



Planning Commission Meeting Agenda

Regular Meeting Thursday, March 9, 2017– 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

Kathy Hanson
Chair
Term Expires 12/2018

Lorin Bradbury
Vice-Chair
Term Expires 12/2017

Nikki Hoffman
Council Rep.
Term Expires 12/2017

Cliff Linderoth
Commission Member
Term Expires 12/2017

John Cochrane
Commission Member
Term Expires 12/2018

Alex Wasierski
Commission Member
Term Expires 12/31/18

Shadi Rabi
Alternate Member
Term Expires 12/31/19

Ted Meyer
Ex-Officio Member

Betsy Jumper
Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES FROM THE FEB. 23, 2017 MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
 - A. Presentation by City of Bethel Grant Writer John Sargent regarding development of a Water and Sewer Utilities Business Plan 2017. Opportunity for public input.
 - B. PUBLIC HEARING: Applicant: Yukon Kuskokwim Health Corporation is applying for a vacation of a right-way for the purpose of support of future hospital development. The legal description is United States Survey 4117, lot 51. The physical address is 800 Chief Eddie Hoffman Highway.
 - C. PUBLIC HEARING: **CANCELLED** The application for a Conditional Use Permit to open a package liquor store at 110 Osage St. (DBA Bethel Liquor Store).
- VII. PLANNER'S REPORT
- VIII. COMMISSIONER'S COMMENTS
- IX. ADJOURNMENT

City of Bethel, Alaska

Planning Commission Meeting

Feb. 23, 2017

Regular Rescheduled Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular rescheduled meeting of the Planning Commission was held on Thursday, February 23, 2017, at 6:30 PM at the City Hall mail room in Bethel, Alaska. Recorder Betsy 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: John Guinn, Alex Wasierski, Kathy Hanson, Shadi Rabi, and Nikki Hoffman. Also present were Planning staff members Ted and Betsy.

III. PEOPLE TO BE HEARD

Nobody wished to be heard.

IV. MOTION TO APPROVE THE MINUTES OF THE DECEMBER 8, 2016 MEETING

MOVED:	Kathy Hanson	To approve the Dec. 8, 2016 minutes.
SECONDED:	John Guinn	
VOTE ON MOTION		
All in favor 4 yes and 0 opposed. Motion carries.		

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF Feb. 23, 2017

MOVED:	John Guinn	To approve the agenda.
SECONDED:	Kathy Hanson	
VOTE ON MOTION		
All in favor 4 yes and 0 opposed. Motion carries.		

VI. SPECIAL ORDER OF BUSINESS: A. Election of Planning Commissioner Chairperson and B. Election of the Planning Commission Vice-Chairperson (Action items).

A. MOTION TO NOMINATE KATHY HANSON AS A CHAIRPERSON

MOVED:	Alex Wasierski	To elect a Chairperson for the Planning Commission.
SECONDED:	John Guinn	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

B. MOTION TO NOMINATE LORIN BRADBURY AS VICE-CHAIRPERSON.

MOVED:	Kathy Hanson	To elect a Vice-Chairperson for the Planning Commission.
SECONDED:	Alex Wasierski	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

Draft

VII. NEW BUSINESS: A. Proposed Senate Bill 18—3rd Class Borough (discussion item). A discussion ensued.

VIII. PLANNER'S REPORT: Ted went over the monthly report.

IX. COMMISSIONER'S COMMENTS: Alex – no comments; Kathy - Welcome to Shadi; Nikki - Thanked Joy for all her service—we should do something to recognize her, maybe a plaque? John - Welcomes the new members of the Planning Commission; Shadi - no comments.

X. ADJOURNMENT

MOVED:	Nikki Hoffman	Motion to adjourn the meeting at 7:15.
SECONDED:	John Guinn	
VOTE ON MOTION 5 yes and 0 opposed. Motion carries.		

The next meeting will be on March 9, 2017

_____, Kathy Hanson, Chair
ATTEST: _____, Betsy Jumper, Recorder

City of Bethel
Water and Sewer Utilities
Business Plan

The City of Bethel must prepare a Water and Sewer Utilities Business Plan in order to qualify for \$4.4 million in funding from the Alaska Department of Environmental Conservation to rehabilitate the sewer lagoon. The Business Plan requires an opportunity for public input.

An outline of the business plan, per the recommended template, appears below.

