



**CITY OF BETHEL  
PLANNING COMMISSION  
THURSDAY, JULY 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

<b>MEMBERS</b>	<b>STAFF</b>
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	Pauline Boratko, Ex Officio Member Lee Foley, City Planner <a href="mailto:planning@cityofbethel.net">planning@cityofbethel.net</a> 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](mailto: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 05/14/2026
- B. MEETING MINUTES (NO MEETING) 06/11/2026

**VI. UNFINISHED BUSINESS**

- A. UPDATE DISCUSSION ON NUISANCE PROPERTIES AND PROGRESS

**VII. NEW BUSINESS**

- A. DISCUSSION ON NEW DEMOLITION ASSISTANCE PROGRAM POLICY
- B. DISCUSSION ON DRAFT NUISANCE ORDINANCE REWRITE

**VIII. EX OFFICIO REPORT**

**IX. MEMBER COMMENTS**

**X. ADJOURNMENT**

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Posted <<07/02/2026>> at City Hall, AC Co., Swanson's, and the Post Office.

Ex-Officio Staff

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# City of Bethel, Alaska

## Planning Commission

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May 14, 2026

Regular Meeting

Bethel, Alaska

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### 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 May 14, 2026. 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, Alex Wasierski, and Council Rep. Rose Henderson Excused absence: Haley Hanson, Shadi Rabi, and Jody Brand. Unexcused Absent: Sundi Scott. Also present: Pauline Boratko, Recorder

### III. SPECIAL ORDER OF BUSINESS

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

### V. APPROVAL OF THE AGENDA:

<b>MOVED:</b>	Lorin Bradbury	Motion to approve the agenda.
<b>SECONDED:</b>	Rose Henderson	
<b>VOTE ON MOTION</b>	Unanimous	

### VI. APPROVAL OF THE MINUTES:

<b>MOVED:</b>	Rose Henderson	Motion to approved meeting minutes for 04/09/2026
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	Unanimous	

### VII. NEW BUSINESS:

- A. FY 2026 Operating Budget: Commissioners discussed the operating budget.

### VIII. UNFINISHED BUSINESS:

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

### VIII: EX OFFICIO REPORT:

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

### IX. COMMISSIONER'S COMMENTS :

- K. Hanson-no comment.
- A. Wasierski- no comment
- R. Henderson- I have concerns about the burnt down properties.
- L. Bradbury-no comment.

**X. ADJOURNMENT:**

<b>MOVED:</b>	Rose Henderson	Motion to adjourn the meeting.
<b>SECONDED:</b>	Lorin Bradbury	
<b>VOTE ON MOTION</b>	Unanimous	

With no further business the meeting adjourned at 6:50 pm

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

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Kathy Hanson, Chair

\_\_\_\_\_  
ATTEST: Pauline Boratko, Recorder

DRAFT

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# City of Bethel, Alaska Planning Commission

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June 11, 2026

Regular Meeting

Bethel, Alaska

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**I. CALL TO ORDER:**

Due to the lack of quorum, a regular meeting was not held on June 11, 2026.

**II. ROLL CALL:**

The following members were present for roll call: Lorin Bradbury and Council Rep. Rose Henderson.

Excused Absence: Kathy Hanson, Alex Wasierski, and Sundi Scott  
Unexcused Absence: Shadi Rabi and Jody Brand

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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
Lorin Bradbury, Vice Chair

\_\_\_\_\_  
ATTEST: Pauline Boratko, Recorder

# **Draft Policy**

## **City of Bethel Demolition Assistance Program Policy**

### **1. Purpose**

The purpose of the Demolition Assistance Program (“Program”) is to improve public health, safety, environmental conditions, and neighborhood stability through the voluntary removal of hazardous, nuisance, abandoned, or severely deteriorated structures within the City of Bethel.

The Program is intended to support community redevelopment, reduce blight, improve neighborhood appearance, reduce fire and environmental hazards, and encourage productive reuse of underutilized properties.

The Program is established as a public service initiative intended to address conditions that negatively impact the broader community and shall not be considered an entitlement program or guaranteed benefit to property owners.

### **2. Authority**

This Program is established under the City’s authority to protect public health, safety, and welfare, including nuisance abatement and community development authority granted under applicable Alaska law and City ordinances.

### **3. Administration**

The Program shall be administered by the Planning Department, in coordination with:

- Public Works,
- Fire Department,
- Finance Department,
- Code Enforcement,
- and the City Attorney as needed.

The City Manager may establish administrative procedures necessary to implement this Policy.

### **4. Program Goals**

The goals of the Program include:

1. Reducing hazardous and unsafe properties and structures;
2. Eliminating nuisance and blighted properties;
3. Improving environmental health and sanitation;
4. Reducing fire and public safety risks;
5. Supporting future housing and redevelopment opportunities;

6. Encouraging responsible property stewardship;
7. Improving neighborhood appearance and quality of life.

## **5. Eligible Properties**

Properties may be considered eligible when one or more of the following conditions exist:

- Structurally unsafe buildings;
- Fire-damaged structures;
- Abandoned or uninhabitable structures;
- Collapsed or partially collapsed buildings;
- Properties creating environmental or sanitation hazards;
- Properties constituting a nuisance under City code;
- Severe accumulation of debris or unsafe materials;
- Structures determined to pose public safety concerns.

Priority consideration may be given to:

- Properties near schools, parks, or residential neighborhoods;
- Properties with repeated nuisance complaints;
- Properties posing immediate public safety hazards;
- Properties with redevelopment or housing potential;
- Properties contributing to neighborhood decline.

## **6. Applicant Eligibility**

Applicants must:

1. Be the legal property owner or authorized representative and provide clear title documentation or evidence of legal authority;
2. Voluntarily apply for assistance;
3. Demonstrate financial hardship or inability to independently complete demolition and cleanup;
4. Agree to future maintenance requirements for the property;
5. Comply with all Program conditions.

## **7. Application Requirements**

Applications shall include:

- Property address and legal description;
- Tribal membership affiliation if applicable;
- Photographs of the property;
- Description of existing hazardous or nuisance conditions;
- Statement describing financial hardship;
- Proposed future use of the property following demolition;

- Consent allowing City inspection and access;
- Any additional information required by the City.

## **8. Future Land Use Requirement**

Applicants shall provide a written statement identifying the anticipated future use of the property following demolition.

Examples may include:

- Construction of future housing;
- Redevelopment;
- Open space or green space;
- Community use;
- Future sale for development;
- Other lawful uses consistent with City zoning.

## **9. Review Process**

Applications shall be reviewed by an internal review committee designated by the City Manager.

The review committee may evaluate:

- Public safety impacts;
- Environmental health concerns;
- Structural condition;
- Neighborhood impacts;
- Redevelopment potential;
- Cost of demolition and cleanup;
- Availability of funding;
- Long-term public benefit;
- Applicant financial hardship.

The review committee may recommend:

- Approval,
- Conditional approval,
- Deferral pending additional information,
- or denial.

Final approval authority shall rest with:

- the City Manager for projects within approved budget authority; or
- the City Council when required by procurement or budget policy.

## **10. Eligible Assistance**

Subject to funding availability, the City may provide:

- Demolition of structures;
- Debris removal;
- Disposal costs;
- Hazardous material abatement;
- Site grading and stabilization;
- Limited nuisance cleanup activities.

The Program shall not guarantee:

- Site redevelopment,
- Utility installation,
- Construction of replacement structures, or
- Long-term site maintenance.

## **11. Funding**

Program funding may include:

- General Fund appropriations;
- State or federal grants;
- Environmental remediation grants;
- Tribal or intergovernmental partnerships;
- Donations or special appropriations.

Participation shall be subject to annual budget availability.

## **12. Conditional Cost Recovery and Lien Waiver**

The City may condition demolition assistance upon the property owner's execution of a Voluntary Compliance and Redevelopment Agreement.

The Agreement may require the property owner to:

- maintain the property free of nuisance conditions;
- prevent the accumulation of debris, junk vehicles, or unsafe materials;
- comply with applicable zoning and land use requirements;
- implement the proposed future use of the property, when applicable;
- and satisfy any additional conditions determined necessary to protect the public interest.

