
City of Bethel, Alaska

Planning Commission

October 9, 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 October 9, 2025. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:32 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.

Tardy: Council Rep. Rose Henderson joined the meeting at 6:40pm.

Excused absence: Jody Brand

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

III. PEOPLE TO BE HEARD: no one wished to be heard

IV. APPROVAL OF THE AGENDA:

MOVED:	Lorin Bradbury	Motion to approve the agenda by putting new business before unfinished business
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Lorin Bradbury	Motion to approve regular meeting minutes from September 11, 2025
SECONDED:	Shadi Rabi	
VOTE ON MOTION	Unanimous	

Haley Hanson left the meeting at 6:45pm, quorum still maintained, and meeting continued.

VI. NEW BUSINESS:

- A. PUBLIC HEARING: Purpose: To obtain a Conditional Use Permit to construct two (2) detached duplexes in the residential zone. Location: 227 Ptarmigan Street. Legal Description: Plat 87-6 Tract A. Property Owner: Mario Kuqo, DBA Kuqo Construction.

The Chair of the Commission, Kathy Hanson opened the public hearing.

The Chair asked members of the Commission to disclose any conflicts of interest or Ex Parte Communications they may have had on the action before them.

Testimony by Interested Parties:

Lee Foley, City Planner gave his report.

Commissioners asked the Planner questions

Mario Kuqo explained his project to the commissioners

Commissioners questioned Mario Kuqo about his project

People to be heard: Matthew Horgan- spoke in support of the CUP

Planner Lee Foley gave his comments.

Mario Kuqo gave his comments.

Planning commission deliberated.

<i>MOVED:</i>	<i>Shadi Rabi</i>	<i>Motion to postpone CUP decision until more information is provided about the access easement and the applicant provides a clean, accurate scaled drawing.</i>
<i>SECONDED:</i>	<i>Alex Wasierski</i>	
<i>VOTE ON MOTION</i>	<i>Unanimous</i>	

The Chair of the Commission Kathy Hanson closed the public hearing

VII. UNFINISHED BUSINESS:

- A. Update discussion on nuisance properties: Planning staff updated commissioners on nuisance properties.

VIII: EX OFFICIO REPORT: Lee gave his report

IX. COMMISSIONER'S COMMENTS:

- A. Wasierski- no comment
L. Bradbury- no comment
S. Rabi- Thank you City Planning Department and Libby.
S. Scott- Hope we can get more clarity.
K Hanson-no comment
R. Henderson- no comment

X. ADJOURNMENT:

MOVED:	Shadi Rabi	Motion to adjourn the meeting.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned at 8:39 pm

APPROVED THIS 13th DAY OF NOVEMBER, 2025


Kathy Hanson, Chair


ATTEST: Pauline Boratko, Recorder