, 1/2" x 4"
e	2	Decision for guy strand, heavy duty
f	1	Guy attachment, guy lock type
g	1	Guy marker, yellow
h	1	Clamp, anchor bonding
i	1	Locknuts

DESIGN PARAMETERS:
 PERMITTED LOAD IS LEAST OF:
 90% OF RATED BREAKING STRENGTH OF GUY WIRE

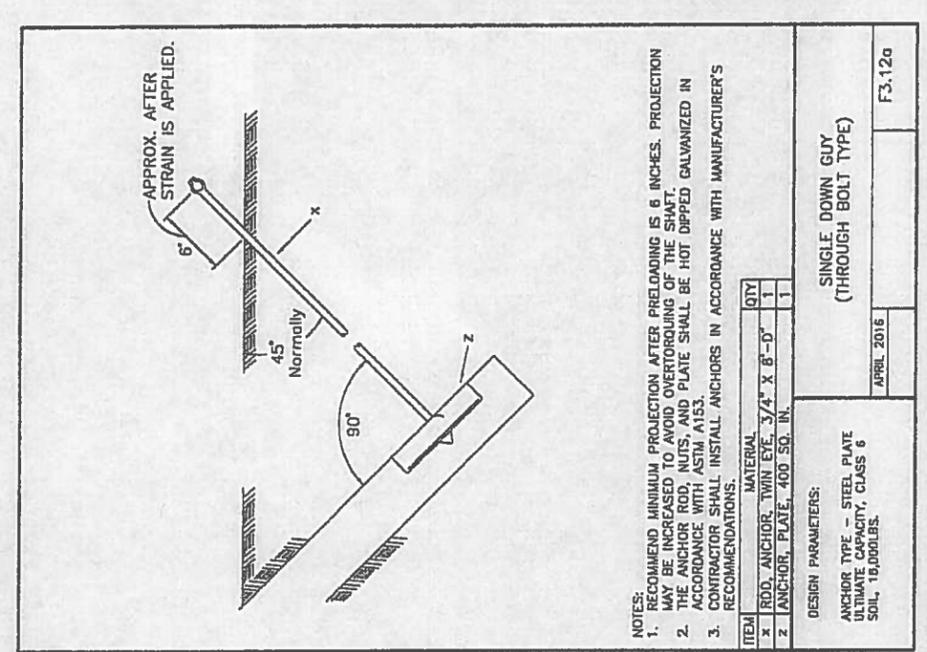
APRIL 2016 E1.11a



ITEM	QTY	MATERIAL
d	1	Washer, square, 3" curved
e	10	Washer, square, 5/8" x req'd length
f	2	Crossarm, 3 5/8" x 4 5/8" x 8'-0"
g	1	Pin, crossarm, steel, 5/8" x 10 3/4"
h	2	Boil. carriage, 3/8" x 4"
i	2	Screw, lag, 1/2" x 4"
j	2	Insulator, suspension, 4 1/4"
k	2	Boil. double arming, 5/8" x req'd length
l	2	Nut, eye, 5/8"
m	2	Brace, 28"
n	2	Locknuts

DESIGN PARAMETERS:
 MAXIMUM LINE ANGLE = 9°

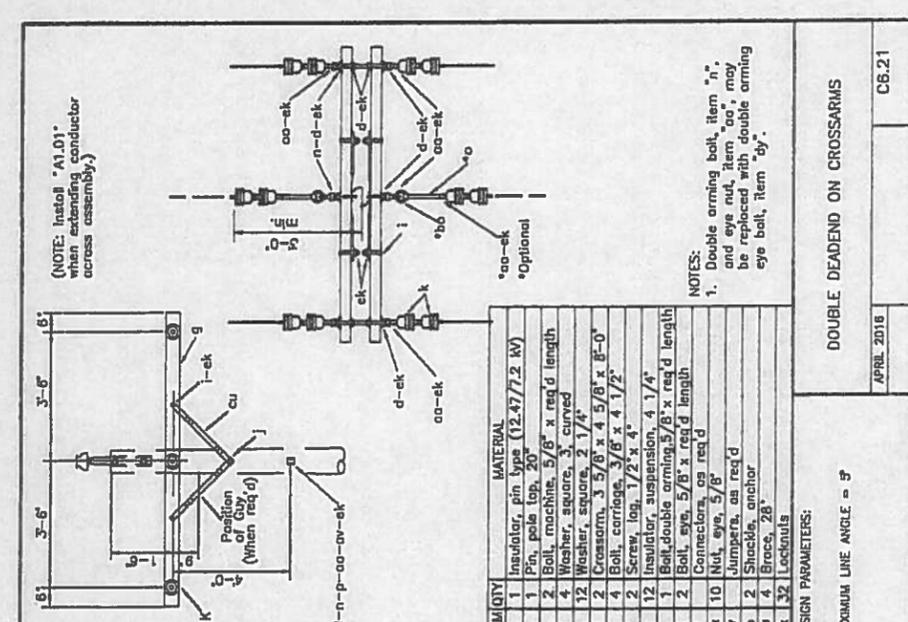
APRIL 2016 C5.21



ITEM	QTY	MATERIAL
a	1	ROD, ANCHOR, TWIN EYE, 3/4" x 8'-0"
b	1	ANCHOR, PLATE, 400 50, IN.

DESIGN PARAMETERS:
 ANCHOR TYPE - STEEL PLATE
 ULTIMATE CAPACITY, CLASS 6
 SOIL, 16,000PSI.

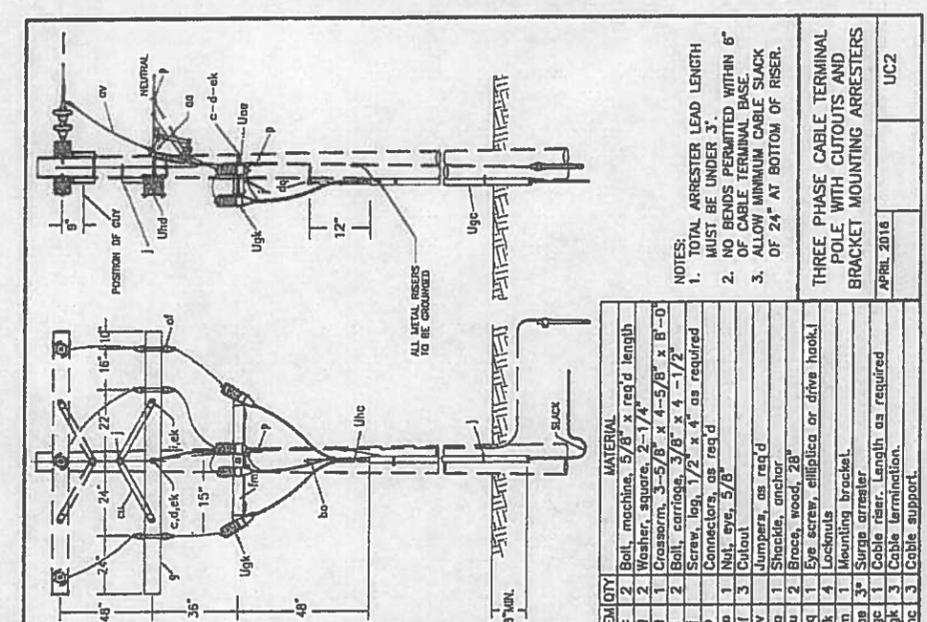
APRIL 2016 F3.12a



ITEM	QTY	MATERIAL
a	1	Insulator, pin type (12.47/7.2 kV)
b	1	Pin, pole top, 20"
c	2	Boil. machine, 5/8" x req'd length
d	4	Washer, square, 3" curved
e	12	Washer, square, 2 1/4"
f	2	Crossarm, 3 5/8" x 4 5/8" x 8'-0"
g	1	Pin, crossarm, steel, 5/8" x 10 3/4"
h	2	Boil. carriage, 3/8" x 4"
i	2	Screw, lag, 1/2" x 4"
j	2	Insulator, suspension, 4 1/4"
k	2	Boil. double arming, 5/8" x req'd length
l	2	Nut, eye, 5/8"
m	2	Brace, 28"
n	2	Locknuts
o	2	Jumpers, as req'd
p	1	Clamp, anchor bonding
q	1	Locknuts

DESIGN PARAMETERS:
 MAXIMUM LINE ANGLE = 9°

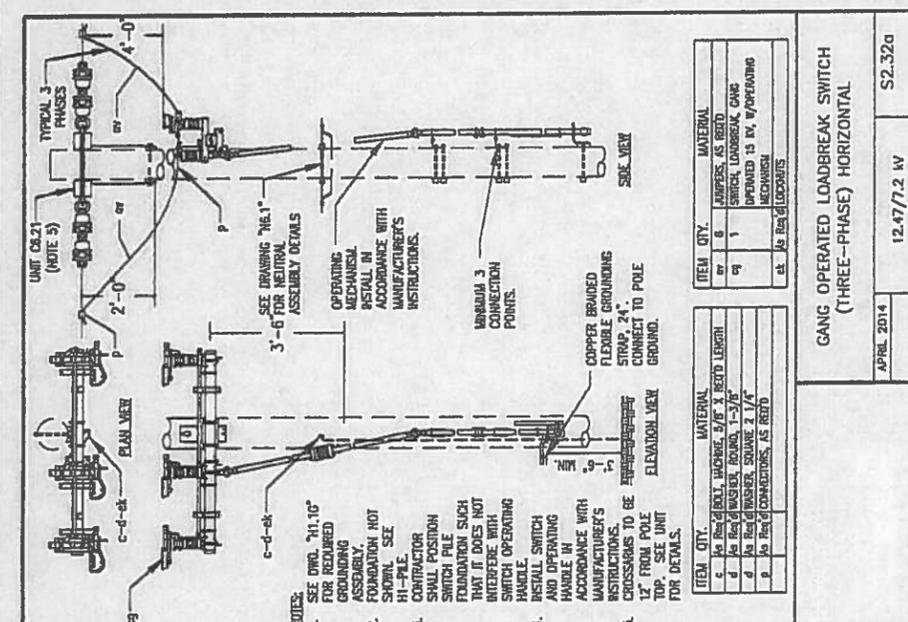
APRIL 2016 C6.21



ITEM	QTY	MATERIAL
c	2	Boil. machine, 5/8" x req'd length
d	2	Washer, square, 2-1/4"
e	1	Crossarm, 3-5/8" x 4-5/8" x 8'-0"
f	2	Boil. carriage, 3/8" x 4-1/2"
g	1	Screw, lag, 1/2" x 4", as required
h	2	Connectors, as req'd
i	1	Nut, eye, 5/8"
j	3	Cutouts, as req'd
k	1	Jumpers, as req'd
l	2	Shackle, anchor
m	2	Brace, wood, 28"
n	1	Eye screw, elliptical or drive hook,
o	4	Locknuts
p	1	Mounting bracket,
q	3	Surge arrester
r	1	Cable riser, Length as required
s	3	Cable termination,
t	3	Cable support,

DESIGN PARAMETERS:
 ALL METAL RISERS TO BE GROUNDING

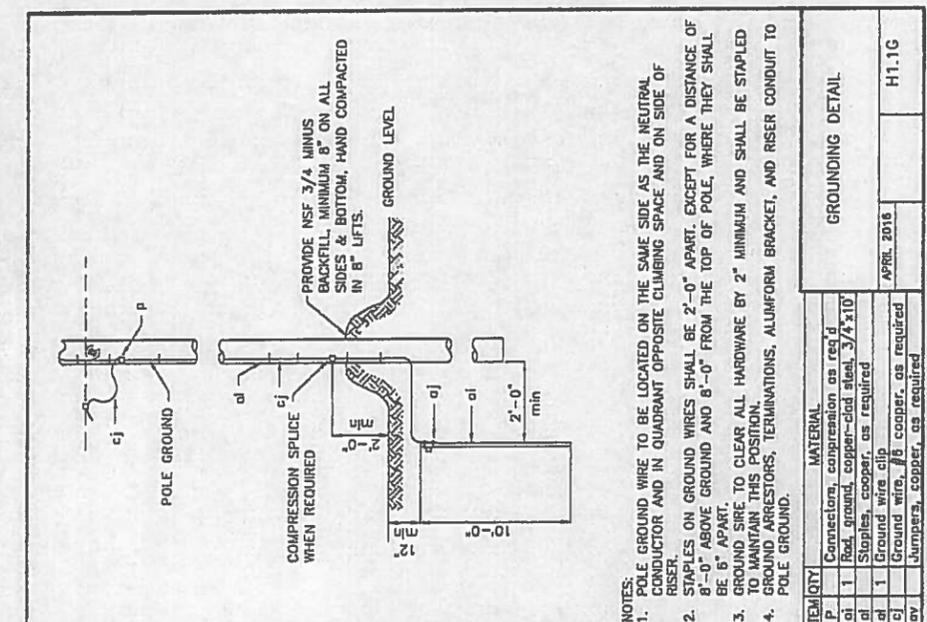
APRIL 2016 UC2



ITEM	QTY	MATERIAL
a	1	Boil. machine, 5/8" x req'd length
b	1	Washer, square, 2-1/4"
c	1	Crossarm, 3-5/8" x 4-5/8" x 8'-0"
d	2	Boil. carriage, 3/8" x 4-1/2"
e	1	Screw, lag, 1/2" x 4", as required
f	2	Connectors, as req'd
g	1	Nut, eye, 5/8"
h	3	Cutouts, as req'd
i	1	Jumpers, as req'd
j	2	Shackle, anchor
k	2	Brace, wood, 28"
l	1	Eye screw, elliptical or drive hook,
m	4	Locknuts
n	1	Mounting bracket,
o	3	Surge arrester
p	1	Cable riser, Length as required
q	3	Cable termination,
r	3	Cable support,

DESIGN PARAMETERS:
 MAXIMUM LINE ANGLE = 9°

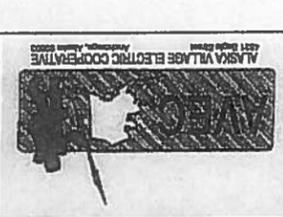
APRIL 2014 S2.32a



ITEM	QTY	MATERIAL
a	1	Boil. machine, 5/8" x req'd length
b	1	Washer, square, 2-1/4"
c	1	Crossarm, 3-5/8" x 4-5/8" x 8'-0"
d	2	Boil. carriage, 3/8" x 4-1/2"
e	1	Screw, lag, 1/2" x 4", as required
f	2	Connectors, as req'd
g	1	Nut, eye, 5/8"
h	3	Cutouts, as req'd
i	1	Jumpers, as req'd
j	2	Shackle, anchor
k	2	Brace, wood, 28"
l	1	Eye screw, elliptical or drive hook,
m	4	Locknuts
n	1	Mounting bracket,
o	3	Surge arrester
p	1	Cable riser, Length as required
q	3	Cable termination,
r	3	Cable support,

DESIGN PARAMETERS:
 PROVIDE NSF 3/4 MINUS BACKFILL, MINIMUM 8" ON ALL SIDES & BOTTOM, HAND COMPACTED IN 8" LIFTS.

APRIL 2016 H1.1c



BETHEL, ALASKA
 WIND ENERGY PROJECT
 ELECTRICAL DISTRIBUTION IMPROVEMENTS
 ELECTRICAL DETAILS

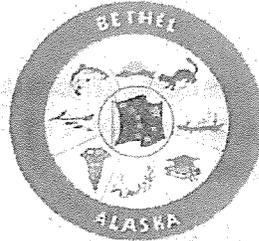
NO.	REVISION	BY	DATE
A	65% DESIGN SUBMITTAL	TK	12/13/17

Print Date	2/2/18
Designed	TK
Drawn	TK
Approved	

Sheet No. E4

CITY OF BETHEL PLANNING OFFICE
 Po Box 1388
 Bethel, AK 99559

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



**APPLICATION FOR PRELIMINARY PLAT
 BETHEL MUNICIPAL CODE 17.12**

17.12.010 Preliminary consultation.

The subdivider may, and is encouraged to, at any time prior to submitting a preliminary plat, request a meeting with the platting officer or the planning commission for the purposes of an informal preliminary consultation to identify land that may not be suitable for subdivision and development in its natural state, special design and other possible problems. A preliminary plat may be submitted at any time for review and action by the planning commission under this chapter.

17.12.020 Preliminary plat required.

Prior to submitting a final plat of a subdivision, a subdivider shall submit a preliminary plat in order that general agreement may be reached and specific requirements established on layout and arrangement of streets, lots, drainages, access, dedications, required improvements and other features before a final plat is prepared.

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.

DATE 8/16/2017

SUBDIVISION NAME ORUTSARARMUT SUBDIVISION

Application Fee must be attached:	\$300.00 PLUS \$15 PER LOT	Preliminary Plat
Payment Type:	<input type="checkbox"/> Credit Card <input checked="" type="checkbox"/> Check <input type="checkbox"/> Money Order <input type="checkbox"/> Cash	

1. General Information

NAME OF PROPERTY OWNER	ORUTSARARMINT NATIVE COUNCIL
Physical Address:	117 KATIE HEALY LANE, BETHEL, AK 99559
Mailing Address:	(SAME)
Home Phone Number:	N/A
Work Phone Number:	
Cell Phone Number:	N/A
Email Address:	N/A

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 SURVEYOR FIRM	RODNEY P. KINNEY ASSOC.
NAME OF SUVEYOR	CLARK E. KINNEY, PLS
Physical Address:	16515 CENTERFIELD DR. #B01 EAGLE RIVER, AK 99577
Mailing Address:	(SAME)
Home Phone Number:	N/A
Work Phone Number:	907-694-2332
Cell Phone Number:	N/A
Email Address:	clarkk@rplca.net

2. Property Information / Legal Description

Township: <u>8N</u>	Range: <u>71W</u>
Section: <u>17 & 18</u>	Meridian: <u>SEWARD</u>
Subdivision: <u>N/A</u>	Block(s): <u>N/A</u>
Lot(s): <u>13</u>	US Survey or Plat No.: <u>USS 4117</u>
Street Address: <u>N/A</u>	

3. Plat Description

a. Please provide a detailed description of the proposed Plat in order to provide a thorough understanding of the project. Include number of lots, planned development, existing and/or planned zoning, public improvements, etc.

SUBDIVIDE USS 4117 LOT 13 INTO 40 LOTS
FOR FUTURE DEVELOPMENT BY UNC.

For the following, please place a checkmark in the underlined space for complying with the Preliminary Plat data request. Add comments if necessary.

17.12.030 Submittal, form and contents.

A. Ten (10) paper copies of the preliminary plat and one electronic copy (11" x 17"), and all information, certifications and material required under this section shall be submitted to the platting officer at least thirty (30) calendar days prior to the planning commission meeting at which consideration of the preliminary plat is desired.

The submission shall also include:

- A1. Preliminary Plat Fee. PAID
- A2. A certificate of ownership indicating the date the land proposed to be subdivided was acquired, together with the book and page of each conveyance to the present owner or owners as recorded in the Bethel district recorder's office.
- A3. N/A A statement that all taxes and special assessments pertaining to the property have been paid or that a payment schedule satisfactory to the city has been arranged;
- A4. A list of the names and addresses of the owners of record of all property contiguous to and across a public right-of-way from the proposed subdivision.
- A5. N/A Completed applications for all waivers, variances or other special permissions required under this chapter before the preliminary plat may be approved, including the fee required for each such additional special permission.

B. Preliminary Plat

The preliminary plat shall show the land to be subdivided and the entire tract, plat, parcel, or survey in which the land proposed to be subdivided is located, including all subdivided lands within that tract, plat, parcel, or survey.

The plat shall be prepared in black permanent ink and drawn on twenty-four- (24-) inch by thirty-six- (36-) inch sheets, except, if the subdivision creates or changes five (5) or fewer lots, the plat may be drawn on eleven-inch (11-) inch by seventeen- (17-) inch sheets.

All sheets of a plat shall be the same size and the first (1st) sheet of a multisheet plat shall contain an index to all the sheets. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet if more than five (5) lots are created or changed by the proposed subdivision, otherwise to a scale of one (1) inch equals fifty (50) feet.

The following information shall be placed on the plat:

- B1. Notation that the plat is preliminary;
- B2. Date, scale and northpoint;
- B3. Name of the proposed subdivision;

- B4. Location of the property by U.S. Survey, section, township and range;
- B5. The names and addresses of subdivider(s) and the surveyor preparing the plat;
- B6. Citation of existing covenants, reservations, deed restrictions, trails and easements on the property, if any;
- B7. Zoning on and adjacent to the proposed subdivision and any other land use designation of this area as established under BMC Title 18;
- B8. The approximate acreage, dimensions and size of each lot of the proposed subdivision, including rights-of-way and easements, and the number of lots contained therein;
- B9. Location and size of existing and proposed utility systems or other improvements including but not limited to water, sewer, telephone, cable and electrical in and within two hundred (200) feet of the proposed subdivision;
- B10. The general location of streams, lakes, other bodies of water, and waterways, swamps, muskeg or marshy areas, drainage and erosion patterns including culverts and other **drainage facilities** in and within two hundred (200) feet of the proposed subdivision including proposed drainageways and drainageway modifications both within and outside the subdivision;
- B11. If any portion of the proposed subdivision is located in an area identified as a flood hazard area, a delineation of the one-hundred- (100-) year floodplain, every floodway and drainageway that is delineated within the floodplain, and the information required under BMC 15.08.170;
- B12. A statement concerning responsibility for construction, operation and maintenance of water supply and sewage collection, treatment and disposal facilities in the proposed subdivision;
- B13. Recommended or proposed type and location of water sources and sewage treatment or disposal systems on a typical lot diagram in relation to water sources and sewage collection, treatment and disposal systems on adjacent lots or and in relation to present or future city and community systems;
- B14. A statement concerning future community water and sewage systems derived from the Bethel Water and Sewer Master Plan including an appropriate timetable for their development and the proposed layout of service lines;

B15. A Representative soil testing, logs and borings prepared by a professional engineer registered in the state in an area and number sufficient to determine whether soils are suitable for surface and storm water drainage, street construction and on-site sewage disposal and to determine street construction and drainage system standards to be applied and the area required for soil absorption systems. If a method of sewage treatment and disposal other than soil absorption systems is proposed, soils borings shall be required only for street and drainage construction engineering purposes. The city engineer may require additional soil testing, logs and borings:

B16. ✓ Contours sufficient to show topography but in no event greater than five- (5-) foot intervals. If the contour mapping of the subdivision is not available in the digital mapping base of the city, the drawings showing the contours shall also be submitted on disc media meeting the same standards as are required for the disc submission of the final plat. The contour drawing disc may be submitted with the final plat or at any time prior to the submission of the final plat;

B17. ✓ A surveyor's certificate in substantially the following form:

Surveyor's Certificate

I, (surveyor's name and land surveyor number), on this _____ day of _____, 20____, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this preliminary plat represents a survey made by me or under my direct supervision, and that all dimensional and other details are true and correct to the best of my knowledge.

(Seal and signature)

C. _____ The names of proposed and existing streets in and adjacent to the proposed subdivision.

D. ✓ A vicinity map showing streets and other general development of the surrounding area at a scale of no less than one (1) inch equals one thousand five hundred (1,500) feet.

E. ✓ A copy of the current plat or U.S. Survey that creates the parcels subject to the proposed subdivision.

F. ✓ A copy of the current plats and U.S. Surveys of the land that abuts the boundaries of the proposed subdivision.



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503

Phone: (907) 277-6601 • Fax: (907) 277-6613

*A Non-Affiliated
Independent & Locally Owned Company
Where Experience Counts*

CERTIFICATE TO PLAT

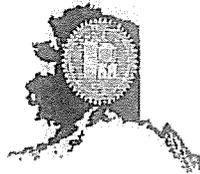
ORDER NO: F-62963
PROPERTY: United States Survey 4117, Bethel, AK

RPKA, Inc.
16515 Centerfield Drive

Eagle River AK 99577
Attn: Justin Dieters
Email: justind@rpka.net

Questions regarding this Certificate to Plat should be directed to:
Howard Hancock at (907) 277-6626 or howardh@fidelityak.com

INVOICE



Remit Payment To:

Fidelity Title of Alaska, LLC
3150 "C" Street, Suite 220
Anchorage, AK 99503
Phone: 907-277-6601
Fax: 907-277-6617

Billed To:
RPKA, Inc.
Attn: Justin Dieters
16515 Centerfield Drive
Eagle River, AK 99577

Invoice Date: February 21, 2017
OT-III
Our File Number: F-62963
Please Pay Before: 30 Days

Property:
United States Survey 4117, Bethel, AK

Brief Legal: Lot 13, U. S. Survey 4117, Alaska

DESCRIPTION	AMOUNT
Certificate to Plat	\$300.00

Please write the order number on all payments to our office.

1st copy – Customer
remittance

2nd copy-Please return with

Order No.: F-62963



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503

Phone: (907) 277-6601 • Fax: (907) 277-6613

CERTIFICATE TO PLAT

February 21, 2017

Charge: \$300.00

RPKA, Inc.
16515 Centerfield Drive
Eagle River, AK 99577

Attn: Justin Dieters

Re: Our Order No. F-62963

This is the Certificate to Plat as of February 6, 2017 at 8:00 A.M. for plats of the following described properties:

Lot 13, U. S. SURVEY NO. 4117, ALASKA, as shown on the plat of survey filed on May 9, 1966, according to the official Bureau of Land Management Survey thereof, being located in the Bethel Recording District, Fourth Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

Orutsararmiut Native Council, an Alaska Native Tribal Council

Subject to the Following Exceptions

1. Reservations and exceptions as contained in Native Allotment Certificate recorded October 13, 1995 in Book 69 at Page 603.

