



Planning Commission Meeting Agenda

Regular Meeting Thursday, December 8, 2016– 6:30PM
City Hall Council Chambers 300 Chief Eddie Hoffman Highway

MEMBERS

Joy Shantz
Chair
Term Expires 12/2017

John Guinn
Vice-Chair
Term Expires 12/2016

Nikki Hoffman
Council Rep.
Term Expires 12/2017

Kathy Hanson
Commission Member
Term Expires 12/2018

Cliff Linderth
Commission Member
Term Expires 12/2017

Lorin Bradbury
Commission Member
Term Expires 12/2017

John Cochrane
Commission Member
Term Expires 12/2018

Alex Wasierski
Alternate Member
Term Expires 12/31/18

Ted Meyer
Ex-Officio Member

Betsy Jumper
Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES FROM THE OCT. 13, 2016 MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
 - A. PUBLIC HEARING: ZONING OF TSIKOYAK (LARSON) SUBDIVISION
- VII. PLANNER'S REPORT
- VIII. COMMISSIONER'S COMMENTS
- IX. ADJOURNMENT

City of Bethel, Alaska

Planning Commission Meeting

Oct. 13, 2016

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, Oct. 13, 2016, at 6:30 PM at the City Hall chambers room in Bethel, Alaska. Lorin Bradbury called the meeting to order at 6:30 pm.

II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Lorin, Kathy, Cliff, and Nikki. Also present were Planning staff members Ted Meyer, Haley Hanson, and Betsy Jumper.

III. PEOPLE TO BE HEARD

Nobody wished to be heard.

IV. MOTION TO APPROVE THE MINUTES OF THE SEPT. 8, 2016 MEETING

MOVED:	Kathy Hanson	To approve the Sept. 8, 2016 minutes.
SECONDED:	Nikki Hoffman	
VOTE ON MOTION		
All in favor 4 yes and 0 opposed. Motion carries.		

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF Oct. 13, 2016

MOVED:	Kathy Hanson	To approve the agenda.
SECONDED:	Nikki Hoffman	
VOTE ON MOTION		
All in favor 4 yes and 0 opposed. Motion carries.		

VI. NEW BUSINESS: A. PUBLIC HEARING: Application for a Conditional Use Permit for converting an existing duplex into a triplex. The legal description is Lot 5, block 1, plat number 71-425. The physical address is 013 Kwethluk Lane in City Subdivision (action item)

Acting Chair Bradbury opened the public hearing.

City Planner Ted Meyer presented his facts and findings on the conditional use permit.

Applicant Kevin Phelan stated the triplex would follow the existing roof line to blend in with the existing structure.

People to be Heard: Nobody wished to be heard.

MOTION TO APPROVE THE CONDITIONAL USE PERMIT

MOVED:	Nikki Hoffman	To approve the conditional use permit with the conditions of a 4' width between new triplex addition and the 4 parking spaces, and provide infill in space #1.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION All in favor 4 yes and 0 opposed. Motion carries.		

Acting Chair Bradbury closed the public hearing.

B. All Terrain Vehicle's (ATV's) trails. A discussion ensued.

VII. PLANNER'S REPORT: Ted went over the monthly report.

VIII . COMMISSIONER'S COMMENTS: **Kathy:** no comments, except I won't be here next month; **Nikki:** Traffic use pattern is a part of the Planning Commission—I'm a little bit disappointed we didn't have more of a discussion on this. Council wanted to know from this body about that; I'll go back to them and relay what was discussed because this is something that is going to become code. Other than that, I think we have a lot of other things on our plate to get at. **Cliff:** no comments; **Lorin:** a couple of comments, I really want to be sure when the council representative goes back to council with Planning Commission recommendations/findings, that it's an accurate accounting. This seems more like an issue for Public Safety. Also, looking at the Comprehensive map, I think some of us would have objections with it. I appreciate all Ted does here at the meetings, really well done.

X. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 8:00 PM.
SECONDED:	Cliff Linderoth	
VOTE ON MOTION 4 yes and 0 opposed. Motion carries.		

