



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, SEPTEMBER 19, 2024, 6:30 PM

LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL ALASKA

JOIN MEETING AT ZOOM.US:

[HTTPS://US06WEB.ZOOM.US/J/86726846636?PWD=FU94O5EBVHRXRQOI4TOUS0TTKKP3IA.1](https://us06web.zoom.us/j/86726846636?pwd=FU94O5EBVHRXRQOI4TOUS0TTKKP3IA.1)

MEETING ID: 867 2684 6636

PASSCODE: 063413

US TOLL-FREE PHONE NUMBERS: 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 Shadi Rabi
Haley Hanson Sundi Scott
Vacant Seat, Alternate 1
Vacant Seat, Alternate 2

STAFF

Pauline Boratko, Ex Officio Member
Lee Foley, City Planner
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. UNFINISHED BUSINESS

- A. PUBLIC HEARING: Purpose: Amend Bethel's Land Use Zoning Map Location: 5th Avenue, 3230 U.S. Survey 3230 AB Block 7 Lots 4,5, & 6 from Public Lands and Institutions Zone (PLI) to General Use Zone (GU). Applicant and Property Owner: City of Bethel.

V. MEMBER COMMENTS

VI. ADJOURNMENT



City of Bethel

MEMORANDUM

September 13, 2024

FROM: Planning Director

TO: City Bethel Planning Commission

SUBJ: Staff Findings and Recommendation regarding the Bethel City Council's request to amend the Official Land Use Map of Bethel by adopting a General Use Zoning Designation for land owned by the City of Bethel consisting of a property located at Fifth Avenue, Lots 4, 5, 6, Block 7, USS 3230

A. ZONING:

1. Land use and zoning involves the regulation of the use and development of land. The most common form of land-use regulation is zoning. Zoning regulations are used by municipalities to guide and direct the development of property within their borders.
2. The basic purpose and function of zoning is to divide a municipality into zones, with the more common being residential, commercial, industrial, open space, etc. These zones are separate from one another, with the use of the property within each district being reasonably uniform. Within these types of districts there are specific requirements as to the number and type of buildings allowed, restrictions on accessory buildings, building setbacks from the street, side and rear property lines, and off-street parking.
3. Zoning and land-use regulations are also designed to guide future development. Municipalities commonly follow a planning process that ultimately results in a Comprehensive Plan and creation of an official Zoning Map for the municipality. The Comprehensive Plan is then put into effect by ordinances controlling zoning, regulation of subdivision developments, and plans for public facilities. Developers must plan their subdivisions in accordance with the official Zoning Map.

B. FINDINGS OF FACT:

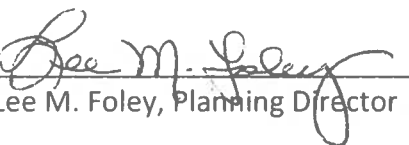
1. BMC 18.76.0109 (A), Initiation of text amendment and land use map modification, provides that an amendment to any portion of the text of the official land use map may be initiated by application from the Bethel City Council.
2. The Bethel City Council seeks the Planning Commission's approval of its amendment to the official land use map of Bethel that re-zones the City-owned property located at

Fifth Avenue, Lots 4, 5, 6, Block 7, USS 3230, from Public Lands and Institutions to General Use.

3. BMC 18.36.010 provides that the intent of the General Use designation is to allow a mixture of compatible residential and commercial uses.
4. The proposed General Use designation conforms to the residential nature of the neighborhood due to various residential structures along Fifth Avenue.
5. The City of Bethel has executed a contract to have two (2) triplex units constructed for Professional housing to be wholly owned and operated by the City of Bethel.
6. The Bethel City Council's request to re-zone the property satisfies BMC 18.76.040 in that it is consistent with the Comprehensive Plan, is suited to the area, is compatible with principle and permitted uses within 1,000 feet, constitutes an expansion of an area of the same designation or is at least two (2) acres in size, and has adequate transportation, water, and sewage availability.

C. RECOMMENDATION:

1. Based on a physical inspection of the site, notifications by certified mail and face-face conversations with Fifth Avenue residents and a public hearing held on Thursday, September 12, 2024, that produced no negative comments, I recommend that the Planning Commission approve through resolution, the Bethel City Council's request to amend the official Land Use Map of Bethel to change the zoning designation of the property owned by the City of Bethel on Fifth Avenue, Lots 4, 5, 6, Block 7, USS 3230, from Public Lands and Institutions to General Use.