NOTE: Restrictions Against Alienation and Taxation were lifted by Deed recorded April 4, 2012 at Reception No.: 2012-000358-0.

2. Right of access to said premises. We find no notice in the public records of any dedicated or improved roadways abutting subject property.

Order No.: F-62963

INFORMATIONAL NOTE: Future transactions (sales/mortgages) will be subject to the following exceptions:

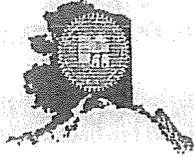
- a) Any claim from the Orutsararmiut Native Council, the Alaska Native entity recognized by the United States as an "Indian tribe", arising from the failure to obtain a waiver of sovereign immunity satisfactory to the Company.
- b) Evidence of identity and proof of signature authority of the Orutsararmiut Native Council, for the proposed conveyance/encumbrance/acquisition/must be submitted to us for review. Upon review further requirements may be made.

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability herein is specifically limited to compensation received therefore.

Fidelity Title Agency Of Alaska, LLC



Howard Hancock, Title Officer



Fidelity Title Agency Of Alaska, LLC
3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.

CC

A
L
A
S
K
A

2012-000358-0

Recording Dist: 402 - Bethel

4/4/2012 2:16 PM Pages: 1 of 4



THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

986 11337 DEED

THIS DEED, made and entered into this 21st day of February Two Thousand and Twelve, by and between Evelyn L. Elliott, Alaska Native of P.O. Box 68, Bethel, Alaska, 99559, Grantor, and Orutsararmiut Native Council, an Alaska Native tribal council of P.O. Box 927, Bethel, Alaska, 99559, Grantee. This conveyance is made pursuant to the Native Allotment Act of May 17, 1906 (34 Stat. 197), as amended by the Act of August 2, 1956 (70 Stat. 954), and CFR 152.25.

WITNESSETH, that Grantor, for and in consideration of the sum of One Million and No/100 dollars (\$1,000,000.00), in hand paid, the receipt of which is hereby acknowledged, does convey and warrant unto said Grantee the following described real estate and premises in the State of Alaska, and more particularly described as follows:

Lot 13, U.S. Survey No. 4117, Alaska, located approximately 1 mile west of Bethel, Alaska, on the north side of the Bethel-airport road, containing 17.24 acres, as shown on the plat of survey filed on May 9, 1966, (Bethel Recording District, Alaska).

Together with all improvements, if any, and the appurtenances thereunto belonging, and the said Grantor, for herself and her heirs, executors, and administrators, does hereby covenant, promise, and agree to and with the said Grantee, its heirs, successors, and assigns, that she will forever warrant and defend the said premises against the claim of all persons, claiming or to claim by, through, or under herself only.

To have and to hold said described premises unto the said Grantee, its heirs, successors and assigns, forever.

1. This grant is subject to the following interests reserved to the United States: A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391, 43 U.S.C. 945 (1988); and
2. All the oil and gas in the land so allotted, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922, 42 Stat. 415, as amended and supplemented, 43 U.S.C. 270-11-13 (1982) (repealed, with savings clause, effective 1986) and 270-12 (1982) (amended, with savings clause, effective 1986).

Deed to Restricted Native Land
Evelyn L. Elliott to Orutsararmiut Native Council
Restrictions NOT Retained

Page 1 of 3



2 of 4

2012-000358-0

986 11337

This grant of the above described land is also subject to:

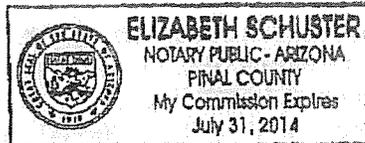
1. An easement for highway purposes, extending fifty (50) feet each side of the centerline of the Bethel-airport road which was transferred to the State of Alaska pursuant to the quitclaim deed dated June 30, 1959, and executed by the Secretary of Commerce pursuant to the authority of the Alaska Omnibus Act, Pub. L. 86-70, 73 Stat. 141 (1959);
2. A right of way, F-027002, extending thirty (30) feet each side of the centerline, for a Federal Aid Highway, pursuant to the Act of August 27, 1958, as amended, 23 U.S.C. 317; and
3. The continued right of public access along the non-exclusive use F-012025, an underground communication cable, not to exceed ten (10) feet in width as shown on U.S. Survey No. 4117, Alaska.

IN WITNESS WHEREOF, That said Grantor has hereunto set her hand and seal on the day and the year first above written.

Evelyn L. Elliott
 Evelyn L. Elliott, Grantor
 Native Allotment No. F-16601, Parcel B

STATE OF ARIZONA)
 County of Pinal) ss:

The foregoing instrument was acknowledged before me this 21st day of February 20 12, by Evelyn L. Elliott.



Elizabeth Schuster
 Notary Public/ Postmaster
 My Commission expires: 7/31/14

Deed to Restricted Indian Land
 Evelyn Elliott to Orutsararmut Native Council
 Restrictions NOT Retained



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
ALASKA REGION

The within deed is hereby approved this 2ND day of March, 2012, pursuant to the authority delegated in 209 DM 8, 230 DM 1, and 3 IAM 4. **UNRESTRICTED FEE TITLE.**

Acting
L. J. Keit
Regional Director, Alaska Region

AFTER RECORDING RETURN TO:

Real Estate Services,
Bureau of Indian Affairs
Alaska Region
3601 "C" Street, Suite 1100
Anchorage, Alaska 99503

RECORDED
ALASKA LAND TITLES
& RECORDS OFFICE

2012 MAR -5 PM 1:00

BUREAU OF INDIAN AFFAIRS
ALASKA REGIONAL OFFICE

986 11337

Location Index; Information for Recordation:

Section 17, Township 8 North, Range 71 West, Seward Meridian, Alaska

BETHEL RECORDING DISTRICT

Deed to Restricted Indian Land
Evelyn Elliott to Orutsararmiut Natiye Council
Restrictions NOT Retained

Page 3 of 3



4 of 4

2012-000358-0

F-16601
Parcel B

986 4766

BOOK 69 PAGE 603

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
ALASKA STATE OFFICE
222 WEST SEVENTH AVENUE, #18
ANCHORAGE, ALASKA 99518-7699

SUPPLEMENTAL NATIVE ALLOTMENT

Evelyn L. Elliott
P.O. Box 68 - Bethel, Alaska 99559

IT IS HEREBY CERTIFIED That, the application F-16601, Parcel B, filed pursuant to the Act of May 17, 1906, as amended, 43 U.S.C. 270-1 to 270-3 (1970), repealed with a savings provision by 43 U.S.C. 1617(a) (1988), has been approved pursuant to that Act for the following described land:

Lots 12 and 13, U.S. Survey No. 4117, Alaska, located approximately 1 mile west of Bethel, Alaska, on the north side of the Bethel-airport road.

Containing 22.24 acres, as shown on the plat of survey accepted on May 8, 1986.

Therefore, let it be known that, pursuant to the Act of May 17, 1906, as amended, the land above-described shall be deemed the homestead of the allottee and her heirs in perpetuity, and shall be inalienable and nontaxable until otherwise provided by Congress or until the Secretary of the Interior or his delegate, pursuant to the provisions of the Act of May 17, 1906, as amended, approves a deed of conveyance vesting in the purchaser a complete title to the land.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 43 U.S.C. 945 (1938); and
2. All the oil and gas in the land so allotted, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and

Certificate No. 50-95-0610

F-16601
Parcel B

BOOK 69 PAGE 604

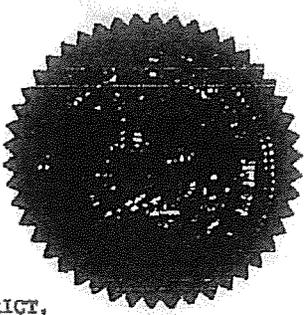
subject to the provisions and limitations of the Act of March 8, 1922, as amended, 43 U.S.C. 270-11 (1982) (repealed, with savings clause, effective 1986) and 270-12 (1982) (amended, with savings clause, effective 1986).

9 5 - 2 0 5 3 THE GRANT OF THE ABOVE DESCRIBED LAND IS SUBJECT TO:

18^{cc}
RECORDED-FILED
BETHEL RECORDING
DISTRICT
Oct 13 9 40 AM '95
REQUESTED BY ONC
ADDRESS _____

1. An easement for highway purposes, extending fifty (50) feet each side of the centerline of the Bethel-airport road which was transferred to the State of Alaska pursuant to the quitclaim deed dated June 30, 1959, and executed by the Secretary of Commerce pursuant to the authority of the Alaska Omnibus Act, Pub. L. 86-70, 78 Stat. 141 (1959);
2. A right-of-way, F-027002, extending thirty (30) feet each side of the centerline, for a Federal Aid Highway, pursuant to the Act of August 27, 1958, as amended, 23 U.S.C. 317; and
3. The continued right of public access along the non-exclusive use F-012025, an underground communication cable, not to exceed ten (10) feet in width as shown on U.S. Survey No. 4117, Alaska.

This certificate is supplemental to Certificate No. 50-89-0189, issued on March 28, 1989, and is for the purpose of conveying an additional portion of the land the allottee is entitled to receive under the Act of May 17, 1906.



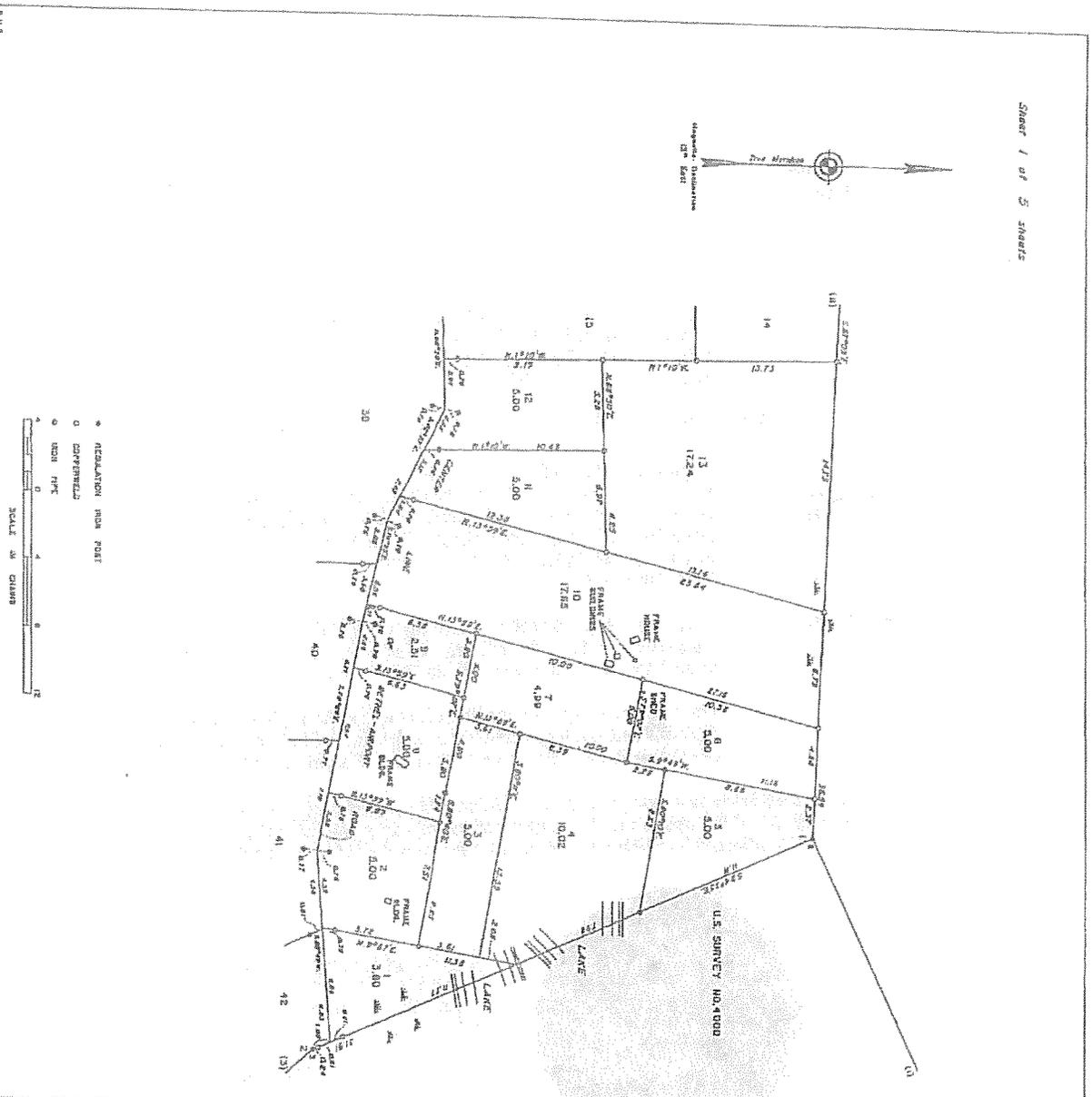
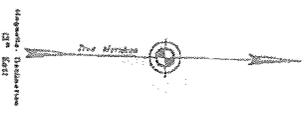
Katherine L. Flippen
Katherine L. Flippen
Acting Chief, Branch of Southwest
Adjudication

Dated at ANCHORAGE, ALASKA
on SEPTEMBER 27 1995

BETHEL RECORDING DISTRICT.
RETURN TO: ONC Realty
P.O. Box 927
Bethel, Alaska 99559

Certificate No. 50-95-0610

986 4766
RECORDED
INDEXED
OCT 13 1995
ANCHORAGE
ALASKA
RECORDER OF DEEDS



* REGULATION ROAD POST
 O CORNERFIELD
 O NON PIPE
 SCALE IN CHAINS
 0 1 2 3 4 5 6 7 8 9 10 11 12

U.S. SURVEY
NO. 4117, ALASKA

FEDERAL
 LANDS IN ALASKA
 APPROXIMATE ONE HALF ACRES
 OF BORN LINES
 OF THE RETAIL-ALBERT ROAD

APPROXIMATE CORNER POINTS
 LATITUDE 60° 47' N., LONGITUDE 161° 47' W.
 AREA: 75.50 ACRES

DESIGNED BY:
 RONALD A. WILSON, SUPERVISOR, CADASTRAL SURVEYS
 JULY 28, 1963 TO MAY 14, 1964

UNDER SPECIAL INSPECTION
 BY THE BUREAU OF LAND MANAGEMENT
 APPROVED JULY 17, 1963

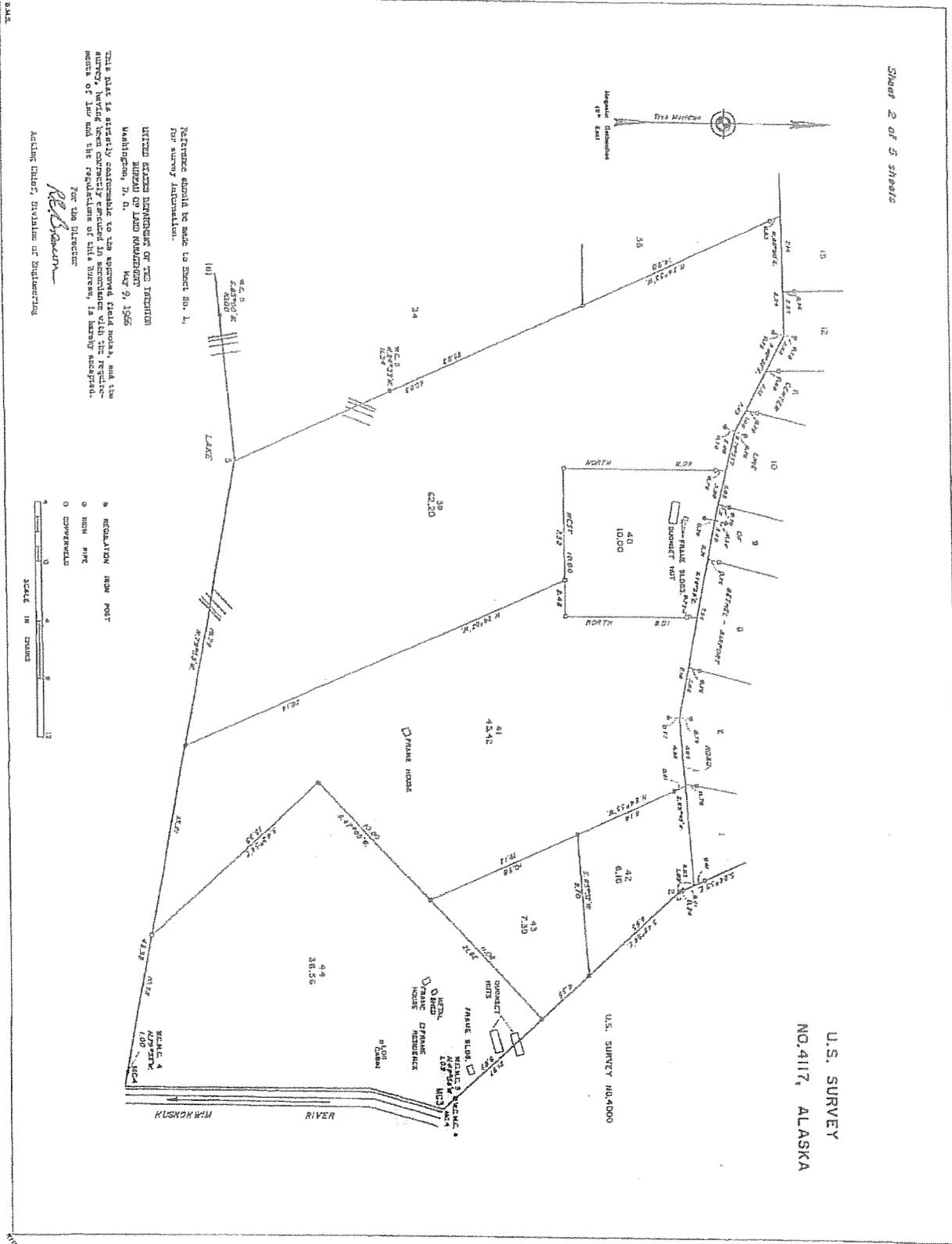
UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 WASHINGTON, D. C. May 9, 1966
 THIS PLAN IS ELECTRICALLY CORRECTABLE IN THE AP-
 PROVED FIELD NOTES, AND THE SURVEY, BEING
 NOW COMPLETELY OPERATED IN ACCORDANCE WITH
 THE REGULATIONS OF THE BUREAU OF LAND MANAGEMENT
 OF THE INTERIOR, IS HEREBY ACCEPTED.
 For the Director

[Signature]
 Acting Chief, Division of Engineering

ORIGINAL

Valuation p. 177
 5/24/67 2:55 PM 5-10

ORIGINAL

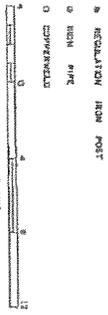


Reference should be made to sheet No. 1.
 for survey instructions.

UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 WASHINGTON, D. C. MAY 9, 1956

This plat is hereby submitted to the approved field notes, and the
 survey, having been correctly executed in accordance with the regula-
 tions of the Bureau of Land Management, is hereby approved.
 For the Director

R. E. ...
 Acting Chief, Division of Engineering



U.S. SURVEY
NO. 4117, ALASKA

U.S. SURVEY NO. 4000

5442

5442

5442

ORIGINAL

Sheet 3 of 5 sheets

U.S. SURVEY
NO. 4117, ALASKA

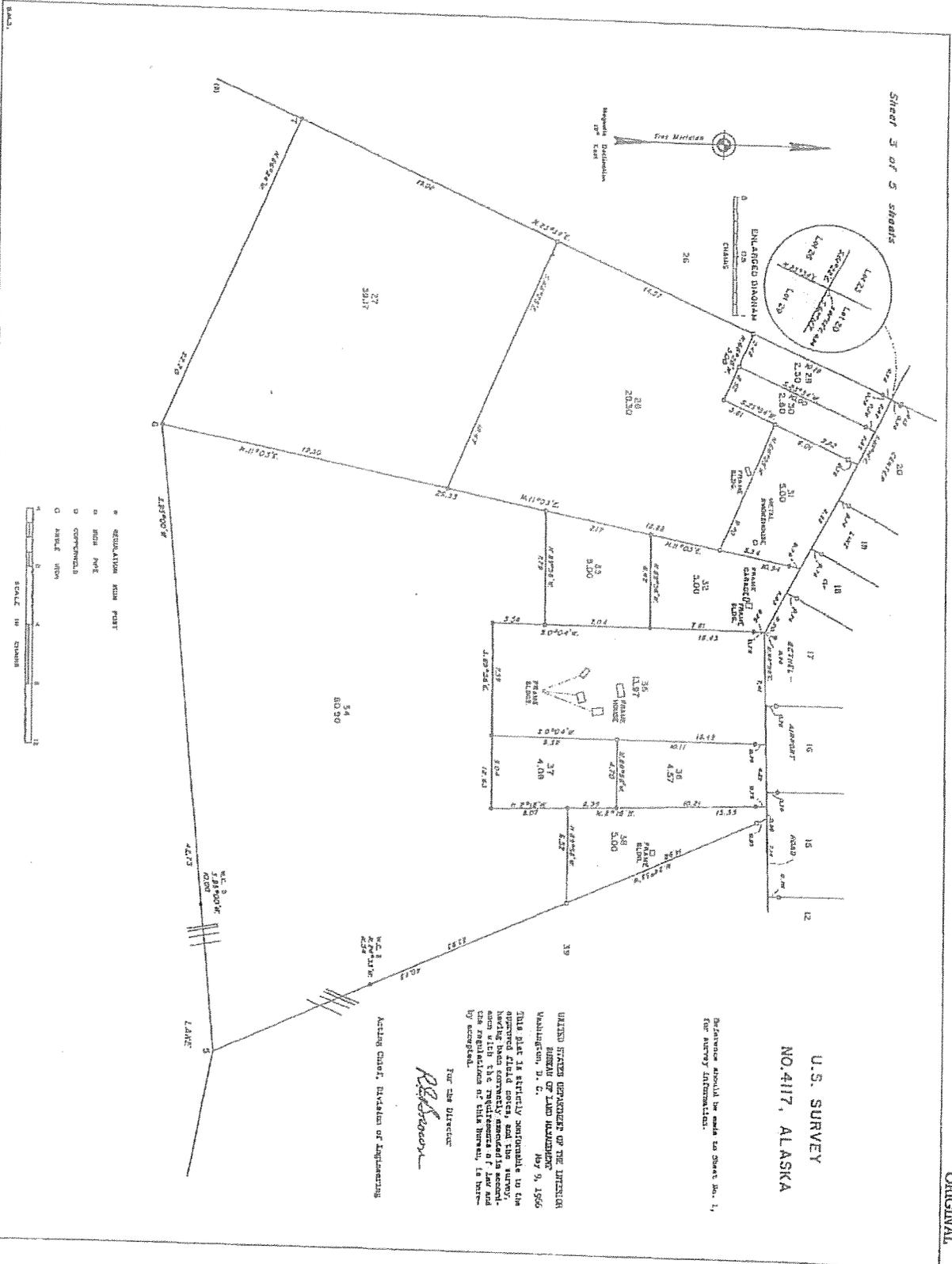
Distances should be made to Sheet No. 1,
for survey information.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. May 9, 1966
This plat is strictly conformable to the
approved field notes, and the survey,
having been correctly examined in second-
order traverse, and found to conform with
the regulations of this Bureau, is here-
by accepted.

