



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, OCTOBER 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
Jody Brand, 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. SEPTEMBER 11, 2025 MEETING MINUTES

VI. UNFINISHED BUSINESS

- A. UPDATE DISCUSSION ON NUISANCE PROPERTIES

VII. NEW BUSINESS

- A. **PUBLIC HEARING: PURPOSE:** TO OBTAIN A CONDITIONAL USE PERMIT TO CONSTRUCT TWO (2) DETACHED DUPLEXES IN THE RESIDENTIAL USE ZONE **LOCATION:** 227 PTARMIGAN STREET **LEGAL DESCRIPTION:** PLAT 87-6 TRACT A. **PROPERTY OWNER:** MARIO KUQO, DBA KUQO CONSTRUCTION.

VIII. EX OFFICIO REPORT

IX. MEMBER COMMENTS

X. ADJOURNMENT

Posted <<10/03/2025>> at City Hall, AC Co., Swanson's, and the Post Office.

Ex-Officio Staff

City of Bethel, Alaska

Planning Commission

September 11, 2025

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 September 11, 2025. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:33 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, Sundi Scott and Council Rep. Rose Henderson

Excused Absence: Jodi Brand

Also Present: Pauline Boratko, recorder, Lee Foley, City Planner and Edwin Havener, Landfill Manager

III. PEOPLE TO BE HEARD:

IV. APPROVAL OF THE AGENDA:

MOVED:	Haley Hanson	Motion to approved the agenda with changes of: postpone new business item A and table until next meeting and under unfinished business change A to B.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Lorin Bradbury	Motion to approve July 2025 meeting minutes
SECONDED:	Haley Hanson	
VOTE ON MOTION	Unanimous	

MOVED:	Lorin Bradbury	Motion to approve August 2025 meeting minutes with the change of wording of item A under unfinished business to "Commissioners discussed the adding of the Pledge of Allegiance to the agenda"
SECONDED:	Haley Hanson	
VOTE ON MOTION	Unanimous	

VI. UNFINISHED BUSINESS:

- A. Discussion on Alaska Department of Environmental Conservation and the City of Bethel landfill requirements for demolition waste: Commissioners would like the Landfill manager to come to the next meeting to ask questions and further explain the process of the DEC testing: Edwin Havener came to inform and answer questions of the Commissioners about the DEC testing requirements.
- B. Update discussion on nuisance properties: Commissioners discussed the updates on nuisance properties.

VII. NEW BUSINESS:

- A. Discussion with the Chief of Public Safety concerning illegal activity associated with nuisance properties: tabled until next meeting

VIII: EX OFFICIO REPORT: Ex-Officio members gave their report

IX. COMMISSIONER’S COMMENTS:

- L. Bradbury- I appreciate everything done by the Planning Department.
- K. Hanson- Congratulations Pauline on your award.
- S. Scott- Appreciated Eddie’s input.
- S. Rabi-no comment.
- H. Hanson-no comment.
- A. Wasierski-no comment.
- R. Henderson-Thank you Eddie and Lee.

X. ADJOURNMENT:

MOVED:	Shadi Rabi	Motion to adjourn the meeting.
SECONDED:	Rose Henderson	
VOTE ON MOTION	Unanimous	






With no further business the meeting adjourned at 7:19 pm



APPROVED THIS ____ DAY OF _____, 2025






Kathy Hanson, Chair





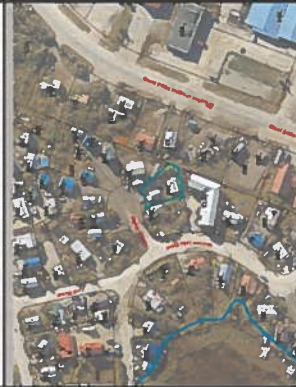

ATTEST: Pauline Boratko, Recorder







House Number	Street Name	Rank 1-3 High-Low	GIS Photo	Legal Description	Type of Violation	Date of Letter Sent	Letter Response	Deadline Date	Day of Inspection	Correspondance	Online Complaint	Status
17	Kwethluk Lane	1		Plat 71-425 Block 1 Lot 3	abandoned house and junk yard	11/20/24 first letter sent address from harris					no	12/16/24 returned undelivered, search for owner contact has been unsuccessful
21	Kwethluk Lane	1		Plat 71-425 Block 1 Lot 1	junk vehicles, rubbish						no	owner info unknown
50	Sixth Avenue	2		US Survey 3770 Block 2 Lot 14	junk vehicles						no	owner address pending letter
81	Seventh Avenue	2		US Survey 3770 Block 2 Lot 9	junk vehicles							owner address pending letter
102	East Avenue	3		US Survey 3290 Block 11 Lot 2	unstable home						no	owner of property is going to fix it up
106	South Harbor Road	1		US Survey 3790 Block 10 Lot 1	abandoned building, falling floors, unsafe	5/22/2025					yes	demo in progress







120	Oscar Way	3		US Survey 3230 AB Block 18 Lot 12	old rusted junk yard	5/15/2025				yes	some progress made
121	Chief Eddie Hoffman Highway	2			garbage/broken down items around yard	5/28/2024	owners of the property cleaned up property but left garbage on side of road	6/14/2024	11/18/24 everything clean and trash thrown		6/8/25 complaint Case reopened
134	East Avenue	3		US Survey 3790 Block 10 Lot 9	pile of burnt rubbish					no	not a high priority
140	Torgerson Square	2		Plat 70-444 Block 3 lot 11	abandoned building attracting inebriated people	10/31/20234	11/7 certified mail receipt received	11/15/2024	11/26/2025	yes	demolition completed case closed
145	Oscar Way	3		US Survey 3230AB Block 18 Lot 1	old rusted metal junk yard					yes	clean up started but not finished
155,181	Sixth Avenue	1		US Survey 3770 Block 3 Lots 4 and 5	junk yard/squatters/aban doned vehicles	4/9/25 cert mail sent, final warning letter sent 6/18/25	4/10/2025 letter receipt received			yes	clean up almost complete


177	East Avenue	2		US Sruvey 3790 Block 8 Lot 6	abandoned buildings							owner address pending letter
180	Lind Lane	2		US Sruvey 3790 Block 9 Lot 5	junk yard/garbage							owner address pending letter
186	East Avenue	2		US Sruvey 3790 Block 9 Lot 3	junk yard/ garbage							owner address pending letter
188	Lind Lane	2		US Sruvey 3790 Block 9 Lot 2	junk yard/ garbage							owner address pending letter
203	Chief Eddie Hoffman Highway	3		Plat 73-244 Block 4 Lot 10	abandoned houses/ debris							owner address pending letter
215	Akiak Drive	1		71-425 Block 8 Lot 10	abandoned house an and shed attacting, and disturbances						yes	owner reached out and is considering demolition





221	Akiak Drive	2		Plat 71-425 Block 2 Lot 7/8	abandoned home							yes	demo of building completed CASE CLOSED
229	Akiak Drive	3		Plat 71-425 Block 8 Lot 3	junk cars/ trash	1st letter 5/24/2024 2nd letter 10/30/2024	stopped by the office and said they will be cleaning their property-	6/14/2024	11/19/2024- progress has been made but not finished			no	council decision pending
231	East Avenue	2		US Survey 3790 Block 7 Lot 2	delabitated house								owner address pending letter
236	Akiak Drive	2		Plat 71-425 Block 7 Lot 13	abandoned house	1st letter 5/29/2024 2nd Letter 10/30/2024 final warning letter sent 06/18/25	will have that house boarded up. 11/07/24 letter received from owner stating he will get that house boarded up and	11/13/2024				no	7/31 property clean up completed case closed
236,238	East Avenue	2		US Survey 3790 Block 6 Lot 10	abandoned house/garbage								owner address pending letter
239	Akiak Drive	2		Plat 17-425 Block 4 Lot 15	abandoned house and junk vehicles	5/15/2025 final warning letter sent 6/18/25	post master did not put date of signature					yes	council decision pending