Lee M. Foley, Planning Director

09/13/24
Date

CITY OF BETHEL, ALASKA

Resolution #24-02

A RESOLUTION BY THE CITY OF BETHEL PLANNING COMMISSION RECOMMENDING THE REZONING OF CITY-OWNED PROPERTY AT FIFTH AVENUE, LOTS 4, 5, 6, BLOCK 7, U.S. SURVEY 3230 FROM PUBLIC LANDS AND INSTITUTIONS TO GENERAL USE

WHEREAS, Bethel Municipal Code (BMC) 18.76.010 (A), Initiation of text amendments and land use map modification, provides that an amendment to any portion of the text of the official land use map may be initiated by application from the Bethel City Council;

WHEREAS, on August 23, 2024, the Acting City Manager, on behalf of the City Council, asked the City Planning Department to amend the Official Land Use Zoning Map by rezoning the above-entitled property from Public Lands and Institutions to General Use, in order to build additional City-owned housing;

WHEREAS, on September 11, 2024, the Bethel City Council conditionally adopted Ordinance #24-10,, applying for and conditionally approving an amendment to the official Land Use Map of Bethel that changes the designation of property owned by the City located at Fifth Avenue, Lots 4, 5, 6, Block 7, U.S. Survey 3230, from Public Lands and Institutions to General Use Zoning, effective upon approval of the Planning Commission;

WHEREAS, BMC 18.36.010 provides that the intent of the General Use designation is to allow a mix of compatible residential and commercial uses;

WHEREAS, the proposed General Use designation conforms to the residential nature of the neighborhood due to various existing residential structures along Fifth Avenue;

WHEREAS, in accordance with BMC 18.76.040 (A) the planning department recommends approving the re-zone request with the following findings:

1. The proposed amendment will be consistent with the comprehensive plan and will further specific goals and objectives of the plan;
2. The proposed amendment will be fair and reasonable to implement and enforce;
3. The proposed amendment will enhance the stated purpose of BMC Title 18 of promoting the public health, safety and welfare of the present and future inhabitants of the city;

4. The proposed amendment will be consistent with the intent and wording of the other provisions of this title;

WHEREAS, the department further confirms in accordance with BMC 18.76.040 (B): 1. The proposed redesignation will be consistent with and further the goals and objectives of the comprehensive plan, Chapter 3 Housing and Land Use:

1. Need for more housing is covered under Chapter 3 of the 2023 Comprehensive Plan and mentioned in at the following Appendixes:
 - 9, Goal 8 of the 2023 Bethel Comprehensive Plan suggests: Kilbuck School site: This site is large; there is a potential for housing to be developed on a portion of the property.
 - 10 Goal 2 of the 2023 Bethel Comprehensive Plan suggests: Use zoning to encourage multifamily and more dense housing developments.
 - 11 Goal 6 Action Item C: Improve public safety facilities and services in Bethel. Recent additions include Council signing an agreement for police housing in apartments.
 - Housing Strategy 4: Facilitate redevelopment of properties that are underutilized, dilapidated, or abandoned;
2. The proposed redesignation of General Use is better suited to the area because the conditions have changed since the Public Lands and Institutions designation;
3. The principal and conditional uses permitted in the proposed redesignated area will be compatible with the principal and conditional uses permitted in the surrounding area for a one-thousand- (1,000-) foot radius considering factors such as distance, topography, materials, screening, actual and potential development, comprehensive plan designations, and other relevant factors;
4. The area proposed to be redesignated constitutes an expansion of the General Use Zone;
5. The existing or proposed water, sewage and transportation systems are adequate to serve the principal and conditional uses permitted in the proposed redesignation.

WHEREAS, Re-Zoning this City-owned property from Public Lands and Institutions to General Use is consistent with the City's Comprehensive Plan that prioritizes housing development;

WHEREAS, the Bethel City Council's request to re-zone the property satisfies BMC 18.76.040 (B) in that it is consistent with the Comprehensive Plan, is suited to the area, is compatible with principal and permitted uses within 1,000

feet, constitutes an expansion of an area of the same designation and has adequate transportation, water and sewage availability;

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Commission **APPROVES** by a duly constituted quorum the Bethel City Council's September 11, 2024 request to amend the official Land Use Map of Bethel that changes the designation of property owned by the City located at Fifth Avenue, Lots 4, 5, 6, Block 7, U.S. Survey 3230 from Public Lands and Institutions to General Use Zoning.

PASSED AND APPROVED THIS ____ DAY OF SEPTEMBER 2024, BY A ____ VOTE IN FAVOR AND A ____ VOTE IN OPPOSITION.