Section 1 Executive Summary

Section 2 Community Overview

Location

Population Served

Transportation Available

Key Assumptions

Section 3 Management Structure

Organizational Chart

Staffing and Training

Key Assumptions

Section 4 Current and Planned Infrastructure

Current Infrastructure

Phases of Larger Project

Key Assumptions

Section 5 Financial Data

Estimated Annual Income

Estimated Annual Expenses

Annual Profit

Key Assumptions

Section 6 Capital Replacement

Capital Replacement Schedule

Key Assumptions

Section 7 Legal Authority & Issues

Ownership

Ordinances Related to New Project

Special Permits, Licenses and Regulations

Key Assumptions

Section 8 Interagency Relationships

Involvement of Other Agencies

Key Assumptions

Section 9 Summary

Wrap-up

Timelines

Ability to Pay

Key Assumptions

Appendices

Memo

TO: City of Bethel Planning Commission
FROM: Ted Meyer, Planner
SUBJECT: **Staff Findings and Recommendation for an Application Submitted by Yukon Kuskokwim Health Corporation to Vacate the Right of Way Located on USS 4117, Lot 51**
DATE: 3/3/17

Introduction

The Yukon Kuskokwim Health Corporation seeks approval to vacate an unimproved Right of Way (ROW) located at 800 Chief Eddie Hoffman Highway, US Survey 4117, Lot 51. Lot 51 is a 40-foot X 733-foot strip of land, running adjacent to the hospital entrance, approximately 50-feet away. If approved, this vacation would remove the public interest from the easement and relinquish to the abutting property owner, YKHC.

- Per Bethel Municipal Code Section 17.32.020, no platted street, section line easement, access easement or similar right-of-way shall be vacated except upon petition by the City, State, a public utility, or owners of the majority of the land fronting the part of the right-of-way sought to be vacated.
- Code section 17.323.030 states a petition for a vacation shall be filed with the Planning Department.
- Code Section 17.32.040A states 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 later, a Final Plat shall be submitted for review.

Documents for this packet include;

1. ROW Vacation application
2. BMC Section 17.32
3. Petition to vacate the ROW
4. Preliminary Plat drawing
5. Line drawing of the Preliminary Plat layered on top of a Google Earth Photo.
6. Letter of non-objection from AVEC, who has utility lines running through the ROW
7. Approving Resolution

Staff Findings

BMC Section 17.32.045 states the Planning Commission shall not approve the vacation of a dedicated area unless it finds, from evidence before it:

The vacation is not primarily for a private purpose; and either

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

According to the application, the easement is a 40'X 733' strip of land that was never improved for public access. This strip of land is completely on hospital property and it divides the hospital campus in front of the hospital entrance. There are no other abutting property owners, therefore the attached petition for vacation is from YKHC only.

Since the time of the ROW dedication, there was apparently, never a need to improve the easement to provide public access. Yet today, as the application states, the hospital is undergoing a major development including support services, roads, and parking which would require the land under the easement. If vacated, the unimproved access easement would be developed to provide public access to new hospital expansion facilities and services. As the ROW is completely on hospital property, the vacation of this ROW would essentially not take a ROW out of the City's road stock.

Recommendation to the Planning Commission

The findings are consistent with the BMC. The existing ROW is no longer necessary for public access. However, the ROW vacation will allow alternate public access to new hospital expansion facilities and services. I ask the Planning Commission to recommend approval to the City Council of YKHC's application to vacate the ROW on Lot 51 with the following two conditions:

1. Condition for Final Plat Approval Requested from COB Public Works

YKHC will provide a 10-foot easement to be shown on the Final Plat to cover the waste heat line located adjacent to the north boundary of Lot 51.

2. Condition for Final Plat Approval Requested from AVEC

Regarding existing AVEC utilities in the ROW to be vacated, conditions for Final Plat approval shall be the Final Plat revised to show new easements, agreed to by AVEC and YKHC for AVEC to construct and maintain the existing and proposed AVEC facilities.

CITY OF BETHEL PLANNING DEPT.
 Po Box 1388
 Bethel, AK 99559

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



RECEIVED

*COS Planning Dept.
 via email 12-27-16*

APPLICATION
RIGHT OF WAY VACATION
BETHEL MUNICIPAL CODE 17.32

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.]

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

Application Fee must be attached:	\$300.00	Right of Way Vacation
Payment Type:	<input type="checkbox"/> Credit Card	<input checked="" type="checkbox"/> Check <input type="checkbox"/> Money Order <input type="checkbox"/> Cash

Additional Information Required to be Submitted with this Application:

1. A petition signed by the owners of a majority of the land fronting the Right of Way (or section of) sought to be vacated. The petition must include the property legal description, reasons for vacation, and proposed use of area to be vacated.
2. Certificate of Ownership for all properties abutting the area proposed to be vacated.
3. Existing plat showing the proposed vacation and a Preliminary Plat showing requested vacation.
4. List of property owners within 600 feet of ROW/easement boundaries.

