

CITY OF BETHEL

Nuisance Abatement Hearings, April 29, 2025 – 6:15 PM

Website: <https://www.cityofbethel.org/council>

Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel

Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla Miller, Alicia Miner, Pamela Conrad, John Lloyd



Zoom Meeting Link: <https://us06web.zoom.us/j/4888456188?pwd=bkN1dGl4MHpGZ1kwOUVYWU5kd0xhZz09>

Zoom Meeting ID: 488 845 6188

Zoom Meeting Passcode: 13871

Zoom Meeting Conference Line Numbers: 833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. NUISANCE ABATEMENT HEARINGS

- 4.1. 621 Setter, Plat 78-4 Block 4 Lot 25, Bethel Alaska
- 4.2. 229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska
- 4.3. 244 Akiak, Plat 71-425 Block 6 Lot 6, Bethel Alaska

5. ADJOURNMENT

Posted April 4, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan, City Clerk

City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net Phone 907-543-1384

Items noted with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Ordinances introduced at this meeting may be set for public hearing at the next regular meeting.

The Council may by unanimous consent, after 12:00 AM Fix the Time to Which To Adjourn until the following day at 6:30 PM

City of Bethel

Nuisance Abatement Hearing

621 Setter, Plat 78-4 Block 4 Lot 25, Bethel Alaska



April 29, 2025

6:15 p.m.

City Hall, City Council Chambers

300 State Highway

P.O. Box 1388, Bethel, Alaska 99559

Telephone: 907-543-1384

Email: cityclerk@cityofbethel.net

Nuisance Abatement Hearing

621 Setter, Plat 78-4 Block 4 Lot 25, Bethel Alaska

EXHIBIT LIST

Exhibit A City Manager Report on Public Nuisances
p.1 March 19, 2025

Exhibit B Correspondence from the Planning Department
p.18

EXHIBIT

A

City Manager Report on Public Nuisances March 19, 2025



City of Bethel

March 19, 2025

From: City Manager, Lori Strickler

To: Bethel City Council

Subject: Report on Public Nuisances (BMC 15.04.010)

Nuisance properties negatively impact the community's quality of life, economic development, and overall safety. The City has both the authority and obligation to enforce municipal regulations to abate such properties.

The City is initiating Phase 1 of a multi-phase effort to address nuisance properties within the community. The properties that contain accumulation of junk vehicles, trash piles, other conditions that present fire hazard, create attractive nuisance, and contribute to neighborhood blight.

Phase 1 focuses on properties with known owners who have been provided with a notice of opportunity to cure the nuisance. Despite the notice, the properties continue to exhibit conditions that violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

Phase 2 of the abatement project will address similar properties where the owners are currently unknown. The City has additional standards that must be met and considered before proceeding on abatement orders for these properties. We have also developed a nuisance property reporting form that will be available on the City's website, so the public can take an active role in helping to manage nuisances in their community.

Relevant laws used to determine case for abatement:

Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances

BMC 15.04.040 Definitions:

"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.

BMC 16.12.030 Definitions:

“An activity arising from unreasonable, unwarranted, or unlawful property use that interferes with public or private property rights, endangers health or safety, or causes material annoyance, inconvenience, or discomfort.”

Upon receiving the report, the **City Council will hold a hearing** to determine its accuracy (**BMC 15.04.010**). If the Council declares a property a fire hazard, health hazard, or public nuisance, it may order the owner or their agent to correct the issue, remove the structure, or demolish it. If the order is not followed, the City may take corrective action—including demolition and removal, the cost of which constitutes a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020(D)**).

PROPERTY #1

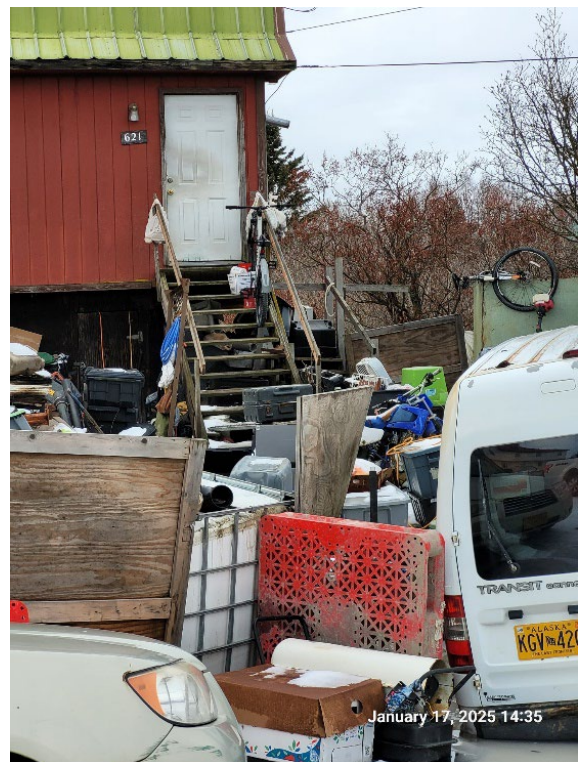
Address: 621 Setter

Owner Of Record: Michael Typpo

Notice of Nuisance Abatement Sent: 11/21/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #2

Address: 229 Akiak

Owner Of Record: Tony and Ruth Evon

Notice of Nuisance Abatement Sent: 05/24/2024 and 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #3

Address: 244 Akiak

Owner Of Record: Hazel Keezer

Notice of Nuisance Abatement Sent: 10/11/2024, 11/19/2024 hand carried-Public Safety Director

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #4

Address: 834 Ptarmigan

Owner Of Record: Travis and Kenny Dostert

Notice of Nuisance Abatement Sent: 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #5

Address: 1111 Uivik

Owner Of Record: Christopher Hickman

Notice of Nuisance Abatement Sent: 11/19/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #6

Address: 800 – 800 A Tundra Road

Owner Of Record: Jason, Warren, & Earl Polk

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight. The structures on the property include a deteriorated abandoned building, and partially burned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





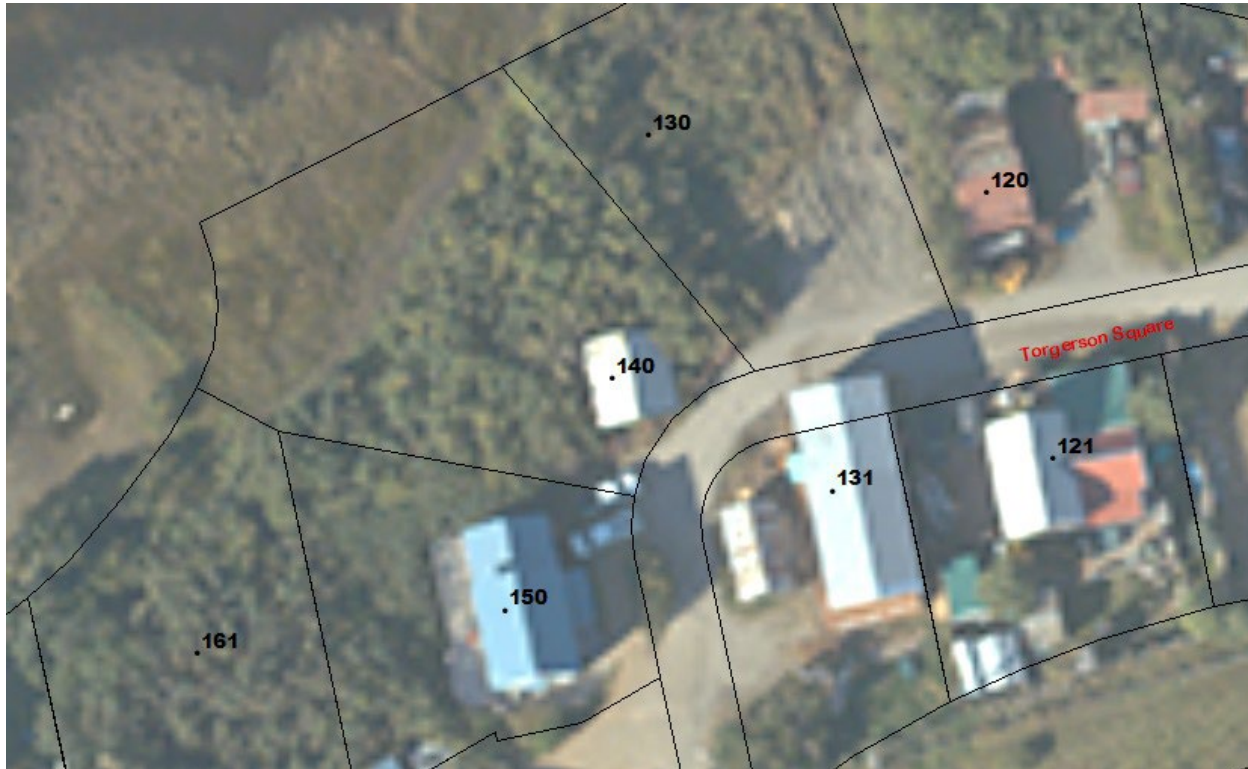
PROPERTY #7

Address: 140 Torgerson

Owner Of Record: Moravian Church

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: The structure is in a deteriorated abandoned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





EXHIBIT

B

Correspondence from the
Planning Department



City of Bethel

November 21, 2024

Mr. Michael Typpo
Post Office Box 1047
Bethel, Alaska 99559

RE: Public Nuisance Property

Dear Mr. Typpo,

I'm writing on behalf of the City of Bethel concerning your property at 621 Setter, in Bethel, Alaska. The junk vehicles and debris strewn around the lot present a dangerous situation for passersby on the public right-of-way. The buildings, containers, and vehicles present a haven for homeless individuals, drug pushers/users, and alcohol abusers. Vacant structures are subject to fires caused by illegal trespassers.

Chapters 15.04 and 9.36 of the Bethel Municipal Code address nuisance abatement. Together, these two chapters give City Officials broad authority, duties, and processes to abate nuisances on private property. Specifically, the City must ensure that neither the conduct of persons, nor the physical conditions of property, constitute a nuisance to other residents in the vicinity of the properties, or passersby on the right-of-way.

Your structures need to be secured to prevent entry and the containers, junk equipment, vehicles, and associated debris needs to be disposed of now. No trespassing signs need to be posted in plain sight. As stated in the BMC, individuals violating the provisions in Chapter 9.36 are subject to a civil penalty of three hundred dollars for the 1st violation, seven hundred dollars for the 2nd violation, and one thousand dollars for the 3rd and all subsequent violations. Additional fines and remedies could be obtained through a court injunction.