The next meeting will be on November 10, 2016

_____, Joy Shantz, Chairman
ATTEST: _____, Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

November 10, 2016

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

II. ROLL CALL

STAFF: Ted Meyer and Betsy Jumper

Due to a lack of a quorum, the meeting is adjourned.

The next meeting will be on Dec. 8, 2016

Memo

TO: City of Bethel Planning Commission
FROM: Ted Meyer, Planner
SUBJECT: **Staff Findings and Recommendation for Applying a Zoning Designation to Properties Located in the Larson Subdivision**
DATE: 11/28/16

I. INTRODUCTION

Zoning Definition Refresher

Land use and zoning involves the regulation of the use and development of real estate. 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. New York City adopted the first zoning ordinance in 1916 as a response to a high rise building constructed in a residential neighborhood, with zero setbacks. Since then, zoning regulations have been adopted by municipalities across the United States.

The basic purpose and function of zoning is to divide a municipality into zones, with the more common zones being residential, commercial, industrial districts, open space, etc. These zones are separate from one another, with the use of 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. One objective is to protect residents' quality of life by buffering their homes from commercial and industrial activities. For zoning that allows both residential and commercial development (General Use District), the objective is compatibility between residences and certain types of commercial activities.

Zoning and land-use regulation are also designed to guide future development. Municipalities commonly follow a planning process that ultimately results in a Comprehensive Plan and the 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. Future developers must plan their subdivisions in accordance with the official Zoning Map.

II. PURPOSE OF HEARING

The City of Bethel Planning Commission will apply a zoning designation to the built-up portion of the Larson Subdivision. Upon defining the appropriate Zone for the subdivision, the Planning Commission will then forward the recommendation to the City Council for further review and adoption.

Zoning Jurisdiction

The Larson Subdivision is currently an un-zoned subdivision located inside the City of Bethel boundaries. Bethel Municipal Code Section 18.04.050A states the territorial jurisdiction under this title (Title 18- Zoning) 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.

Zoning Application

Section 18.04.030B 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 Title 18.

Zoning Purpose

Section 18.04.020 states the provisions of this Title are for the purposes of implementing the Comprehensive Plan and promoting the public health safety, and welfare of the present and future inhabitants of the City.

In summary, all land and structures must be in a designated zoning/land use district of the City.

III. BETHEL ZONING DISTRICTS

There are currently six Zoning districts in Bethel. These districts and intents of each are:

1. 18.20 PRESERVATION DISTRICT

The preservation district is intended to apply to significant wetlands and drainage ways that should be preserved as open areas or to which careful attention must be given to development that would disturb the wetlands or affect the drainage ways.

2. 18.24 PUBLIC LANDS AND INSTITUTIONAL DISTRICT

The public lands and institutional district is intended to apply to undeveloped public lands not dedicated for open space, and public and quasi-public institutional uses, including government office buildings, facilities, and existing land reserves for public and institutional use.

3. 18.28 OPEN SPACE DISTRICT

The open space district is intended to provide undeveloped open space, to protect trails, to provide open areas for recreation, and to provide buffers between incompatible districts. [Ord.

4. 18.40 INDUSTRIAL DISTRICT

The industrial district is intended to apply to areas where industrial development is the predominant, or is expected to be the predominant use.

5. 18.36 GENERAL USE DISTRICT

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

6. 18.32 RESIDENTIAL DISTRICT

The intent of the residential district is to provide protection to residential areas from encroachment from nonresidential activities.

As my recommendation is to zone the subdivision Residential, I'm only going to discuss the two zones that allow residences as a Principal use (General Use and Residential Districts).

General Use District

Principle uses allowed in the General Use District include single family residences, duplexes, triplexes, and apartment buildings. Additionally, there are 61 types of commercial businesses allowed that include various retail, automotive, and gas stations. Applicants submitting a Site Plan Permit Application for construction of a Principle Use have the right to construct that use. See note below for further information.

Conditional uses that require additional scrutiny and a Conditional Use Permit include industrial uses as well as cell towers. *See the General Use District attachment for further reference.*

Residential District

Principle uses allowed in the Residential District include single family residences, duplexes, and home occupations. Examples of home occupations include internet occupations, crafts, and any other business that wouldn't result in noise, fumes, or an increase in traffic to the neighborhood.