240	East Avenue	1		US Survey 3790 Block 6 Lot 12	junk vehicles/debris								yes	owner info unknown
244	Akiak Drive	1		Plat 71-425 Block 6 Lot 6	garbage/junk yard	5/30/2024 second letter sent 11/19/24 also hand delivered with harris	no response letter returned/hand delivered mail via harris 10.11.24	12/8/2024					yes	no major improvements have been made
250	East Avenue	2		US Survey 3790 Block 6 Lot 10	abandoned house									owner address pending letter
260	East Avenue	3		US Survey 3790 Block 6 Lot 9	falling shed, garbage, and debris around property								yes	per dnr both current owners deceased
263	Weber Circle	1		Plat 70-444 Block 5 Lot 18	junk vehicles, debris								yes	current owner deceased
280	Third Avenue	3		US Survey 3230 Block 9 Lot 7	junk vehicles, debris								no	not a high priority

325	Mission Lake Road	2		Plat 70-444 Block 6 Lot 2	garbage/ junk vehicles									yes	need owner info
330	Schwalbe Street	3		Plat 70-444 Block 6 Lot 3	old delapidated building/garbage/oil d rusted vehicle	5/15/2025								yes	dec testing pending site permit approval
340	Alder	2		US Survey 3230 AB Block 13 Lot 1	dilapidated trailer. Rubbish. Junk vehicles								yes	owner unknown	
351	Weber Circle	2		Plat 70-444 Block 5 Lot 15	abandoned dilapidated home								no	owner unknown	
380	Main Street	1		US Survey 3230 AB Block 10 Lots 1,2,3	burnt down house and rubbish	many emails, cert. letters and calls made with little to no response, 3/28, 5/23, 7/1							no	7/24/25 all debris cleaned up CASE CLOSED	
390	First Avenue	3		Plat 70-444 Block 3 Lot 6	abanoned home/junk vehicles and trash								no	junk vehicles been moved	




410	Owl Street	1		Plat 81-10 Block 1 Lot 46	junk cars/debris	10/30/2024	11/8 certified mail receipt received	11/13/2024			yes	clean up in progress
421	Hanger Lake Road	2		US Survey 3790 Block 5 Lot 3	junk yard/ debris							owner address pending letter
426	Napakiaak Drive	2		Plat 71-425 Block 5 Lot 13	rubbish and junk						no	current dnr owners both deceased
430	Hanger Lake Road	2		US Survey 3790 Block 1 Lot 11	garbage, debris, junk vehicles						yes	owner address pending letter
438	Hanger Lake Road	2		US Survey 3790 Block 1 Lots 9&10	junk yard						yes	owner address pending letter
448	Napakiaak Drive	3		Plat 80-17 Lot 7A	rubbish and junk						yes	not a high priority

450	Hanger Lake Road	1		US Survey 3790 Block 1 Lot 6	debris / garbage						yes	owner address pending letter
455	Ridgecrest Drive	1		Plat 2002-3	excessive amount of trash and junk cars	5/15/2025/ 08/14/2025	return receipt received with no date stamped -- 8/14/25 2nd cert letter sent				yes	second certified letter came back unclaimed
460	Hanger Lake Road	1		Block 1 Lot 7	abandoned delapidated house							owner address pending letter
500	Hanger Lake Road	2		US Survey 3790 Block 1 Lot 2	debris / garbage							owner address pending letter
552	Akula Court	3		Plat 97-23 Block 2 Lot 36	garbage/junk car						no	no owner can be identified, finance indicates no w/s service since 2024
621	Setter Drive	1		Plat 78-4 Block 4 Lot 25	junk yard/garbage	11/21/2024	01/07/25 returned to sender unclaimed	12/5/2024			yes	no clean up progress has been done, council decision pending, abatement status

690	Sixth Avenue	2		3230 AB Block 4 Lot 8	abandoned house							yes	owners are looking to demolish house
725	Sixth Avenue	3			old shed/debris	21-Nov	11/22 cert letter received receipt: owners respsoned via email and will board it up with signs.	5-Dec	11/25 all boarded with no tresspassing signs			no	clean up in progress
800	Tundra Ridge Road	1		Plat 84-11 Tract A	burned down house	10/31/2024	11/4 cert letter received receipt	11/14/2024	11/18/24 nothing done			no	8/26/25 no clean up has been done, but owners say that they will start
800	Tundra Ridge Road	1		Plat 84-11 Tract A	burned down house and garbage	10/31/2024	11/4 cert letter received receipt	11/14/2024	11/18/24 nothing done			no	9/24/25 no clean up attempted, current in abatement status
808	Piarmigan Street	1		Plat 81-10 Block 1 Lot 20	junk vehicles/garbage	10/30/2024	11/4 cert letter received receipt	11/13/2024	11/18/24 nothing done				clean up started but not finished
834	Piarmigan Street	1		Plat 81-10 Block 1 Lot 23	junk yard	3/7/2025 cert letter sent, final notice letter sent 6/18/25	3/15/25 cert letter receipt received						minimal clean up attempted, in abatement status

867	Third Avenue	1		US Survey 3230 AB Block 15 Lot 1	dilapidated old sheds and attracting inebriated people	5/9/2025	owner came to talk about his property occupants wont leave, court order pending					yes	8/26/25 no clean up progress been made, second letter pending
1010	Second Avenue	3		US Survey 3230 AB Block 14 Lot 8	junk vehicles							yes	owner contact information pending
1019	Ridgecrest Drive	1		Plat 87-6 Block 3 Lot 67	burnt house							yes	current owners are both deceased
1021	Second Avenue	2		US Survey 3230AB Block 18 Lot 4	old rusted junk yard/burnt debris							yes	clean up completed, case closed
1025	Ridgecrest Drive	2			burnt house								DEC testing pending and signatures on site permit from: co owner
1041	Second Avenue	1		US Survey AB Block 18 Lot 3	old rusted junk yard							yes	cannot find owner contact info

1051	Second Avenue	1		US Survey AB Block 18 Lot 2	old rusted junk yard							yes	owner and guardian will make appointment with planning staff
1082	Second avenue	2		US Survey 3230 AB Block 14 Lot 7	junk yard/abandoned building							yes	current owner deceased, next of kin ownership pending
1111	Naun Raq	2		Plat 83-40 Block 2 Lot 12	garbage/junk yard	5/17/2024 to anthony spangler 11/19/24 to chris hickman	mail came back unclaimed no response/new owner found second letter sent, anthone spangler is into owner chris hickman's and	12/3/2024				yes	inspection pending
1119	Naun Raq	1		Plat 83-40 Block 2 Lot 16	abandoned falling house	4/9/2025	4/21/2025, 2nd letter 7/22/25					yes	no word from the property owner just signed mail received, no word from current owner on 2nd letter
1530	Chief Eddie Hoffman Highway	1		Plat 83-36 Lot 38 B	junk vehicles							yes	clean up is completed case closed
1651	Chief Eddie Hoffman Highway	1		Plat 83-36 Tract A	excessive amount of junk vehicles							yes	

