



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, DECEMBER 14, 2023, 6:30 PM

LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL ALASKA

Join Zoom Meeting: <https://us06web.zoom.us/j/86346034837?pwd=K1pRlhblbg0VDBpdGt5b3lRQlcxQT09>

Meeting ID: 863 4603 4837 Passcode: 221221

Phone Toll Free: 888 475 4499 833 548 0276

833 548 0282 877 853 5257

MEMBERS

Kathy Hanson, Chair Lorin Bradbury, Vice Chair
Mary "Beth" Hessler, Council Rep.
Alex Wasierski Stosh Hoffman
Haley Hanson Greg Morgan, Alternate 1
Shadi Rabi Vacant Seat, Alternate 2

STAFF

Pauline Boratko, Ex Officio Member
planning@cityofbethel.net
907-543-5301

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – FIVE MINUTES PER PERSON

- A. Please submit written public comments to planning@cityofbethel.net by 4:00 p.m. the day of the meeting.

IV. APPROVAL OF AGENDA

V. APPROVAL OF MEETING MINUTES

- A. Regular Meeting Minutes 11/9/2023

VI. UNFINISHED BUSINESS

- A. Follow-up discussion on a code enforcement officer- Lorin Bradbury

VII. NEW BUSINESS

- A. PUBLIC HEARING: Purpose: To obtain a Conditional Use Permit for a 131 unit studio, 1-bedroom, and 2-bedroom housing units for both temporary staff and Bethel resident staff and their families to be located in the PLI (Public Lands and Institutions) zone. Location: on the Chief Eddie Hoffman Highway; US Survey 4000 Lot 2 Applicant/Property Owner: Yukon Kuskokwim Health Corporation
- B. Discussion on non compliant properties- Beth Hessler

VIII. EX OFFICIO REPORT

- A. attendance/splog

IX. MEMBER COMMENTS

X. ADJOURNMENT

Posted <<12/8/2023>> at City Hall, AC Co., Swanson's, and the Post Office.

Name, Ex-Officio Staff

Posted <<12/8/2023>> at City Hall, AC Co., Swanson's, and the Post Office.

Name, Ex-Officio Staff

City of Bethel, Alaska

Planning Commission

November 12, 2023

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held virtually via Zoom and in person at the City Hall Council Chambers in Bethel, Alaska on November 9, 2023. The Vice-Chair of the commission, Lorin Bradbury called the meeting to order at 6:30 PM.

II. ROLL CALL:

Compromising a quorum of the Commission, the following members were present for roll call: Lorin Bradbury, Alex Wasierski, Shadi Rabi, Greg Morgan and Haley Hanson arrived at 6:38, and Council Rep., Beth Hessler

Unexcused absence: Stosh Hoffman Excused Absence: Kathy Hanson

Also Present: Pauline Boratko, Recorder and LaQuita Chmielowski, DOWL.

III. PEOPLE TO BE HEARD:

IV. APPROVAL OF THE AGENDA:

MOVED:	Bethel Hessler	Motion to approve the agenda.
SECONDED:	Greg Morgan	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Greg Morgan	Motion to approve the October 12, 2023 meeting minutes.
SECONDED:	Haley Hanson	
VOTE ON MOTION	Unanimous	

VI. SPECIAL ORDER OF BUSINESS

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

A. Review of chapter 8 of the comprehensive plan prior to final adoption.

MOVED:	Haley Hanson	Motion to table until December meeting.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	5 yes; 0 no: motion passes	

IX. PLANNER'S REPORT:

X. COMMISSIONER'S COMMENTS:

A. Wasierski- no comment.

H. Hanson- no comment.

S. Rabi- no comment.

L. Bradbury-no comment.

B. Hessler-Would like to discuss coding on addendum buildings.

G. Morgan- no comment.

X. ADJOURNMENT:

MOVED:	Haley Hanson	Motion to adjourn the meeting.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned at 7:03 pm

APPROVED THIS ____ DAY OF _____, 2023

Lorin Bradbury, Vice-Chair

ATTEST: Pauline Boratko, Recorder

YKHC STAFF HOUSING

Staff Report and Recommendation

1528.50270.52

OCT 4, 2023

Prepared for:

City of Bethel Planning
Department
P.O. Box 1388
Bethel, AK 99559

Prepared by:



501 Business Park Boulevard,
Suite 4000
Anchorage, AK 99503

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1.0 OVERVIEW

Request:	The applicant is seeking approval to construct a new 131-unit staff housing development to aid the Yukon-Kuskokwim Health Corp. in recruiting and maintaining staff at the existing Yukon-Kuskokwim Delta Regional Hospital.
Applicant:	Yukon-Kuskokwim Health Corp.
Owner:	Yukon-Kuskokwim Health Corp.
Location:	829 State Hwy, Bethel, AK 99559
Zoning:	Public Lands and Institutional District
Code Criteria:	Bethel Municipal Code (BMC) 18.24 Public Lands and Institutional District – PLI District 18.48 Supplemental Regulations, BMC 18.60 Conditional Use Permit (CUP) Standards and Procedures, BMC 18.64 Variances
Hearing Date:	December 14, 2023

Proposal

The Yukon-Kuskokwim Health Corp (YKHC) is requesting a Conditional Use Permit and Variance from the City of Bethel (City) to construct a 131-unit staff housing development. The goal of YKHC is to maximize housing units and parking on the site. The design seeks to aid YKHC in recruiting and retaining staff by providing housing with quality amenities and convenient access to the neighboring Yukon-Kuskokwim Delta Regional Hospital. The proposed staff housing includes 131 units of Studio, 1-bedroom, and 2-bedroom housing for both temporary duty staff and Bethel resident staff and their families. Laundry facilities and storage are provided within the building. Site amenities include parking for vehicles and ATVs, shuttle drop-off loop, bicycle racks, and a small quantity of site furnishings including benches and trash cans.

Process

This staff report and recommendation, prepared by DOWL, planning consultant for the City of Bethel, will be presented to the Bethel Planning Commission who will hear the proposal on **December 14, at 6:30 p.m.** at the Bethel City Hall Council Chambers, 300 Chief Eddie Hoffman Highway and via Zoom. The Planning Commission may impose conditions on a Conditional Use Permit (CUP) and shall render a written decision.

The applicant may, within 15 calendar days from the postmarked date of the decision, appeal the Planning Commission's decision to the city manager.

2.0 APPROVAL CRITERIA AND FINDINGS

2.1 BMC 18.24 Public Lands and Institutional District – PLI District

2.1.1 BMC 18.24.030 Conditional Uses

The following structures and uses are permitted under the terms of a conditional use permit:

- A. Parks, playfields, and playgrounds.
- B. Museums, historic and cultural exhibits.
- C. Educational institutions, including public, private or parochial academic schools, colleges, and universities.
- D. Hospitals, sanitariums, children's homes, group homes, nursing homes, convalescent homes, homes for the aged, and similar homes.
- E. Cemeteries.
- F. Churches and synagogues, along with the customary accessory uses, including administrative offices, parsonages, day nurseries, kindergartens and meeting rooms.
- G. Headquarters or administrative offices for charitable organizations and similar quasi-public organizations of a noncommercial nature.
- H. Governmental office buildings.
- I. Radio and television transmission towers and antennas, not including amateur radio and citizen band radio antennas that are accessory to a residential use.
- J. Recreation uses.
- K. Governmental service shops, maintenance and repair centers, and equipment storage yards.
- L. Private roads and parking areas.
- M. Animal control facility.
- N. Other public buildings and uses.
- O. Landing strips and air taxi services.
- P. Other uses and structures that are compatible with existing development and support or supplement existing development.

Finding: The applicant has requested approval to construct a staff housing with the intended purpose of providing housing for staff of Yukon-Kuskokwim Delta Regional Hospital. Per BMC 18.24.030(P), the proposed use is compatible with existing development and supports the neighboring use of a hospital. Compliance is met.

2.1.2 BMC 18.24.040 Minimum Lot Size

The minimum lot size in the PLI district is seven thousand (7,000) square feet.

Finding: The subject property is 2.21 acres, or 96,267.6 square feet, which exceeds the minimum lot size established for the PLI district. Compliance is met.

2.1.3 BMC 18.24.050 Minimum Setback Requirements

Structures, other than minor structures, in the PLI district shall be set back from property lines to provide yards as follows:

- A. Front yard: Fifteen (15) feet.
- B. Side yard: Ten (10) feet.
- C. Rear yard: Ten (10) feet.
- D. Twenty-five (25) feet from the mean high-water mark of any drainage or lake.

Finding: The Preliminary Site Plan, included as Appendix 3, demonstrates that the building meets all required setbacks from property lines. Additionally, no drainage or lake has been identified on the subject property therefore BMC 18.32.050(D) is not applicable.

2.1.4 BMC 18.24.060 Maximum Height of Structures

The height of a structure in the PLI district is not restricted except as may be limited under airport height restrictions applied under BMC 18.48.250 through 18.48.270.

Finding: The applicant proposes to construct the housing development as a four-story building that is similar in height to surrounding buildings which are not known to interfere with airport operations.

2.2 BMC 18.48 Supplemental Regulations

2.2.1 BMC 18.48.160 Off-Street Parking Requirements

- A. No parking area provided for the purpose of complying with the provisions of this code shall be eliminated, reduced, or converted to another use unless equivalent facilities are provided in conformance with this chapter and approved by the planning department on a site plan permit. New structures or uses on a lot must provide parking space as required by this chapter. Additions or expansions to any structure or a change in use on a property shall be accompanied by parking facilities to replace parking lost or to achieve conformance with this chapter.
- B. Space computations for any parking requirements that result in fractional requirements shall be increased to the next higher whole number.
- C. Parking requirements for types of structures or uses not specifically listed in this section shall be determined by the land use administrator based on comparable uses listed in this chapter or on standards recommended by a professional planning or engineering organization.
- D. Off-street parking space shall be provided as set out in this subsection:

2.	Multifamily, including triplex	1.5 spaces per dwelling unit
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Finding: The Floor Plan included as Appendix 3 indicates that the proposed housing development will provide 131 dwelling units. The applicant had previously requested and been approved for a parking reduction request allowed for the development of 82 parking spaces as satisfactory. However, the original parking determination was approved based on a 120-unit proposal. Employee housing is not specifically listed in BMC 18.48.160.D. BMC 18.48.160.C indicates that the land use administrator shall determine the parking if the use is not specifically listed based on comparable uses or on standards recommended by a professional planning or engineering organization. The original approval letter is included in Appendix 5. Since that time, the development now includes 131 units, as follows:

- 40 Units 2-bedroom Reserved for Resident Staff
- 27 Units 1-bedroom Reserved for temporary duty employees
- 64 Units Studio Reserved for temporary duty employees

It is anticipated that the temporary duty employees will not have vehicles. For the 40 units reserved for resident staff, 60 parking spaces would be required. The current design provided 90 parking stalls. The condition is met given 91 units are for temporary duty employees that will not have vehicles.

Condition: *The parking reduction is only valid for the use of the residential units outlined above. If the use or conditions change, the City of Bethel Planning Department must be notified to discuss the required parking and potential revaluation of the parking determination.*

2.2.2 BMC 18.48.170 Parking Area Location

- A. Required parking facilities for long-term residential uses shall be located on the same lot as the use the parking facilities are intended to serve.
- B. Required parking facilities shall be located on the same lot as the use such parking facilities are intended to serve or, except for uses other than long-term residential use on a lot under the same ownership if such parking is located adjoining or in close proximity to the actual use or uses served, and there is a safe, convenient pedestrian connection between the lots.
- C. Except for long-term residential uses, required parking facilities of two (2) or more uses, structures or contiguous lots or parcels may be satisfied by the same parking facilities used jointly if the parking facility meets the total requirement for all uses and situations; provided, an overlap of up to twenty (20) percent of the highest overlapping single user's requirement may be permitted if, but only for so long as, the hours of operation of the overlapping users do not overlap and the right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use which remains effective for so long as the users' requirements must be met by overlapping use.

Finding: The applicant has proposed parking stalls on the same lot as the intended use. No joint use parking is proposed.

2.2.3 BMC 18.48.180 Off-Street Parking Design Standards

- A. All off-street parking spaces shall be no less than nine (9) feet by twenty (20) feet in size, except that all parallel parking spaces shall be no less than nine (9) feet by twenty-two (22) feet in size.

Finding: The applicant has proposed 82 parking spaces to serve the proposed staff housing development. As shown on the site plan included as Appendix 3, all spaces are at least nine (9) feet by twenty (2) in size. No parallel parking spaces are proposed with this project. Compliance is met.

B. The aisle width between parking spaces shall be no less than:

1. Sixteen (16) feet between rows of parking spaces angled thirty (30) degrees or less;
2. Eighteen (18) feet between rows of parking spaces angled at greater than thirty (30) degrees but not greater than sixty (60) degrees;
3. Twenty-five (25) feet between rows of parking spaces angled at greater than sixty (60) degrees;
4. Twelve (12) feet for one-way aisles and twenty-four (24) feet for two-way aisles between parallel parking spaces.

Finding: The Preliminary Site Plan, included as Appendix 3, shows a 22.5-foot drive aisle width between the parking spaces, which is not compliant with BMC 18.48.180.B.

Condition: *Provide a revised parking layout that has 25-foot drive aisles between rows of parking angled at greater than sixty (60) degrees or request a variance from BMC 18.48.180.B.*

C. Each parking space shall have access to a circulation aisle which shall access a street or alley.

Finding: As reflected on the Preliminary Site Plan included as Appendix 3 the proposed circulation aisle has direct access onto Chief Eddie Hoffman Highway, thus complying with this section.

D. Maneuvering and access aisle area shall be sufficient to permit vehicles to enter the space in a forward motion except that residential and employee parkers may back in from alleys.

Finding: The proposed access aisle provides sufficient room for vehicles to maneuver into and out of parking spaces in a forward motion.

E. Parking lots with four (4) or more stalls shall have an improved surface approved by the city engineer; provided, the overall finished grade of a parking lot shall not exceed a five (5) percent slope.

Finding: The applicant proposes to grade and pave the area identified for parking as detailed in the CUP Application (Appendix 1). A finished grade of the parking lot has not been included.

Condition: *The applicant shall obtain a site plan permit prior to constructing the parking lot. The site plan shall show the final grading and drainage to determine that the finished grade of parking does not exceed a five (5) percent slope.*

F. The lot shall be graded so that it will drain as required by the city engineer.

Finding: The applicant has provided information on the CUP Application (Appendix 1) indicating their intention to construct a paved parking area.

Condition: *The lot shall be graded so that it will drain as required by the city engineer. Grading should be shown on the site plan that is submitted as part of the site plan permit.*

- G. All boundaries of the lot directly abutting public or private property shall have a landscaped setback of at least eight (8) feet or shall have a suitable barrier to prevent vehicle encroachment beyond the property line.

Finding: As indicated on the Preliminary Site Plan included as Appendix 3, the property will be able to maintain a landscaped setback of at least 8 feet.

