

Introduced by: Planning Commission  
Introduction Date: August 23, 2022  
Public Hearing: September 13, 2022  
Action: Passed  
Vote: 5-0

# CITY OF BETHEL, ALASKA

## Ordinance #22-30

**AN ORDINANCE BY THE BETHEL CITY COUNCIL AMENDING THE OFFICIAL LAND USE MAP OF BETHEL BY ADOPTING A GENERAL USE ZONING DESIGNATION TO LAND OWNED BY MERSIN PELLUMBI CONSISTING OF A .46-ACRE PROPERTY LOCATED AT 115 HOFFMAN ROAD, LOT 4, BLOCK 1, PLAT 80-14, SECTION 18, TOWNSHIP 8 NORTH, RANGE 71 WEST, SEWARD MERIDIAN.**

**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**, the City of Bethel Planning Department received a request from Mersin Pellumbi on July 19, 2022 for amending the Official Land Use Zoning Map by rezoning his.46-acre property at 115 Hoffman Road from Residential to General Use, and

**WHEREAS**, BMC Section 18.36.010 states the intent of the General Use District is to allow a mix of compatible residential and commercial uses, and

**WHEREAS**, 115 Hoffman Road is located on the edge of the Residential Zone abutting commercial frontage properties that line Chief Eddie Hoffman Blvd, and if allowed, this General Use re-zoning will fit in with the Bethel-wide trend of commercial uses lined along the thoroughfares, with residential zones immediately behind, and

**WHEREAS**, the proposed General Use designation will also fit in with the residential nature of the neighborhood because of the two residential structures constructed on said property (duplex and triplex), and

**WHEREAS**, the zoning request 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.

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- 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

**WHEREAS**, the Planning Commission held a public hearing on August 11, 2022 to review the General Use Zoning designation request and agreed with the planner that the proposed zoning satisfied BMC 18.76.040(B1-B5), and

**WHEREAS**, the Planning Commission, through Resolution 22-06, recommends to the City Council to approve a zoning map amendment to the Official Land Use Map of Bethel that will apply a General Use zoning designation to 115 Hoffman Road, and

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL, ALASKA** by the City Council of Bethel, Alaska that: the Official Land Use Map of Bethel shall be amended to show a General Use zoning designation to 115 Hoffman Road, Lot 4, Block 1, Plat 80-14, Section 18, Township 8 North, Range 71 West, Seward Meridian.

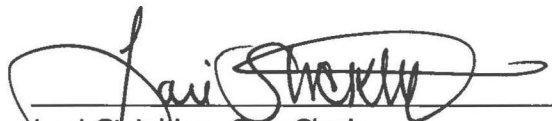
**SECTION 1. Classification.** This ordinance is of a permanent nature and shall be shown on the Official Land Use Map of Bethel as General Use.

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

**ENACTED THIS 13<sup>th</sup> DAY OF SEPTEMBER 2022, BY A VOTE OF 5 IN FAVOR AND 0 OPPOSED.**

  
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Mark Springer, Mayor

ATTEST:

  
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Lori Strickler, City Clerk