9223	Makqalria Road	1		Plat 81-3 Block 10 Lot 5	junk yard and garbage	5/15/2025					yes	inspection pending
9231	Makqalria Road	3		Plat 81-3 Block 10 Lot 1A	old fallen shed						no	not a priority at this time
9316	Nengqerralria Drive	1		Plat 81-17 Block 2 Lot 20	abandoned house						yes	no owner has been identified
9330	Nengqerralria Drive	1		Plat 81-17 Block 2 Lot 29	junk yard garbage	10/30/2024, final warning letter sent 06/18/25	11/4 cert letter received receipt	11/13/2024	11/18/24 nothing done		yes	council decision pending in abatement status
CEH	Chief Eddie Hoffman Highway	1		Plat 83-36 Lot 38 C	junk vehicles						yes	clean up has started with out owner contact
Our Own Road	Our Own Road	2		US Survey 3117 Lot 37	junk vehicles	cert letters sent to CEO of Sealion & BTP Mgr 3/27/25, final warning letter sent 6/18/25	letter receipt received 4/3/2025 from BTP Mgr, letter receipt received 4/3/25 from Sealion CEO				yes	council decision pending in abatement status

*** blue- case closed ***
grey- owner unknown



CITY OF BETHEL

P.O. BOX 1388
 BETHEL, ALASKA 99559
 www.cityofbethel.org
 907-543-5306/5301
 email: planning@cityofbethel.net

APPLICATION FOR A CONDITIONAL USE PERMIT BETHEL MUNICIPAL CODE 18.60.20

Carefully read instructions and applicable City code. Fill out forms completely. Attach information as needed. Incomplete applications will create a delay in the review process.

Application Fee must be attached:	\$350.00	Conditional Use Permit
Payment Type:	<input type="checkbox"/> Credit Card	<input checked="" type="checkbox"/> Check <input type="checkbox"/> Cash

1. General Information

NAME OF APPLICANT:	Mario Kuqo Kuqo Construction
Physical Address:	PO Box 2927
Mailing Address:	PO Box 2927
Home Phone Number:	907-543-2836
Work Phone Number:	907-545-4556
Cell Phone Number:	907-545-4556
Email Address:	mario@kuqoconstruction.com

Please note:

The City of Bethel will not communicate regarding the application with anyone other than the applicant or his/her designated agent. If applicant will be represented by an agent or attorney, proof of consent for representation must be submitted with the application.

NAME OF PROPERTY OWNER: (If different from Applicant)	
Physical Address:	
Mailing Address:	
Home Phone Number:	
Work Phone Number:	
Cell Phone Number:	
Email Address:	

2. Property Information / Legal Description

Township:	Range:
Section:	Meridian:
Subdivision: Turnkey III	Block(s): 5
Lot(s):	US Survey or Plat No.: 87-6
Street Address: 227 Akakeek Street Pt Auemigan	

3. Conditional Use Description

- a. Please provide a detailed description of the proposed conditional use (additional sheets of paper may be attached if necessary):

Please see narrative on letter to Commission Members.

b. Please comment on any potential impacts on pedestrian and vehicular traffic circulation and safety on roads abutting the property.

Access and Circulation:

All vehicular access will be via Akakeek Street, which experiences less traffic and offers a safer entry point. This approach minimizes disruption to the surrounding road network and improves overall traffic flow.

c. Describe existing parking facilities and whether they can accommodate a reasonably expected increase in demand for parking created by issuing the permit. Include the number of regular and handicap parking spaces currently available and whether the applicant intends to add additional parking spaces.

Parking Facilities:

Parking will be expanded to meet increased demand, with spaces sized at 9 feet by 20 feet, in compliance with city code. The site plan includes designated parking areas that meet city standards for both quantity, size and accessibility.

d. Describe existing and any planned access to and from the property.

Clarification of Property Access:

Please note that 227 Akakeek Street is a separate property and is not related to 227 Ptarmigan Street, which is the subject of this application. Although the original plan included driveway access via Ptarmigan Street, the revised plan we are submitting proposes access exclusively from Akakeek Street. This change is intended to:

- Improve traffic circulation
- Enhance safety for both pedestrians and vehicles
- Reduce congestion on the busier Ptarmigan Street

e. Describe water and sewer facilities and capacities on the property.

Utility Services:

Water and sewer connections will be made to the City of Bethel's municipal systems, reducing reliance on septic systems and water hauling. This will:

- Lower the environmental footprint
- Improve service reliability
- Reduce demand on city utility truck drivers

f. Describe special features and/or restrictions you have designed to minimize potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents.

Mitigation Measures:

To minimize potential negative impacts, the project will incorporate the following features:

- Adequate exterior lighting for safety
- Landscaping buffers to reduce noise and visual impact
- Proper drainage systems to prevent runoff
- Use of noise-reducing construction materials

g. What are the dimensions of the structure within the proposed use?

New Structure Dimensions: 36 ft x 60 ft with a 24 ft x 6 ft Arctic entrance bump-out

4. Mapping

- a. Provide a Site Map of the property drawn to Scale. Please include the following:
 1. Name of property owner and date (in lower right hand corner)
 2. Map Scale
 3. North Arrow
 4. Property lines with dimensions
 5. Streets abutting the property with names
 6. Draw in locations of existing and planned buildings with dimensions
 7. Locations of water and sewage facilities, with capacities if applicable
 8. Property driveways and vehicle parking areas showing the number of 9'x 20' parking spaces
 9. Indicate access points to and from the property
- b. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notations of the uses and structures that exist on the abutting and nearby lots.
- c. List all buildings and structures located within 600' of the property (whether or not owned by the applicant):

5. Owner's Statement

<p>1. I hereby apply for approval for a conditional use permit on the above property as described in this application.</p> <p>2. I understand all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, 18.04 and 18.60 and with all other applicable State or Federal laws.</p> <p>3. The information submitted in this application is accurate and complete to the best of my knowledge.</p>	
Applicant's Signature:	<i>M Kugo</i>
Printed Name:	08/22/2024 Mario Kugo
Date:	08/22/2024

If property is owned by someone other than the applicant, the owner must consent to the application:

Owner's Signature:	<i>M Kugo</i>
Owner's Printed Name:	Mario Kugo
Owner's Mailing Address:	Po Box 2927
Owner's Contact Number:	907-545-4554

FOR OFFICIAL USE ONLY		
For answers that indicate a deficiency, a detailed explanation must be attached explaining the deficiency and outlining the City's request to the applicant.		
1. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Is there any potential negative impact on to the street from which access to and from the establishment is obtained?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Are there adequate parking facilities to accommodate a reasonably expected increase in demand for parking created by issuing the permit?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will a reasonably expected increase in traffic to the property impact the abutting road or to the existing road system beyond?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Is the use compatible with the character of the surrounding neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6. Is the property located in a flood zone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Does there appear to be adequate existing or proposed water supply and sewage capacity on the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8. What is the zoning designation of the property?	RESIDENTIAL	

Kuqo Construction

PO BOX 2927

Bethel, AK 99559

Phone: (907) 545-4646

Email: mario@kuqoconstruction.com

Date: [08/21/2025]

Request for Approval – Conditional Use Permit for 227 Ptarmigan Street

Dear Members of the Planning Commission,

I am writing to respectfully request approval of a Conditional Use Permit for the property located at 227 Ptarmigan Street, Bethel, Alaska, situated in Turnkey III Subdivision, Block 5, Tract A, Plat No. 87-6.