- H. Neither the landscaped setback required in subsection G of this section nor any landscaping or sign shall block the visibility of drivers exiting across a public sidewalk or entering a public street. If located closer than eight (8) feet to the nearest sidewalk or twenty (20) feet from the nearest improved edge of the street, any closed fence, wall, ground-mounted sign, bush, or hedge line shall not exceed twenty-four (24) inches in height along any side having a driveway exit across a sidewalk or to a street.

Finding: Proposed landscaping is not expected to result in a sight distance obstruction.

Condition: Landscaping shall be in compliance with sight distance requirements as outlined in BMC 18.48.180.H.

- I. Parking facilities available for night use by employees or patrons shall be lighted during the night hours of use.

Finding: A lighting plan was not included with the CUP.

Condition: Parking facilities shall be lighted during night hours per BMC 18.48.180.I.

- J. Covered parking spaces shall have a vertical clearance of at least seven (7) feet six (6) inches above the parking lot surface for all uses except residential.

Finding: The applicant is not proposing covered parking spaces as shown on the Preliminary Site Plan in Appendix 3.

2.2.4 BMC 18.48.190 Disabled Parking Standards

- A. Parking lots which contain six (6) to twenty-five (25) required spaces shall provide one (1) space for restricted use of disabled persons. Parking lots that contain twenty-six (26) to fifty (50) required spaces shall contain two (2) spaces for restricted use of disabled persons. Parking lots which contain more than fifty (50) required spaces shall contain one (1) additional space for restricted use of disabled persons for each additional one hundred (100) parking spaces or fraction thereof that are required.
- B. Parking spaces required by this section shall be approximately nine (9) feet wide and shall have an adjacent aisle that is six (6) feet wide. Two (2) adjacent parking spaces that meet the requirement of this section may share an aisle.
- C. A sign shall be posted for each disabled person parking space. The sign shall be clearly visible and be marked with the international symbol of disability access.
- D. All other design considerations must comply with the Americans with Disabilities Act. However, a peace officer may enforce disabled parking within the city, even if the sign marking the spot in question does not comply with all design considerations of the Americans with

Disabilities Act. Such enforcement shall not be construed as the city's permission of a sign that does not comply with the design considerations required by the Americans with Disabilities Act.

Findings: The new housing development will provide a new parking area with ninety (90) spaces as illustrated on the Preliminary Site Plan (Appendix 3). Three (3) of these parking spaces have been designated for restricted use of disabled persons. The plan reflects standard parking stalls with a minimum width of nine (9) feet and one oversized stall with a minimum width of fifteen (15) feet which is sufficient to meet the minimum dimensions for an accessible parking stall and aisle as required by BMC 18.48.190(B). However, the plan does not identify required signage to adequately mark the stall for disabled persons to satisfy BMC 18.48.190(C) therefore a condition of approval is warranted.

Condition: *The applicant shall post a sign at the disabled person parking space that is marked with the international symbol of disability access.*

2.2.5 BMC 18.48.200 Driveway Standards

A. Driveways serving residential uses on lots served by piped sewer and water shall have a minimum width of not less than nine (9) feet when serving four (4) or fewer dwelling units and a driveway width of not less than sixteen (16) feet when serving five (5) or more dwelling units or in lieu thereof, two (2) separate driveways not less than nine (9) feet in width.

Finding: The lot has multiple uses, including residential. Therefore, driveway standards should comply with BMC 18.48.200.B.

B. Driveways serving other than residential uses on lots served by piped sewer and water shall have a minimum width of fifteen (15) feet to accommodate one-way traffic and a minimum width of twenty-five (25) feet to accommodate two-way traffic.

Finding: The Preliminary Site Plan, included as Appendix 3, shows a twenty-four (24)-foot driveway that will accommodate two-way traffic for a majority of the circulation pattern. This does not meet the requirements of BMC 18.48.200.B

Condition: *Revise the driveway to be twenty-five (25) feet in width or provide signage to restrict the driveway to one-way traffic flow. Revisions should be shown on the site plan that will be submitted as part of the site plan permit.*

C. Driveways serving any use on a lot that is not served by both piped water and piped sewer shall have a minimum width of not less than twenty-five (25) feet unless the land use administrator determines that practical considerations such as lot frontage, proximity to a street intersection, lot size, lot topography, drainage patterns, the location of preexisting structures or the proposed principal structure and other considerations require a lesser width be provided. Before authorizing a lesser width, the land use administrator shall obtain and consider the recommendations of the director of public works.

Finding: The applicant's lot is served by piped water or piped sewer. This section of code is not applicable.

D. Parking areas for two (2) or more vehicles shall be designed to prevent or discourage cars from backing out into a public street, public or private pedestrian walk, or public alley, in order

to leave the area or to maneuver out of the parking space. Parking lots shall be designed and improved so as to prevent ingress and egress at any point other than designated entrance or exit drives.

Finding: The proposed parking area does not allow for the potential to back out into a public street, public or private pedestrian walk, or public alley. Compliance is met.

- E. Access driveways to parking areas containing four (4) or more spaces shall be located and designed as follows:
1. Parking area entrance and exit driveways shall be located a minimum of fifty (50) feet from the nearest street intersection, as measured from the centerline of the driveway to the nearest line of the nearest travel lane of the intersecting street.
 2. Driveways crossing the street property line of a single lot shall be limited to one (1) entrance and one (1) exit driveway along the frontage of a single street. The centerline of the driveways on the same lot shall be separated by a minimum of thirty (30) feet.
 3. A combined entrance and exit driveway shall be perpendicular to the street centerline for a distance of twenty-five (25) feet from the street property line.

Finding: The proposed parking area entrance and exit driveway is located a minimum of fifty (50) feet from the nearest street intersection as shown on the Preliminary Site Plan (Appendix 3). The applicant is proposing one combined entrance and exit driveway perpendicular to Chief Eddie Hoffman Highway with a width of twenty-four (24) feet as shown on the Preliminary Site Plan (Appendix 3). The driveway is located to the west of the intersection of Chief Eddie Hoffman Highway and Bluff Drive. Traffic conflicts are not anticipated due to the roadway configuration.

- F. Driveways that cross drainageways are subject to the requirements of BMC 15.12.040(B)(3) and 15.12.050(A)(11).

Finding: The driveway will not cross a drainageway therefore this criteria is not applicable.

2.3 BMC 18.60 Conditional Use Permit (CUP) Standards and Procedures

2.3.1 BMC 18.60.040 Staff Review

- A. The land use administrator shall review the conditional use permit application and the accompanying site plan permit application for completeness and request any additional material required. Upon determining that the application is complete, the land use administrator shall prepare a staff report with analysis and recommendations. The report shall specifically address drainage on the parcel. The land use administrator may recommend any conditions reasonably necessary for the proposed use to permit the conclusions required under subsection B of this section. The written staff report containing the analysis, proposed conditions and conclusions shall be provided to the planning commission with their meeting materials one (1) week prior to the public hearing.
- B. The land use administrator may make a recommendation for approval only when the proposed use and conditions clearly support the following conclusions:
1. The proposed conditional use will not be detrimental to the general public health, safety or welfare or to the environment;

Finding: The proposed conditional use is not found to be detrimental to the general public health, safety, or welfare or to the environment. Proposed pedestrian routes will be included with the design to promote safety and provide separation of vehicular traffic. Given the proposed access point, and the increased connectivity of pedestrian routes, minimal traffic impacts are anticipated by the proposed development. Additionally, the structure will support the Yukon-Kuskokwim Delta Regional Hospital, located on the same lot by providing housing for staff, thus reducing the impact on available housing within the community. No drainage, streams, or other bodies of water will be impacted by the proposed development. Compliance is met.

2. The conditional use meets the standards otherwise applicable to a use in the applicable land use district;

Finding: The proposed conditional use meets applicable standards in the PLI district including minimum lot size, minimum setback requirements, maximum height of structures, and noise as addressed within this staff report and recommendation. Compliance is met.

3. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, drainage facilities and water supply to serve the proposed conditional use without causing a substantial negative impact on the existing level of services provided by such public facilities;

Findings: The proposed development includes plans to connect to the City of Bethel sewer force main within City-owned property, immediately to the north of the Yukon-Kuskokwim Health Corp campus. Similarly, the proposal includes plans to connect to the City of Bethel's Institutional Corridor water distribution loop water main for domestic and fire flow needs, which runs along a portion of the north and east side of the LKSD campus property.

Main vehicular access will utilize the existing YKHC Clinic driveway and will route traffic through interior driveways to the new staff housing development. A secondary access is proposed on the east side of the subject property, connecting to Chief Eddie Hoffman Highway. Adequate parking is proposed on-site.

4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010;

Finding: The proposed conditional use conforms to the intent and purposes of the land use code set out in BMC 16.04.010 in that it does not adversely affect the ability of the City to deliver public services or the safety of property and the health, safety, and welfare of person. Additionally, it facilitates adequate provisions for transportation, water, sewage, and other facilities. Compliance is met.

5. The use and structures proposed are of an appropriate character and scale for the neighborhood in which the project will be located, including parts of the neighborhood that may lie outside the land use district within which the parcel is located;

Finding: The proposed conditional use and structures are within the PLI district and are of an appropriate character and scale for the neighborhood given the features of the proposal and the neighboring uses. The proposed development supports the hospital by providing housing for temporary and long-term employees. Compliance is met.

6. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan;

Finding: The proposed conditional use is generally in accordance with the comprehensive plan and furthers the goals and policies of the comprehensive plan in that it does or can comply with applicable regulations outlined in BMC 18.24, BMC 18.48, BMC 18.60, and BMC 18.64. Additionally, the conditional use is in accordance with and furthers Bethel Comprehensive Plan Land Use goals including Land Use Goal 5 which calls for safe, livable neighborhoods centered around community facilities and Goal 3 which calls for compatibility among adjoining land uses. Compliance is met.

7. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions;

Finding: The proposed conditional use provides adequate information that surrounding properties, vehicles, and pedestrians will not be subjected to hazardous or substantially increased traffic conditions. Since the proposed staff housing would be on the same campus as the existing YKHC Delta Regional Hospital, vehicular travel is not anticipated to substantially increase. A large portion of the housing units will also be used by temporary employees who are anticipated to not have a vehicle. Compliance is met.

8. There is a demonstrated need for the conditional use limited primarily to the area proposed, or, if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city;

Finding: The applicant has demonstrated a need for the proposed conditional use which is located on the same campus as the existing YKHC Delta Regional Hospital. As detailed within the application, the proposed development will help provide housing opportunities for both temporary and resident staff who work at the YKHC Delta Regional Hospital. This will reduce the potential impacts on the current available housing within Bethel. The proposed use will directly serve the existing uses within the larger area. Compliance is met.

9. The use, under the conditions proposed, will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby property, including impacts from drainage, which exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application;

Finding: The proposed conditional use will be compatible with adjacent uses since the proposed housing development will be directly serving the neighboring Yukon-Kuskokwim Delta Regional Hospital. No impacts from drainage are anticipated. Compliance is met.

10. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180.

Finding: The proposed conditional use is not located in a designated flood hazard area determined by the City of Bethel's provided Flood Zone Map.

2.3.2 BMC 18.60.060 Standards for Planning Commission Decision

- A. The planning commission may approve a request for a conditional use permit only if it makes findings, supported by the record, as are set out in BMC 18.60.040(B)(1) through (10).
- B. Where the approval of a conditional use permit application would result in a mix of residential and nonresidential uses, any approval of the conditional use may impose conditions and design standards necessary:
 - 1. To ensure the public health, safety, and welfare of residents; and
 - 2. To minimize or eliminate adverse impacts on residential property.
- C. All standards contained in this chapter are minimum standards. More restrictive conditions may be imposed by the planning commission where necessary to ensure the public health, safety, and welfare of Bethel's citizens and to maintain consistency with the comprehensive plan and the purposes of this title as set out in BMC 16.04.010.
- D. A site plan permit must be obtained following the granting of a conditional use permit and prior to the establishment of the use or structure for which the conditional use permit was sought.

Findings: The Planning Commission has the authority to make the final determination of approval in the applicant's request for a Conditional Use Permit.

The applicant is required to obtain a site plan permit following approval of the conditional use permit by the Planning Commission.

2.3.3 BMC 18.60.070 Lapse of Approval

- A. Unless a longer time is specifically established as a condition for approval, a conditional use permit approval shall lapse and shall become void if not exercised within one (1) year from the date of approval. For a permit to be considered "exercised," substantial improvement to the land must be performed within one (1) year from the date of approval. Substantial improvement is the completion of fifty (50) percent or more of the total authorized improvements as specified on the subject permit as measured by cost. If the conditional use permit is primarily for a use not involving substantial improvements to the land, the permit is "exercised" when the use commences and continues for thirty (30) days or more.
- B. A conditional use permit approval subject to lapse may be extended by the planning commission for an additional period of up to one (1) year; provided, that prior to the expiration date, a written request for extension is submitted to the planning commission and good cause for the extension is shown.

Finding: The applicant is required to follow regulations related to the commencement and continuation of the conditional use as specified in this section. A condition is warranted.

Advisory: The applicant shall follow regulations related to the commencement and continuation of the conditional use as specified in BMC 18.60.070 following approval of the CUP by the Planning Commission.

3.0 RECOMMENDATION

Based upon the applicable regulations it is the determination of the planning director that the proposal can meet the approval criteria listed above and hereby **recommends approval of the Conditional Use Permit subject to the following conditions:**

1. The parking reduction is only valid for the use of the residential units outlined above. If the use or conditions change, the City of Bethel Planning Department must be notified to discuss the required parking and potential revaluation of the parking determination.
2. Provide a revised parking layout that has 25-foot drive aisles between rows of parking angled at greater than sixty (60) degrees or request a variance from BMC 18.48.180.B.
3. The applicant shall obtain a site plan permit prior to construction and following the issuance of an approval of the CUP by the Planning Commission. The site plan shall show the final grading and drainage to determine that the finished grade of parking does not exceed a five (5) percent slope.
4. Enter into a parking reduction agreement with the City of Bethel that will be recorded.
5. The applicant shall provide a revised site plan showing 25-foot drive aisles adjacent to the parking stalls or apply for a variance.
6. The lot shall be graded so that it will drain as required by the city engineer. Grading should be shown on the site plan that is submitted as part of the site plan permit.
7. Landscaping shall be in compliance with sight distance requirements as outlined in BMC 18.48.180.H.
8. Parking facilities shall be lighted during night hours per BMC 18.48.180.I.
9. Revise the driveway to be twenty-five (25) feet in width or provide signage to restrict the driveway to one-way traffic flow. Revisions should be shown on the site plan that will be submitted as part of the site plan permit.
10. The applicant shall post a sign at the disabled person parking space that is marked with the international symbol of disability access.
11. **Advisory:** The applicant shall follow regulations related to the commencement and continuation of the conditional use as specified in BMC 18.60.070 following approval of the CUP by the Planning Commission.

