

CITY OF BETHEL

Nuisance Abatement Hearings, April 30, 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=bkN1dGI4MHpGZ1kwOUVYWU5kd0xhZz09>

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. 808 Ptarmigan, Plat 81-10 Block 1 Lot 23, Bethel Alaska
- 4.2. 1111 Uivik, Plat 83-40 Block 2 Lot 12, Bethel Alaska
- 4.3. 800-800 A Tundra Road, Plat 84-11 Tract A, Bethel Alaska
- 4.4. 140 Torgerson, Plat 70-444 Block 3 lot 11, Bethel Alaska

5. ADJOURNMENT

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

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

808 Ptarmigan, Plat 81-10 Block 1 Lot 23, Bethel Alaska



April 30, 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

808 Ptarmigan, Plat 81-10 Block 1 Lot 23,

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.23	Additional Property Photos from the Planning Department
Exhibit D p.27	Amendment No. 1 City Manager's Report of Public Nuisance

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.

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“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

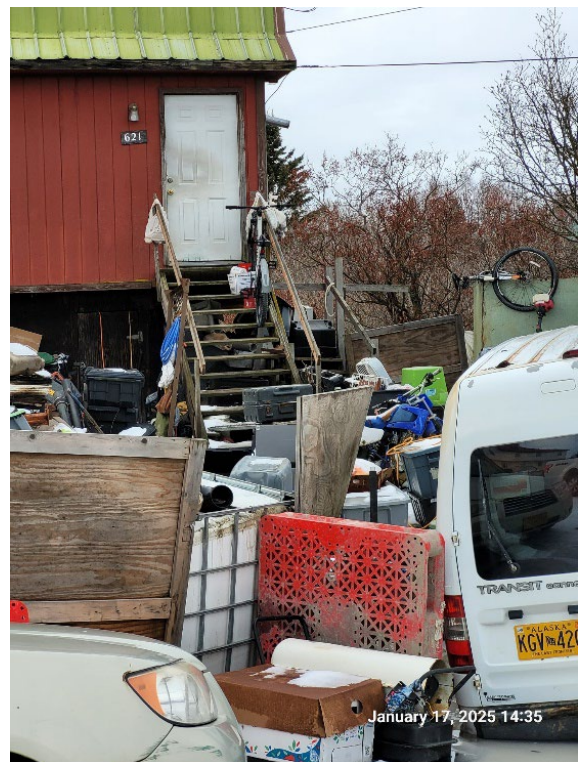
Address: 621 Setter

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.





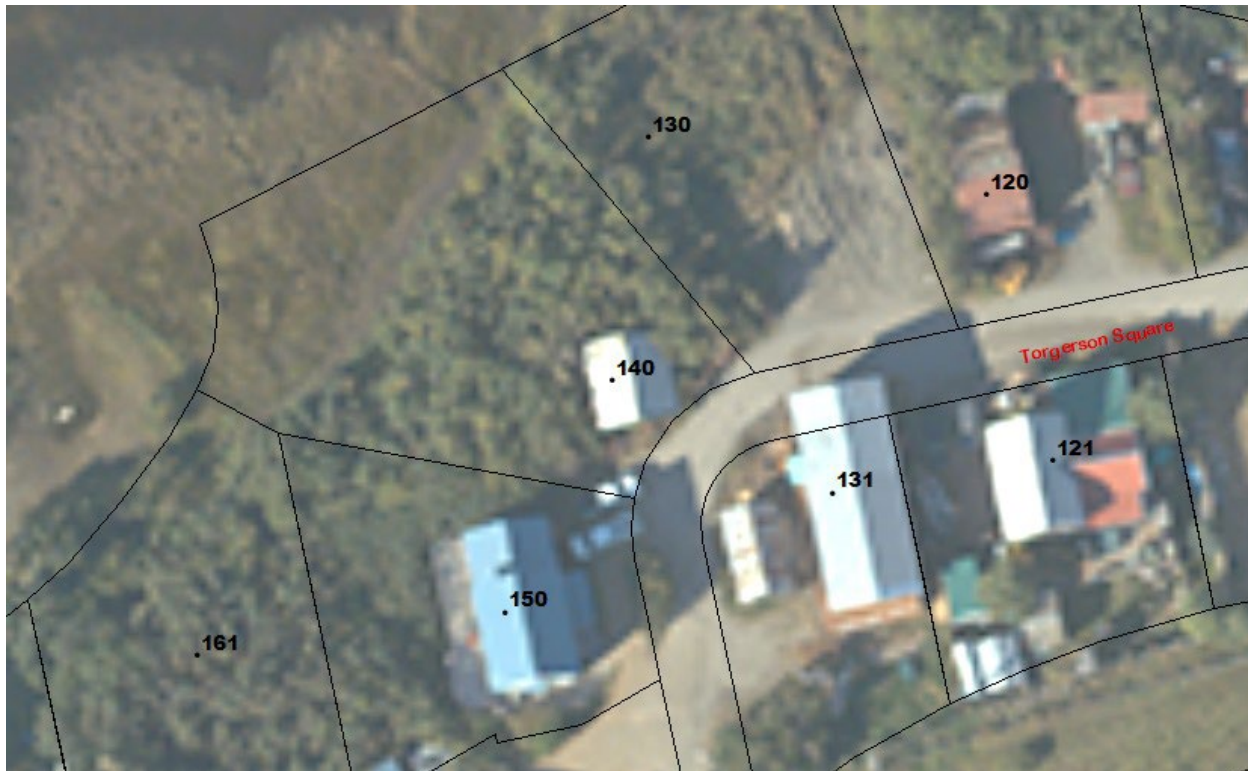
PROPERTY #7

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. Travis Dostert
Post Office Box 3408
Bethel, Alaska 99559

RE: Public Nuisance Property

Dear Mr. Dostert,

I'm writing on behalf of the City of Bethel concerning your property at 808 Ptarmigan Road, in Bethel, Alaska. The junk vehicles and debris strewn around the lot present a dangerous situation for individuals traversing Ptarmigan Road on foot.

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 junk equipment, vehicles, and associated debris needs to be disposed of 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.

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 referral of your nuisance property to the City Council for formal abatement or to the City Attorney's Office for legal action.