After an application is submitted and deemed complete by the Planning Department, and fee is received:

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

1. Date 12-19-16

2. General Information

NAME OF PARTY REQUESTING ACTION:	Yukon Kuskokwim Health Corp. (Kris Manke)
Physical Address:	P.O. Box 528
Mailing Address:	Same
Home Phone Number:	N/A
Work Phone Number:	(907) 543-6054
Cell Phone Number:	(907) 310-3848
Email Address:	Lennard_Manke@ykhc.org

3. Property Information / Legal Description

Township: 17N	Range: 71W
Section: 17	Meridian: Seward
Subdivision: U.S.Survey 4117	Block(s):
Lot(s): 51	US Survey or Plat No.: 4117
Street Address: 800 Eddie Hoffman Highway	

4. Right of Way Vacation Information

a. Length of Right of Way to be vacated 733'

b. Width of Right of Way 40'

c. Existing Right of Way: Improved _____ Unimproved _____

If improved, please state the function of the road and all access point along the Right of Way:

N/A

d. *Please state thoroughly, the reason for requesting the Right of Way to be Vacated:*

The Right of Way was created after the Bethel Hospital and the adjacent support buildings were built. The Bethel hospital Campus is on both sides of this Right of Way. At present the Hospital is undergoing a major development including support services and, roads and parking of which some will lie with in this Right of Way. We are requesting the vacation in support of the Hospital expansion.

e. *Please indicate whether the vacation is a complete or partial vacation of the Right of Way. If partial, describe the beginning and end of the Right of Way section to be vacated.*

The vacation is a complete vacation of the Right of Way.

f. Please state the planned land use for the Right of Way to be Vacated:
Supporting the new Bethel Hospital development

g. Regarding this planned action of vacating/removing a public Right of Way/road from the City's Right of Way inventory and the public interest, and returning control of the land to the underlying fee owner(s), please describe how the Right of Way is no longer necessary for public use, or how the public will be enhanced by the Vacation:

The Right of Way as it exists is not used by the Public for access. The north end of the Right of Way is not constructible and does not connect to an existing Right of Way. As the improvements being created at the Bethel Hospital are for the benefit of the general public, allowing this vacation would benefit the Bethel public as a whole.

h. Are there any utilities within the Right of Way? If so, can the utilities be relocated? If applicable, please provide a letter from the utility company authorizing vacation of the Right of Way.

Yes there are existing Utilities within the Right of Way. In conjunction with the Hospital development we are working with AVCE to relocated as needed the existing utilities.

5. Owner's Statement

<p>1. I hereby apply for approval for a Right of Way Vacation on the above property as described in this application.</p> <p>2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code Sections 17.04, 17.12, 17.16, and 17.32 with all other applicable State or Federal laws.</p> <p>3. The information submitted in this application is accurate and complete to the best of my knowledge.</p>	
Applicant's Signature:	<p>Kris Manke</p> <p><small>Digitally signed by Kris Manke DN: cn=Kris Manke, o=YKHC Construction, email=kris_manek@ykhc.org, c=US Date: 2016.12.22 16:36:52 -09'00'</small></p>
Printed Name:	Kris Manke (Construction Director)
Date:	12-19-16

FOR OFFICIAL USE ONLY		
<p>The Planning Commission shall not approve the Vacation of a Right of Way unless it finds, from evidence before it:</p>		
<p>1. The vacation is not primarily for a private purpose and either:</p> <ul style="list-style-type: none"> • the Right of Way is no longer necessary for public use or the public welfare, or • the public welfare will be enhanced by the vacation 	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>2. There are no utilities within the Right of Way. If so, the utilities can be relocated. If applicable, a letter from the utility company authorizing vacation of the Right of Way is submitted with this application.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>3. The area proposed to be vacated is not presently, or will be in the future be, needed for public services, facilities, or utilities.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>4. The vacation does not impede the future best use, development of, or access to abutting property.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**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.]

PETITION TO VACATE RIGHT OF WAY

1-18-17

City of Bethel
PO Box 1388
Bethel, AK. 99559

Re: Private Petition for Vacation of Public Right-of-Way located on *Lot 51 USS 4117*

I request that the City of Bethel enact an ordinance vacating the Right of Way located on Lot 51 U.S. Survey 4117, in the City of Bethel, Alaska. This petition is filed pursuant to the authority of BMC Chapter 17.32

I have attached this Private Petition for the Vacation of Public Right-Of-Way form with the application and filing fee to initiate processing the vacation request. Also attached please find:

Attachment 1: The legal description of the property to be vacated and map.

Attachment 2: A Certificate of Ownership of the property containing the affected area proposed to be vacated.

Attachment 3: The signed consent of all of the abutting property owners.

Yukon Kuskokwim Health Corporation plan to use this strip of land to assist with the expansion of the existing Bethel hospital.

The Right of Way vacation is needed as part of the future development plan for the proposed expansion of the Bethel Hospital. The new development will require the additional right-of-way for the feasibility and development of the subject property. At present the Right of Way located on Lot 51 is not constructed. It is attached to another Right of Way Lot 57 which is also not constructed. That Lot connects to the Eddie Hoffman Highway. The road way across Lot 57 is also not constructed.

