

Bethel Planning Commission Resolution

Bethel Planning Commission

Resolution No. 2018 – 1

A RESOLUTION OF THE PLANNING COMMISSION APPROVING THE PRELIMINARY PLAT APPLICATION OF LOT 13 OF UNITED STATES SURVEY 4117 SUBMITTED BY THE ORUTSARAMIUT NATIVE COUNCIL TO CREATE CIULLKULEK SUBDIVISION. THIS PLAT CREATES BLOCK 1, LOTS 1-9; BLOCK 2, LOTS 1-6; BLOCK 3, LOTS 1-17; BLOCK 4, LOTS 1-6; AND TRACT A SECTION 17 AND 18, TOWNSHIP 8 NORTH, RANGE 71 WEST, SEWARD MERIDIAN IN THE BETHEL RECORDING DISTRICT

WHEREAS, the new subdivision creates 40 lots of varying sizes 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 (BMC) Section 17.12.030 9 (Submittal, form, and contents); and

WHEREAS, the Preliminary Plat was forwarded to all City of Bethel departments, federal and state agencies, and public utilities for comments, in compliance with BMC 17.12.050; and

WHEREAS, The Planner has reviewed the Preliminary Plat and findings of fact and recommends the Preliminary Plat be approved with conditions; and

NOW THEREFORE BE IT RESOLVED that 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 Chapter 17 and approves the Preliminary Plat for Ciullukulek Subdivision with the following conditions:

1. All platting, permitting, and construction processes must conform to the City of Bethel Municipal Code.
2. The 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. The subdivision must show and provide dedicated areas/easements for locations of neighborhood dumpsters.
5. Subdivision Development Agreement: The Subdivider shall enter into a Subdivision Development 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 Development Agreement within no later than 60 days from the date of the Preliminary Plat approval. No work is to commence until the Subdivision Development Agreement is completed.

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

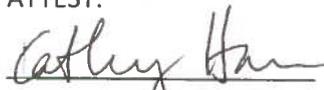
- a. A designation of the public improvements to be constructed.
- b. The construction and inspection requirements of the City or utility for which the improvements are constructed.
- c. The time schedule for completing the improvements.
- d. A performance guarantee.
- e. The allocation of costs between 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 Development 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.
- k. 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 8th day of March, 2018.

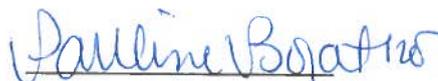
City of Bethel City Planning Commission Action:

Vote: In Favor: 4 Opposed: 0 Abstained: _____

ATTEST:


Kathy Hanson, Chair

City of Bethel Planning Commission


Pauline Boratko, 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