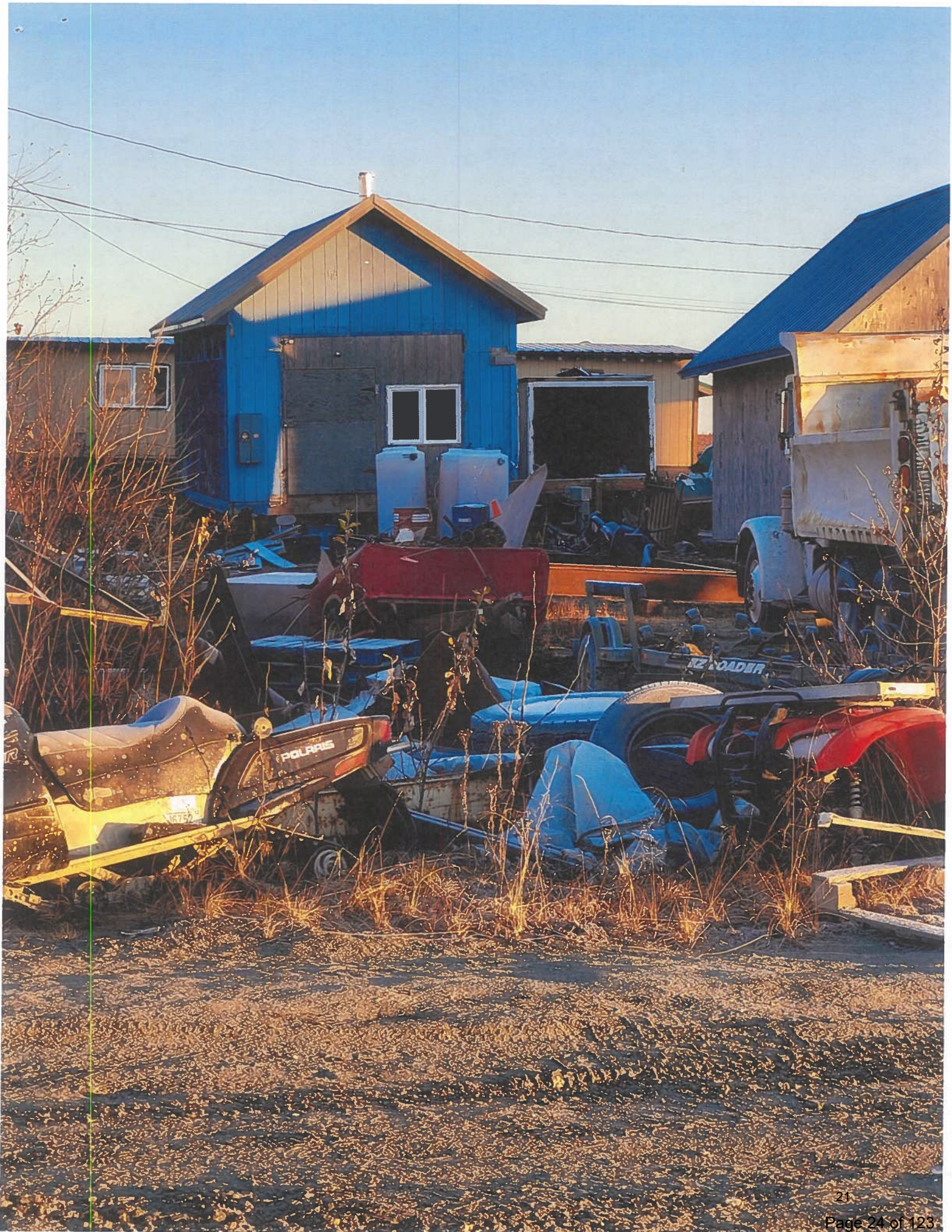
Sincerely,

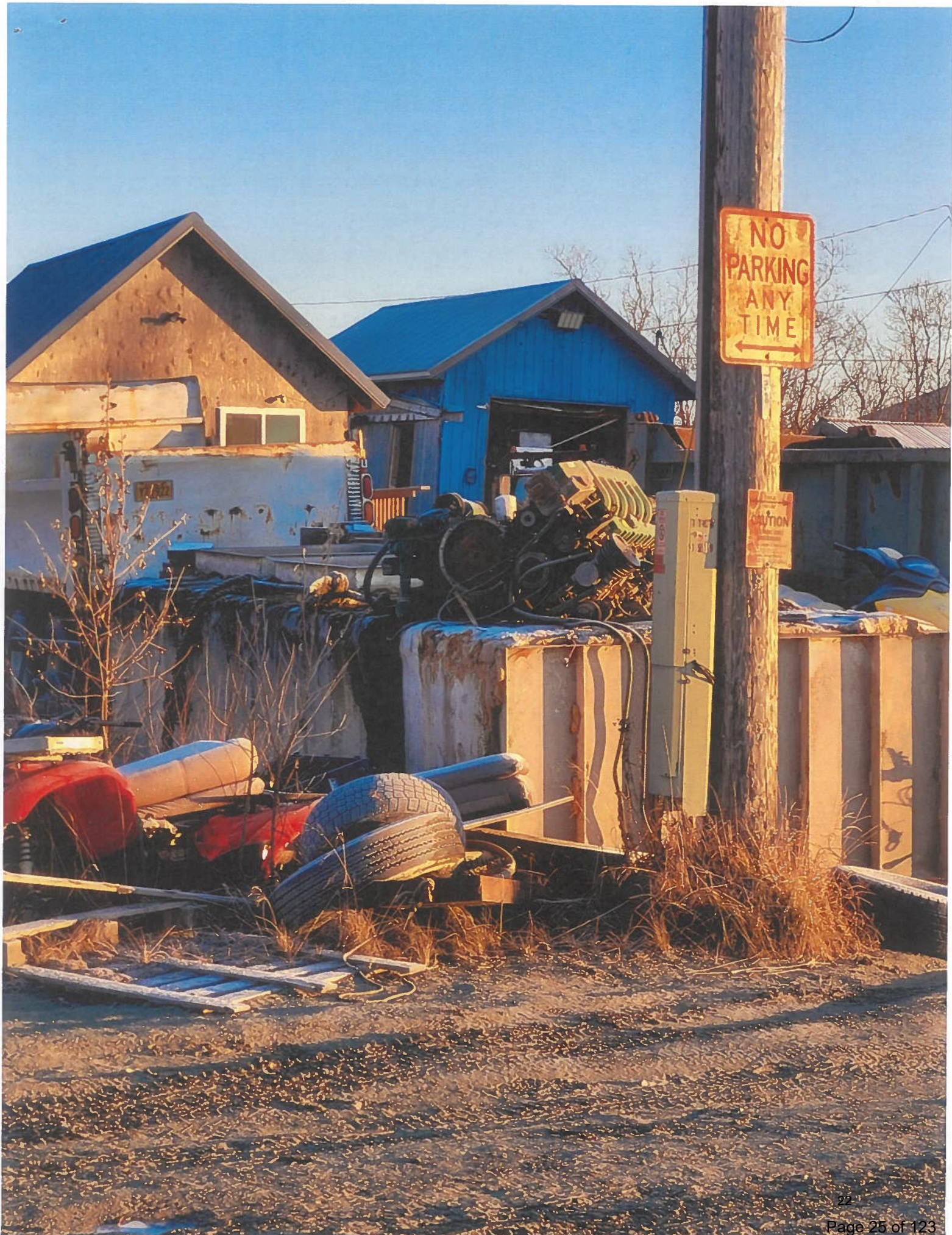
A handwritten signature in black ink, appearing to read "Lee M. Foley", is written over the typed name.