Kathy Hanson, Chair

ATTEST:

Pauline Boratko, Recorder

Introduced by: Lori Strickler, Acting City Manager
Introduction Date: August 27, 2024
Public Hearing: September 10, 2024
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #24-10

**AN ORDINANCE BY THE BETHEL CITY COUNCIL APPLYING FOR AND
CONDITIONALLY APPROVING AN AMENDMENT TO THE OFFICIAL LAND USE
MAP OF BETHEL BY ADOPTING A GENERAL USE ZONING DESIGNATION TO
LAND OWNED BY THE CITY OF BETHEL CONSISTING OF A PROPERTY
LOCATED AT FIFTH AVENUE, LOT 4, 5, 6, BLOCK 7, USS 3230**

WHEREAS, Bethel Municipal Code 18.04.050(A) (Zoning Jurisdiction) provides that the territorial jurisdiction under title 18 shall include all lands located within the corporate limits of the city;

WHEREAS, BMC 18.76.010 (A), Initiation of text amendment and land use map modification, provides that an amendment to any portion of the text of the official land use map may be initiated by application from the Bethel City Council;

WHEREAS, BMC 18.04.030(B), Zoning Application, provides that no structure or land shall be used or occupied and no structure or part thereof shall be erected, moved, or altered except in conformity with the provisions of title 18;

WHEREAS, the City of Bethel has entered into a contract to have two triplex units constructed for professional housing to be owned and operated by the City of Bethel;

WHEREAS, the Bethel City Council seeks the Planning Commission's concurrence on an amendment to the official land use map, rezoning three lots owned by the City of Bethel, from Public Lands and Institutions to General Use;

WHEREAS, on August 23, 2024, the City of Bethel Planning Department received a request from the Acting City Manager, on behalf of the City Council, to amend the Official Land Use Zoning Map by rezoning the above-entitled property from Public Lands and Institutions to General Use, in order to build additional City-owned housing;

WHEREAS, BMC 18.36.010 provides that the intent of the General Use District is to allow a mix of compatible residential and commercial uses;

WHEREAS, the proposed General Use designation will also comport with the residential nature of the neighborhood because of the various residential structures constructed catty-corner to said property and throughout the Avenues neighborhood;

Introduced by: Lori Strickler, Acting City Manager
Introduction Date: August 27, 2024
Public Hearing: September 10, 2024
Action:
Vote:

WHEREAS, this General Use re-zoning is also consistent with the City's Comprehensive Plan which has identified housing as a priority for the City;

WHEREAS, the zoning request satisfies BMC 18.76.040 (B), which provides that the planning department may only recommend approval of the map amendment to the Planning Commission, if it makes and supports the following findings regarding the proposed zoning:

- Is consistent with the Comprehensive Plan.
- Is suited to the area.
- Is compatible with principle and permitted uses within 1,000 feet.
- Constitutes an expansion of an area of the same designation or is at least 2 acres in size
- Has adequate transportation, water and sewage availability; and

WHEREAS, the Planning Commission will hold a public hearing on September 12, 2024 to review the General Use Zoning designation requested by the City Council; ; and

WHEREAS, if the Planning Commission, recommends approving a zoning map amendment to the Official Land Use Map of Bethel, that will apply a General Use zoning designation to lots 4, 5, 6, of Block 7, USS 3230.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL, ALASKA that: the Official Land Use Map of Bethel shall be amended to show a General Use zoning designation to lots 4, 5, 6, of Block 7, USS 3230;

SECTION 1. Classification. This ordinance is of a permanent nature and shall be shown on the Official Land Use Map of Bethel as General Use.

Section 2. Conditional Effective Date. This ordinance shall become effective upon approval of the Planning Commission consistent with the terms of this Ordinance.

ENACTED THIS 10 DAY OF SEPTEMBER 2024, BY A VOTE OF ___ IN FAVOR AND ___ OPPOSED.

Mark Springer, Mayor

ATTEST:

Kevin Morgan, Acting City Clerk

Chapter 18.36

GENERAL USE DISTRICT – GU DISTRICT

Sections:

- 18.36.010 Intent.**
- 18.36.020 Permitted and principal uses and structures.**
- 18.36.030 Conditional uses.**
- 18.36.040 Minimum lot size.**
- 18.36.050 Minimum setback requirements.**
- 18.36.060 Maximum height of structure.**
- 18.36.070 Minimum requirements for marijuana facilities.**

18.36.010 Intent.

The general use district is intended to allow a mix of compatible residential and commercial uses. Noxious, injurious, or hazardous uses shall not be permitted in the GU district. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.020 Permitted and principal uses and structures.