Upon successful completion of the Agreement terms, the City may waive all or a portion of the costs associated with demolition and cleanup.

If the property owner fails to comply with the Agreement, the City may:

- recover all or a portion of the costs incurred;
- place a lien against the property in accordance with applicable law and City Code;
- pursue other remedies available under Chapter 15.04;

Nothing in this Policy shall obligate the City to waive cost recovery or limit the City's authority to impose nuisance abatement liens authorized by law.

### **13. Program Limitations**

The Program is voluntary and subject to available funding.

The City reserves the right to:

- prioritize projects,
- limit annual participation,
- deny applications,
- or discontinue the Program at any time.

Participation in the Program shall not create a property right or entitlement.

### **15. Conflict of Interest**

No City official or employee may participate in the review or approval of an application involving property in which they have a financial interest.

### **16. Appeals**

Applicants may appeal a denial to the City Manager within thirty (30) days of notice of denial.

The City Manager's decision shall be final unless otherwise provided by City ordinance.

### **17. Reporting**

The Planning Department shall provide periodic reports to the City Council summarizing:

- Number of applications received;
- Number approved or denied;
- Properties demolished;
- Program expenditures;
- Funding sources;
- and redevelopment outcomes when available.

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# CITY OF BETHEL, ALASKA

## Ordinance #26-xx

### AN ORDINANCE BY THE BETHEL CITY COUNCIL AMENDING BETHEL MUNICIPAL CODE CHAPTER 15.04, HAZARDS AND NUISANCES.

**WHEREAS,** current Bethel Municipal Code (BMC) 15.04 governs the declaration and abatement of hazards and nuisances;

**WHEREAS,** the identification and abatement of hazards and nuisances is a major priority for the city and a quality-of-life issue;

**WHEREAS,** current code is insufficient for identifying, abating, and enforcing the abatement of hazards and nuisances, and requires significant updates to ensure that the city has maximum flexibility in this area.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL, ALASKA:**

**SECTION 1. Classification.** This is a codified ordinance and shall become part of the Bethel Municipal Code.

**SECTION 2. Amendment.** Bethel Municipal Code Title 15.04, Hazards and Nuisances, is amended as follows. New language is underlined and old language is ~~stricken out~~:

#### ~~Chapter 15.04~~ ~~HAZARDS AND NUISANCES~~

##### **Sections:**

~~15.04.010 Declaration, notice and hearing.~~

~~15.04.020 Abatement.~~

~~15.04.030 Appeal.~~

~~15.04.040 Definitions.~~

~~15.04.050 Enforcement.~~

~~15.04.010 Declaration, notice and hearing.~~

~~A. The manager, city engineer, chief of police, fire chief or city health officer may report to the city council that a particular parcel, property or structure constitutes a fire hazard, health hazard or public nuisance. The report shall be served on the owner or~~

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manager of the property by mail or personal delivery. The city officers and council may rely upon any nationally recognized building, plumbing, electrical, structural, mechanical, health, fire, dangerous building, hazardous materials, or similar codes or standards in determining whether a condition of a parcel, property or structure is a fire or health hazard or public nuisance.

B. Upon receiving a report under subsection ~~A~~ of this section, the city council shall fix a time and place for a hearing before the council to determine whether the report is correct. Unless the owner of the property or their agent requests a shorter time, the hearing may not be fixed for a date sooner than ten (10) calendar days from the date the report is mailed or delivered to the owner, manager of the property, or owners' agent for service.

C. When a hearing is set, the city clerk shall cause notice of the contents of the report and of the time and place of the hearing to be served upon the owner or manager of the building, parcel, or structure. Such notice shall be served personally or by certified mail on the person shown as the owner in the Bethel district recording office or their agent or manager of the property, and shall be posted at the parcel or affixed to the structure. If the identity and address of the owner, the manager or their agent cannot be ascertained by reasonable diligence, then notice shall be sent by certified mail to the last known owner at their last known address, and shall be published in a newspaper of general circulation published within the city or posted in three (3) public places where notices of city council meetings or other public notices are posted.

D. At the time and place set for hearing, the council shall hold a hearing to determine whether the report is substantially correct in all material respects. The city administrative officials may present written, photographic, and oral evidence to support the report. The council may as part of the hearing inspect the premises and may treat its observations as evidence to determine the correctness of the report. Observations relied upon by any member of the city council shall be stated at the hearing and become a part of the record. At the hearing the owner or their representative, if present, shall be heard and may present evidence. If the report is substantially correct in all material respects, the council may by resolution declare that the premises constitutes a fire or health hazard or a public nuisance.

#### **~~15.04.020 Abatement.~~**

A. If the city council declares a parcel, property or structure to be a fire hazard, health hazard or public nuisance, it may order correction of the defects or removal or demolition thereof by the owner or their agent. If a structure constitutes a hazard to those occupying it, the council may order the structure to be vacated.

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B. ~~Unless the council determines that a longer or shorter period is reasonable or is required, notice of a correction, removal or demolition order shall specify a period of not less than fourteen (14) days from the date of the council declaration by which the correction, removal or demolition must be completed, and shall state that the city may remove or demolish the property thereafter.~~

C. ~~At any time before the date set for completion of removal or demolition, the owner of the property or structure may request a rehearing. The rehearing shall be scheduled at the next regular council meeting or at a special meeting called for that purpose, occurring at least three (3) business days following the date the request for rehearing is filed. The request for rehearing shall include a notarized statement setting out with specificity the corrective actions taken or initiated, and how these steps did or will eliminate the hazard or nuisance found by the city council. At the rehearing, the owner or their agent may show that the deficiencies proved have been substantially remedied or that action has been taken to remedy them. If it is shown that the hazard or nuisance has been eliminated or will be eliminated in a reasonable time, and that the public health, safety and welfare will not be threatened if the prior council order is modified, the city council may rescind or modify its prior order.~~

D. ~~If the structure or property is not removed or demolished in accordance with the order, the city may remove or demolish it or cause it to be removed or demolished. If the city removes the building, the cost of removal or demolition is a lien upon the land and chargeable to the proceeds of the sale of the structure and the salvaged material, which may be sold at public auction or by competitive bid or by negotiated agreement if no acceptable bids are received. The balance of cost, if any, remains a charge against the land. If the proceeds of any sale of the structure and salvaged material exceed the total cost to the city of the removal or demolition and sale, the excess shall be returned to the owner of the land.~~

E. ~~If a condition of a structure or property on a parcel that has been ordered corrected has not been corrected in accordance with the order, the city may enter upon the property and take such action as necessary to correct the nuisance or hazard condition. The cost of correcting the condition shall be a lien against the land.~~

F. ~~The owner and the person to whom the order is directed, if other than the owner, shall comply with the order and each such person is liable for failure to comply. Failure to comply is a violation of this section.~~

G. ~~Notice of a lien arising under this chapter shall be filed in the Bethel district recording office and thereafter may be foreclosed as provided by Alaska Statute.~~

### **~~15.04.030 Appeal.~~**

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The owner of the property or their agent may appeal the decision and order of the city council to the Alaska Superior Court in accordance with the court rules of appellate procedure. A request for a rehearing does not toll the time for filing the notice of appeal.

#### **15.04.040 Definitions.**

In this chapter:

"Fire hazard" means any structure, which, for want of proper repairs, or by reason of age or dilapidated condition, or by reason of poorly installed or defective electrical wiring or equipment, defective chimneys, defective heating apparatus or any other cause or reason, is especially liable to fire, or which building or structure is so situated and occupied as to endanger any other structure or property or human life. Such term shall also mean and include any structure containing any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind, especially liable to cause fire or endanger the safety of such structure, premises, or human life. Such term shall also mean and include any situation or condition in which any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind is especially liable to cause or spread fire or endanger the safety of any structure, premises or human life.