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

Enclosures





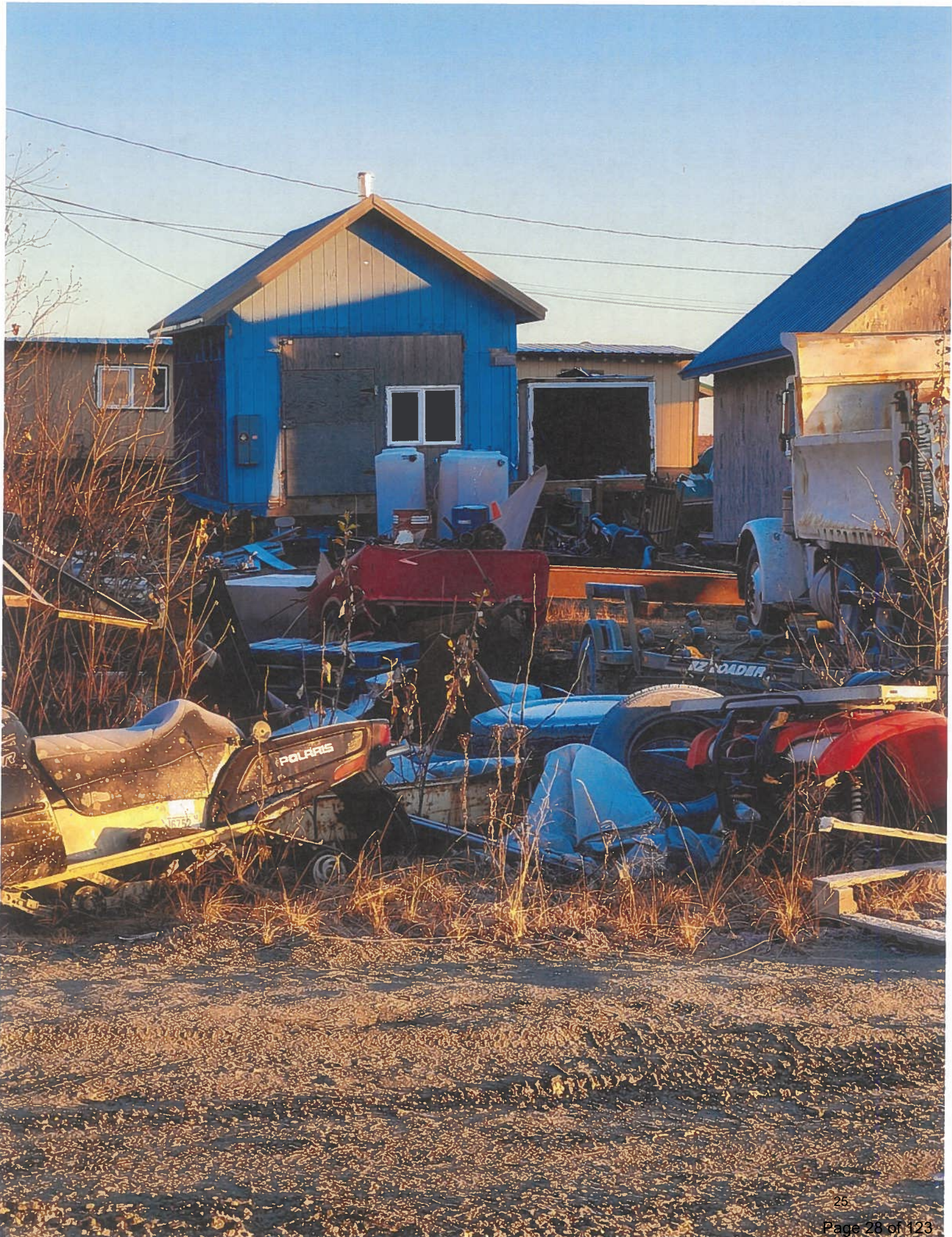


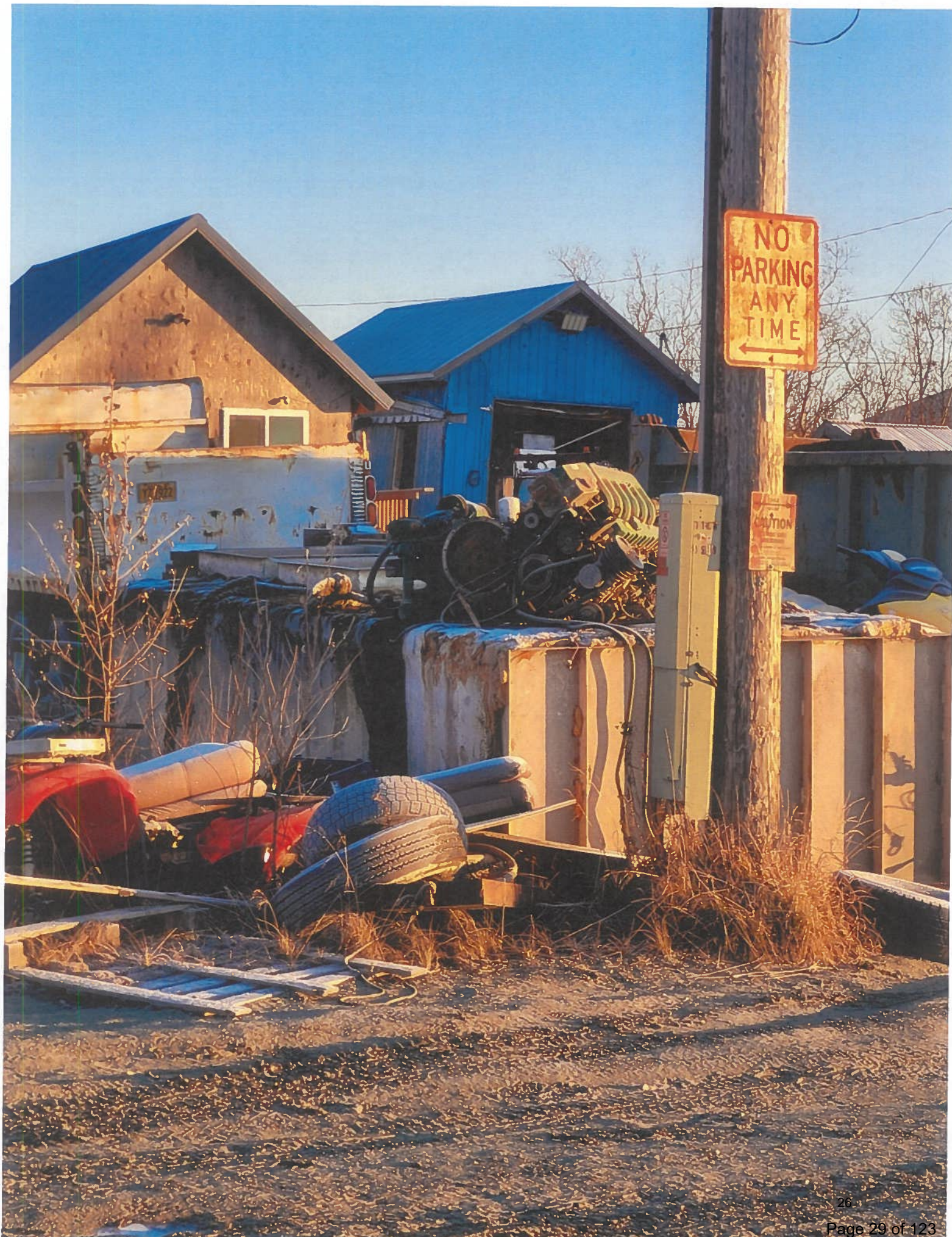
EXHIBIT

C

Additional Property Photos
from the Planning Department







EXHIBIT

D

Amendment No. 1 City Manager's Report of Public Nuisance

**Amendment No. 1 Report of Public Nuisance (BMC 15.04.010) Issued March 19, 2025.
This Amendment is Dated April 11, 2025.**

The City Administration identified an error in the report presented to the City Council on March 19, 2025. The correction made under this Amendment No. 1 is the address listed under Property #4 provided below.

Property #4

Address: 808 Ptarmigan (previously listed as 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.



City of Bethel

Nuisance Abatement Hearing

1111 Uivik, Plat 83-40 Block 2 Lot 12, Bethel Alaska



April 30, 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

1111 Uivik, Plat 83-40 Block 2 Lot 12, 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

A

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City of Bethel

March 19, 2025

From: City Manager, Lori Strickler

To: Bethel City Council

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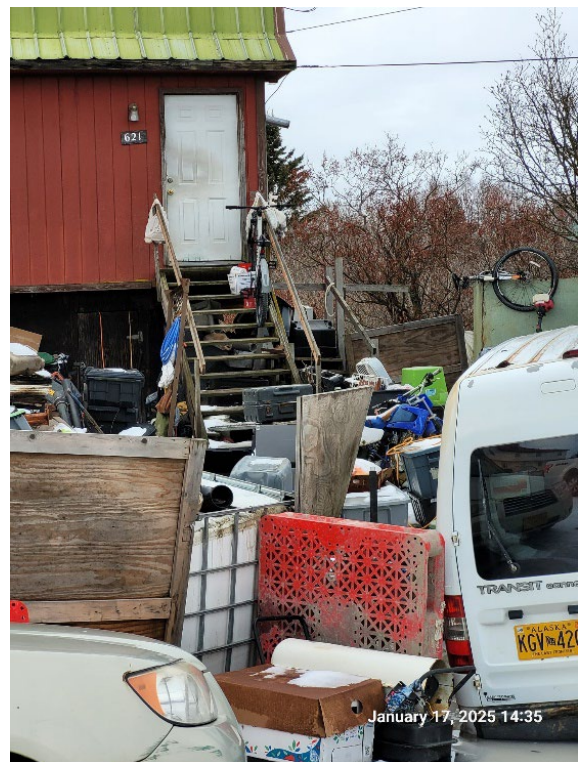
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Owner Of Record: Michael Typpo

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

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PROPERTY #5

Address: 1111 Uivik

Owner Of Record: Christopher Hickman

Notice of Nuisance Abatement Sent: 11/19/2024

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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.