Please contact Mike Horne at 907 250-0402 mike.horne@farpointak.com and copy me at 907-543-6054, Lennard_Manke@ykhc.org with notifications, questions, and the dates of the Planning Commission and City Council meetings.

Sincerely,

Kris Manke

Digitally signed by Kris Manke
DN: cn=Kris Manke, o, ou=YKHC
Construction,
email=kris_manek@ykhc.org, c=US
Date: 2017.01.20 14:25:27 -09'00'

Kris Manke
Director of Construction
Yukon-Kuskokwim Health Corporation.
Petitioner

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Attachment 3

The Yukon-Kuskokwim Health Corporation is the owner of the two adjoining lots Lot 49 USS 4117. Lot 2 USS 4000 and is the owner of lot 51 USS 4117 on which this easement is located.

We consent to the vacation of this Right of Way easement.

Sincerely,

Kris Manke

Digitally signed by Kris Manke
DN: cn=Kris Manke, o=YKHC
Construction,
email=kris_manek@ykhc.org, c=US
Date: 2017.01.20 14:25:54 -09'00'

Kris Manke
Director of Construction
Yukon-Kuskokwim Health Corporation.
Petitioner

CITY OF BETHEL PLANNING DEPT.
 Po Box 1388
 Bethel, AK 99559

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



APPLICATION
RIGHT OF WAY VACATION
BETHEL MUNICIPAL CODE 17.32

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.]

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

Application Fee must be attached:	\$300.00	Right of Way Vacation
Payment Type:	<input type="checkbox"/> Credit Card	<input checked="" type="checkbox"/> Check <input type="checkbox"/> Money Order <input type="checkbox"/> Cash

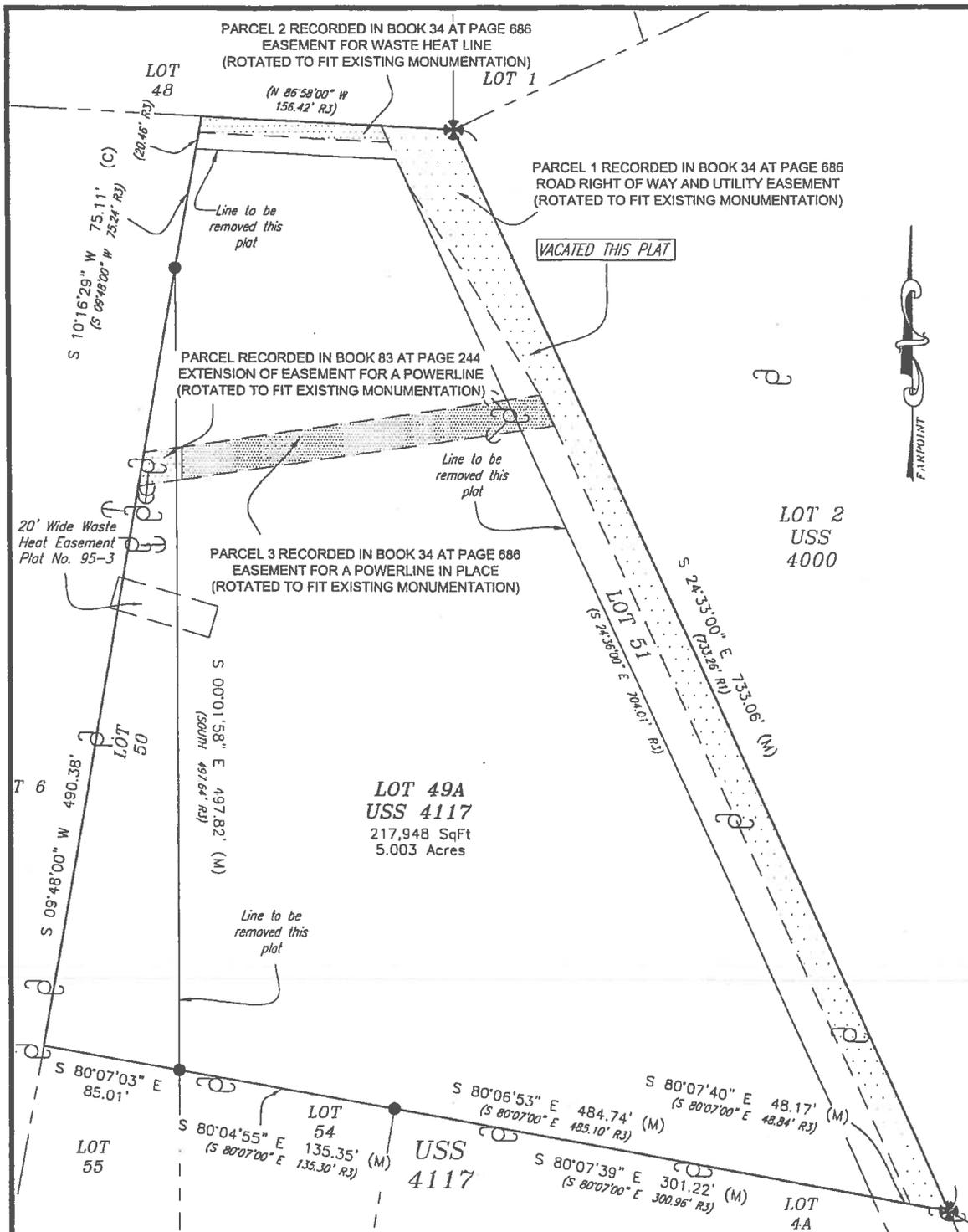
Additional Information Required to be Submitted with this Application:

1. A petition signed by the owners of a majority of the land fronting the Right of Way (or section of) sought to be vacated. The petition must include the property legal description, reasons for vacation, and proposed use of area to be vacated.
2. Certificate of Ownership for all properties abutting the area proposed to be vacated.
3. Existing plat showing the proposed vacation and a Preliminary Plat showing requested vacation.
4. List of property owners within 600 feet of ROW/easement boundaries.

After an application is submitted and deemed complete by the Planning Department, and fee is received:

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

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Utility Easement Map
Lot 5
US SURVEY 4117
 Bethel Recording District, Located Within
 PROTRACTED SECTION 17, TOWNSHIP 8 NORTH, RANGE 71 WEST, Seward Meridian, Alaska.
 Containing 28.501 acres more or less.

Farpoint Land Services, LLC
 SURVEYING, MAPPING, LAND PLANNING, GIS
 1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
 FarpointAK.com (907) 522-7770 survey@farpointak.com

Drawn: CJB	Date: Sep. 19, 2016	Field Bk/Pg: N/A	WO #: 15220
Checked: MJH	Scale: 1"=60'	Sheet: 1 of 1	Grid: N/A
			Case No. N/A



City
of
Bethel

Ted Meyer <tmeyer@cityofbethel.net>

RE: FW: Bethel Lot 51 Vacation of ROW

1 message

Bill Stamm <bstamm@avec.org>
To: Ted Meyer <tmeyer@cityofbethel.net>

Mon, Feb 27, 2017 at 7:32 AM

Ted,

No I do not mind if you include this email exchange in the packet for the Planning Commission.

Bill

From: Ted Meyer [mailto:tmeyer@cityofbethel.net]
Sent: Friday, February 24, 2017 5:50 PM
To: Bill Stamm <bstamm@avec.org>
Subject: Re: FW: Bethel Lot 51 Vacation of ROW

Hi Bill,

Thanks for the clarification. I was planning on asking you if I could include this email chain in the packet showing AVEC's non-objection. I would like to include your condition for final plat approval as well, but I'm not sure of the exact wording you would want to see. Could you send me another email stating your non-objection and the condition that you would want to see going with it? The PC packet is due out next Friday. Please call me if you have any questions. Thanks.

Ted.

On Mon, Feb 13, 2017 at 5:24 PM, Bill Stamm <bstamm@avec.org> wrote:

Ted,

I don't know if we are putting the cart before the horse. Typically I would expect AVEC, as the electric utility, would be sent a copy of a preliminary plat for review and comment, after it is reviewed by the City. I think YKHC (Mike Horne) was sharing information with AVEC and asking if there were any objections prior to filing the preliminary plat.

AVEC has not yet secured easements from YKHC for AVEC facilities occupying and crossing the road ROW, which is proposed to be vacated. If the Planning Commission is considering action on the preliminary plat, AVEC would ask that any approval be conditional, based on the plat being revised to show easements, agreed to by AVEC and YKHC for AVEC to construct and maintain the existing and proposed AVEC facilities.

If the Planning Commission is considering action on the final plat, AVEC objects until adequate easements can be acquired.

Sincerely,

Bill Stamm

Manager, Engineering

Alaska Village Electric Cooperative

4831 Eagle Street

Anchorage AK, 99503

Direct (907) 565-5337

Fax (907) 561-5683

RESOLUTION
Bethel Planning Commission
Resolution No. 2016 – 11

A RESOLUTION OF THE PLANNING COMMISSION TO THE CITY COUNCIL RECOMMENDING THE CITY COUNCIL ADOPT THIS APPROVING RESOLUTION FOR THE PETITION SUBMITTED BY THE YUKON KUSKOKWIM HEALTH CORPORATION TO VACATE AN UNIMPROVED RIGHT OF WAY LOCATED AT 800 CHIEF EDDIE HOFFMAN HIGHWAY, US SURVEY 4117, LOT 51.

