



Planning Commission Meeting Agenda

Regular Meeting Thursday, March 10, 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 Hoffinan
Council Rep.
Term Expires
10/2017

Andy Hanson
Committee Member
Term Expires
12/2017

Cliff Linderoth
Committee Member
Term Expires
12/2017

Lorin Bradbury
Committee Member
Term Expires
12/2017

Kurt Kuhne
Committee Member
Term Expires
12/2017

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 FEBRUARY 11, 2016 MEETING
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
 - A. A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING AN ORDINANCE AMENDING CHAPTER 18.36.030 OF THE BETHEL MUNICIPAL CODE TO ADD ALCOHOL SALES AND DISPENSING AS A CONDITIONAL USE PERMIT DESIGNATION IN THE GENERAL USE DISTRICT. (ACTION ITEM)
- VII. PLANNER'S REPORT
- VIII. COMMISSIONER'S COMMENTS
- IX. ADJOURNMENT

City of Bethel, Alaska

Planning Commission Meeting

February 11, 2016

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on Thursday, February 11, 2016, at 6:30 PM at the City Hall Chambers in Bethel, Alaska. Vice-Chair Guinn called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Lorin Bradbury, Kurt Kuhne, Kathy Hanson, and Cliff Linderoth. Joy Shantz and Nikki Hoffman were excused. Also present was Planning Director Ted Meyer and Recorder Betsy Jumper.

III. PEOPLE TO BE HEARD

Nobody wished to be heard.

IV. MOTION TO APPROVE THE MINUTES OF THE JANUARY 14, 2016 MEETING

MOVED:	Lorin Bradbury	To approve the Jan. 14, 2016 minutes.
SECONDED:	Kathy Hanson	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 2, 2016 SPECIAL MEETING

MOVED:	Kurt Kuhne	To approve the Feb. 2, 2016 minutes.
SECONDED:	Kathy Hanson	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF FEBRUARY 11, 2016

MOVED:	Kathy Hanson	To approve the agenda.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION		
All in favor 5 yes and 0 opposed. Motion carries.		

VI. SPECIAL ORDER OF BUSINESS: A. Election of Chairman B. Election of Vice-Chairman

MOTION MADE TO ELECT JOY SHANTZ AS CHAIRMAN

MOVED:	Kathy Hanson	To elect Joy Shantz as Chairman of the Planning Commission.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

MOTION MADE TO ELECT JOHN GUINN AS VICE-CHAIRMAN

MOVED:	Kathy Hanson	To elect John Guinn as Vice-Chairman of the Planning Commission.
SECONDED:	Kurt Kuhne	
VOTE ON MOTION	All in favor 5 yes and 0 opposed. Motion carries.	

VII. NEW BUSINESS: Zoning Discussion

Ted presented the Planning Commission with Zoning issues in the City.

VIII. PLANNER'S REPORT: Ted went over the Planning Director's monthly activity report.

IX. COMMISSIONER'S COMMENTS: **Lorin:** (left the meeting at 8:00); **Kurt:** no comment; **Kathy:** no comment; **Cliff:** good meeting; **John:** no comment.

X. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 8:10 PM
SECONDED:	Kurt Kuhne	
VOTE ON MOTION	4 yes and 0 opposed. Motion carries.	

The next meeting will be on March 10, 2016

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

MEMO

TO: City of Bethel Planning Commission
FROM: Ted Meyer, Planner
SUBJECT: Justification for Recommending the Sale of Alcohol in the General Use Zoning District
DATE: March 3, 2016

As alcohol sales must be permitted through a Conditional Use Permit, I looked at the Conditional Uses allowed in each district (*see attached Zoning District definitions for reference*). The objective was to see if commercial alcohol sales are compatible or fit in with any of the Conditional Uses listed for each district.

Preservation District (P)

Conditional Uses for this district allow only Commercial Uses permitted as a Principle Use in the General Use District.

Public Lands and Institutional District (PLI)

No commercial uses are identified as Conditional Uses for this district.

Open Space District (OS)

The only commercial activities allowed as a Conditional Use are a landing strip and air taxi service. No compatibility.

Residential District (R)

No commercial uses are identified as Conditional Uses for this district.

General Use District (GU)

Commercial alcohol sales fit in with the 62 retail and wholesale activities allowed as Principle Uses in this district, although the Conditional Uses allowed in the GU District are of a different nature. The General Use District seems to be the logical district to allow alcohol sales.

Industrial District (I)

For reference, only commercial uses allowed as Principle Uses in the General Use District are allowed as Principle Uses in the Industrial District.

The only allowable Conditional Use listed in the Industrial District is a Planned Unit Development (PUD). Two types of PUDs (Business/Commercial, and Industrial) are allowed. However, BMC 18.52.060 (Business Planned Unit Developments) and BMC 18.52.070 (Industrial Planned Unit Developments) both allow only principle uses identified in the GU and I Districts. No compatibility.