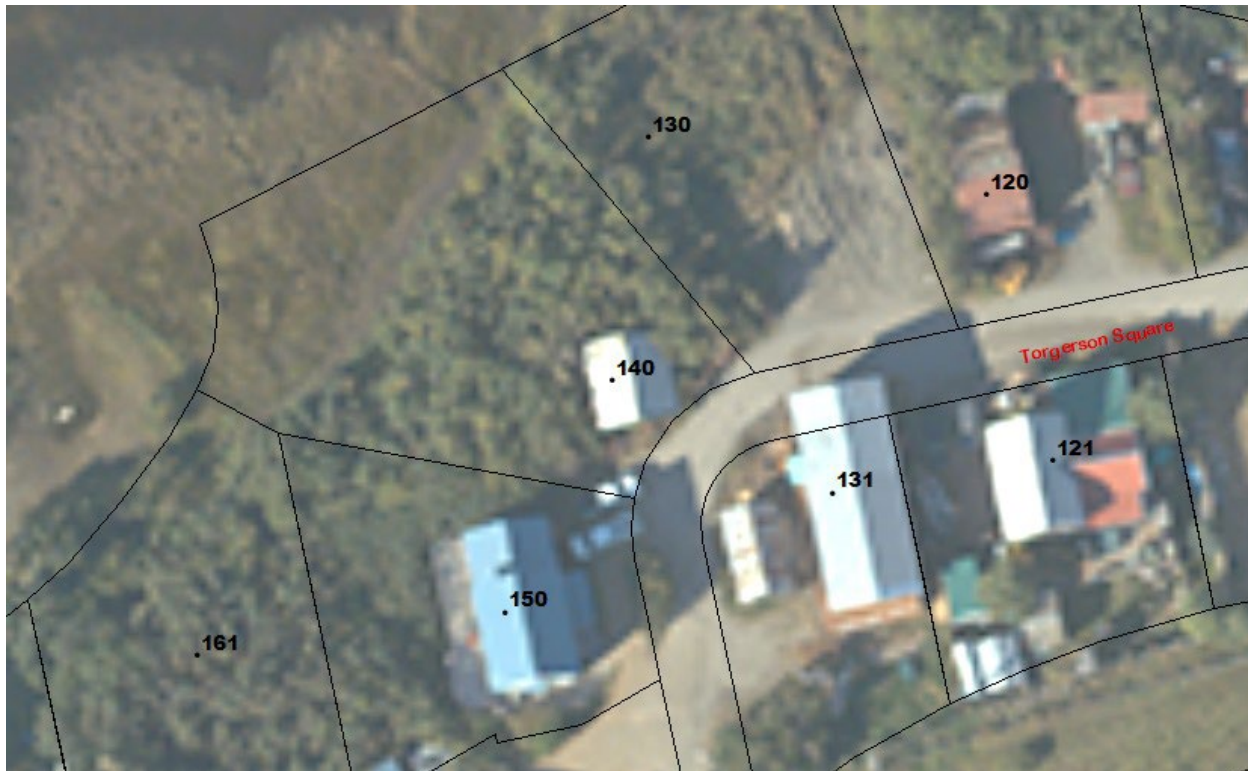
PROPERTY #7

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 19, 2024

Mr. Christopher Hickman
2221 Muldoon Road, Space 59
Anchorage, Alaska 99504

RE: Public Nuisance Property

Dear Mr. Hickman,

I'm writing on behalf of the City of Bethel concerning a property at 1111 Uivik Subdivision, Plat 83-40, Block 2, Lot 12, in Bethel, Alaska. It is my understanding that you became the owner of this property several years ago through the process of a Quit Claim Deed transfer from Mr. Anthony Spangler.

The massive buildup of debris and abandoned vehicles on the lot creates a public nuisance for residents in the neighborhood. Vacant buildings are used by illegal trespassers and present a haven for homeless people, drug pushers/users, and alcohol abusers. The buildings are subject to fire and pose a very real hazard to passersby on the public right-of-way.

The City's Planning Department is charged with public nuisance abatement under Bethel Municipal Code (BMC) 15.04 and BMC 9.36. BMC 9.36.010 provides that various laws are directed toward the conduct of