



CITY OF BETHEL

PLANNING COMMISSION

THURSDAY, APRIL 9, 2026, 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. MEETING MINUTES FOR 02/12/2026
- B. MEETING MINUTES FOR 03/12/2026

VI. UNFINISHED BUSINESS

- A. UPDATE DISCUSSION ON NUISANCE PROPERTIES & PROGRESS

VII. NEW BUSINESS

VIII. EX OFFICIO REPORT

IX. MEMBER COMMENTS

X. ADJOURNMENT

Posted <<04/03/2026>> at City Hall, AC Co., Swanson's, and the Post Office.

Ex-Officio Staff

City of Bethel, Alaska

Planning Commission

February 12, 2026

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 February 12, 2026. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:31 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 Council Rep. Rose Henderson.

Excused absence: Sundi Scott Unexcused Absence: Jody Brand

Also Present: Pauline Boratko, Recorder

III. SPECIAL ORDER OF BUSINESS

IV. PEOPLE TO BE HEARD: Juan Delgado- spoke in concerns of nuisance properties and how people may be unfairly targeted.

V. APPROVAL OF THE AGENDA:

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

VI. APPROVAL OF THE MINUTES:

MOVED:	Haley Hanson	Motion to approve January 8, 2026, Meeting Minutes
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

VII. NEW BUSINESS:

VIII. UNFINISHED BUSINESS:

A. Update discussion on nuisance properties: Pauline updated commissioners on nuisance properties.

VIII: EX OFFICIO REPORT:

A. Management Team Report: Pauline gave the Planning Department Report

IX. COMMISSIONER'S COMMENTS:

K. Hanson-no comment.

L. Bradbury- Keep moving forward on nuisance properties.

S. Rabi- no comment.

H. Hanson- no comment.

R. Henderson-no comment

A. Wasierski- no comment

X. ADJOURNMENT:

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

With no further business the meeting adjourned at 7:03 pm

APPROVED THIS ____ DAY OF _____, 2026

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder

DRAFT

City of Bethel, Alaska

Planning Commission

March 12, 2026

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 March 12, 2026. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:31 PM.

II. ROLL CALL:

Compromising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, Alex Wasierski, Shadi Rabi, Haley Hanson, and Sundi Scott
 Excused absence: Lorin Bradbury, Unexcused Absence: Council Rep. Rose Henderson and Jodi Brand
 Also Present: Pauline Boratko, Recorder

III. SPECIAL ORDER OF BUSINESS

IV. PEOPLE TO BE HEARD: Juan Delgado- informed the commission of corporations

V. APPROVAL OF THE AGENDA:

MOVED:	Haley Hanson	Motion to approve the agenda.
SECONDED:	Sundi Scott	
VOTE ON MOTION	Unanimous	

VI. APPROVAL OF THE MINUTES: Meeting Minutes approval for February 12, 2026 was tabled until April meeting due to clerical error of not being put in the meeting packet material for review.

VII. NEW BUSINESS:

VIII. UNFINISHED BUSINESS:

A. Update discussion on nuisance properties: Lee and Pauline updated the commission on the nuisance properties

MOVED:	Haley Hanson	Motion to bend the rules to go back to Item IV. People to be heard, to hear from Juan Delgado
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

VIII: EX OFFICIO REPORT:

A. Management Team Report: Pauline and Lee gave the Planning Department Report

IX. COMMISSIONER'S COMMENTS:

K. Hanson-no comment.
 L. Bradbury- no comment.
 S. Rabi- no comment.
 H. Hanson- no comment.

A. Wasierski- no comment
S. Scott- no comment.

X. ADJOURNMENT:

MOVED:	Haley Hanson	Motion to adjourn the meeting.
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	




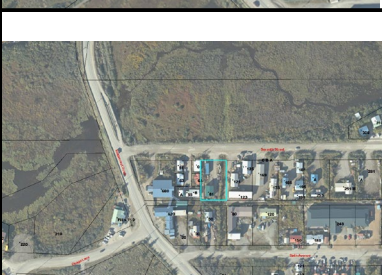

With no further business the meeting adjourned at 6:46 pm

APPROVED THIS ____ DAY OF _____, 2026

Kathy Hanson, Chair

ATTEST: Pauline Boratko, Recorder

DRAFT






House Number	Street Name	Rank 1-3 High-Low	GIS Photo	Legal Description	Date of Letter Sent	Letter Response	Deadline Date	Day of Inspection	Police calls as of 1/2026	Correspondance	Online Complaint	Status
17	Kwethluk Lane	1		Plat 71-425 Block 1 Lot 3	11/20/24 first letter sent address from harris				0		no	12/16/24 returned undelivered, search for owner contact has been unsuccessful
21	Kwethluk Lane	1		Plat 71-425 Block 1 Lot 1					4		no	2/17/26 owner came to office clean up in progress
30	Sixth Avenue	2		Plat # 73-213 Lot 13B					0		no	house burnt owner address pending
81	Seventh Avenue	2		US Survey 3770 Block 2 Lot 9					0			owner address pending letter
102	East Avenue	3		US Survey 3290 Block 11 Lot 2					16		no	owner of property is going to fix it up summer 2025