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

WHEREAS, YKHC is the only land owner fronting the ROW to be vacated, and therefore the only petitioner required on the petition, and

WHEREAS, the Right-of-Way (ROW) easement is a 40'X 733' unimproved strip of land that divides the hospital campus in front of the hospital entrance, and

WHEREAS, the YKHC hospital is undergoing a major development including support services, roads, and parking which would require the land under the easement. If vacated, the unimproved access easement would provide alternate public access to new hospital expansion facilities and services, and

WHEREAS, the ROW is entirely on the hospital campus and the vacation of this ROW would not take a ROW out of the City's road stock, and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission recommends to the City Council to adopt this approving resolution for YKHC to vacate the 40-foot by 733-foot ROW located on USS 4117, lot 51.

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 9th day of March, 2017. City of Bethel City Planning Commission Action:

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

ATTEST:

Kathy Hanson, Chairman
City of Bethel Planning Commission

Betsy Jumper, Recorder

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

All Notices were done as per
Bethel Municipal Code 17.04.25

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

NOTICE IS HEREBY GIVEN that on December 27, 2016 the City of Bethel Planning Office has received a Petition to Vacate a right-of-way.

APPLICANTS: Leonard Manke, Construction Director of the Yukon Kuskokwim Health Corporation (YKHC) P.O. Box 528, Bethel, AK. 99559.

LEGAL DESCRIPTION: United States Survey 4117, Lot 51. 71W, Sec. 17, R. 71, SM. Physical Address: 800 Chief Eddie Hoffman Highway.

PURPOSE: To support new hospital development.

HEARING TIME, DATE & PLACE: 6:30 PM March 9, 2017, City Hall Conference Chambers, located at 300 Chief Eddie Hoffman Highway at the regularly rescheduled meeting of the Bethel Planning Commission.

I hereby certify that this Notice of Hearing has been posted at A.C., Swanson's, and City Hall bulletin boards, within the City of Bethel, on or before this day of March 3, 2017. It is further certified that this Notice will be published in the Delta Discovery weekly newspaper beginning the week of March 1, 2017 for one week.



Ted Meyer, City Planner

March 1, 2017

To Whom this May Concern:

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

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CLASSIFIEDS

For Sale

For Sale:
Hitzer Amish built woodstoves.
JHMW Plastic sled runners. 543
543-3158 or 545-3157 (19)(9/18-cn)

FOR SALE
300 Gallon Plastic Water Tanks in stock.
Call Shorty at Shorty's Shop for pricing.
543-3158 or 545-3157 (19)(9/18-cn)

**18' SSV Lund with 60 hp high thrust
Yamaha 20 Inch shaft.** About 150 hours
on motor, maintained well with no prob-
lems. In excellent condition. Lund boat
reinforced side and motor mount, no
leaks. Minor dents. Asking \$11,000.
Email me at boy4ever79@yahoo.com.
(42)(12/23-cn)

**FOR SALE 24 X 56 APLEX MUST BE
MOVED CALL 545-0929 (11)(2/24-cn)**

For Sale: 10' x 20' Walk In cooler/freezer.
unassembled Complete with 6" floor,
ceiling, wall panels & foundation beams.
4" door, 240V compressor, evaporators.
Make an offer. Ron Kaiser 545-4936 (30)
(6/8-cn)

House for Sale
24x24, freshly remodeled, 1 bedroom.
Must be moved. 545-1890 (12)(9/21-
cn)

**Marita Sea & Ski - Power Sports
Bankruptcy Auction
Complete Liquidation**
Saturday March 11 @ 10am
Friday March 17 @ 5pm
Saturday & 18 @ 10am
www.AlaskaAuction.com (25)(2/22-3/15)

**LAND FOR SALE on the Holtina
River w/river front access. 3 adjoining
lots totaling 5 acres. Located approx 2
miles upriver from Sleetmute. Selling for
\$24,750 Call 545-0880. (28)(3/1-22)**

For Rent

**OUTSIDE STORAGE SPACE FOR RENT.
EQUIPMENT, BOATS OR VEHICLES
NEAR BOAT HARBOR FENCED IN
AREA 543-2402 (16)(3/17-cn)**

Small Apartments available. Some utili-
ties paid 543-2750 (7)(9/1-22, cn)

FOR RENT
1,350 sq/ft office/commercial space for
rent Excellent space in very nice well-
maintained building located next to Arctic
Chiropractic at Alex Hatley on Chief Eddie
Hoffman Highway Available starting in
October \$3,750/mo for building \$4,000/
mo for building and garage Call Chris 543-
7600 (43)(9/30-cn)