Conditional Uses that require additional scrutiny and a Conditional Use Permit include triplexes, apartment buildings, professional offices, churches, food and beverage sales, and personal services. *See the Residential District attachment for further reference.*

Note:

An applicant submitting a Site Plan Permit Application (construction permit application) to the City to construct a structure classified in the Zoning Code as a "Principle Use" has a right to construct that use. Whereas an application for constructing a structure classified in the Code as a Conditional Use has a right only to have the Planning Commission give fair consideration to an application for a Conditional Use.

IV. DESCRIPTION OF LARSON SUBDIVISION

Legal Description

Tsikoyak Subdivision, a subdivision of Martha Larson's Native Allotment, Number SN-F17469-Parcel C, situated in Section 12, Township 8 North, Range 72 West, Bethel Alaska.

Subdivision Characteristics

The Larson Subdivision was subdivided in March 1996, with the first houses built shortly after. Larson is an enclosed subdivision, situated off of the BIA Road, approximately 1.2 miles from the contiguously built-up section of Bethel ending at the Blueberry Subdivision. The subdivision is bordered by Native Allotments on all sides.

There are two entrance/exit points to the subdivision with only four to five lots on each side of the four interior blocks, resulting in short road lengths. The subdivision consists of 70 lots equaling 29.5 acres, broken down by:

8 Right of Way roads	7.3 acres
8 city blocks	18.4 acres

Open space 3.8 acres

The majority of the properties are approximately ¼ acre lots with the smallest lot size at 10,100 square feet and the largest at 22,187 square feet.

Residence Data

In June 2016, planning staff performed a windshield survey of the Larson Subdivision. There were a total of 70 lots with:

52 Single Family residences	74% of total lots
6 duplexes	8%
2 properties with garage only	2%
11 vacant lots	16%

Population Data

According to the 2010 Census (by block group statistical area), there was a population of 148 people living in the Larson Subdivision. One hundred and twelve people (76% of total population) lived in owner occupied units, and 36 people (24%) lived in renter occupied units. There were 46 units at the time with 41 units occupied (89%) and five vacant units (10%)

V. CONSISTENCY WITH THE COMPREHENSIVE PLAN

Applying Zoning to the Larson Subdivision is consistent with the City Bethel Comprehensive Plan 2035, adopted in 2011. Under the Land Use Compatibility section (*see page 4-11 of the attached section of the Bethel Comprehensive Plan*), Goal #3 provides for compatibility among adjoining land uses so that future development maintains or improves the quality of life or land value of surrounding uses”.

The associated Map #4.4 (*Future Land Use Plan Map - see page 4-10 of the attached section of the Bethel Comprehensive Plan*) is a long-term vision of how and where the city will grow and change over the next 20 years to accommodate expected population and job growth (versus the current City’s Zoning Map which designates how land can be used and what can be built on any given property today). The Future Land Use Map designates the Larson Subdivision as being in the Residential Zone. Further, Action 1b under Goal 3 designates the Larson Subdivision to be a “low density residential area” and states it should be generally limited to residential uses.

VI. RECOMMENDATION

A Residential Zone is an area of land use in which housing predominates, as opposed to other zones such as industrial and commercial areas. Larson fits the residential definition as the subdivision consist of 52 single family residences, six duplexes, and two lots with residential garages (*see map and graph*). As there are **no** non-conforming uses/structures in the subdivision, there would be no need to grandfather in any structures, if zoned residential.

The intent of the Larson sub-divider appears to have been creating a low density housing development on ¼ acre lots, and the result is definitely a low density 100% residential

neighborhood. There are generous spaces between houses and there are quiet streets with little traffic as most drivers are going to and from their homes. *See attached photos.* These photos show strong similarity with other Bethel residential-zoned subdivisions.

Because the subdivision has never been zoned, property owners could have constructed non-residential structures/uses, but they didn't. All improved properties to date are either single family or duplex. There are only 11 vacant lots left for development.