I urge you in the strongest possible terms to correct these issues within fourteen (14) days from the date of this letter. Failure to do so may result in referral of your nuisance property to the City Council for formal abatement or to the City Attorney's Office for legal action.

Sincerely,

A handwritten signature in black ink, reading "Lee M. Foley", with a long, sweeping horizontal line extending to the right.

Lee M. Foley
Planning Director
P.O. Box 1388
Bethel, Alaska 99559
907-543-5306

Enclosures

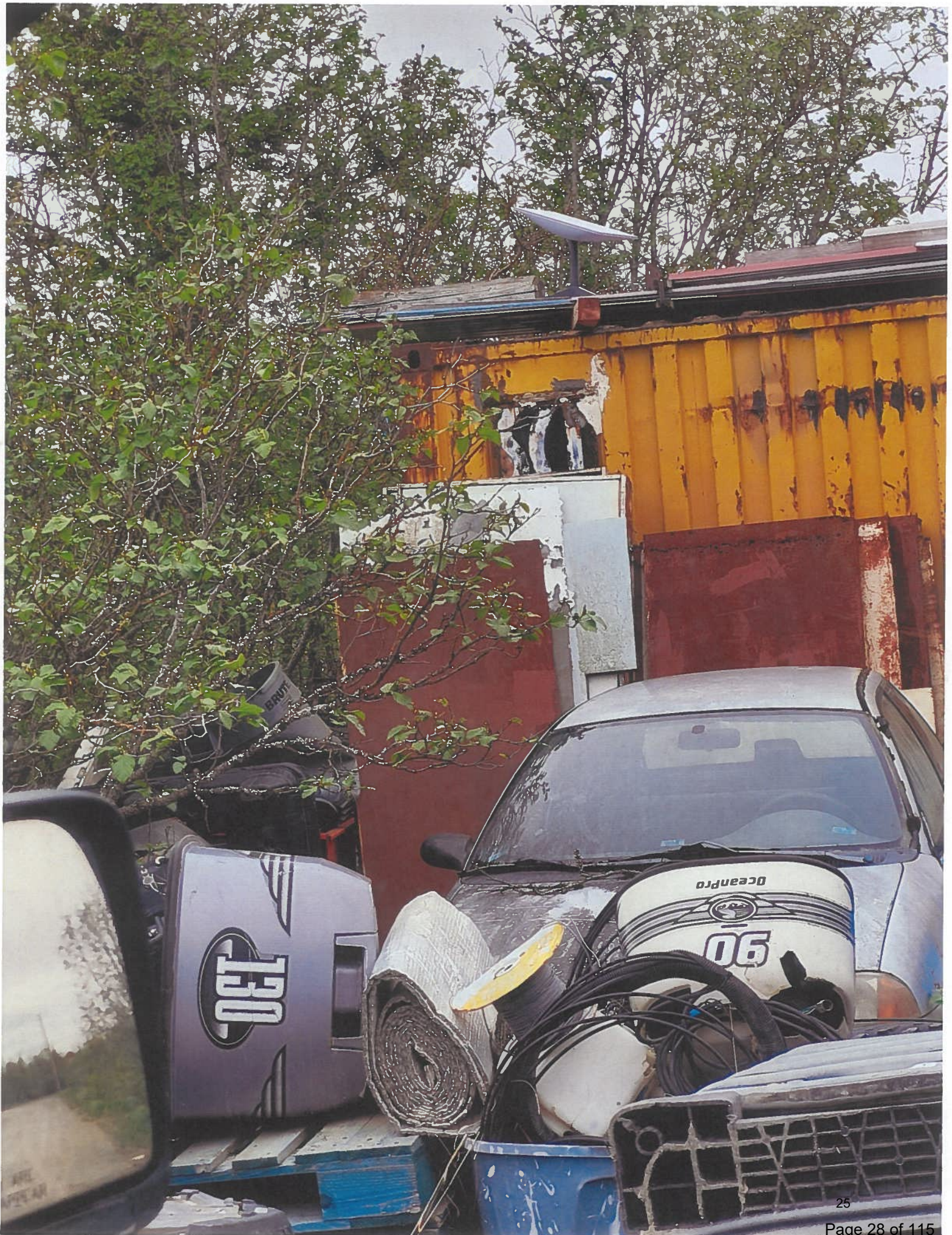












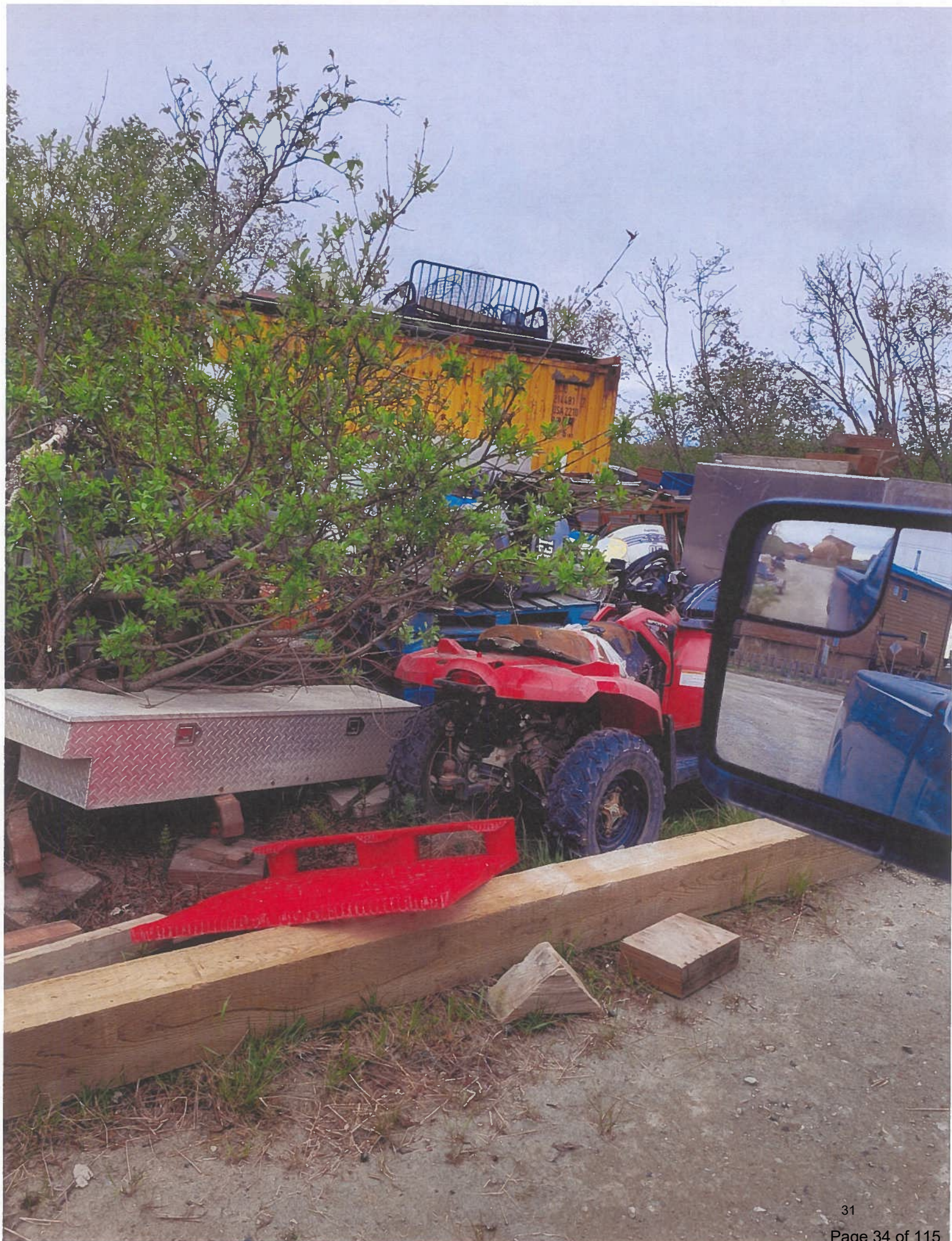














City of Bethel

Nuisance Abatement Hearing

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska



April 29, 2025

6:15 p.m.

City Hall, City Council Chambers

300 State Highway

P.O. Box 1388, Bethel, Alaska 99559

Telephone: 907-543-1384

Email: cityclerk@cityofbethel.net

Nuisance Abatement Hearing

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska

EXHIBIT LIST

Exhibit A
p.1

City Manager Report on Public Nuisances
March 19, 2025

Exhibit B
p.18

Correspondence from the Planning Department

Exhibit C
p.28

Additional Property Photos from the Planning
Department

EXHIBIT

A

City Manager Report on Public Nuisances March 19, 2025



City of Bethel

March 19, 2025

From: City Manager, Lori Strickler

To: Bethel City Council

Subject: Report on Public Nuisances (BMC 15.04.010)

Nuisance properties negatively impact the community's quality of life, economic development, and overall safety. The City has both the authority and obligation to enforce municipal regulations to abate such properties.

The City is initiating Phase 1 of a multi-phase effort to address nuisance properties within the community. The properties that contain accumulation of junk vehicles, trash piles, other conditions that present fire hazard, create attractive nuisance, and contribute to neighborhood blight.

Phase 1 focuses on properties with known owners who have been provided with a notice of opportunity to cure the nuisance. Despite the notice, the properties continue to exhibit conditions that violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

Phase 2 of the abatement project will address similar properties where the owners are currently unknown. The City has additional standards that must be met and considered before proceeding on abatement orders for these properties. We have also developed a nuisance property reporting form that will be available on the City's website, so the public can take an active role in helping to manage nuisances in their community.

Relevant laws used to determine case for abatement:

Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances

BMC 15.04.040 Definitions:

"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.

BMC 16.12.030 Definitions:

“An activity arising from unreasonable, unwarranted, or unlawful property use that interferes with public or private property rights, endangers health or safety, or causes material annoyance, inconvenience, or discomfort.”

Upon receiving the report, the **City Council will hold a hearing** to determine its accuracy (**BMC 15.04.010**). If the Council declares a property a fire hazard, health hazard, or public nuisance, it may order the owner or their agent to correct the issue, remove the structure, or demolish it. If the order is not followed, the City may take corrective action—including demolition and removal, the cost of which constitutes a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020(D)**).