As the applicant and owner, Mario Kuqo of Kuqo Construction, I propose to retain the existing duplex and construct a second duplex on the same parcel. The new structure will measure 36 feet by 60 feet, with a 24-foot by 10-foot Arctic entrance bump-out to enhance energy efficiency. This parcel is approximately four times larger than the average lot in the subdivision, which typically measures around 4,000 square feet.

We are requesting approval to develop four total residential units, divided between two duplex structures. This approach is consistent with nearby development patterns — including a 4-plex constructed in a residential zone in close proximity — and is well-supported by the size and capacity of the lot.

This site design also reflects life safety and privacy considerations, especially in light of the two residential fires that occurred back-to-back in the summer of 2023. By distributing the four units across two buildings, we reduce fire risk, improve emergency access, and enhance the safety and well-being of future residents.

While the R District does not explicitly permit multiple principal structures on a single lot as a principal use, it does not prohibit it, either. We respectfully request that the Planning Commission consider our proposal under the conditional use provisions of BMC 18.32.020(A), which allow for **“triplex and residential apartment buildings.”** Our proposed development of two duplexes (four units total) is functionally equivalent to a 4-unit building, but offers enhanced life safety, privacy, and emergency access. Given the exceptional size of our lot, which exceeds typical dimensions in the subdivision, we believe this configuration is both appropriate and beneficial to the community.

Additionally, we note that there are duplexes constructed on much smaller lots throughout the housing subdivisions, many of which do not meet the minimum dimensional, setback and size requirements. In contrast, our parcel not only meets but exceeds those standards, making it well-suited for the proposed development without compromising neighborhood character or density.

To further support this request:

- Access will be exclusively via Akakeek Street, a less trafficked road, improving traffic flow and pedestrian safety.
- Parking will be expanded with 9x20-foot spaces, in compliance with city code.
- Water and sewer will be connected to the City of Bethel's municipal systems, reducing environmental impact and improving service reliability.
- The project will incorporate:
 - Adequate exterior lighting
 - Landscaping buffers
 - Proper drainage
 - Noise-reducing construction materials
 - Designated pedestrian pathways
 - Compliance with flood zone regulations

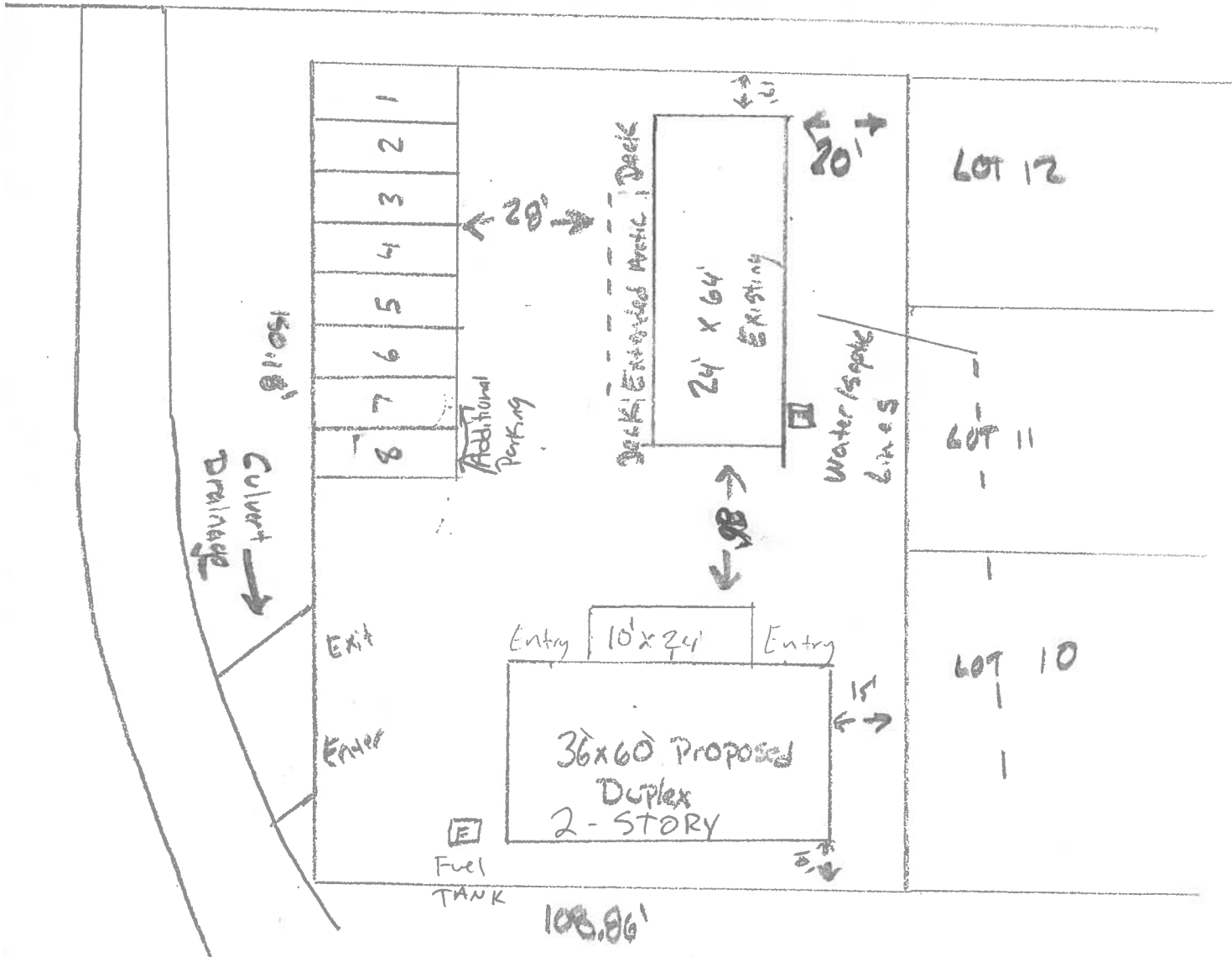
We believe this project will enhance the neighborhood by providing safe, high-quality housing while respecting the character of the area and addressing critical safety concerns.

We have already attained approval from the USACOE for permitting.

Thank you for your time and consideration. I am happy to provide additional documentation or answer any questions you may have.

Sincerely,
Mario Kuqo
Partner, Kuqo Construction

Ptarmigan Street



Akakeek St.

LOT 1A

08/22/2025
Mario Rigo
Building Heights: 20'
Scale: 1" = 30'
227 Ptarmigan



City of Bethel

MEMORANDUM

DATE: September 12, 2025

FROM: Planning Director

TO: Planning Commission

SUBJ: Staff Findings and Recommendations

Introduction

Marjus Kuqo dba Kuqo Construction, submitted a Conditional Use Permit (CUP) application on August 22, 2025, to construct a second duplex structure at 227 Ptarmigan Street, legally described as Turnkey III Subdivision, Plat 87-6, Block 5, Tract A. The property abuts Ptarmigan Street and Akakeek Street.

Background

A CUP is not necessary to construct a duplex. However, while the Bethel Municipal Code (BMC) does not prohibit the placement of two habitable structures on a single lot, the intent to allow only one (1) such structure per lot in a Residential Zone has been the accepted practice. Kuqo Construction is challenging the *intent* by submitting a CUP to allow two (2) duplex buildings on one lot.