The following are permitted and principal uses and structures in the GU district:

- A. Trails and boardwalks.
- B. Nonmotorized public access areas to the Kuskokwim River or other areas that require public access.
- C. Single-family dwelling units.
- D. Duplex uses.
- E. Greenbelts and land reserves.
- F. Subsistence activities.
- G. Any accessory use or structure associated with the principal use or structure on the lot. The use of a freezer van as a residential unit is specifically prohibited, but its use as an accessory structure for storage is not prohibited.
- H. The facilities of sewer, water and other utilities.
- I. All uses listed as conditional uses in the PLI district.

- J. Triplexes and apartment buildings.
- K. Commercial uses and structures, including:
 - 1. Delicatessens, meat, seafood, and other food specialty shops.
 - 2. Art and picture framing shops.
 - 3. Shoe repair shops.
 - 4. Bookstores, stationery, gift, novelty, souvenir, and card shops.
 - 5. Drug stores.
 - 6. Laundry and dry cleaning shops.
 - 7. Beauty and barber shops.
 - 8. Cafes, restaurants, drive-in and fast-food restaurants, and other places serving food and beverages.
 - 9. Knit shops, yarn shops, dry goods, dressmaking and notions stores.
 - 10. Small appliance repair shops.
 - 11. Photography studios, art studios.
 - 12. Sporting goods stores, bicycle sale shops.
 - 13. Business, professional, and administrative offices.
 - 14. Day care facilities.
 - 15. Video stores.
 - 16. Clothing, apparel, and shoe stores.
 - 17. Hobby store.
 - 18. Florist.
 - 19. Tobacco store.
 - 20. Wholesaling and distribution operations, including incidental assembly or processing of goods for sale at retail or wholesale on the premises, but not to include yards for storage or display of any scrap, junk, or salvaged materials or for any scrap or salvage operations.
 - 21. Jewelry stores.
 - 22. General merchandising store.

23. Wholesale and retail camera and photographic supply stores.
24. Funeral services, including crematoriums.
25. Motion picture theaters and live theaters.
26. Banking and financial institutions.
27. Medical and health services.
28. Business service establishments, including office supply and printing and publishing establishments.
29. Parking lots.
30. Taxicab and dispatching offices.
31. Hotels, motels, hostels, bed and breakfasts, bunk houses and boarding houses.
32. Radio and television studios.
33. Plumbing and heating service and equipment dealers.
34. Paint, glass and wallpaper stores.
35. Electrical or electronic appliances, parts and equipment.
36. Gasoline service stations.
37. Aircraft and marine parts and equipment stores, and outboard motor repair.
38. Antiques and secondhand stores, including auctions, pawnshops.
39. Automotive accessories, parts and equipment stores.
40. Automotive repair, services and garages.
41. Motor vehicle dealers, new and used.
42. Wholesale and retail fur repair, storage, and sales.
43. Automobile display lots, new and used.
44. Lumber yards and builders supply stores.
45. Nurseries and garden supply stores.
46. Automobile car washes.
47. Air passenger terminals.

48. Amusement arcades, billiard parlors, bowling alleys, roller and ice skating rinks.
49. Veterinary clinics and boarding kennels, with activities conducted in a completely enclosed building.
50. Vocational or trade schools.
51. Wholesale and retail furniture and home finishing stores.
52. Wholesale and retail radio and television stores.
53. Wholesale and retail household appliance stores.
54. Wholesale, industrial, and retail hardware stores.
55. Merchandise vending machines sales and service.
56. Frozen food lockers.
57. All-terrain vehicles remodeling or repair.
58. Boat building.
59. Sign shops.
60. Cabinet shops.
61. Cleaning, laundry or dyeing plants.
62. Other commercial uses of a character similar to those uses listed in this section. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.030 Conditional uses.

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

- A. Industrial uses permitted in the I district.
- B. Radio and television towers and antennas, but not including amateur radio and citizen band radio antennas that are accessory to the principal use of the lot.
- C. Landing strips and air taxi services.
- D. Planned unit developments.
- E. Alcohol sales and dispensing.

- F. Indoor marijuana cultivation facilities (within a fully enclosed secure indoor facility or greenhouse with rigid walls, a roof and doors).
- G. Marijuana testing facilities.
- H. Marijuana retail store. [Ord. 16-23 § 2; Ord. 16-11 § 2; Ord. 01-05 § 8.]

18.36.040 Minimum lot size.

The minimum lot size in the GU district is seven thousand (7,000) square feet. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.050 Minimum setback requirements.

Structures, other than minor structures, in the GU 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. [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.060 Maximum height of structure.

The height of a structure in the GU district is not restricted except as may be limited under airport height restrictions applied under BMC [18.48.250](#) through [18.48.270](#). [Ord. 16-23 § 2; Ord. 01-05 § 8.]