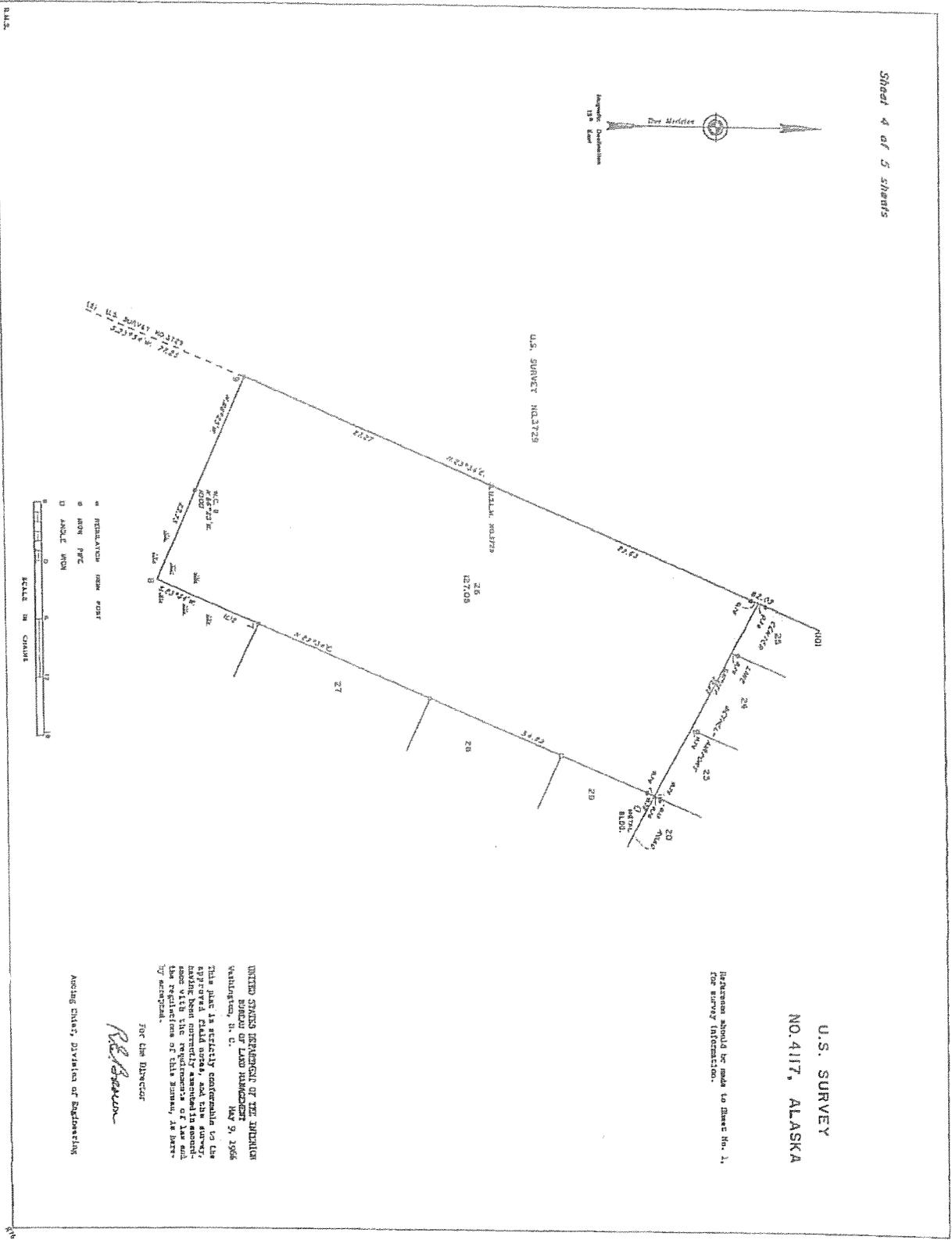
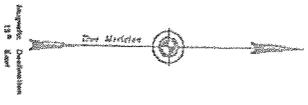
For the Director

R. Johnson

Acting Chief, Division of Engineering



6/24/74-11 U.S. PAT. 3,170



U.S. SURVEY
NO. 417, ALASKA

Reference should be made to Sheet No. 1,
for survey information.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. 20540
May 9, 1966

This plat is strictly conformable to the
requirements of the regulations in effect
at the time of the survey and is not to be
construed as a warranty of title or as a
guarantee of the accuracy of the survey
data.

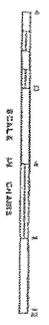
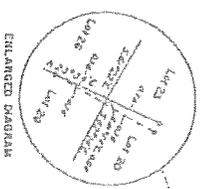
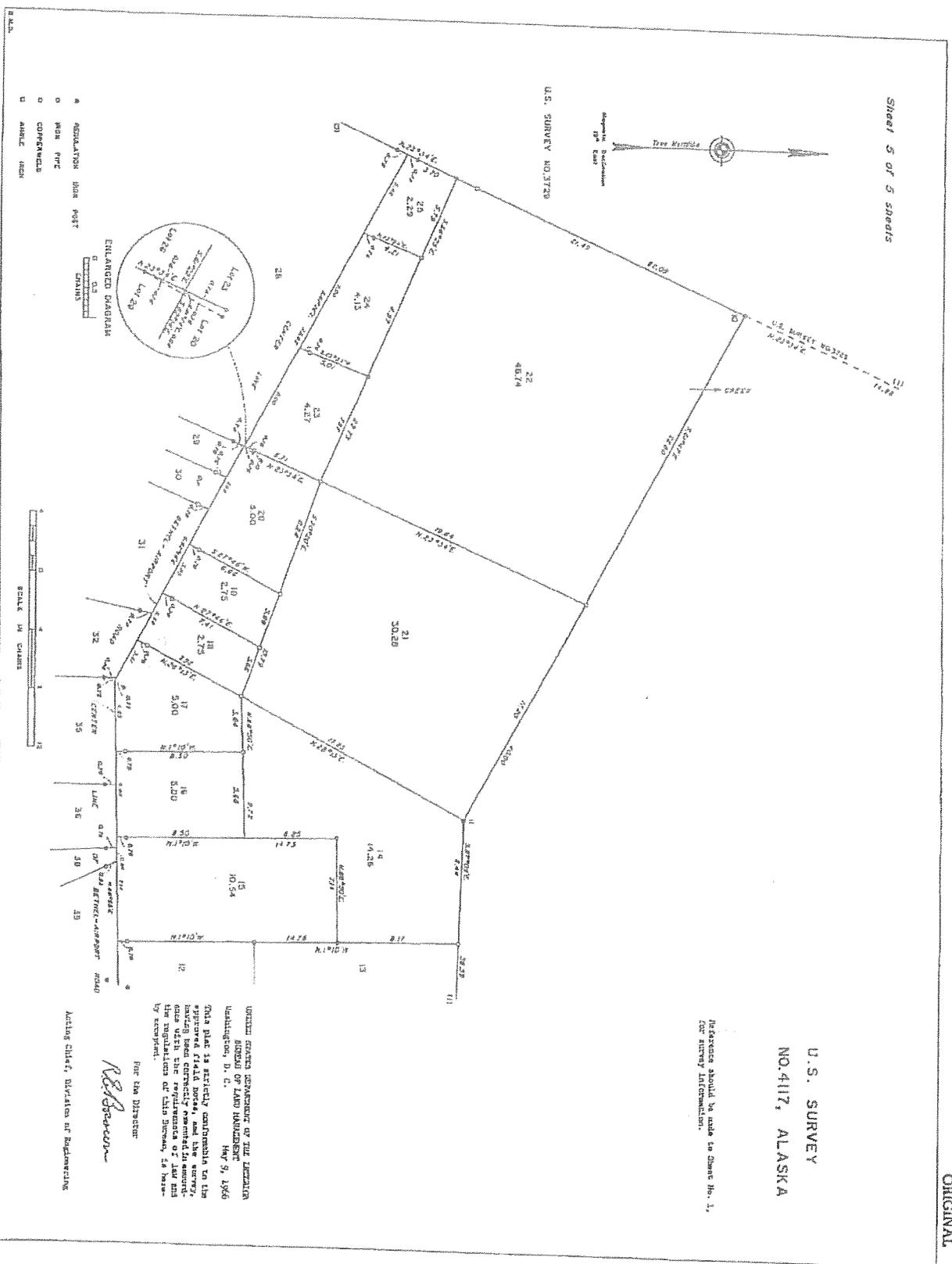
For the Director
R. E. ...

ALASKA DIVISION OF SURVEYING

ORIGINAL

U.S. SURVEY
NO. 4117, ALASKA

Reference should be made to Sheet No. 1,
for survey introduction.



- ▲ ADJUTANT SIGN POST
- BORN TREE
- CORNER
- ABULE MON

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C.
May 9, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly computed and compared with the original notes of said survey, is hereby approved.

For the Director
R. J. [Signature]

Acting Chief, Division of Engineering

Volume 177
May 1966
S. P. 10

SURVEYED TOWNSHIP 8 NORTH RANGE 71 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL RIGHTS

MTP
SUPPL. SEC. 18

FOR DISTRICT OFFICIALS RECORD BY LOT OR LOTS
AS SHOWN ON THIS SURVEY FOR DISTRICT OFFICIALS
AND THE STATE OF ALASKA FOR RECORDING PURPOSES

IN ACCORD WITH TITLE

AND TO BE KEPT IN THE OFFICE OF THE DISTRICT ENGINEER

TO BE KEPT IN THE OFFICE OF THE DISTRICT ENGINEER

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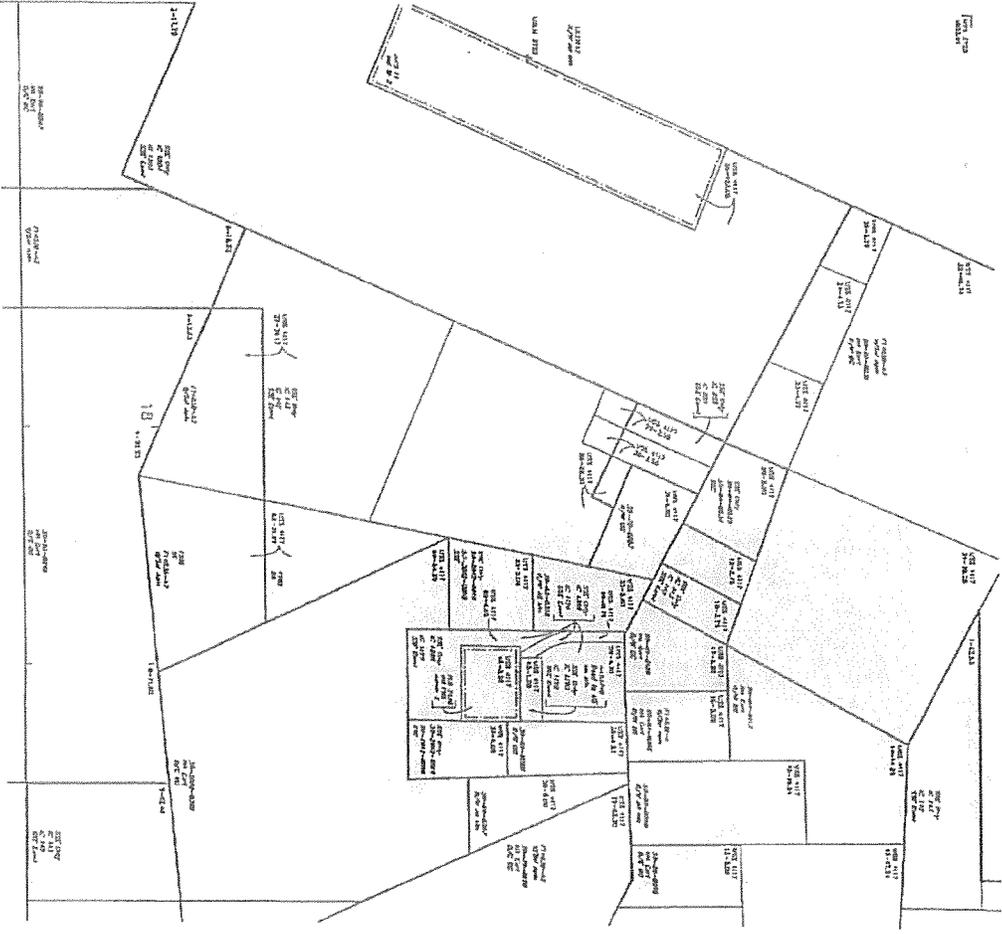
ACAD

CERTIFICATE NO.	1
DATE	1971
BY	178

ACAD

SCALE IN FEET

NOTES: This map is based on the original survey records and should not be used for any other purpose without the approval of the District Engineer.



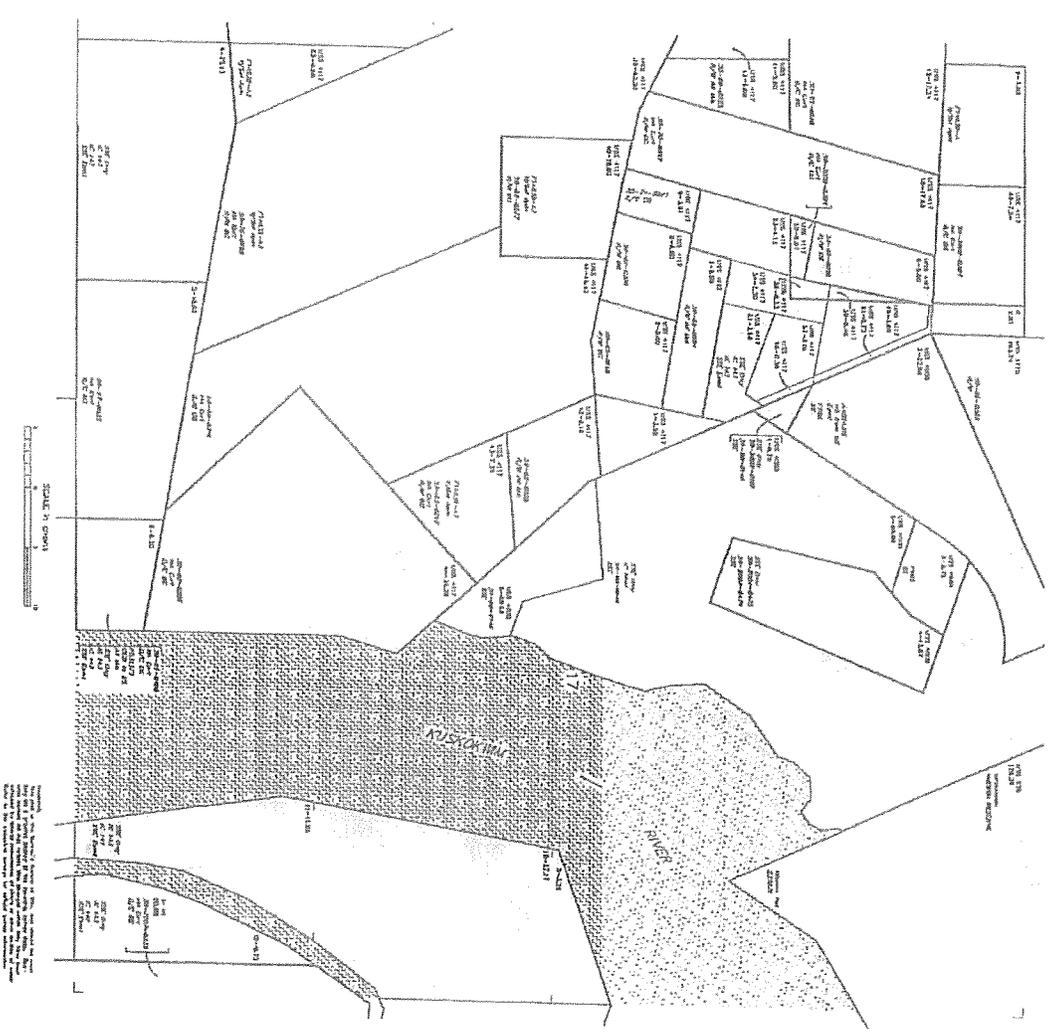
SURVEYED TOWNSHIP 8 NORTH RANGE 71 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP
SUPPL. SEC. 17

FOR PUBLIC DOMAIN PURPOSES, THE SET OF THE
ADVANCE 4-CORNER SYSTEM FOR SURVEYING
MINERAL RIGHTS AND/OR OTHER RIGHTS
APPLY TO THE FOLLOWING SECTIONS:

- 1. SECTION 17
- 2. SECTION 18
- 3. SECTION 19
- 4. SECTION 20
- 5. SECTION 21
- 6. SECTION 22
- 7. SECTION 23
- 8. SECTION 24
- 9. SECTION 25
- 10. SECTION 26
- 11. SECTION 27
- 12. SECTION 28
- 13. SECTION 29
- 14. SECTION 30
- 15. SECTION 31
- 16. SECTION 32
- 17. SECTION 33
- 18. SECTION 34
- 19. SECTION 35
- 20. SECTION 36
- 21. SECTION 37
- 22. SECTION 38
- 23. SECTION 39
- 24. SECTION 40
- 25. SECTION 41
- 26. SECTION 42
- 27. SECTION 43
- 28. SECTION 44
- 29. SECTION 45
- 30. SECTION 46
- 31. SECTION 47
- 32. SECTION 48
- 33. SECTION 49
- 34. SECTION 50
- 35. SECTION 51
- 36. SECTION 52
- 37. SECTION 53
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- 51. SECTION 67
- 52. SECTION 68
- 53. SECTION 69
- 54. SECTION 70
- 55. SECTION 71
- 56. SECTION 72
- 57. SECTION 73
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- 69. SECTION 85
- 70. SECTION 86
- 71. SECTION 87
- 72. SECTION 88
- 73. SECTION 89
- 74. SECTION 90
- 75. SECTION 91
- 76. SECTION 92
- 77. SECTION 93
- 78. SECTION 94
- 79. SECTION 95
- 80. SECTION 96
- 81. SECTION 97
- 82. SECTION 98
- 83. SECTION 99
- 84. SECTION 100



PROJECT NO.	DATE	BY
10-10-10	10-10-10	10-10-10

ACAD

Subject Property

Lot 13, USS 4117

Orutsararmuit Native Council
PO Box 927
Bethel, AK 99559

Adjacent Properties

Govt Lot 1, Sec. 18, T8N, R71W, S.M.

Bethel Native Corporation
P.O. Box 719
Bethel, Alaska 99559

Lot 2, Wave Center Subdivision, Plat 2003-9

Tunista Properties, Inc.
2525 Blueberry Rd
Anchorage, AK 99503

Govt Lot 9, Sec. 17, T8N, R71W, S.M.

Bethel Native Corporation
P.O. Box 719
Bethel, Alaska 99559

Lot 15, USS 4117

City of Bethel
PO Box 1388
Bethel, AK 99559

Lot 10F, Plat 82-17

Alaska Village Electric Cooperative, Inc.
4831 Eagle Street
Anchorage, AK 99503

Lot 14, USS 4117

Lilian Jackson
PO Box 177
Bethel, AK 99559

Lot 10E, Plat 82-17

Alaska Village Electric Cooperative, Inc.
4831 Eagle Street
Anchorage, AK 99503

Robert Konig

PO Box 3009 PHS
Bethel, AK 99559

Lot 10B, Plat 82-17

Yukon-Kuskokwim Health Corporation
PO Box 528
Bethel, AK 99559

TO: City of Bethel Planning Commission
FROM: Betsy Jumper, Planner
SUBJECT: Staff Report for Preliminary Plat of Ciullkulek Subdivision
DATE: 03-8-18

Subdivision Name	Ciullkulek Subdivision
Applicant	Orutsaramuit Native Council (ONC)
Surveyor/Engineers	Rodney P. Kinney Associate, Inc.
Plat Description	Creating Block 1, lots 1-9; Block 2, lots 1-6; Block 3, lots 1-17; Block 4, lots 1-6; and Tract A
Legal Description	Replat of U.S. Survey 4117, Lot 13, T8N, R71W, Sections 17, 18 containing 17.23 acres more or less in the Bethel Recording District
Subdivision Size	Tract A 1.33 acres; Total acres 12.86
Zoning	General Use District
Floodplain Status	Not in a FEMA Flood Zone Area
Type of Planned Development	Residential and Commercial

I. INTRODUCTION

The intent of the Subdivision process is to promote and protect the public health, safety and general welfare of city residents by ensuring that subdivision and development occur in an orderly and logical pattern and in coordination with infrastructure availability.

Subdivision plats facilitate further subdivision of larger tracts into smaller parcels of land for planned development. This provides for the proper arrangement of streets, efficient movement of vehicular and pedestrian traffic, access for firefighting apparatus, sewage collection, and water delivery vehicles, adequate and properly placed utilities, adequate drainage of land and safety from flooding, and adequate and convenient open spaces.

The purpose of the preliminary plat is to establish lot design for a subdivision, establish utility layout, and street and intersection design. The preliminary platting process is not intended to review the drawings necessary for subdivision construction; rather it is intended as a preliminary review of the documents to determine the feasibility of the project.

The final plat is the legal document that is recorded with the State of Alaska's District Recorder's office. The sale of subdivided lots can only proceed after this recording.

II. PROJECT BACKGROUND

The land was previously a Native allotment that was sold to ONC and is now unrestricted land.

III. PROJECT DESCRIPTION

This subdivision proposal would subdivide parcel 13 of USS 4117 into 38 lots of varying sizes and one Tract dedicated to open space that is just over 1.5 acres in size.

Lot areas of the range from 9198 to 40,000 square feet. These lots meet the minimum lot size of 7,000 square feet required in the General Use Zoning District. The Subdivision lots are located behind the State of Alaska's Public Health Nursing office and adjacent to the COB's proposed dog park. On the eastside is the post office. The area is characterized by being on higher ground and is not designated as a floodplain area by the Federal Emergency Management Agency.

IV. PRELIMINARY PLAT REVIEW

Following is a review of the plat and information required by BMC 17.12.030 (Submittal, Form, and Contents).

1) Drainage

Drainage is an important consideration in the subdivision process. Lots shall be laid out so as to provide positive drainage away from all building sites. Individual lot drainage shall be coordinated with the general drainage pattern for the area. A review of drainage solutions-- such as ponding, channels, and culverts--will be addressed when individual property owners submit site plan permit applications for construction of residences and structures so that the burden of any drainage problems does not fall on city staff and funding.

The preliminary plat shows drainage easements on the east side of Tract A, labeled 15' drainage easement. Lots 9 and 10 of Block 3 also shows a 15' drainage easement.

#1 CONDITION FOR APPROVAL: MEETS THE CRITERIA, APPROVE

2) Open Space

BMC Section 17.24.290 (Recreation and Open Space Dedications) requires that 10% be dedicated to open space.

Section C states at least eighty (80) percent of the required open space area offered shall be suitable for recreation and not be undevelopable land such as wetlands, swamp areas, floodways, drainage ways, excessively steep areas and other areas that are not useful for recreational use in their natural state.

Section B states open space parcels shall be convenient to the residential or other lots they are intended to serve and shall be sited with sensitivity to noise generation and surrounding development.

Tract A has been set aside for designated open space. The total acreage is 12.76 acres, with a portion of that tract containing a pond. The useable area is 1.39 acres. Thus the usable open space equals 10.3%, a little above the required 10% requirement for dedicated open space. This area would be suitable for recreation and is in the Northeast corner, surrounded by tundra.

Comment

The layout of the open space is functional for recreational purposes for neighborhood residents.

#2 CONDITION FOR APPROVAL: MEETS THE CRITERIA, APPROVE

3) Roads: There are five roads in the proposed subdivision, each 60' wide.

4) Easements: All lots have 10' utility easements. Tract A shows a 15' drainage easement, as well as lots 9 and 10 of block 3. 20' electrical easements are shown; *See item #8 on page 7 of this memo.*

5) Water and Sewer Plans: The subdivider proposes to utilize existing City of Bethel water and sewer haul services as city mains have not been extended to the area. When and if City Mains do get to that area, then they would hook up to them.

6) Solid Waste: The subdivider needs to designate areas for dumpster locations on the final plat.

#3 CONDITION FOR APPROVAL

The subdivider needs to designate areas and easements for dumpster locations on the plat.

7) Utilities

- 1) Telephone and Cable - According to United Utilities, they will get coax and copper wire in the subdivision.
- 2) Power – AVEC suggested having squared angled radiuses/corners for easier installment of poles, which is reflected on the preliminary plat.

#4 CONDITION FOR APPROVAL: MEETS THE CRITERIA, APPROVE

Zoning

The proposed subdivision area is zoned general use district. *(see attached Zoning Map for reference)*. Bethel Municipal Code Section **18.04.050A** (Zoning Jurisdiction) states the territorial jurisdiction under this title (Zoning) shall include all lands located within the corporate limits of the city. The provisions of this title shall apply equally to private and public property except to the extent prohibited by law. BMC Section **18.04.030B** (Zoning Application) states that no structure or land shall be used or occupied and no structure or part thereof shall be erected, moved, or altered except in conformity with the provisions of this Title.

#5 CONDITION FOR APPROVAL: MEETS THE CRITERIA, APPROVE

8) Consistency with the Bethel Comprehensive Plan

The planned location of the Ciullkulek Subdivision complies 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 location of this proposed subdivision development will have existing road access to the subdivision, access to existing power mains, and proximity to existing water and sewer haul routes.

The subdivision location 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 Ciullkulek Subdivision general use district will be compatible with the neighboring land uses in the area.

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 planned Ciullkulek Subdivision as being in a mixed use Residential, which is intended to be the most common land use zone. Examples include schools and other community serving, non-industrial facilities, churches, office and professional services uses (e.g. health facilities) and neighborhood -serving commercial.

#6 CONDITION FOR APPROVAL: MEETS THE CRITERIA, APPROVE

9) Wetlands

To date, no wetlands permit has been applied for. It is in a wetland area and a permit must be obtained from the Army Corps. Of Engineers before any work commences.

#7 CONDITION FOR APPROVAL

A determination and/or Wetlands Permit approval shall be obtained before the Subdivision Agreement is signed.

Soil Testing

Typically, soil tests are required for septic systems or to know what type of material is under the organic layer prior to road building. In this case, no

individual septic systems will be placed and road material will be placed directly on the tundra and will not be excavated to build the roads.

V. CONCLUSION

This development would provide city growth in an already established general use zoned part of Bethel. Development at this location will increase the availability of housing in the City.