The Conditional Use Permit affords additional review of land uses which are generally considered appropriate in certain zoning districts provided that applicable safeguards are considered to ensure compatibility with permitted principal uses. The CUP procedure is intended to allow more scrutiny on the impact of the proposed conditional use on surrounding properties and the application of controls and protections to ensure that the conditional use will be compatible with the surrounding area.

Chapter 18.60 of the Bethel Municipal Code (BMC) establishes the standards and procedures for a Conditional Use Permit and directs that a Staff Review answer ten (10) pertinent questions regarding the location of the proposed conditional use.

Staff Findings and Analysis

In accordance with BMC 18.60.040, the following findings and analysis are provided.

- 1. The proposed conditional use will not be detrimental to the public health, safety, or welfare or to the environment.**

No detriment is noted.

2. Conditional use meets the standards otherwise applicable in the land use district.

Conditions are met.

3. There are adequate existing or proposed sewage capacity, transportation facilities, parking area, drainage facilities and water supply to serve the conditional use without causing a substantial negative impact on the existing level of services provided by such services.

The property is on the City's piped water and sewer system and Public Works states there are no drainage issues. Ptarmigan is on a regularly scheduled bus system provided by the City and the Native Corporations. Parking satisfies the requirements set forth in BMC Section 18.48.160 (D2).

The property does not have a driveway onto the property from Ptarmigan. Access from Akakeek crosses City-owned land and requires an easement. A temporary easement by the City has been granted but will expire on January 1, 2027, or when construction is complete. A driveway entering the property from Ptarmigan must be completed prior to the end of construction of the second duplex if approved.

4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010 and does not appear to negatively impact the twelve (12) points below.

A. The purposes described in BMC Titles 15, 16, 17, and 18 together are to:

1. Promote a logical growth pattern within the city and the economic extension of public services and facilities.
2. Encourage the most appropriate use of land throughout the city.
3. Reduce congestion in the streets.
4. Enhance safety from fire, flooding and other hazards.
5. Promote adequate light, air, and open space.
6. Preserve property values
7. Prevent overcrowding of the land (**normal residential lots are 9,000 square feet while this lot is 16,000 square feet**).
8. Avoid undue concentration of population
9. Facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks, and other facilities.
10. Ensure that the burdens placed on the public facilities by development are borne by the development.
11. Ensure that the burdens placed on public facilities by development are borne by the development.
12. Promote public health, safety, and welfare.

B. BMC Titles 15, 16, 17, and 18 shall be interpreted and administered to complement each other to implement the purposes set out in Subsection A of this Section (Ord. 10-25 5 4).

5. The use and structures proposed are of an appropriate character and scale for the neighborhood in which the property will be located, including parts of the neighborhood that may be outside the land use district within which the parcel is located.

There are five (5) streets and one (1) court located inside the PC Hearing Notice Area or 600-foot radius (.0114 mi) of 227 Ptarmigan (see attached land use map). Within the 600-foot radius of the proposed duplex, these are the following uses:

Ptarmigan Street

Forty-Five (45) Single Family Units
One (1) Duplex Family Unit

Owl Street

Ten (10) Single Family Units
Two (2) Duplex Family Units

DeLapp Street

Eight (8) Single Family Units

Atsaq Street

One (1) Commercial Building (AVCP – Head Start, Preschool)
Six (6) Single Family Dwellings

Akakeek Street

Ten (10) Single Family Units
One (1) Duplex Family Unit

Swan Court

Three (3) Multiple Family Units
One (1) Duplex Family Unit
Two (2) Single Family Units

Total Uses by Type in the 600-foot Radius

Seventy-Nine (79) Single Family Units
Four (4) Duplex Family Units
Three (3) Multiple Family Units
One (1) Commercial Building

The data displayed above indicates that the predominant use within the 600-foot radius of the proposed duplex is Single Family Units with scattered duplexes and multi-family dwellings. From the compiled land use map and field observations, the proposed construction of the duplex appears to show that it would blend into the appropriate character and scale of the neighborhood.

5. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan.

This proposed Conditional use is in accordance with the Bethel Comprehensive Plan 2035, adopted in 2011. Under the Goals and Strategies Section of Chapter 4 (Land Use, Housing, and the Environment), the relevant sections, "Growth Patterns" and "Land Use Compatibility" both address development site location.

Goal #2 under "Growth Patterns" encourages future growth to locate near existing employment centers. The addition of this new duplex adheres to the associated Action Step #1b that encourages infill development.

Under the Land Use Compatibility Section, 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 Future Land Use Map (Long-term vision of how and where the city will grow and change over the next twenty years) designates the property site as being in the "Mixed Residential District (defined as residential primary {residential and limited residential-compatible uses}). The proposed duplex fits in with the Comprehensive Plan Goals.

- 6. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions.**
The addition of a duplex should not negatively impact on the existing traffic associated with the neighborhood.
- 7. There is a demonstrated need for the conditional use limited primarily to the area proposed, of if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city.**
The development of this duplex could provide much needed residential housing units while helping to alleviate the city's critical housing needs.
- 8. Under the conditions proposed, the use will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby properties, including impacts from drainage, that exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application.**
The proposed use does not require Conditional Use in the City's Residential Zoning District. However, because the applicant wants to have two (2) separate habitable structures on the same lot, and the intent in the BMC is to allow only one habitable structure per residential lot, the applicant has applied for a Conditional Use Permit to allow two (2) habitable buildings on the same lot.
- 9. If any part of the project is in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180.**
The property is not in a flood zone or flood hazard area.
- 10. The proposed conditional use will not be detrimental to the public health, safety, or welfare of the environment.**
The proposed conditional use will not be detrimental to public health, safety, welfare, or to the environment as stated in the findings below.

Summary of Findings

The property at 227 Ptarmigan Street is in a Residential District and has one (1) duplex building on the site. The applicant seeks to construct a second duplex structure while retaining the current building. Although the Bethel Municipal Code (BMC) does not specifically prohibit two (2) rental dwellings on one (1) residential lot, the intent to restrict residential lots to one (1) habitable structure has been the justification to prevent overcrowding in residential neighborhoods. This Conditional Use Permit (CUP) application is submitted to challenge the intent in the BMC to limit the number of rental structures per residential lot. Normal residential lots are approximately 9,000 square feet depending on location while this site is approximately 16,000 square feet.

The physical address of this site is 227 Ptarmigan Street, and the BMC directs that access to a site must emanate from the assigned street address. The original owner of the lot was YKHC, and they obtained an easement from the City of Bethel in 1995 to access the site from Akakeek Street for the public service of establishing a hospital. When the right of way ceased to be used specifically for this purpose by YKHC, its successors or assignees, it immediately was terminated and all rights granted reverted to the City. When Kuqo Construction purchased the lot from YKHC, the 1995 easement was no longer in effect.

In its CUP application and supplemental narrative, Kuqo Construction proposes access exclusively from Akakeek Street. This would require obtaining a new easement to cross a City-owned lot for access. The applicant was notified that a temporary easement would be allowed if a second duplex was approved, but that singular access from Ptarmigan Street must be fully established before construction was completed if approved and no temporary or permanent easement would be allowed after the second duplex was built.

At every step of the lengthy preparation process, Marjus Kuqo challenged interpretations of the Bethel Municipal Code and sought to exploit any shortcut or loophole that would enable Kuqo Construction to achieve their goal of forcing two (2) rental dwellings to be allowed on one (1) residential lot and pressuring the City to accept their demand to allow exclusive access from Akakeek Street.

