



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, JANUARY 9, 2025, 6:30 PM

LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL ALASKA

JOIN MEETING AT ZOOM.US:

[HTTPS://US06WEB.ZOOM.US/J/3350154000?PWD=HYFLQJB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060](https://us06web.zoom.us/j/3350154000?pwd=HYFLQJB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060)

MEETING ID: 335 015 4000

PASSCODE: 140569

US TOLL-FREE PHONE NUMBERS: 888 475 4499; 833 548 0276; 833 548 0282; 877 853 5257

MEMBERS

Kathy Hanson, Chair Lorin Bradbury, Vice Chair
Rose Henderson, Council Rep.
Alex Wasierski Shadi Rabi
Haley Hanson Sundi Scott
Vacant Seat, Alternate 1
Vacant Seat, Alternate 2

STAFF

Pauline Boratko, Ex Officio Member
Lee Foley, City Planner
planning@cityofbethel.net
907-543-5301

I. CALL TO ORDER

II. ROLL CALL

III. PEOPLE TO BE HEARD – FIVE MINUTES PER PERSON

- A. Please submit written public comments to planning@cityofbethel.net by 4:00 p.m. the day of the meeting.

IV. APPROVAL OF AGENDA

V. APPROVAL OF MEETING MINUTES

- A. december 2024 regular meeting minutes

VI. SPECIAL ORDER OF BUSINESS

- A. Election of 2025 Chair and Co Chair of the Planning Commission

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

IX. EX OFFICIO REPORT

X. MEMBER COMMENTS

XI. ADJOURNMENT

City of Bethel, Alaska

Planning Commission

December 12, 2024

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held virtually via Zoom and in person at the City Hall Council Chambers in Bethel, Alaska on December 12, 2024. The Chair of the Commission, Kathy Hanson 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: Kathy Hanson, Lorin Bradbury, Alex Wasierski, Shadi Rabi, Haley Hanson, and Sundi Scott

Excused Absence: Rose Henderson, Council Rep.

Also Present: Pauline Boratko, Recorder and Lee Foley, City Planner

III. PEOPLE TO BE HEARD:

IV. APPROVAL OF THE AGENDA:

MOVED:	Lorin Bradbury	Motion to approve the agenda.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Lorin Bradbury	Motion to approve regular meeting minutes for November 14, 2024.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

VI. UNFINISHED BUSINESS:

A. Update on Nuisance Properties: commissioners discussed the nuisance updates

VII. NEW BUSINESS:

VIII. PLANNER'S REPORT:

IX. COMMISSIONER'S COMMENTS:

A. Wasierski- no comment

K. Hanson- no comment

L. Bradbury- no comment

S. Rabi- no comment

H. Hanson- no comment

S. Scott-no comment

X. ADJOURNMENT:

MOVED:	Shadi Rabi	Motion to adjourn the meeting.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned 6:46 pm

APPROVED THIS ____ DAY OF _____, 2024

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder

DRAFT

Planning Commission 2024 Attendance

Regular Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	P	P	P	P	P	E	P	P	P	P	P	P
Lorin Bradbury, Vice Chair	P	T	T	P	P	P	P	E	P	P	P	P
Alex Wasierski	P	E	P	P	E	E	P	P	P	P	P	P
Shadi Rabi	P	P	P	T	P	P	T	P	T	P	P	P
Stanley Hoffman Jr.	P	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx
Greg Morgan	U	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx
Haley Hanson	P	P	P	P	E	P	U	P	P	P	E	P
Sundi Scott,	xx	xx	P	P	P	E	P	P	P	P	E	P
Rose Henderson, Council Rep	xx	xx	xx	xx	xx	xx	xx	xx	xx	XX	P	E
Beth Hessler, Council Rep	P	P	P	E	P	E	P	P	P	xx	XX	XX

Special Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair							P		P			
Lorin Bradbury, Co-Chair							E		P			
Alex Wasierski							P		P			
Shadi Rabi							T		E			
Haley Hanson							P		E			
Sundi Scott,							P		E			
Beth Hessler, Council Rep							E		P			

Vacancy shall be declared by the body when a member:

Fails to attend 3 regular meetings without being excused by the body
 Fails to attend 3 special meetings without being excused by the body
 Fails to attend 65% of regular meetings
 Fails to attend 65% of special meetings.

P=Present
E=Excused
U=Unexcused
T= Tardy

Chair determines excused/unexcused during roll call. If a member disagrees with the the chair, a motion to overule the decision of the chair can be made.

xx: not yet appointed/left commission

MEMORANDUM

Date: January 2, 2025

To: Lori Strickler, City Manager

From: Lee Foley, Planning Director

Subject: Planning Director's December 2024 Report

December 2024 Events

- **Property Issues/Public Nuisance Updates**

1. **244 Akiak** – Owner in non-compliance
2. **410 Owl Street** – Landlord lives in Billings, Montana. Certified letter received but no response to date
3. **229 Akiak** – Owner in non-compliance
4. **808 Ptarmigan Road** – Owner in non-compliance
5. **800 & 800A Tundra Road** – Owner in non-compliance
6. **236 Akiak** – Nuisance issues being corrected
7. **9330 Nengqerraria** – Owner in non-compliance
8. **1111 Uivik** – Certified letter received but no response
9. **IPHC – Alaska 4th & Main** – No updates
10. **9316 Nengqerraria Drive** – Still trying to determine ownership
11. **Abandoned Home on 6th Avenue with no address:** Nuisance

issues

Corrected. Case closed

12.017 A, B, & C Kwethluk – Sent certified letter to possible owner in Las

Vegas, Nevada, but the letter came back undelivered.

13.140 Togerson – Owner in non-compliance

14.621 Setter – Owner in non-compliance

Planning will work with the City Attorney and City Manager to bring the cases of non-compliant owners before the City Council for initial resolution.

- **Site Plan Permits** – No Site Plan Permit Applications for December 2024

- **Planning Commission** – Provided updates on property issues/public nuisances, Blue Sky Subdivision open space/park use, and proposed creation of new City Park on Fifth Avenue
- **Abandoned Vehicles** – Addressed in nuisance letters
- **Vacancies** – Fully staffed
- **Large Projects:**
 1. **Ptarmigan Street Encroachments** – No updates
 2. **City of Bethel Professional Housing Project** – Checked site 01/02/25. The external appearance of buildings has not changed. All possible entrances are boarded up and no one was on the site so I could not view the internal spaces.
 3. **AC Store Construction** – No updates