ZONING DISTRICTS

Definitions, Principle Uses, and CUPs

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.

Principle Uses

- A. Greenbelts.
- B. Trails and boardwalks that do not require the use of fill material.
- C. Subsistence and recreational uses that do not require the use of fill material.
- D. Any accessory use or structure that does not require the use of fill material. [Ord. 01-05 § 8.]

Conditional Uses

1. Subsistence, recreational, and accessory uses and structures that require fill;
2. Trail, walkways, boardwalks, and roads that require the use of fill;
3. Agricultural uses;
4. Single-family, duplex, triplex and apartment residential uses; provided, the use of freezer vans as residential units is prohibited;
5. Planned unit development;
6. Commercial uses permitted as a principal use in the GU district;
7. Public and institutional uses permitted as principal uses in the PLI district;
8. Landing strips and air taxi services.

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. [Ord. 01-05 § 8.]

Principle Uses

- A. Greenbelts and land reserves.
- B. Trails and boardwalks.
- C. Sewer facilities and water supply facilities.
- D. Utility facilities.
- E. Any accessory use or structure associated with the principal use or structure on the lot. [Ord. 01-05 § 8.]

Conditional Uses

- A. Parks, playfields, and playgrounds.
- B. Museums, historic and cultural exhibits.
- C. Educational institutions, including public, private or parochial academic schools, colleges, and universities.
- D. Hospitals, sanitariums, children's homes, group homes, nursing homes, convalescent homes, homes for the aged, and similar homes.
- E. Cemeteries.
- F. Churches and synagogues, along with the customary accessory uses, including administrative offices, parsonages, day nurseries, kindergartens and meeting rooms.
- G. Headquarters or administrative offices for charitable organizations and similar quasi-public organizations of a noncommercial nature.

- H. Governmental office buildings.
- I. Radio and television transmission towers and antennas, not including amateur radio and citizen band radio antennas that are accessory to a residential use.
- J. Recreation uses.
- K. Governmental service shops, maintenance and repair centers, and equipment storage yards.
- L. Private roads and parking areas.
- M. Animal control facility.
- N. Other public buildings and uses.
- O. Landing strips and air taxi services.
- P. Other uses and structures that are compatible with existing development and support or supplement existing development. [Ord. 01-05 § 8.]

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. 01-05 § 8.]

Principle Uses

- A. Trails and boardwalks.
- B. Nonmotorized public access areas to the Kuskokwim River or other areas that require public access.
- C. Public recreation areas.
- D. Greenbelts and buffers.
- E. Subsistence uses. [Ord. 01-05 § 8.]

Conditional Uses

- A. Parks, playgrounds and playfields.
- B. Parking area related to a permitted or conditional use.
- C. Moorage of skiffs in a designated area.
- D. Motorized vehicle (including snowmachine and four-wheeler) access areas to and from the Kuskokwim River.
- E. Landing strips and air taxi services. [Ord. 01-05 § 8.]

4. 18.32 RESIDENTIAL DISTRICT

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

Principle Uses

- 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.]

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.

5. 18.34 NEIGHBORHOOD COMMERCIAL (Not shown on Zoning Map)

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. [Ord. 01-05 § 8.]

6. 18.35 DOWNTOWN COMMERCIAL (Not shown on Zoning Map)

The intent of the downtown commercial district is to create a concentrated area of retail, financial, and public institutional facilities in order to encourage the development of interrelated uses and functions, reduce pedestrian walking distance between activities, and ensure the development of compatible pedestrian-oriented uses in the downtown commercial district. [Ord. 01-05 § 8.]

7. 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. [Ord. 01-05 § 8.]

Principle Uses

- A. Trails and boardwalks.
- B. Non-motorized 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.]

Conditional Uses.

- 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. [Ord. 01-05 § 8.]

8. 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. [Ord. 01-05 § 8.]

Principle Uses

- A. Commercial uses permitted as principal uses in the GU district, except that all residential uses and structures are prohibited unless specifically authorized in this section.
- B. One dwelling unit occupied by the owner, the manager or a watchman of a principal use on the lot.
- C. Any accessory use or structure associated with the principal use or structure on the lot.

D. Industrial uses, including:

- 1. Airplane assembly, remodeling or repair.
- 2. Airports.
- 3. Machine shops.
- 4. Metal working or welding shops.
- 5. Sawmills.
- 6. Steel fabrication shops or yards.
- 7. Irethane foaming yards or plants.
- 8. Warehouses.
- 9. Shipping or receiving terminals.
- 10. Bulk fuel distribution and storage.
- 11. Cement manufacturing.
- 12. Distillation of wood, coal or bones.
- 13. Tannery.
- 14. Paper manufacturing.
- 15. Poison manufacturing.
- 16. Printing ink manufacturing.
- 17. Rock and stone crushing mill.
- 18. Natural resource extraction, such as a sandpit.
- 19. Cargo dock facility or freight transfer area.
- 20. Fish processing plants.
- 21. Fiberglass fabrication shops or yards.
- 22. Junk yards and salvage yards.
- 23. Land fills, solid waste processing facilities.
- 24. Sewage treatment facilities.
- 25. Other industrial uses of a character similar to those uses listed in this section.