Recommendation

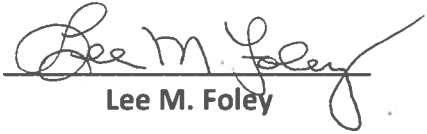
The completed CUP application and the findings contained herein are consistent with applicable sections of the BMC.

Notwithstanding the fact that the site is of sufficient square footage to support two (2) rental dwellings, the intent of the BMC is to preclude that from transpiring.

In conjunction with the above statement citing intent, the City's final decision to deny a permanent easement from Akakeek Street and only allow ingress and egress exclusively from Ptarmigan Street erodes the basis for approving the CUP.

I am vehemently opposed to approval, and I am adamant in recommending in the strongest possible terms that the Planning Commission deny this Conditional Use Permit application in its entirety.

Should the Planning Commission vote to override my fervent objection to approval of this CUP application, the reason or reasons for doing so must be stated in writing.


Lee M. Foley



September 29, 2025 14:14



September 29, 2025 14:15



September 29, 2025 14:15



September 29, 2025 14:15



September 29, 2025 14:16



September 29, 2025 14:13



September 29, 2025 14:14



September 29, 2025 14:14



September 26, 2025

To whom this may concern: You are receiving this notice pursuant to Bethel Municipal Code 18.04.070 "Notice shall be mailed to the owners of each parcel of property any part of which is within six (600) feet of the exterior boundary that is the subject of the application" If you are not the owner please pass this along to them.

PLANNING COMMISSION

PUBLIC HEARING NOTICE

Notice is hereby given that on August 22, 2025 the City of Bethel Planning Office received a Conditional Use Permit Application from Mario Kuqo dba Kuqo Construction to construct two (2) detached duplexes in the residential use zone.

Location: 227 Ptarmigan Street

Legal Description: Plat 87-6 Tract A

Property Owner: Mario Kuqo, dba Kuqo Construction

Purpose: to obtain a Conditional Use Permit to construct two (2) detached duplexes in the residential use zone.

City of Bethel Contact: Lee Foley, City Planner phone 907-543-5306/5301 or email: planning@cityofbethel.net

Time & Place: October 9, 2025 at 6:30 pm City Hall Council Chambers 300 Chief Eddie Hoffman Highway or you can join us virtually via Zoom using the link below

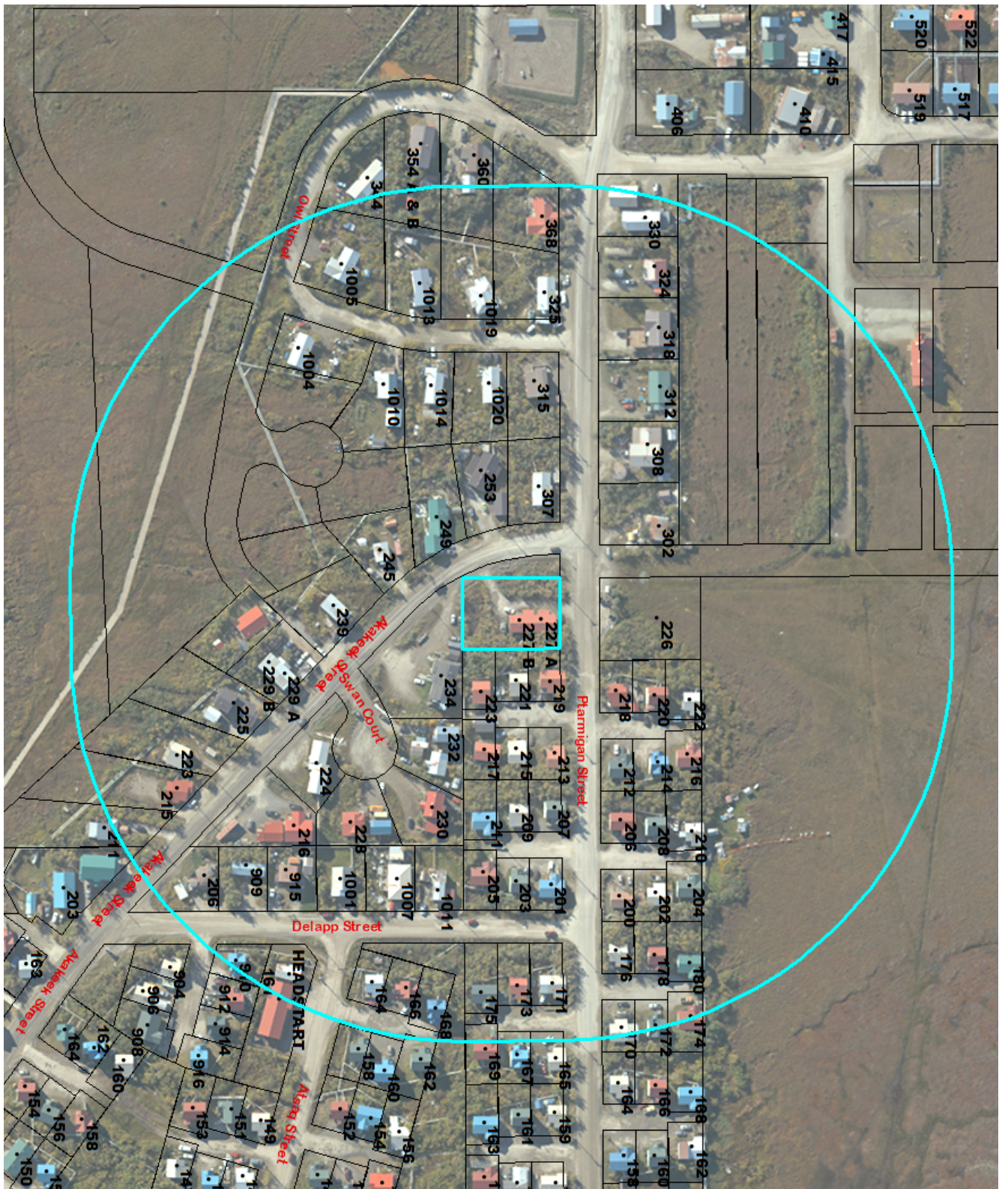
[HTTPS://US06WEB.ZOOM.US/J/3350154000?PWD=HYFLQjB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060](https://us06web.zoom.us/j/3350154000?pwd=HYFLQjB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060)

MEETING ID: 335 015 4000

PASSCODE: 140569

OR CALL IN USING:

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





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<HTTPS://US06WEB.ZOOM.US/J/3350154000?PWD=HYFLQJB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060>