persons on private property are intended to ensure that neither the conduct of such persons, nor the physical conditions of such properties, constitutes a nuisance to neighboring property owners in the vicinity of your lot, or passersby on the public right-of-way.

BMC 9.36.090 provides that a person who violates the provisions in Chapter 9.36 is subject to a civil penalty of \$300 for the first violation, \$700 for the second violation, and \$1000 for the third and all subsequent violations. In accordance with BMC 15.04.010(A), the City intends to issue a public nuisance report to the City Council on November 26, 2024.

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 referral of your nuisance property to the City Council for formal abatement or to the City Attorney's Office for legal action.

Sincerely,

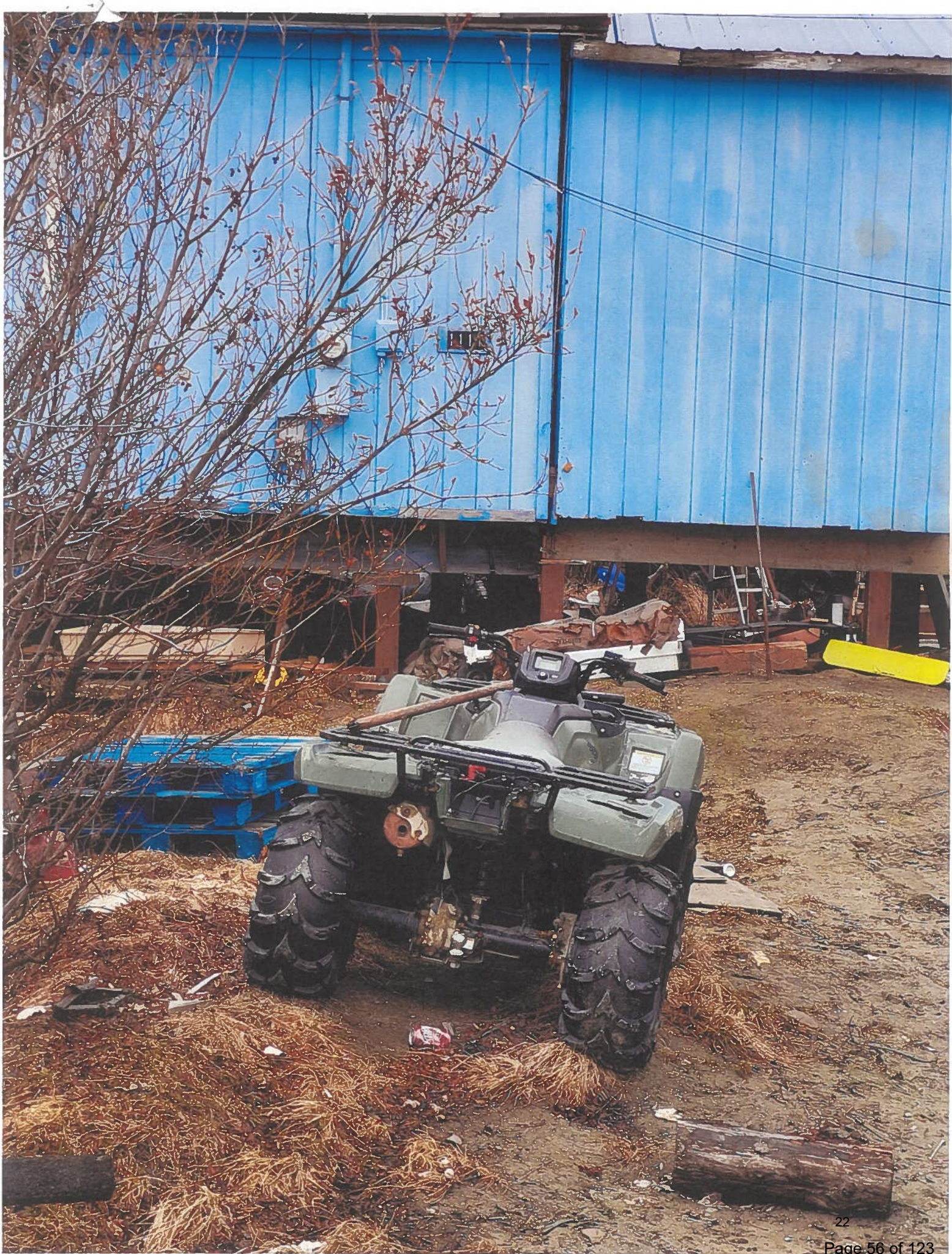
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Planning Director
P.O. Box 1388
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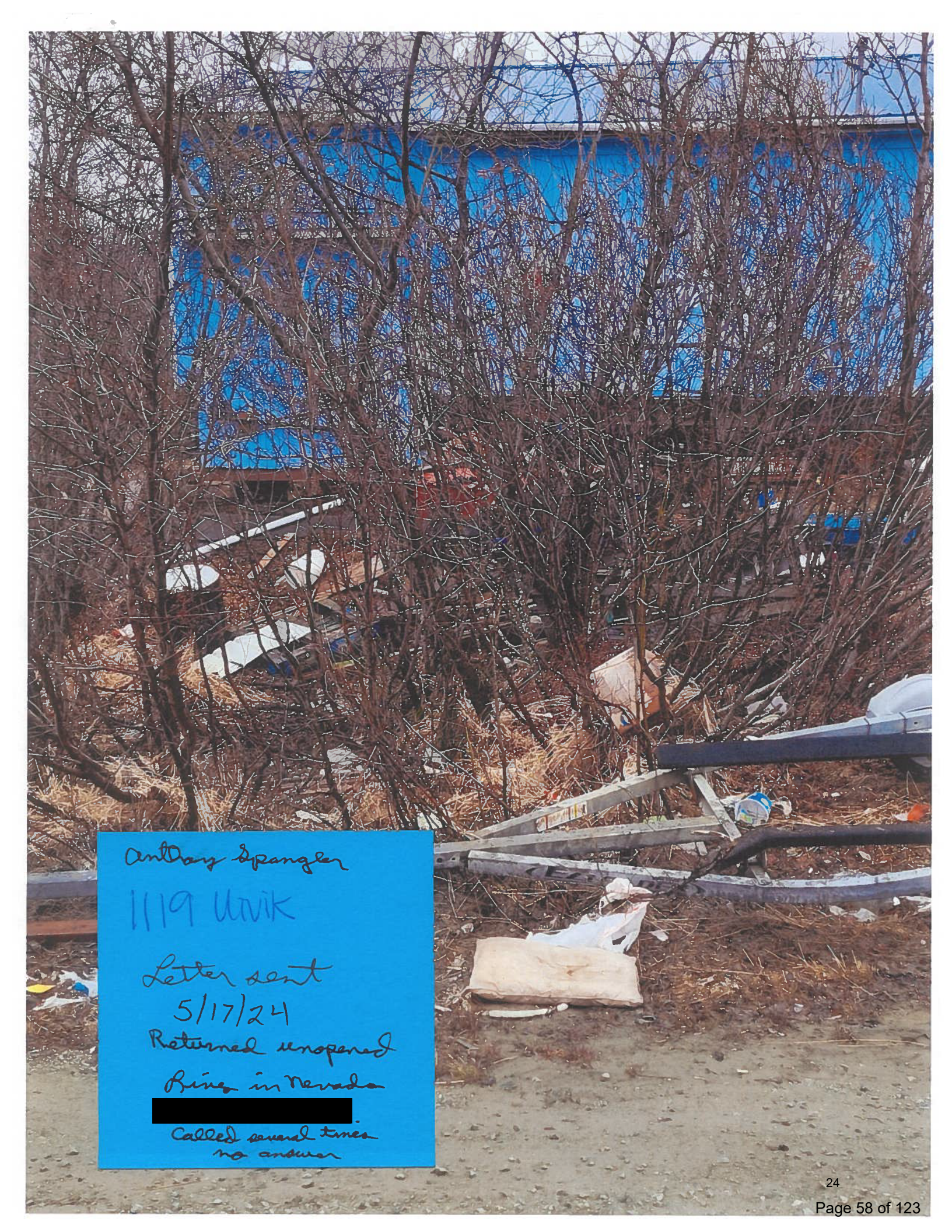
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Anthony Spangler