**House for rent. 2 bedroom, furnished,
washer/dryer. No pets 545-0832 (10)
(12/21-cn)**

Employment

**Alaska Moravian Church
Job Position Opening**
This is an announcement for **CE/Youth
Director position** which is now presently
vacant. The CE/Youth Director works as
a Youth Leader in the Alaska Moravian
Province. Applicant must have good com-
munication skills to make contacts to the
local Provincial Youth ministry and to the
World-wide Moravian Youth organizations.
This position requires travel when Youth
events occur in the Province and beyond.
Applicant must be able to organize annual
Provincial Youth meeting and special ser-
vices and call meetings of the Youth Council
and Christian Education Committee when
necessary. If more details or questions are
needed they may be directed to, Isaac B.
Amik at (907) 543-2478 or (907) 545-4071.
Applications are available at the Alaska
Moravian Church Provincial Office at
481B 3rd Avenue or, you can send your
resume to Box 545, Bethel, Alaska 99559.
Background check will be required on all

applicants
The position pays \$1,500.00 a month with
free housing plus utility costs and life
insurance. This job position is open until
February 28, 2017 or March 16, 2017.
(176)(3/1-15)

Real Estate

**For Sale 23,500 square foot lot/down-
town location on Chief Eddie Hoffman
Highway (or State Highway) across from
Fire Station Serious offers only 907-543-
3552 (23)(7/28-cn)**

235 Mission Lake RD
12820 FT all filled and leveled with 2 build-
ings One 22 by 34, 1496 sf 3plex One
30 by 56, 1680 sf 3 plex 545-0929 (29)
(9/21-cn)

Request for Proposals

**Architectural and Engineering Services
Solicitation #2017-03-15**
The Orutsararmiut Native Council is
accepting proposals for Architectural and
Engineers Services for NAHASDA Program
activities. The request for proposals will be
accepted until 4:00pm March 15th, 2017 at
Orutsararmiut Native Council, PO Box 927,
117 Alex Hatley, Bethel, AK 99559. The
RFP packet, which provides details, may
be obtained by contacting Calvin Cockroft
at 907-543-2608, by email at ccockroft@
nativecouncil.org or at the physical address
listed above.
The work to be performed under this
contract is on a project subject to Section
7(b) of the Indian Self-Determination
and Education Assistance Act (25 U.S.C.
450e (b)). Section 7(b) requires that, to
the greatest extent feasible
(A) Preference and opportunities for
training and employment shall be given to
Indians, and
(B) Preference in the award of contracts
and subcontracts shall be given to Indian
Organizations and Indian-owned eco-

nomie enterprises. (2/22-3/8)

Public Notice

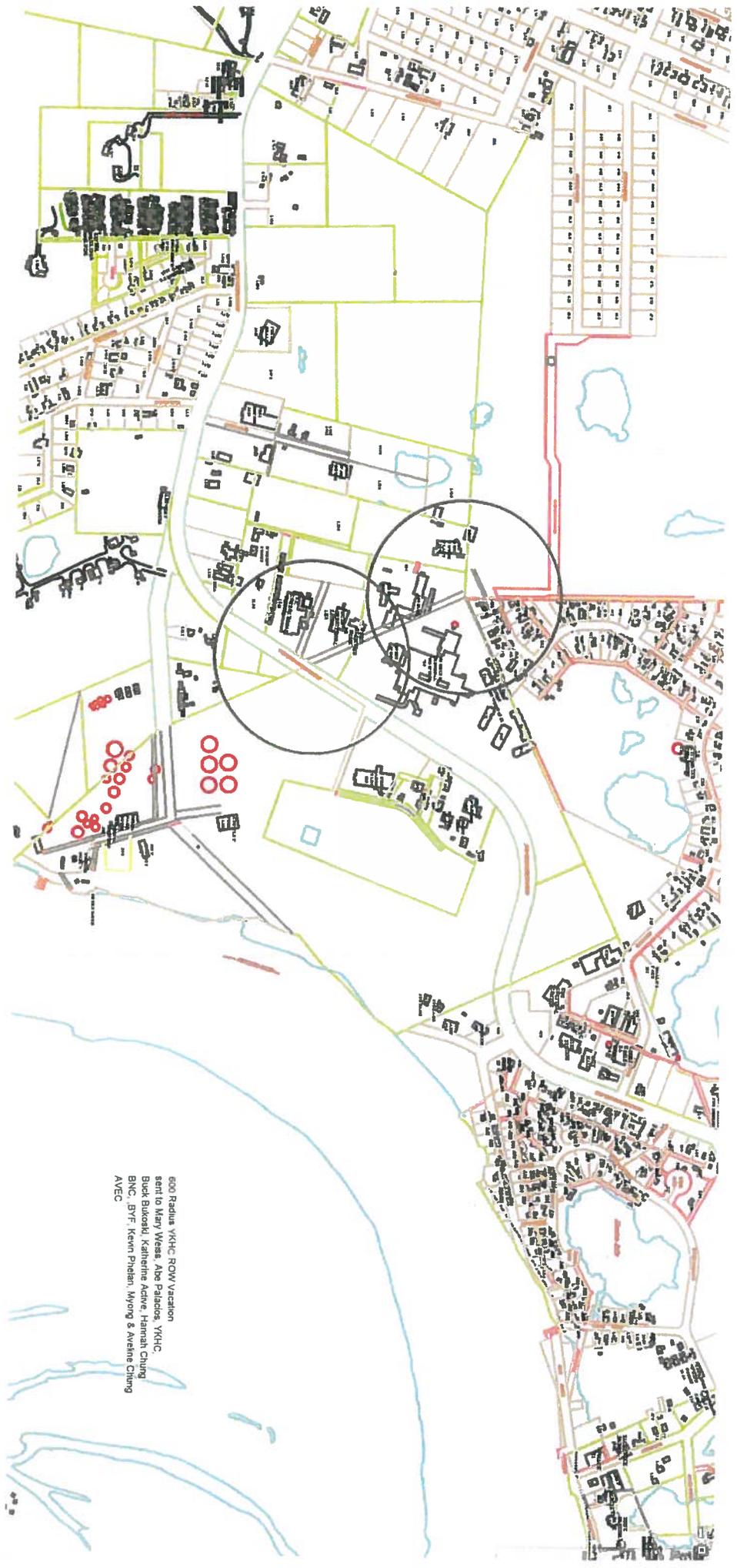
VFW MEMBERSHIP Freedom isn't free,
and millions of Americans have paid
the price for the freedom we enjoy today.
Since 1899, the Veterans of Foreign
Wars has served those who served
America. From writing veterans legisla-
tion and then leading the fight to get it
through Congress, to community projects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