VI. RECOMMENDATION

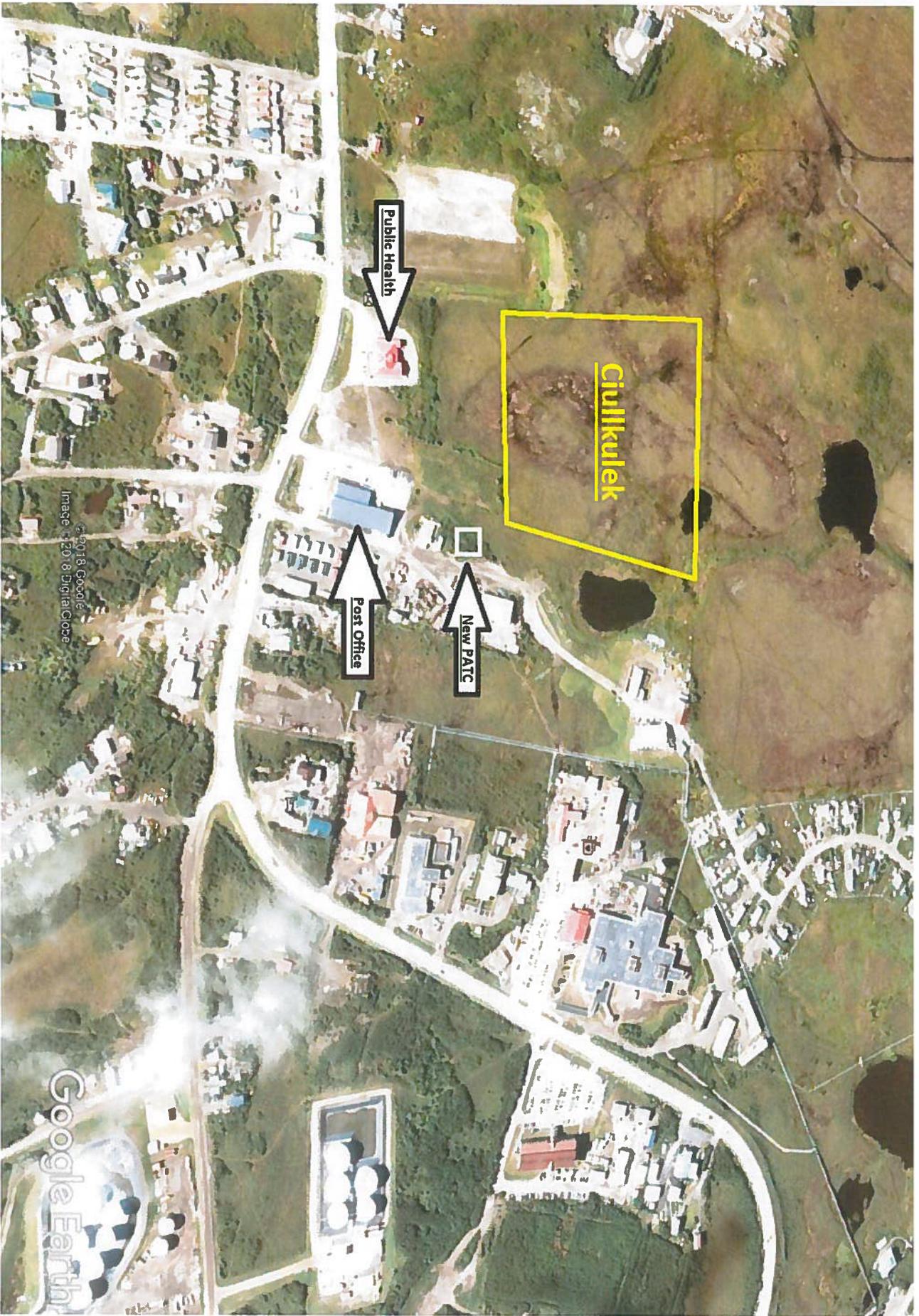
Staff recommends approval of the preliminary plat with the following conditions:

1. The subdivision must provide and show dedicated areas/easements for locations of neighborhood dumpsters on the Final Plat.
2. Subdivider to coordinate with the Army Corps of Engineers regarding a Wetland Delineation and/or Wetlands Permit before construction of required subdivision improvements takes place
3. All platting, permitting, and construction processes must conform to the City of Bethel Municipal Code.
4. Subdivider is responsible for obtaining and conforming to all required Local, State, and Federal permits.
5. Site Plan Permits must be obtained from the Bethel Planning Department for all components of subdivision development.
6. Subdivision Agreement: The Subdivider enters into a Subdivision Agreement with the City of Bethel which meets, at a minimum, the requirements set out in this report. All of the conditions and expectations necessary for final plat approval to be clearly spelled out by both the City and the Subdivider in the Subdivision Agreement. Both the City and the Subdivider to work cooperatively to complete the Subdivision Agreement within no more than 60 days from the date of the preliminary plat approval. No work to commence until the subdivision agreement is completed.

The Subdivision Agreement shall include, but not limited to the following:

- a. A designation of the public improvements required to be constructed.
- b. The construction and inspection requirements of the City or utility for which the improvements are constructed.
- c. The time schedule for completing the improvements.

- d. A performance guarantee.
 - e. The allocation of costs between the City and the subdivider for required public improvements.
 - f. A reasonable warranty on public improvements.
 - g. The consent of the subdivider for the ownership of specified public improvements to vest with the City upon final acceptance by the City.
 - h. A warranty that the subdivider has title to the subdivision property and the authority to execute the subdivision agreement.
 - i. A provision requiring the subdivider to submit plans, specifications, descriptions of work, the limits of the work area, the methods to be employed, a traffic control plan, and any other pertinent data and information necessary for City officials to evaluate the proposed installation.
 - j. A provision that work shall not commence until plans have been approved by the Planning Department and the Public Works Department and the notice to proceed is given.
7. Final Plat not to be approved until the City accepts all improvements.
8. Revise plat to reflect attached comments, including comments for item 4, Easements.



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Google Earth

DATE: 03/01/2018

Subject: CiullKulek Subdivision Plat Review

Surveyor: Rodney P. Kinney Associates, Inc. ATTN: Clark E. Kinney

1. It appears as though the CAP is miss-stamped depicting the ROW in the SE quadrant.
2. On USS 4117 it appears to list the bearing as S87°09'00"E not west. Please correct or elaborate in a note as to the discrepancy.
3. Was the closing corner along the boundary of sections 17 and 18 not recovered along the north line of this parcel? With the NW corner of the subdivision being destroyed, and a native allotment adjacent to the subject parcel, 2009 BLM procedures 7-43 regarding the best available evidence may be applicable. Was this considered?
4. The comma after "20' Easement" (,) is not consistent throughout the plat.
5. The masking of dimensional text will help with the plat reproduction and scanning.
6. On USS 4117 it appears to list the bearing as N14°02'45"E not south. Also the plat closure is dependent on the bearing being S14°02'45"W, not East. Please correct or elaborate in a note as to the discrepancy.
7. Please dimension the ROW half widths
8. The bearing as N88°50'28"E not south.
9. Were additional corners along the boundary between USS Lot 13 and USS Lot 10; USS Lot 11 and Lot 10; and the subsequent surveys thoroughly investigated for existing corners prior to the distance-distance intersection computation.
10. Consider adding the Abbreviation P.O.E. for Point of Entry
11. Is the Total Area of the lots truly 560,344. By adding the areas as listed 560,429
12. Consider adding a note "This plat is subject to the reservations and exceptions as contained in US Patent 50-95-0610 (Recorded as Book 69 Page 603 Bethel Recording District on March 2nd, 2012)".
13. Is this really a temporary easement and not a dedicated ROW? Please revise or address with an additional note.
14. I believe this is L1 not L4
15. Was this monument searched for? Potentially the record position could create an angle point along that line.
16. Please add "Bethel Recording District"
17. Please add "Seward Meridian"
18. Your corporate business license number may need to be listed within your title lock depending on your corporate or other considerations. Please consider your need to add this information.
19. Please list the dimension for this line segment
20. "Position" is spelled incorrectly.

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.

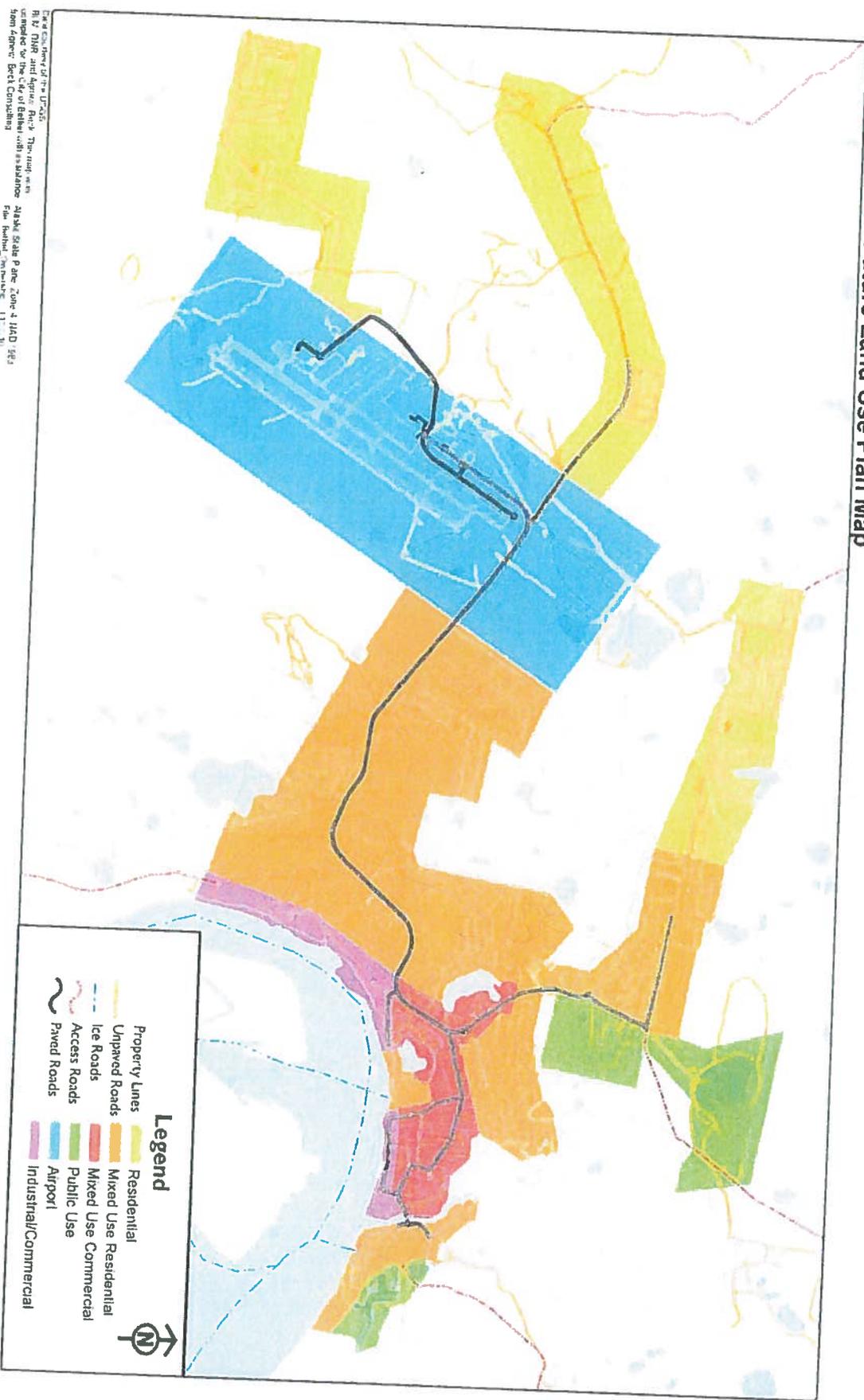
For example, if the City partners with a private developer in redeveloping land currently used for housing, take steps to provide affordable housing available to households currently living on the property.

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.

City of Bethel Future Land Use Plan Map



Map 4.4, prepared by the City of Bethel, Alaska, in cooperation with the Alaska State Planning Agency, is a planning tool for the City of Bethel. It is not intended to be used for any other purpose. The City of Bethel, Alaska, is not responsible for any errors or omissions. The City of Bethel, Alaska, is not responsible for any damages or liabilities arising from the use of this map. The City of Bethel, Alaska, is not responsible for any damages or liabilities arising from the use of this map.

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.

Title 17 SUBDIVISIONS

Chapters:

- 17.04 General Provisions and Requirements
- 17.12 Preliminary Plat
- 17.16 Final Plat
- 17.18 Abbreviated Plat and Waiver
- 17.20 Minor Replats
- 17.24 Subdivision Design, Improvements and Dedications
- 17.28 Monuments
- 17.32 Plat Vacations
- 17.36 Variances
- 17.40 Enforcement
- 17.50 Property Numbering and Street Names

Chapter 17.04 GENERAL PROVISIONS AND REQUIREMENTS

Sections:

- 17.04.010 Authority.
- 17.04.020 Interpretation and purpose.
- 17.04.025 Notice.
- 17.04.030 Applicability.
- 17.04.040 Conformance required.
- 17.04.045 Definitions.
- 17.04.050 Development phasing districts.
- 17.04.060 Existing lots.
- 17.04.065 Application of new requirements.
- 17.04.067 Subdivision agreements.
- 17.04.070 Control and maintenance of dedicated and constructed facilities.
- 17.04.090 Conflicting provisions.

17.04.010 Authority.

Subdivision and platting powers and authority are vested in the planning commission, acting as the platting board, and referred to in this title as the "planning commission." [Ord. 01-05 § 7.]

17.04.020 Interpretation and purpose.

It is the purpose of this title to promote and protect the public health, safety and general welfare of the people of the city; to provide for the proper arrangement of streets in relation to existing or proposed streets; to provide for adequate and convenient open spaces; to provide for efficient movement of vehicular and pedestrian traffic; to assure adequate and properly placed utilities; to ensure that subdivision and development occur in a logical pattern in coordination with infrastructure availability; to provide access for firefighting apparatus, sewage collection and water delivery vehicles; to secure safety from flood and other dangers; to assure adequate drainage of land; to assure the reservation of adequate open space; to facilitate the further subdivision of larger tracts into smaller parcels of land; and to ensure proper legal descriptions and monumenting of subdivided land. These regulations provide a mechanism for the planning commission to develop and apply new or more restrictive requirements when a new, unusual, or unanticipated circumstance comes to its attention and it appears to the commission that the provisions of this title are not adequate to deal with the circumstance. In addition, these regulations provide for the accurate surveying of land; for equitable processing of all plats by providing uniform procedures and standards for observance by both the city and the subdivider; and for the proper preparation and recording of plats. The provisions of this chapter set out minimum requirements and shall be interpreted in the manner to accomplish the purposes set out in this section. [Ord. 01-05 § 7.]

17.04.025 Notice.

A. Unless otherwise specifically provided in this title, notice of hearings required under this title shall be given as provided in subsections B through E of this section. When a hearing is required under Chapter 17.20 BMC, notice of that hearing shall be given as provided BMC 17.20.050.

B. Notice shall contain the following:

1. The date the complete application or petition was filed;
2. The name of the owner of the parcel that is the subject of the application or petition or the name of the person who made the filing;
3. The purpose of the application or petition;
4. A description of the location and a legal description of the parcel;
5. The date, time and place of the hearing;

6. The notice may contain any other information the platting officer believes to be appropriate or that the planning commission may require.

C. Notice shall be published at least once in a newspaper of general circulation in the city at least six (6) days before the hearing.

D. 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.

1. The name and address of the owner of each parcel that is to receive mailed notice and that receives sewer or water service from the city shall be provided to the platting officer by the public works department. The name and address of each other owner that is to receive mailed notice shall be provided to the platting officer by the applicant. An application is not complete until the applicant has submitted the list of the names and addresses of all such other owners. The applicant, its agents and successors, shall save, hold harmless and defend the city, its officers and employees, from and against all claims and suits based in whole or in part on the failure of the city to provide mailed notice to a person to whom mailed notice was required to be sent under this subsection if the applicant provided an incorrect address or no address for a person whose address it was the applicant's responsibility to provide. The name and address of the person shown in the records of the Bethel district recorder's office as the owner of the relevant parcel shall be presumed to be correct;

2. Mailed notice shall be deposited in the U.S. Mail, postage paid, at least five (5) days before the hearing;

3. Mailed notice may include maps or other additional material that is not included in the published or posted notice.

E. Notice shall be posted on the public bulletin board at city hall and at three (3) other public places where other notices are regularly posted. Notice shall be posted at least five (5) days before the hearing.

F. The failure of the city to fully meet each requirement of this section or of any other notice requirement of this title shall not be the basis for invalidating an action taken under this title if there was substantial compliance with the requirements of this or the otherwise applicable section. [Ord. 01-05 § 7.]

17.04.030 Applicability.

This title shall apply to the subdivision of all land located within the corporate limits of the city of Bethel, except as provided by law. [Ord. 01-05 § 7.]

17.04.040 Conformance required.

A. A recorded plat of land within the city shall not be altered or replatted except pursuant to this chapter, on petition of the state, the city, a public utility, or the owners of a majority of the land affected by the alteration or replat.

B. No land shall be subdivided, sold or conveyed until the subdivider or his agent has submitted and obtained all approvals required by this title of both a preliminary and final plat of the land in accordance with this title, has obtained all signatures and seals required on the final plat, and the final plat has been recorded with the district recorder. [Ord. 01-05 § 7.]

17.04.045 Definitions.

Words and terms used in this title are defined in Chapter 16.12 BMC. [Ord. 01-05 § 7.]

17.04.050 Development phasing districts.

For the purpose of designating the areas of the city in which certain types of public improvements must exist, be provided by the subdivider, or be planned and funded by the city, as a condition of subdivision plat approval, there is adopted the area or district designations shown on Figure 11, revised September 2000, entitled "Development Phasing" in the 1997 Comprehensive Plan of the City of Bethel. A question or a dispute as to the relationship of a parcel with respect to the boundary of a development phasing district shall be resolved in the manner provided in BMC 18.08.050 for the interpretation of boundaries on the official land use map. [Ord. 01-05 § 7.]

17.04.060 Existing lots.

The provisions of this title and amendments thereto do not apply to any lot or lots forming a part of a subdivision legally created and recorded with the district recorder prior to the effective date of the amendment thereto, except in the case of further subdivision or resubdivision of existing lots or tracts. [Ord. 01-05 § 7.]

17.04.065 Application of new requirements.

A. Except as provided in an agreement that meets the requirements of BMC 17.04.067 or as provided in an ordinance amending this title, an amendment to the standards or requirements of this title, including standards and requirements established by the city engineer, shall be applied by the planning commission to the subdivision of land that has not received unconditional preliminary plat approval by the planning commission and

may be applied to the subdivision of land that has received unconditional preliminary plat approval but has not received unconditional final plat approval.

B. If the planning commission believes the current provisions of this title are inadequate to properly deal with an actual or possible circumstance for which it becomes aware, the commission shall recommend such standards and requirements as it believes to be appropriate. The platting officer shall prepare an ordinance for city council action that would amend this title to incorporate the commission recommendations. Unless the commission requests that the ordinance first (1st) be reviewed by the commission, the ordinance shall be forwarded to the manager for introduction and action by the city council.

C. Except as provided in an agreement that meets the requirements of BMC 17.04.067, new or more restrictive standards and requirements recommended by the planning commission pursuant to subsection B of this section shall be applied by the planning commission to the subdivision of land that has not received unconditional preliminary plat approval by the planning commission and may be applied to the subdivision of land that has received unconditional preliminary plat approval but has not received unconditional final plat approval.

D. As used in this section, unconditional plat approval means approval of a plat without a condition that it be returned to the commission or the platting officer for further review or for approval of a change required by the commission or platting officer. Approval of a preliminary plat for phased development under BMC 17.12.100 shall be treated as a conditional preliminary plat approval. When the platting officer is authorized under this title to approve a preliminary or final plat, the term "planning commission" as used in this section includes the platting officer for purposes of applying standards recommended by the planning commission under subsection B of this section. [Ord. 01-05 § 7.]

17.04.067 Subdivision agreements.

A. In order to assure a subdivider that the subdivider may proceed with the subdivision of a parcel in accordance with existing standards and requirements under this title and not be subject to changes in such standards and requirements before the subdivider receives unconditional approval of the final plat of the parcel, the subdivider and the city may enter into a subdivision agreement pursuant to the provisions of this section. The rejection and the approval and execution of a requested subdivision agreement are within the absolute discretion of the city. A subdivision agreement is enforceable by each party to the agreement, but is effective only if approved by the planning commission by resolution and approved by the city council by a noncode ordinance.

B. A subdivider, upon payment of the required subdivision agreement application fee and the submission of such documents as the platting officer or planning commission may require, may submit to the planning commission a request that the city enter into a subdivision agreement with respect to the subdivision of a parcel for which a complete preliminary plat application has been submitted. The submission of a request for a subdivision agreement, whether or not the request is complete, suspends the running of the time within which a pending or subsequently submitted plat must be approved until the request is withdrawn, or is rejected by the planning commission or the city council, or receives the required approvals and the agreement is executed.

C. The planning commission shall consider the request for the subdivision agreement after reviewing the preliminary plat. If the commission determines that the existing standards and requirements of this title are adequate to deal with the likely impact of the subdivision as proposed or that they would be adequate if supplemented with additional requirements to which the subdivider agrees, the commission may, in its discretion, proceed to negotiate with the subdivider for a subdivision agreement containing such additional requirements, if any, as the commission believes are appropriate. The agreement may impose additional standards, requirements and exactions not otherwise applicable to the subdivision, without regard to whether such standards, requirements or exactions could be lawfully imposed as a subdivision or other city regulation.

D. A subdivision agreement may not reduce or eliminate the application of any standard or requirement of this title or of any other provision of this code, nor of any standard or requirement issued by the city engineer. An agreement may limit the application of proposed standards and requirements to the pending plat, but may not limit or reduce any other discretion of the planning commission, require any particular decision or approval by the commission, or in any way lessen, affect or control the plat approval procedures in effect when the agreement is executed after city council approval. An agreement may not be inconsistent with applicable provisions of the comprehensive plan and shall, when possible, further the goals of the plan.

E. A subdivision agreement may not limit the application of any amendment of any title other than this title whether such amendment was recommended, proposed or adopted before or after execution of the agreement. The provision of any agreement that would have an effect prohibited by this subsection is void and unenforceable.

F. The provisions of an agreement that protect the subdivider from changes to the standards and requirements applicable to the subdivision of the parcel remain effective for so long as no party other than the city is in default under the agreement and there is timely performance by the subdivider of the construction of required subdivision

improvements. The city may terminate the agreement if the final plat of the subdivision has not been approved within eighteen (18) months of the date the agreement is approved by the city council by ordinance or by the earlier of such other date as is set out in the agreement or is set out in the ordinance approving the agreement. Upon the termination of the agreement by the city for a default of the subdivider under the agreement or the failure of the subdivider to comply with a requirement of this subsection, the city may require the subdivider to bring the subdivision into compliance with all standards and requirements it avoided by virtue of the agreement and with all standards and requirements the planning commission may recommend within sixty (60) days of the date the agreement is terminated.

G. A subdivision agreement does not have effect beyond the plat to which it applies and any resubdivision of any part of the same parcel shall be subject to all changes to the standards and requirements of this title except to the extent such resubdivision is subject to a new subdivision agreement. [Ord. 01-05 § 7.]

17.04.070 Control and maintenance of dedicated and constructed facilities.

A. Acceptance of a plat dedication of a right-of-way, easement, park, way, square, place, open space, or any other public area shown on a plat gives the city control of the area and the obligation only to hold and manage the area in the public interest. The city has no duty to open, improve or maintain any way or other place upon its dedication by plat. The exercise of control over a dedicated area creates no duty for the city to open, improve or maintain the area.

B. The placement of utility facilities in a dedicated street or utility right-of-way or easement ("city property") may occur only under a permit issued by the city authorizing the placement. The director of the public works department or such other person as the manager may designate shall issue utility permits. The permit may be conditioned on the payment of either or both one (1) time or annual fees established by the council by resolution. The rights of the public or the city to the use of a dedicated way or easement is superior to that of a private utility or other private person.

If, incidental to the construction of public facility or public road, the city determines in writing that a utility facility located across, along, over, under, or within city property must be changed, relocated, or removed, the utility owning or maintaining the utility facility shall change, relocate, or remove it in accordance with the written determination, within a reasonable time set by city in the written determination.

If the utility facility is not changed, relocated, or removed in accordance with the written determination, any permit authorizing the facility issued by the city under the Bethel

Municipal Code becomes invalid and the facility will be considered an unauthorized encroachment.

The cost of change, relocation, or removal, as set out in the written determination is to be paid as follows:

1. By the city as a cost of public facility or public road construction, if the utility facility is installed or authorized after June 11, 1986, under a utility permit or a regulation and is installed in the location specified in the permit;
2. By the city as a cost of the public facility or public road construction, if the facility was installed before June 11, 1986, under a utility permit or utility easement and is in the location specified in the permit or easement;
3. By the city as a cost of public facility or public road construction, if the utility facility was installed before the location became a part of city property or before permits were required;
4. By the city as a cost of public facility or public road construction, if the utility permit that requires the utility to pay the relocation cost was issued more than five (5) years before the contract for the public facility or public road construction was first (1st) advertised;
5. By the utility in all other cases unless the city finds it is in the public interest for the cost to be paid by the city.

C. The duty and liability for the condition of and for the maintenance, operation and repair of streets, boardwalks and other pedestrian ways, street lights, street signs, sewer and water facilities, drainage improvements and other improvements constructed by a subdivider as a condition of receiving final plat approval remain with the subdivider until the improvement meets the applicable standards of the city, is free and clear of liens and claims of any nature, and has been formally accepted by the city. Upon acceptance of such improvement by the city, title to the improvement vests in the city and the city assumes the duty of maintenance, operation and repair of the improvement, except as provided in this section.