APPENDIX 1: APPLICATION FORMS



CITY OF BETHEL

P.O. BOX 1388
BETHEL, ALASKA 99559
www.cityofbethel.org
907-543-5306/5301
email: planning@cityofbethel.net

APPLICATION FOR A CONDITIONAL USE PERMIT BETHEL MUNICIPAL CODE 18.60.20

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:	\$200.00	Conditional Use Permit
Payment Type:	☒ Credit Card ☐ Check ☐ Cash	

1. General Information

NAME OF APPLICANT:	Yukon-Kuskokwim Health Corp
Physical Address:	829 State Hwy.
Mailing Address:	P.O. Box 99559
Home Phone Number:	N/A
Work Phone Number:	907-543-6054
Cell Phone Number:	907-310-3848
Email Address:	lennard_manke@ykhc.org

Please note:

The City of Bethel will not communicate regarding the application with anyone other than the applicant or his/her designated agent. If applicant will be represented by an agent or attorney, proof of consent for representation must be submitted with the application.

NAME OF PROPERTY OWNER: (If different from Applicant)	Same as Applicant
Physical Address:	
Mailing Address:	
Home Phone Number:	
Work Phone Number:	
Cell Phone Number:	
Email Address:	

2. Property Information / Legal Description

Township: 8 North	Range: 71 West
Section:	Meridian: Seward Meridian
Subdivision: Lots 1 through 5	Block(s): N/A
Lot(s): 2	US Survey or Plat No.: US 4000
Street Address: Not assigned	

3. Conditional Use Description

a. <i>Please provide a detailed description of the proposed conditional use</i> (additional sheets of paper may be attached if necessary): The goal of YKHC is to maximize housing units and parking on the site. Beyond this, the design seeks to aid YKHC in recruiting and retaining staff through the provision of modern, comfortable housing with quality amenities and convenient access to the neighboring Yukon-Kuskokwim Delta Regional Hospital. The proposed staff housing includes 131 units of Studio, 1-bedroom, and 2-bedroom housing for both temporary duty staff and Bethel resident staff and their families. Laundry facilities and storage are provided within the building. Site amenities include parking for vehicles and ATVs, shuttle drop-off loop, bicycle racks, and a small quantity of site furnishings including benches and trash cans.
--

b. Please comment on any potential impacts on pedestrian and vehicular traffic circulation and safety on roads abutting the property.

Pedestrians routes will be included with the design to promote safety and separation of vehicular traffic between/through parking areas to the entrance points of the building.

New onsite driveways and drive aisles will provide vehicular routes around the new facility.

c. Describe existing parking facilities and whether they can accommodate a reasonably expected increase in demand for parking created by issuing the permit. Include the number of regular and handicap parking spaces currently available and whether the applicant intends to add additional parking spaces.

Parking space includes an existing lot and a new parking area dedicated as part of the new facility programing. The existing parking lot will be expanded to serve the new staff housing.

The project has requested a variance to reduce the number of parking stalls required by City code. Refer to letter from Bettisworth North addressed to DOWL engineers (Contract agent for the City). The purpose of this request is to reduce the number of parking stalls to more reasonable value to better represent the actual number of temporary duty and long term employees using the staff housing facility

d. Describe existing and any planned access to and from the property.

Main vehicular access will use the existing YKHC Clinic driveway and route traffic through interior driveways to the new staff housing facility. Secondary access may be a new driveway located at the east side of the project, and contingent upon approval by the Alaska Department of Transportation and Public Facilities.

e. Describe water and sewer facilities and capacities on the property.

The City of Bethel's Institutional Corridor (IC) water distribution loops extends along a portion of the north and east side of the LKSD campus property and project boundary. The project proposes to connect to this water main for domestic and fire flow needs of the new facility. The project also proposes to construct two fire hydrants along the IC Loop main for fire protection purposes.

The City of Bethel's central sewer force main is routed northwest of the project site and extends along a portion of the north LKSD campus property line. The project proposes to connect to the City of Bethel sewer force main within City-owned property, which is immediately north of the YKHC campus. A utility easement will be needed.

Estimated average daily water demand for facility is 20,000 gallons per day. Peak daily flow is estimated to be 42,000 GPD. Estimated wastewater flows from the facility are the same.

f. Describe special features and/or restrictions you have designed to minimize potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents.

The facility site design provides safe and separated routes for pedestrians and vehicles, including provisions for bicycles, ATVs, and shuttle drop-off/pick-up. Connections to existing greenbelts and future City pathways are included in all planning considerations.

Provisions for fire access and water flows for fire fighting activities are being carefully coordinated with the Bethel Fire Chief.

g. What are the dimensions of the structure within the proposed use?

The structure is approximately 400 feet east-west by 160 feet north-south. The four-story building totals approximately 120,000 square feet.

4. Mapping

a. Provide a Site Map of the property drawn to Scale. Please include the following:

1. Name of property owner and date (in lower right hand corner)
2. Map Scale
3. North Arrow
4. Property lines with dimensions
5. Streets abutting the property with names
6. Draw in locations of existing and planned buildings with dimensions
7. Locations of water and sewage facilities, with capacities if applicable
8. Property driveways and vehicle parking areas showing the number of 9'x 20' parking spaces
9. Indicate access points to and from the property

b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.

c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):

205 KUC Kuskokwim Campus Dorm, UAF
201 KUC Kuskokwim Campus, UAF
807 US Fish & Wildlife
833, 835, 837, 839, 841, 829 YKHC Buildings
No Addresses YKHC Temporary Buildings

5. Owner's Statement

1. I hereby apply for approval for a conditional use permit on the above property as described in this application.
2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, 18.04 and 18.60 and with all other applicable State or Federal laws.
3. The information submitted in this application is accurate and complete to the best of my knowledge.

Applicant's Signature:	kris manke Digitally signed by kris manke Date: 2023.09.19 09:26:42 -08'00'
Printed Name:	
Date:	

If property is owned by someone other than the applicant, the owner must consent to the application:

Owner's Signature:	
Owner's Printed Name:	
Owner's Mailing Address:	Same as Applicant
Owner's Contact Number:	

FOR OFFICIAL USE ONLY

For answers that indicate a deficiency, a detailed explanation must be attached explaining the deficiency and outlining the City's request to the applicant.

1. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?	☐ Yes	☐ No
2. Is there any potential negative impact on to the street from which access to and from the establishment is obtained?	☐ Yes	☐ No
3. Are there adequate parking facilities to accommodate a reasonably expected increase in demand for parking created by issuing the permit?	☐ Yes	☐ No
4. Will a reasonably expected increase in traffic to the property impact the abutting road or to the existing road system beyond?	☐ Yes	☐ No
5. Is the use compatible with the character of the surrounding neighborhood?	☐ Yes	☐ No
6. Is the property located in a flood zone?	☐ Yes	☐ No
7. Does there appear to be adequate existing or proposed water supply and sewage capacity on the property?	☐ Yes	☐ No
8. What is the zoning designation of the property?		

IF THIS DIMENSION DOES NOT MEASURE ONE INCH(1") EXACTLY, THIS DRAWING
HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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YUKON-KUSKOKWIM HEALTH CORPORATION

STAFF HOUSING - 131 UNIT

BETHEL, ALASKA



GENERAL PROJECT NOTES
PROJECT DESCRIPTION: THE PROJECT IS A STAFF HOUSING FACILITY WITH A TOTAL OF 131 STUDIO, ONE-BEDROOM, AND TWO-BEDROOM UNITS PLUS SUPPORT SPACES. IT IS A FULLY SPRINKLERED 4-STORY STRUCTURE. EACH FLOOR IS APPROXIMATELY 29,000 SF. THE BUILDING IS ON A PILE FOUNDATION AND IS NONCOMBUSTIBLE STEEL FRAMED TYPE IIB CONSTRUCTION.
REFERENCE CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, STANDARDS, REGULATIONS, AND OTHER SUPPLEMENTAL AMENDMENTS PER THE JURISDICTIONS OF THE PROJECT.
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SITE SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT RELATED SAFETY MEASURES ON-SITE, DURING THE PROJECTS CONSTRUCTION PERIOD. NOTIFY THE GENERAL CONTRACTOR, AND/OR THE DESIGNATED "SAFETY OFFICER" AT ONCE SHOULD ANY SAFETY RELATED CONCERNS BE OBSERVED.

35% SCHEMATIC DESIGN
AUGUST 23, 2023

PROJECT TEAM

ARCHITECTURE, LANDSCAPE, INTERIORS

BETTISWORTH NORTH ARCHITECTS
PHONE: (907) 456-5780
CONTACT: TRACY VANAIIRSDALE
EMAIL: tvanairsdale@bettisworthnorth.com

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CONTACT: MILAUD BAUMGARTNER
EMAIL: mbaumgartner@rsa-ak.com

ELECTRICAL

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CIVIL

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CONTACT: MICAH SCHOMING
EMAIL: mschoming@crweng.com

COST ESTIMATING

ESTIMATIONS, INC.
PHONE: (907) 561-0790
CONTACT: JAY LAVOIE
EMAIL: jay@estimations.com

**BETTISWORTH
NORTH**

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

35% SCHEMATIC DESIGN

CONSULTANT:

PROJECT NO: 22-164
DATE: 2023-08-23
DRAWN BY: JD
CHECKED BY: BR

REVISION	DESCRIPTION	DATE

COVER SHEET, PROJECT TITLE,
PROJECT TEAM

G001

BETTISWORTH NORTH ARCHITECTS & PLANNERS

IF THIS DIMENSION DOES NOT MEASURE ONE INCH(1") EXACTLY, THIS DRAWING
HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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1 FIRST FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"



2 SECOND FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"

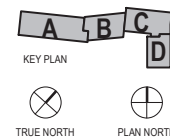


3 THIRD FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"

4 FOURTH FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"



TOTAL HOUSING UNITS		STAFF HOUSING LEGEND	
60	STUDIO*		SHARED AMENITIES
31	1 BDR*		RESIDENTIAL - STUDIO
40	2 BDR*		RESIDENTIAL - 1 BDR
131	TOTAL UNITS		RESIDENTIAL - 2 BDR
*ACCESSIBLE (ADA) UNITS PROVIDED ON FIRST FLOOR, SECOND THIRD AND FOURTH FLOORS.			BUILDING SUPPORT
			CIRCULATION
			VERTICAL CIRCULATION



BETTISWORTH
NORTH

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

35% SCHEMATIC DESIGN

CONSULTANT:

PROJECT NO: 22-164
DATE: 2023-06-23
DRAWN BY: MB
CHECKED BY: BR
REVISION: DESCRIPTION DATE

OVERVIEW PLANS
G009

8/23/2023 4:19:40 PM BIM 360//22-164 YKHC Masterplan PreDesign YKHC Staff Housing.vit



KEY PLAN

 TRUE NORTH

 PLAN NORTH

NOT FOR CONSTRUCTION

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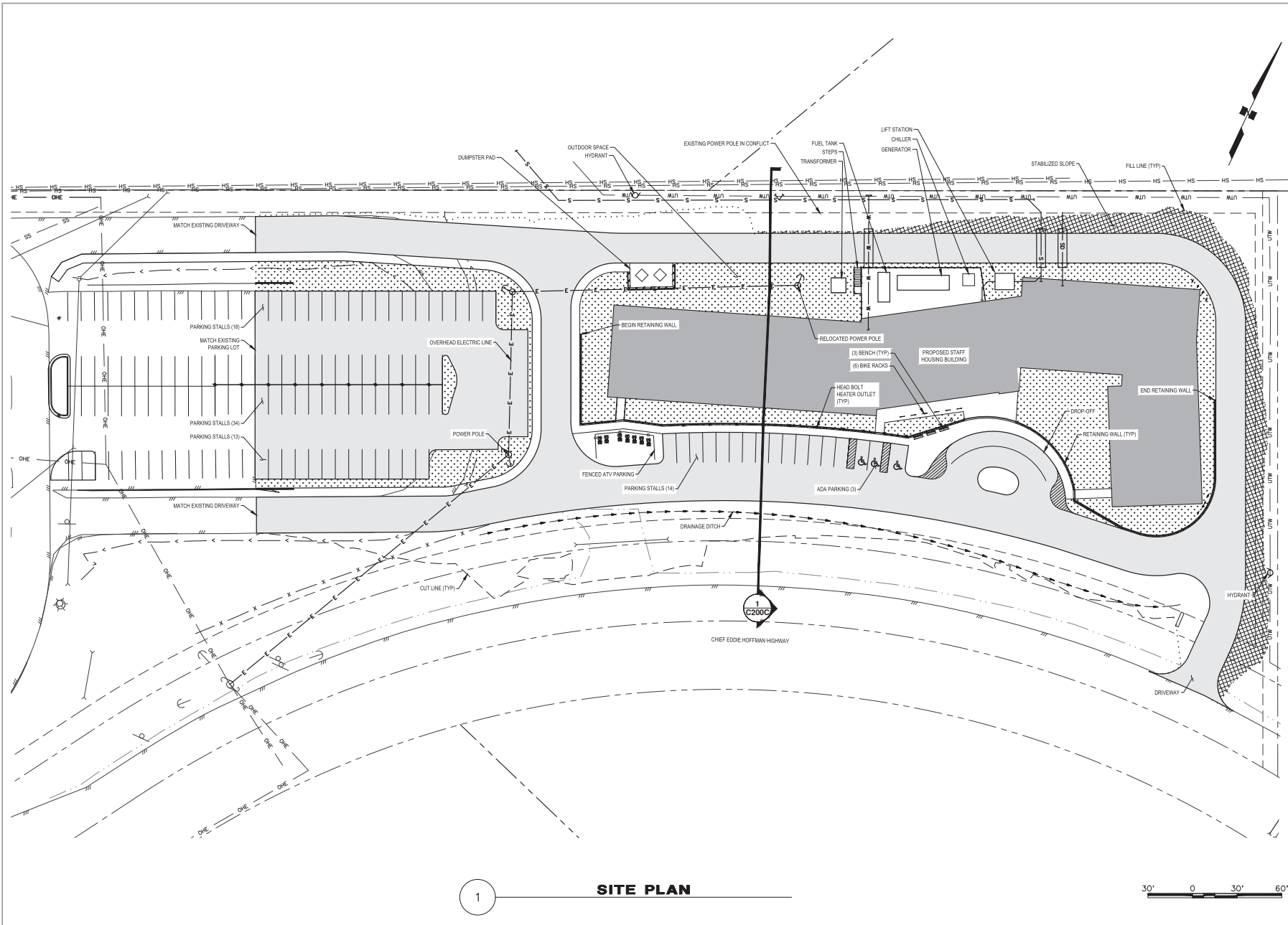
FIRST FLOOR PLAN - OVERALL

A110

BETHEL, ALASKA

2.5% SCHEMATIC DESIGN

CORPORATE NO. A5CC219 BETTIS'NORTH.NORTH.COM

BETTISWORTH
NORTH

COORDINATE NO. A55000A IDENTIFICATION NO. 0001 COM

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

NEW COLLECTION FROM

CONSULTANT:



