

Source:
Bethel Municipal Code

15.12.040

existing and proposed drainages, wetlands, and water bodies; and

8. Location of the city or state maintained street that will access the property either directly or via a privately maintained driveway or access lane.

G. An elevation certificate if required under BMC Chapter 15.08.

H. Fees as determined by resolution of the city council. (Ord. 01-05 § 5 (part))

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Evaluation of application.

A. The application shall be reviewed by the planning department for conformance with the applicable regulations and standards of BMC Titles 15, 16, 17 and 18, minimum water and sewage holding tank requirements and other applicable regulations.

B. Drainage plans required under Section 15.12.030(F)(6) shall be reviewed by the city engineer who shall recommend appropriate measures to the land use administrator. Drainageways shall meet the requirements of this subsection.

1. Drainages that have been designated as significant wetlands by the Bethel Wetlands Study are subject to the standards listed in subsection (B)(2) of this section and to such additional standards as are required under the National Flood Insurance Program;

2. Drainages that have been designated as significant wetlands by the Bethel Wetlands Study and those drainages that are not designated as significant wetlands in the Bethel Wetlands Study but are determined by the land use administrator to be active drainages must be maintained or accommodated as follows:

a. In order to be considered maintained, a drainage shall have a channel preserved on the natural drainage with a width at every point of

at least twenty feet plus the width of the surface water drainage at that point during periods of high water with the twenty feet allocated to each side of the drainage as approved by the land use administrator;

b. In order to be considered accommodated a drainage channel shall be preserved with a width of at least twenty feet plus the width of the surface water drainage during periods of high water as required in subsection (B)(2)(a) of this section, except that the location of the channel may be altered. If the location of the channel is altered it must be designed and constructed so as to allow for unobstructed downhill flow of drainage and the location and design must be approved by the city engineer;

3. All road and driveway crossings of a drainage shall be properly culverted with a culvert at least twenty-four inches in diameter to accommodate any drainage, unless the land use administrator determines that a lesser diameter would be adequate or that a greater diameter is required. The culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area;

4. The land use administrator may require the installation or construction of certain improvements as required to prevent adverse runoff, and maintain appropriate drainage to protect property and the life, health, and safety of Bethel residents. The applicant may be required to carry away by pipe or open ditch any spring or surface water that may exist previously to or as a result of the development. Such drainage facilities shall be located in a street right-of-way where feasible, or in a perpetual, unobstructed easement of appropriate width, and shall be constructed in accordance with the construction standards and specifications of the city;

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5. The land use administrator shall not approve any development that does not make adequate provision for stormwater or floodwater runoff. The stormwater drainage system shall be separate and independent of any sanitary sewer system.

6. Where it is anticipated that the additional runoff incident to the development may overload an existing downstream drainage facility, the land use administrator may not approve the development until provision has been made for the elimination of the potentially adverse downstream effects.

C. If design or construction standards, including standards for structural, fire, electrical, plumbing, heating, ventilation and similar matters, have been approved as a part of this chapter, the site plan permit application shall include such design drawings and information as necessary or reasonably required by the city engineer to evaluate the proposed improvement, use or change of use. (Ord. 01-45 § 2; Ord. 01-05 § 5 (part))

15.12.050 Required permit conditions.

A. The following are mandatory conditions of a permit and must be included as part of the approved site plan permit:

1. All fill and excavation activity shall be protected in such a manner as to reduce any and all forms of erosions to the maximum extent practicable. The adequacy of the protection shall be determined by the land use administrator;

2. A sewage holding tank of adequate size shall be installed where piped sewage collection is not available;

3. A water storage tank of adequate size shall be installed where piped water supply is not available;

4. No sewage or greywater shall be discharged other than to a sewage holding tank or piped sewage collection system;

5. Setbacks and yards as required by BMC Title 18;

6. Offstreet parking area as required by BMC Title 18;

7. Drainageway improvement and maintenance required under Section 15.12.040(B) or by Titles 17 and 18;

8. Height, noise, density and other requirements of BMC Title 18;

9. All facilities for the supply of water and the disposal of waste, whether individual on-lot or serving more than one lot, including hookups to the city system or to existing community systems, are subject to city ordinances and state standards. All such facilities must receive approval of a sanitarian prior to construction, installation and/or operation;

10. No permanent structure may be placed within the area designated on the plat of a lot as a sewer, water, utility or similar easement. No permanent structure may be placed within an area of a lot that has been designated for the installation of a public sewer or water system on a sewer or water master plan, engineering plans or in the specifications for a sewer or water construction project, that have been approved by the appropriate city authority;

11. Thaw pipes meeting city specifications shall be installed in all culverts that are forty feet or longer. Upon the recommendation of the director of public works, the land use administrator may require the installation of thaw pipes in other culverts. Prior to the installation of each culvert required or authorized under the permit, the director of public works must inspect and approve the ditch and compacted bed excavated and