26. Recreational uses, to include the Bethel shooting range. [Ord. 11-22 § 2; Ord. 01-05 § 8.]

Conditional Uses.

A. Planned unit developments. [Ord. 01-05 § 8.]

Overlay District **(Shown on Zoning Map, but not stated in the Code)**

Introduced by: Planning Commission
Date:
Public Hearing
Action:
Vote:

CITY OF BETHEL, ALASKA

ORDINANCE #16-__

AN ORDINANCE BY THE BETHEL CITY COUNCIL AMENDING CHAPTER 18.36.030 OF THE BETHEL MUNICIPAL CODE TO ADD ALCOHOL SALES AND DISPENSING AS A CONDITIONAL USE PERMIT DESIGNATION IN THE GENERAL USE ZONING DISTRICT

WHEREAS, Bethel Municipal Code (BMC) Section 5.08.060 states that any use which includes the retail sale or dispensing of alcoholic beverages is permitted only by a Conditional Use Permit; and

WHEREAS, the Conditional Use Permit provides additional review of land uses which are generally considered appropriate in certain zoning districts provided that appropriate safeguards are considered to ensure their compatibility with permit principal uses; and

WHEREAS, conditional uses are specifically identified in certain zoning districts described in BMC Chapter 18; and

WHEREAS, the General Use District is intended to allow a mix of compatible residential and commercial uses; and

WHEREAS, the **PLANNING COMMISSION** has reviewed BMC Chapter 18 and recommends that alcohol sales and dispensing shall be limited to the City of Bethel General Use District only, and that it be added as a Conditional Use designation in Section 18.36.030, General Use District Conditional Uses; and

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that: Alcohol sales and dispensing shall be limited to the City of Bethel General Use District only, and that it be added as a Conditional Use designation in Section 18.36.030 (General Use District Conditional Uses).

Section 1. Classification: This ordinance is of a permanent nature and shall be codified in the Bethel Municipal Code.

Introduced by: Planning Commission

Date:

Public Hearing

Action:

Vote:

Section 2. Amendment: Section 18.36.030 is amended as follow (new language is underlined):

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 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.

Introduced by: Planning Commission

Date:

Public Hearing:

Action:

Vote:

- 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 good stores, bicycle sales 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 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.

Introduced by: Planning Commission

Date:

Public Hearing

Action:

Vote:

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 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.

Introduced by: Planning Commission
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Public Hearing
Action:
Vote:

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 permit 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. Land strips and air taxi services.
- D. Planned unit developments. [Ord. 01-05 § 8.]
- E. Alcohol Sales and Dispensing

18.36.040 Minimum lot size.

The minimum lot size in the GU district is 7000 (7,000) square feet. [Ord. 01-05 § 8.]

Introduced by: Planning Commission
Date:
Public Hearing
Action:
Vote:

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 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.]

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

ENACTED THIS DAY _____ OF 2016, BY A VOTE OF _____ IN FAVOR AND _____ OPPOSED.

Richard Robb, Mayor

ATTEST:

Lori Strickler, City Clerk

To: Ann Capela, City Manager
From: Ted Meyer, Planner
Subject: February 2016 Activity Report
Date: March 1, 2016



Site Plan Permit

Currently working with the Planning Tech to strengthen the mapping needs section contained in the Site Plan Permit Application.

Conditional Use Permit

Coordinated with Fili's to come up with a parking plan for presentation at the Feb 23 City Council meeting.

Hospital Extension Project

Met with Diana Latham and other staff from YKHC on Feb 3, 2016. They laid out the project for me with explanation of the various phases. Site work and pilings are planned for this summer. They'll use the new Site Permit Application we are developing.

GCI Property Lease with City at Watson Corner

Received and commented on the As-built Survey from McClintock Land Associates and forwarded to City Manager.

Code Amendment

Developed a draft ordinance to amend the BMC by designating which City Zoning Districts allow alcohol sales (and requiring a Conditional Use Permit). This amendment will be presented at the March 10 Planning Commission meeting for recommendation to the City Council.

Mapping

Contacted WHPacific (Engineering Firm) to get digital copies of the Bethel Grid Map project (with elevations) that they performed in 2003. An earlier version of these same grid maps (with exact same coverage) were used as a base for the original Bethel Zoning maps developed in 1990 by another firm (a total of 13 maps). I'll get a quote from WHPacific to overlay the current Zoning Map coverage over the 2003 Grid base maps to make one computerized map. The Larson and Kasayuli Subdivisions will also be added. I'll also ask for a quote to develop an interactive computer application that would allow planning staff to update the map with rezonings.