"Health hazard" means any parcel or structure which is in a filthy or unsanitary condition especially liable to cause the spread of contagious or infectious disease or diseases, or permits foul odors or obnoxious or poisonous gases to escape from such parcel or structure.

"Public nuisance" means any parcel or structure the condition of which is such as to likely endanger the safety of persons or property of persons other than the owner of the building or structure, whether because of damage, deterioration, dilapidation, or other cause whether or not the fault of the owner.

#### **15.04.050 Enforcement.**

In addition to enforcement under the provisions of this chapter, civil and criminal actions may be taken as provided in BMC 16.04.050 for violations, threatened violations, and enforcement of this chapter.

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**Chapter 15.04**  
**HAZARDS AND NUISANCES**

**Sections:**

**15.04.010 Purpose and scope.**

**15.04.020 Definitions.**

**15.04.030 Public nuisances prohibited; enumeration.**

**15.04.040 Vacant buildings and abandoned real property; registration; duties to sign, secure, and maintain.**

**15.04.050 Mold in transient lodging.**

**15.04.060 Inspections; right of entry.**

**15.04.070 Enforcement order of planning director; appeal procedures.**

**15.04.080 Declaration of nuisance by city council; notice and hearing.**

**15.04.090 Abatement of nuisance after declaration by city council.**

**15.04.100 Appeal of city council nuisance decision and order.**

**15.04.110 Penalties, remedies, and enforcement.**

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**15.04.010 Purpose and scope.**

The purpose of this chapter is to ensure that public nuisances are prevented, discontinued, and abated in a timely manner and do not recur. Other provisions of the Bethel Municipal Code, including but not limited to portions of Title 9 and Title 10 governing abandoned and junk vehicles address public nuisances as well. Any police or peace officer, or city department as directed by the city manager, may enforce the provisions of this chapter. The provisions of this chapter, including the description of the various types of public nuisances, procedures for prevention, discontinuation, inspection, enforcement, appeal, and abatement, as well as the appeal and remedies sections, are not exclusive or a limitation on other provisions of the Bethel Municipal Code addressing public nuisances.

**15.04.020 Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Abandoned real property” means real property that has been abandoned by all of its lawful owners.

“Abandoned vehicle” has the meaning given in BMC 10.15.010.

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"Abate" has the meaning given in BMC 9.36.020.

"Cinders, dust, fly ash, noxious acids, fumes and gases" mean all matter other than dense smoke, including smoke, cinders, dust and soot, formed as the result of the combustion of fuel that are carried in the gas streams so as to reach the external air and that have not been completely consumed by the combustion process.

"Department" means any City agency directed by the City Manager to address the nuisance.

"Director" means the agency head or designee of the City department that the City Manager has directed to address the nuisance.

"Fire hazard" means any structure, which, for want of proper repairs, or by reason of age or dilapidated condition, or by reason of poorly installed or defective electrical wiring or equipment, defective chimneys, defective heating apparatus or any other cause or reason, is especially liable to fire, or which building or structure is so situated and occupied as to endanger any other structure or property or human life. Such term shall also mean and include any structure containing any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind, especially liable to cause fire or endanger the safety of such structure, premises, or human life. Such term shall also mean and include any situation or condition in which any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind is especially liable to cause or spread fire or endanger the safety of any structure, premises or human life.

"Garbage" means every accumulation of animal, vegetable or other matter that attends the preparation, consumption, decay, dealing in or storage of meats, fish, fowl, birds, fruit or vegetables, including the cans, containers, wrappers or other tangible items wasted or used along with such materials.

"Health hazard" means any parcel or structure which is in a filthy or unsanitary condition especially liable to cause the spread of contagious or infectious disease or diseases, or permits foul odors or obnoxious or poisonous gases to escape from such parcel or structure.

"Junk or salvage" means any abandoned, used, worn out, wrecked, scrapped, partially or fully dismantled or discarded tangible material, including vehicles of all kinds, or any combination of materials or items including appliances, chemicals, building materials, equipment or parts thereof, fiber, machinery, metal, scrap metal, rags, rubber, paper, plastics, lumber or wood, that cannot without further alteration and reconditioning be used for their original purposes.

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“Junk or salvage yard” means any parcel, tract or lot or portion thereof that is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping or sale of junk or salvage.

“Junk vehicle” has the meaning given in BMC 10.15.010.

“Litter” means all improperly discarded waste material, including but not limited to convenience food, beverage and other product packages or containers constructed of steel, aluminum, glass, paper, plastic and other natural and synthetic materials, thrown or deposited on the lands and waters within the boundaries of the City.

“Leasehold interest” has the meaning given in BMC 9.36.020.

“Legal or equitable interest” has the meaning given in BMC 9.36.020.

“Notice and order” has the meaning given in BMC 9.36.020.

“Ownership” or “ownership interest” has the meaning given in BMC 9.36.020.

“Mold” means any form of multicellular fungi that live on plant or animal matter in an indoor environment. Types of mold include, but are not limited to: cladosporium, penicillium, alternaria, aspergillus, fuarim, trichoderma, memnoniella, mucor, and stachybotrys chartarum. Laboratory testing to identify the species of a fungi as a type of mold is not required, if the appearance, smell and other observations of the common senses make it reasonable to conclude a particular substance is mold.

“Particulate matter” means finely divided solid or liquid particles in the air or in an emission, including but not limited to dust, smoke, fumes, spray and fog.

“Parcel” has the meaning given in BMC 9.36.020.

“Public nuisance” means any parcel or structure the condition of which is such as to likely endanger the safety of persons or property of persons other than the owner of the building or structure, whether because of damage, deterioration, dilapidation, or other cause whether or not the fault of the owner.

“Putrescible waste” means organic waste, including human or animal parts, excrement or bodily fluids, which is capable of being decomposed by microorganisms.

“Refuse containers” means all garbage cans, dumpsters, or similar containers designed and used to hold waste.

“Significant” when used to describe the presence of mold shall mean mold that is present on surfaces such as walls, wall cavities, wallpaper, carpeting, ceilings, piping, ventilation systems, or other interior building structures where moisture is not intended

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to accumulate or where mold is not customarily found, but does not include minor mold or mildew found on surfaces that can accumulate moisture as part of their proper and intended use when maintained in proper repair.

“Transient lodging” has the meaning given in BMC 4.14.010.

“Vacant building” means a structure designed for residential or commercial use that has not been lawfully used for residential or commercial purposes for 180 days. Vacant building does not include:

1. Vacation properties;
2. Structures used only a seasonal basis;
3. A building that has been vacant for less than 365 days, if the building has been continuously offered in good faith for sale, lease, or rent since the 181st day it most recently ceased to be used for lawful residential or commercial purposes; or
4. Buildings for which there is:
  - a. A valid, open and current building permit for repair, rehabilitation, construction, or demolition,
  - b. Such permitted repair, rehabilitation, construction, or demolition activity is actively underway, and
  - c. Such permitted repair, rehabilitation, construction or demolition is completed within one year from the date the initial permit was issued.

“Waste” means useless, superfluous or discarded material.

A. “Liquid waste” means any putrescible or other waste, whether combustible or noncombustible, with sufficient liquid content to be free-flowing, excluding liquids containing hazardous wastes as defined and regulated by federal, state, or other city laws.

B. “Solid waste” means any putrescible or other waste, whether combustible or noncombustible, with insufficient liquid content to be free-flowing, including but not limited to garbage, litter, refuse, rubbish, ashes, junk or salvage, animal excreta, other tangible material, and other unwanted or discarded matter, excluding solids containing hazardous wastes as defined and regulated by federal, state, or other city laws.

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"Wastewater" means water contaminated by human or animal excreta, food wastes, sewage, washwater and other liquid wastes discharged into water-carried sewage disposal systems, excluding liquids containing hazardous wastes as defined and regulated by federal, state or other municipal laws.

**15.04.030 Public nuisances prohibited; enumeration.**

A. No person shall allow, maintain or permit a public nuisance to exist or allow, maintain or permit recurrence of a public nuisance. Such existence, allowance, maintenance, permitting, or recurrence of a public nuisance is a violation of this chapter.

