

**RESOLUTION**  
**Bethel Planning Commission**  
**Resolution No. 2020-02**

**A RESOLUTION OF THE BETHEL PLANNING COMMISSION TO THE CITY COUNCIL RECOMMENDING A ZONING MAP AMENDMENT TO THE OFFICIAL LAND USE MAP OF BETHEL THAT WILL APPLY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL ZONING DESIGNATIONS TO THE BLUE SKY ESTATES SUBDIVISION LOCATED ON THE NORTH SIDE OF BIA ROAD, SECTIONS 11 AND 12 OF TRACT 41, TOWNSHIP 8 NORTH, RANGE 72 WEST, SEWARD MERIDIAN, BETHEL ALASKA, TO INCLUDE:**

**RESIDENTIAL**

**BLOCK 1**     LOTS 1 TO 33  
**BLOCK 2**     LOTS 1 TO 11  
**BLOCK 3**     LOT 1  
**BLOCK 4**     LOTS 1 TO 16  
**BLOCK 5**     LOTS 1 TO 8  
**BLOCK 6**     LOTS 1 TO 7

**NEIGHBORHOOD COMMERCIAL**

**BLOCK 7**     LOTS 1 TO 3

**WHEREAS**, A condition of the May 11, 2017 Preliminary Plat approval by the Planning Commission is to have the Planning Commission apply a zoning designation to the Blue Sky Estates Subdivision before Final Plat Approval. The Blue Sky Estates Subdivision is currently an un-zoned subdivision located inside the City of Bethel boundaries, and

**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 Bethel City Planning staff performed a windshield survey of the nearby and abutting Larson Subdivision neighborhoods and counted 52 single family residences (74%), six duplexes (8%), two properties with a residential garage only (2%), and 11 vacant lots (16%), and determined the subdivision to be predominantly residential, and

**WHEREAS**, BMC Section 18.32.010 states the intent of the Residential District is to provide protection to residential areas from encroachment from nonresidential activities, and

**WHEREAS** the intent of the Neighborhood Commercial District is to establish and maintain places for limited retail sales and services that are accessible and convenient to nearby residents. The NC district is applied to areas serving only a limited, local market and is intended to permit only those uses which do not create adverse impacts that are incompatible with nearby residences.

**WHEREAS**, the Planning Commission held a public hearing on Thursday, March 12, 2020 for the purpose of bringing the Subdivision into compliance with BMC Sections 18,04.050(A) and 18.04.50(B), and determined:

1. Applying a Residential Zone designation to the subdivision would be consistent with existing residential development on the north side of BIA Road, and
2. Applying a Neighborhood Commercial Zone designation to three lots on the south side of BIA Road will not be detrimental to Blue Sky Estates residences and nearby Larson Subdivision residences to the north because of the BIA Road acting as a buffer. A 3.77 acre lot designated as open space will buffer the three NC lots from the Tanqik Subdivision, to the east.
3. Applying Residential Zoning to 96% of Blue Sky Estates Subdivision lots is consistent with the City of Bethel Comprehensive Plan 2035, in which the Future Land Use Map designates the Blue Sky Estates Subdivision as being in the Residential Zone. Action 1b under Land Use Compatibility designates the Blue Sky Estates Subdivision to be a "low density residential area" and should be generally limited to residential uses.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission recommends to the City Council to approve a zoning map amendment to the Official Land Use Map of Bethel that will apply Residential and Neighborhood Commercial zoning designations to Blue Sky Estates Subdivision located on the north side of BIA Road, Sections 11 and 12 of Tract 41, Township 8 North, Range 72 West, Seward Meridian, Bethel Alaska, to include:

**RESIDENTIAL**

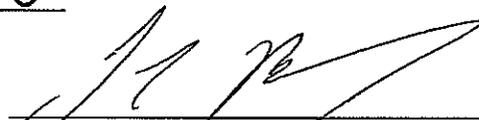
BLOCK 1      LOTS 1 TO 33  
BLOCK 2      LOTS 1 TO 11  
BLOCK 3      LOT 1  
BLOCK 4      LOTS 1 TO 16  
BLOCK 5      LOTS 1 TO 8  
BLOCK 6      LOTS 1 TO 7

**NEIGHBORHOOD COMMERCIAL**

BLOCK 7      LOTS 1 TO 3

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 12<sup>th</sup> day of March 2020. City of Bethel City Planning Commission Action:

Vote: In Favor: 5 Opposed: 0 Abstained: 0

  
\_\_\_\_\_  
Lorin Bradbury, Co-Chair

ATTEST:

  
\_\_\_\_\_  
Pauline Boratko, Recorder