106	South Harbor Road	1		US Survey 3790 Block 10 Lot 1	5/22/2025							yes	demo in progress
120	Oscar Way	3		US Survey 3230 AB Block 18 Lot 12	5/15/2025					0		yes	some progress made summer 2025
121	Chief Eddie Hoffman Highway	2			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		9			6/8/25 complaint Case reopened
134	East Avenue	3		US Survey 3790 Block 10 Lot 9						1		no	not a high priority
135	Lind (mission road)	2											owner info needed
145	Oscar Way	3		US Survey 3230AB Block 18 Lot 1						0		yes	clean up started but not finished summer 2025





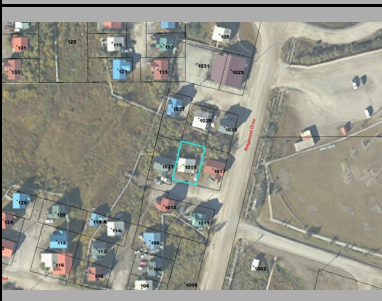

177	East Avenue	2		US Sruvey 3790 Block 8 Lot 6									1			owner will board up building and is demo as soon as contractor is available (summer 2025)
180	Lind Lane	2		US Survey 3790 Block 9 Lot 5										0		owner address pending letter
186	East Avenue	2		US Survey 3790 Block 9 Lot 3										3		owner address pending letter
188	Lind Lane	2		US Survey 3790 Block 9 Lot 2										0		owner address pending letter
203	Chief Eddie Hoffman Highway	3		Plat 73-244 Block 4 Lot 10										9		owner address pending letter
215	Akiak Drive	1		71-425 Block 8 Lot 10										0	yes	house fire, house 11/26 boarded up demo later on





231	East Avenue	2		US Survey 3790 Block 7 Lot 2						0			owner address pending letter
236.238	East Avenue	2		US Survey 3790 Block 6 Lot 10						3			owner address pending letter
239	Akiak Drive	2		Plat 17-425 Block 4 Lot 15	5/15/2025 final warning letter sent 6/18/25	post master did not put date of signatue						yes	council decistion pending
240	East Avenue	1		US Survey 3790 Block 6 Lot 12						11		yes	owner info unknown
244	Akiak Drive	1		Plat 71-425 Block 6 Lot 6	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			19		yes	no major improvements have been made
250	East Avenue	2		US Survey 3790 Block 6 Lot 10						1			owner address pending letter


260	East Avenue	3		US Survey 3790 Block 6 Lot 9								5			yes	owner came forward and is working with dept to clean up feb 2026
263	Weber Circle	1		Plat 70-444 Block 5 Lot 18									4		yes	owner came forward and is working with dept to clean up feb 2026/called 3.11.26 no answer/ owner called 3.16.26 update.
280	Third Avenue	3		US Survey 3230 Block 9 Lot 7											no	not a high priority
325	Mission Lake Road	2		Plat 70-444 Block 6 Lot 2											yes	renter gave address of owner, letter pending feb 2026
330	Schwalbe Street	3		Plat 70-444 Block 6 Lot 3											yes	dec testing pending site permit approval summer 2025
340	Alder	2		US Suvery 3230 AB Block 13 Lot 1											yes	owner came forward after unknown list posted.. Owner address pending

430	Hanger Lake Road	2		US Survey 3790 Block 1 Lot 11					1		yes	owner address pending letter
438	Hanger Lake Road	2		US Survey 3790 Block 1 Lots 9&10					0		yes	owner address pending letter
448	Napakiak Drive	3		Plat 80-17 Lot 7A							yes	not a high priority, clean up summer 2025
460	Hanger Lake Road	1		US Survey 3790 Block 1 Lot 6					1		yes	owner came forward and is going to have it boarded up and then demo this summer.1/2026
455	Ridgecrest Drive	1		Plat 98-7 Block 5 Lot 1A	5/15/2025/ 08/14/2025	return receipt received with no date stamped -- 8/14/25 2nd cert letter sent 3/30/26 cert receipt rcvd			2		yes	second certified letter came back unclaimed

500	Hanger Lake Road	2		US Sruvey 3790 Block 1 Lot 2						0			owner address pending letter
552	Akula Court	3		Plat 97-23 Block 2 Lot 36						0		no	owner came forwards and is working with dept to clean up
690	Sixth Avenue	2		3230 AB Block 4 Lot 8						0		yes	owners are looking to demolish house 11/4/25 emailed 11/18 house boarded up
800	Tundra Ridge Road	1		Plat 84-11 Tract A	10/31/2024	11/4 cert letter received receipt	11/14/2024	11/18/24 nothing done		0		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	10/31/2024	11/4 cert letter received receipt	11/14/2024	11/18/24 nothing done		0		no	9/24/25 no clean up attempted, current in abatement status