B. Public nuisances include, but are not limited to, the following acts and conditions:

1. Abandoned real property and vacant buildings. Vacant buildings and abandoned real property, except those that have been registered and meet all requirements of section 15.04.040.
2. Attractive nuisances. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, hazardous pools or ponds or excavations, neglected machinery or abandoned refrigerators, freezers, or other major appliances.
3. Dangerous excavations. Any swimming pool or other dangerous excavation in the earth, including but not limited to a gravel pit, kept, maintained or permitted to be in an uncovered, unprotected or otherwise dangerous or hazardous condition, except for excavations permitted by the city.
4. Disposal of solid or liquid waste on another's property. No person shall deposit or place solid or liquid waste upon a street, alley or city property, or upon any property owned by another or in a refuse container owned by another except with the written consent of the owner and for the purpose of collection.
5. Disposition and handling of solid or liquid waste. The following are public nuisances:
  - a. The burning of solid or liquid waste, or the emission from any stack or chimney of any smoke, soot, particulate or gaseous matter in a manner that is noxious, harmful or abnormally bothersome to the public.

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- b. Discarding or placing any solid or liquid waste upon public property not set aside by law as a refuse disposal site or sanitary fill.
  - c. Discarding, placing or maintaining any junk or salvage upon any private property that is not an authorized junk or salvage yard in accordance with applicable federal, state and local law. The owner, lessee, agent or occupant of any private property not maintained as a junk or salvage yard in accordance with applicable federal, state and local law, shall not allow nor permit any junk or salvage to remain on the property, nor fail to maintain the property free of wastes, in a manner approved by the department.
  - d. Storage of garbage except in tightly covered, washable refuse containers or sealed garbage bags approved by the department, or in the case of solid waste that can be further categorized as junk or salvage, storage in an unsecured manner. Containers shall be kept in a clean and sanitary condition by the owner.
  - e. Transportation of putrescible waste except in tightly covered washable containers or sealed garbage bags to prevent littering or leakage and access of insects, rodents and other potential disease carriers.
  - f. Storage or maintenance of refuse containers, excluding dumpsters, in front or side yards visible from public streets or alleys for unreasonable periods, seven days being prima facie evidence of an unreasonable period.
  - g. Storage or maintenance of packing boxes, junk or waste in front or side yards visible from public streets for unreasonable periods, seven days being prima facie evidence of an unreasonable period.
  - h. Deposition, storage, or keeping of any solid or liquid waste, including but not limited to putrescible waste, by any person having the care as owner, lessee, agent, or occupant of any premises except in a clean and sanitary manner in a closed or covered refuse container and in accordance with all other applicable provisions of this Code and all other federal and state laws and regulations so that, to the maximum extent feasible, odor cannot be detected off-premises.

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i. Storage or keeping of putrescible waste on any premises longer than seven days without disposal in accordance with all other applicable provisions of this Code and all other federal and state laws and regulations.

6. Litter.

- a. No person shall deposit, dump, abandon, throw, scatter or transport solid or liquid waste in any manner to cause the littering of any public or private property, street, alley, ditch, drain, watercourse or gutter.
- b. No person shall operate, drive, cause, or permit to be driven or operated any motor vehicle carrying solid or liquid waste unless such motor vehicle is constructed, loaded, and operated in such a manner as to prevent such solid or liquid waste from spilling, dropping, leaking, sifting, blowing or accidentally escaping from the vehicle.
- c. No person shall operate, drive, cause or permit to be operated or driven any motor vehicle carrying solid or liquid waste that is reasonably capable of blowing out or falling from the vehicle unless such vehicle uses while in transit a suitable cover that effectively prevents the loss of such solid or liquid waste that will not be easily torn, shredded, or broken under normal use, and that is either an integral part of the vehicle or a separate cover of suitable materials with fasteners designed to secure all sides of the cover to the vehicle.
- d. No person shall operate, drive, cause or permit to be operated or driven any motor vehicle transporting particulate matter reasonably capable of becoming airborne without either covering such particulate matter as required in this chapter.
- e. No person shall operate, drive, or cause or permit to be operated or driven any motor vehicle from which solid or liquid waste is deposited or lost or has escaped unless the operator or the owner or operator's designated agent promptly picks up such solid or liquid waste and cleans the affected area as soon as reasonably possible.
- f. No person having the care as owner, lessee, agent or occupant of any premises shall deposit, store or keep on his property any solid or liquid waste except in a clean and sanitary manner, in a closed

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or covered refuse container and in accordance with all other applicable provisions of this Code and all other federal and state laws and regulations.

g. It shall be a rebuttable presumption that the owner of a motor vehicle operated in violation of this section has caused or permitted the operation or driving of that motor vehicle.

7. Wastewater and other discharges. The discharge or exposure of wastewater, liquid waste, garbage or other putrescible waste to people, insects, rodents, or other animals in such a way that the transmission of infective material may result thereby.
8. Soot, cinders, noxious acids, fumes, gas, and odors. Causing or permitting the escape of such quantities of soot, cinders, noxious acids, fumes, gases, and odors in such place or manner as to be detrimental to any person or the public, endanger the health, comfort and safety of any such person or of the public, or cause or have a tendency to cause injury or damage to property or business. The escape of such matter is a public nuisance and may be summarily abated by the department.
9. Unsafe buildings. Buildings or parts thereof in a condition that may endanger the life, safety, or health of persons frequenting such buildings or parts thereof and that do not conform to the applicable requirements of the Bethel Municipal Code.
10. Unsanitary handling of food. Any establishment handling, processing, or serving food and kept in an unsanitary condition or having unapproved water supply, sewage disposal or solid waste disposal facilities or employing persons having any communicable disease, or where the presence of rats, mice, vermin, or insects is evident.
11. Unsightly premises. Property including but not limited to building exteriors maintained in such condition as to become so defective or unsightly or in such condition of deterioration or disrepair that the property causes appreciable diminution of the property values of surrounding property or is materially detrimental to proximal properties and improvements. This includes but is not limited to the keeping or disposing of or the scattering over the property or premises of any waste, lumber, or unused objects of equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers; stagnant water or excavations; or any device, decoration, design, fence, structure, clothesline or vegetation that is unsightly by reason of its condition or its inappropriate location.

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12. Vehicles.

- a. A vehicle abandoned in contravention of BMC Chapter 10.15.
- b. Storage of a junk vehicle in public view within the city for five days or more in contravention of BMC Chapter 10.15.
- c. A vehicle which is a nuisance under this subsection may be abated as provided in BMC Chapter 10.15.

13. Visible emissions.

- a. Except as otherwise provided in state, federal, or city law, no person shall cause, suffer, permit or allow the emission of any air contaminant that is greater than 20 percent opacity from any equipment for a period or aggregating more than three minutes in any one hour.
- b. The opacity of an air contaminant shall be measured at the point of emission, except when the point of emission cannot be readily observed, in which case it may be determined at an observable point of the plume nearest the point of emission.
- c. This section shall not apply when the presence of water vapor or steam condensate is the only reason the emission fails to meet the requirements of this section.

14. Mold in transient lodging. The presence of significant visible mold on or in transient lodging is a public nuisance. The city may order efforts to remediate and prevent significant mold in transient lodging and require and enforce abatement of mold as provided for in section 15.04.050.

15. Public use of wildfire danger areas. The unauthorized use of a wildfire danger area by the public when closed by the fire chief is a public nuisance. When there is a burn ban in effect the fire chief or designee may declare wildfire danger areas closed to public use.

C. No person shall be prohibited by this section from disposing of solid or liquid waste on their own property so long as that person complies with this chapter and all other applicable provisions of federal, state and local law

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**15.04.040. Vacant buildings and abandoned real property; registration; duties to sign, secure, and maintain.**

A. Duty to register. The owner of a vacant building or former owner of an abandoned real property not registered pursuant to this section must file a complete registration statement within 30 days of the building becoming vacant or abandoned.