D. The following improvements continue to be the responsibility of the subdivider after the city has determined that their construction meets the applicable city standards:

1. Community water systems that are required to be operated by the subdivider or a property owners' association;

2. Community sewage collection and disposal or treatment systems that are required to be operated by the subdivider or a property owners' association;
3. Open and recreational space that is required to be maintained and operated by the subdivider or a property owners' association;
4. Streets and other ways that are required to be maintained and repaired by the subdivider or a property owners' association;
5. Any other improvement or dedication required by the planning commission to be provided and that the commission requires be operated, maintained, repaired or controlled by the subdivider or a property owners' association.

E. Community water and sewer systems shall be designed and constructed to city standards and in such a manner that the system may be connected to the city system when city mains or laterals are extended to the area. The cost of connecting the community system to the city systems and the cost of any modifications or repairs to the community system that are necessary to bring the community system up to city standards or to make the community system compatible with the city system shall be paid by the property owners or customers of the community system. Payment shall be in a lump sum prorated on a property owner or customer basis unless a different proration or payment method is provided for in the applicable utility tariff. Upon connection of a community system to the city system, title to all the facilities of the community system vest in the city, free of all claims and liens, unless otherwise provided in an agreement between the city and owner of the community system entered into at the time the systems are constructed.

F. Streets for which the city will not immediately assume maintenance responsibility shall, nevertheless, be designed and constructed to applicable city standards and shall be constructed to the place where the subdivision street connects to the easement or right-of-way that provides access to the subdivision. [Ord. 05-18 § 3; Ord. 01-05 § 7.]

17.04.090 Conflicting provisions.

It is not the intent of this title to repeal, alter or annul, or in any way impair or interfere with, existing provisions of other laws or ordinances or with private restrictions placed upon property by deed, covenant or other private agreement, or with restrictive covenants or easements running with the land to which the city is a party. Where this chapter or the planning commission imposes a greater restriction upon the land than is imposed or required by such existing provisions of law, ordinance, contract, covenant or

deed, the restrictions of the planning commission and this chapter shall govern. [Ord. 01-05 § 7.]

Chapter 17.12 PRELIMINARY PLAT

Sections:

- 17.12.010 Preliminary consultation.
- 17.12.020 Preliminary plat required.
- 17.12.030 Submittal, form and contents.
- 17.12.040 Administrative review.
- 17.12.050 Transmittal to concerned agencies.
- 17.12.060 Public hearing.
- 17.12.065 Suitability of land.
- 17.12.070 Planning commission action.
- 17.12.080 Modifications of preliminary plat.
- 17.12.090 Abandonment.
- 17.12.100 Phased final plat approval.

17.12.010 Preliminary consultation.

The subdivider may, and is encouraged to, at any time prior to submitting a preliminary plat, request a meeting with the platting officer or the planning commission for the purposes of an informal preliminary consultation to identify land that may not be suitable for subdivision and development in its natural state, special design and other possible problems. A preliminary plat may be submitted at any time for review and action by the planning commission under this chapter. [Ord. 01-05 § 7.]

17.12.020 Preliminary plat required.

Prior to submitting a final plat of a subdivision, a subdivider shall submit a preliminary plat in order that general agreement may be reached and specific requirements established on layout and arrangement of streets, lots, drainages, access, dedications, required improvements and other features before a final plat is prepared. [Ord. 01-05 § 7.]

17.12.030 Submittal, form and contents.

A. An original reproducible mylar and twenty (20) paper copies of the preliminary plat and all information, certifications and material required under this section shall be submitted to the platting officer at least thirty (30) calendar days prior to the planning commission meeting at which consideration of the preliminary plat is desired. The submission shall also include:

1. The preliminary plat fee;
2. A certificate of ownership indicating the date the land proposed to be subdivided was acquired, together with the book and page of each conveyance to the present owner or owners as recorded in the Bethel district recorder's office;
3. A statement that all taxes and special assessments pertaining to the property have been paid or that a payment schedule satisfactory to the city has been arranged;
4. A list of the names and addresses of the owners of record of all property contiguous to and across a public right-of-way from the proposed subdivision; and
5. Completed applications for all waivers, variances or other special permissions required under this chapter before the preliminary plat may be approved, including the fee required for each such additional special permission.

B. The preliminary plat shall show the land to be subdivided and the entire tract, plat, parcel, or survey in which the land proposed to be subdivided is located, including all subdivided lands within that tract, plat, parcel, or survey. The plat shall be prepared in black permanent ink and drawn on twenty-four- (24-) inch by thirty-six- (36-) inch sheets, except, if the subdivision creates or changes five (5) or fewer lots, the plat may be drawn on eleven-inch (11-) inch by seventeen- (17-) inch sheets. All sheets of a plat shall be the same size and the first (1st) sheet of a multisheet plat shall contain an index to all the sheets. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet if more than five (5) lots are created or changed by the proposed subdivision, otherwise to a scale of one (1) inch equals fifty (50) feet. The planning commission may require the preliminary plat be redrawn on a different size sheet or to a different scale than the one (1) used on the submitted plat and it may specify the sheet size and scale to be used on the final plat. The following information shall be placed on the plat:

1. Notation that the plat is preliminary;
2. Date, scale and northpoint;
3. Name of the proposed subdivision;
4. Location of the property by U.S. Survey, section, township and range;
5. The names and addresses of subdivider(s) and the surveyor preparing the plat;

6. Citation of existing covenants, reservations, deed restrictions, trails and easements on the property, if any;
7. Zoning on and adjacent to the proposed subdivision and any other land use designation of this area as established under BMC Title 18;
8. The approximate acreage, dimensions and size of each lot of the proposed subdivision, including rights-of-way and easements, and the number of lots contained therein;
9. Location and size of existing and proposed utility systems or other improvements including but not limited to water, sewer, telephone, cable and electrical in and within two hundred (200) feet of the proposed subdivision;
10. The general location of streams, lakes, other bodies of water, and waterways, swamps, muskeg or marshy areas, drainage and erosion patterns including culverts and other drainage facilities in and within two hundred (200) feet of the proposed subdivision including proposed drainageways and drainageway modifications both within and outside the subdivision;
11. If any portion of the proposed subdivision is located in an area identified as a flood hazard area, a delineation of the one-hundred- (100-) year floodplain, every floodway and drainageway that is delineated within the floodplain, and the information required under BMC 15.08.170;
12. A statement concerning responsibility for construction, operation and maintenance of water supply and sewage collection, treatment and disposal facilities in the proposed subdivision;
13. Recommended or proposed type and location of water sources and sewage treatment or disposal systems on a typical lot diagram in relation to water sources and sewage collection, treatment and disposal systems on adjacent lots or and in relation to present or future city and community systems;
14. A statement concerning future community water and sewage systems derived from the Bethel Water and Sewer Master Plan including an appropriate timetable for their development and the proposed layout of service lines;
15. Representative soil testing, logs and borings prepared by a professional engineer registered in the state in an area and number sufficient to determine whether soils are suitable for surface and storm water drainage, street construction and on-site sewage disposal and to determine street construction and drainage

system standards to be applied and the area required for soil absorption systems. If a method of sewage treatment and disposal other than soil absorption systems is proposed, soils borings shall be required only for street and drainage construction engineering purposes. The city engineer may require additional soil testing, logs and borings;

16. Contours sufficient to show topography but in no event greater than five- (5-) foot intervals. If the contour mapping of the subdivision is not available in the digital mapping base of the city, the drawings showing the contours shall also be submitted on disc media meeting the same standards as are required for the disc submission of the final plat. The contour drawing disc may be submitted with the final plat or at any time prior to the submission of the final plat;

17. A surveyor's certificate in substantially the following form:

Surveyor's Certificate

I, (surveyor's name and land surveyor number), on this _____ day of _____, 20___, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this preliminary plat represents a survey made by me or under my direct supervision, and that all dimensional and other details are true and correct to the best of my knowledge.

(Seal and signature)

C. The names of proposed and existing streets in and adjacent to the proposed subdivision.

D. A vicinity map showing streets and other general development of the surrounding area at a scale of no less than one (1) inch equals one thousand five hundred (1,500) feet.

E. A copy of the current plat or U.S. Survey that creates the parcels subject to the proposed subdivision.

F. A copy of the current plats and U.S. Surveys of the land that abuts the boundaries of the proposed subdivision. [Ord. 06-07 § 2; Ord. 01-05 § 7.]

17.12.040 Administrative review.

The platting officer shall review the plat to determine whether all necessary information has been provided and all required factors have been addressed. Deficient documents shall be returned to the subdivider with a request to correct the deficiency. No preliminary plat shall be considered to be filed and accepted by the city if it does not meet the submittal requirements of this chapter, as determined by the platting officer.

The applicant may appeal any decision of the platting officer to the planning commission. [Ord. 01-05 § 7.]

17.12.050 Transmittal to concerned agencies.

The platting officer shall, within three (3) days after determining the plat submittal meets the submittal requirements of this chapter, transmit a copy of the plat and all accompanying materials to the public works director, city fire department, the utility providing electric service and companies or agencies providing water and waste disposal, cable companies and telephone companies, and to federal and state agencies that may be affected by the subdivision or have jurisdiction over any aspect of the subdivision, for their review and comment. Comments, if any, shall be filed with the platting officer within fourteen (14) days. [Ord. 01-05 § 7.]

17.12.060 Public hearing.

The platting officer shall schedule the plat for a public hearing before the planning commission, and shall give notice of the hearing as provided in BMC 17.04.025. [Ord. 01-05 § 7.]

17.12.065 Suitability of land.

A. Land which the planning commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, adverse topography, utility easements, or other features that would cause the development of the proposed subdivision to result in a substantially harmful effect on the health, safety or general welfare of the present or future inhabitants or property in the subdivision or its surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the planning commission to solve any problems created by the unsuitable land condition. The subdivider shall construct all improvements and obtain and dedicate such interests in land as may be necessary to accomplish the solutions approved by the planning commission.

B. Except when replatting nonconforming or substandard lots, such lot, block and tract created by the plat and dedicated to undeveloped open space or other undeveloped purpose shall be configured so that a reasonable use and development may be accomplished as a practical matter and without the need for a variance or other relaxation of the provisions of BMC Titles 15 and 18 or other provisions of this code. [Ord. 01-05 § 7.]

17.12.070 Planning commission action.

A. The planning commission shall approve, conditionally approve, or disapprove the preliminary plat within sixty (60) days from the date the preliminary plat was accepted by the platting officer.

1. If approved by the commission, the platting officer shall sign the plat and attach thereto a notation that it has received preliminary plat approval and return it to the subdivider for compliance with final plat approval requirements;

2. If conditionally approved with modifications to be made, the platting officer shall sign the plat as conditionally approved, attach a statement of the changes required, and return it to the subdivider. If disapproved by the commission, the platting officer shall attach to the plat a statement of the reasons for such action and return it to the subdivider. In any case, a notation of the action taken and reasons therefor shall be entered in the records of the planning commission.

B. Approval of the preliminary plat by the planning commission shall not constitute final acceptance of the subdivision by the planning commission.

C. If improvements are to be constructed, the plans and specifications shall be submitted for approval by the city engineer. Required approval of the plans and specifications by state and federal agencies shall be submitted prior to submittal of the final plat and the commencement of construction. Construction of improvements may not begin until the platting officer has received notification of approval of the plans and specifications by the city engineer and the relevant state and federal agencies. [Ord. 01-05 § 7.]

17.12.080 Modifications of preliminary plat.

A. When substantial modifications to the proposed subdivision occur or are proposed subsequent to preliminary plat approval, the platting officer may direct the subdivider to submit a new preliminary plat reflecting the modifications that occurred or are proposed subsequent to initial preliminary plat approval. A preliminary plat that is modified and submitted under this section shall be treated as a new submittal, must meet the requirements for original submittals, be advertised, heard and acted upon by the planning commission.

B. Minor proposed modifications may be approved by the platting officer if the modifications do not cause the plat to violate any standards applicable to the plat, require that the modified plat be reviewed and approved by a state or federal agency, and are consistent with the concerns and policies that may have been expressed by the planning commission, city and state agencies and local utilities during the review and consideration of the preliminary plat. [Ord. 01-05 § 7.]

17.12.090 Abandonment.

A preliminary plat shall be considered to have been abandoned by the subdivider if a final plat for such subdivision has not been submitted within eighteen (18) months from the date the preliminary plat submittal was accepted for consideration. The subdivider may be granted an extension of this time by the planning commission not to exceed six (6) months upon written application filed before the expiration of the eighteen- (18-) month period, for reasons deemed adequate by the planning commission. Any plat not submitted for final approval within the period of time set forth in this section shall be null and void, and the subdivider shall submit a new preliminary plat if the subdivision is to receive planning commission consideration. [Ord. 01-05 § 7.]

17.12.100 Phased final plat approval.

If an entire subdivision has received preliminary plat approval, the subdivider may, upon written approval of the planning commission, submit a final plat for a portion of the subdivision. Such partial plat and all subsequent plats for the remainder of the subdivision shall conform to the approved preliminary plat. The phasing and scheduling of such partial platting shall be specified in the planning commission's written approval. The last final plat must be submitted not later than twenty-four (24) months from the date of the preliminary plat approval. All subdivision improvements necessary for a phase to be complete and for the improvements to function fully shall be completed or guaranteed prior to approval of the final plat for that phase. [Ord. 01-05 § 7.]

**Chapter 17.16
FINAL PLAT****Sections:**

- 17.16.010 Preliminary plat required.
- 17.16.040 Filing.
- 17.16.050 Administrative review.
- 17.16.060 Transmittal to interested agencies.
- 17.16.070 Hearing.
- 17.16.080 Approval and recordation.
- 17.16.090 Public improvements guarantee.
- 17.16.110 Contents of final plat submittal.

17.16.010 Preliminary plat required.

The subdivision, resubdivision or replat of land under this title may be initiated by submitting to the planning commission for consideration a preliminary plat under the provisions of Chapter 17.12 BMC. [Ord. 01-05 § 7.]

17.16.040 Filing.

Following the approval of the preliminary plat and the completion by the subdivider and the acceptance by the city of all required improvements or the submission of an acceptable guarantee covering required improvements that have not been completed or have not been accepted by the city, the subdivider shall file with the platting officer, thirty (30) days prior to the regularly scheduled planning commission meeting at which consideration of the final plat is desired, one (1) reproducible mylar original and twenty (20) blue-line copies of the final plat, along with any required fees and reimbursements and all accompanying data and documents as required in BMC 17.16.110. [Ord. 01-05 § 7.]

17.16.050 Administrative review.

The platting officer shall review the final plat to determine whether all required items in the proper form have been submitted. The platting officer, city engineer and such other city officials as may be appropriate shall inspect the site to determine compliance with the approved preliminary plat and this title. Deficient documents shall be returned to the subdivider with a request to correct the deficiency. Written notice of deficiencies found during the site inspection shall be provided to the subdivider. No final plat shall be considered to be filed and accepted by the city for final planning commission approval if the submittal does not meet the submittal requirements of this chapter, including matters subject to the site inspection, as determined by the platting officer. The applicant may appeal any decision of the platting officer to the planning commission. [Ord. 01-05 § 7.]

17.16.060 Transmittal to interested agencies.

The platting officer shall, within three (3) days of determining that the submittal is complete, transmit a copy of the plat and all accompanying materials for the review and comment to the same agencies that received copies of the preliminary plat under BMC 17.12.050. Agencies shall have fourteen (14) days to comment on the final plat. [Ord. 01-05 § 7.]

17.16.070 Hearing.

The platting officer shall schedule the plat to be heard by the planning commission and shall give notice of the hearing as provided in BMC 17.04.025. [Ord. 01-05 § 7.]

17.16.080 Approval and recordation.

A. The planning commission shall, within sixty (60) days from the date the final plat was accepted by the platting officer as complete, approve, conditionally approve, or disapprove the final plat; provided, approval may not be given unless all required improvements have either been completed and accepted by the city or the construction

of uncompleted or unaccepted improvements has been guaranteed in accordance with the provisions of BMC 17.24.300.

B. One copy of the final subdivision plat shall be returned to the subdivider with the date of approval or disapproval noted thereon, with the reasons for disapproval accompanying the plat if it was disapproved.

C. If approved, the platting officer shall sign the original reproducible of the final subdivision plat. A copy of the signed plat shall be distributed to the subdivider, the local utilities providing electric, telephone and cable service, the city public works department, companies providing water and sewage or waste disposal that are affected by the subdivision, and state and federal agencies with jurisdiction over the development of the subdivision.

D. If conditionally approved, the platting officer shall not sign the original reproducible of the subdivision plat until the platting officer verifies that the conditions have been met and the plat has been revised in accordance with the conditions specified by the planning commission as a condition of approval.

E. The platting officer shall file the original, signed plat with the district recorder's office within ten (10) days of the later of the date the last required signature is appended to the plat or the date all required documents and the subdivider shall pay all filing fees to the city before the plat is recorded. The recorded plat shall be returned to the platting officer who shall make a reproducible copy for the city files and shall notify the subdivider that the original recorded plat is available for delivery to the subdivider at the office of the platting officer.

F. No vested rights shall accrue to or under any plat by reason of final approval until the plat is officially recorded. [Ord. 01-05 § 7.]

17.16.090 Public improvements guarantee.

When a public improvements guarantee is required under BMC 17.24.300, the platting officer may endorse approval of the plat only after the security has been determined by the platting officer to cover all required improvements and other performances required of the subdivider and has been approved by the city attorney as to form and content. If the guarantee is in the form of a deed of trust or other instruments involving an interest in land, the instrument shall be immediately recorded in the appropriate district recorder's office and the recording fees paid or reimbursed by the subdivider. [Ord. 01-05 § 7.]

17.16.110 Contents of final plat submittal.

A. The final plat submission is complete when the submission meets the requirements of this section and all fees, charges and reimbursable costs for which the subdivider is liable have been paid.

1. The final plat will have incorporated all, but only, those changes or modifications required or approved by the planning commission or required under BMC 17.18.030(A). If none, it shall conform to the preliminary plat, and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time; provided, that such portion conforms with all the requirements of this chapter and such portion has been approved by the planning commission for phased final platting under BMC 17.12.100;

2. The subdivider shall submit to the planning commission a certificate to plat covering the land that is to be subdivided;

3. A copy of the letter from the Department of Environmental Conservation approving the sewer and water plans for the subdivision is required;

4. The subdivider shall submit the final plat drawings on disc media in a format specified or approved by the platting officer.

B. The final plat shall be prepared by a registered surveyor and shall be clearly and legibly drawn in black, permanent ink on reproducible mylar. Unless the planning commission has specifically approved or required a different scale or drawing size for the final plat, the size of the sheet and the scale of the drawing shall be as required for preliminary plats under BMC 17.12.030(B); where multiple sheets are used to cover the platting of any subdivision, the sheets must be of the same size and the first (1st) sheet must contain an index to all the sheets.

C. The following information shall be placed on the plat:

1. Notation that the plat is "final";

2. A title block which shall be placed on the lower right-hand corner of each drawing of the set comprising the plat. It shall show at least the:

- a. Name of subdivision, including the phase number if it is a phase of a subdivision approved under BMC 17.12.100,

- b. Sheet number and total number of sheets,

- c. Date,

- d. Scale,
 - e. Location of the subdivision by U.S. Survey, township, section and range;
 - f. Total acreage of the final subdivision,
 - g. Total number of lots in the subdivision;
3. North point and a graphic scale;
4. A statement that the subdivision plan has received approval from the Alaska Department of Environmental Conservation pursuant to applicable regulations which shall be specified on the plat or that no such approval is required;
5. Each plat of a subdivision filed for record shall contain a certificate of ownership and dedication. The certificate shall be signed in black ink by all persons, including owners, trustees, settlors and trust beneficiaries, lienors, mortgagees and others having any legal, security or equitable interest in the lands subdivided or dedicated, and shall be acknowledged before an officer duly authorized to take acknowledgements of deeds, in the manner in which deeds are required to be acknowledged. If the interest is held by a corporation, it shall be signed and acknowledged by a person authorized by a resolution of the board of directors of the corporation to execute deeds for the corporation or to execute the certificate. If the interest is held by a government agency, it shall be signed by a person authorized by appropriate law to execute deeds for the agency or to execute the certificate. When a person holding a mortgage, lien or other security or equitable interest in the lands has not signed the certificate of ownership, the person may provide a written certification or claim of interest and consent to the subdivision and dedications on the plat. The signature of a person who holds a subsurface estate or interest is not required.

The certificate of ownership and dedication and the acknowledgment shall be substantially as follows:

Certificate of Ownership and Dedication

(I) (We) certify that (I am) (we are) _____, Inc., is the owner(s) of the property, or of an interest therein, shown and described in this plat, and that (I) (we) (it does) adopt this plan of subdivision by (my) (our) (its) free consent and dedicate all rights-of-way, streets, alleys, ways, and public areas to the City of Bethel and grant to the City of Bethel for the uses shown all easements not shown as private.

Owner's name and address

_____, 20__

Date

Acknowledgment

This is to certify that on the ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared _____, to me known to be the person(s) described in and who executed the above certificate of ownership and dedication; and who, being sworn or under oath, acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned (and that they did so on behalf of and with the full authority of _____, Inc.).

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

Notary for the state of Alaska [SEAL]

My commission expires: _____

6. A surveyor's certificate shall be provided in substantially the following form:

Surveyor's Certificate

I, (surveyor's name and land surveyor number), on this _____ day of _____, 20__, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, that the monuments shown on the plat actually exist as described, that all monuments set as a part of this subdivision were set by me or under my direct supervision, and that all dimensional and other details are true and correct to the best of my knowledge.

(Seal and signature)

7. A certificate of approval in substantially the following form for execution by the platting officer shall be provided. The city clerk shall print or emboss the seal of the city of Bethel under the certificate;

Platting Officer's Certificate

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the City of Bethel, and that the plat has been approved by the platting authority by Resolution number _____, dated _____ 20____, and that this plat has been approved for recording in the office of the recorder in the Fourth Judicial District at Bethel, Alaska, in which the plat is located.

City of Bethel Platting Officer

[SEAL OF CITY]

_____, 20____

8. In the case of a vacation of publicly dedicated land, the following certificate shall be printed on the plat and signed by the platting officer:

Certificate of Vacation

I hereby certify that the vacation shown herein has been found to comply with the requirements of state law and the subdivision code of the City of Bethel (BMC Title 17), and that said vacation has been duly approved by the platting authority by Resolution number _____, dated _____, 20____, and has received such approval of the Bethel City Council as is required by statute and city ordinance.

Platting Officer

_____, 20____

- 9. Within the subdivision, the centerlines of all rights-of-way, lengths and radii of all curves, and the total width of each right-of-way;
- 10. The exact boundaries of all areas to be dedicated or reserved for public use or for the common use of the property owners. The purpose of the dedication or reservation shall also be set forth if the public use is for a limited purpose;
- 11. The names of adjacent subdivisions and the lot numbers of adjacent lots. If the adjacent land is not subdivided, it should be so indicated and the land identified by U.S. Survey or other means;
- 12. The delineation of flood hazard areas;
- 13. The location of floodplain boundaries, drainageways, undevelopable areas, easements and other conveyances for public purpose, including the book and page where recorded;
- 14. The centerline and total width of trails, pedestrian ways, alleys, and utility easements;
- 15. A statement of the city accepting for public use and purpose all dedicated lands and areas shown on the plat, such statement to be signed by the mayor and city clerk;
- 16. Official seals of the attesting officers and of the land surveyor who surveyed the plat;

17. Locations of all monuments and stakes and a graphic presentation of the designation appearing on the caps of the monuments;

18. Initial point of survey, original or reestablished corners and their descriptions, and actual traverse showing area of closure and all distances, angles and calculations required to determine initial point, corners and distances of the plat. The length and bearing of each lot, block and tract line shall be shown.

D. All final plats requiring construction of public improvements that have not yet been completed and accepted by the city shall be accompanied by a public improvements guarantee meeting the requirements of BMC 17.24.300.

E. Every final plat of a subdivision submitted for recording shall be accompanied by a certificate to plat, executed no more than ninety (90) calendar days prior to recording, by a title insurance company, confirming that the title of the land described and shown on the plat is in the name of the person or persons, including corporations and other entities, signing and shown in the certificate of ownership on the plat. [Ord. 01-05 § 7.]

Chapter 17.18 ABBREVIATED PLAT AND WAIVER

Sections:

- 17.18.005 Abbreviated plats.
- 17.18.010 Preliminary plat procedure for abbreviated plats.
- 17.18.020 Notification for abbreviated preliminary plats.
- 17.18.030 Abbreviated preliminary plat – Approval, conditional approval, and disapproval.
- 17.18.050 Notice and procedure for abbreviated final plats.
- 17.18.060 Approval or disapproval for abbreviated final plats.
- 17.18.070 Waiver of final platting procedures.

17.18.005 Abbreviated plats.

A subdivision meeting the definition of “abbreviated plat” may be processed under the provisions of this chapter. The plat contents and standards are governed by Chapter 17.12 BMC applicable to regular preliminary plats. [Ord. 01-05 § 7.]

