

RESOLUTION
City of Bethel Planning Commission
Resolution No. 2020 – 01

**A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT APPLICATION
SUBMITTED BY ESSENKAY, LLC DBA KUSKO KUSH FOR A RETAIL MARIJUANA STORE
LOCATED AT 781 THIRD AVENUE, UNITED STATES SURVEY 3230 A&B, LOT 4 BLOCK
15, IN BETHEL, ALASKA, IN THE BETHEL RECORDING DISTRICT.**

WHEREAS, Pursuant to Bethel Municipal Code (BMC) 18.36.030H(General Use District- Conditional Uses), Essenkay, LLC, has submitted a Conditional Use Permit Application for the purpose of opening a retail marijuana store in the General Use District; and

WHEREAS, the Planner for the City of Bethel has reviewed and wrote findings of fact and recommendations for the Conditional Use Permit application and determined that it conforms to the requirements pursuant to BMC 18.60 (Conditional Use Permit Standards and Procedures) and 16.04 (Planning, Land Use, Platting, and Site Development); and

WHEREAS, the proposed retail store will experience short-term customers and parking times. A 32-foot wide driveway will provide access to and from the property from Third Ave. There is adequate parking space (10 parking spaces). There is currently no traffic problem in the immediate vicinity. It is anticipated that there would be an increase in traffic to the vicinity upon operation startup; and

WHEREAS, permitting a commercial business such as a marijuana retail store inside the General Use District surrounded predominantly by other commercial uses, including past permitted Conditional Uses such as a liquor store next door, and a marijuana retail store 260-feet to the west on Third Avenue should not be a detriment to the neighborhood nor to the general welfare of the community.

WHEREAS, the location of the store promotes a logical growth pattern within the city as it is located on a major thoroughfare surrounded by predominantly commercial uses that are a type that attract vehicles and customers from all over the city; and

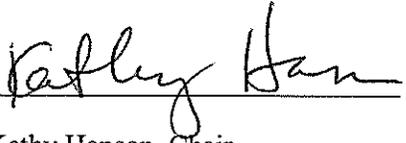
NOW THEREFORE BE IT RESOLVED that the Planning Commission has reviewed the Conditional Use application and staff's findings and has determined that it conforms to the requirements pursuant to BMC 18.60 and BMC 16.04; and

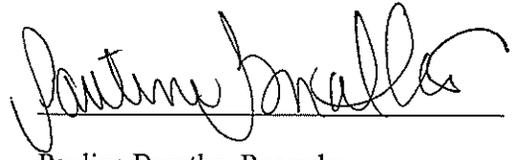
NOW THEREFORE BE IT FURTHER RESOLVED the Planning Commission finds that a commercial business such as a marijuana retail store located inside the General Use District, on a major thoroughfare surrounded predominantly by other commercial uses should not be a detriment to the neighborhood nor to the general welfare of the community, and hereby approves the permit with the following conditions:

1. The 18-foot by 24-foot space between the front of the store and Third Avenue shall be blocked off with barriers to prevent customer parking and associated backing out on to Third Ave when leaving the premises.

PASSED AND APPROVED BY THE BETHEL PLANNING COMMISSION by a duly constituted quorum on this 9th day of January 2020 by the City of Bethel City Planning Commission Action:

Vote: In Favor: 4 Opposed: 0 Abstained: 0

ATTEST: 
Kathy Hanson, Chair
City of Bethel Planning Commission


Pauline Boratko, Recorder