1. Contents of registration. Registration statements shall be submitted in a manner and on a form prescribed by the director, and shall include:

a. For each owner of the building, or abandoning owner of the real property, the owner's:

i. Name,

ii. Street address,

iii. Mailing address,

iv. Phone number,

v. Facsimile number, if any,

vi. Email address, and

vii. If the owner of a vacant building being registered is not also the owner of the real property upon which the building is situated, then include the same information listed above for the owner of the real property;

b. For each agent authorized to act on an owner's behalf for the real property or building, the agent's:

i. Name,

ii. Street address,

iii. Mailing address,

iv. Phone number,

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- v. Facsimile number, if any, and
  - vi. Email address;
  - c. The real property or building's street address, if any;
  - d. An identification, by type and coverage levels, of any insurance policies covering the building or real property;
  - e. For vacant buildings:
    - i. The period of time the building is expected to remain vacant, and
    - ii. The current plan, with timetable, for returning the building to appropriate occupancy or for demolition; and
  - f. For abandoned real property, a sworn statement from each owner that each abandoning owner has abandoned the real property to the municipality, together with an acknowledgment that abandonment of real property does not relieve any owner of any lawful liability, responsibility, or obligation.
2. Annual fees. The owner of a vacant building, and the former owner of an abandoned real property, shall pay an annual registration fee, which shall be deposited into the city's general operating fund. Annual registration fees shall be as follows:
- a. \$100.00 for the first year,
  - b. \$500.00 for the second year,
  - c. \$1,000.00 for the third year, and
  - d. \$0.10 per building total gross floor area with a minimum of \$1,000.00 for the fourth and each subsequent year the property remains registered.
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3. Obligation to update registration. An owner shall notify the director, within 30 days, of any change in the information provided in the registration statement, by filing an updated registration statement. There shall be no fee associated with the filing of an updated registration statement.

B. Duty to sign. No later than 31 days after a building becomes vacant or abandoned, the owner of the vacant or abandoned building, other than a residential property for which the director has waived in whole the requirements of this section, shall post a weather-proof and durable sign in a format approved by the director:

1. Indicating the name, mailing address, telephone number, and email address of the owner or abandoning owner;
2. Indicating the name, mailing address, telephone number, and email address of any agent authorized to act for the owner or abandoning owner with respect to the property, or to accept notice or service of process related to the property;
3. Stating that "No Trespassing" is permitted;
4. That is no smaller than 8.5 inches by 11 inches; and
5. At each entrance or former entrance to a vacant or abandoned building, unless obscured by fencing or other barrier, in which case a sign shall be conspicuously placed on each side of the fence or other barrier visible from a public street or sidewalk.

C. Duty to secure. Vacant and abandoned buildings shall be secured so as to prevent ingress or egress, except by persons authorized by an owner, as follows:

1. All doors, windows, and other openings shall be closed, weather-tight, and secured against entry by animals and trespassers by means of plywood or commercial grade steel. The director may waive the requirements of this section, in whole or in part, for a door or window where the door or window is in good repair, can be closed and secured, is

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weather-tight, and is sufficient to prevent ingress or egress in the absence of a covering.

2. The director may order the grounds on which the vacant or abandoned building is situated or to be fenced, using materials and of a perimeter deemed sufficient by the director, in order to prevent further unlawful activity, where there the director determines there is good cause to believe:

a. That a vacant or abandoned building has not, by means specified in this section been sufficiently secured against unauthorized ingress or egress, or

b. That the building or real property is the site of repeated unlawful activity.

D. Duty to maintain.

1. The real property where a vacant or abandoned building is situated shall be kept clean, sanitary and free from waste, trash, rubbish, debris, and excessive vegetation.

2. Vacant and abandoned buildings shall:

a. Meet the requirements of the Bethel Municipal Code;

b. Be kept in a condition that is structurally safe;

c. Be kept clean, sanitary, and free from waste, trash, rubbish, debris, and animals;

d. Be appropriately winterized;

e. Be kept free of graffiti, tagging, or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure; and

f. Be kept free of unauthorized signs and posters.

3. Adherence to this section does not relieve any person of any valid obligation set forth in any covenant, condition, restriction or

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homeowners' association rule or regulation, or any other requirement of this code that applies to the property.

- E. Removal from registry. The owner of a registered vacant or abandoned real property or building, or the agent of the owner, may apply to remove the registered real property or building from the registry if the real property or building is no longer vacant or abandoned. Application for removal from the registry shall be accompanied by corroborating documentation that the real property or building is no longer vacant or abandoned. The director shall approve or deny the application within 30 days. If denied, the director shall describe the reasons in a written decision. A denial of an application for removal from the registry may be appealed as provided in this chapter.
- F. Government buildings. The director may send a courtesy notice to a federal, state or local government agency advising a federal, state or local government building fails to satisfy the duties to sign, secure and maintain the building in accordance with this section.
- G. Liens. Unpaid registration fees, delinquent fines imposed for violations of this section, and costs incurred by the city for enforcement and work performed to achieve compliance with this section become a lien upon the real property upon which the building or structure is or was located. The director may cause to be recorded a claim of lien, which may be foreclosed upon in accordance with state law.

#### **15.04.050 Mold in transient lodging.**

Any person may submit a complaint of the presence of visible mold or effects of exposure to mold in transient lodging to the director. If the director receives a credible complaint of significant visible mold on or in a hotel building or facility from a a guest or employee of transient lodging the director shall inspect the area of the premises alleged to have mold. All powers of the director existing in Title 15 shall apply to visible mold abatement, prevention and enforcement.

#### **15.04.060 Inspections; right of entry.**

- A. Subject to subsection B of this section, the director may at any reasonable time and upon presentation of proper identification, enter upon and inspect any land, building or premises where reasonable cause exists that there has been or is a

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violation of this chapter, or enter upon such land, building or premises to perform a duty of the director under this chapter.

- B. Where federal or state law so requires, the director shall obtain an administrative search warrant authorizing an inspection and exhibit the warrant to the owner, agent or occupant of the premises before conducting the inspection. The director shall apply to the State of Alaska trial courts to obtain an inspection warrant, stating the name and address of the premises to be inspected, the authority to conduct the inspection, the nature and extent of the inspection and the facts and circumstances justifying the inspection. Warrants issued under this section shall be returned within ten (10) days.

**15.04.070. Enforcement order of planning director; appeal procedures.**

- A. In addition to notices, citations, reports, or any other enforcement action permitted under this chapter, the planning director may issue an enforcement order to any person who violates the provisions of this chapter. The enforcement order may be issued by personal service or certified mail to the violator's last known address according to the city's property records, or if the violator's address or identity is unknown, by posting a dated and signed placard in a conspicuous place on each parcel of property containing the hazard or nuisance. The enforcement order may be issued to more than one person for the same hazard or nuisance, including the property owner, occupant of the property, agent of the property owner, and the person who causes or maintains the hazard or nuisance, for all such persons are jointly and severally liable for the hazard or nuisance.
- B. An enforcement order shall identify the violator and the property where the hazard or nuisance is located, briefly describe the nature of the hazard or nuisance, and list the provisions of this chapter that have been violated. The enforcement order shall require the abatement of the hazard or nuisance within no less than 15 days of service of the enforcement order, or the violator shall be subject to specified fines, penalties, costs and other remedies for each violation of this chapter, and for each day the violation continues. If a significant public health hazard exists, abatement may be required less than 15 days from the date of service. The enforcement order shall inform the violator that if the hazard or nuisance is not abated within the designated time period, and the violator does not enter into a written compliance agreement with the planning department which extends the abatement deadline, the city may abate the violation and assess the abatement costs and any administrative fees to the violator or violators, who are all jointly and severally liable. The enforcement order shall also give notice that if the

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violator commits a similar offense within one year of service of the enforcement order, even if a similar type of hazard or nuisance occurs on a different property parcel, the violator shall be subject to enhanced fines, penalties, costs and other remedies, as provided for in this chapter. The enforcement order shall also state the violator's right to appeal in writing to the city manager.