PROPERTY #1

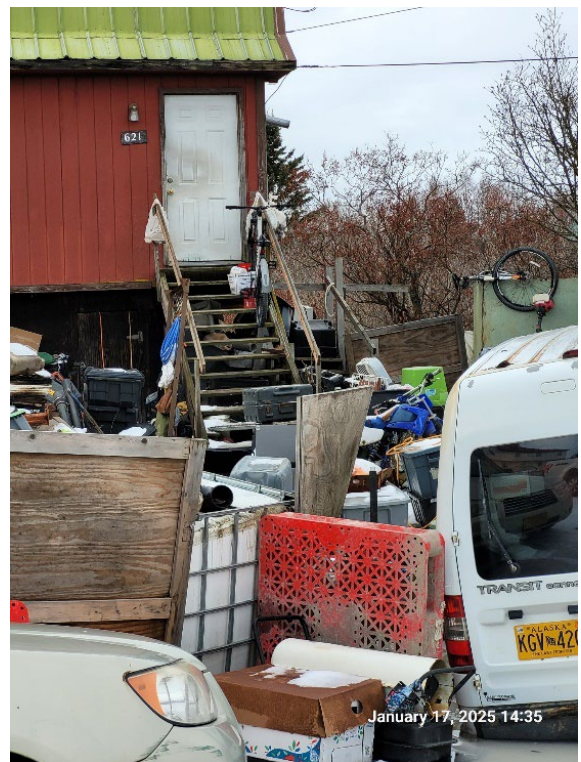
Address: 621 Setter

Owner Of Record: Michael Typpo

Notice of Nuisance Abatement Sent: 11/21/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #2

Address: 229 Akiak

Owner Of Record: Tony and Ruth Evon

Notice of Nuisance Abatement Sent: 05/24/2024 and 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #3

Address: 244 Akiak

Owner Of Record: Hazel Keezer

Notice of Nuisance Abatement Sent: 10/11/2024, 11/19/2024 hand carried-Public Safety Director

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #4

Address: 834 Ptarmigan

Owner Of Record: Travis and Kenny Dostert

Notice of Nuisance Abatement Sent: 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #5

Address: 1111 Uivik

Owner Of Record: Christopher Hickman

Notice of Nuisance Abatement Sent: 11/19/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #6

Address: 800 – 800 A Tundra Road

Owner Of Record: Jason, Warren, & Earl Polk

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight. The structures on the property include a deteriorated abandoned building, and partially burned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





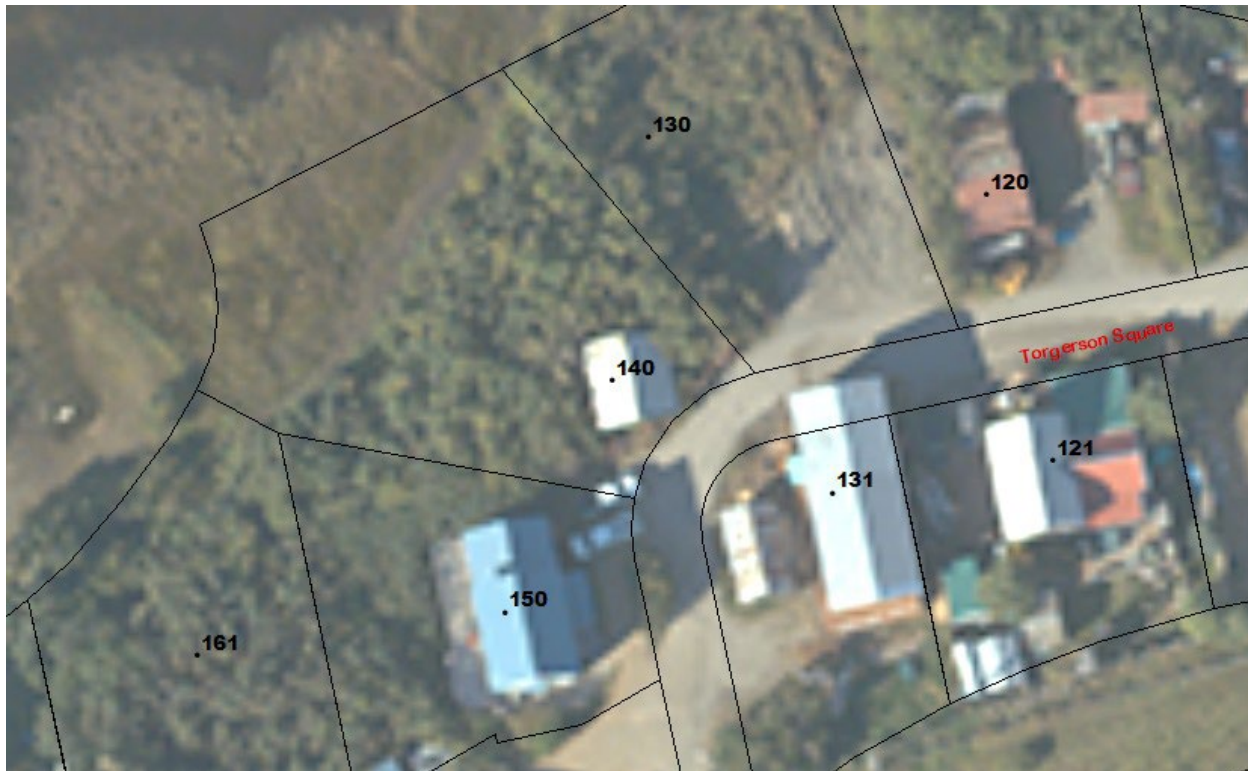
PROPERTY #7

Address: 140 Torgerson

Owner Of Record: Moravian Church

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: The structure is in a deteriorated abandoned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





EXHIBIT

B

Correspondence from the
Planning Department



City of Bethel

October 30, 2024

Mr. Tony Evon
P. O. Box 1013
Bethel, Alaska 99559

RE: Public Nuisance Property

Dear Mr. Evon,

I'm writing on behalf of the City concerning your property located at 229 Akiak in City Sub, in Bethel, Alaska. Buildings on the property appear abandoned and offer a haven for homeless individuals, drug users/pushers, and alcohol abusers. The junk vehicles offer the same potential. Structures open to illegal entry pose a fire hazard.

Chapters 15.04 and 9.36 of the Bethel Municipal Code address nuisance abatement. Together, these two chapters give City officials broad authority, duties, and processes to abate nuisances on private property. Specifically, the City must ensure that neither the conduct of persons, nor the physical conditions of the property, constitute a nuisance to other residents in the vicinity of the properties, or passersby on the right-of-way.

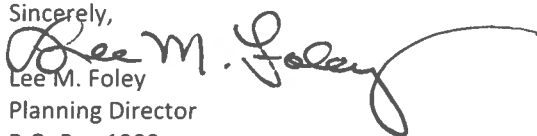
Your abandoned and wide-open buildings represent a very real fire hazard, a nuisance, and a danger to individuals that needs to be addressed now. As stated in the BMC, individuals violating the provisions in Chapter 9.36 are subject to a civil penalty of three hundred dollars for the 1st violation, seven hundred dollars for the 2nd violation, and one thousand dollars for the 3rd and all subsequent violations. Additional fines and remedies could be obtained through a court injunction.

Places of entry in all abandoned buildings including doors, windows, and underneath the floor need to be permanently secured against intrusion. No trespassing signs need to be placed prominently on the structure. Junk vehicles and strewn debris needs to be removed from the property.

This letter constitutes the second notice concerning your public nuisance property. I urge you in the strongest possible terms to correct this issue within fourteen (14) days from the date of this letter. Failure to do so may result in having your nuisance property referred to the City Council for formal abatement or to the City Attorney's Office for legal action.

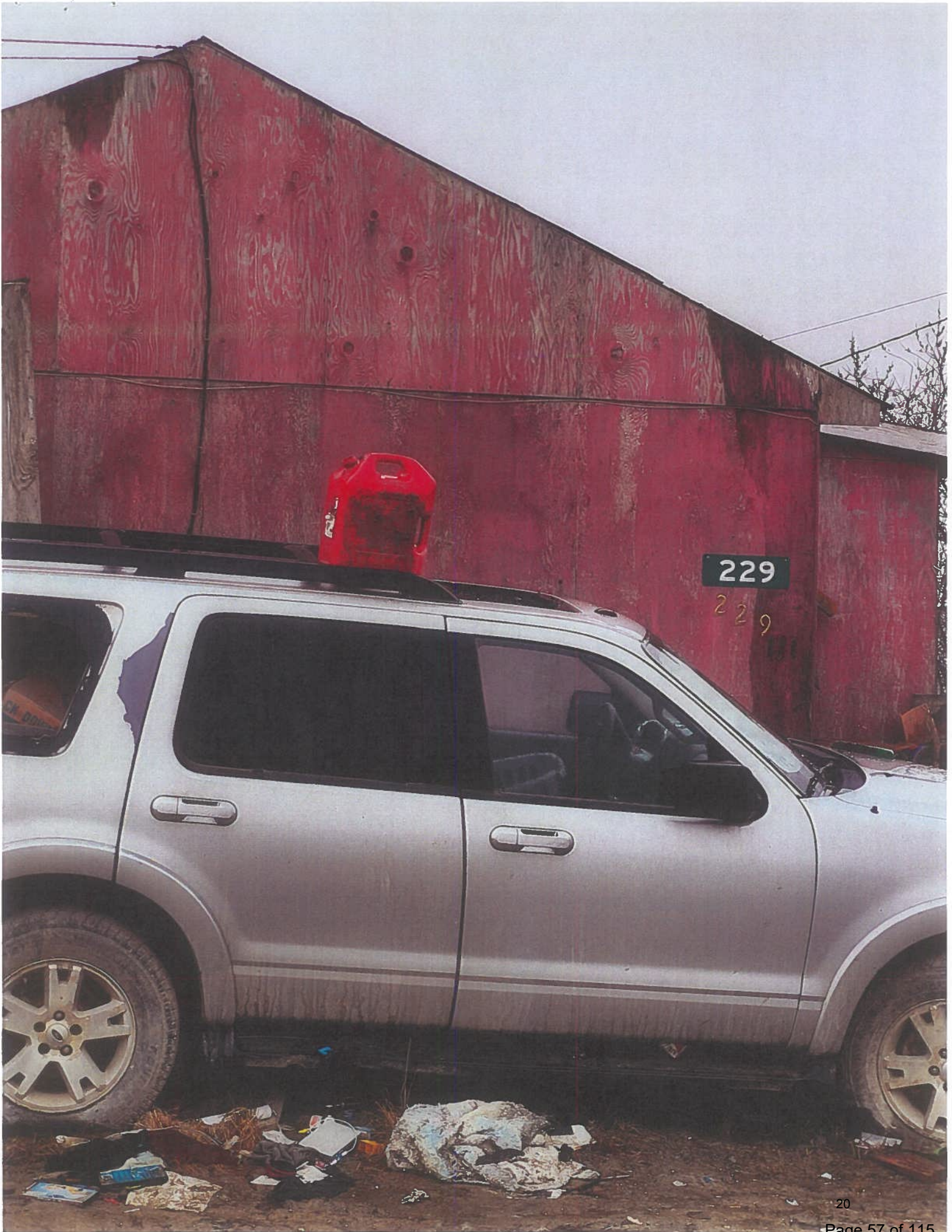
Thank you.