MEETING ID: 335 015 4000

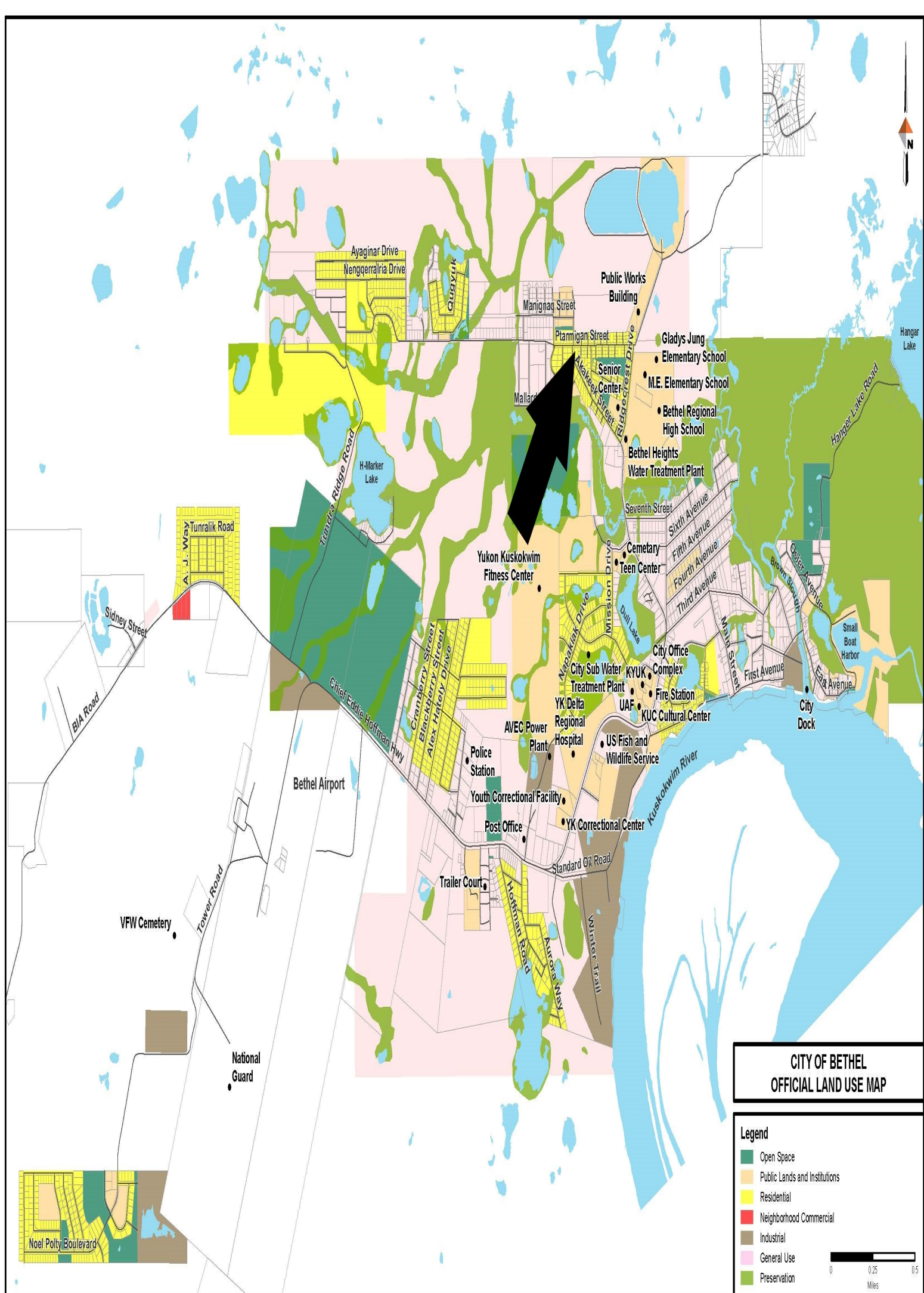
PASSCODE: 140569

OR CALL IN USING:

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

Lee Foley, City Planner

I hereby certify that this Notice of Hearing – To obtain a Conditional Use Permit to construct two (2) detached duplexes in the residential use zone – has been posted at City Hall, the Post Office, AC Co., and Swanson’s Bulletin Boards on or before October 3, 2025. It is further certified that this Notice has been published in the Delta Discovery October 1 & 8, 2025 publications.

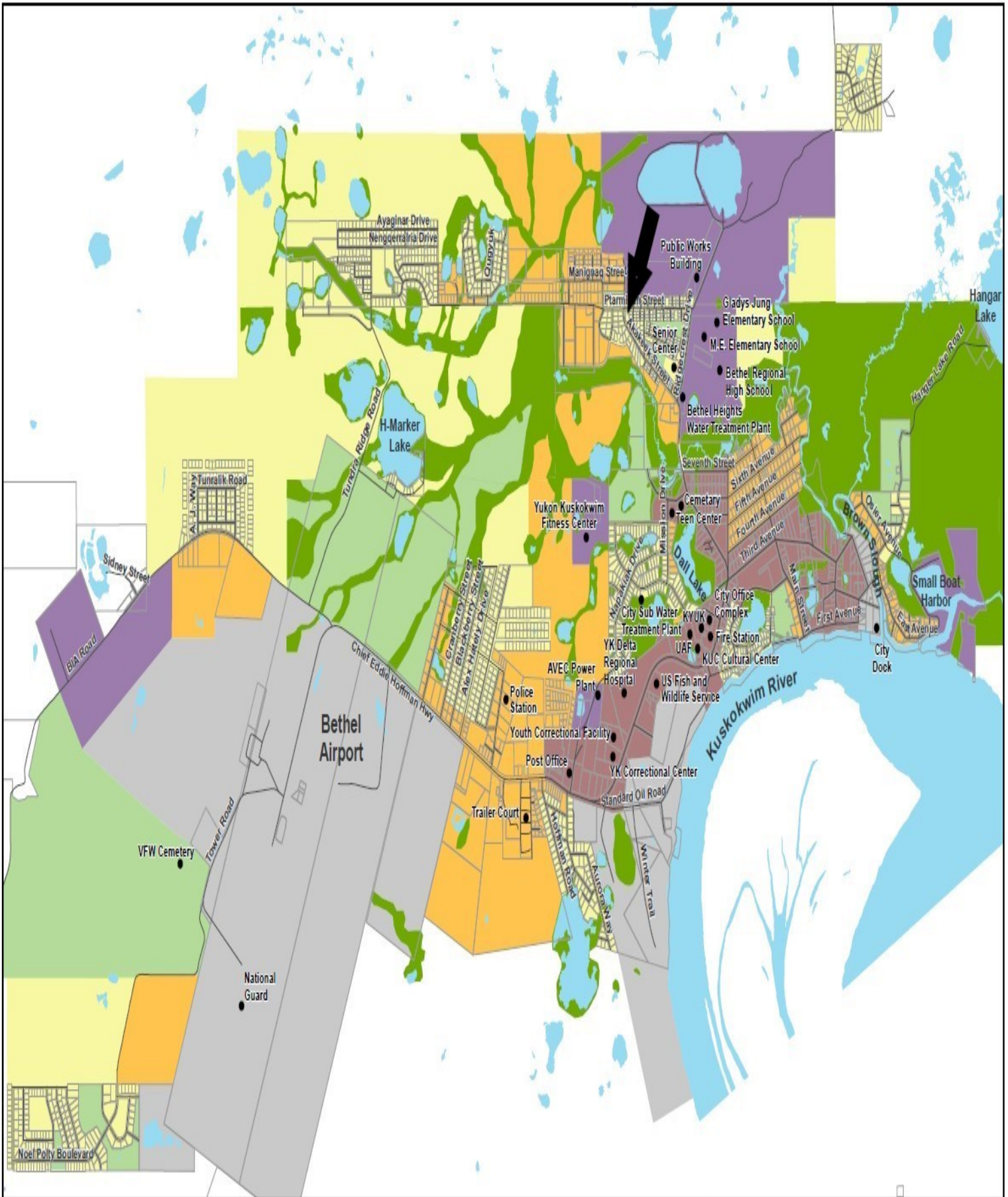


**CITY OF BETHEL
OFFICIAL LAND USE MAP**

Legend

- Open Space
- Public Lands and Institutions
- Residential
- Neighborhood Commercial
- Industrial
- General Use
- Preservation