1119 UNIK

Letter sent

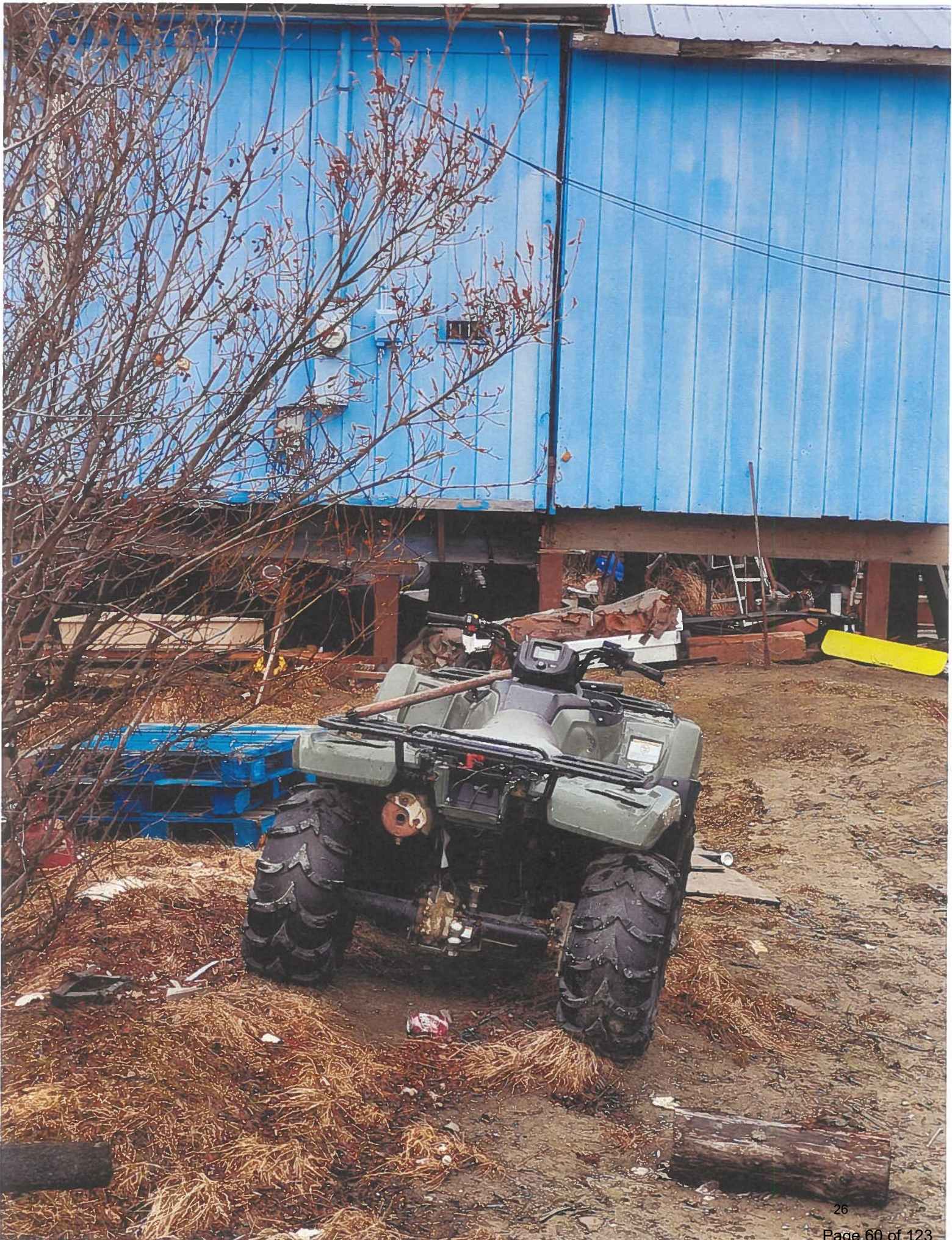
5/17/24

Returned unopened

Ring in Nevada

Called several times
no answer







City of Bethel

Nuisance Abatement Hearing

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April 30, 2025

6:15 p.m.

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p.1

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March 19, 2025

Exhibit B

p.18

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Exhibit C

p.30

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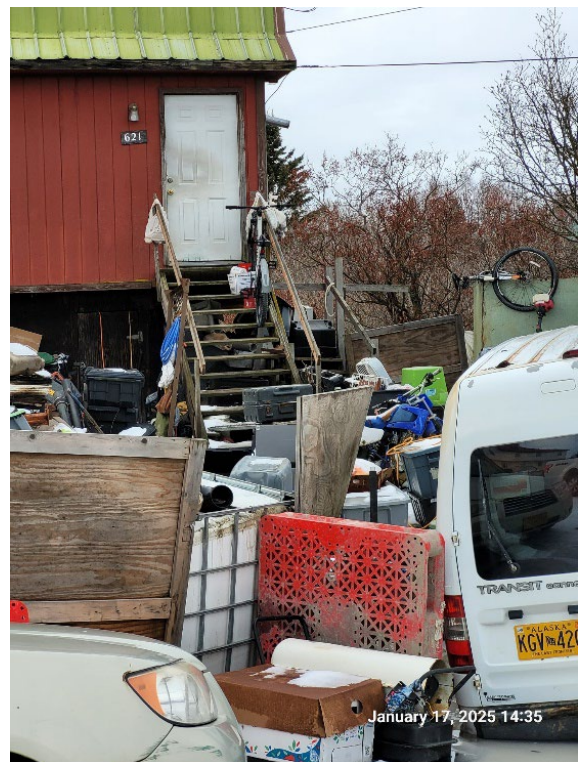
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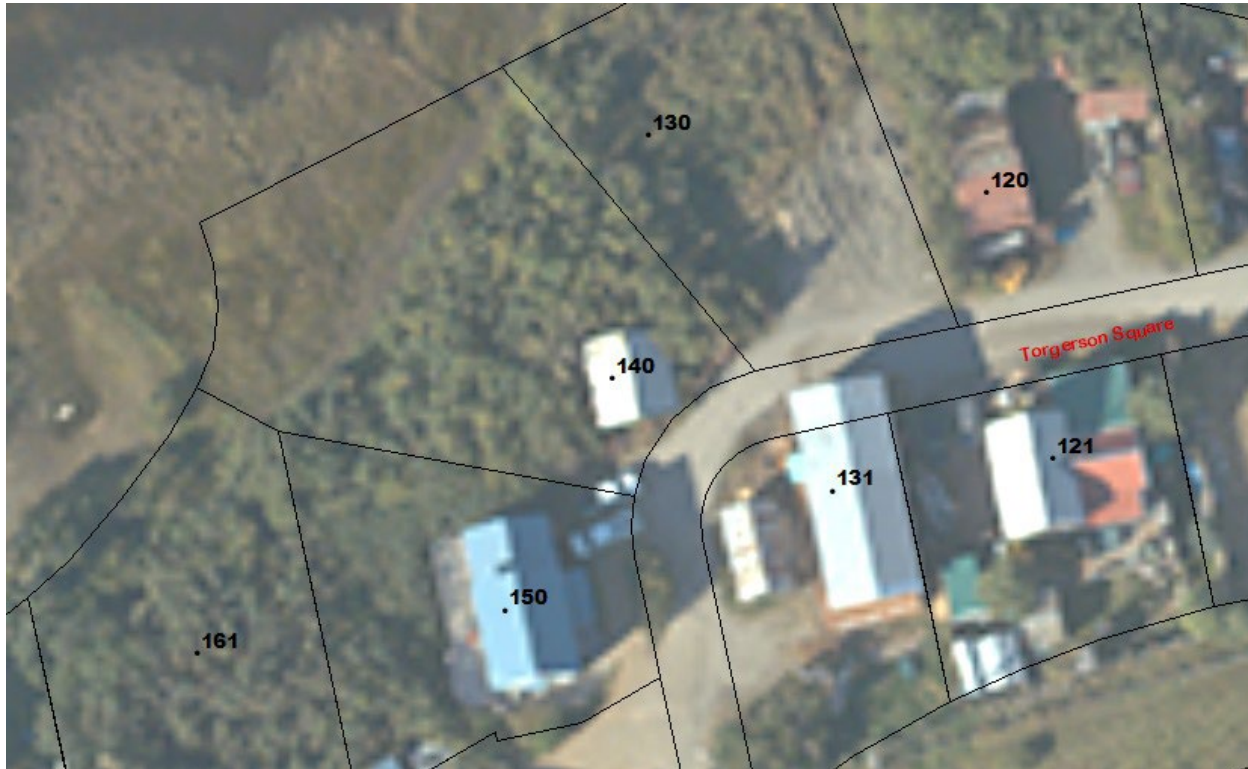
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Address: 140 Torgerson