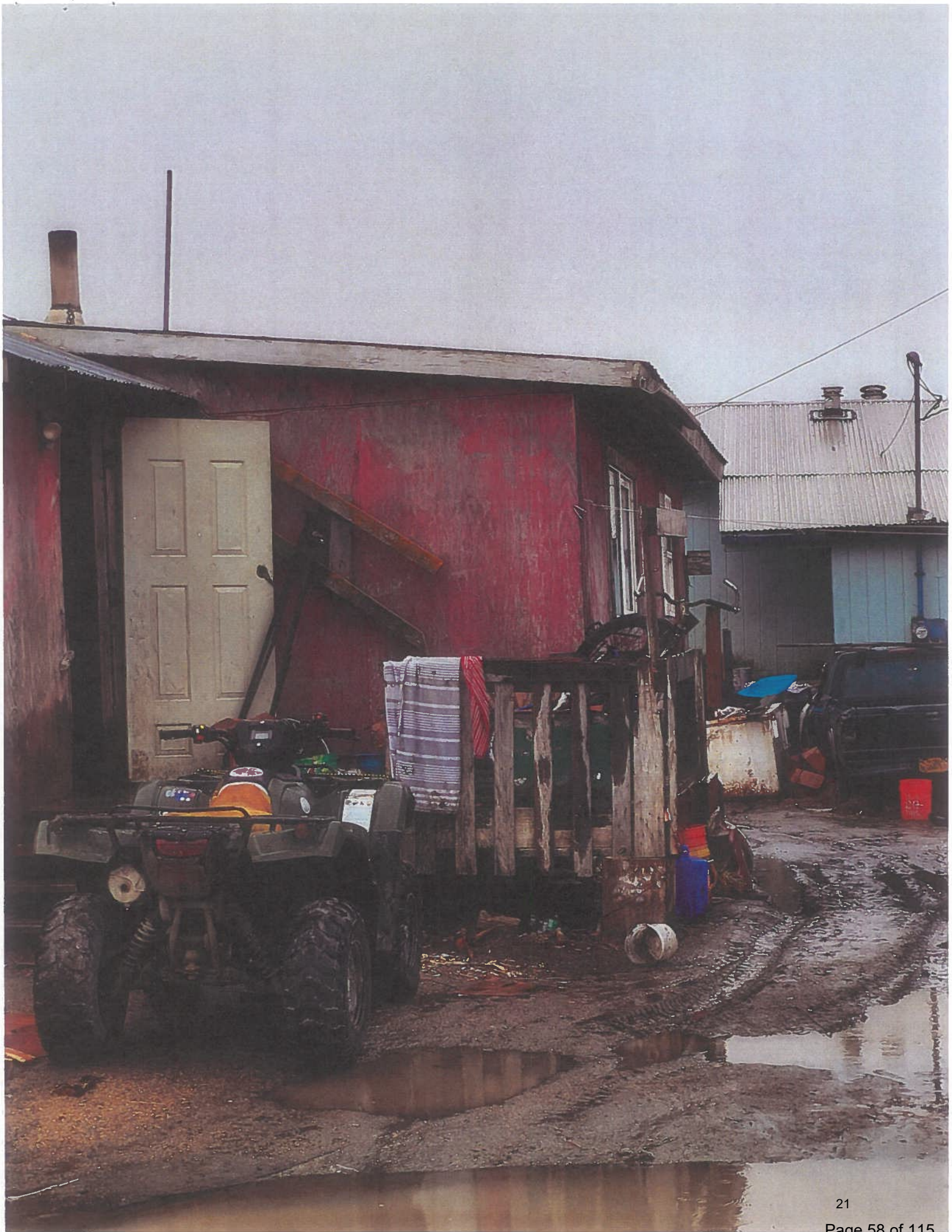
Sincerely,


Lee M. Foley
Planning Director

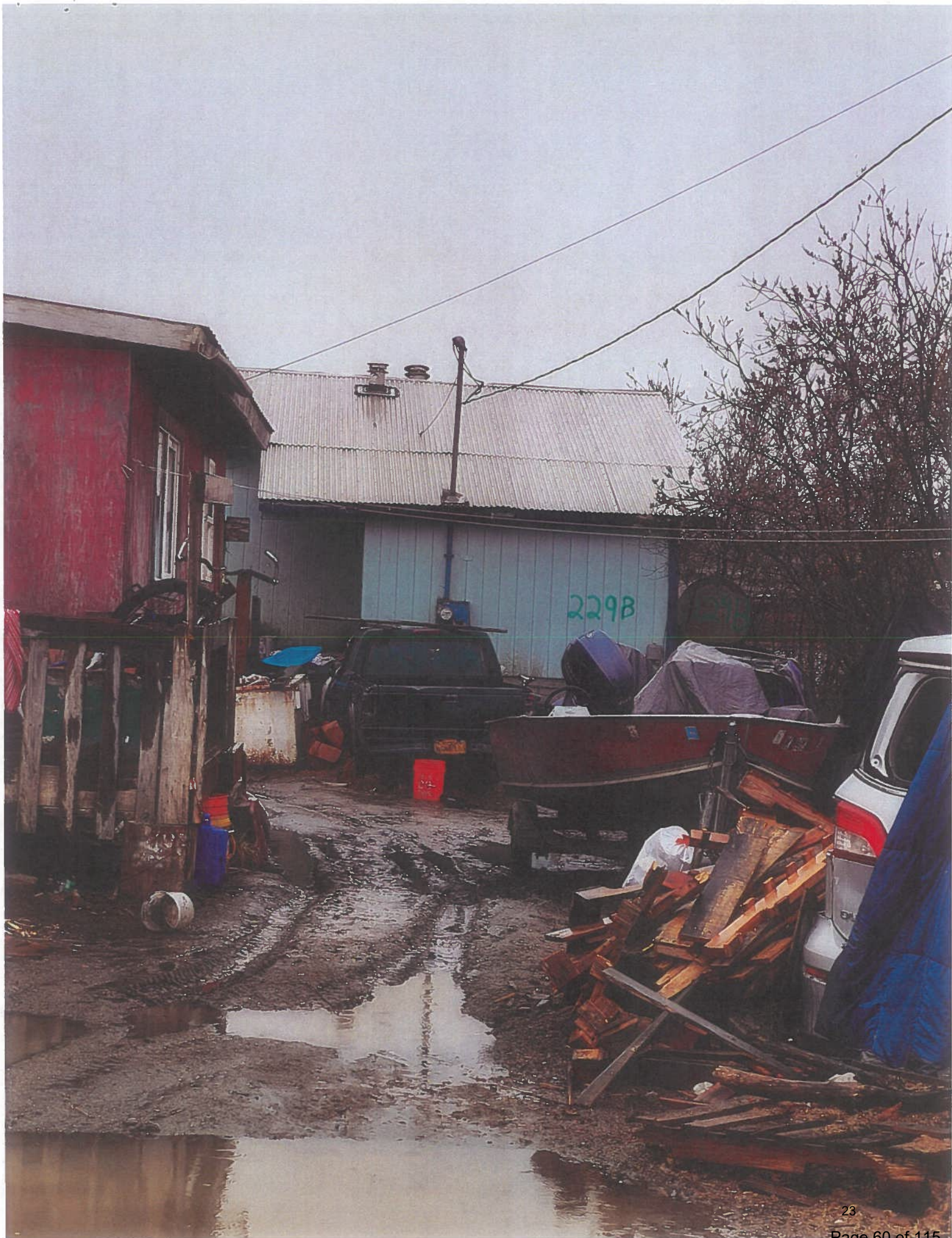
P.O. Box 1388
Bethel, Alaska 99559
907-543-5306

