

By: Planning Commission  
Public Hearing: April 11, 2019  
Adopted: April 11, 2019

**CITY OF BETHEL PLANNING COMMISSION  
RESOLUTION SERIAL NO. 2019-04**

**A RESOLUTION OF THE BETHEL PLANNING COMMISSION RECOMMENDING  
THE SUBDIVISION AGREEMENT BETWEEN THE CITY OF BETHEL AND  
THE ORUTSARAMIUT NATIVE COUNCIL FOR THE CIULLKULEK SUBDIVISION  
BE APPROVED BY THE CITY COUNCIL**

**WHEREAS**, on March 8, 2018, the Planning Commission approved a Preliminary Plat for the Ciullkulek Subdivision with conditions; and

**WHEREAS**, one of the Preliminary Plat conditions was for the Developer to enter into a Subdivision Agreement; and

**WHEREAS**, a proposed Subdivision Agreement was presented to the Planning Commission on April 11, 2019 along with a report by the Planner; and

**WHEREAS**, the Bethel Planning Commission deliberated on the proposed Orutsaramiut Subdivision (Ciullkulek Subdivision) Agreement, taking into account the information submitted by the Applicant, the evaluation and recommendation by Staff contained in the Planner's Report, Public Testimony, the applicable provisions of the Bethel Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

**WHEREAS**, the Bethel Planning Commission adopts the following Findings of Fact:

*BMC §17.04.067 Subdivision Agreements*

*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.*

**Finding:** Having reviewed the Subdivision Agreement, as well as re-reviewed all of the findings for the Preliminary Plat which extensively looked at the Lots, streets, wetlands, flood hazards, utilities and other pertinent issues that would affect the City and the developer, the proposed Subdivision Agreement complies with this section of the BMC.

**Finding:** Developer addresses the dedication of streets, roads, easements and dedications in its Master Plan. Acceptance of the Subdivision Agreement and its supporting documents, such as the Master Plan, does not supersede any of the provisions of the Bethel Municipal Code or Alaska State Law. At all times the BMC, Alaska State law and any applicable federal laws shall control.

**Conditions:**

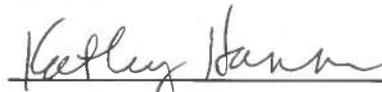
1. Developer shall not sell any lots until a Final Plat has been approved.
2. The Open Space dedicated to the City must be useable space for the purpose dedicated.

**NOW THEREFORE BE IT RESOLVED**, the Bethel Planning Commission hereby recommends the City Council approve the Subdivision Agreement as presented and as adopted by reference herein.

**PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION** by a duly constituted quorum on this 11<sup>th</sup> day of April, 2019.

City of Bethel Planning Commission Action: 4 In Favor 0 Opposed 0 Abstained.

ATTEST:

  
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Kathy Hanson, Chairwoman  
City of Bethel Planning Commission

  
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Pauline Boratko, Recorder  
City of Bethel Planning Commission