ONC Public Disclosure Notice
The Orutsararmiut Native Council
(ONC) will be submitting its 2016 Native
American Housing Assistance and Self-
Determination Act (NAHASDA) Annual
Performance Review (APR) on or about
March 21, 2017. A Draft Copy of the plan
is available at ONC Offices.
If any ONC tribal member, official or other
member of the public has comments or
questions, they may be directed to
Calvin Cockroft, ONC Tribal Housing
Administrator, at 543-2608. Comment
period deadline is March 17, 2017 (2/15-
3/1)

**PUBLIC HEARING NOTICE
CONDITIONAL USE PERMIT**
Notice is hereby given that on
December 30, 2016, the City of Bethel
Planning Office received an application for
a Conditional Use Permit for a liquor
license. The legal description is Plat
number 3770, lot 1, block 6. The physical
address is 110 Osage.
Land Owner Kadri Limani, PO Box
729, Bethel, AK 99559 Phone 907-543-
7010
Applicant Mefail Saliu, P.O. Box 3051,
Bethel, AK, 99559. Phone 907-543-7010
Purpose: To obtain a package liquor
store license in order to sell alcohol
City of Bethel Contact: Ted Meyer,
Planning Director, City of Bethel Planning
Dept., phone 907-543-5603
Time and Place The regular scheduled
meeting of the City of Bethel Planning
Commission, 6:30 PM March 9, 2017
at City Hall, located at 300 Chief Eddie
Hoffman Highway in Council Chambers
(133)(3/1)

**NOTICE OF HEARING - PETITION TO
VACATE RIGHT-OF-WAY**
NOTICE IS HEREBY GIVEN that on
December 27, 2016 the City of Bethel

LONG HOUSE ALASKAN HOTEL
Fur Rondy and Iditarod special. Includes shuttle service to downtown events.
QUALITY & COMFORT



600 Radius YKHC ROW Vacation
sent to Mary West, Abe Palacios, YKHC,
Buck Bukowski, Katherine Active, Hannah Chung
BNC, BYF, Kevin Praelen, Myong & Aveline Ching
AVEC

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To: Pete Williams, City Manager
From: Ted Meyer, Planner
Subject: **February 2017 Activity Report**
Date: February 28, 2017

1. AT&T Cell Tower Demolition (Feb 14)

With other city departments, coordinated a public safety plan for demolition of the AT&T tower with New Horizons Telecom, Inc.

2. ONC Proposed Easement for Access to Planned Subdivision

Received metes and bound and engineered drawing from engineering firm and forwarded to management.

3. The following are all active applications at various stages in the permitting process:

Site Plan Permit Application and Parking Variance

- YKHC 54-unit apartment building

Conditional Use Permit Applications (3)

- YKHC hospital expansion project
A workgroup consisting of YK consultants, DOT&PF and City Planning has been formed and meets every other week to review traffic mitigation alternatives as a result of the hospital expansion project.
- 2 liquor license CUP applications

Bethel Liquor Store CUP application scheduled for Planning Commission hearing on March 9.

YKHC Right of Way Vacation

Planning Commission hearing scheduled for March 9.

Preliminary Plats (3)

One preliminary plat determined complete; two waiting for more required information.