17.18.010 Preliminary plat procedure for abbreviated plats.

A. The subdivider shall submit fifteen (15) copies of the abbreviated preliminary plat to the planning department at least thirty (30) working days before the next scheduled meeting of the planning commission in order to ensure sufficient time for agency comment and public notice.

B. The filing date shall be the date on which all fees and materials required by this chapter have been submitted to the city. The filing date shall be recorded on the application and stated in the resolution which approves, conditionally approves, or disapproves the preliminary plat of the subdivision. [Ord. 01-05 § 7.]

17.18.020 Notification for abbreviated preliminary plats.

A. Notice of the hearing on an abbreviated preliminary plat shall be given as provided in BMC 17.04.025.

B. Local, state, or federal agencies or entities which service, regulate, or are determined by the platting officer to be affected by the proposed subdivision shall be provided a copy of the preliminary plat for comment. Agencies and entities may include, but are not limited to, the telephone, electric, cable and other utilities in the city, the city public works department, city fire department, Bethel schools, Alaska Department of Environmental Conservation, Alaska Department of Transportation and Public Facilities, Alaska Department of Natural Resources, and U.S. Army Corps of Engineers. [Ord. 01-05 § 7.]

17.18.030 Abbreviated preliminary plat – Approval, conditional approval, and disapproval.

A. The planning commission shall approve, conditionally approve, or disapprove the abbreviated preliminary plat within sixty (60) days of the filing date or the abbreviated plat is considered approved with such changes and conditions as the platting officer has recommended in writing prior to the expiration of the sixty- (60-) day period.

B. The planning commission or the platting officer shall request that the subdivider consent to an extension of the sixty- (60-) day period if it is anticipated that no action will be taken within the sixty- (60-) day time frame and the planning commission has made a good faith attempt to review the plat.

C. Approval of the abbreviated preliminary plat shall entitle the subdivider to approval of the final plat if the final plat conforms to the approved abbreviated preliminary plat, complies with the conditions of approval placed on the subdivision and complies with all other provisions of this code and all applicable statutes and regulations. [Ord. 01-05 § 7.]

17.18.050 Notice and procedure for abbreviated final plats.

Except as provided in BMC 17.18.070, the final plat procedure for an abbreviated plat shall be the same as for a standard plat except that the final plat and subdivision shall be approved or disapproved administratively by the platting officer rather than by the planning commission. [Ord. 01-05 § 7.]

17.18.060 Approval or disapproval for abbreviated final plats.

A. The platting officer shall approve or disapprove the final abbreviated plat within sixty (60) days after a request for approval is filed, or shall return the plat to the applicant for modification or correction and state what must be done to make the plat acceptable to the city.

B. Any reasons for the disapproval of the plat or subdivision by the platting officer shall be stated in a written notice to the subdivider.

C. The platting officer's written reasons for rejection shall be mailed certified, return receipt requested, to the applicant within five (5) working days of the date of the decision. The notice shall set out the right of the subdivider to appeal the decision to the planning commission. [Ord. 01-05 § 7.]

17.18.070 Waiver of final platting procedures.

A. Upon application for a waiver of final plat accompanied by the waiver application fee and the fees for recording the waiver documents and plat, the preparation, submission for planning commission approval, and recording of a final plat after planning commission approval of the abbreviated preliminary plat shall be waived on satisfactory evidence that all conditions of the abbreviated preliminary plat approval have been met and that all lots, tracts and parcels created by the subdivision are five (5) acres or larger.

B. On determination that the application meets the requirements for a final plat waiver, the platting officer shall sign the waiver and file the application, waiver and preliminary plat in the district recorder's office.

C. The approval of a final plat waiver does not waive any requirements for construction of improvements nor any other standards or requirements of this chapter.

D. Preparation, submission for approval and recording of a plat shall not be required when the land is subdivided by a judicial order when such order and transaction are satisfied and completed and filed with the district recorder. [Ord. 01-05 § 7.]

**Chapter 17.20
MINOR REPLATS****Sections:**

- 17.20.010 Purpose and authority.
- 17.20.020 Substandard lots.
- 17.20.030 Lot line adjustments.
- 17.20.040 Notice.

- 17.20.050 Hearing.
- 17.20.060 Decision.
- 17.20.070 Certification.

17.20.010 Purpose and authority.

A. It is the purpose of this chapter to establish procedures and standards for processing changes to plats where the application of all the requirements of Chapters 17.12 and 17.16 or 17.18 BMC are unnecessary.

B. Upon a determination by the platting officer that a replat meets the requirements of BMC 17.20.020 or 17.20.030, the platting officer may waive specific requirements of Chapters 17.12 and 17.16 or 17.18 BMC governing survey, drawings, documents and other submission content requirements as may be unnecessary for the replat. The platting officer may require different, additional, or modified submissions as may be suitable for a particular replat. [Ord. 01-05 § 7.]

17.20.020 Substandard lots.

The standards applicable to the subdivision of land may be waived by the platting officer for the replat of substandard lots if the following conditions are met:

- A. One or more lots involved in the replat are substandard lots, as defined in BMC Title 16;
- B. Because of separate ownerships, unavailability of sufficient additional land and similar reasons, it is not reasonable to require the replat of the lot in a manner that will bring the lot into conformance with all the requirements applicable to the lot;
- C. One or more of the conditions that make the lot substandard under the present code would be reduced or eliminated under the proposed replat;
- D. The number of substandard lots after the replat may not be more than before the replat; except, if one (1) or more conforming lots would be made nonconforming under the proposed replat, the platting officer may waive the foregoing requirement of this subsection only if:
 - 1. The number of conforming lots that will be made nonconforming is the minimum that could be reasonably included to minimize or eliminate the existing nonconformity; and
 - 2. The new nonconforming conditions do not create a significant violation of the purposes and policies for the standard violated.

E. Overall, the benefits to the public from the reduction or elimination of the prohibited conditions would outweigh the disadvantages of any increase in the number or extent of prohibited conditions. The creation of a new condition that violates the applicable provisions of the city code, or expansion of an existing prohibited condition, is strongly discouraged and shall be permitted only for compelling reasons. A new condition that constitutes a new violation of an applicable provision of the city code shall be specifically noted on the documents to be recorded and shall be treated as a nonconforming condition as of the date of recording of the platting officer's certificate executed pursuant to BMC 17.20.070;

F. The number of lots after the replat will not exceed the number of lots before the replat;

G. All replatted lots will have legal and practical access;

H. No vacations or dedications will occur or be required; and

I. The arrangement and development of the replatted lots will not create drainage problems or adversely affect existing drainage. [Ord. 01-05 § 7.]

17.20.030 Lot line adjustments.

A. The platting officer may waive unnecessary requirements of form and content of preliminary and final plat submissions if the platting officer determines at a preliminary consultation with the subdivider that:

1. No more than four (4) existing lots are involved in the replat;
2. All lots resulting from the replat will conform to the applicable standards of BMC Titles 17 and 18 and that setback, yard, height, barrier, buffer and other standards and restrictions in BMC Titles 15 and 18, or imposed under a permit, that are dependent upon property line location, will not be violated by existing structures or uses;
3. The number of lots after the replat will not exceed the number of existing lots involved in the replat;
4. No vacation or dedication is required to accommodate the replatted lots;
5. No waiver, variance, or other relaxation of the standards and requirements of this code will be required to permit a reasonable development and use of the lots that are created by the replat.

B. Replats under this section may involve only the relocation or deletion of existing lot boundary lines. [Ord. 01-27 § 2; Ord. 01-05 § 7.]

17.20.040 Notice.

Upon receipt of the required fee and a submission that the platting officer determines meets the requirement for a submission under this chapter, notice of the replat request, including a sketch or drawing showing the proposed replat, shall be mailed to the owners of property abutting the lots within the replat, including owners of property separated by a street from the lots to be replatted, and posted in three (3) public places within the city. Notice shall also be provided to the director of public works and any utility or government agency the platting officer believes may be affected by the replat. The notice shall state the date by which written comments must be received which may not be sooner than fourteen (14) calendar days from the date notice is mailed. The notice shall also contain the provisions of BMC 17.20.050(A)(1). [Ord. 01-05 § 7.]

17.20.050 Hearing.

A. No hearing shall be held unless,

1. Within seven (7) calendar days of the date notice is mailed, persons who own twenty-five (25) percent or more of the lots whose owners are entitled to notice under BMC 17.20.040 file with the platting officer a written request for a hearing on the replat; or
2. The platting officer determines a hearing should be held.

B. If a hearing is to be held, the platting officer shall schedule a hearing on the replat and shall give notice of the hearing as provided in BMC 17.04.025. The notice shall state that the hearing shall be before the platting officer.

C. The platting officer shall conduct the hearing and receive oral testimony as well as written and documentary evidence. The hearing shall be recorded. The platting officer shall consider all evidence submitted at the hearing as well as the written comments and other material submitted prior to the hearing. Material submitted prior to the hearing shall be available for public inspection prior to the hearing. [Ord. 01-05 § 7.]

17.20.060 Decision.

A. After the hearing, or after the date by which written comments are to be received if no hearing is held, the platting officer shall determine whether the replat meets the conditions of BMC 17.20.020 or 17.20.030, as applicable, whether modification of the requested replat must be made to meet the conditions, or whether additional information

is required before a decision can be made. Upon a determination that the replat should be approved, the platting officer shall issue a written decision approving the replat, stating the facts found that support the approval. A decision that the replat must be denied shall be in writing and state the facts supporting the denial. A replat may be approved subject to specified conditions which must be met before a certification under BMC 17.20.070 will be issued.

B. The decision shall be mailed to all persons who provided written comments or materials and to those who testified at any hearing that was held.

C. The decision may be appealed to the planning commission by the applicant or any person who provided written comments or materials or who testified at any hearing that was held. The appeal shall be filed with the platting officer within ten (10) calendar days of the date of the decision and shall be governed by the provisions of BMC 18.72.010(C) through (G) except that the platting officer shall have the duties of the land use administrator described in BMC 18.72.010. [Ord. 01-05 § 7.]

17.20.070 Certification.

After the expiration of the period of time during which an appeal of the platting officer's decision may be filed, and upon the receipt of a certificate to plat, the sketch, drawing, survey, and other documents requested by the platting officer and a determination that all conditions of approval have been met, the platting officer shall issue a certificate of replat to which shall be attached a legible and recordable sketch, survey, or other drawing, showing the replatted lots. The drawing shall also contain notes required by the platting officer and this chapter, a reference to the name and recording information of the plat showing the arrangement of the replatted lots immediately prior to the replat, the date of the replat drawing and a descriptive title or name of the drawing. The platting officer shall add to the drawing a reference to the replat certificate by date and number if numbered. The replat certificate shall verify that the replat attached was approved pursuant to this code. The certificate shall make reference to the attached drawing by name and date and shall be dated and signed by the platting officer and sealed by the city clerk. The executed certificate and the attached drawing and any other appropriate documents shall be recorded by the city in the Bethel recording office and a conformed copy obtained for the city platting records. [Ord. 01-05 § 7.]

Chapter 17.24 SUBDIVISION DESIGN, IMPROVEMENTS AND DEDICATIONS

Sections:

Article I. General

- 17.24.010 Comprehensive plan and zoning code compliance.
- 17.24.020 Preservation of physical features.

Article II. Streets

- 17.24.030 Street classification.
- 17.24.040 Access and dedication.
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- 17.24.290 Recreation and open space dedications.

Article VIII. Public Improvements Guarantee

- 17.24.300 Guarantee of improvements.

Article I. General

17.24.010 Comprehensive plan and zoning code compliance.

Subdivisions shall be designed to accommodate the type of land use designated by the zoning code for the area of the proposed subdivision. If the comprehensive plan and the current zoning are not consistent, the design shall, to the extent possible, be such as to accommodate both land use designations. [Ord. 01-05 § 7.]

17.24.020 Preservation of physical features.

Existing features which would add value to residential development of the city as a whole, such as watercourses, beaches, recreation areas, historic and cultural sites, and similar irreplaceable assets, shall be preserved in the design of the subdivision. [Ord. 01-05 § 7.]

Article II. Streets**17.24.030 Street classification.**

A. Public streets within the city shall be designated by planning commission resolution as arterial, collector or local. The designation shall be based on projected traffic demands after twenty (20) years of development consistent with the comprehensive plan.

B. In determining the correct designation, the planning commission shall consider:

1. Present traffic load and nature of the traffic on the street;
2. Anticipated future traffic load and nature of the traffic on the street;
3. The proposed function or designation of the street in the comprehensive plan;
4. Plans or proposals of the Alaska Department of Transportation and Public Facilities that may affect the use of the street;
5. Standards and guidelines in the comprehensive plan and of professional engineering associations.

Greatest weight shall be given to the designation proposed in the comprehensive plan.

C. A designation made or proposed in any element of the comprehensive plan shall govern in the absence of a designation in the planning commission resolution. [Ord. 01-05 § 7.]

17.24.040 Access and dedication.

A. Access by dedicated right-of-way shall be provided to all subdivisions and to all lots, tracts and parcels within subdivisions except as provided in subsection K of this section. Access shall be physically reasonable. In addition, dedicated rights-of-way to provide for pedestrian circulation shall be provided in locations and in a manner so as to provide adequate circulation for pedestrians in such locations as the planning commission shall specify. Blocks shall not be unreasonably long so as to impede movement of pedestrian traffic.

B. The creation of reserve strips shall not be permitted adjacent to a street or other public right-of-way in such a manner as to completely deny access from adjacent property to such a right-of-way unless the street is an arterial or collector street.

C. All dedicated street rights-of-way shall be at least sixty (60) feet wide unless the planning commission requires a wider way be dedicated. In addition, a notation that all streets, alleys and pedestrian ways are dedicated to the public shall be placed on the plat.

D. Cul-de-sacs shall be dedicated to a minimum radius of seventy (70) feet with a return radius of seventy (70) feet.

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.

F. Alleys may be required for service access, off-street loading and off-street parking access purposes in subdivisions of land zoned for industrial, commercial or multifamily apartment residential use. Dead-end alleys are prohibited. Alley rights-of-way shall be dedicated to a minimum width of twenty (20) feet.

G. Pedestrian rights-of-way shall be dedicated to a minimum width of ten (10) feet; except, where the pedestrian way is for the purpose of providing pedestrian access to public facilities such as schools, parks, playgrounds or other nearby roads, the minimum dedicated width is twenty (20) feet.

H. Arterial and collector streets shall be dedicated in an amount equal to sixty (60) feet of the proposed right-of-way width if the entire street is within the proposed subdivision and the subdivision has access to the street.

I. Half streets shall not be allowed, except, whenever a parcel to be subdivided borders an existing half street, the other part of the half street shall be dedicated within such parcel unless:

1. Such dedication is deemed unnecessary or undesirable by the planning commission;
2. The failure to dedicate will not cause the trafficway to be offset from the centerline of the right-of-way or any extension thereof; and
3. The existing half street is of sufficient dedicated width to permit construction of a street meeting the current street construction standards.

J. Where a subdivision abuts or contains an existing or a planned arterial or collector street, the planning commission may require the dedication of a frontage street for the adequate protection for adjoining properties and to afford separation of through and local traffic. Lots that abut an arterial or collector shall not have access to the arterial or collector and a note prohibiting such access shall be placed on the plat.

K. Every subdivision, to the greatest extent practicable, shall be accessible to the public street system by a dedicated street. Subdivisions with access only by easement may be allowed only when there is no public access to the proposed subdivision through land owned or previously owned by the applicant if the subdivider can, to the board's satisfaction, guarantee that adequate, perpetual access by public easement to the subdivision will always be available. Access by easement shall meet the dimensional and construction standards of dedicated streets. Agreements between affected land owners that guarantee easement access shall be submitted with the preliminary plat. A recordable easement in favor of the city for all street purposes, including utility uses, shall be submitted with the final plat, shall be referenced on the plat and recorded with the plat. Access to lots within a subdivision may not be by easement.

L. Dedications or easements for trails shall be provided in accordance with this subsection.

1. When an existing trail identified as a trail in the comprehensive plan, or on a separate trails map or plan adopted by the city council passes through any part of a parcel that is being subdivided, a trail easement or right-of-way shall be dedicated; provided, the location of the trail may be changed to accommodate reasonable requirements of the subdivider so long as the new location is as safe and convenient as the original location. A relocated trail shall be constructed by the subdivider to a condition equal to the condition of the trail section being replaced. If

the planning commission requests the trail be relocated to improve safety or convenience, the city may agree to construct the relocated section of the trail if funds are available for such purpose;

2. When an existing trail is interrupted by a parcel being subdivided or is diverted around the parcel, the planning commission shall require a trail easement or dedication through the parcel if the relocation of the trail would improve the safety and convenience of the trail use. The city may agree to construct the relocated trail if funds are available for such purpose;

3. The width of a trail easement or dedication shall be sufficient to accommodate the traditional use made of the trail;

4. A trail that has not regularly been used for motorized vehicle traffic may be limited by plat note to nonmotorized uses;

5. The area occupied by a dedicated trail may be counted by the subdivider as developable open space under the requirements of BMC 17.24.290. [Ord. 01-05 § 7.]

17.24.050 Circulation system design.

A. The circulation system shall be designed to:

1. Discourage through traffic in residential subdivisions;
2. Require the minimum number of streets and intersections necessary to provide convenient and safe access to property;
3. Be arranged so as to maximize the number of building sites at or above the grades of the streets;
4. Avoid a combination of steep grades and curves;
5. Be arranged in proper relation to topography so as to result in usable lots, safe streets, reasonable gradients and minimum damage to terrain and existing vegetation;
6. Use land in the most efficient way;
7. Be properly related to all existing and proposed special traffic generators such as industrial, business and shopping districts, schools and churches; to population densities; and to the pattern of existing and proposed land uses;

8. Complement drainage patterns;
9. Preserve natural features such as watercourses, geology, etc.;
10. Allow for the efficient provision and extension of public utilities and services;
11. Implement the transportation element of the comprehensive plan;
12. Permit the trafficway to be centered within the right-of-way;
13. Provide safe sight distances and intersections;
14. Facilitate pedestrian traffic through the dedication of pedestrian trails or rights-of-way to provide access to public and other facilities and through the middle of long blocks;
15. Continue arterial, collector and local streets from adjacent existing subdivisions wherever possible; and
16. Minimize the potential for wind damage in areas where extreme wind conditions exist.

B. The city engineer shall develop and issue standards for street layout design including, but not limited to, standards for sight distances, corner roundings, street intersection angles and other elements of street layout design that affect the safety and efficiency of streets. Unless the city engineer has issued more stringent standards, the following apply as the minimum layout design standards for street arrangement:

1. Multiple cul-de-sac or dead-end streets extending from a single entrance are not permitted;
2. Cul-de-sac and dead-end streets shall not be more than six hundred (600) feet in length;
3. The number of intersections, especially between streets of different classification, shall be kept to a minimum;
4. Streets shall intersect at ninety (90) degrees or close thereto and in no case less than seventy-five (75) degrees. The distance between intersection centerlines shall not be less than one hundred fifty (150) feet;
5. No intersection shall be located near the brow of a hill or where an embankment blocks vision;

6. Proposed new intersections along one (1) side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of the street; otherwise the points of intersection shall be at least one hundred fifty (150) feet apart. [Ord. 01-05 § 7.]

17.24.060 Street construction.

A. All streets, including cul-de-sacs, temporary turnarounds and alleys, shall be constructed by the subdivider in accordance with construction standards developed and issued by the city engineer. For purposes of this section, the construction required includes, as a minimum, the driving surfaces, shoulders, ditches, culverts and other surface drainage, and cuts and fills. It also includes curbs, gutters, parkways, sidewalks, boardwalks and other street-related improvements required by the planning commission. Unless the city engineer has issued a more stringent standard, the following apply as the minimum construction standards:

1. The maximum allowable grade of any street is ten (10) percent, except the grade at intersections may not exceed plus or minus one-half (1/2) of one (1) percent for a distance of fifty (50) feet from the edge of the improved driving surface of the intersected street;
2. Minimum drainage grade on all streets and alleys shall be two (2) percent;
3. Embankments shall not be less than a three-to-one slope;
4. All slopes shall be seeded;
5. Within the improved driving surface of a street, there shall be a minimum of six (6) inches of compacted C1 gravel rolled to ninety (90) percent compaction;
6. All local streets shall have a minimum of two (2) fourteen- (14-) foot travel lanes and three- (3-) foot shoulders for a total surface width of thirty-four (34) feet;
7. In areas where on-street parking is deemed appropriate and needed by the planning commission, shoulder width shall be increased to seven (7) feet for a total surface width of forty-two (42) feet;
8. Arterial and collector streets shall have a minimum of two (2) fourteen- (14-) foot travel lanes and four- (4-) foot shoulders for a total surface width of thirty-six (36) feet;

9. The travel lanes of arterial and collector roads shall have an improved surface that meets the city engineer's specifications and is approved by the public works director;

10. Cul-de-sacs and temporary turnarounds shall have an improved driving surface of at least a sixty- (60-) foot radius plus a two- (2-) foot shoulder. Alleys shall have an improved driving surface for the entire dedicated width of the alley. Additional driving surface width, parking lanes and shoulders proposed by the developer or required by the planning commission shall be constructed under the standards issued by the city engineer;

11. Where construction is required by the planning commission, pedestrian trails, boardwalks and sidewalks shall be constructed to a width of six (6) feet or such greater width as the planning commission may require;

12. All streets, including cul-de-sacs and temporary turnarounds, shall be constructed so as to have a minimum height of thirty-six (36) inches from the ground at any point;

13. Trafficways shall be centered within rights-of-way except where the Alaska Department of Transportation and Public Facilities has offset the trafficway, or when unusual physical circumstances dictate otherwise.

B. All streets shall be designed and built with proper coordination between height and culvert placement to assure that the street is not threatened by runoff from surrounding areas and that the street does not impede water runoff.

C. The construction requirements for arterial and collector streets set out in subsections (A)(8) and (9) of this section apply only:

1. To the part of the arterial or collector that is within the subdivision; and
2. Where the subdivision has direct or close access to the street; and
3. Where the city contributes to the cost of construction in an amount equal to the estimated cost of construction in excess of the estimated cost of constructing the street to local standards.

If conditions of subsections (C)(1) and (C)(2) of this section are met, but the city fails or refuses to meet the requirements of subsection (C)(3) of this section, the subdivider shall construct the street to local street standards. The cost estimates shall be those of the city engineer. [Ord. 01-05 § 7.]

17.24.070 Street signs.

The subdivider shall install street name signs at all street intersections and at such other locations as the director of public works may require and shall install traffic regulation signs in accordance with the standards adopted by the Alaska Department of Transportation and Public Facilities. The content, form, color, location, materials, installation and other matters relating to street name and traffic regulation signs shall be in accordance with the applicable provisions of Chapter 17.50 BMC and with the standards issued by the city engineer to the extent not controlled by the standards adopted by the Alaska Department of Transportation and Public Facilities. [Ord. 01-05 § 7.]

17.24.080 Street lighting.

The subdivider shall install street lights at all intersections and at such intermediate locations as the city engineer may require. The location, standards, light fixtures, electrical components, base construction and other matters relating to the lights and their installation shall be in accordance with standards issued by the city engineer, but may not be less than required by national electrical and safety codes adopted by the state of Alaska. All street lights shall be connected to the electric utility lines by the subdivider; provided, upon a determination by the city that the street lights meet the applicable standards and upon acceptance of the lights by the city, the operation and maintenance of the street lights become the city's responsibility. [Ord. 01-05 § 7.]

Article III. Lots and Blocks**17.24.110 Lots – Proportion.**

Lots should be designed with a suitable proportion between length and width. Lots should be as near to rectangular as possible. [Ord. 01-05 § 7.]

17.24.120 Lots – Drainage.

Lots shall be laid out so as to provide positive drainage away from all building sites. Individual lot drainage shall be coordinated with the general drainage pattern for the area. [Ord. 01-05 § 7.]

17.24.130 Lots – Area.

Minimum lot area shall be nine thousand (9,000) square feet unless a larger area as is required, or a lesser area as is permitted in the zoning district in which the property lies. [Ord. 01-05 § 7.]

17.24.140 Lots – Frontage.

- A. The minimum frontage on a public right-of-way shall be forty (40) feet with the exception of the lots fronting on a cul-de-sac which shall be a minimum of twenty-five (25) feet.
- B. Access streets at both the front and rear of any lot shall not be permitted.
- C. Reverse frontage (access road only to the rear of any lot) shall not be permitted and a note to this effect shall be placed on the plat. [Ord. 01-05 § 7.]

17.24.150 Lot, block and tract identification.

- A. All blocks shall be consecutively numbered or lettered in alphabetical order. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.
- B. All lots in each block shall be consecutively numbered. Tracts shall be lettered in alphabetical order.
- C. The area within a subdivision that is not dedicated or divided into lots, blocks or tracts is the remainder parcel and is not identified by any other name, letter or number. [Ord. 01-05 § 7.]

17.24.160 Blocks – Two-tiered arrangement.

Blocks shall be designed to provide two (2) tiers of lots, except where lots back onto an arterial or collector street, natural feature or subdivision boundary; provided, this provision does not authorize individual lot access to an arterial or collector. [Ord. 01-05 § 7.]