0 0.25 0.5
Miles



Future Land Use Designation

- Single- and Two-Family Residential Neighborhood
- Multi-Use Neighborhood
- Commercial/Civic Center
- Community Infrastructure
- Industrial/Heavy Commercial
- Public Open Space
- Preservation
- City of Bethel Parcel Boundary

Future Land Use Plan Map

City of Bethel Comprehensive Plan

Date: July 2023

Figure 2





City of Bethel

MEMORANDUM

September 26, 2025

From: Planning Director

To: Planning Commission

Subj: Commission Meeting Agenda

The following subjects are on the agenda for the meeting on October 9, 2025:

1. Nuisance Property Updates

- a. An updated spreadsheet is included in your packets
- b. The Administration is working with the owner to clean up the property at 621 Setter
- c. The Council approved abatement for Lot 37 Our Own Road
- d. The Acting Public Safety Director has been notified of a dump truck and trailer that are situated near 802 Ptarmigan and will address the situation
- e. One (1) vehicle was towed to the Landfill from Tundra Ridge Road
- f. The property at 236 Akiak that was cleaned up, secured, and noted as corrected on the spreadsheet appears to have been broken into once again. Planning notified the owner and suggested boarding to block entry using screws instead of nails
- g. Copies of previously sent nuisance letters were resent to the owner of the property at 9330 Nengquerralria and his representative at their request via USPS and email. Both individuals acknowledged receiving their certified letters

I would like the Commission to formally recommend by vote that the lots at 1119 Naun Raq and 455 Ridgecrest Drive be referred to the City Manager as nuisance properties to be forwarded to the Council for abatement consideration.

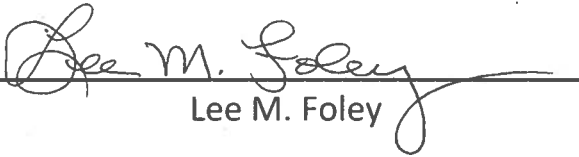
2. Kuqo Construction CUP Application Public Hearing

- a. The application package is included in your packets for review prior to the Public Hearing scheduled for October 9, 2025.

- b. A site plan permit was submitted for fill improvements but was not acted upon initially because the easement situation was being rigorously debated by the applicant and no fee had been tendered. However, improvement to the lot went ahead without an approved site plan permit resulting in a fine of \$500.00 being assessed. The site plan permit for fill improvement was approved after the fine and application fee were tendered.
- c. After in-depth research, consultations with the City Manager and City Attorney, and discussions with the Planning Assistant, I have recommended that the Commission deny the CUP application.

3. Proposed Ordinance for Public Property Encroachment Issues

- a. A draft ordinance has been prepared for City Council consideration at their next regularly scheduled meeting in October 2025.


Lee M. Foley

25-43	creat pad and construct 44'x26' 4 bdrm single family dwelling	4/15/25	9/19/25	1773	1	3	Ciulkulek Subdivsion	ONC		1738 Iteryaraq Street
25-44	creat pad and construct 44'x26' 4 bdrm single family dwelling	4/15/25	9/17/25	1300	2	3	Ciulkulek Subdivsion	ONC		1736 Iteryaraq Street
25-45	construct 1 bdrm 20'x36' single family dwelling	9/19/25	9/23/25		Tract 14A		Plat 94-8	Steven Sorg	Robert Graham	633 Winterset Drive
25-46	demo existing ramp and constuct deck	9/15/25	9/23/25		18	9	Kasayuli Subdivision	Melanie Gibson		5508 Isaac Hawk Street
25-47	add fill to expand pad	8/18/25	9/24/25	613	Tract A	5	Ptarmigan	Mario Kuqo		227 Ptarmigan Street
25-48	add fill and constuct a garage	09/17/25	09/24/25	1200 cu yds	19		Hoffman Subdivision	David McCormick		265 Hoffman Road

Planning Commission 2025 Attendance

Regular Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	P	E	E	P	P	P	P	P	P			
Lorin Bradbury, Vice Chair	P	P	E	P	P	P	P	P	P			
Alex Wasierski	P	P	E	P	P	P	U	P	P			
Shadi Rabi	P	P	P	P	P	P	U	P	P			
Haley Hanson	U	P	P	P	E	E	E	P	P			
Sundi Scott	P	P	P	P	P	E	P	P	P			
Jody Brand, alt 1	xx	E	P	T	P	P	P	P	E			
Rose Henderson, Council Rep	P	P	P	P	T	P	P	E	P			

Special Meetings

Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair												
Lorin Bradbury, Co-Chair												
Alex Wasierski												
Shadi Rabi												
Haley Hanson												
Sundi Scott,												
Jody Brand, Alt 1												
Rose Henderson, Council Rep												

<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>	<p>P=Present E=Excused U=Unexcused T= Tardy</p>	<p>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.</p>
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xx: not yet appointed/left commission



City of Bethel

October 1, 2025

FROM: Planning Director
TO: Lori Strickler, City Manager
SUBJ: Planning Director’s September 2025 Report

September 2025 Events

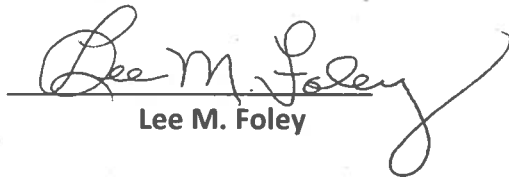
- **Planning Commission:** The Commissioners discussed the updates on nuisance properties. The Landfill Manager gave a brief presentation of the requirements for demolition waste being accepted by the landfill and followed up with a Q&A session.
- **YK Fitness Center Gym Expansion:** The current schedule for the AML barge has it arriving on or about October 2, 2025, give or take a day or two depending on weather. The steel package consisting of structural items, panels, and fabricated piles should be on this barge. Civil work is still in progress. Most of the base for the building pad is down and work is ongoing on capping and finalizing the finish grade of that area.
- **Database Tracking Table:**

Residential Site Plan Permits	Received this Month	Total Received for Year	Total Approved for Year
	6	39	39
Commercial Site Plan Permits	0	11	11
Conditional Use Permits	0	2	1
Variances	0	0	0
Zoning Amendments	0	1	1
Plats	0	3	3

Summary Statement: Through community involvement and tours of the City by Planning Department personnel, the spreadsheet and notices are updated and sent respectively.

- **Abandoned and/or Junk Vehicles:** Tagging vehicles for towing by the Planning Department is temporarily in abeyance while a new system for processing is determined by the Acting Public Safety Director.
- **Vacancies:** Fully staffed.

- **Other Events:** A Public Hearing on the Kuqo Construction CUP application will be held by the Planning Commission on October 9, 2025.
- **Large Projects:**
 - 1. Ptarmigan Street Encroachments:** A Public Property Encroachment Ordinance has been prepared by the City Manager and City Attorney for City Council Consideration.
 - 2. Ptarmigan Street Culvert Replacement:** One half of the project has been completed. Due to various factors, the final half of the project will be completed in the Spring of 2026.
 - 3. City of Bethel Professional Housing Project:** No new photos this month.
 - 4. Hazard Mitigation Plan:** I will present a brief overview of the plan and the update process to the Regional Resource Coordination Committee on October 3, 2025.
 - 5. Map Highlighting All City-Owned Properties:** Collection of data pertinent to this project is ongoing.
- 5. Nuisance Abatement:** Properties at 1119 Naun Raq and 455 Ridgecrest Drive have been identified for City Council consideration at a future Abatement Hearing.


Lee M. Foley