- C. An enforcement order is final with respect to a violator who does not appeal, in writing, to the city manager within 15 days of its service, unless a written compliance agreement is entered into between the planning department and the violator, or the violator has abated the hazard or nuisance to the satisfaction of the planning department. Once an enforcement order is final, the department may file a notice of violation of the enforcement order with and seek a compliance order from the superior court, which may include abatement of the public nuisance if it still exists.
- D. An enforcement order need not be issued before other legal action commences with respect to a violation of this chapter, including filing an original action in superior court. Also, the pendency of any proceeding regarding an enforcement order does not stay any other legal action with respect to a violation that is the subject of the enforcement order. Whether the department proceeds with any other legal action shall depend upon, but not be limited to, the nature of the hazard or nuisance, the danger to the public health which the hazard or nuisance presents, the condition or deterioration of the premises, or the time reasonably necessary to take required action.

**15.04.080. Declaration of nuisance by city council; notice and hearing.**

- A. The manager, city engineer, chief of police, fire chief or city health officer may report to the city council that a particular parcel, property or structure constitutes a fire hazard, health hazard or public nuisance under this chapter. The report shall be served on the owner or manager of the property by mail or personal delivery. The city officers and council may rely upon any nationally recognized building, plumbing, electrical, structural, mechanical, health, fire, dangerous building, hazardous materials, or similar codes or standards in determining whether a condition of a parcel, property or structure is a fire or health hazard or public nuisance.
- B. Upon receiving a report under subsection A of this section, the city council shall fix a time and place for a hearing before the council to determine whether the report is correct. Unless the owner of the property or their agent

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requests a shorter time, the hearing may not be fixed for a date sooner than ten (10) calendar days from the date the report is mailed or delivered to the owner, manager of the property, or owners' agent for service.

- C. When a hearing is set, the city clerk shall cause notice of the contents of the report and of the time and place of the hearing to be served upon the owner or manager of the building, parcel, or structure. Such notice shall be served personally or by certified mail on the person shown as the owner in the Bethel district recording office or their agent or manager of the property, and shall be posted at the parcel or affixed to the structure. If the identity and address of the owner, the manager or their agent cannot be ascertained by reasonable diligence, then notice shall be sent by certified mail to the last known owner at their last known address, and shall be published in a newspaper of general circulation published within the city or posted in three (3) public places where notices of city council meetings or other public notices are posted.
  
- D. At the time and place set for hearing, the council shall hold a hearing to determine whether the report is substantially correct in all material respects. The city administrative officials may present written, photographic, and oral evidence to support the report. The council may as part of the hearing inspect the premises and may treat its observations as evidence to determine the correctness of the report. Observations relied upon by any member of the city council shall be stated at the hearing and become a part of the record. At the hearing the owner or their representative, if present, shall be heard and may present evidence. If the report is substantially correct in all material respects, the council may by resolution declare that the premises constitutes a fire or health hazard or a public nuisance.

**15.04.090 Abatement of nuisance after declaration by city council.**

- A. If the city council declares a parcel, property or structure to be a fire hazard, health hazard or public nuisance, it may order correction of the defects or removal or demolition thereof by the owner or their agent. If a structure constitutes a hazard to those occupying it, the council may order the structure to be vacated.
  
- B. Unless the council determines that a longer or shorter period is reasonable or is required, notice of a correction, removal or demolition order shall specify a period of not less than fourteen (14) days from the date of the council declaration by which the correction, removal or demolition must be completed, and shall state that the city may remove or demolish the property thereafter.

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- C. At any time before the date set for completion of removal or demolition, the owner of the property or structure may request a rehearing. The rehearing shall be scheduled at the next regular council meeting or at a special meeting called for that purpose, occurring at least three (3) business days following the date the request for rehearing is filed. The request for rehearing shall include a notarized statement setting out with specificity the corrective actions taken or initiated, and how these steps did or will eliminate the hazard or nuisance found by the city council. At the rehearing, the owner or their agent may show that the deficiencies proved have been substantially remedied or that action has been taken to remedy them. If it is shown that the hazard or nuisance has been eliminated or will be eliminated in a reasonable time, and that the public health, safety and welfare will not be threatened if the prior council order is modified, the city council may rescind or modify its prior order.
- D. If the structure or property is not removed or demolished in accordance with the order, the city may remove or demolish it or cause it to be removed or demolished. If the city removes the building, the cost of removal or demolition is a lien upon the land and chargeable to the proceeds of the sale of the structure and the salvaged material, which may be sold at public auction or by competitive bid or by negotiated agreement if no acceptable bids are received. The balance of cost, if any, remains a charge against the land. If the proceeds of any sale of the structure and salvaged material exceed the total cost to the city of the removal or demolition and sale, the excess shall be returned to the owner of the land.
- E. If a condition of a structure or property on a parcel that has been ordered corrected has not been corrected in accordance with the order, the city may enter upon the property and take such action as necessary to correct the nuisance or hazard condition. The cost of correcting the condition shall be a lien against the land.
- F. The owner and the person to whom the order is directed, if other than the owner, shall comply with the order and each such person is liable for failure to comply. Failure to comply is a violation of this section.
- G. Notice of a lien arising under this chapter shall be filed in the Bethel district recording office and thereafter may be foreclosed as provided by Alaska Statute.

**15.04.100. Appeal of city council nuisance decision and order.**

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The owner of the property or their agent may appeal the decision and order of the city council to the Alaska Superior Court in accordance with the court rules of appellate procedure. A request for a rehearing does not toll the time for filing the notice of appeal.

**15.04.110. Penalties and remedies.**

A. In addition to other legal action and remedies provided in this chapter and other related provisions of the Bethel Municipal Code, the department may seek any or all of the following remedies for violations threatened violations, and enforcement of this chapter:

1. Enjoin or abate a violation of this chapter.
2. Recover the costs of abatement.
3. Recover damages suffered because of the violation.
4. Impose and recover fines and take civil and criminal actions as provided in BMC 16.04.050.

C. The remedies provided in this section are not exclusive but are cumulative of all other remedies available at law or in equity.

**SECTION 3. Effective Date.** This ordinance shall become effective upon passage by the Bethel City Council.

Introduced by:  
Introduction Date:  
Public Hearing:  
Action:  
Vote:

**ENACTED THIS \_\_ DAY OF \_\_ 2026, BY A VOTE OF \_ IN FAVOR AND  
\_ OPPOSED.**

ATTEST:

\_\_\_\_\_  
Rose Henderson, Mayor

\_\_\_\_\_  
Kevin Morgan, City Clerk

Number	improvements:	Date arrived in Planning	Approval Date	FILL	Lot	Block	Subdivision	Name of Applicant	Land Owner (if different from applicant)	Physical Address
26-01	construct a 40'x80 church building	3/9/26	3/16/26		5	5	Ridgecrest	Bethel Independent Baptist Church		421 Ridgecrest Drive
26-02	add pilings and anntenas	4/7/26	4/15/26		3&4	1	US Sruvey 3770	James Kohl		310 7th Avenue
26-03	add 2 story 30'x30 foot addition to existitng garage	4/6/26	4/15/26		7	3	Hoffman Sub	Glenn Cofsky		1480 Yugtaq Way
26-04	add 40'x60' addition to existitng garage	4/4/17	4/17/26		13A		Hmarker	Patrick Essian		200 Hmarker Lake Road.
26-05	add new playground equipment	5/11/26	5/22/26	27 cu yds			Gladys Jung Elem	LKSD		1004 Ron Edwards Drive
26-06	add fill to expand pad	8/4/25	5/22/26	2313 cu yds	2	6	Avenues	7th Day Adventist Church		514 6th Avenue
26-07	construct 8, 12'x 24' one bedrm housed used to transient lodging	4/14/26	6/4/26		2A		Plat 91-13	Valon Abdiu		Chief Eddie Hoffman Hwy
26-08	construct a 12'x14' storage shed	5/29/2026	6/4/2026		28	6	City Subivision	Sahmi Pellumbi		331 Akiak Drive
26-09	construct a 36'x24' detached storage shed	6/1/26	6/4/26		38N3		Park Place Subdivision	Robert & Susan Herron		1676 Chief Eddie Hoffman Hwy
26-10	demo existitng shop, add existitng 28'x14' shop, construct storage shed	6/8/26	6/10/26		8	6	Avenues	Skender Mustafa		351 6th Avenue
26-11	add fill to pad	7/31/25	6/15/26	3160	13	11	Avenues	Mario Kuqo		740 3rd Avenue