17.24.170 Blocks – Length, width and shape.

- A. The lengths, widths and shapes of blocks shall be such as are appropriate to the locality, zoning, type of development contemplated and the topography and physical characteristics of the land.
- B. The area, depth and width of properties in areas zoned for commercial or industrial purposes shall be adequate to provide for the off-street service, loading and parking facilities required by the type of use and development contemplated.
- C. Residential blocks should generally not be less than three hundred (300) feet wide nor more than one thousand three hundred twenty (1,320) feet long. [Ord. 01-05 § 7.]

17.24.180 Environmental compatibility.

Blocks shall be designed to minimize the effect of development on the environment. Environmental factors may be considered as justification by the platting authority for variation from any of the standards in BMC 17.24.130 and 17.24.140 but may not reduce a standard below that required for zoning district in which the property lies, nor may it be reduced to the extent that a zoning variance would be required to permit a reasonable use of the property. [Ord. 01-05 § 7.]

Article IV. Easements

17.24.200 Easements – Nonutility.

Easements that are offered by the subdivider and accepted by the planning commission or which are required by the planning commission shall be provided and dedicated and shall be controlled by the city. [Ord. 01-05 § 7.]

17.24.210 Easements – Utility.

A. Utility easements shall be provided and dedicated. Except to the extent the director of public works approves a lesser width for a city water or sewer utility easement, all easements shall be at least twenty (20) feet wide and shall include the unrestricted right of ingress thereto and egress therefrom for construction and maintenance purposes by utilities. Proof of coordination between the subdivider and the public works department and applicable utility companies shall be submitted with the preliminary plat.

B. Utility facilities may be placed in a utility easement only under the terms of a permit issued pursuant to BMC 17.04.070(B). [Ord. 01-05 § 7.]

17.24.220 Easements – Drainage.

A. The planning commission shall not approve any plat for subdivision which does not make adequate provision for stormwater and floodwater drainage channels and basins. The drainage system shall be separate and independent of any sanitary sewer system.

B. Where a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a watercourse easement conforming substantially to the lines of such watercourse. Whenever possible, it is desirable that the drainage be maintained by an open channel with adequate width for maximum potential volume of flow. Such area shall not be filled or built upon and a note to this effect shall be placed on the plat. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within rights-of-way, perpetual, unobstructed easements at least twenty (20) feet in width for such drainage facilities shall be provided in a manner satisfactory to the planning commission. Watercourse easements shall be carried to natural watercourses or to other drainage facilities.

C. The subdivider shall construct facilities required to carry away by pipe or open ditch any spring, flood, storm or surface water that may exist either previously to or as a result of the subdivision. Such drainage facilities shall be located in a right-of-way where feasible, or in perpetual, dedicated, unobstructed easements.

D. Where a watercourse separates the building area of a lot from the street by which it has access, the subdivider shall install a culvert or other structure to provide access across the watercourse or a note shall be placed on the plat prohibiting any development of the lot until an adequate culvert or other structure has been installed.

E. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision.

F. Where it is anticipated that the additional runoff incident to the development of the subdivision will increase the load on an existing downstream drainage system, the planning commission shall withhold approval of the subdivision until an engineer certifies either that the existing downstream system has adequate capacity to accommodate the increased load that is likely to occur during high water runoff periods when all lots within the subdivision are developed or that specified improvements to the downstream system will be required to accommodate the increased loads. The subdivider shall construct the required downstream system improvements as a condition of final plat approval and shall acquire and dedicate or convey to the city such easements downstream as may be required to assure access to the downstream system and improvements.

G. Whenever a plat is submitted for an area which has been designated as a flood hazard area, the planning commission may approve such subdivision only when it has determined that all the provisions of the city regulations requiring compliance with requirements of the National Flood Insurance Program have been met and that reasonable development of each lot within the flood hazard area may be accomplished without a waiver or variance from the requirements of Chapter 15.08 BMC.

H. When a proposed drainage system will divert water across private land outside the subdivision, appropriate drainage easements or enforceable agreements to convey such easements shall be secured and submitted with the preliminary plat.

I. Drainage and utility easements shall be separate and independent of each other unless a shared easement is agreed to by the city administration and all utilities.

J. The subdivider shall install all culverts and pipes and construct all improvements necessary to ensure that the drainage system for the subdivision will function without

overflow during high water runoff periods. Thaw pipes meeting city specifications shall be installed in all culverts that are forty (40) feet or longer. Upon the recommendation of the director of public works, the commission may require the installation of thaw pipes in other culverts. A final plat may not be approved unless, prior to the installation of each culvert required as a part of the subdivision, the director of public works has inspected and approved the ditch and compacted bed excavated and prepared for the culvert. [Ord. 01-05 § 7.]

Article V. Reserved

Article VI. Reserved

Article VII. Recreation, Open Space and Other Facilities

17.24.290 Recreation and open space dedications.

In cases where the amount of land to be subdivided into lots and tracts is two (2) acres or greater or where the subdivision of land will create six (6) or more lots and tracts, an area equal to at least ten (10) percent of the area of the lots and tracts to be created shall be set aside for developed and undeveloped open space. The amount to be set aside may be adjusted upward or downward, as appropriate, for conditions such as population density, existing municipal facilities, topography, socioeconomic characteristics of the prospective population, and other appropriate site- and development-specific factors. The open space shall be subject to the following provisions of this section:

- A. The planning commission shall determine how much of the open space shall be designated for development. The area of each parcel of open space designed for developed open space shall be of such minimum dimensions as to be functionally usable.
- B. Open space parcels shall be convenient to the residential or other lots they are intended to serve and shall be sited with sensitivity to noise generation and surrounding development.
- C. At least eighty (80) percent of the required open space area offered shall be suitable for recreation and not be undevelopable land such as wetlands, swamp areas, floodways, drainageways, excessively steep areas and other areas that are not useful for recreational use in their natural state.
- D. The planning commission may require the installation of recreational facilities, taking into consideration:

1. The character of the open space land;
2. The estimated age and the recreational needs of persons likely to reside or be in the development;
3. Proximity, nature and excess capacity of existing municipal recreation facilities; and
4. The cost of the recreational facilities.

E. As a general principle, undeveloped open space should be left in its natural state. Undeveloped open space shall not be used for a commercial enterprise nor may a fee be charged by a private person for admittance to the open space.

F. The open space may be set aside by means of conveyance to a governmental entity, dedication by plat, conveyance to an established private nonprofit corporation, or to a homeowner's, condominium, or cooperative association. The subdivider may select the means of setting aside the open space, subject to the requirements of this section.

1. A conveyance must be accepted by the grantee and must contain appropriate restrictions, covenants and affirmative obligations including:
 - a. A prohibition against further subdivision of the open space lot or tract without approval of the city council by ordinance;
 - b. A covenant against the use of the parcel for other than open space and recreation purposes;
 - c. A covenant that the use for open space and recreation continues in perpetuity and that no other uses may be made of the land unless approved by the city council by ordinance;
 - d. As to undeveloped open spaces, a covenant that undeveloped open space shall not be used for a commercial enterprise nor may a fee be charged by a private person for admittance to the open space;
 - e. A clause providing that provisions of the conveyance run with the and are binding on successors in interest;
 - f. Such other provisions as may be necessary to implement additional requirements imposed by the planning commission; and

g. A provision that prevents any change to the terms of the instrument without approval of the city council.

2. If the open space is to be owned and maintained by a property or homeowners' condominium or cooperative association, the developer shall submit with the application for the preliminary plat approval the draft declaration of covenants and restrictions and other instruments that will govern the association. These instruments shall contain provisions that include, but are not necessarily limited to, the following:

a. The association must be established before any subdivision lots or units are sold;

b. Membership must be mandatory for each lot owner, unit owner or member and any successive buyer;

c. The open space restrictions must continue in perpetuity and not be just for a period of years;

d. The association must be responsible for the area, including costs of liability insurance, taxes, and the maintenance of the space, recreational and other facilities;

e. Owners or members must pay their pro rata share of the cost, and the assessment levied by the association may become a lien on the owners' or members' property or interest in the association documents;

f. The association must be able to adjust the assessment to meet changed needs; and

g. The provisions of the instrument may not be changed except upon the approval of the city council.

G. The entity to which the open space land is conveyed, or the city if the land is dedicated by plat, shall be responsible for its continuing upkeep and proper maintenance.

H. A note shall be placed on the plat imposing the restrictions set out in subsections (F) (1)(a) through (g) of this section and setting out the name of the entity to which the open space is conveyed if it is not dedicated by plat. Reference to the book and pages at which all deeds, declarations and other instruments affecting the open space are recorded shall be noted on the plat. [Ord. 01-05 § 7.]

Article VIII. Public Improvements Guarantee

17.24.300 Guarantee of improvements.

A. To guarantee the installation of all public improvements required by this title which are not accepted at the time the final plat is submitted for approval and the posting of the warranty required for improvements when accepted by the city, the subdivider shall submit a public improvements guarantee satisfactory to the city and approved as to form and content by the city attorney.

B. The guarantee shall be in an amount determined as follows:

1. The subdivider shall submit a construction cost estimate prepared by a registered engineer familiar with the land in the subdivision and any land outside the subdivision upon which public improvements are required to be made by the subdivider. The cost estimate shall describe the work to be done in sufficient detail to permit the platting officer and the planning commission to determine that the work that is the basis of the cost estimate covers all of the public improvements as required. The description of the work shall be in detail and shall contain a schedule of commencement and completion sufficient to permit the city engineer to make an estimate of cost and to evaluate the reasonableness of the schedule.
2. The platting officer shall determine whether the description of the work adequately covers the public improvements required by the planning commission and this title. The description, schedule and cost estimate shall be returned to the subdivider for the correction of deficiencies in the description.
3. Upon a determination of the platting officer that the description of work and schedule meet the requirements of the planning commission and this title, the description, cost estimate and schedule shall be provided to the city engineer who shall make such upward adjustments to the cost estimate and schedule as he believes more accurately reflect the costs of the work and the time for completion or shall accept the submitted estimates if he believes they do not underestimate the costs and time involved. The city engineer shall then increase the adjusted or accepted cost estimates by an additional amount as set out below based on the adjusted or accepted schedule:
 - a. Twenty-five (25) percent, if all work is to be accomplished in the current construction season or in the first (1st) full construction season following approval of the preliminary plat;

- b. Thirty (30) percent, if the work is to be accomplished in the next two (2) consecutive full construction seasons;
- c. Thirty-five (35) percent, if the work is to be accomplished in the next three (3) consecutive full construction seasons.

For purposes of this section, the construction season begins on May first (1st) and ends on October thirty-first (31st) of each year.

- 4. The amount of the guarantee shall be the adjusted amount determined and increased under subsection (B)(3) of this section.
- 5. The public improvement guarantee shall be in the form of a cash bond, a performance bond issued by a surety authorized to do such business in Alaska, a deposit in an escrow or a joint account under the exclusive and total control of the city, a letter of credit that remains in effect until released by the city, or a demand note secured by a first (1st) deed of trust on real property with a value of one hundred fifty (150) percent or more of the amount of the note as determined by an independent fee appraiser chosen or approved by the city. The cost of the appraisal shall be a liability of the subdivider and shall be paid to the appraiser by the subdivider. The subdivider shall reimburse the city for all costs incurred by the city for review by the city attorney of instruments and other documents submitted in connection with the guarantee and for all costs incurred by the city for the engineering review of the cost estimate and schedule.
- 6. All required improvements shall be completed and in a condition to be accepted by the city within twenty-four (24) months of the date of final plat approval; provided, for a large subdivision or for other good reasons shown, the planning commission may permit completion within up to thirty-six (36) months of the date of approval of the final plat. For good cause shown, the planning commission may grant extensions; provided, the guarantee documents are amended to cover the additional period of the extension. In no event may the total time permitted by the planning commission for completion of improvements exceed a total of the greater of forty-eight (48) months or four (4) consecutive full construction seasons. An extension for a total completion time greater than forty-eight (48) months or four (4) full construction seasons, but not to exceed sixty (60) months, may be granted by the city council by a noncode ordinance.
- 7. If all required improvements have not been satisfactorily completed and accepted by the city and a warranty bond or guarantee in an amount equal to ten (10) percent of the improvements guarantee amount has been posted on the

accepted improvements within the time required, the city shall proceed to realize on the public improvements guarantee. The city shall use the net proceeds of the guarantee to complete the required improvements to the extent it is able with the proceeds. The city is not obligated to expend any city funds nor to complete the improvements if there are insufficient net proceeds realized from the guarantee. The city may reimburse itself at a reasonable rate for overhead and other indirect costs allocable to the process of realizing on the guarantee and administration of the contracts and other city activities arising out of the city's construction of required improvements. Funds remaining from the net proceeds after all costs of completing the required improvements have been met shall be returned to the subdivider, or the grantor if a deed of trust was given, after a deduction is made equal to ten (10) percent of the cost of improvements previously accepted by the city but for which the required ten (10) percent warranty guarantee has not been provided. This warranty amount shall be held in trust and returned to the subdivider or grantor, as appropriate, at the conclusion of the warranty period, less amounts used by the city to repair required improvements constructed by the subdivider.

8. Upon a determination of the city engineer or his designee that required improvements have been completed in accordance with city specifications, and upon the deposit with the city of a warranty guarantee equal to ten (10) percent of the public improvement guarantee amount, the city shall release an amount of the public improvement guarantee equal to the cost of the improvement if doing so does not reduce the remaining guarantee amount below the amount required to guarantee the construction of the remaining required improvements and provide the warranty amount on the remaining improvements. The warranty may be in any form authorized for the public improvements guarantee. The warranty shall guarantee the workmanship and materials of the improvement accepted for one (1) year from the date the improvement is accepted. The warranty shall be released upon the request of the subdivider after the expiration of one (1) year and a determination by the city engineer that the workmanship and materials in the improvement are satisfactory and the improvement is in good condition; provided, if weather or other conditions make an adequate inspection impractical, the inspection and release may be postponed until an adequate inspection can be made. [Ord. 01-05 § 7.]

Chapter 17.28 MONUMENTS

Sections:

- 17.28.005 Location of subdivision – Control monuments.
- 17.28.010 Monument specifications.

- 17.28.020 Where required.
- 17.28.030 Tied to survey – Shown on plat.
- 17.28.040 Approval before recordation.

17.28.005 Location of subdivision – Control monuments.

A registered land surveyor shall establish or confirm the prior establishment of at least two (2) permanent control monuments on the boundaries of the land being subdivided. [Ord. 01-05 § 7.]

17.28.010 Monument specifications.

A. A permanent control monument shall consist of an aluminum or brass cap at least two and one-half (2 1/2) inches in diameter securely and mechanically attached to a pipe that is at least thirty (30) inches in length with a minimum outside diameter of two (2) inches. The pipe shall be footed by splitting for several inches and spreading the halves into a flange or by securely attaching a commercially manufactured foot. If the pipe is nonmagnetic, the monument cap must contain a magnetic insert as an integral part of its composition.

B. Monuments other than permanent control monuments shall consist of a brass or aluminum cap, not less than one and one-half (1 1/2) inches in diameter, permanently fastened to the top of a galvanized ferrous pipe of not less than one-half- (1/2-) inch inside diameter. Such monuments shall be driven to refusal or thirty (30) inches, whichever comes first (1st).

C. A monument shall not extend above the surface if located in a roadway and shall not extend more than four (4) inches above the surface in other locations and shall be planted in such a manner that it cannot be removed by frost.

D. The cap of each monument set as a part of the subdivision shall be stamped with the registration number of the surveyor, the date set, and the monument designation as shown on the final plat.

E. The city engineer may authorize or require different monument materials, additional information to be stamped on caps, and may prescribe methods of planting monuments and other standards to govern subdivision monumentation. [Ord. 01-05 § 7.]

17.28.020 Where required.

All exterior boundaries of the subdivision shall be monumented. Interior boundaries of the subdivision shall be monumented at lot corners, block corners, right-of-way lines, angle points of curves, and street intersections. [Ord. 01-05 § 7.]

17.28.030 Tied to survey – Shown on plat.

A. Each point of monumentation shall be tied into the subdivision survey, and shall be shown on the plat and located by bearings and distances. The basis of bearing shall be clearly stated on the plat. Magnetic bearings shall not be used.

B. All curve data shall be shown on the plat for the line affected and shall be tabulated with proper reference. [Ord. 01-05 § 7.]

17.28.040 Approval before recordation.

All monuments shall be properly set in the ground and approved by a registered land surveyor prior to the time the final plat is submitted for approval by the planning commission. [Ord. 01-05 § 7.]

Chapter 17.32 PLAT VACATIONS

Sections:

- 17.32.020 Petition of landowners – Required for vacation.
- 17.32.030 Petition of landowners – Filing.
- 17.32.040 Review, notice and procedures.
- 17.32.045 Approval – Council consent.
- 17.32.050 Title to vacated area.
- 17.32.060 Payment for vacated area.

17.32.020 Petition of landowners – Required for vacation.

No platted street, section line easement, access easement or similar right-of-way shall be vacated, except upon petition of the city, the state, a public utility or owners of the majority of the land fronting the part of the right-of-way sought to be vacated. No other area dedicated by plat, government survey or patent shall be vacated except upon the petition of the city, the state, a public utility, or the owners of a majority of the land affected by the vacation. [Ord. 01-05 § 7.]

17.32.030 Petition of landowners – Filing.

The petition for a vacation shall be filed with the planning department. It shall be accompanied by the required fee and a copy of the existing plat showing the proposed vacation. [Ord. 01-05 § 7.]

17.32.040 Review, notice and procedures.

A. The information to be provided in and the procedure for reviewing petitions for a vacation shall be identical to that for plats of new subdivisions. Both a preliminary and a

final plat shall be submitted for review; provided, the requirements for the construction of improvements shall not apply unless new alternate access or other facilities are to be provided as a condition of granting the vacation.

B. Notice of the hearing shall be given as provided in BMC 17.04.025. [Ord. 01-05 § 7.]

17.32.045 Approval – Council consent.

A. The planning commission shall not approve the vacation of a dedicated area unless it finds, from evidence before it:

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

The planning commission may approve the vacation of a part of the dedicated purposes or uses while leaving other dedicated uses in place and it may impose new uses and purposes on the area subject to the vacation so long as the new uses or purposes are not more burdensome than those vacated.

The findings shall be set out in a resolution approving the vacation. The approval of the vacation becomes effective on the thirty-first (31st) day after the adoption of the approving resolution unless the approval is vetoed by the city council. If the vacation approval becomes effective, a final plat shall be submitted showing the vacation and any new or reserved public purpose required by the city council. Upon a determination by the platting officer that the final plat conforms to the requirements of this title, the platting officer shall execute the certificate of vacation and the plat shall be filed in the district recorder's office; provided, if the plat effects any subdivision action other than the vacation or the reservation of the vacated area for another public purpose, the final plat shall be approved by the planning commission.

B. The resolution approving the vacation shall be immediately transmitted to the city council. The city council may, by motion or resolution, consent to or veto the vacation. The failure of the council to take action on the vacation within thirty (30) days of the date the planning commission resolution was adopted constitutes council consent to the vacation as approved by the planning commission.

C. If the council determines that all or a portion of the area approved by the planning commission for vacation should be devoted to another public purpose, the council may, by motion or resolution approved within thirty (30) days of the planning commission approval, consent to the vacation and reserve the area for such other public purpose as

long as the new purpose is not more burdensome than the purposes vacated. [Ord. 01-05 § 7.]

17.32.050 Title to vacated area.

A. The title to the street or other similar public area vacated on a plat attaches to the lot or lands bordering on the area in equal proportions, except that if the area was originally dedicated by different persons, original boundary lines shall be adhered to so that the street area which lies on one (1) side of the boundary line shall attach to the abutting property on that side, and the street area which lies on the other side of the boundary line shall attach to the property on that side. The portion of a vacated street which lies within the limits of a platted addition attaches to the lots of the platted addition bordering on the area. If a public square or a lot, block or tract dedicated to a public use is vacated, the title to it vests in the city.

B. If the city council or planning commission has determined that all or a portion of the area to be vacated should be devoted to another public purpose, title to the area vacated and held for another public purpose does not vest as provided in subsection A of this section but remains in the city. [Ord. 01-05 § 7.]

17.32.060 Payment for vacated area.

If the city acquired the street or other public area vacated for legal consideration or by express dedication and acceptance by the city other than as a subdivision platting requirement, planning commission approval does not become effective until the fair market value of the street or public area has been deposited with the city to become city money on final vacation. [Ord. 01-05 § 7.]

Chapter 17.36 VARIANCES

Sections:

- 17.36.010 Authority – Procedure.
- 17.36.020 Petition.
- 17.36.030 Standard of hardship.
- 17.36.040 Findings required.
- 17.36.050 Conditions.
- 17.36.070 Written findings of fact.
- 17.36.080 Appeal.

17.36.010 Authority – Procedure.

The planning commission may grant variances to requirements of this title, except public improvement requirements, when the strict application of the requirements would create an undue hardship. Variances may be granted only pursuant to this chapter. Variances to requirements to construct or install improvements shall not be granted. [Ord. 01-05 § 7.]

17.36.020 Petition.

A petition for a variance shall be submitted in writing by the subdivider with the preliminary plat. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner. The petition shall show how each requirement of BMC 17.36.030 is met. [Ord. 01-05 § 7.]

17.36.030 Standard of hardship.

The planning commission may approve a variance from the requirements of this title only upon a finding that the strict application of the requirements of this title will result in undue hardship, which:

- A. Will prevent the petitioner from making any reasonable use of the parcel; and
- B. Arises out of a physical peculiarity of the parcel that was not caused by any prior private subdivision that created the parcel.

For the purposes of this chapter, "undue hardship" means conditions where reasonable development of a tract in compliance with the requirements of this title is rendered impossible because of a physical limitation that does not exist on other parcels in the city. "Undue hardship" does not include financial hardship. [Ord. 01-05 § 7.]

17.36.040 Findings required.

In granting a variance the planning commission may grant only so much of a relaxation of the requirements of this title as are necessary to permit some reasonable use of the parcel, and it may, in addition, prescribe additional conditions that it deems necessary to or desirable for the public interest. In making its findings, the planning commission shall take into account the nature of authorized uses of land, the existing and authorized use of land in the vicinity, the effect of the proposed variance on the extension of public facilities, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed variance upon possible and existing land uses, traffic, safety, fire and flood hazards and other conditions in the vicinity. No variance shall be granted unless the planning commission finds that:

- A. There are special physical conditions affecting said property; and

- B. That the special physical conditions are peculiar to the property; and
- C. The special conditions were not created by a prior private subdivision of the property; and
- D. Because of the special conditions, the strict application of the provisions of this title would deprive the applicant of all reasonable uses of the parcel. [Ord. 01-05 § 7.]

17.36.050 Conditions.

In approving variances, the planning commission may require such conditions as will, in its judgment, substantially secure the objectives of the standards or requirements of this chapter. [Ord. 01-05 § 7.]

17.36.070 Written findings of fact.

The chairperson of the planning commission shall be responsible for assuring that findings of fact are written in every instance that a variance is granted or denied. The findings of fact shall be a written document signed by the planning commission chairperson and made a part of the official record of the meeting at which granted. The findings shall include:

- A. The specific requirement in this title for which a variance is sought;
- B. A description of the feature of the parcel that makes it peculiar if the variance is granted;
- C. Facts that were considered relevant to the granting or denial of the variance. The facts must be in the record made and include facts from public testimony and documents submitted by the staff, the applicant and members of the public;
- D. The specific characteristic of the variance sought or granted and how it differs from the requirements of this title; and
- E. The reasons that support the commission determination that a variance was justified or not justified. [Ord. 01-05 § 7.]

17.36.080 Appeal.

The grant or denial of a variance may be appealed by the applicant, the manager, the platting officer or any person adversely affected by the grant to the board of adjustment under the procedures set out in BMC 18.72.020, except the platting officer shall be substituted for the land use administrator in the procedures set out in that section. [Ord. 01-05 § 7.]

Chapter 17.40 ENFORCEMENT

Sections:

- 17.40.010 Duty of platting officer.
- 17.40.020 Unlawful conveyance.
- 17.40.030 Unlawful recordation.
- 17.40.040 Enforcement actions.

17.40.010 Duty of platting officer.

It is the duty of the platting officer to enforce this title and to bring to the attention of the planning commission any violations or lack of compliance with this title. [Ord. 01-05 § 7.]

17.40.020 Unlawful conveyance.

The owner or agent of the owner of any parcel of land, tract or lot that was not created by an approved final plat, a government patent or a U.S. survey, shall not convey by sale, gift, or other transfer or by lease, or agree or enter into a contract to sell, transfer or lease, any such parcel before the final plat of such subdivision has been approved and recorded by the planning commission in accordance with the provisions of this title. A person who violates this requirement shall be punishable upon conviction by a fine of not more than one thousand dollars (\$1,000) for each lot, tract or parcel conveyed or leased or which is subject to the agreement to sell, transfer or lease. Any such conveyance, lease, agreement or contract is illegal and void ab initio. A lease for the purpose of this chapter is a lease with a term of twenty (20) years or more, including all extension and renewal terms that may be exercised by the lessee. [Ord. 01-05 § 7.]

17.40.030 Unlawful recordation.

A person shall not record a plat or seek to have a plat recorded unless it bears the approval of the planning commission. A person who violates this requirement is punishable upon conviction by a fine of not more than one thousand dollars (\$1,000). [Ord. 01-05 § 7.]