PROJECT NO:	73617.00
DATE:	2023-08-23
DRAWN BY:	AA
CHECKED BY:	MS

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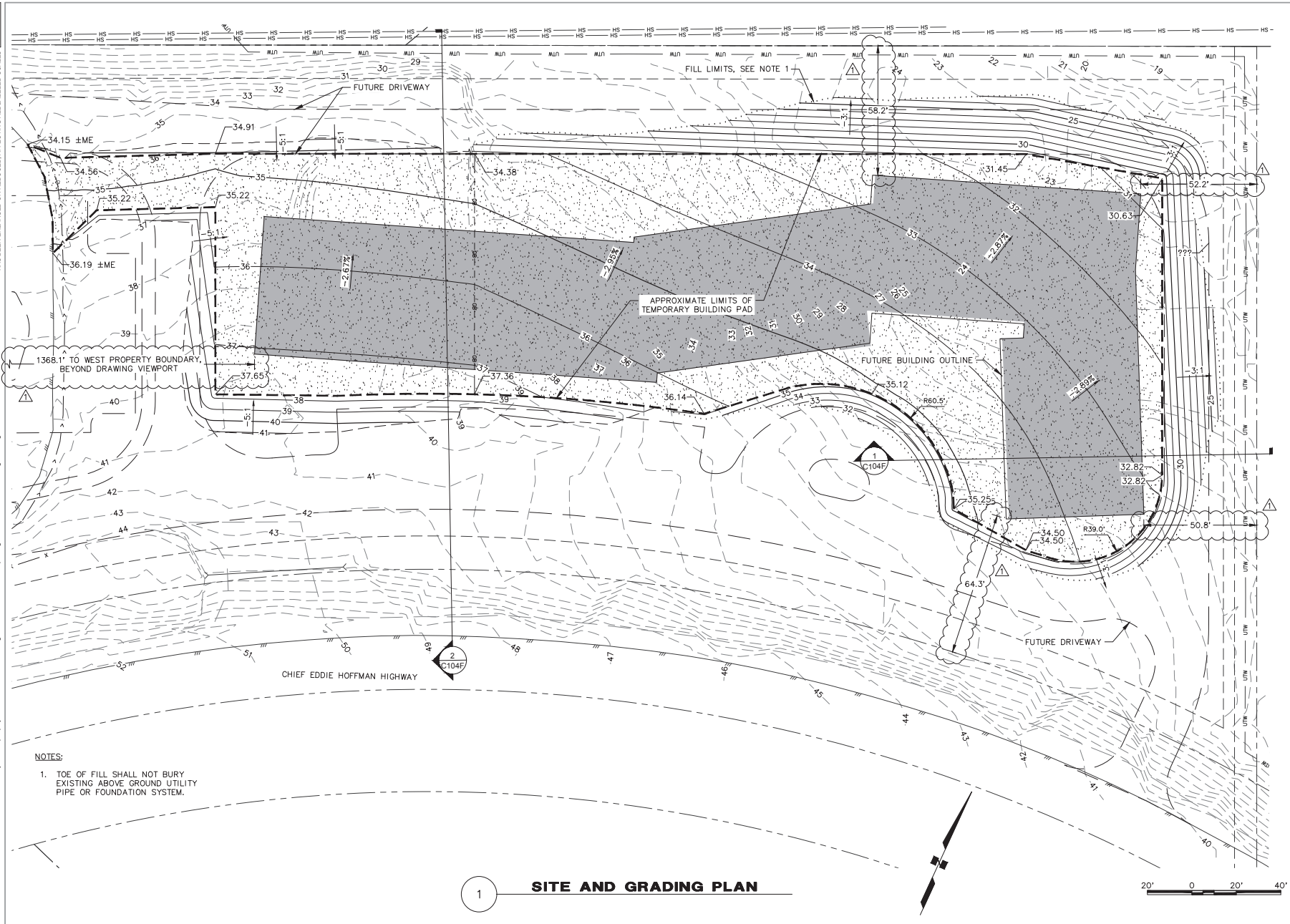
SITE PLAN

C102C

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES

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NOTES:

1. TOE OF FILL SHALL NOT BURY EXISTING ABOVE GROUND UTILITY PIPE OR FOUNDATION SYSTEM.

1

SITE AND GRADING PLAN

BETTISWORTH
NORTH



YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

FOUNDATION PERMIT PACKAGE

CONSULTANT:



PROJECT NO: 73617.00
DATE: 2023-09-06
DRAWN BY: AA
CHECKED BY: MS

REVISION	DESCRIPTION	DATE
1	FIXE COMMENTS	2023-09-11

SITE AND GRADING PLAN

C102F

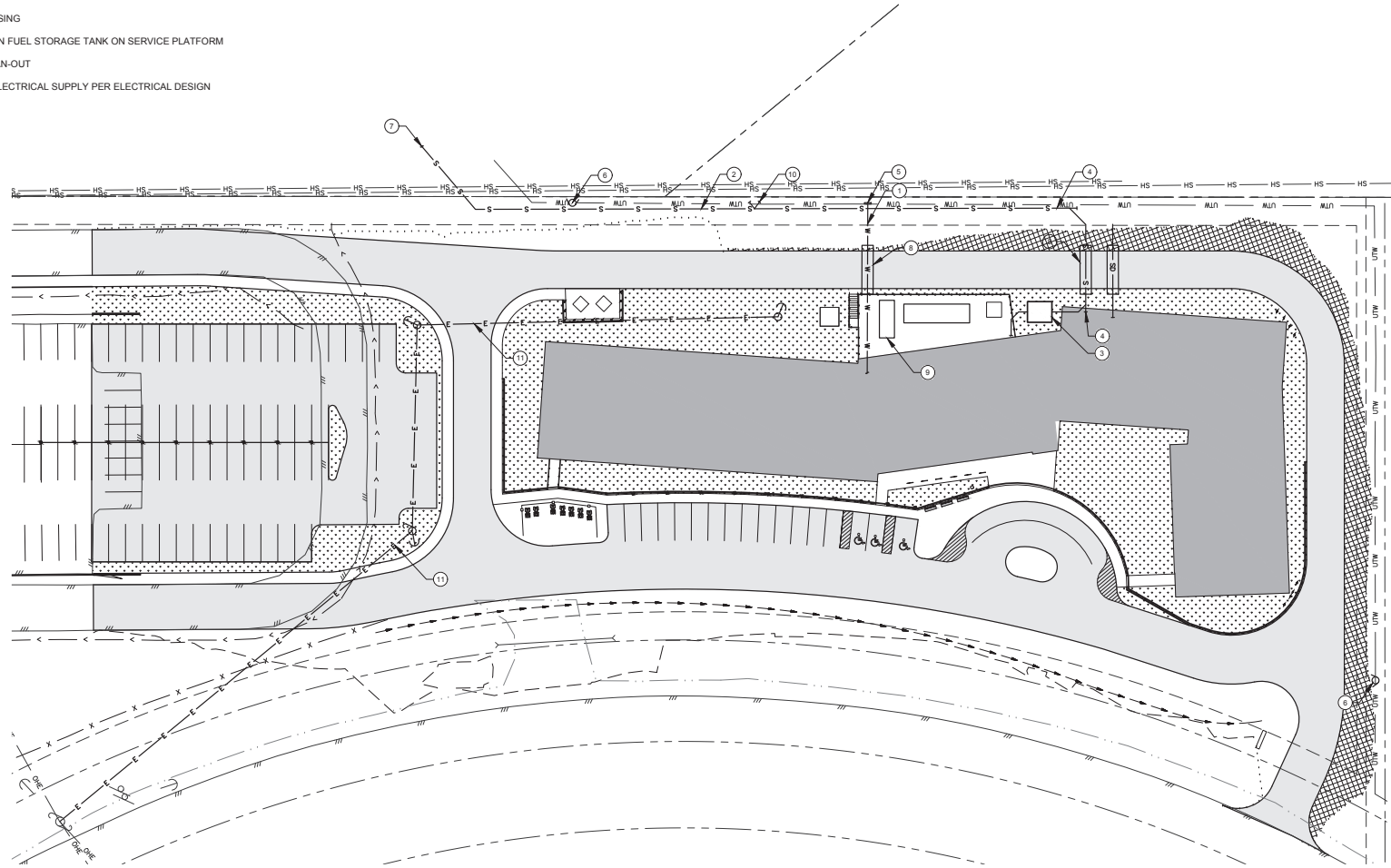
BETTISWORTH NORTH ARCHITECTS & PLANNERS

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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7/20/2023 5:48:01 PM

- KEYNOTES:
- 1 4"x15" ARCTIC WATER SERVICE LINE
 - 2 4"x15" ARCTIC SEWER FORCE MAIN
 - 3 LIFT STATION WITH 6-FOOT WET WALL AND HEATED ENCLOSURE. SEE DETAIL XX FOR LIFT STATION PLAN
 - 4 CLEAN-OUT
 - 5 WATER SERVICE TIE-IN AT MAIN
 - 6 FIRE HYDRANT INSIDE 7-FOOT DIA. ARCTIC SERVICE BOX
 - 7 TIE-IN SEWER FORCE MAIN TO CITY FORCE MAIN
 - 8 24" STEEL CASING
 - 9 20,000 GALLON FUEL STORAGE TANK ON SERVICE PLATFORM
 - 10 DOUBLE CLEAN-OUT
 - 11 OVERHEAD ELECTRICAL SUPPLY PER ELECTRICAL DESIGN



1 UTILITY PLAN

30' 0 30' 60'

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

35% SCHEMATIC DESIGN

CONSULTANT:

CRW
ENGINEERING GROUP, INC.
3000 ARCTIC BLVD. SUITE 200
ANCHORAGE, ALASKA 99503
PHONE: (907) 562-1022
FACILE@CRW-AL

PROJECT NO:	73617.00	
DATE:	2023-08-23	
DRAWN BY:	AA	
CHECKED BY:	MS	
REVISION	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

UTILITY PLAN

C401C

BETTISWORTH
NORTH

CORPORATE NO. AEC2219 BETTISWORTH.COM



Drawn: JLA	Date: 9/8/2023	Field Bk/Pg: 157/43-59	WO #: N/A
Checked: MH	Scale: 1"= 100'	Sheet: 1 of 1	Grid: N/A
Case No. N/A			

Untitled Map
Write a description for your map.

Legend

600 Ft Circle Measure



APPENDIX 2: UNDERLYING PLAT

U.S. SURVEY NO. 4000, ALASKA

SITUATED
ADJACENT TO AND WEST OF
BETHEL, ALASKA
ON THE RIGHT BANK OF THE KUSKOKWIM RIVER

APPROXIMATE GEOGRAPHIC POSITION
LATITUDE $60^{\circ}47' N$ LONGITUDE $161^{\circ}46\frac{1}{2}' W$

AREA: 143.24 ACRES

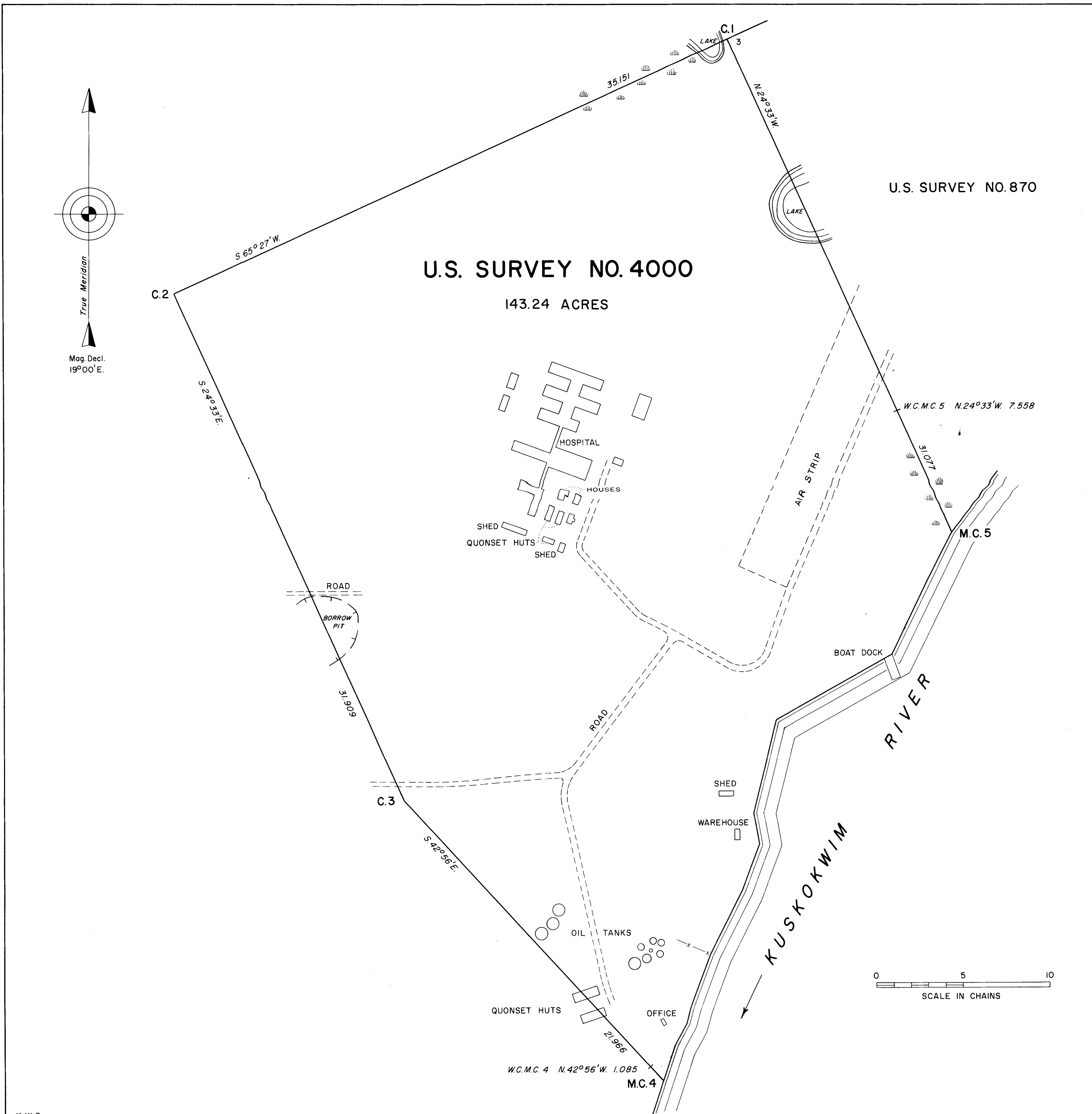
SURVEYED BY
RAY HARPIN, CADASTRAL SURVEYOR
MAY 25 to 28, 1960
UNDER SPECIAL INSTRUCTIONS
DATED MAY 3, 1960
AND
APPROVED MAY 4, 1960