808	Ptarmigan Street	1		Plat 81-10 Block 1 Lot 20	10/30/2024	11/4 cert letter received receipt	11/13/2024	11/18/24 nothing done	16			clean up started but not finished
834	Ptarmigan Street	1		Plat 81-10 Block 1 Lot 23	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	5/9/2025	owner came to talk about his property occupents wont leave, court order pending			0	yes		8/26/25 no clean up progress been made, secnd letter pending
1010	Second Avenue	3		US Survey 3230 AB Block 14 Lot 8					0	yes		owner contact information pending
1019	Ridgecrest Drive	1		Plat 87-6 Block 3 Lot 67					0	yes		current owners are both deceased
1025	Ridgecrest Drive	2		Plat 87-6 Block 3 Lot 67								DEC testing pending and signatures on site permit from: co owner

1041	Second Avenue	1		US Survey AB Block 18 Lot 3							yes	cannot find owner contact info
1051	Second Avenue	1		US Survey AB Block 18 Lot 2					1		yes	owner and guardian will make appointment with planning staff, emailed 3.19.26 for appt schedule.
1082	Second avenue	2		US Survey 3230 AB Block 14 Lot 7					0		yes	current owner deceased, next of kin ownership pending
1111	Naun Raq	2		Plat 83-40 Block 2 Lot 12	5/17/2024 to A. S 11/19/24 to C.H	mail came back unclaimed no response/new owner found second letter sent , anthon spangler is nto owner chris hickman is and	12/3/2024		6		yes	inspection pending
1119	Naun Raq	1		Plat 83-40 Block 2 Lot 16	4/9/2025	4/21/2025, 2nd letter 7/22/25, 3rd 3/19/26					yes	no word from the property owner just signed mail received, no word from current owner on 2nd letter
229	A/B Akakeek	2		Plat 81-15 Lot 12A							yes	owner tbd

1530	Chief Eddie Hoffman Highway	1		Plat 83-36 Lot 38 B						1		yes	clean up is completed case closed
1651	Chief Eddie Hoffman Highway	1		Plat 83-36 Tract A								yes	
9223	Makqalria Road	1		Plat 81-3 Block 10 Lot 5	5/15/2025					0		yes	inspection pending
9231	Makqalria Road	3		Plat 81-3 Block 10 Lot 1A						0		no	not a priority at this time
9316	Nengqerralria Drive	1		Plat 81-17 Block 2 Lot 20						0		yes	no owner has been identified
	Chief Eddie Hoffman Highway	1		Plat 83-36 Lot 38 C								yes	clean up has started with out owner contact

*** blue- case closed
grey- owner unknown
font- public notice jan 2025

*** red

Planning Commission 2025 Attendance

Regular Meetings

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

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

April 1, 2026

FROM: Planning Director
TO: Lori Strickler, City Manager
SUBJ: Planning Director’s March 2026 Report

March 2026 Events

- **Planning Commission:** Two (2) members were excused from the meeting. A brief discussion of nuisance properties was conducted.
- **YK Fitness Center Gym Expansion:** Steel work going vertical.
- **Database Tracking Table:** **2026**

2025		Received this Month	Total Received for Year	Total Approved for Year
41	Residential Site Plan Permits	0	0	0
12	Commercial Site Plan Permits	2	2	1
2	Conditional Use Permits	0	0	0
0	Variances	0	0	0
1	Zoning Amendments	0	0	0
4	Plats	0	1 Replat	1 Replat Recorded

Summary Statement: Traditional planning activities and tasks are starting to increase as we move toward Spring.

- **Abandoned and/or Junk Vehicles:** Two (2) junk vehicles on Ptarmigan were tagged and subsequently removed, one (1) to the landfill and one (1) back to the owner.
- **Vacancies:** Fully staffed.

Other Events:

1. **BNC Condominium Project:** No update on CUP preparation.

2. **DOT:** Virtually attended group discussion and completed survey for Community Connectivity & Frontier Access Roads Long-Range Transportation Plan.

Large Projects:

1. **Ptarmigan Street Encroachments:**
 - a. Rehabilitation of Ptarmigan – no updates
 - b. Piped Water & Sewer Extension – All owners receiving this upgrade have been notified.
2. **Ptarmigan Street Culvert Replacement:** Currently on hold until snow and ice recedes.
3. **City of Bethel Professional Housing Project:** Interior work continues. No photos available for March.
4. **Hazard Mitigation Plan:** Out for review by stakeholders.
5. **Map Highlighting All City-Owned Properties:** Steady progress in creating this initial map.
6. **Nuisance Abatement:** Two (2) new properties added to Unknown Owners list, 30 6th Avenue and 1010 2nd Avenue. Public Notices were prepared to post on each property, but snow and ice buildup prevented approach to buildings. The updated Unknown Owners list was sent to the Delta Discovery for posting during the month of April 2026. Final nuisance abatement letters have been sent by certified mail to the owners of 1119 Naun Raq, 410 Owl Street, and 455 Ridgecrest. A nuisance property located at 156 Cranberry that was verbally conveyed to Planning by a citizen residing on that street is a property already being dealt with by BPD. The Assistant Public Safety Director met with the individual concerned and provided an update.