18.36.070 Minimum requirements for marijuana facilities.

- A. Indoor cultivation facilities must be fully enclosed and secure. If the facilities will be a greenhouse, in addition to the need to be fully enclosed and secure, the greenhouse must have rigid walls, a roof and doors.
- B. Outdoor cultivation facilities must be obscured from public view either by a sight obscuring wall or a fence at least six (6) feet in height. [Ord. 16-23 § 2.]

The Bethel Municipal Code is current through Ordinance 24-09, passed August 27, 2024.

Disclaimer: The city clerk's office has the official version of the Bethel Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofbethel.org](http://www.cityofbethel.org)

[Hosted by General Code.](#)

Chapter 18.76

AMENDMENTS TO THE OFFICIAL MAP AND LAND USE CODE

Sections:

- 18.76.005 Status of actions.**
- 18.76.010 Initiation of text amendments and land use map modifications.**
- 18.76.020 Application.**
- 18.76.030 Hearing and notification.**
- 18.76.040 Staff review.**
- 18.76.050 Planning commission hearing.**
- 18.76.060 City council hearing.**

18.76.005 Status of actions.

Requests for amendments to the text of the land use code or amendments to the official map are requests for legislative actions. The actions of the planning commission in recommending for or against requested amendments is legislative and policy-making in nature. An applicant who is a property owner does not have a right to a requested amendment, but has only the right to have the application heard by the planning commission and, if a timely request is filed upon a rejection by the planning commission, to have an ordinance that would implement the requested amendment transmitted to the city council for its consideration for rejection or introduction and hearing. The requirement for planning commission hearings is to provide an opportunity for broad public input and does not create a due process right in the applicant or a property owner. The requirements for findings, support and reasons is for the purpose of communicating the commission rationale for the policy decision it made or followed in taking its action on the applications. The lack of findings, support or reasons does not invalidate a planning commission action under this chapter. The requirements for hearings, findings, support and reasons do not change the nature or substance of the proceeding under this chapter from legislative to quasi-judicial or quasi-administrative. [Ord. 01-05 § 8.]

18.76.010 Initiation of text amendments and land use map modifications.

An amendment to any portion of the text of this title or of the official land use map may be initiated by application from any of the following:

- A. The city council;
- B. The planning commission;
- C. Any citizen, group of citizens, firm or corporation residing, owning, or leasing property in the city;

D. The manager. [Ord. 01-05 § 8.]

18.76.020 Application.

A. An application for an amendment to any portion of the text of this title shall be made by filing a written request with the planning department. The application shall request the planning commission review the proposed change in this title. The application shall specifically state the proposed change and the rationale for the change including how the change would further the goals and objectives and better implement the comprehensive plan. The application shall also include the fee as established by resolution by city council.

B. An application for an amendment to the official land use map to change a district designation or boundary shall contain:

1. A description of the land area to be redesignated, the requested new designation, along with the existing designation of the area proposed for redesignation and of the areas on all adjacent sides of the area proposed for redesignation;
2. A written statement of justification for the redesignation setting out the facts that show that the redesignation proposed is consistent with the comprehensive plan and furthers its goals and objectives, and showing that one (1) or more of the following conditions exist:
 - a. Changing area conditions;
 - b. Error in original land use designation;
 - c. Demonstrated suitability of the area for the uses that would be authorized as principal and conditional uses under the new designation and the compatibility of the potential new uses with established uses within the existing district and property abutting the area proposed for redesignation;
3. A description of the structures and uses within three hundred (300) feet of the boundary of the proposed area of change, in all directions, and the effects of the potential uses upon the adjacent areas;
4. The fee as established by resolution of the city council.

C. A request by the city council, the planning commission or the manager for an amendment to the text or map need not meet the fee or content requirements of subsections [A](#) and [B](#) of this section but must clearly describe the amendment requested. [Ord. 01-05 § 8.]

18.76.030 Hearing and notification.

A. Upon receipt of a complete application for an amendment to the text of this title or to the official map, the land use administrator shall set a date for a public hearing before the planning commission. The public hearing

shall be scheduled no sooner than twenty (20) calendar days and no later than fifty (50) calendar days from the date of acceptance of a complete application.

B. Notice of the public hearing on a proposed text or map amendment shall be published once a week for at least two (2) consecutive weeks preceding the public hearing in a newspaper of general circulation in the city or posted at City Hall and in at least three (3) public places at least two (2) weeks before the public hearing. If notice is published in a newspaper, the last publication shall be on the day of the hearing or any day that is within fourteen (14) days of the hearing. The notice shall also be delivered to a local radio station five (5) days prior to the scheduled hearing for use on public announcements. The notice shall include a brief description of the amendment or redesignation. Failure to provide one (1) or more of the forms of notice does not invalidate action of the planning commission on the matter so long as there is substantial compliance with either the posting or the publication requirement.

