City of Bethel Planning Commission
Resolution 2017-06

A RESOLUTION APPROVING THE PRELIMINARY PLAT APPLICATION FOR SUBDIVISION OF TRACT 41 SUBMITTED BY LYMAN HOFFMAN TO CREATE BLUE SKY ESTATES: TRACTS A, B, C, D, E, F, AND BLOCK 1: LOTS 1 – 33; BLOCK 2: LOTS 1 – 10; BLOCK 3: LOT 1; BLOCK 4: LOTS 1 – 16; BLOCK 5: LOTS 1 – 8; BLOCK 6: LOTS 1 – 7BLOCK 7: LOTS 1 – 3; SECTION 11 AND 12, TOWNSHIP 8 NORTH, RANGE 72 WEST, SEWARD MERIDIAN BETHEL, ALASKA

WHEREAS, the new subdivision creates 79 lots including six lots of open space, and four streets consisting of Madilyn's Way, D Street, Karris Street, and Elisabeth Street, as shown on the Preliminary Plat, and

WHEREAS, the City Planner reviewed the Preliminary Plat and all supporting documentation and accepted the documents as complete and in compliance with Bethel Municipal Code 17.12.030 (Submittal, form and contents), and

WHEREAS, the Preliminary Plat was forwarded to all pertinent City of Bethel departments, federal and state agencies, and public utilities for comments, in compliance with BMC 17.12.0950 (Transmittal to concerned agencies), and

WHEREAS, the Planner has reviewed and wrote Findings of Fact for the Preliminary Plat and recommends the Preliminary Plat be approved with conditions, and

NOW, THEREFORE BE IT RESOLVED the Planning Commission for the City of Bethel has reviewed the plat, supporting documentation, and staff findings, and determines that this Preliminary Plat conforms to BMC Title 17 and approves the Preliminary Plat for Blue Sky Estates with the following conditions:

1. All platting, permitting, and construction processes must conform to the City of Bethel Municipal Code.

2. Subdivider is responsible for obtaining and conforming to all required Local, State, and Federal permits.

3. Site Plan Permits must be obtained from the Bethel Planning Department for all components of subdivision development.

4. As required by AVEC, the subdivider shall acquire an additional easement outside the Blue Sky Subdivision on the south side of BIA Road for a required utility pole and anchor. Any other requests from AVEC for preparing the subdivision for power distribution must be met by the subdivider.

5. A note must be placed on the Final Plat identifying the function of each Open Space Tract lot.

6. 80% of the required Open Space acreage must be designated for recreational purposes.

7. The subdivision must provide and show dedicated areas/easements for locations of neighborhood dumpsters.

8. Subdivider is required to submit a zoning application for proposed zoning designation(s) of the subdivision.

9. All surface drainage within the subdivision shall be directed away from adjacent properties. Subdivider must comply with the Army Corps of Engineers condition for approval of the Wetlands Permit which states the subdivider shall provide remediation of three problematic culverts located inside the neighboring Tsikoyak Subdivision to ensure good drainage between and beyond the two subdivisions. Any and all culverts to be repaired, replaced, or installed as requested by the City or the Corps are to be completed as requested.

10. Subdivision Agreement: The Subdivider shall enter 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.

11. Final Plat not to be approved until the City accepts all improvements.

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 11th day of May, 2017.

City of Bethel City Planning Commission Action:

Vote: In Favor: 5 Opposed: 0 Abstained: 0

ATTEST:

Lorin Bradbury, Vice Chair
City of Bethel Planning Commission

Betsy Jumper, Recorder
City of Bethel Planning Commission

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