It's important to protect the residential subdivision from traffic generating activities such as commercial enterprise. Theoretically, a commercial establishment located in the subdivision such as a convenience store could not financially survive by subdivision resident customers alone; it would need customers from the entire city in order to operate a successful business. In doing so, there would be increased traffic from nonresidents as well as street parking issues. The 50'ROW widths of all streets is not very conducive to on-street parking that would be required for non-residential uses. A commercial enterprise located in Larson could lower property values of neighboring properties.

I recommend the Larson Subdivision be zoned Residential. However, there is one very important variable involved that I haven't discussed, and that is the content of what Larson Subdivision residents have to say about this zoning. I'm hoping they'll show up to the hearing and have their say.

Photo #1- Intersection of BIA Road & Sonny's V



PHOTO #2- LOOKING WEST ON MI.



PHOTO #3- LOOKING WEST ON IUMIRA



Photo #4- Looking north on Sonny's Way

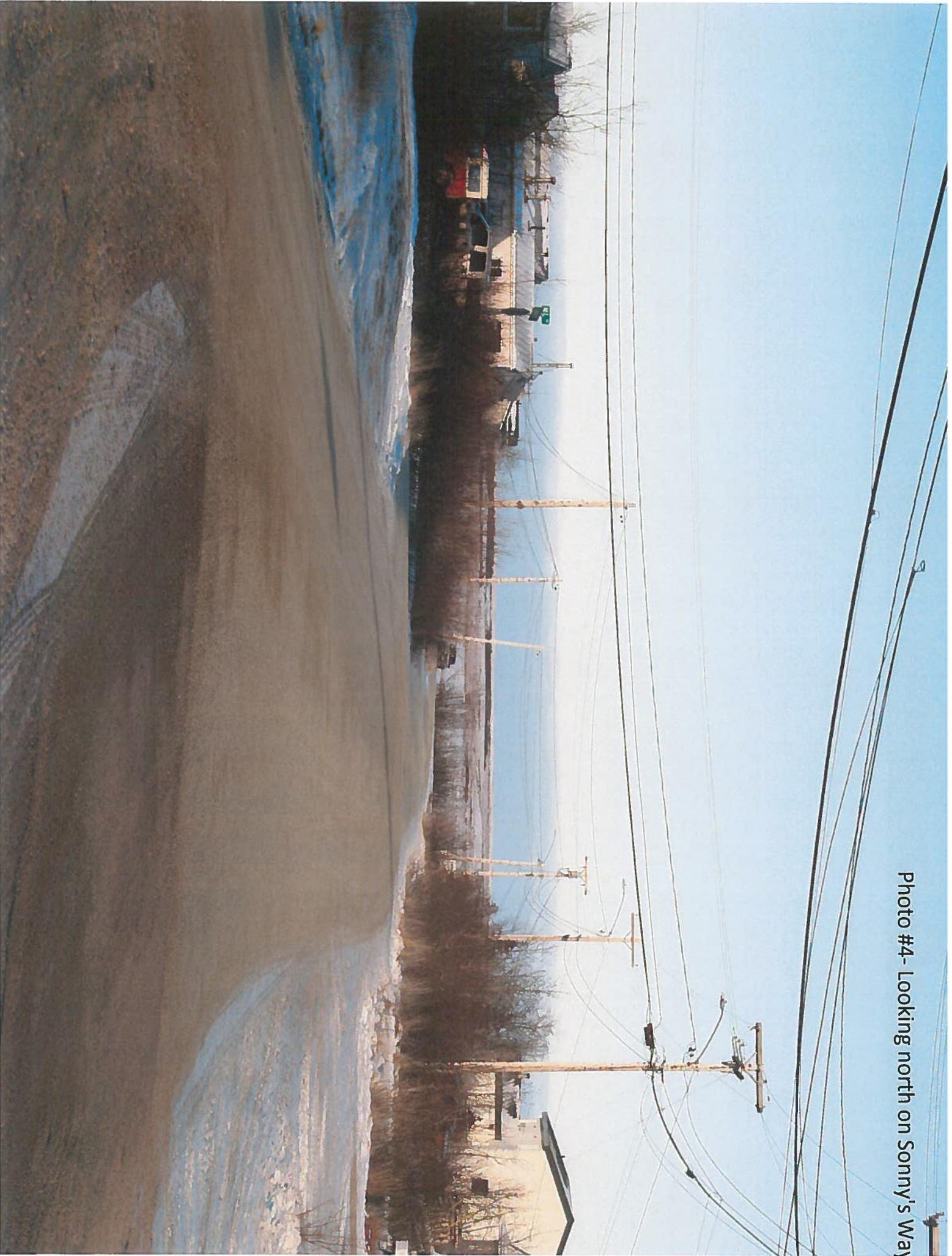


Photo #5- Looking north on



Photo #6- Looking north on RW Way

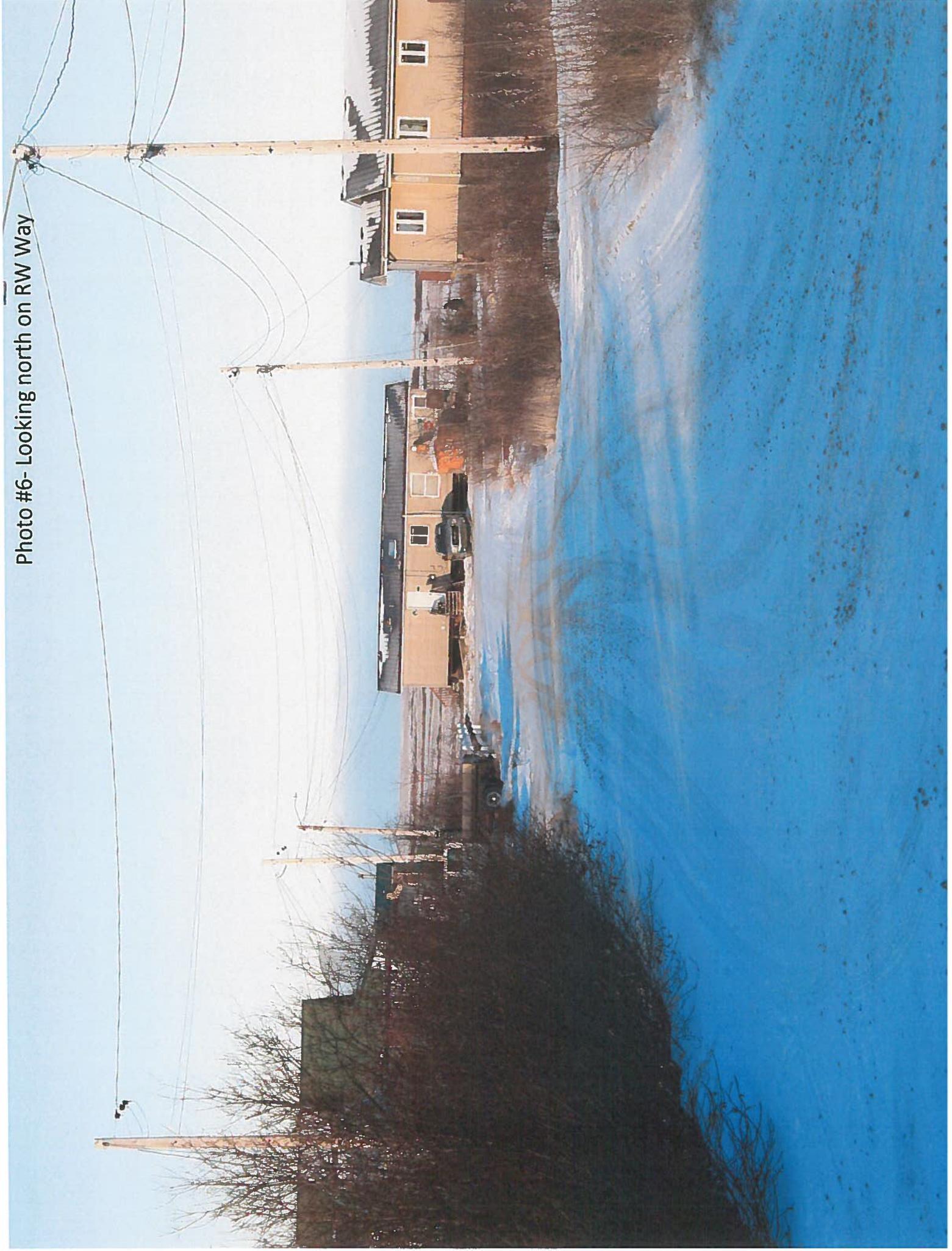


Photo #7- Looking north on Amy's Way



Photo #8- Looking north on Milkngay

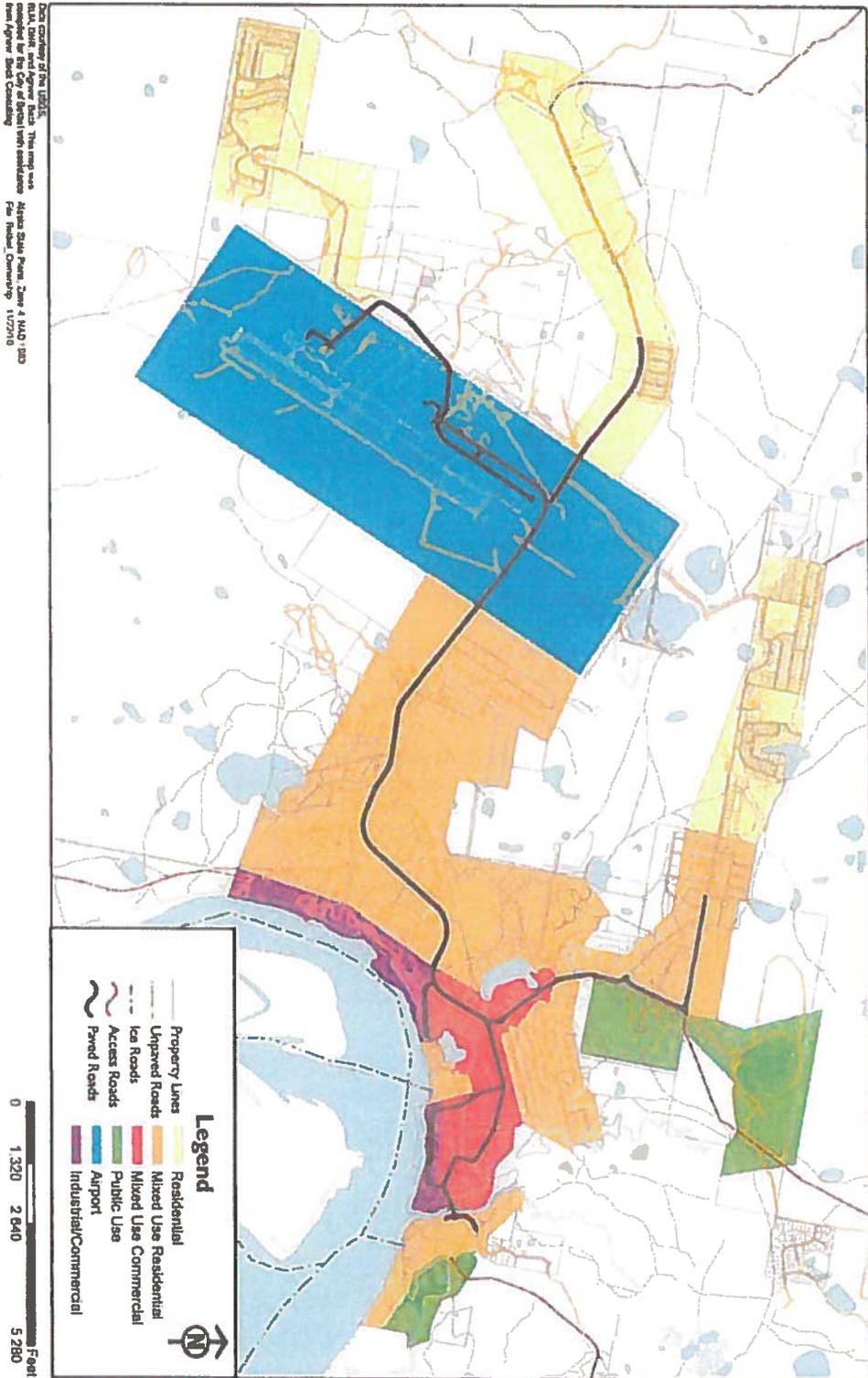


Tsikoyak(Larson) Subdivision Land Use



Map 4.4

City of Bethel Future Land Use Plan Map



Land Use Compatibility

GOAL 3: Provide for compatibility among adjoining land uses, so future development maintains or improves the quality of life or land values of surrounding uses.