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. October 16, 1961

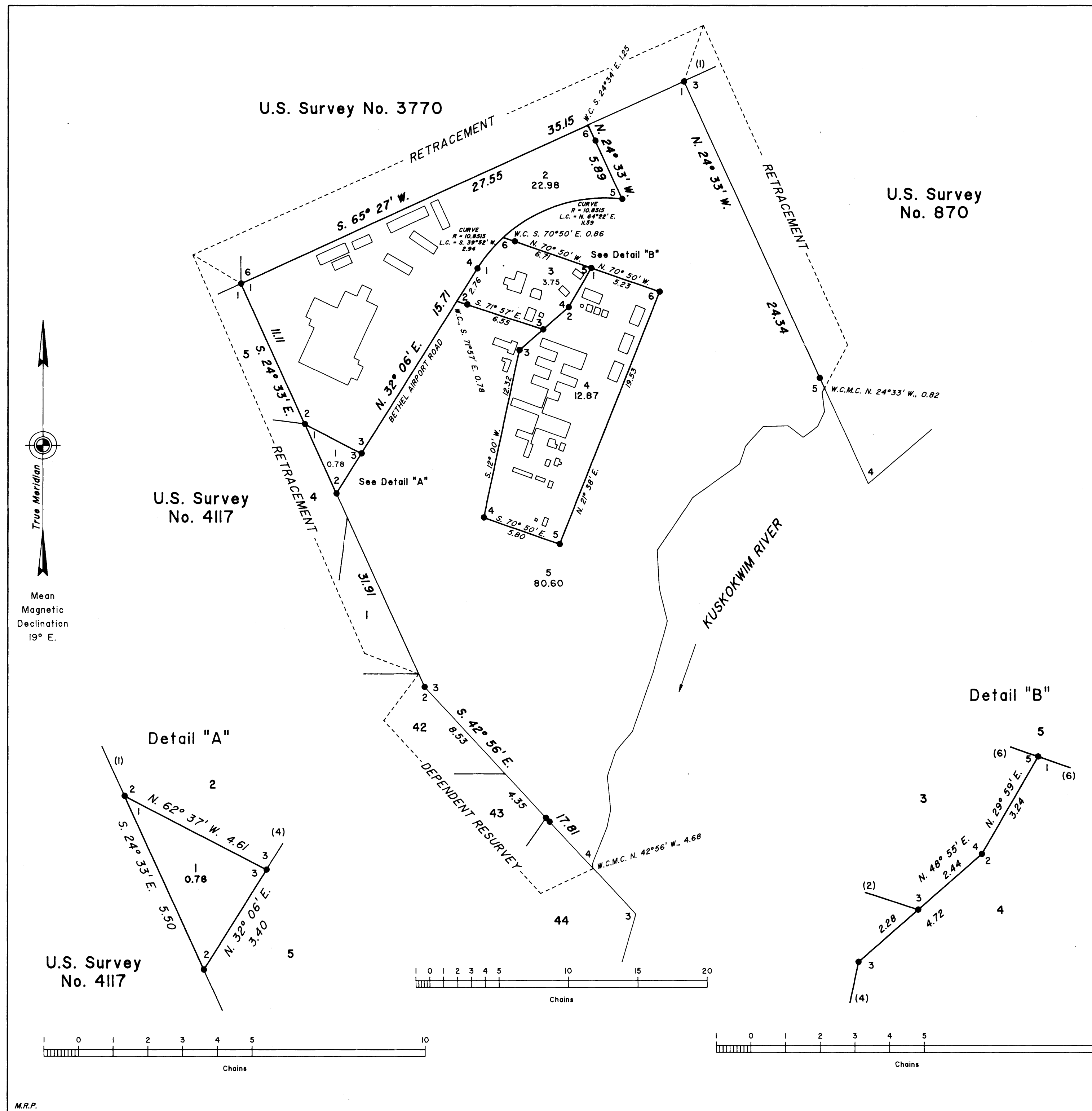
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

E. E. Huntington
Chief, Division of Engineering



DATE **DECEMBER 22, 1989**



**U.S. SURVEY
No. 4000, ALASKA**

THE RETRACEMENT AND DEPENDENT RESURVEY
THE SURVEY OF NEW MEANDERS
AND THE SUBDIVISION OF
U.S. SURVEY NO. 4000
INTO LOTS 1 THROUGH 5
SITUATED
ON
BOTH SIDES OF THE BETHEL AIRPORT ROAD
APPROXIMATELY 3 MILES EASTERLY OF
THE BETHEL AIRPORT

GEOGRAPHIC POSITION
OF
CORNER NO. 1, LOT 2
IDENTICAL WITH CORNER NO. 6
U.S. SURVEY NO. 3770
AND
CORNER NO. 1, U.S. SURVEY NO. 4117, IS:
LATITUDE: 60°47'23.65" NORTH
LONGITUDE: 161°47'08.18" WEST

SURVEYED BY
BRUCE E. OGONOWSKI, CADASTRAL SURVEYOR
SEPTEMBER 22 THROUGH OCTOBER 5, 1989
UNDER SPECIAL INSTRUCTIONS
FOR GROUP NO. 503, ALASKA
DATED SEPTEMBER 14, 1989
APPROVED SEPTEMBER 22, 1989
SUPPLEMENTAL SPECIAL INSTRUCTIONS
DATED SEPTEMBER 22, 1989
APPROVED SEPTEMBER 22, 1989

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Must C. Pano (Acting) **Dec. 12, 1989**
Date
Deputy State Director for Cadastral Survey, Alaska

APPENDIX 3: SITE PLAN AND FLOOR PLAN

YUKON-KUSKOKWIM HEALTH CORPORATION

STAFF HOUSING - 131 UNIT

BETHEL, ALASKA



GENERAL PROJECT NOTES
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35% SCHEMATIC DESIGN
AUGUST 23, 2023

PROJECT TEAM

ARCHITECTURE, LANDSCAPE, INTERIORS

BETTISWORTH NORTH ARCHITECTS
PHONE: (907) 456-5780
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EMAIL: tvanairsdale@bettisworthnorth.com

MECHANICAL

RSA ENGINEERING, INC.
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CONTACT: MILAUD BAUMGARTNER
EMAIL: mbaumgartner@rsa-ak.com

ELECTRICAL

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STRUCTURAL

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CONTACT: DENNIS BERRY
EMAIL: dberry@bbfm.com

CIVIL

CRW ENGINEERING GROUP
PHONE: (907) 562-3252
CONTACT: MICAH SCHOMING
EMAIL: mschoming@crweng.com

COST ESTIMATING

ESTIMATIONS, INC.
PHONE: (907) 561-0790
CONTACT: JAY LAVOIE
EMAIL: jay@estimations.com

**BETTISWORTH
NORTH**

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

35% SCHEMATIC DESIGN

CONSULTANT:

PROJECT NO: 22-164
DATE: 2023-08-23
DRAWN BY: JD
CHECKED BY: BR

REVISION	DESCRIPTION	DATE

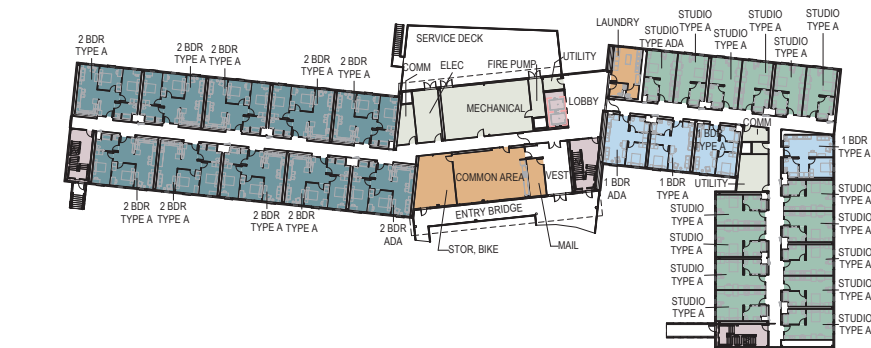
COVER SHEET, PROJECT TITLE,
PROJECT TEAM

G001

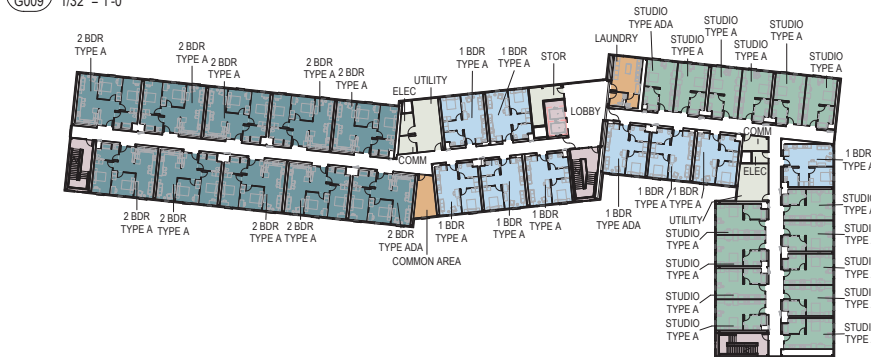
BETTISWORTH NORTH ARCHITECTS & PLANNERS

IF THIS DIMENSION DOES NOT MEASURE ONE INCH(1") EXACTLY, THIS DRAWING
HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

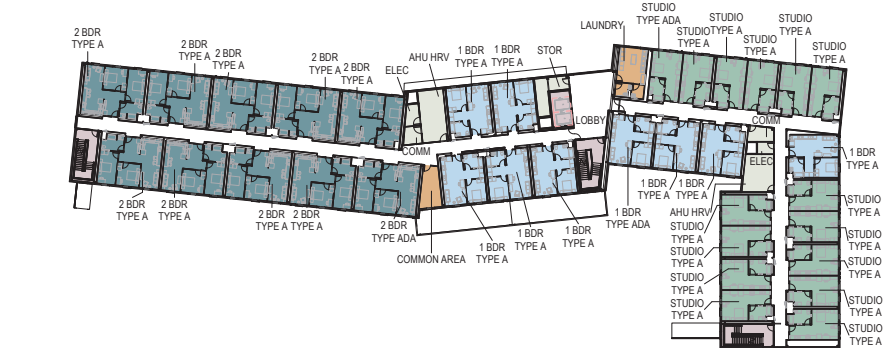
B:\360-222-164\YKHC Masterplan\Protegg\YKHC Staff Housing.rvt
6/23/2023 4:15:14 PM



1 FIRST FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"



3 THIRD FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"

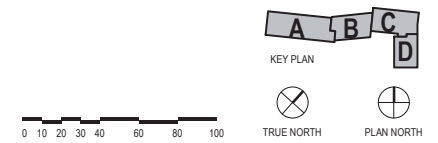


2 SECOND FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"



4 FOURTH FLOOR PLAN - OVERALL
G009 1/32" = 1'-0"

TOTAL HOUSING UNITS		STAFF HOUSING LEGEND	
60	STUDIO*		SHARED AMENITIES
31	1 BDR*		RESIDENTIAL - STUDIO
40	2 BDR*		RESIDENTIAL - 1 BDR
131	TOTAL UNITS		RESIDENTIAL - 2 BDR
*ACCESSIBLE (ADA) UNITS PROVIDED ON FIRST FLOOR, SECOND THIRD AND FOURTH FLOORS.			BUILDING SUPPORT
			CIRCULATION
			VERTICAL CIRCULATION



BETTISWORTH
NORTH

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

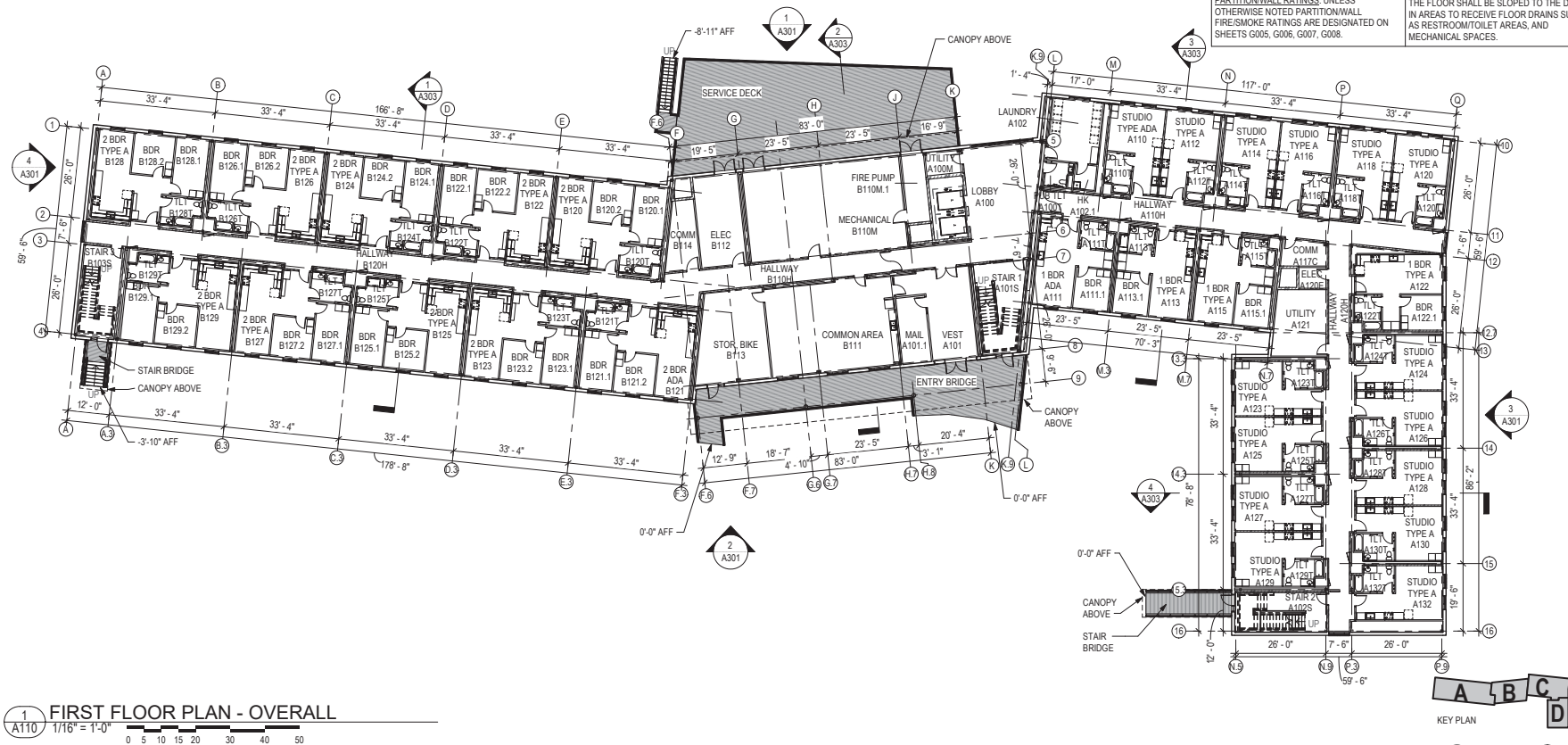
35% SCHEMATIC DESIGN

CONSULTANT:	
PROJECT NO: 22-164	
DATE: 2023-06-23	
DRAWN BY: MB	
CHECKED BY: BR	
REVISION	DESCRIPTION
OVERVIEW PLANS	
G009	