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 31, 2024

Messrs. Warren, Jason, and Earl Polk

Post Office Box 2786

Bethel, Alaska 99559

RE: Public Nuisance Property

Dear Messrs. Polk,

I'm writing on behalf of the City of Bethel concerning your property at located on Tundra Road across from H-Marker Lake, in Bethel, Alaska. The abandoned buildings are dilapidated, slowly collapsing, and present a very real fire hazard as well as a danger to passersby on the right-of-way. Additionally, the junk vehicles and debris strewn around the property present a public nuisance.

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 abandoned buildings should be demolished while junk equipment, vehicles, and associated debris needs to be disposed of 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.

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 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, appearing to read "Lee M. Foley", is written over the typed name.

Lee M. Foley

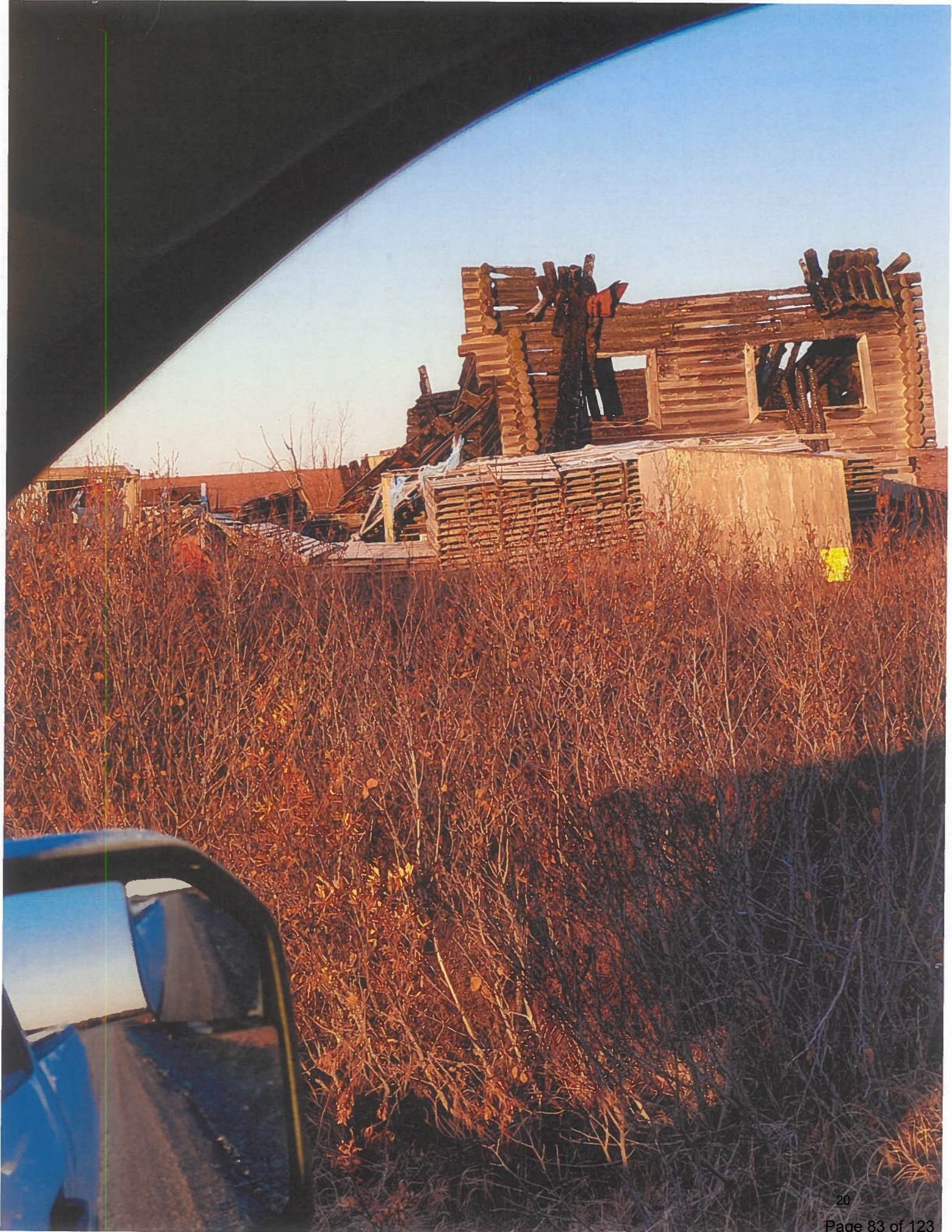
Planning Director

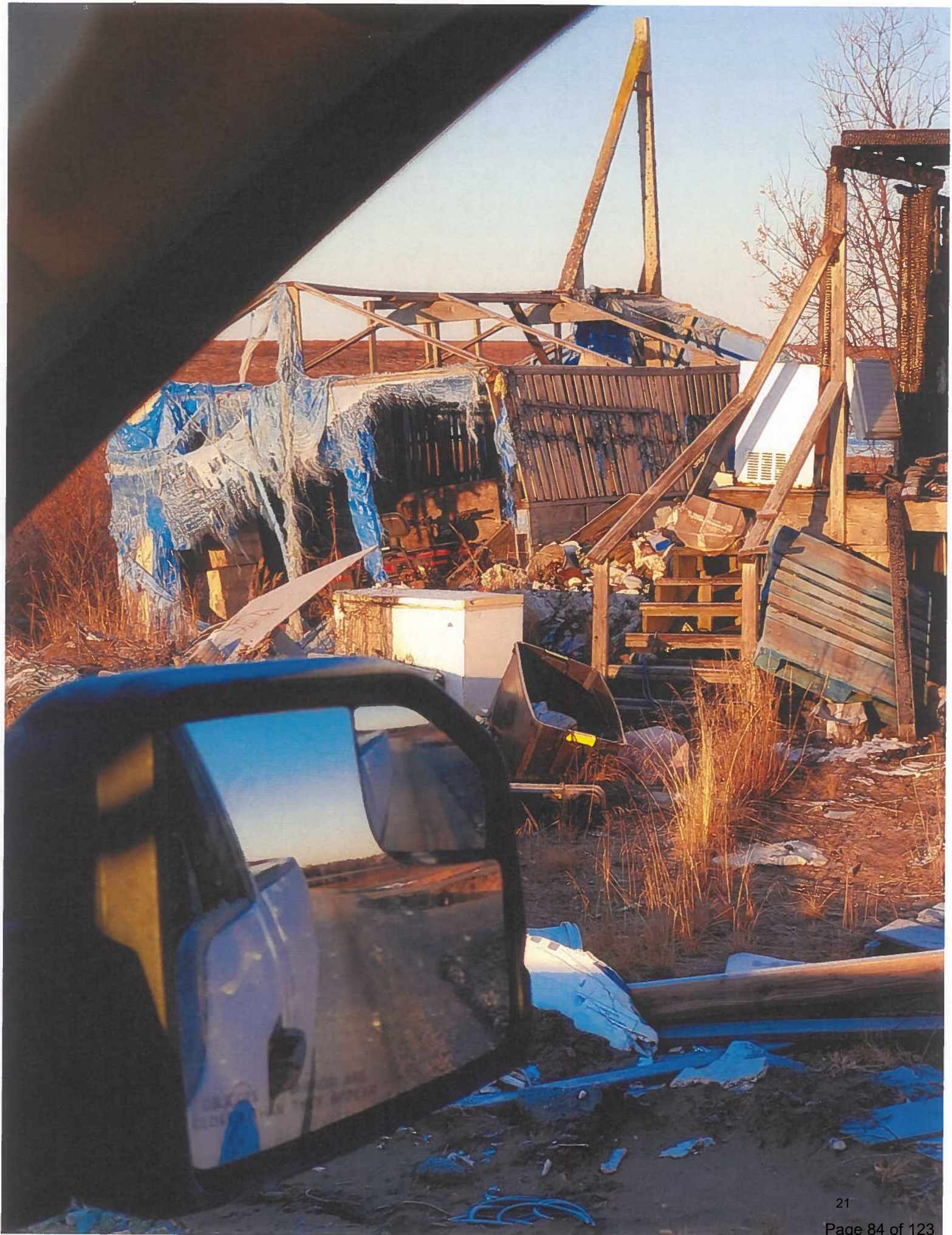
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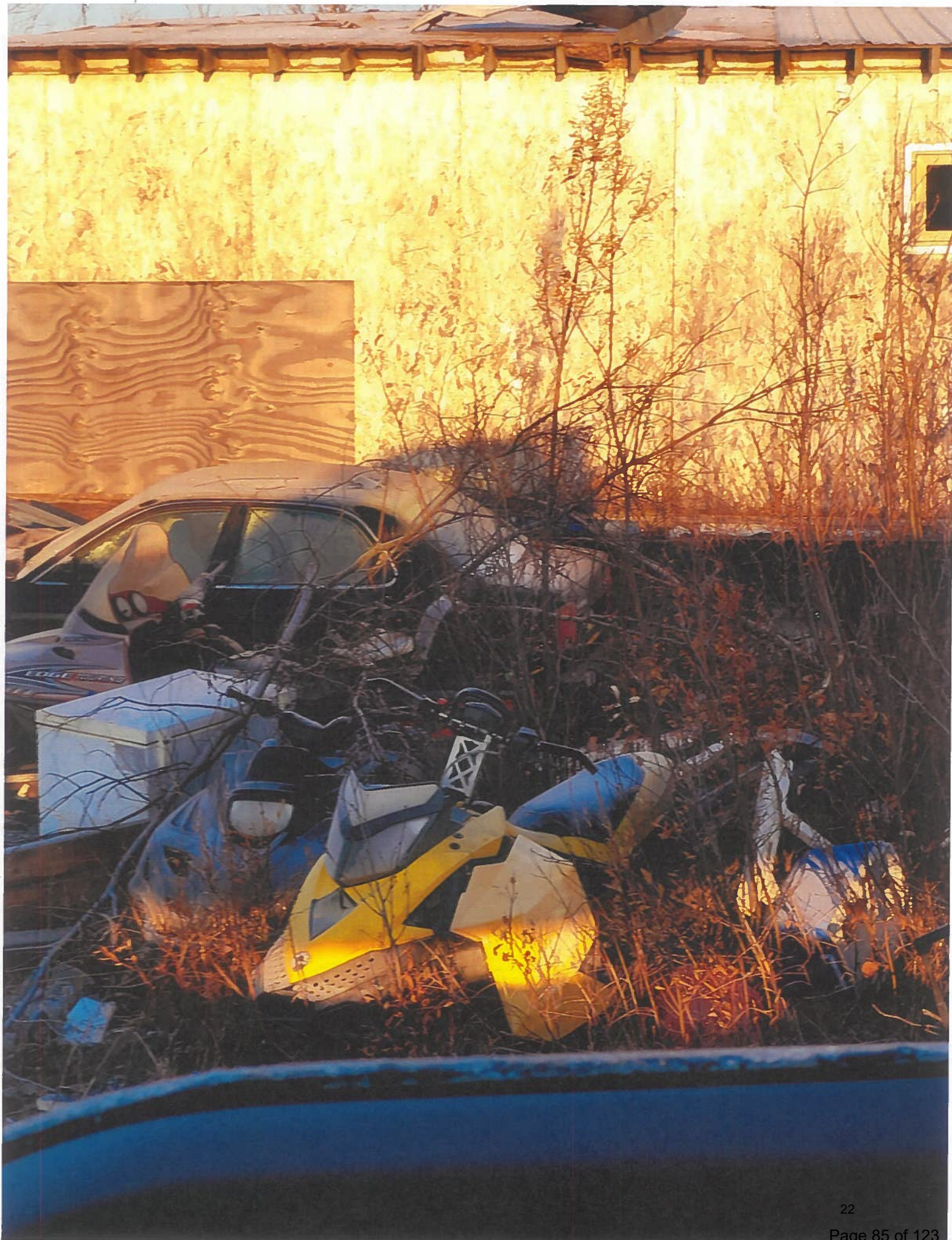
Bethel, Alaska 99559