17.40.040 Enforcement actions.

A. Appropriate actions and proceedings may be taken in law or in equity to prevent any violation of the provisions of this chapter or other provisions of this title, to prevent unlawful construction, to recover damages, to restrain, correct or abate a violation, to void any plat filed or recorded in violation of this chapter, and to void any conveyance, agreement or contract that violates the provisions of this chapter and those remedies shall be in addition to the penalties and other remedies described in this chapter.

B. In addition to enforcement under the provisions of this chapter, civil and criminal actions may be taken as provided in BMC 16.04.050 for violations, threatened violations, and enforcement of the provisions of this title. [Ord. 01-05 § 7.]

Chapter 17.50 PROPERTY NUMBERING AND STREET NAMES

Sections:

- 17.50.010 Number map.
- 17.50.020 Street names.
- 17.50.030 Final subdivision plats.
- 17.50.040 Street name signs.
- 17.50.050 Numbering blocks.
- 17.50.060 Numbering individual property.
- 17.50.070 Exceptions.
- 17.50.090 Maintenance of numbers.
- 17.50.100 Numbers for future buildings.
- 17.50.110 Unlawful to deface number.
- 17.50.120 Penalties.
- 17.50.130 Notification of number change.

17.50.010 Number map.

The property numbering map entitled "Property Number Map" is adopted as the official property numbering map of the city. All property numbers assigned shall be assigned in accordance with the numbering map and no other property numbers shall be used or displayed in the city unless in accordance with the official numbering map. The property numbering map shall be kept on file in the office of the city clerk. [Ord. 01-05 § 7.]

17.50.020 Street names.

Street names shall be determined by planning commission resolution. The planning commission shall review the proposed street names for duplication of names, appropriateness of names, and for overall compliance with the street naming and numbering policy. The planning commission may modify or amend the street name proposed on a plat as it deems necessary in order to bring it into compliance with the street naming and numbering system. The decision of the commission may be appealed to the board of adjustment under the procedures set out in Chapter 18.68 BMC within fifteen (15) days after action by the planning commission. [Ord. 01-05 § 7.]

17.50.030 Final subdivision plats.

The approved street names and property numbers shall be included in all final maps and plats. [Ord. 01-05 § 7.]

17.50.040 Street name signs.

Street name signs will be uniform in appearance. [Ord. 01-05 § 7.]

17.50.050 Numbering blocks.

A. On the official property numbering map, Ridgecrest Drive, from Ptarmigan Street to Sixth Avenue, is designated the north-south axis. The east-west axis is designated as follows: First Avenue to the east of the State Highway intersection and the State Highway west of the First Avenue intersection.

B. All avenues, streets, and alleys running generally north and south shall be numbered from east-west axis consecutively to the corporate limits of the extremities of such avenues, streets, or alleys. Avenues, streets, or alleys running generally east and west shall be numbered from the north-south axis in the same manner.

C. Whenever possible, one hundred (100) numbers shall be allowed to each block. New blocks shall be numbered each five hundred (500) feet of ground or existing streets shall be assigned the number nearest the five-hundred- (500-) foot interval. [Ord. 01-05 § 7.]

17.50.060 Numbering individual property.

A. One whole number shall be assigned for every thirty-three (33) feet of ground whether improved property or vacant lot on every street within the corporate limits, excluding U.S.S. 3790 from south of the bridge (Lousetown) and U.S.S. 870 (Mission Lake), which will be assigned whole numbers every twenty-five (25) feet.

B. Odd numbers shall be assigned to the west side of all north-south streets and even numbers on the east side. On east-west streets, odd numbers shall be assigned on the south side and even numbers on the north side. In the case that a street does not run north-south or east-west, the direction to which a street is closest shall be used for the purpose of odd/even numbering. [Ord. 01-05 § 7.]

17.50.070 Exceptions.

Block 9, Northwest Addition of U.S. 3770 (City Subdivision) and the Tundra Ridge Subdivision shall retain their present numbers. [Ord. 01-05 § 7.]

17.50.090 Maintenance of numbers.

Every owner of improved property shall be responsible for displaying in a conspicuous place on said property the number assigned. The owner, occupant or person in charge

of a house or building shall affix the number assigned within sixty (60) days of the date of written notice from the city to do so. Within sixty (60) days of the date of written notice from the city to do so, such person shall remove any numbers affixed to the house or building which may be confused with the number assigned. [Ord. 01-05 § 7.]

17.50.100 Numbers for future buildings.

Each building in which the principal use of a lot takes place shall be assigned a number in accordance with the property numbering map and the owner of said building or structure shall be responsible for the purchase and display of such numbers as set forth in BMC 17.50.090. [Ord. 01-05 § 7.]

17.50.110 Unlawful to deface number.

It is unlawful for any person to alter, deface, or take down any number placed on any property in accordance with this chapter, except for repair or replacement of such number. [Ord. 01-05 § 7.]

17.50.120 Penalties.

In the event that the owner or occupant or person in charge of any house or building fails to comply with the terms of this chapter by failing to affix the number assigned within sixty (60) days after notification or by failing within said period of sixty (60) days to remove any numbers affixed to such house or building which may be confused with the number assigned thereto, the owner shall be subject to denial of utilities in addition to any other penalty that may be imposed for violation of this chapter for failure to comply with the numbering ordinance. [Ord. 01-05 § 7.]

17.50.130 Notification of number change.

Official notification of any change in property number shall be sent to property owners thirty (30) days before the effective date of the change. [Ord. 01-05 § 7.]

Chapter 18.36 GENERAL USE DISTRICT – GU DISTRICT

Sections:

- 18.36.010 Intent.
- 18.36.020 Permitted and principal uses and structures.
- 18.36.030 Conditional uses.
- 18.36.040 Minimum lot size.
- 18.36.050 Minimum setback requirements.
- 18.36.060 Maximum height of structure.
- 18.36.070 Minimum requirements for marijuana facilities.

18.36.010 Intent.

The general use district is intended to allow a mix of compatible residential and commercial uses. Noxious, injurious, or hazardous uses shall not be permitted in the GU district. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.020 Permitted and principal uses and structures.

The following are permitted and principal uses and structures in the GU district:

- A. Trails and boardwalks.
- B. Nonmotorized public access areas to the Kuskokwim River or other areas that require public access.
- C. Single-family dwelling units.
- D. Duplex uses.
- E. Greenbelts and land reserves.
- F. Subsistence activities.
- G. Any accessory use or structure associated with the principal use or structure on the lot. The use of a freezer van as a residential unit is specifically prohibited, but its use as an accessory structure for storage is not prohibited.
- H. The facilities of sewer, water and other utilities.
- I. All uses listed as conditional uses in the PLI district.
- J. Triplexes and apartment buildings.
- K. Commercial uses and structures, including:
 - 1. Delicatessens, meat, seafood, and other food specialty shops.
 - 2. Art and picture framing shops.

3. Shoe repair shops.
4. Bookstores, stationery, gift, novelty, souvenir, and card shops.
5. Drug stores.
6. Laundry and dry cleaning shops.
7. Beauty and barber shops.
8. Cafes, restaurants, drive-in and fast-food restaurants, and other places serving food and beverages.
9. Knit shops, yarn shops, dry goods, dressmaking and notions stores.
10. Small appliance repair shops.
11. Photography studios, art studios.
12. Sporting goods stores, bicycle sale shops.
13. Business, professional, and administrative offices.
14. Day care facilities.
15. Video stores.
16. Clothing, apparel, and shoe stores.
17. Hobby store.
18. Florist.
19. Tobacco store.
20. Wholesaling and distribution operations, including incidental assembly or processing of goods for sale at retail or wholesale on the premises, but not to include yards for storage or display of any scrap, junk, or salvaged materials or for any scrap or salvage operations.
21. Jewelry stores.
22. General merchandising store.
23. Wholesale and retail camera and photographic supply stores.
24. Funeral services, including crematoriums.
25. Motion picture theaters and live theaters.
26. Banking and financial institutions.
27. Medical and health services.

28. Business service establishments, including office supply and printing and publishing establishments.
29. Parking lots.
30. Taxicab and dispatching offices.
31. Hotels, motels, hostels, bed and breakfasts, bunk houses and boarding houses.
32. Radio and television studios.
33. Plumbing and heating service and equipment dealers.
34. Paint, glass and wallpaper stores.
35. Electrical or electronic appliances, parts and equipment.
36. Gasoline service stations.
37. Aircraft and marine parts and equipment stores, and outboard motor repair.
38. Antiques and secondhand stores, including auctions, pawnshops.
39. Automotive accessories, parts and equipment stores.
40. Automotive repair, services and garages.
41. Motor vehicle dealers, new and used.
42. Wholesale and retail fur repair, storage, and sales.
43. Automobile display lots, new and used.
44. Lumber yards and builders supply stores.
45. Nurseries and garden supply stores.
46. Automobile car washes.
47. Air passenger terminals.
48. Amusement arcades, billiard parlors, bowling alleys, roller and ice skating rinks.
49. Veterinary clinics and boarding kennels, with activities conducted in a completely enclosed building.
50. Vocational or trade schools.
51. Wholesale and retail furniture and home finishing stores.
52. Wholesale and retail radio and television stores.
53. Wholesale and retail household appliance stores.

54. Wholesale, industrial, and retail hardware stores.
55. Merchandise vending machines sales and service.
56. Frozen food lockers.
57. All-terrain vehicles remodeling or repair.
58. Boat building.
59. Sign shops.
60. Cabinet shops.
61. Cleaning, laundry or dyeing plants.
62. Other commercial uses of a character similar to those uses listed in this section. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.030 Conditional uses.

The following uses and structures are permitted in the GU district under the terms of a conditional use permit:

- A. Industrial uses permitted in the I district.
- B. Radio and television towers and antennas, but not including amateur radio and citizen band radio antennas that are accessory to the principal use of the lot.
- C. Landing strips and air taxi services.
- D. Planned unit developments.
- E. Alcohol sales and dispensing.
- F. Indoor marijuana cultivation facilities (within a fully enclosed secure indoor facility or greenhouse with rigid walls, a roof and doors).
- G. Marijuana testing facilities.
- H. Marijuana retail store. [Ord. 16-23 § 2; Ord. 16-11 § 2; Ord. 01-05 § 8.]

18.36.040 Minimum lot size.

The minimum lot size in the GU district is seven thousand (7,000) square feet. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.050 Minimum setback requirements.

Structures, other than minor structures, in the GU district shall be set back from property lines to provide yards as follows:

- A. Front yard: Fifteen (15) feet.

B. Side yard: Ten (10) feet.

C. Rear yard: Ten (10) feet.

D. Twenty-five (25) feet from the mean high water mark of any drainage or lake. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.060 Maximum height of structure.

The height of a structure in the GU district is not restricted except as may be limited under airport height restrictions applied under BMC 18.48.250 through 18.48.270. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.070 Minimum requirements for marijuana facilities.

A. Indoor cultivation facilities must be fully enclosed and secure. If the facilities will be a greenhouse, in addition to the need to be fully enclosed and secure, the greenhouse must have rigid walls, a roof and doors.

B. Outdoor cultivation facilities must be obscured from public view either by a sight obscuring wall or a fence at least six (6) feet in height. [Ord. 16-23 § 2.]

The Bethel Municipal Code is current through Ordinance 17-47, passed November 28, 2017.

Disclaimer: The City Clerk's Office has the official version of the Bethel Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

ALL NOTICES WERE DONE IN ACCORDANCE OF BMC 17.04.025

CITY OF BOSTON
COMMUNITY DEVELOPMENT



OFFICE OF COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING
The City of Boston is holding a public hearing on the proposed amendments to the Zoning Ordinance, Chapter 213A, Section 213A.01, regarding the use of the property located at 1234 Main Street, Boston, MA 02111.

The hearing will be held on the 15th day of June, 2024, at 10:00 AM in the City Clerk's Office, 100 City Hall, Boston, MA 02108.

Interested parties are invited to attend the hearing and provide their comments on the proposed amendments.

For more information, please contact the Office of Community Development at (617) 552-3100.

Thank you for your participation in the City's planning process.

OFFICE OF COMMUNITY DEVELOPMENT



City of Bethel
Planning Office

NOTICE OF HEARING - PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN that on January 2, 2018, the City of Bethel Planning Office received the filing of a preliminary plat from Rodney P. Kinney Association that creates Ciullkulek Subdivision, creating Block 1, Lots 1-9; Block 2, Lots 1-6; Block 3, Lots 1-17; Block 4, Lots 1-6; and Tract A, in the Bethel Recording District.

APPLICANT: Orutsararmiut Native Council, 117 P.O. Box 927, Bethel, AK. 99559 phone 907-543-2608

APPLICANT CONTACT: Clark E. Kinney, Rodney P. Kinney Associates, 16515 Centerfield Drive, Eagle River, Alaska 99577, (907) 694-2332.

PURPOSE: This plat creates a new subdivision.

TIME AND PLACE OF HEARING: Regular scheduled meeting of the City of Bethel Planning Commission, 6:30PM, March 8, 2018, City Hall Council Chambers at 300 Chief Eddie Hoffman Highway.

Posted on March 1, 2018 at Swanson's, AC, BNC, Post Office and City Bulletin Boards



City of Bethel

Planning Office

February 27, 2018

You are receiving this 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 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 - PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN that on January 2, 2018, the City of Bethel Planning Office received the filing of a preliminary plat from Rodney P. Kinney Association that creates Ciullkulek Subdivision, creating Block 1, Lots 1-9; Block 2, Lots 1-6; Block 3, Lots 1-17; Block 4, Lots 1-6; and Tract A, in the Bethel Recording District.

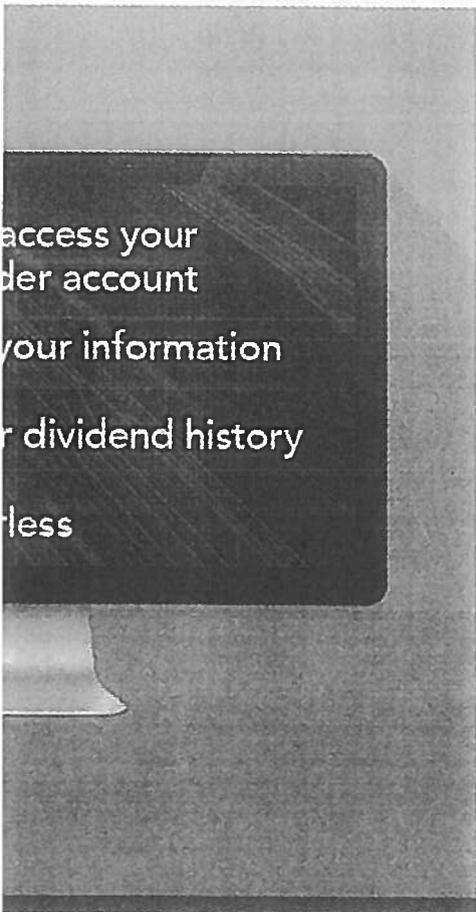
APPLICANT: Orutsararmiut Native Council, 117 P.O. Box 927, Bethel, AK. 99559 phone 907-543-2608

APPLICANT CONTACT: Clark E. Kinney, Rodney P. Kinney Associates, 16515 Centerfield Drive, Eagle River, Alaska 99577, (907) 694-2332.

PURPOSE: This plat creates a new subdivision.

TIME AND PLACE OF HEARING: Regular scheduled meeting of the City of Bethel Planning Commission, 6:30PM, March 8, 2018, City Hall Council Chambers at 300 Chief Eddie Hoffman Highway.

POSTED ON MARCH 1, 2018 AT SWANSON'S, AC, BNC, POST OFFICE AND CITY BULLETIN BOARDS



REGISTER AT MYCALISTA.COM

Classifieds from page 15

regular mail which is not certified, return receipt requested, shall have until March 15, 2018 to file an appeal.

2. Parties receiving service of the decision by certified mail shall have 30 days from the date of receipt to file an appeal.

Parties who do not file an appeal in accordance with the requirements of 43 CFR Part 4, Subpart E, shall be deemed to have waived their rights. Notices of appeal transmitted by facsimile will not be accepted as timely filed.

A copy of the decision may be obtained from:

**Bureau of Land Management
Alaska State Office
222 West Seventh Avenue, #13
Anchorage, Alaska 99513-7504**

For further information, contact the Bureau of Land Management at 907-271-5960, by email at blm_ak_akso_public_room@blm.gov, or by telecommunication device (TDD) through the Federal Relay Service at 1-800-877-8339, 24 hours a day, 7 days a week. The BLM will reply during normal business hours.

/s/ Matthew R. Lux

Land Law Examiner

Division of Lands and Cadastral

Copy furnished to:

Public Information Center (9543)(329)
(2/21-3/14)

**City of Bethel
Planning Office**

NOTICE OF HEARING - PRELIMINARY PLAT

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APPLICANT: Orutsararmiut Native Council, 117 P.O. Box 927, Bethel, AK. 99559 phone 907-543-2608

APPLICANT CONTACT: Clark E. Kinney, Rodney P. Kinney Associates, 16515 Centerfield Drive, Eagle River, Alaska 99577, (907) 694-2332, clarkk@rpka.net

PURPOSE: This plat creates a new subdivision.

TIME AND PLACE OF HEARING: Regular scheduled meeting of the City of Bethel Planning Commission, 6:30PM, March 8, 2018, City Hall Council Chambers at 300 Chief Eddie Hoffman Highway. (135)(2/28-3/7)

**CITY OF BETHEL
Planning Office**

REQUEST FOR A SPECIAL USE PERMIT PUBLIC HEARING NOTICE

Notice is hereby given that on December 22, 2017, the City of Bethel Planning Office received a request for a public hearing for the placement and construction of a tall tower for the Bethel Wind Project. The coordinates are latitude 60.78029, longitude-161.88598; Section 15, Township 8N, Range 72 West, Seward Meridian. This area is undeveloped land that is west of Old BIA Road, about 0.3 miles southwest of the Bureau of Indian Affairs Administrative Site, and approximately 1.2 miles west of the Bethel Airport.

Land Owner: Bethel Native Corporation, P.O. Box 719, Bethel, AK. 99559. Contact: Ana Hoffman, 1-907-543-2124.

Applicant: Alaska Village Electric Cooperative, 4831 Eagle Street, Anchorage, AK. 99503. Contact: Forest Button, 1-907-561-1818.

Purpose: To construct a wind tower for energy needs.

City of Bethel Contact: Betsy Jumper, Planner, City of Bethel Planning Dept., 543-5603.

Time and Place: The regular scheduled meeting of the City of Bethel Planning Commission, 6:30 PM March 8, 2018 at City Hall, located at 300 Chief Eddie Hoffman Highway in Council Chambers. (182)(2/28-3/7)

TIMELINE SUBDIVISIONS

STEP ONE – Subdivision a Serious Contemplation/Possibility

- Set up initial meeting w/the Planner to discuss what to expect throughout the process.
- Read the Bethel Municipal Code, Chapter 17, and become familiar with the requirements for a subdivision.

STEP TWO – PRELIMINARY PLAT SUBMITTED.

The Planner will review it for completeness, ensuring that it conforms to all requirements of BMC 17.12. Among the top items the Planner will look at:

- Original and at least 15 copies of Preliminary Plat which has all of the items listed In BMC 17.12.030B have been submitted.
- Certificate of Ownership – A title report with copies of all recorded easements which lie within the property (dated no earlier than 30 days prior to submittal) has been submitted.
- A list of the names and addresses of the owners of record of all property contiguous to and across a public right-of-way from the proposed subdivision is included.
- Applications for any waivers, variances, or special permissions (if applicable) are included.
- The names of proposed and existing streets in and adjacent to the proposed subdivision.
- A vicinity map showing streets and other general development of the surrounding area at a scale of no less than one (1) inch equals one thousand five hundred (1,500) feet.
- A copy of the current plat or U.S. Survey that creates the parcels subject to the proposed subdivision.
- A copy of the current plats and U.S. Surveys of the land that abuts the boundaries of the proposed subdivision.
- Application Fee Provided

Upon Receipt: The Planner will review for all of the above. ONLY IF THE ABOVE APPEAR TO BE COMPLETE WILL THE PRELIMINARY PLAT BEGIN TO MOVE FORWARD. APPLICANTS WILL BE ADVISED IN WRITING.

STEP THREE: Steps the Planner will take for Preliminary Plats which appear complete: Within 2 business days of receipt of an application that initially appears to be complete, forward a copy of the application and all documents submitted to the following:

- Streets and Roads Foreman
- Fire Chief
- Police Chief
- City Manager
- City Attorney

- Public Works Director
- AVEC
- GCI
- Unicom

The review process takes a minimum of thirty (30) days and a maximum of forty-five (45) days.

If no issues found – Written notification will be sent to the Applicant advising that all is in fact complete and advising of the review date before the Planning Commission.

If issues found – Written notification will be sent to the Applicant advising of issues and advising Application not considered complete until the issues have been resolved.

STEP FOUR – PRELIMINARY PLAT (Application and Plat itself) COMPLETE:

- Schedule hearing before the Planning Commission
- Prepare Planner’s Report (make sure Applicant has copy at least 10 days prior to Hearing) Planner Report MUST include recommendation for Subdivision Agreement
- Comply with all Notice Requirements set out in BMC 17.04.025

PRELIMINARY PLAT HEARING (Planning Commission):

- At least 10 days prior to the Planning Commission Review, all documents for consideration by the Planning Commission are due: both by the City and the Developer. This includes the Planner’s Report.

The Planning Commission will hear all of the information and will hear from the Planner, the Applicant, and interested citizens. The Commission will reviews the entire application.

Planning Commission will issue an oral decision, followed by a written decision, either:

- Approving the Preliminary Plat
- Denying the Preliminary Plat
- Approving the Preliminary Plat with Conditions (such as Subdivision Agreement)

For Preliminary Plats Approved with the Condition of a Subdivision Agreement

- Planner will provide the Applicant with a copy of the City’s Application for a Subdivision Agreement within five (5) days of the Planning Commission decision.
- The Planner will review the Application once received. AN APPLICATION WILL ALWAYS BE INCOMPLETE IF IT DOES NOT INCLUDE THE REQUIRED DEPOSIT.

APPLICATIONS THAT APPEAR COMPLETE WILL BE REVIEWED BY:

- City Engineer
- Public Works Director (for review and comment)
- Streets and Roads Foreman
- City Manager
- City Attorney (to develop draft Subdivision Agreement)

The review process takes a minimum of thirty (30) days and a maximum of forty-five (45) days.

SUBDIVISION AGREEMENT

- Engineer Request for Additional Information: if the Engineer finds the Subdivision Application deficient, the Planner will notify the Applicant in writing of the deficiencies. Once corrected, the corrections will be forwarded to the Engineer for additional review.
- Tentative Approval from Engineer: Once the Engineer has deemed the Application and the City's Draft Subdivision Agreement complete and satisfactory, a copy of the Draft Subdivision Agreement will be forwarded to the Applicant for review.
- Applicant requested to review and respond. Applicant requested to advise when they are ready for Planning Commission Review. Some modifications to the Subdivision Agreement proposed by the City are possible at this time. Those that cannot be agreed upon, will be left to the Planning Commission for their decision.

Planning Commission Review of Subdivision Agreement:

- The City will present the Subdivision Agreement developed by it (based on the information provided by Subdivider and containing any agreed upon changes) to the Planning Commission.
- The Planning Commission will review the Subdivision Agreement along with all requested amendments by the Developer and objections by the City.
- The Planning Commission may either Recommend Approval or Recommend Denial of the Subdivision Agreement. The recommendation will initially be oral but will be put in writing and will state the basis for the recommendation.
- The Planning Commission's Recommendation will then be scheduled before the City Council to either Approve or Deny.

CONSTRUCTION TO BEGIN

Before the first site plan permit can be issued and before ANY construction can occur at the site, the Developer is required to submit the remainder of the Deposit (Guaranty) to the City.

CONSTRUCTION UNDERWAY

Progress will be checked by:

- | | | | |
|--------------------------|-----------------------|--------------------------|------------------|
| <input type="checkbox"/> | Streets and Roads | <input type="checkbox"/> | Cable Company |
| <input type="checkbox"/> | Planner | <input type="checkbox"/> | Electric Company |
| <input type="checkbox"/> | Public Works Director | <input type="checkbox"/> | Phone Company |
| <input type="checkbox"/> | Engineer | <input type="checkbox"/> | Fire Department |

FIFTEEN MONTHS FROM PRELIMINARY PLAT APPROVAL MARK

Ninety (90) days prior to completion deadline (15 months after the Preliminary Plat was recorded), the Planner will notify the Developer, in writing, via certified mail, that the 18 month completion date for all public improvements is approaching.

The Developer may request an Extension within thirty (30) days by submitting a written Extension request or may ask for a final inspection.

Extension requests CANNOT be accepted after the 18 month mark.

SEVENTEEN MONTH MARK

At this point, if the Developer has not yet requested either (a) an Extension or (b) a Final Inspection, the Developer will be reminded, in writing, via certified mail, of the upcoming deadline. The notice will remind the Developer that if all improvements are not completed within thirty (30) days, the Subdivision will be considered in Default.

EIGHTEEN (18) MONTH MARK

At this stage only two (2) things are possible:
The Subdivision is completed with a Final Plat Submitted for approval

OR

The Subdivision is not completed and the Developer is in Default

QFC 2



New
PATC

Post
Office

Public
Health

QFC 2



New
PATC