Enclosures



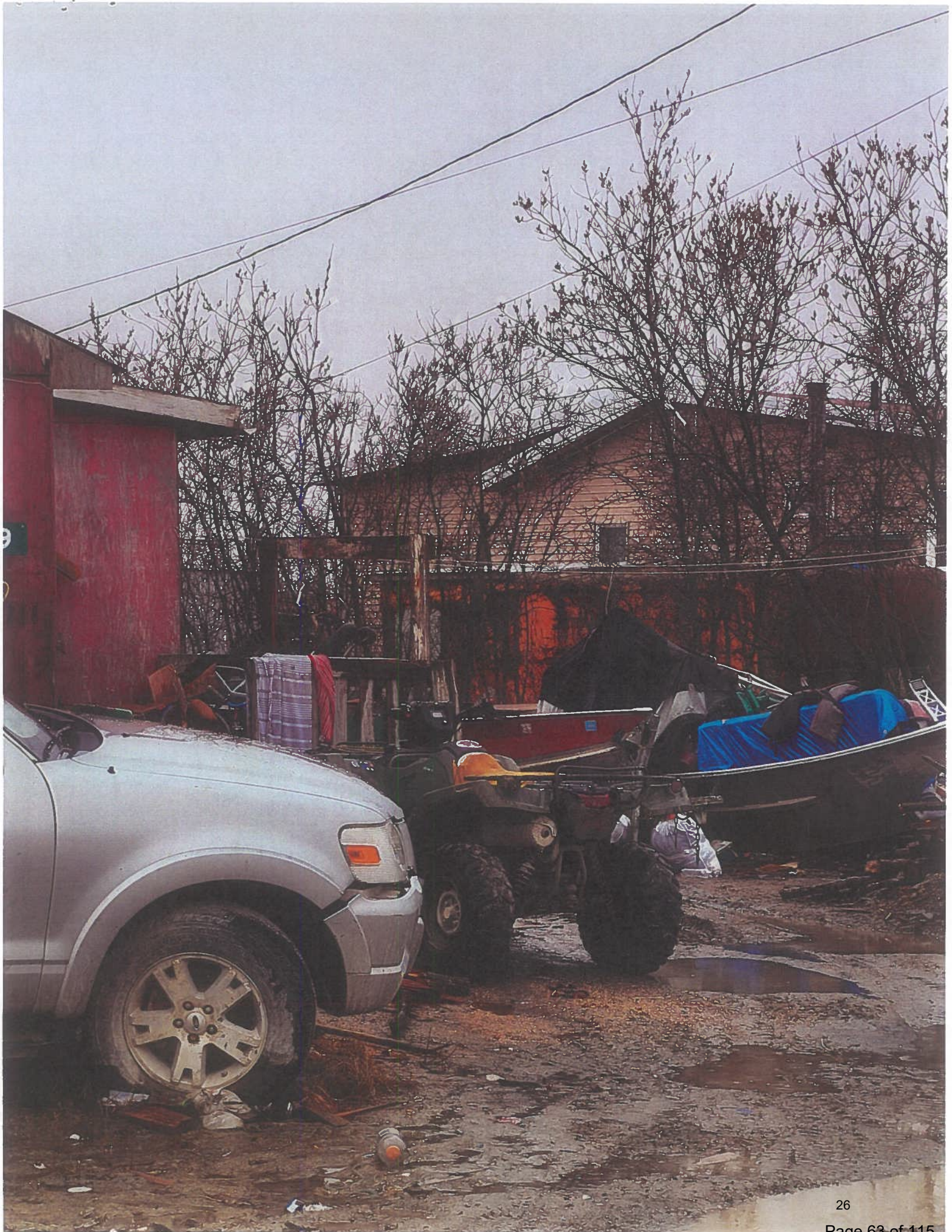










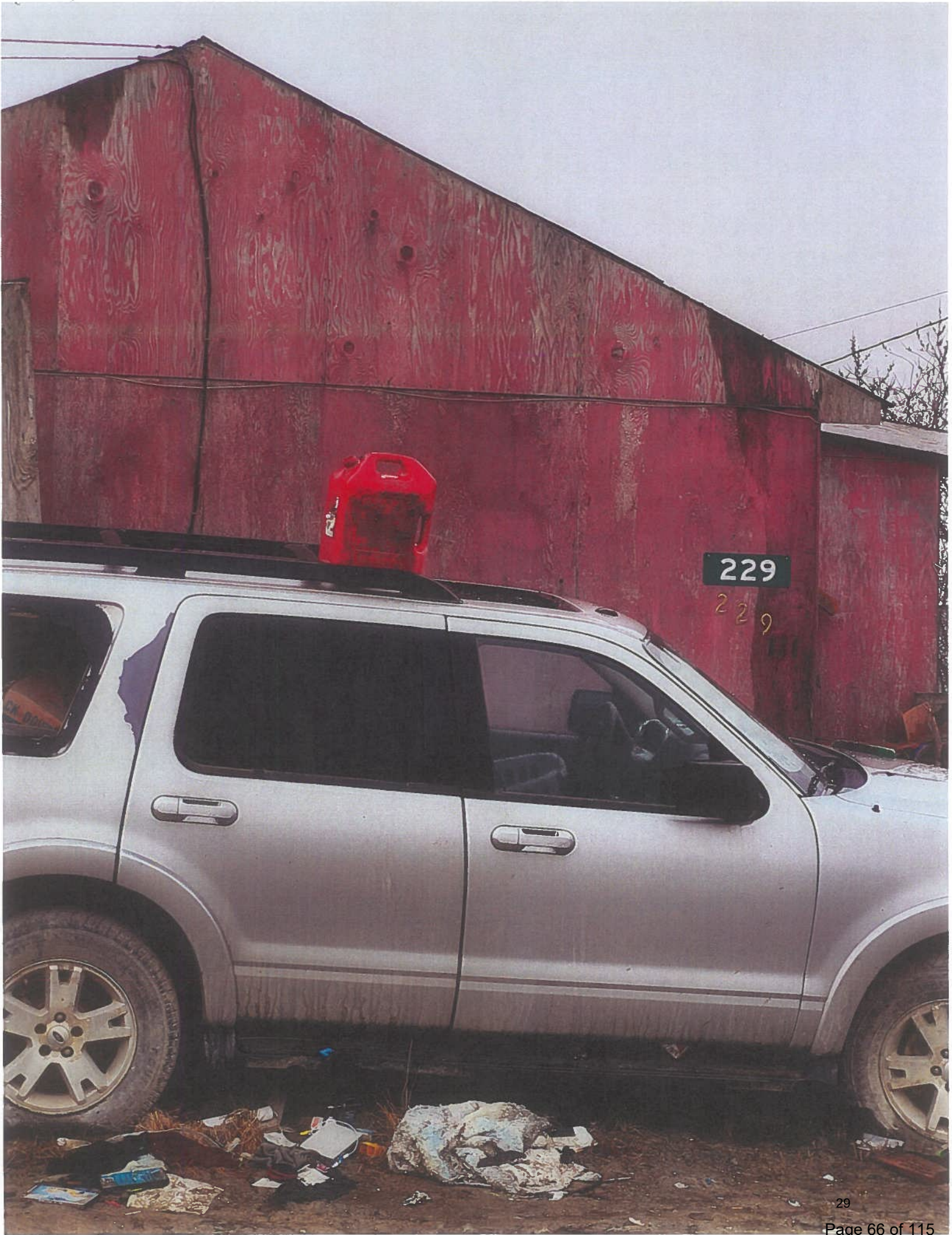


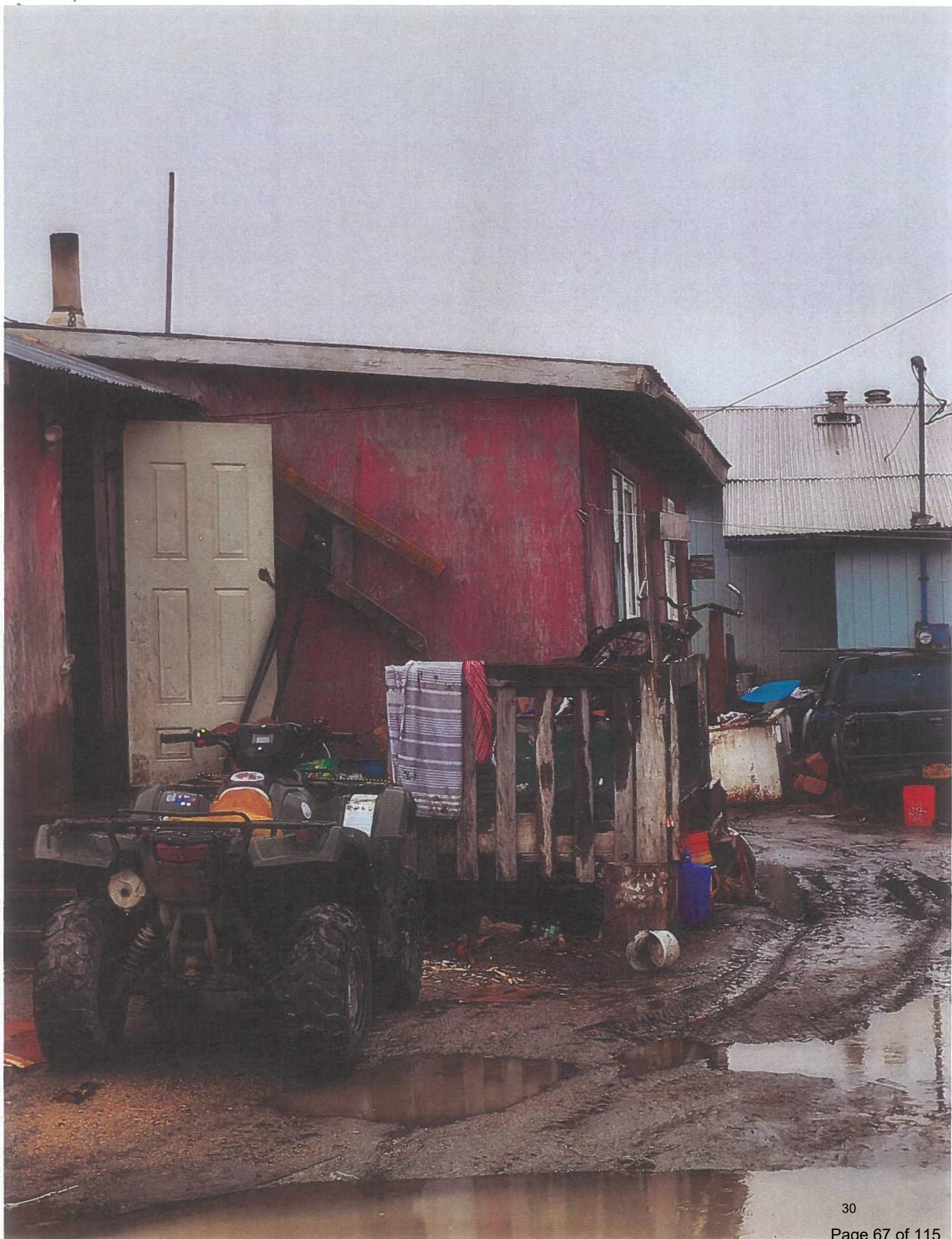


EXHIBIT

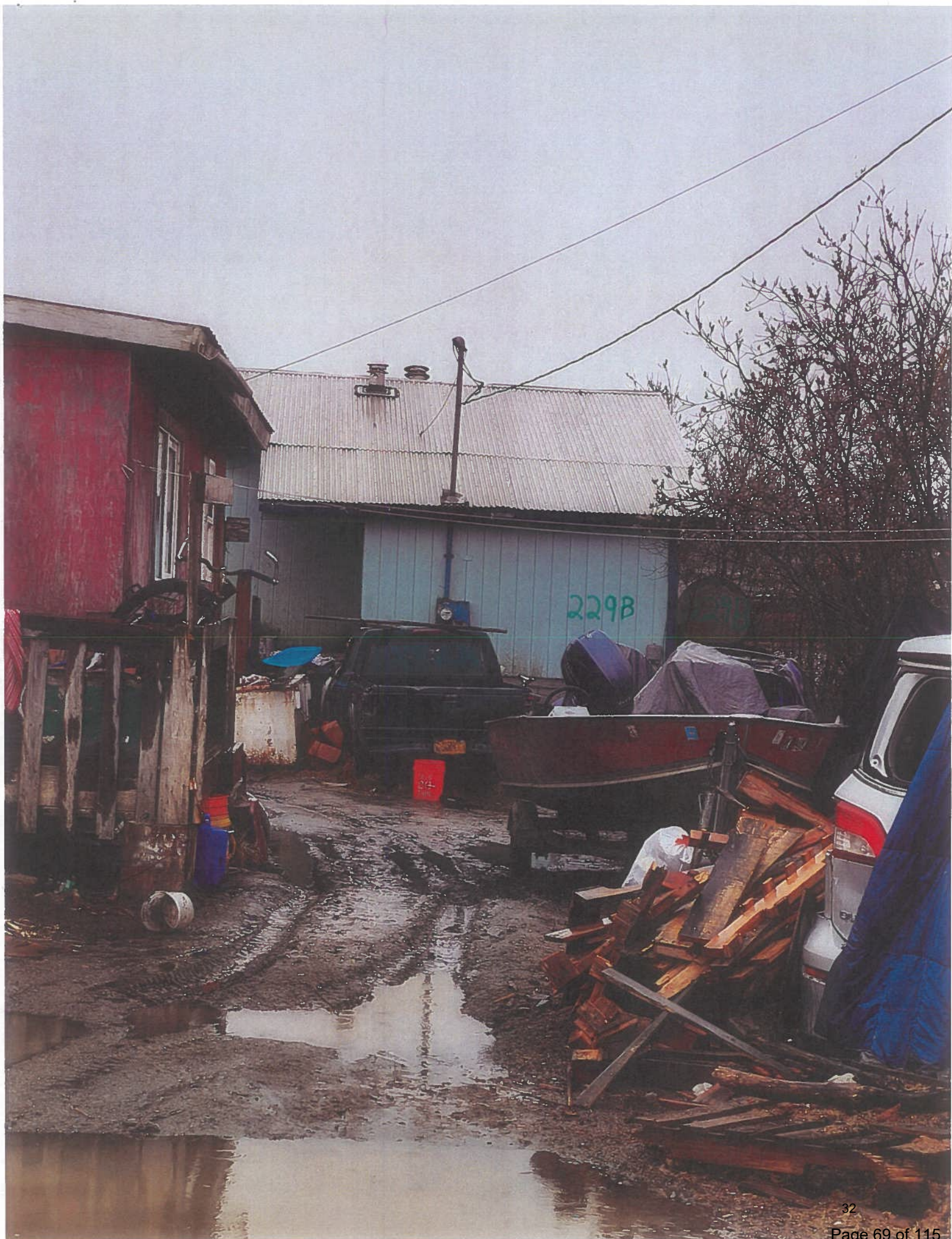
C

Additional Property Photos
from the Planning Department

















City of Bethel

Nuisance Abatement Hearing

244 Akiak, Plat 71-425 Block 6 Lot 6, Bethel Alaska



April 29, 2025

6:15 p.m.

City Hall, City Council Chambers

300 State Highway

P.O. Box 1388, Bethel, Alaska 99559

Telephone: 907-543-1384

Email: cityclerk@cityofbethel.net

Nuisance Abatement Hearing

244 Akiak, Plat 71-425 Block 6 Lot 6, Bethel Alaska

EXHIBIT LIST

Exhibit A p.1	City Manager Report on Public Nuisances
Exhibit B p.18	Correspondence from the Planning Department
Exhibit C p.36	Additional Property Photos from the Planning Department

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

March 19, 2025

From: City Manager, Lori Strickler

To: Bethel City Council

Subject: Report on Public Nuisances (BMC 15.04.010)

Nuisance properties negatively impact the community's quality of life, economic development, and overall safety. The City has both the authority and obligation to enforce municipal regulations to abate such properties.

The City is initiating Phase 1 of a multi-phase effort to address nuisance properties within the community. The properties that contain accumulation of junk vehicles, trash piles, other conditions that present fire hazard, create attractive nuisance, and contribute to neighborhood blight.

Phase 1 focuses on properties with known owners who have been provided with a notice of opportunity to cure the nuisance. Despite the notice, the properties continue to exhibit conditions the violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

Phase 2 of the abatement project will address similar properties where the owners are currently unknown. The City has additional standards that must be met and considered before proceeding on abatement orders for these properties. We have also developed a nuisance property reporting form that will be available on the City's website, so the public can take an active role in helping to manage nuisances in their community.

Relevant laws used to determine case for abatement:

Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances

BMC 15.04.040 Definitions:

"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.

- ³ “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.

BMC 16.12.030 Definitions:

“An activity arising from unreasonable, unwarranted, or unlawful property use that interferes with public or private property rights, endangers health or safety, or causes material annoyance, inconvenience, or discomfort.”

Upon receiving the report, the **City Council will hold a hearing** to determine its accuracy (**BMC 15.04.010**). If the Council declares a property a fire hazard, health hazard, or public nuisance, it may order the owner or their agent to correct the issue, remove the structure, or demolish it. If the order is not followed, the City may take corrective action—including demolition and removal, the cost of which constitutes a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020(D)**).

PROPERTY #1

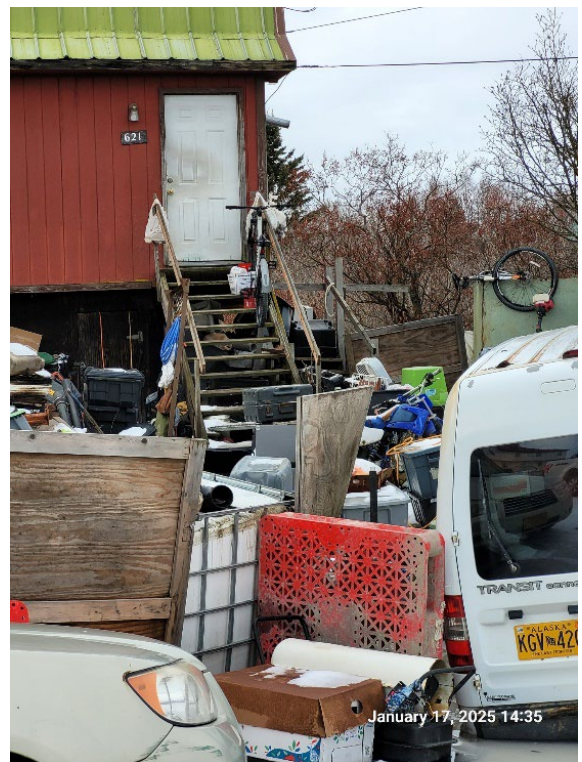
Address: 621 Setter

Owner Of Record: Michael Typpo

Notice of Nuisance Abatement Sent: 11/21/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #2

Address: 229 Akiak

Owner Of Record: Tony and Ruth Evon

Notice of Nuisance Abatement Sent: 05/24/2024 and 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #3

Address: 244 Akiak

Owner Of Record: Hazel Keezer

Notice of Nuisance Abatement Sent: 10/11/2024, 11/19/2024 hand carried-Public Safety Director

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #4

Address: 834 Ptarmigan

Owner Of Record: Travis and Kenny Dostert

Notice of Nuisance Abatement Sent: 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #5

Address: 1111 Uivik

Owner Of Record: Christopher Hickman

Notice of Nuisance Abatement Sent: 11/19/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #6

Address: 800 – 800 A Tundra Road

Owner Of Record: Jason, Warren, & Earl Polk

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight. The structures on the property include a deteriorated abandoned building, and partially burned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





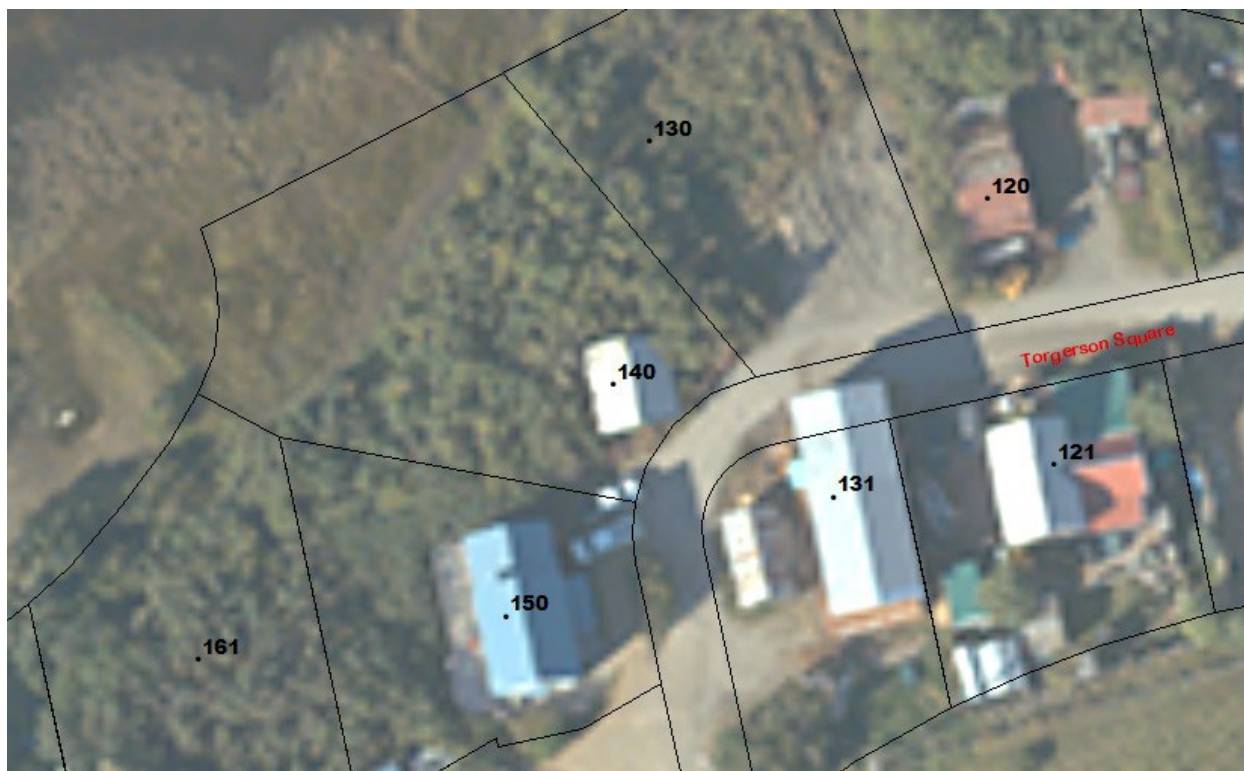
PROPERTY #7

Address: 140 Torgerson

Owner Of Record: Moravian Church

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: The structure is in a deteriorated abandoned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





EXHIBIT

B

Correspondence from the
Planning Department



City of Bethel
Planning Department
Box 1388
Bethel, Alaska 99559
(907) 543-5301
planning@cityofbethel.net

May 28, 2024

Ms. Hazel Keezer
P.O. Box 242
Bethel, Alaska 99559

RE: House and Debris

Dear Ms. Keezer,

I'm writing concerning your house and lot located at 244 Akiak, City Sub. Your property has been identified as a public nuisance in accordance with Chapter 9.36 of the Bethel Municipal Code (BMC).