C. If an amendment of the official map is involved and the area proposed for redesignation is small or involves only a few lots, the planning administrator should, but is not required to, send written notice of the hearing to owners of land that is within three hundred (300) feet of the boundaries of the area proposed for redesignation and may send notice to owners of land beyond the three-hundred- (300-) foot boundary. [Ord. 01-05 § 8.]

18.76.040 Staff review.

A. The planning department shall evaluate the application for amendment to the text of this title and shall conduct such investigations as may be relevant. The planning department may only make a recommendation for approval with the following findings:

1. The proposed amendment will be consistent with the comprehensive plan and will further specific goals and objectives of the plan;
2. The proposed amendment will be fair and reasonable to implement and enforce;
3. The proposed amendment will enhance the stated purpose of this title of promoting the public health, safety and welfare of the present and future inhabitants of the city;
4. The proposed amendment will be consistent with the intent and wording of the other provisions of this title.

B. The planning department shall make such investigations as are relevant and evaluate the proposed amendments to the official map. The department shall submit its analysis and recommendations to the planning commission along with findings consistent with its recommendations. The department may only recommend approval of the map amendment if it makes and supports the following findings:

1. The proposed redesignation will be consistent with and further the goals and objectives of the comprehensive plan;

2. If applicable, that the proposed redesignation is better suited to the area because either the conditions have changed in the area to be redesignated since the present designation was assigned, or the area was previously assigned an inappropriate zoning district designation;
3. The principal and conditional uses permitted in the proposed redesignated area will be compatible with the principal and conditional uses permitted in the surrounding area for a one-thousand- (1,000-) foot radius considering factors such as distance, topography, materials, screening, actual and potential development, comprehensive plan designations, and other relevant factors;
4. The area proposed to be redesignated either constitutes an expansion of an area of the same designation or is at least two (2) acres in size;
5. The existing or proposed water, sewage and transportation systems are adequate to serve the principal and conditional uses permitted in the proposed redesignation. [Ord. 01-05 § 8.]

18.76.050 Planning commission hearing.

A. The land use administrator or other representatives of the planning department and interested persons shall be heard at the hearing on the amendment application. The planning commission may adjourn the hearing from day to day. After the hearing is closed, the commission shall consider the merits of the application. The commission shall only consider:

1. The application for text or map amendment and accompanying materials submitted by the applicant;
2. The planning department's report which shall include the analysis, findings and recommendation of the planning department;
3. Written comments and material submitted prior to the public hearing; and
4. Verbal comments made and written materials received at the public hearing.

B. The planning commission may approve the application, modify and approve the application, or deny the application. Notwithstanding other quorum or voting requirements that may apply to planning commission actions, a commission approval or recommendation of approval of a text or map amendment application is effective only if the motion receives the number of affirmative votes equal to a majority of the authorized membership of the commission.

C. If the planning commission approves the application without modifications it shall set out its findings and the factual support for its findings. For this purpose, it may adopt, or modify and adopt, the findings and support of the planning department as its own findings and support. The commission findings must meet the requirements of BMC [18.76.040\(A\)](#) or (B), as appropriate, if it recommends approval of the application.

D. The planning commission may modify the application and approve the application as modified. If it approves the application as modified, it shall set out its findings and the factual support for its findings. It may incorporate

from the planning department's findings and support those findings and support that are appropriate to the modified application approved by the commission. The commission findings must meet the requirements of BMC [18.76.040\(A\)](#) or (B), as appropriate, if it recommends approval of a modified application.

E. If the planning commission approves the application or a modified application, the planning department shall draft and forward to the manager for introduction at the next regular city council meeting an ordinance making the amendments as approved by the commission. If the approved application was for a map amendment, there shall be included as an attachment or exhibit to the ordinance a map or drawing that accurately depicts the area that is subject to the redesignation. The application and all reports, recommendations, maps, correspondence and other documentary evidence shall be provided to the city council with the application and the planning commission's findings and support.

F. If the planning commission denies the application, the members of the commission that voted against the proposal shall set out the deficiencies and negative factors of the proposal that they believe justify the denial.