Strategy 1: Review and revise Bethel land use regulations.

Action 1a: Examine existing Bethel code and existing land uses; revise and simplify land use designations to better fit the reality of Bethel's mixed use land use patterns.

A first suggestion for these uses includes the following categories:

- *Low density residential areas*
- *Mixed use - residential primary (residential and limited, residential-compatible uses)*
- *Mixed use (mix of commercial & residential, fewer constraints on size and character of commercial).*
- *Industrial/heavy commercial zone,*
- *Public Use*
- *Airport and related uses*

→ **Action 1b:** Use the generalized future land use designations in the Land Use Plan Map (Map 4.4), which broadly identifies areas intended for various uses, as the starting point for revising the zoning code in BMC Title 18 (Bethel zoning code).

→ *For example,*

- *Low density residential areas. This zone takes in several specific subdivisions, e.g., Tundra Ridge, Larson and Blueberry. In these areas uses should be generally limited to residential uses. Exceptions would be for small home-based businesses with minimal off-site impacts, or perhaps neighborhood serving commercial, such as a small grocery store.*
- *Mixed use. This use is intended to be the most common land use zone, made up of residential and residential-compatible uses. Examples of residential compatible uses include schools and other community serving, non-industrial facilities, and churches, office and professional services uses (e.g. health facilities), and neighborhood-serving commercial*
- *Industrial/Heavy Commercial. This zone is intended for uses that are generally incompatible with residential, and consequently need to be located where they do not disrupt adjoining residential or residential-compatible uses. This zone includes such uses as warehousing, storage, construction-related industries, marine and aviation-related industries. Key industrial locations include the tank farm, the port, the airport and portions of the waterfront between Second Avenue and the waterfront and the airport.*

Action 1c: Modify code to require a conditional use review process for large- scale uses or any other use likely to have significant off-site impacts.

Examples of such projects include a large scale public building, or a private use such as car repair.

**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.

18.36.010 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. 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. 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. [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. 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. 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. 01-05 § 8.]

The Bethel Municipal Code is current through Ordinance 16-18, passed June 14, 2016.

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.

Chapter 18.32 RESIDENTIAL DISTRICT – R DISTRICT

Sections:

- 18.32.010 Intent.
- 18.32.020 Permitted and principal uses and structures.
- 18.32.030 Conditional uses.
- 18.32.040 Minimum lot size.
- 18.32.050 Minimum setback requirements.
- 18.32.060 Maximum height of structures.
- 18.32.080 Noise.

18.32.010 Intent.

The intent of the residential district is to provide protection to residential areas from encroachment from nonresidential activities. [Ord. 01-05 § 8.]

18.32.020 Permitted and principal uses and structures.

The following are permitted and principal uses and structures in the R 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 for any purpose is specifically prohibited; except, during the construction or substantial improvement of the primary structure on a lot, a freezer van used solely for storage of construction materials and equipment may be located on the lot for a period not to exceed twelve (12) months unless, for good cause shown, the time is extended in writing by the land use administrator.
- H. The facilities of sewer, water and other utilities required to serve the lots in the district.
- I. Home occupations, but not more than two (2) per dwelling unit. [Ord. 01-05 § 8.]

18.32.030 Conditional uses.

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

- A. Triplex and residential apartment buildings.

- B. Planned unit developments.
- C. Professional offices.
- D. Parks, playfields, and playgrounds.
- E. Churches and synagogues, along with the customary accessory uses, including administrative offices, parsonages, day nurseries, kindergartens and meeting rooms.
- F. Headquarters or administrative offices for charitable organizations and similar quasi-public organizations of a noncommercial nature.
- G. Radio and television transmission towers and antennas, not including amateur radio and citizen band radio antennas that are accessory to a residential use.
- H. Food and beverage sales.
- I. Personal services.
- J. The facilities of sewer, water and other utilities required to serve lots outside the district. [Ord. 01-05 § 8.]