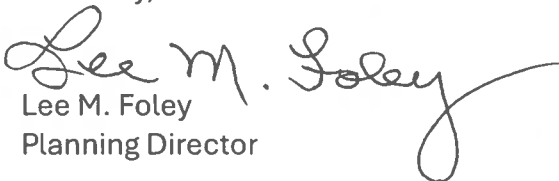
Various laws are directed towards the conduct of persons on private property and are intended to ensure that neither the conduct of such persons, nor the physical condition of such properties, constitutes a nuisance to other residents in the vicinity of the properties or passerby on the public right-of-way. Public nuisances can seriously threaten the peace and safety of neighboring residents and undermine the quality of life of the residents in close proximity to your property.

If you do not reside in the house, or do not have a tenant, an unoccupied structure becomes a potential fire hazard and a haven for homeless people, drug users, and alcohol abusers. If someone does reside therein, the accumulated debris spread about the property detracts from community standards and presents the possibility of injury to anyone traversing the lot.

When a property is identified as a public nuisance, the City's Planning Department is charged with notifying the property owner to ensure that those items constituting a nuisance are corrected. The City of Bethel requests you have the lot cleared of all debris and restored to orderliness no later than Friday, June 14, 2024.

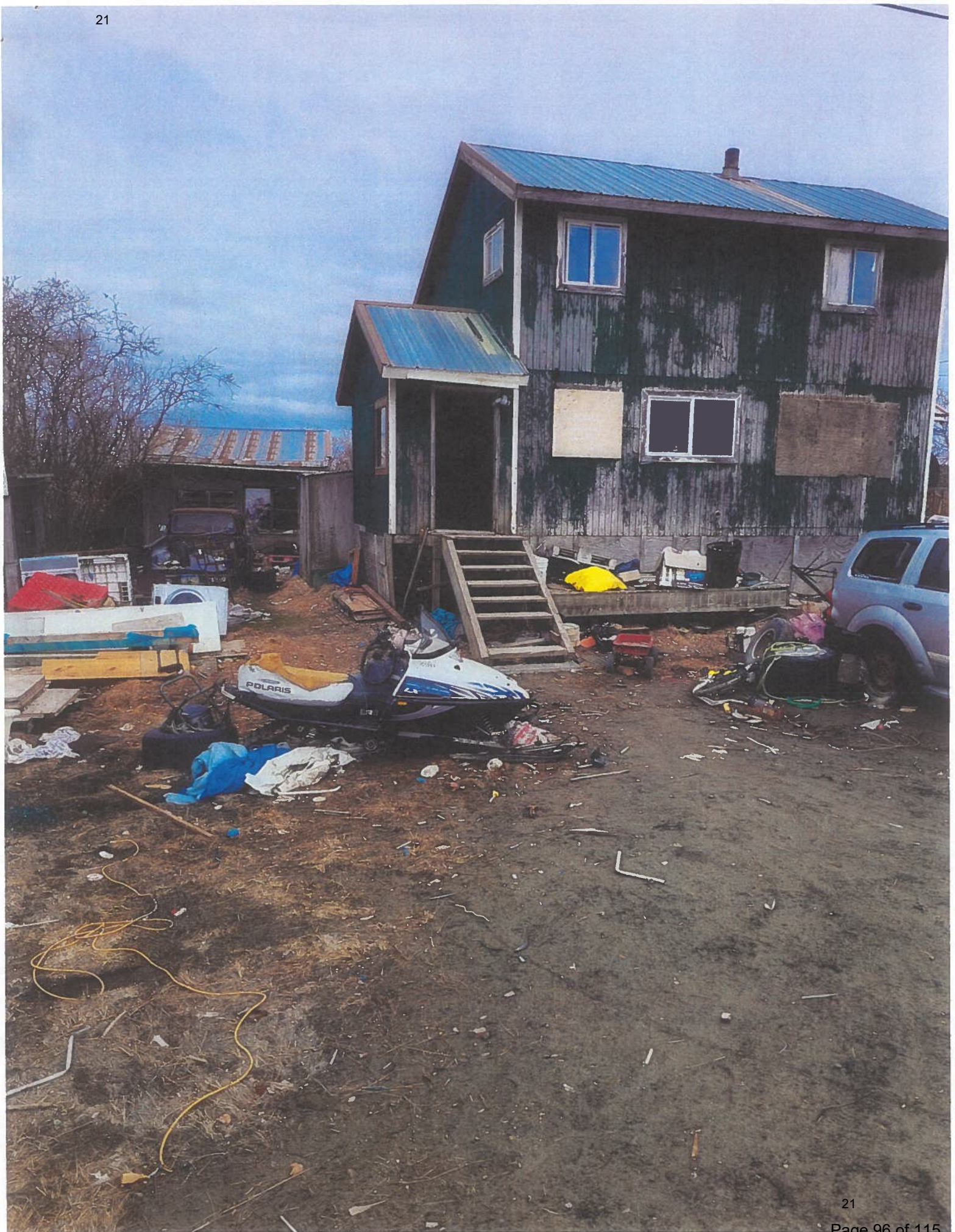
Your cooperation in resolving this situation with alacrity would be appreciated.

Sincerely,

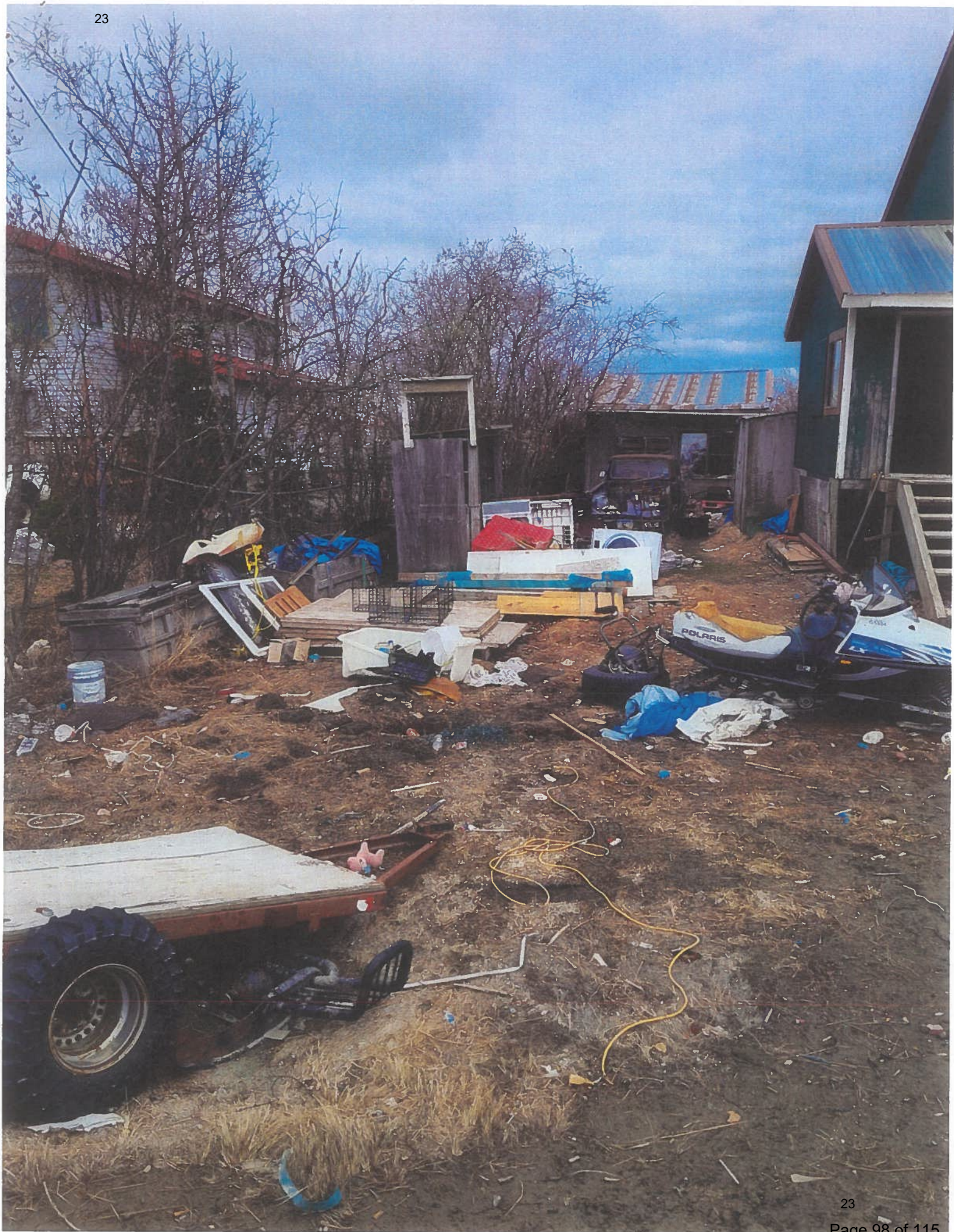

Lee M. Foley
Planning Director

Enclosures











City of Bethel

NOTICE AND ORDER OF NUISANCE ABATEMENT (BMC 9.36.040)

TO: Hazel Keezer

LOCATION OF PROPERTY: 244 Akiak, City Subdivision, Bethel, Alaska

FROM: Lee M. Foley, Planning Director, by Direction of Acting City
Manager Lori Strickler

DELIVERED BY:

1. Certified Mail
2. Personal Service (Hand Delivery)
3. Posted at Location

DATE: November 19, 2024

REASONS FOR ISSUING THIS NOTICE:

1. Certified letter notification that property is a public nuisance sent on May 28, 2024, to Post Office Box 242, Bethel, Alaska 99559. Mailing address verified but letter returned unopened.
2. Chief of Public Safety James Harris met with the owner personally on October 11, 2024, explained that her property was in violation, and she needed to take steps to correct the issues. He further advised the owner that she had until October 31, 2024, to show significant improvement or the City would begin proceedings to take appropriate action.
3. October 31, 2024 – No corrective action taken.
4. During subsequent visits to property by Chief of Public Safety James Harris, the owner was not present, and the property issues were not corrected.
5. Personal inspection of property by the City's Planning Director on November 18, 2024, confirmed that none of the issues had been addressed. The owner was not present.

RESULTANT PENALTIES OR OTHER REQUIRED ACTIONS:

You must fully comply with this notice and order within twenty (20) days of the date listed above. Failure to comply shall constitute a separate violation of BMC 9.36. Each day following the deadline for compliance constitutes a separate violation of this chapter unless you contest this notice in strict accordance with the provisions of BMC 9.36.