G. If the planning commission recommends denial of any proposed text or map amendment (including a failure to recommend), the denial will be considered a final decision of the planning commission. Within ten (10) days of the date of the decision, the applicant may file a written application with the city clerk requesting that the proposed amendment be considered by the city council. The city clerk shall then request the land use administrator to submit an ordinance that would effect the proposed amendment and any additional application materials for the proposed amendment, including the written record before commission and the commission decision and findings. The ordinance and materials shall be forwarded to the city council which may, in its discretion, take such action on the ordinance as it believes appropriate. [Ord. 01-05 § 8.]

18.76.060 City council hearing.

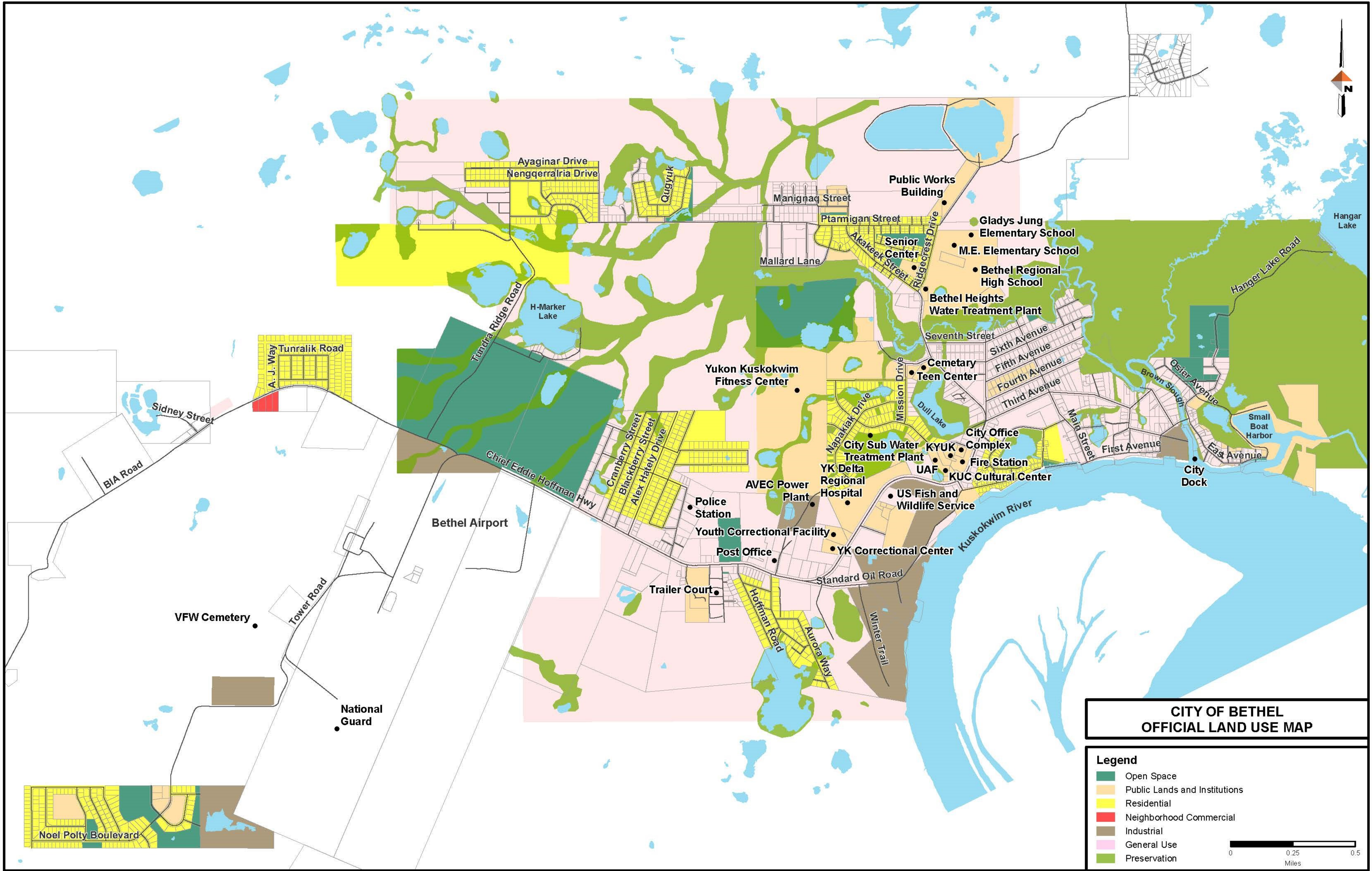
An ordinance transmitted to the city council pursuant to this chapter may be rejected by the council or introduced and set for a public hearing. The ordinance is subject to the procedural requirements of other ordinances. [Ord. 01-05 § 8.]