IF THIS DIMENSION DOES NOT MEASURE ONE INCH(1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

BM 360 222 222 164 YKHC Masterplan Phase 1 YKHC Staff Housing Unit

8/23/2023 4:19:40 PM



1 A110 1/16" = 1'-0" 0 5 10 15 20 30 40 50

GENERAL FLOOR PLAN NOTES

FIELD VERIFICATION: THE CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS PRIOR TO WORK. PROMPTLY NOTIFY THE ARCHITECT, OWNERS REPRESENTATIVE, AND/OR THE CONTRACTING OFFICER IN WRITING OF ALL DISCREPANCIES IN NEW OR EXISTING CONDITIONS.	DOOR OPENINGS: ALL DOOR OPENINGS ARE TAGGED IN CORRESPONDENCE WITH THE DOOR TYPE SCHEDULE ON SHEET SERIES A960. THIS MAY INCLUDE MISCELLANEOUS OPENINGS SUCH AS OVERHEAD SECTIONAL OR COILING, SLIDING, AND OPERABLE PANEL ASSEMBLIES. TYPICAL DOOR JAMBS ARE LOCATED 6" FROM FACE OF STUD AT ADJACENT WALL TO JAMB ROUGH OPENING UNO.
DIMENSIONING GUIDE: ALL DIMENSIONS ARE TAKEN FROM GRIDS, FACE OF METAL STUD PARTITION, UNLESS OTHERWISE NOTED. DIMENSIONS BETWEEN SURFACES WILL BE NOTED WHERE APPLICABLE FROM MATERIAL FINISHES. UNLESS OTHERWISE NOTED ALL DIMENSIONS REFERENCED HEREIN ARE IMPERIAL STANDARDS AND SHALL BE TREATED WITHOUT ANY HIERARCHY OR ORDER OF PRECEDENCE.	WINDOW OPENINGS: ALL WINDOW OPENINGS ARE TAGGED IN CORRESPONDENCE WITH THE WINDOW TYPE SCHEDULE ON SHEET A961. THIS MAY INCLUDE MISCELLANEOUS OPENINGS SUCH AS STOREFRONT AND CURTAIN WALL ASSEMBLIES.
REFERENCE ELEVATION: ALL ELEVATIONS NOTED ON THIS PLAN CORRESPOND TO REFERENCE ELEVATION 0'-0" FOR THIS FLOOR LEVEL. VARIANCES IN THIS ELEVATION MAY EXIST, AS INDICATED. UPPER FLOOR ELEVATIONS TO BE NOTED ACCORDINGLY.	ROOM FINISHES: ALL ROOM NAMES/NUMBERS ARE TAGGED IN CORRESPONDENCE WITH THE ROOM FINISH SCHEDULE ON SHEET SERIES A900.
REFLECTED CEILING PLANS: REFER TO A200 SERIES SHEETS FOR CORRESPONDING RCP'S.	MOUNTING HEIGHTS: REFER TO SHEET SERIES A700 FOR TYPICAL MOUNTING HEIGHTS FOR FIXTURES, ACCESSORY ITEMS, AND MISCELLANEOUS DEVICES.
PARTITION/WALL RATINGS: UNLESS OTHERWISE NOTED PARTITION/WALL FIRE/SMOKE RATINGS ARE DESIGNATED ON SHEETS G005, G006, G007, G008.	FLOOR SLOPE: UNLESS OTHERWISE NOTED THE FLOOR SHALL BE SLOPED TO THE DRAIN IN AREAS TO RECEIVE FLOOR DRAINS SUCH AS RESTROOM/TOILET AREAS, AND MECHANICAL SPACES.



NOT FOR CONSTRUCTION

CONSULTANT:	
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PROJECT NO: 22-164

DATE: 2023-08-23

DRAWN BY: MB

CHECKED BY: BR

REVISION	DESCRIPTION	DATE

FIRST FLOOR PLAN - OVERALL
A110

BETTISWORTH
NORTH

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

35% SCHEMATIC DESIGN

CORPORATE NO. AEC218 BETTISWORTHNORTH.COM



30' 0 30' 60'

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

BETHEL, ALASKA

35% SCHEMATIC DESIGN



CRW
ENGINEERING GROUP
3940 ARCTIC BLVD. SUITE 300
ANCHORAGE, ALASKA 99503
PHONE: (907) 562-3252
#AECLEB2-AK

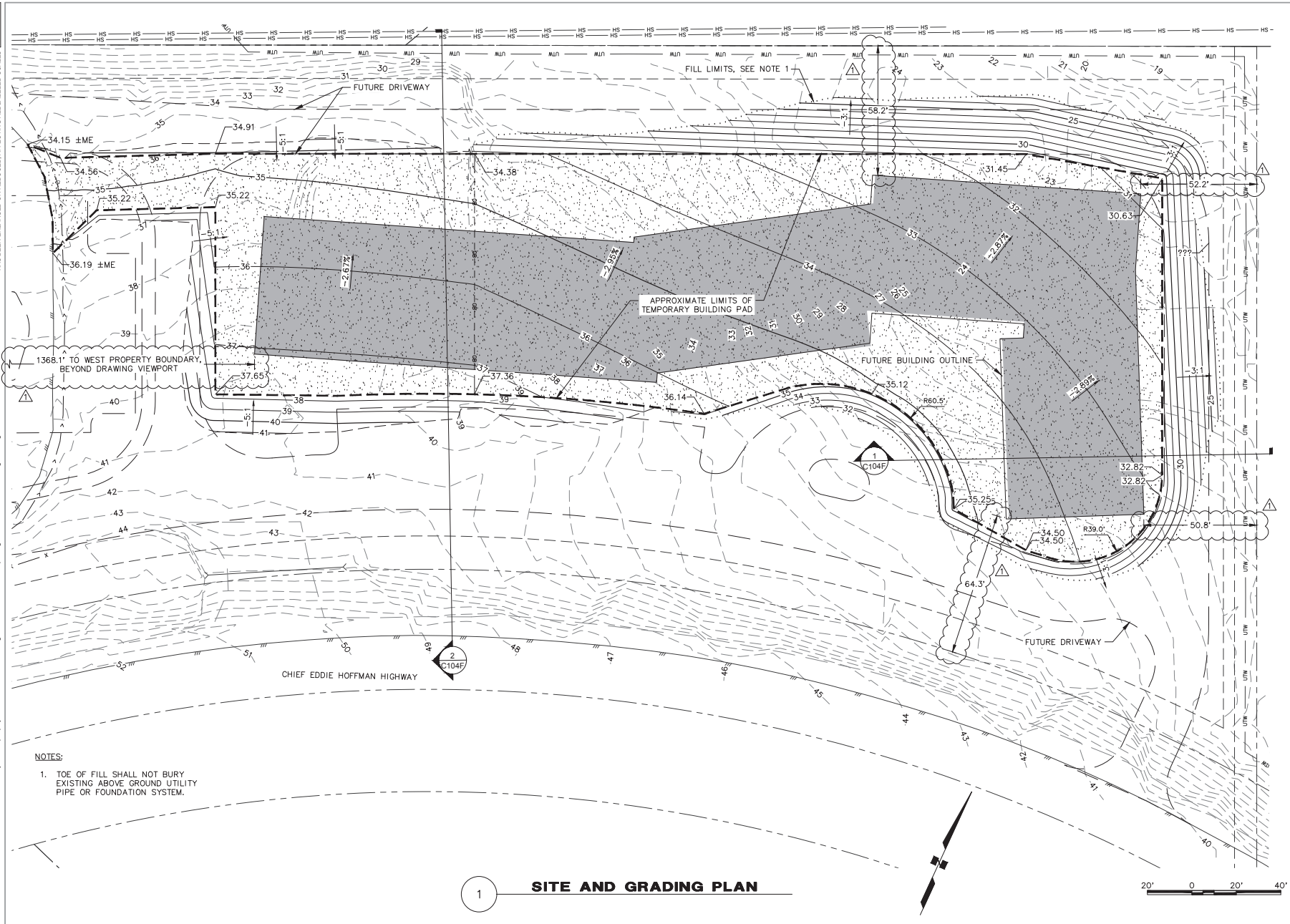
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C102C

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES

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7/2/2023 8:16:27 AM



NOTES:

1. TOE OF FILL SHALL NOT BURY EXISTING ABOVE GROUND UTILITY PIPE OR FOUNDATION SYSTEM.

1

SITE AND GRADING PLAN

BETTISWORTH
NORTH



YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

FOUNDATION PERMIT PACKAGE

CONSULTANT:



PROJECT NO: 73617.00

DATE: 2023-09-06

DRAWN BY: AA

CHECKED BY: MS

REVISION	DESCRIPTION	DATE
1	FIRE COMMENTS	2023-09-11

SITE AND GRADING PLAN

C102F

BETTISWORTH NORTH ARCHITECTS & PLANNERS

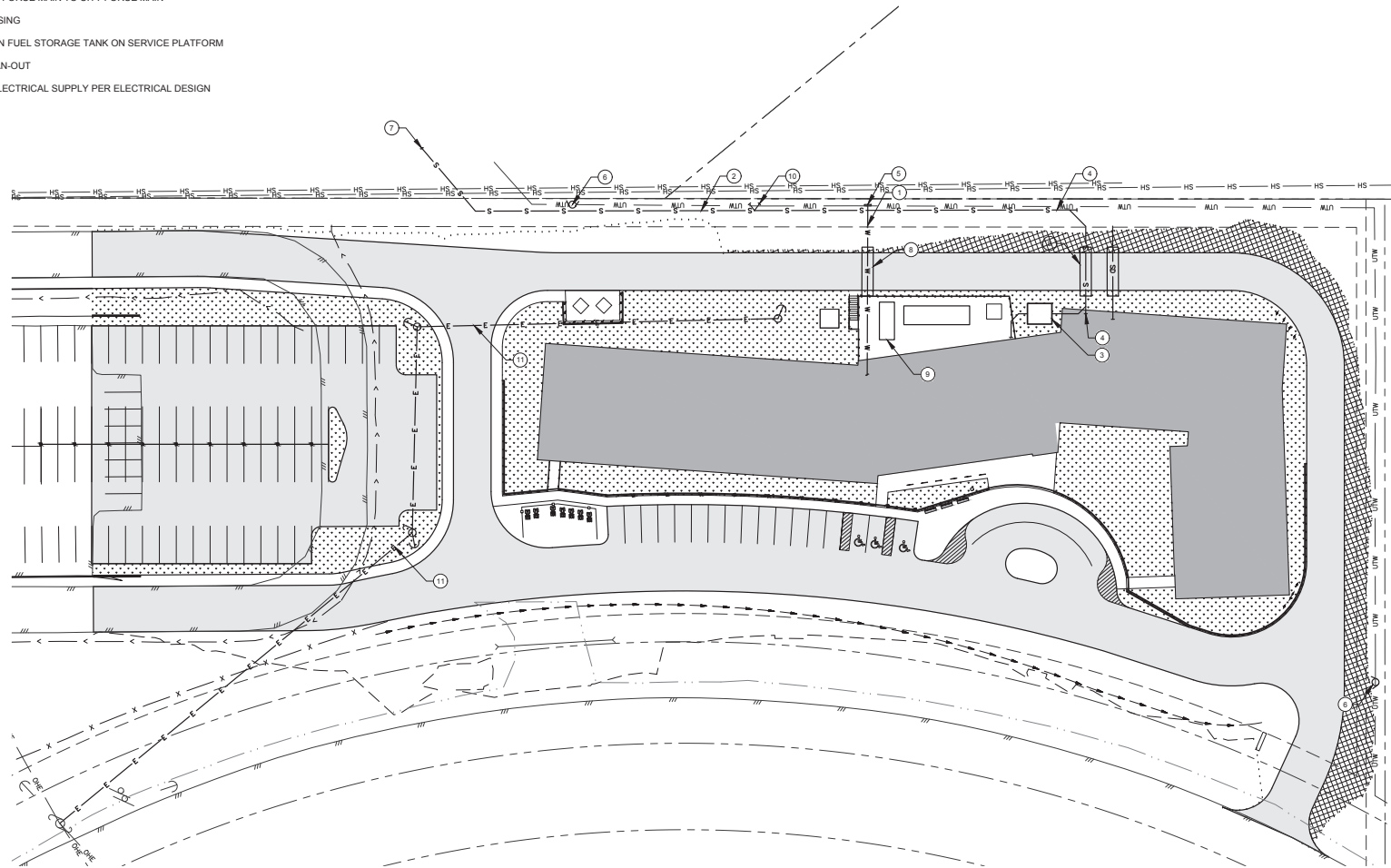
CORPORATE NO. AEC2219 BETTISWORTH.COM

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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7/20/2023 5:48:01 PM

- KEYNOTES:**
- ① 4"x15" ARCTIC WATER SERVICE LINE
 - ② 4"x15" ARCTIC SEWER FORCE MAIN
 - ③ LIFT STATION WITH 6-FOOT WET WALL AND HEATED ENCLOSURE. SEE DETAIL XX FOR LIFT STATION PLAN
 - ④ CLEAN-OUT
 - ⑤ WATER SERVICE TIE-IN AT MAIN
 - ⑥ FIRE HYDRANT INSIDE 7-FOOT DIA. ARCTIC SERVICE BOX
 - ⑦ TIE-IN SEWER FORCE MAIN TO CITY FORCE MAIN
 - ⑧ 24" STEEL CASING
 - ⑨ 20,000 GALLON FUEL STORAGE TANK ON SERVICE PLATFORM
 - ⑩ DOUBLE CLEAN-OUT
 - ⑪ OVERHEAD ELECTRICAL SUPPLY PER ELECTRICAL DESIGN



1 **UTILITY PLAN**

30' 0 30' 60'

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

CONSULTANT:



PROJECT NO:	73617.00	
DATE:	2023-08-23	
DRAWN BY:	AA	
CHECKED BY:	MS	
REVISION	DESCRIPTION	DATE

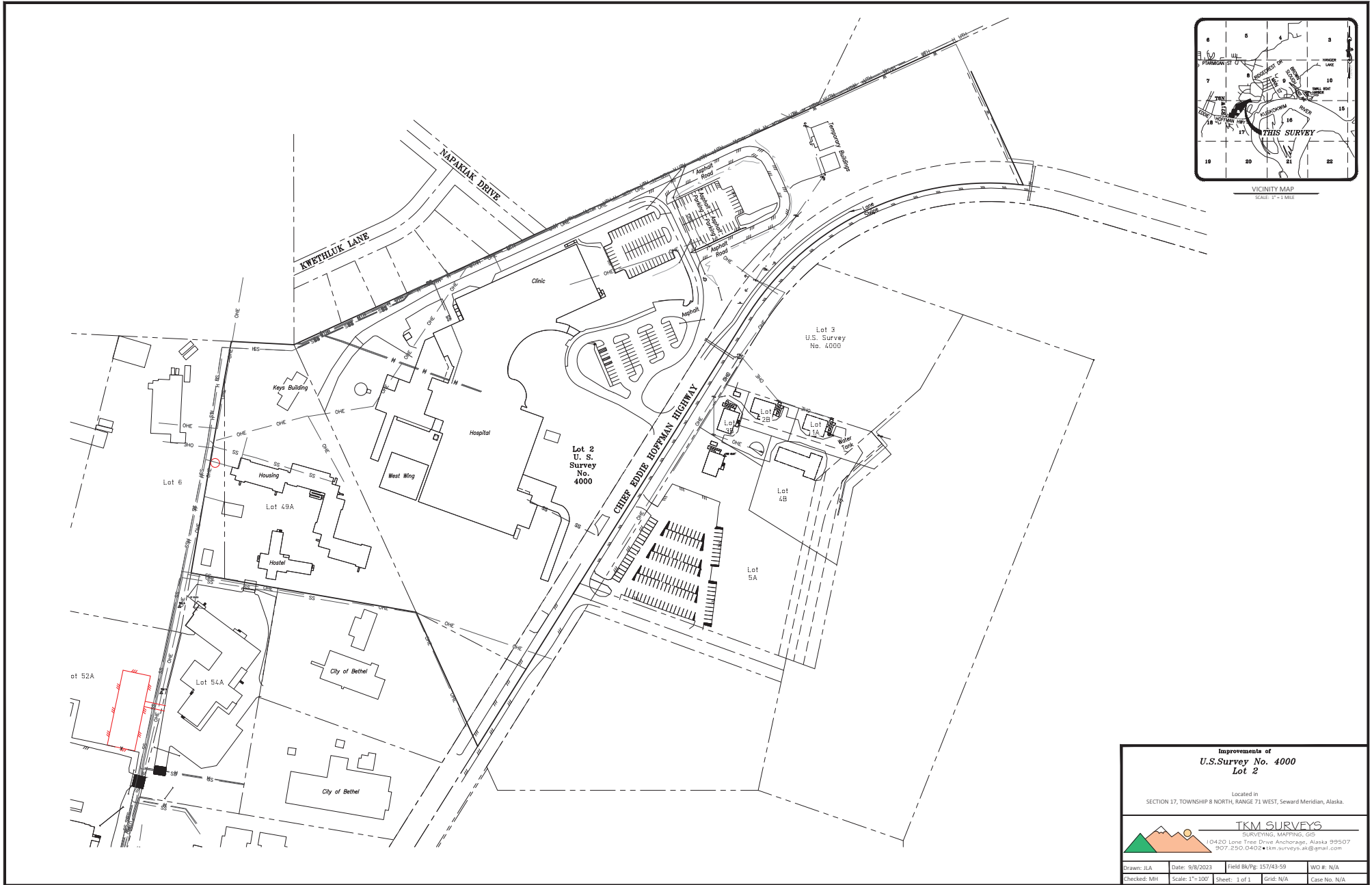
UTILITY PLAN

C401C

BETTISWORTH
NORTH

CORPORATE NO. AEC229 BETTISWORTH.COM

35% SCHEMATIC DESIGN



APPENDIX 4: SITE PHOTOS

APPENDIX 5: PARKING REDUCTION REQUEST

Date: 10/25/2023
To: LaQuita Chmielowski
From: Bettisworth North Architects
Subject: Re: YKHC Staff housing Project – 131 Unit Parking Determination - Updates

Dear Ms. Chmielowski,

The number of housing units has increased from 120 units to 131 units.

The 131 total unit types are as follows:

2-Bedroom	- 40 Units (Reserved for Resident Staff)
1- Bedroom	-27 Units (Reserved for Temporary Duty Employees)
Studio	-64 Units (Reserved for Temporary Duty Employees)

Previously in the earlier iteration of the project we had 50 units for Resident Staff that would potentially need vehicle spaces. The revised plan has reduced this number down to 40 units.

The revised parking equation is:

(40 Living Units reserved for resident staff x 1.5 Stalls per Living Units = 60 spaces Required)

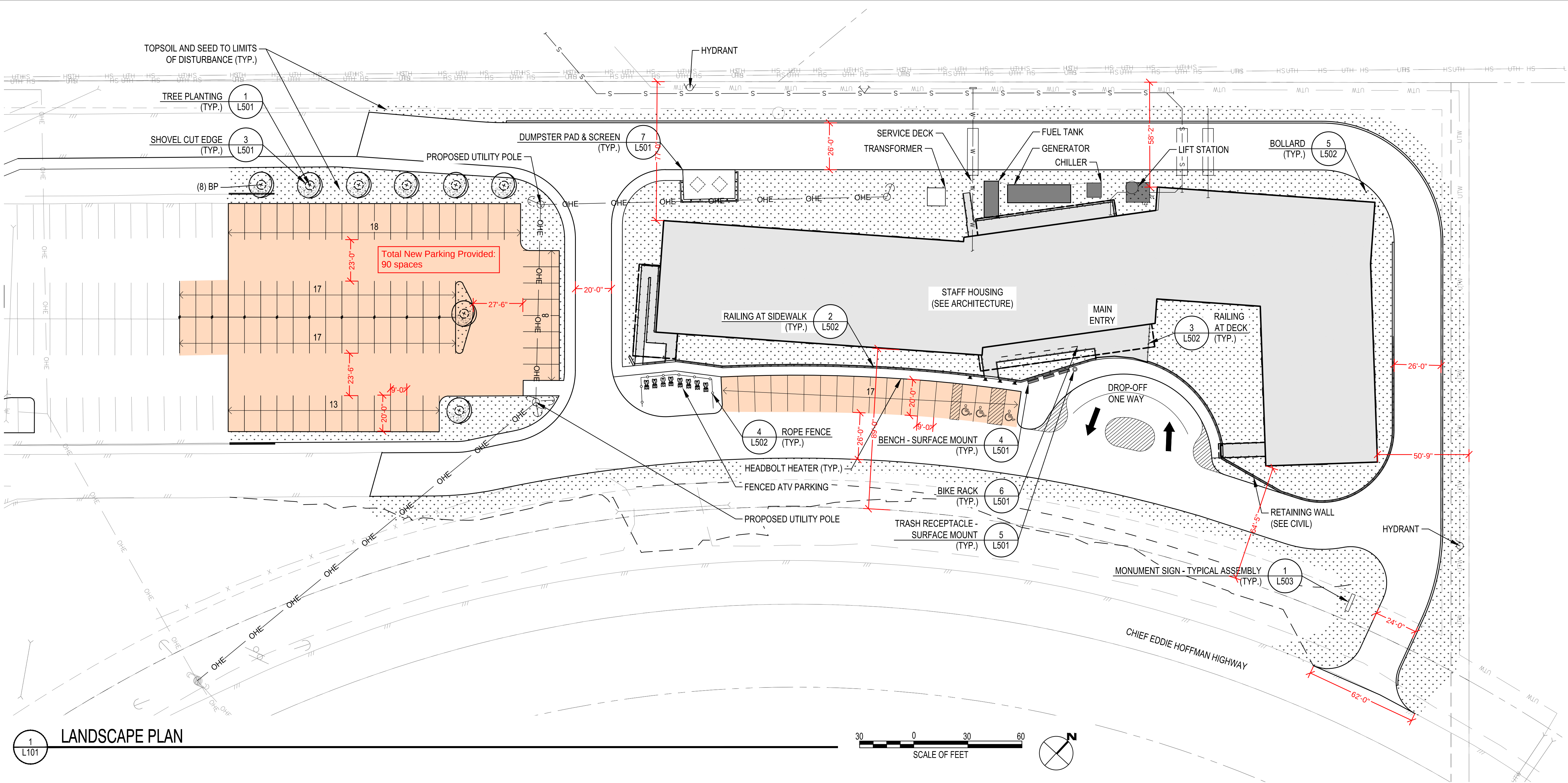
Provided in current design: 90 spaces provided, please see the accompanying L101 drawing showing the requested site plan information.

The Concept Phase site design had 82 new spaces, the current site design now has 90 new spaces. So we have Added 8 parking spaces since last review.

Thank you

Jack Danberg, Bettisworth North

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



1 LANDSCAPE PLAN

PLANT SCHEDULE

TREES							
QTY.	SYMBOL	ABBR.	LATIN NAME	COMMON NAME	SIZE	FURNISHING	NOTES
8		BP	BETULA PAPYRIFERA	PAPER BIRCH	2" CAL.	B&B	SINGLE STEM

MISCELLANEOUS			
QTY.	SYMBOL	DESCRIPTION	NOTES
3		BENCH	SEE DETAIL 4/L501
1		TRASH RECEPTACLE	SEE DETAIL 5/L501
6		BIKE RACK	(12) BIKE PARKING SPACES; SEE DETAIL 6/L501
		LANDSCAPE EDGING	ALUMINUM; SEE DETAIL 2/L501
		TREE RING '5 DIA.'	SHOVEL CUT; SEE DETAIL 3/L501
		2" TOPSOIL AND LAWN SEED MIX	TO LIMITS OF DISTURBANCE
		RAILING AT SIDEWALK	SEE DETAIL 2/L502
		RAILING AT DECK	SEE DETAIL 3/L502
		ROPE FENCE	SEE DETAIL 4/L502

GENERAL LANDSCAPE NOTES:

- IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR ON THE SITE. MODIFICATIONS IN THE FIELD SHALL NOT BE MADE UNTIL APPROVAL HAS BEEN GRANTED BY THE ENGINEER.
- SEE CIVIL FOR EXISTING AND PROPOSED UTILITIES.
- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS AND VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- ALL PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED.
- ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH TOPSOIL AND 3" DEPTH SHREDDED BARK MULCH, UNLESS OTHERWISE NOTED ON PLANS.
- ALL TREE PLANTINGS IN SEEDED AREAS TO RECEIVE MIN. 18" DEPTH TOPSOIL AND MIN. 3" DEPTH MULCH. PLACE MULCH IN A 5'Ø RING AROUND TREE TRUNKS UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS NOT WITHIN PLANTING BEDS SHALL RECEIVE 2" MINIMUM TOPSOIL AND SEED PER SCHEDULE AS NOTED ON PLANS.
- DO NOT APPLY HYDROSEEDING PRODUCT OR SEED MIX IN THE MULCHED AREA AROUND STEM OR TRUNK OF NEW PLANTINGS.
- REFER TO SHEET L501 FOR LANDSCAPE PLANTING DETAILS.

LANDSCAPE ABBREVIATIONS:

ABBR.	ABBREVIATION	HT.	HEIGHT
B&B	BALL & BURLAP	MAX.	MAXIMUM
CAL.	CALIPER	MIN.	MINIMUM
CL	CENTERLINE	N.I.C.	NOT IN CONTRACT
CONT.	CONTAINER	O.C.	ON CENTER
DIA.	DIAMETER	QTY.	QUANTITY
Ø	DIAMETER	TYP.	TYPICAL

YUKON-KUSKOKWIM HEALTH CORPORATION
STAFF HOUSING - 131 UNIT

BETHEL, ALASKA

CONSULTANT:

PROJECT NO: 22-164
DATE: 2023-10-20
DRAWN BY: EJ
CHECKED BY: MK

REVISION	DESCRIPTION	DATE

LANDSCAPE PLAN

L101

BETTISWORTH
NORTH

NOT FOR CONSTRUCTION



June 6, 2023

Ms. Laura Minski
Bettisworth North
212 Front Street, Suite 200
Fairbanks, AK 99701

**Subject: Yukon Kuskokwim Health Corporation Staff Housing
Parking Reduction Request**

Dear Ms. Minski:

The purpose of this letter is to provide concurrence with the findings of the parking determination request for the Yukon Kuskokwim Health Corporation (dated May 22, 2023). Based on the information you provided, a 120-unit staff housing project is planned at the existing hospital. The units will consist of 70 units for temporary duty employees and 50 units for resident staff.

As it relates to determining the required parking, staff housing is not specifically listed in Bethel Municipal Code (BMC) 18.48.160.D. BMC 18.48.160.C indicates that the land use administrator shall determine the parking if the use is not specifically listed, based on comparable uses or on standards recommended by a professional planning or engineering organization.

Based on the information you provided, you are proposing 82 parking spaces that would serve the 50 units that are for resident staff. This assumes that the 70 temporary duty employee units will not have vehicles. Based on BMC 18.48.160.D, multi-family that requires 1.5 spaces per dwelling unit, 75 parking spaces would be required for the 50 unit for resident staff.

We concur with the providing 82 parking spaces for the proposed development based on the information you provided. This parking determination is for the uses and conditions specified and will no longer be valid if the use or conditions change. If the use or conditions change, we request that you contact the City of Bethel Planning department to discuss the required parking and potential revaluation of the parking determination.

Please contact me if you have any questions or concerns at 907-562-2000 or Ichmielowski@dowl.com.

Sincerely,
DOWL

A handwritten signature in blue ink, appearing to read "LaQuita Chmielowski".

LaQuita Chmielowski, PE, LEED AP
Land Use Planning Manager

May 22nd, 2022

LaQuita Chmielowski
Senior Land Planning Manager
Contracting Office for City of Bethel Planning Review
DOWL Engineering
5015 Business Park Blvd #4000
Anchorage, AK 99503

Dear Ms. Chmielowski,

Our team is currently working with Yukon Kuskokwim Health Corporation (YKHC) to provide a concept-level design for new staff housing facility in Bethel (see attached, "March 2023 YKHC Master Site and Facilities Plan," Building #23.) Please accept this letter as a "parking determination request" for the staff housing concept plan (see attached, "23-04-27 YKHC Site Concept").

The site is located north of the Chief Eddie Hoffman Highway and to the east of the existing hospital. There is an existing asphalt, auxiliary parking lot on the site with 54 spaces that was built after the hospital construction was completed. It does not serve to provide any of the required parking for the facility, but the site of the lot was used as contractor staging during hospital construction. After completion it was decided to pave it as a parking lot since it was already graded and used as one. The only existing vehicular access to the site is from the hospital parking lot access roads and fire lane.

This proposed staff housing facility provides a total of 120 living units consisting of 70 units for TDY staff (temporary duty employee) and 50 units for resident staff. TDY staff arrive in Bethel for short-term work positions, two weeks on, two weeks off. TDY staff will not have vehicles while in Bethel and living at this facility but are expected to walk or bike to the hospital where they work and take taxicabs for other travel within Bethel. Cabs are a very commonly used method of transportation in Bethel, as the community is not connected to any others by the road system. This facility currently plans for (50) 2-bedroom units (resident staff), (30) 1-bedroom units (TDY staff), and (40) studio units (TDY staff). Other features of this facility will include adjacent vehicle parking lot(s), a natural play/picnic area, with additional space for ATV/snowmachine and bike parking.

The City of Bethel Parking Code requires that the plan provides 1.5 parking vehicle spaces per living unit for a multifamily housing project like this one (BMC 18.48.160). Using a direct interpretation of code would require 180 parking spaces (120 living units x 1.5 stalls/living unit).

The project is proposing to provide the 1.5 parking spaces for the 50 resident staff (50 living units x 1.5 stalls/living unit = 75 spaces required). 82 new parking spaces are provided as an extension from the existing auxiliary parking lot. A total of 130 parking spaces are provided on site (see the "YKHC Staff Housing Site Program" table on the attached, "23-04-27 YKHC Site Concept"). YKHC reports that the existing auxiliary parking lot is not currently used. The long distance between the existing lot and the main entry to the hospital may make it unappealing. Visitors may be parking elsewhere on campus and taking advantage of the shuttle that brings them to the main entry (see attached, "March 2023

FAIRBANKS

📍 212 Front Street, Suite 200 Fairbanks, AK 99701
T 907.456.5780 F 907.451.8522

ANCHORAGE

📍 2600 Denali Street, Suite 710 Anchorage, AK 99503
T 907.561.5780 F 907.562.5780

MAIL

P.O. Box 73209
Fairbanks, AK 99707-3209

YKHC Master Site and Facilities Plan" for locations of other parking lots on the YKHC campus). The new 82 parking spaces provide more than the BMC required number of spaces for the 50 resident units (50 living units x 1.5 stalls/living unit = 75 spaces required) while visitors have access to the existing auxiliary lot as needed.