You may contest by filing a written request with the City Manager for review of the notice and order by the city council no later than fifteen (15) days after the date listed above. See BMC 9.36.050 for procedures on how to file a written request for the city manager's review.

PUBLIC NUISANCE ISSUES WITH YOUR PROPERTY

- 1.** Excessive debris strewn around the lot
- 2.** Wrecked Vehicles
- 3.** On piped system but no water or sewer service since 2018 indicates possible honey bucket use
- 4.** Property presents a hazard to occupant(s) and passersby, especially children, on the public right-of-way
- 5.** Property offers a haven for homeless people, drug pushers/users, and alcohol abusers











City of Bethel

NOTICE AND ORDER OF NUISANCE ABATEMENT (BMC 9.36.040)

TO: Hazel Keezer

LOCATION OF PROPERTY: 244 Akiak, City Subdivision, Bethel, Alaska

FROM: Lee M. Foley, Planning Director, by Direction of Acting City
Manager Lori Strickler

DELIVERED BY:

1. Certified Mail
2. Personal Service (Hand Delivery)
3. Posted at Location

DATE: November 19, 2024

REASONS FOR ISSUING THIS NOTICE:

1. Certified letter notification that property is a public nuisance sent on May 28, 2024, to Post Office Box 242, Bethel, Alaska 99559. Mailing address verified but letter returned unopened.
2. Chief of Public Safety James Harris met with the owner personally on October 11, 2024, explained that her property was in violation, and she needed to take steps to correct the issues. He further advised the owner that she had until October 31, 2024, to show significant improvement or the City would begin proceedings to take appropriate action.
3. October 31, 2024 – No corrective action taken.
4. During subsequent visits to property by Chief of Public Safety James Harris, the owner was not present, and the property issues were not corrected.
5. Personal inspection of property by the City's Planning Director on November 18, 2024, confirmed that none of the issues had been addressed. The owner was not present.

RESULTANT PENALTIES OR OTHER REQUIRED ACTIONS:

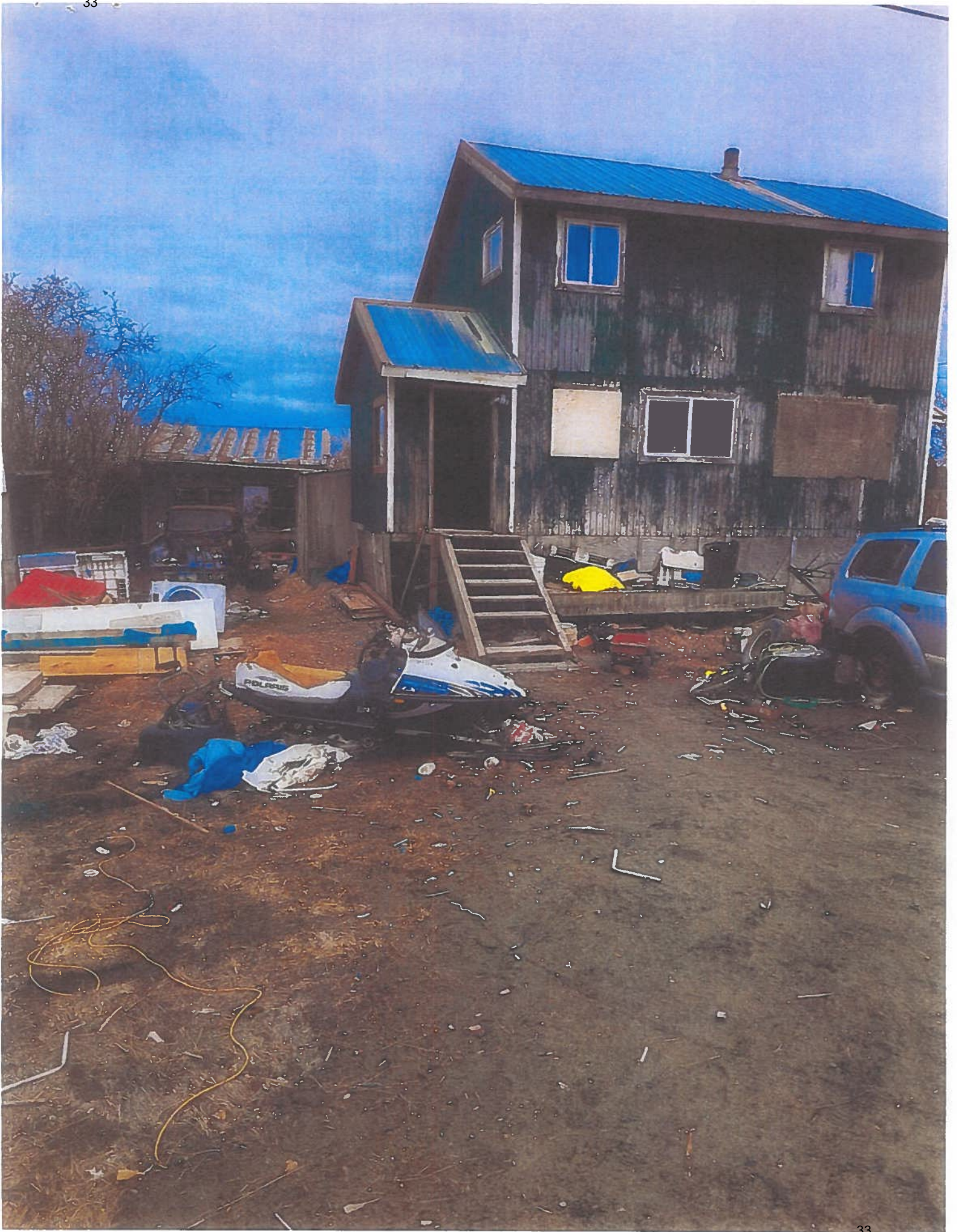
You must fully comply with this notice and order within twenty (20) days of the date listed above. Failure to comply shall constitute a separate violation of BMC 9.36. Each day following the deadline for compliance constitutes a separate violation of this chapter unless you contest this notice in strict accordance with the provisions of BMC 9.36.

You may contest by filing a written request with the City Manager for review of the notice and order by the city council no later than fifteen (15) days after the date listed above. See BMC 9.36.050 for procedures on how to file a written request for the city manager's review.

PUBLIC NUISANCE ISSUES WITH YOUR PROPERTY

- 1. Excessive debris strewn around the lot**
- 2. Wrecked Vehicles**
- 3. On piped system but no water or sewer service since 2018 indicates possible honey bucket use**
- 4. Property presents a hazard to occupant(s) and passersby, especially children, on the public right-of-way**
- 5. Property offers a haven for homeless people, drug pushers/users, and alcohol abusers**







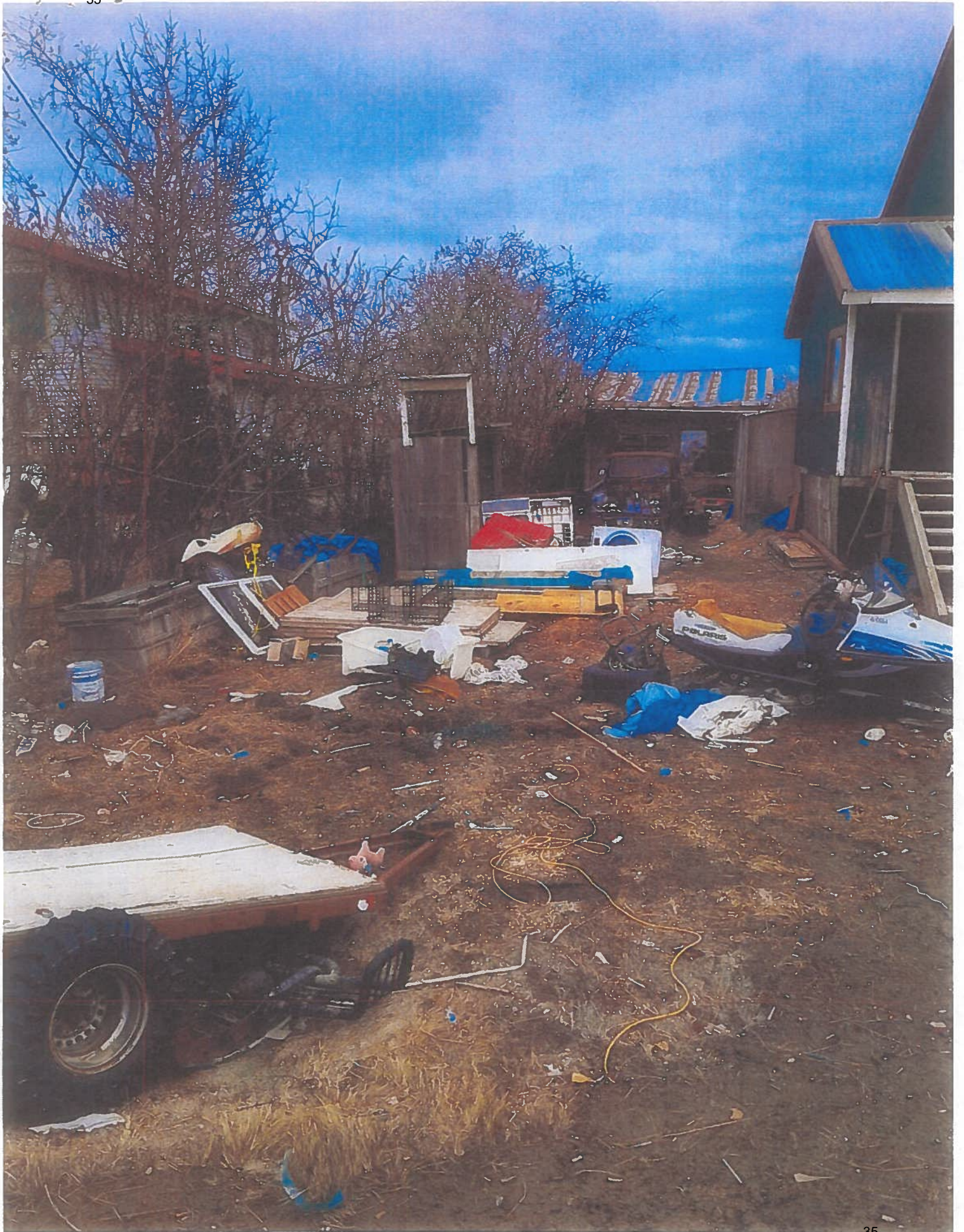


EXHIBIT C

Additional Property Photos
from the Planning Department



