

Introduced by: Planning Commission
Introduction Date: June 8, 2021
Public Hearing Date: June 22, 2021
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Ordinance No. 21-27

AN ORDINANCE BY THE BETHEL CITY COUNCIL AMENDING THE OFFICIAL LAND USE MAP OF BETHEL BY ADOPTING AN INDUSTRIAL ZONING DESIGNATION FOR 18.2 ACRES OF LAND CONSISTING OF TRACT A AND TRACT B OF THE TOWER ROAD SUBDIVISION, SECTION 14, TOWNSHIP 8 NORTH, RANGE 72 WEST, SEWARD MERIDIAN, BETHEL, ALASKA.

WHEREAS, Bethel Municipal Code Section 18.04.050A (Zoning Jurisdiction) states the territorial jurisdiction under this title shall include all lands located within the corporate limits of the city. The provisions of this title shall apply equally to private and public property except to the extent prohibited by law, and

WHEREAS, BMC Section 18.04.030B (Zoning Application) states 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 this Title, and

WHEREAS, BMC Section 18.40.010 states the Industrial District is intended to apply to areas where industrial development is the predominant, or is expected to be the predominant use, and

WHEREAS, Tracts A and B consist of 18.2 acres that will form a small enclave of industrial uses next to the abutting Airport Buffer Zone on Noel Polty Road, 450-feet south of the Tower Road turnoff, and

WHEREAS, the Planning Commission held a public hearing on Thursday, May 13, 2021 for reviewing the Industrial Zoning designation request from the Bethel Native Corporation and agreed with the city planner that the proposed zoning satisfies BMC 18.76.040 (B) which states 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 water and sewage availability, and

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WHEREAS, the Planning Commission also agreed that all 26 principle uses and four conditional uses allowed in BMC 18.40.020 and 18.40.030 (Industrial Uses) would be compatible for development of Tracts A & B, Tower Road Subdivision, and

NOW, THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska that: the Official Land Use Map of Bethel shall be amended to show an Industrial Zone designation for Tracts A and B of the Tower Road Subdivision, Section 14, Township 8 North, Range 72 West, Seward Meridian, Bethel, Alaska.

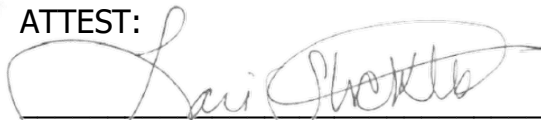
SECTION 1. Classification. This ordinance is of a permanent nature and shall be shown on the Official Land Use Map of Bethel as Industrial.

Section 2. Effective Date. This ordinance shall become effective immediately upon passage by the City Council.

ENACTED THIS 22nd DAY OF JUNE 2021, BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.


[Michelle DeWitt \(Jun 30, 2021 14:30 AKDT\)](#)
Michelle DeWitt, Mayor

ATTEST:


Lori Strickler, City Clerk

Ordinance 21-27 Industrial Zoning Designation Tower Road Subdivision

Final Audit Report

2021-06-30

Created:	2021-06-30
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"Ordinance 21-27 Industrial Zoning Designation Tower Road Subdivision" History

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