## Planning Commission 2025 Attendance

### Regular Meetings


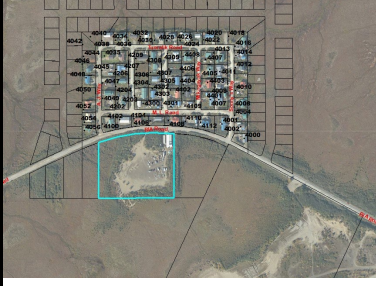




Member Name	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Kathy Hanson, Chair	E	P	P	P	P	E						
Lorin Bradbury, Vice Chair	P	P	E	E	P	P						
Alex Wasierski	P	P	P	P	P	E						
Shadi Rabi	P	P	P	P	E	U						
Haley Hanson	P	P	P	E	E	E						
Sundi Scott	P	E	P	E	U	E						
Jody Brand, alt 1	P	U	U	P	E	U						
Rose Henderson, Council Rep	P	P	U	T	P	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><b>Vacancy shall be declared by the body when a member:</b>                  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><b>P=Present</b>  <b>E=Excused</b>  <b>U=Unexcused</b>  <b>T= Tardy</b></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




House Number	Street Name	Rank 1-3 High-Low	GIS Photo	Legal Description	Date of Letter Sent	Posted in Newspaper	Letter Response	Deadline Date	Day of Inspection	Police calls as of 1/2026	Correspondance	Online Complaint	Status
0	Chief Eddie Hoffman Highway			Plat 83-36 Lot 38 C								yes	clean up has started with out owner contact
0	BIA Road Shop	1		Plat 96-18 Tract 18	5.14.25		return receipt received with no date stamped						owners came forward and informed that he has squatters on the property.
17	Kwethluk Lane	1		Plat 71-425 Block 1 Lot 3	11/20/24 first letter sent address from harris		letter returned to sender			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 conact info pending
81	Seventh Avenue	2		US Survey 3770 Block 2 Lot 9						0			not high priority at this time







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		Plat 77-4 Block 6 Lot 4		5/28/2024, 05/20/2026	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, 4/22/26 driveby, trash, junk vehicles surrounds the property again. 4/29/26
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	M a i l i n g								0		yes	clean up started but not finished summer 2025
159	Akakeek	2		Plat 81-8 Block 1 Lot 8	M a i l i n g											5.19.2026 clean up in progress
177	East Avenue	2		US Sruvey 3790 Block 8 Lot 6	M a i l i n g								1			owner will board up building and is demo as soon as contractor is available (summer 2025)/ called 5.18.26 will call local contractor to demo this summer. 5/26/26 hand written letter to demo property.
180	Lind Lane	2		US Survey 3790 Block 9 Lot 5	M a i l i n g								0			owner address pending letter
186	East Avenue	2		US Survey 3790 Block 9 Lot 3	M a i l i n g								3			owner address pending letter
188	Lind Lane	2		US Survey 3790 Block 9 Lot 2	M a i l i n g								0			owner address pending letter

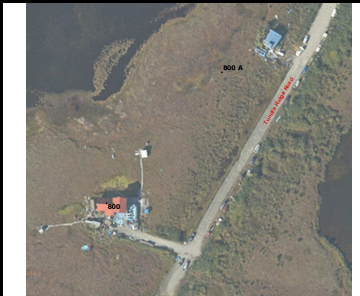





203	Chief Eddie Hoffman Highway	3		Plat 73-244 Block 4 Lot 10	M a i l i n g										owner address pending letter	
215	Akiak Drive	1		71-425 Block 8 Lot 10	K e r n e t H P	M a i l i n g								0	yes	house fire, house 11/26 boarded up demo later on
229	A/B Akakeek	2		Plat 81-15 Lot 12A	M a i l i n g										yes	owner tbd
231	East Avenue	2		US Survey 3790 Block 7 Lot 2	M a i l i n g											owner address pending letter
236.238	East Avenue	2		US Survey 3790 Block 6 Lot 10	M a i l i n g											owner address pending letter
239	Akiak Drive	2		Plat 71-425 Block 4 Lot 15	H r a n k i n g		5/15/2025 final warning letter sent 6/18/25		post master did not put date of signatue						yes	council decision pending







240	East Avenue	1		US Survey 3790 Block 6 Lot 12	M a i l i n g							11		yes	owner info unknown
244	Akiak Drive	1		Plat 71-425 Block 6 Lot 6	V e a r z i r e l d i n g & e g g e r e l e g a n t	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	A-East Avenue	2		US Survey 3790 Block 6 Lot 10											
250	B-East Avenue	2		US Survey 3790 Block 6 Lot 10	H u b b l y r i n g a n t							1			owner address pending letter
260	East Avenue	3		US Survey 3790 Block 6 Lot 9	P s c a t r i e a r t v n g l a g e r							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	C M h a a i r t l l e i n g s r g a n t							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. Emailed owner 5.26.2026






280	Third Avenue	3		US Survey 3230 Block 9 Lot 7	U a v e r e r i n g M a i l i n g									no	not a high priority
325	Mission Lake Road	2		Plat 70-444 Block 6 Lot 2	U a v e r e r i n g M a i l i n g	4/24/2026					3			yes	waiting on letter reply, 5/26/26 letter came back insufficient address
330	Schwalbe Street	3		Plat 70-444 Block 6 Lot 3	U a v e r e r i n g M a i l i n g	5/15/2025	5/9/2025				0			yes	dec testing pending site permit approval summer 2025/emailed 5/26/26 for update
340	Alder	2		US Survey 3230 AB Block 13 Lot 1	U a v e r e r i n g M a i l i n g						0			yes	owner came forward after unknown list posted.. Owner address pending
351	Weber Circle	2		Plat 70-444 Block 5 Lot 15	U a v e r e r i n g M a i l i n g						0			no	owner unknown
390	First Avenue	3			U a v e r e r i n g M a i l i n g									no	owner unknown

410	Owl Street	1		Plat 81-10 Block 1 Lot 46	J C H R V C C	M a i l i n g	10/30/2024, 3/20/2026		11/8 certified mail receipt received	11/13/2024			0		yes	clean up in progress summer 25
421	Hanger Lake Road	2		US Survey 3790 Block 5 Lot 3		M a i l i n g							1			owner address pending letter
426	Napakiak Drive	2		Plat 71-425 Block 5 Lot 13	J a c c t & N g	M a i l i n g							10		no	current dnr owners both deceased
430	Hanger Lake Road	2		US Survey 3790 Block 1 Lot 11	V i l l i A i n g r a g N	M a i l i n g							1		yes	05.05.26 owners came to office and discuss property
438	Hanger Lake Road	2		US Survey 3790 Block 1 Lots 9&10		M a i l i n g A							0		yes	owner address pending letter
448	Napakiak Drive	3		Plat 80-17 Lot 7A	N a r t H a C g	M a i l i n g									yes	not a high priority, clean up summer 2025

455	Ridgecrest Drive	1		Plat 98-7 Block 5 Lot 1A	Mail delivered	5/15/2025 08/14/2026 3/18/26		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 3/30/26 certified letter came back received, still no contact with owner.
460	Hanger Lake Road	1		US Survey 3790 Block 1 Lot 6	Mail delivered							1		yes	owner came forward and is going to have it boarded up and then demo this summer.1/2026
500	Hanger Lake Road	2		US Sruvey 3790 Block 1 Lot 2	Mail delivered							0			owner address pending letter
552	Akula Court	3		Plat 97-23 Block 2 Lot 36	Mail delivered							0		no	owner came forwards and is working with dept to clean up
690	Sixth Avenue	2		3230 AB Block 4 Lot 8	Mail delivered							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	Mail delivered	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	Mail 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
834	Ptarmigan Street	1		Plat 81-10 Block 1 Lot 23	Mail 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	Mail 5/9/2025	owner came to talk about his property occupants 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	Mail 4/24/2026				0		yes	called 05.05.26 and discussed clean up of property.
1019	Ridgecrest Drive	1		Plat 87-6 Block 3 Lot 67	Mail & 8/11/25				0		yes	current owners are both deceased
1025	Ridgecrest Drive	2		Plat 87-6 Block 3 Lot 67	Mail 8/11/25							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	
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 , anthone 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, 3/18/26 3rd letter		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
1530	Chief Eddie Hoffman Highway	1		Plat 83-36 Lot 38 B								1	yes	4/2026 acessive cars and junk vehicles have piled up again.



