

**City of Bethel Planning Commission
Resolution 2017-08**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT APPLICATION FOR
SUBDIVISION OF TRACT "A" AND OPEN SPACE (PLAT 96-18) SUBMITTED BY
MARTHA LARSON TO CREATE LOTS 1 – 10, BLOCK 1; TRACT A1; AND OPEN
SPACE, TSIKOYAK SUBDIVISION, SECTION 12, TOWNSHIP 8 NORTH, RANGE 72
WEST, SEWARD MERIDIAN BETHEL, ALASKA**

WHEREAS, the new subdivision creates Lots 1-10, Block 1; one subdivision street named Coleen Place with access to BIA Road; 3.77 acres of Open Space; and the remaining Tract A-1 containing 4.67 acres 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 Tsikoyak Subdivision with the following conditions:

1. All surface drainage within the subdivision shall be directed away from adjacent properties. Based on recommendations of the COB Roads Foreman, the Subdivider needs to install a culvert under Coleen Place, alongside BIA Road (and show as well on the Final Plat. Any and all culverts to be repaired, replaced, or installed as requested by the City or the Corps are to be completed as requested.
2. As BMC Section 17.24.290 states that 10% of the subdivision be Open Space, and Part C states that 80% of Open Space shall be suitable for recreation, and Part B states that Open Space parcels shall be convenient to residential lots, the Subdivider needs to designate the 10% of Open Space area inside, or more convenient to the 10-parcel subdivision.
3. The Power Distribution Plan needs to be completed and submitted by AVEC before the Subdivision Agreement is approved.
4. Regarding the proposed Zoning map previously submitted, the Subdivider needs to add and show on the Final Plat a strip of Open Space land between the proposed residential-

- zoned 10-property subdivision and the proposed General Use-zoned area. This strip of open space is required to act as a buffer between the two zones.
5. 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.
 6. All platting, permitting, and construction processes must conform to the City of Bethel Municipal Code.
 7. Subdivider is responsible for obtaining and conforming to all required Local, State, and Federal permits.
 8. Site Plan Permits must be obtained from the Bethel Planning Department for all components of subdivision development.
 9. 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. No work to commence until the subdivision agreement is completed.

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

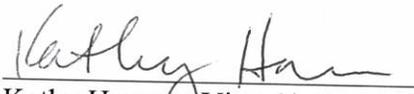
- a. A designation of the public improvements required to be constructed.
 - b. The construction and inspection requirements of the City or utility for which the improvements are constructed.
 - c. The time schedule for completing the improvements.
 - d. A performance guarantee.
 - e. The allocation 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.
10. Final Plat not to be approved until the City accepts all improvements.

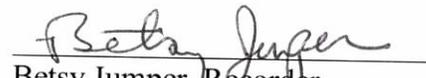
PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 13th day of July, 2017.

City of Bethel City Planning Commission Action:

Vote: In Favor: 6 Opposed: 0 Abstained: 0

ATTEST:


Kathy Hanson, 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