The resource Institute of Traffic Engineers – Parking Generation Manual, 5th Edition (ITE) was consulted to estimate the parking demand for a multifamily facility as a method to confirm these expected parking needs at the proposed staff housing during peak times and during times that corresponds to peak demands for the clinic. The peak parking demand typically occurs between 10:00 PM and 6:00 AM on a weekday. ITE reports an estimated peak parking demand of 0.80 to 1.43 vehicles per living unit for Land Use Code 221 (Low/Mid-Rise Apartment), with an average of 1.03 stalls per unit. ITE considers many variables in their data collection and subsequent analysis to generate these values, such as urban and suburban development levels. The number of parking stalls required using ITE guidelines is 124 (using an average 1.03 factor for the 120 total units). The city of Bethel is a unique rural community in comparison with much of North America use and vehicle ownership. Due to the high cost of vehicle ownership, significantly high percentage of taxicab use, and considering snow machine and ATV use as a primary/secondary method of travel, warrants reducing the number of needed vehicle parking stalls in this scenario. Therefore, it is assumed that parking for the TDY units will be limited to deliveries and visitors. Using the average parking demand of 1.03 stalls per unit for resident housing corresponds to a parking demand of 52 stalls. ITE Land Use Code 221 also provides guidance for parking demands during various hours of the day. This includes parking during potential peak demands for the hospital. Based on this review, parking demands for the staff housing (residents) will be approximately 64% of the peak period demand from 8:00 am to 9:00 am period and 44% of the peak period demand during the 4:00 pm – 5:00 pm period. This would correspond to a parking demand of 33 from 8:00 am – 9:00 am and 23 from 4:00 pm – 5:00 pm, allowing flexibility of the parking lot to serve hospital users in the future if needed. The ITE excerpts are attached to this letter for reference.

We are requesting a waiver from the BMC requirement of 1.5 vehicle spaces per living unit for the following reasons:

1. The staff using the 70 TDY units will not have a vehicle while living at this facility therefore a parking stall is not needed. The TDY staff stay for two weeks, leave for two weeks, and repeat the cycle. The total 130 parking spaces provided on site would provide more than the BMC required number of spaces for the 50 resident living units that will have vehicles assigned to them in addition to any visitors to the staff facility or hospital.
2. 180 stalls (per BMC) would create an abundance of parking spaces with little to no use. The cost of construction for such a minimal benefit is not a fiscally responsible action. Additionally, the expansive impervious surface would create a higher volume of stormwater runoff.
3. ITE guidelines conclude a range of 0.80 to 1.43 parking stalls per unit per the average peak demand, with an average of 1.03. This is nearly 50% less than the parking requirement per BMC.

Thank you,
Laura Minski, Bettisworth North
Micah Schoming, CRW Engineering Group, Inc.
CC: Kris Manke, Deanna Lathan, Russel Pollock (YKHC)

May 22nd, 2022

LaQuita Chmielowski
Senior Land Planning Manager
Contracting Office for City of Bethel Planning Review
DOWL Engineering
5015 Business Park Blvd #4000
Anchorage, AK 99503

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P.O. Box 73209
Fairbanks, AK 99707-3209

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We are requesting a waiver from the BMC requirement of 1.5 vehicle spaces per living unit for the following reasons:

1. The staff using the 70 TDY units will not have a vehicle while living at this facility therefore a parking stall is not needed. The TDY staff stay for two weeks, leave for two weeks, and repeat the cycle. The total 130 parking spaces provided on site would provide more than the BMC required number of spaces for the 50 resident living units that will have vehicles assigned to them in addition to any visitors to the staff facility or hospital.
2. 180 stalls (per BMC) would create an abundance of parking spaces with little to no use. The cost of construction for such a minimal benefit is not a fiscally responsible action. Additionally, the expansive impervious surface would create a higher volume of stormwater runoff.
3. ITE guidelines conclude a range of 0.80 to 1.43 parking stalls per unit per the average peak demand, with an average of 1.03. This is nearly 50% less than the parking requirement per BMC.

Thank you,
Laura Minski, Bettisworth North
Micah Schoming, CRW Engineering Group, Inc.
CC: Kris Manke, Deanna Lathan, Russel Pollock (YKHC)





City of Bethel

Planning Commission

Public Hearing Notice

Purpose: To obtain a Conditional Use Permit for a 131-unit studio, 1-bedroom, and 2-bedroom housing units for both temporary staff and Bethel resident staff and their families to be located in the PLI (Public Lands and Institutions) zone.

Location: on the Chief Eddie Hoffman Highway; US Survey 4000 Lot 2

Applicant/Property Owner: Yukon Kuskokwim Health Corporation

City of Bethel Contact: phone 907-543-5306/5301 or email:

planning@cityofbethel.com

Time & Place: December 14, 2023 at 6:30 pm. Public meetings are being held in person at the City Hall Council Chambers located at 300 Chief Eddie Hoffman Highway and virtually via Zoom. To join the meeting on Zoom, follow these instructions:

1. Go to the website: <https://zoom.us/join> User ID: 863 4603 4837 Passcode: 221221

OR

2. Zoom Teleconference: Toll Free (888) 475-4499, (833) 548-0276, (833) 548 0282, (877) 853 5257

Meeting ID: 863 4603 4837 Passcode: 221221

Pauline Boratko, Admin

I hereby certify that this Notice of Hearing – Purpose: To obtain a Conditional Use Permit for a 131-unit studio, 1-bedroom, and 2-bedroom housing units for both temporary staff and Bethel resident staff and their families to be located in the PLI (Public Lands and Institutions) zone has been posted at the City Hall, Post Office, AC and Swanson's Bulletin Boards on or before December 8, 2023. It is further certified that this Notice has been published in the Delta Discovery on the December 6 & 13, 2023 publications.

Planning Commission 2023 Attendance

Regular Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	NO MTG	NO MTG	P	P	P	P	P	P	P	P	E	
Lorin Bradbury, Vice Chair	NO MTG	NO MTG	P	P	P	P	E	U	P	E	P	
Alex Wasierski	NO MTG	NO MTG	P	P	P	P	P	P	U	P	P	
Shadi Rabi	NO MTG	NO MTG	P	P	P	U	E	E	P	P	P	
Stanley Hoffman Jr.	NO MTG	NO MTG	E	E	P	U	P	U	E	P	U	
Haley Hanson	NO MTG	NO MTG	P	P	P	E	E	U	P	P	P	
Jessica Schroeder	NO MTG	NO MTG	U	XX	XX	XX	XX	XX	XX	XX	XX	XX
Greg Morgan	NO MTG	NO MTG	U	P	E	P	E	P	P	E	P	
Sophie Swope, Council Rep	NO MTG	NO MTG	P	P	E	P	P	P	E	P	XX	XX
Beth Hessler, Council Rep	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	P	

Special Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair												
Lorin Bradbury, Co-Chair												
Alex Wasierski												
Shadi Rabi												
Stanley Hoffman Jr.												
Haley Hanson												
Jessica Schroeder												
Greg Morgan												

Vacancy shall be declared by the body when a member:

Fails to attend 3 regular meetings without being excused by the body
 Fails to attend 3 special meetings without being excused by the body
 Fails to attend 65% of regular meetings
 Fails to attend 65% of special meetings.

P=Present
E=Excused
U=Unexcused
T= Tardy

Chair determines excused/unexcused during roll call. If a member disagrees with the the chair, a motion to overule the decision of the chair can be made.

xx: not yet appointed/left commission

2023 SITE PLAN PERMITS ISSUED

Number	Housing Type	Date arrived in Planning	Approval Date	FILL	Lot	Block	Subdivision	Name of Applicant	Land Owner	Address
23-01	24 Unit Apt Building	7/14/05	3/6/23		Tract H2	2	Turnkey III	Bethel Supportive Housing	City of Bethel	127 Atsaq Street
23-02	demo house, clear debris	4/25/23	5/12/23	25 loads	38	6	City Subdivision	Sahmi Pellubi	Sahmi Pellumbi	331 Akiachak
23-03	GCI Infastructure modification	5/5/23	5/19/23		5		US Survey 4117	GCI	GCI	910 Chief Eddie Hoffman Highway
23-04	fill for maitnenace and repair/addition to home	5/5/23	5/26/23	10 loads	9	8	Tundra Ridge	MaryBeth Hessler	MaryBeth Hessler	9141 Ptrarmigan Street
23-05	fill for maintenace and repair	5/23/23	5/26/23	150 cu yds	42	1	Blueberry Fields	Carrie Lambert	Carrie Lambert	126 Cranberry
23-06	fill for maintenace and repair	4/24/23	5/30/23	15 loads	7	1	US Survey 3230AB	Carlos Zelaya	Carlos Zelaya	480 3rd Road
23-07	fill for maintenace and repair	5/23/23	5/30/23	200 cu yds	11A	11	Tundra Ridge	Brian Lefferts/Lori Strickler	Brian Lefferts/Lori Strickler	9119 Ptarmigan
23-08	add fill for maintenance and repair/expand pad	6/6/2023	7/20/2023	87.3 cu yds	18	1	Larson Subdivisin	Jeffrey Evon	Jeffrey Evon	4034 Tunralik Rd
23-09	fill for maintenace and repair	6/6/23	6/9/23	2 loads	48	1	Blueberry Fields	Richard and Kathy Hanson	Richard and Kathy Hanson	162 Cranberry
23-10	fill for maintenace and repair	6/5/23	6/12/23	100 cu yds	14	9	Tundra Ridge	Kyle Kaganak	Kyle Kaganak	233 Kaligtug Road
23-11	fill for maintenace and repair	6/12/23	6/13/23	22 loads	7	24	Plat 97-23	Tania Erickson-Grant	Tania Erickson-Grant	530 Kusko Court
23-12	fill for maintenace and repair	6/12/23	6/19/23	10 loads	3	23	Plat 78-1	Musa Saliu	Musa Saliu	1004 Mallard Lane
23-13	fill for maintenace and repair	6/16/23	6/19/23	32 loads	14	6	US Survey 3230AB	Steven Chung	Steven Chung	230A 2nd Avenue
23-14	construct 4 bedroom house	6/22/23	6/23/23		16	3	Ciulkulek Subdivision	ONC	ONC	1742 Nuqalpiaq
23-15	construct 4 bedroom house	6/22/23	6/23/23		8	3	Ciulkulek Subdivision	ONC	ONC	1726 Qugcuun
23-16	construct 4 bedroom house	6/22/23	6/23/23		15	3	Ciulkulek Subdivision	ONC	ONC	1744 Nuqalpiaq
23-17	construct 4 bedroom house	6/22/23	6/23/23		14	3	Ciulkulek Subdivision	ONC	ONC	1746 Nuqalpiaq
23-18	fill for maintenace and repair	6/26/23	6/28/23	2 loads	30	1	Blueberry Fields	Todd Fredericks	Todd Frederiks	174 Blackberry
23-19	add fill to create pad	4/24/23	7/14/23	1359 cu yds	3	3	Ciulkulek Subdivision	ONC	ONC	
23-20	add fill to create pad	4/24/23	7/14/23	1301 cu yds	4	3	Ciulkulek Subdivision	ONC	ONC	
23-21	add fill to create pad	4/24/23	7/14/23	1867 cu yds	5	3	Ciulkulek Subdivision	ONC	ONC	

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23-22	add fill to create pad	4/24/23	7/14/23	1541 cu yds	17	3	Ciulkulek Subdivision	ONC	ONC	
23-23	construct 2 story shop/apt	6/27/23	7/17/23		19	4		Spencer Wilson	Spencer Wilsom	680 Setter Drive
23-24	add fill for maintenance and repair	7/13/23	7/17/23	5 loads	23	9	Tundra Ridge	Michael and Nellie Husa	Michael and Nellie Husa	9232 Makqalria
23-25	add fill for maintenance and repair	7/19/23	7/21/23	16 loads	Tract F		Turnkey III	AVCP RHA	AVCP RHA	105 Atsaq
23-26	add fill for maintenance and repair	7/21/23	8/8/23	126 cu yds	4A	18	Blueberry Fields	Joshua & Jennifer Charlie	Joshua & Jennifer Charlie	121 Blackberry Street
23-27	fill for maint. and add 22'x10' building to lot	5/18/23	8/17/23	10 loads	4	8	City Subdivision	Catholic Chruch	Catholic Church	227 Akiak Drive
23-28	add fill for maintenace and repair	8/10/23	8/22/23	10 loads	16	2	Tundra Ridge	William Murdock	William Murdock	9419 Ayaginar Drive
23-29	add fill for maintenace and repair	8/22/23	8/22/23	12	32B		BSC Subdivision	Bethel Community Service	Bethel Community Service	1775 Chief Eddie Hoffman Hwy
23-30	add fill for maintenace and repair	8/10/23	8/23/23	25 loads	1	7	City Subdivision	Carvalena Oster	Carvalena Oster	506 Mission Drive
23-31	add fill to extend pad and repair, demo building	8/23/23	9/6/23	150 loads	7A	6		Kuqo Construction	Kuqo Construction	211 3rd Avenue
23-32	add fencing	8/31/23	9/6/23		2		Martina Oscar	Juan & Beatrice Sosa	Juan & Beatrice Sosa	517 Owl Street
23-33	constuct fire training tower	6/6/23	9/7/23		TRACT E			City of Bethel Fire Dept	City of Bethel Fire Dept	
23-34	demo house, clear debris add fill	8/30/23	9//2023	200 loads	1B	12	Plat 82-12	Pprarim Selmani	Pprarim Selmani	352 Tundra Way
23-35	add fill to creat pad	8/25/23	9/21/23	10,700 cu yds	52A		Plat 2017-21	YKHC	YKHC	1320 Chief Eddie Hoffman Highway
23-36	add fill for maintenace and repair	5/9/23	9/25/23	100 loads	16 A&B	15	Plat 84-6	Harry Faulkner Jr	Harry Faulkner Jr	295 Tundra Way
23-37	add fill and constuct church	8/30/33	10/4/23	5 loads	6	13	Plat 98-3	Kuqo Construction	Kuskokwim Congregation of Jehovah's Witness	5303 Noel Polty Blvd
23-38	add fill for maintence and repair	9/25/23	9/26/23	10 loads	4C	5	US Survey 3770	Bethel United Pentacostal Church	Bethel United Pentacostal Church	431 Ridgecrest
23-39	fill, construct steam house, add ramp/deck	6/5/23	9/26/23	1180 cu yds	13	1	Plat 96-18	Kyle/David Kaganak	Kyle/David Kaganak	4024 Tundra Ridge
23-40	add fill to create pad	9/20/23	9/28/23	890 cu yds	12	6	Plat 98-3	Norman Ayagalria	Norman Ayagalria	5912 Nacaullek Street
23-41	add fill to create pad	9/20/23	10/16/23	913 cu yds	6	6	Plat 2021-2	April Blake	April Blake	Bluesky Subdivision
23-42	add fill to create pad	10/11/23	10/26/23	200 loads	Tract D-6		Plat 84-9	Janet Kaiser	Janet Kaiser	Blueberry Subdivision

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