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
248	Akiak Drive			Plat 71-425 Block 6 Lot 4											
9316	Nengqerralria Drive	1		Plat 81-17 Block 2 Lot 20								0		yes	title search pending





\*\*\* blue- case closed \*\*\* grey- owner unknown  
 \*\*\* red font- public notice jan 2025 \*\*\* 0- no address number

**ABATEMENT STATUS**

House Number	Street Name	Rank 1-3 High-Low	GIS Photo	Legal Description	Ownership Per DNR	Type of Violation	Date of Letter Sent	Letter Response	Deadline Date	Day of Inspection	Ownership Interest	Police calls as of 1/2026	Correspondance	Online Complaint	Status
9330	Nengqerralria Drive	1		Plat 81-17 Block 2 Lot 29	Fritz Charles	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		2		yes	council decision pending in abatement status* 6/8/26 owner currently working on cleanup progress and in contact with city
808	Ptarmigan Street	1		Plat 81-10 Block 1 Lot 20	Travis Dostert	junk vehicles/garbage	10/30/2024	11/4 cert letter received receipt	11/13/2024	11/18/24 nothing done		16			clean up started but not finished* 6/8/26 currently in contact with city owner aware of situation
800	Tundra Ridge Road	1		Plat 84-11 Tract A	Polk Brothers	burned down house	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	Polk Brothers	burned down house and garbage	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
229	Akiak Drive	3		Plat 71-425 Block 8 Lot 3	Tony Evon		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	83			yes	council decision pending

CASE CLOSED

House Number	Street Name	Rank 1-3 High-Low	GIS Photo	Legal Description	Ownership Per DNR	Type of Violation	Date of Letter Sent	Letter Response	Deadline Date	Day of Inspection	Ownership Interest	Police calls as of 1/2026	Respondant	Online Complaint	Status
140	Torgerson Square	2		Plat 70-444 Block 3 lot 11	Moravian church	abandoned building attracting inebriated people	10/31/20234	11/7 certified mail receipt received	11/15/2024	11/26/2025		0		yes	demolition completed case closed summer 2025
155.181	Sixth Avenue	1		US Survey 3770 Block 3 Lots 4 and 5	Frank Jones	junk yard/squatters /abandoned vehicles	4/9/25 cert mail sent, final warning letter sent 6/18/25	4/10/2025 letter receipt recieved						yes	clean up completed, case closed summer 2025
221	Akiak Drive	2		Plat 71-425 Block 2 Lot 7/8	Steven Chung	abanonded home						0		yes	demo of building complted CASE CLOSED summer 2025
236	Akiak Drive	2		Plat 71-425 Block 7 Lot 13	Alexie Jimmie	abandoned house	1st letter 5/29/2024 2nd Letter 10/30/2024 final warning letter sent 06/18/25	called and said he will have that house boarded up. 11/07/24 letter recevied from owner stating he will get that house boarded up and fixed	11/13/2024			1		no	7/31/2025 property clean up completed case closed
380	Main Street	1		US Survey 3230 AB Block 10 Lots 1,2,3	BCS	burnt down house and rubbish	many emails, cert. letters and calls made with little to no response , 3/28, 5/23,7/1					0		no	7/24/25 all debris cleaned up CASE CLOSED
1021	Second Avenue	2		US Survey 3230AB Block 18 Lot 4	no records on dnr	old rusted junk yard/burnt debris						0		yes	clean up completed, case closed

725	Sixth Avenue	3			Alex and Theresa Keller	old shed/debris	21-Nov	11/22 cert letter received receipt: owners repsoned via email and will board it up with signs.	5-Dec	1/7/25 all boarded with no tresspassing signs		0		no	clean up in progress 11/7 has been boarded up Case closed
808	Ptarmigan Street	1		Plat 81-10 Block 1 Lot 20	Travis Dostert		10/30/2024	11/4 cert letter received receipt	11/13/2024	11/18/24 nothing done	16			yes	clean up started but not finished, 5/26/26 inpection no nuisance presents case closed
350	First Avenue						<b>Mailing Address:</b> <b>Phone:</b> <b>Email:</b>								window boarded up, case closed
621	Setter Drive	1		Plat 78-4 Block 4 Lot 25	mike typpo	junk yard/garbage	11/21/2024	01/07/25 returned to sender unclaimed	12/5/2024					yes	clean up done by city case closed



# City of Bethel

July 1, 2026

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

## June 2026 Events

- Planning Commission:** The Chair was traveling out of state and was excused. The Vice Chair and the Mayor were the only two commissioners present. No commissioners called in. There was no quorum and the meeting was adjourned.

- Database Tracking Table:** **2026**

2025		Received this Month	Total Received for Year	Total Approved for Year
41	Residential Site Plan Permits	7	11	11
12	Commercial Site Plan Permits	4	11	11
2	Conditional Use Permits	0	0	0
0	Variances	0	0	0
1	Zoning Amendments	0	0	0
4	Plats	1	1 1 Replat	1 Pending* 1 Replat Recorded
N/A	Encroachment Permits	0		

**Summary Statement:** \*Mylar for the DOT Right-Of-Way Map for Tundra Ridge Road had errors needing correction. Issue discussed with DOT and new mylar being prepared for resubmission to Planning for signing and forwarding to the Recorder’s Office. The summer surge for site permits is in full swing.

- **Abandoned and/or Junk Vehicles:** The abandoned vehicle in Kasayuli that was tagged was claimed by the owner. **The tagged junk vehicle off Ptarmigan at the entrance to Winterset Drive remains.** Six (6) junk vehicles on Sixth Avenue were tagged by Landfill for towing.
- **Staff Vacancies:** None

#### Other Events:

1. Requested DOWL assistance to initiate title searches **to identify property owners for 9316 Nengqurrallia Drive, 800 Tundra Ridge Road, 1530 Chief Eddie Hoffman Highway, and 1651 Chief Eddie Hoffman Highway.** Planning requires owner information for notices and enforcement action.
2. Public Nuisance Notices for the properties at **121 Chief Eddie Hoffman Highway, 244 Akiak Drive and 248 Akiak Drive** were given to Public Safety/BPD to be hand-delivered on Friday, May 29, 2026, to the occupants since the actual owners are unknown. The recipients were given fourteen (14) calendar days to correct the issues addressed in the notices.
  - **Update:** The occupant at 121 Chief Eddie Hoffman Highway has been actively working to clean up the property. The notices posted at 244 Akiak Drive and 248 Akiak Drive were not acknowledged within the fourteen (14) day window or to date.
3. GIS training to be conducted by DOWL will take place after the Fourth of July Holiday.
4. Planning requested and participated in a Team Meeting presentation by COMCATE, a company specializing in improving efficiency in code enforcement with user-friendly software.
5. Took photos of nuisance property at 529 Kusko Court and added them to the spreadsheet. Planning has received numerous complaints about vehicles mostly, making it difficult for neighbors to enter and leave the cul de sac. The offending vehicles are not really junk nor abandoned so normal towing tags don't apply. A citation issued by BPD would probably elicit positive action by the occupant(s).
6. Planning was notified that a building was being constructed at 240 East Avenue without an approved site plan permit application. This address has been the subject of drug complaints.
  - **Update:** No new construction. Scaffolding in place to replace existing siding.