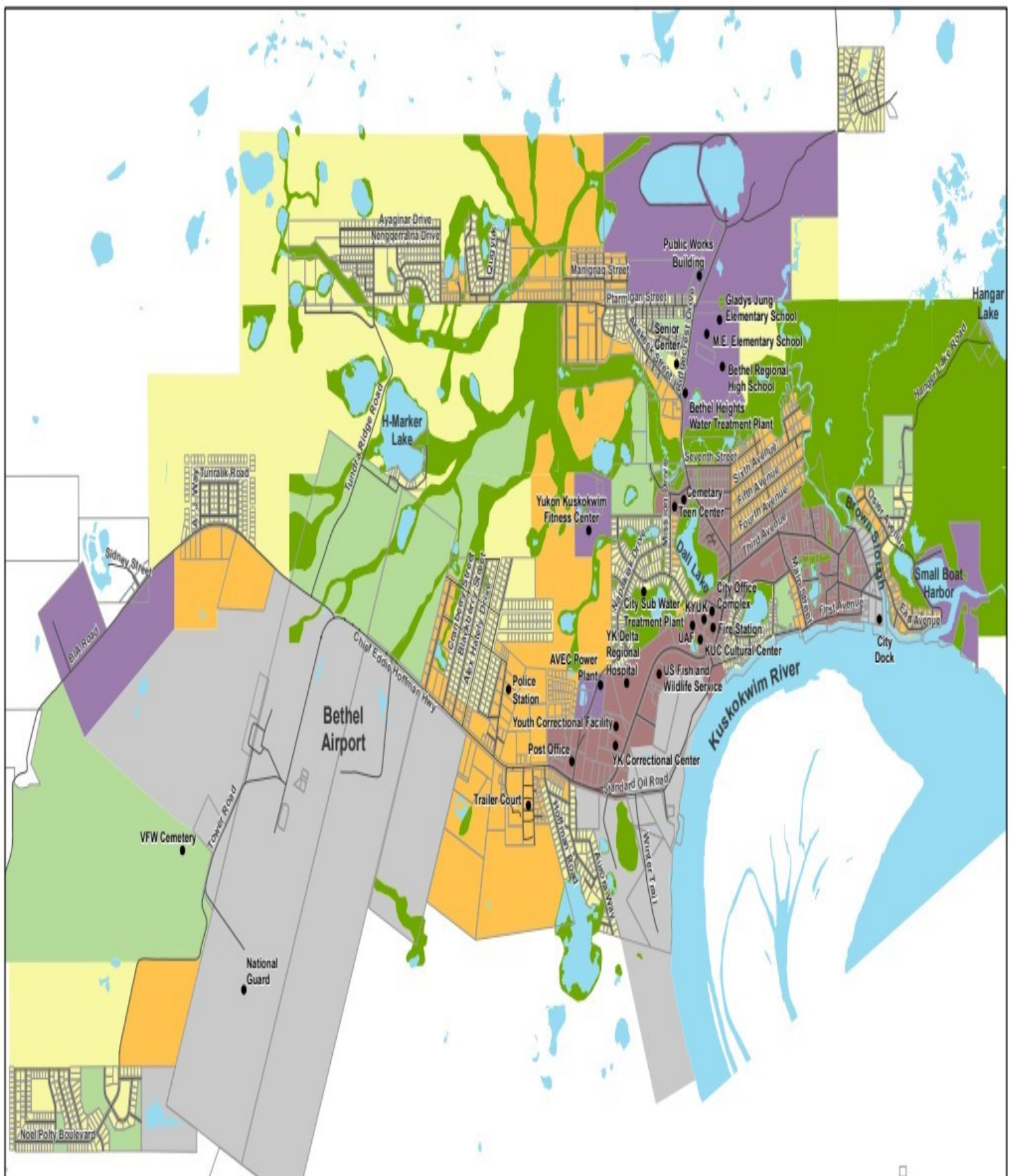
The Bethel Municipal Code is current through Ordinance 24-09, passed August 27, 2024.

Disclaimer: The city clerk's office has the official version of the Bethel Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofbethel.org](http://www.cityofbethel.org)

[Hosted by General Code.](#)





Future Land Use Designation

- | | |
|--|--|
| Single- and Two-Family Residential Neighborhood | Industrial/Heavy Commercial |
| Multi-Use Neighborhood | Public Open Space |
| Commercial/Civic Center | Preservation |
| Community Infrastructure | |

City of Bethel Parcel Boundary

Zoning Designation

Preservation

Future Land Use Plan Map

City of Bethel Comprehensive Plan



Date: July 2023

Figure 2
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AVENUE

CITY PROPERTY

FFTH

AVENUE

FFTH

LOT LINE ADJUSTMENT