18.32.040 Minimum lot size.

The minimum lot size in the R district is nine thousand (9,000) square feet; provided, the minimum lot size for an apartment is ten thousand (10,000) square feet for the first (1st) four (4) units and an additional one thousand (1,000) square feet for each additional unit. [Ord. 01-05 § 8.]

18.32.050 Minimum setback requirements.

Structures, other than minor structures, in the R 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; provided, for lots that were lawfully platted prior to 1985 with less than seven thousand (7,000) square feet, seven (7) feet shall be provided for side yards.
- C. Rear yard: Ten (10) feet; provided, for lots that were lawfully platted prior to 1985 with less than seven thousand (7,000) square feet, seven (7) feet shall be provided for rear yards.
- D. Twenty-five (25) feet from the mean high water mark of any drainage or lake. [Ord. 01-05 § 8.]

18.32.060 Maximum height of structures.

The height of structures in the R district is not restricted except as may be limited under the airport height restrictions under BMC [18.48.250](#) through [18.48.270](#). [Ord. 01-05 § 8.]

18.32.080 Noise.

No loud noise, whether of public or private origin, shall be permitted within this land use district during the hours from 11:00 p.m. to 6:00 a.m. "Loud noise" is defined as a decibel level that exceeds eighty

(80) dBA max at the property line of the parcel within the R district that is receiving the noise. Specific examples of loud noise include a person or persons speaking loudly or yelling, operating a garbage disposal, or honking a vehicle horn within twenty (20) feet. This provision applies to all noise sources, whether generated inside or outside the R district, but does not apply to noise associated with aircraft arriving at or departing from the airport or emergency equipment or signals operated by a government agency. [Ord. 01-05 § 8.]

The Bethel Municipal Code is current through Ordinance 16-18, passed June 14, 2016.

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.

All notices in compliance as per Bethel Municipal Code
18.76.030



CITY OF BETHEL

PLANNING OFFICE

P.O. Box 1388 • Bethel, Alaska 99559

907-543-5301

Fax # 907-543-4186

NOTICE OF A PUBLIC HEARING

The City of Bethel's Planning Commission will hold a public hearing.

The purpose of the hearing is to apply zoning to the Larson/Tsikoyak Subdivision.

The public hearing will be held at the regular Planning Commission meeting on December 8th, 2016, at 6:30 pm at City Hall at 300 Chief Eddie Hoffman Highway.

Nov. 10, 2016

To Whom this May Concern:

You are receiving this notice of a Public Hearing pursuant to Bethel Municipal Code 18.76.030 "send written notice of the hearing to owners of land that is within three hundred (300) feet of the boundaries of the area proposed" If you are not the owner, please pass along to them.

NOTICE OF A PUBLIC HEARING

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The public hearing will be held at the regular Planning Commission meeting on December 8th, 2016, at 6:30 pm at City Hall at 300 Chief Eddie Hoffman Highway.

To: Pete Williams, Acting City Manager
From: Ted Meyer, Planner
Subject: **November 2016 Activity Report**
Date: December 1, 2016

Site Plan Permits

Site Plan Permits still trickle in. We've processed 79 applications to date for 2016.

Conditional Use Permit

Currently reviewing the Conditional Use Permit submitted by YKHC for the hospital expansion project.

Larson Subdivision Zoning

There was a big team effort from Planning Department staff for researching data, preparing maps, and assembling the packet for the Planning Commission hearing to recommend a zoning designation for the Larson Subdivision. The public hearing is scheduled for Dec 8 at 6:30pm.

Preliminary Plats

Currently reviewing two new Preliminary Plats.

Development Fees

Currently researching the use of development fees for new city growth and development in Bethel.

AT&T Microwave Tower Removal

Met with AT&T staff to discuss removal of the AT&T Tower to occur sometime this winter.

Code Enforcement

Ongoing responses to a variety of complaints and contacting violators to correct the problem.

American Planning Association Conference in Anchorage

Staff attended the Alaska Chapter of the APA Conference on November 14 and 15.