907-543-5306

Enclosures



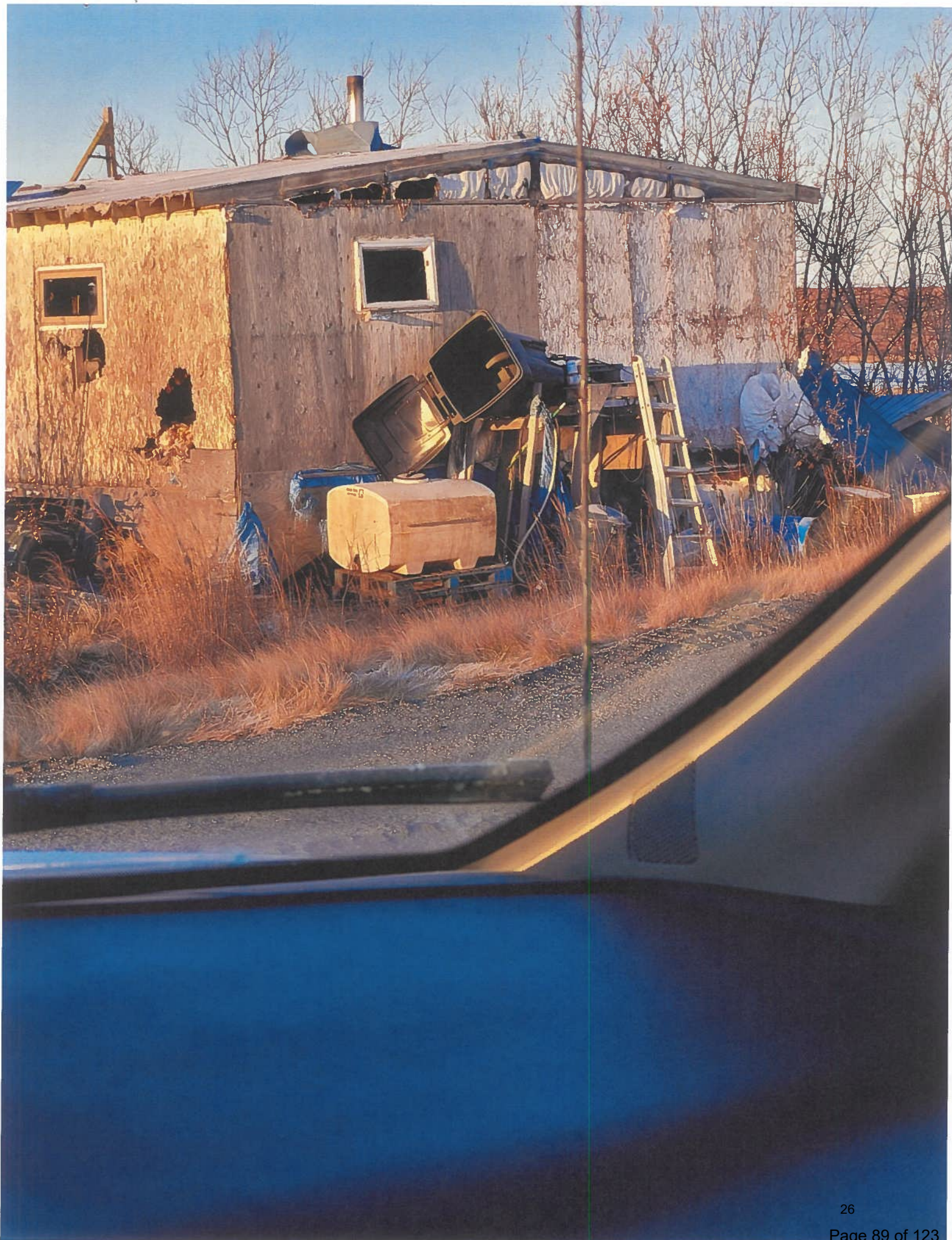


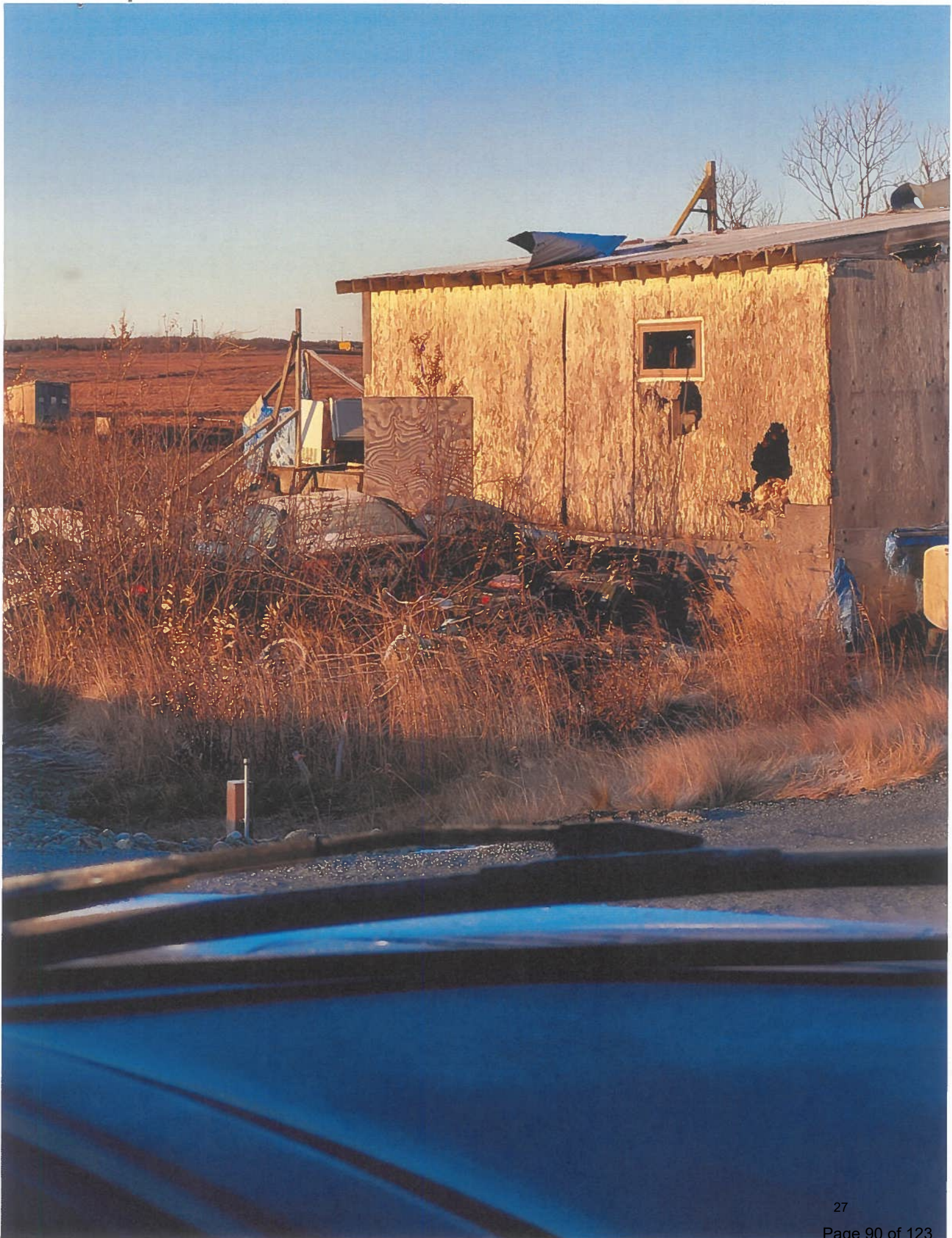


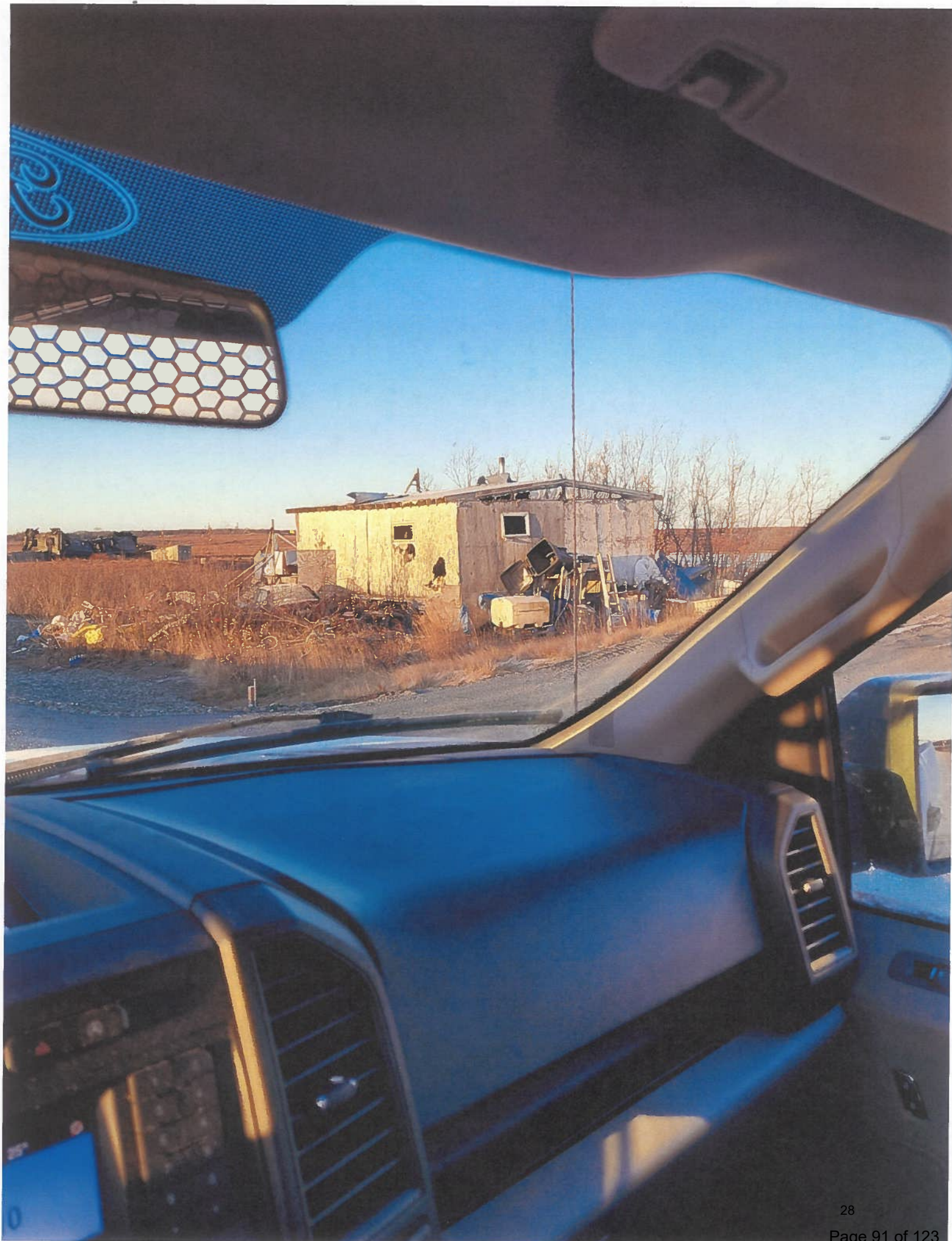


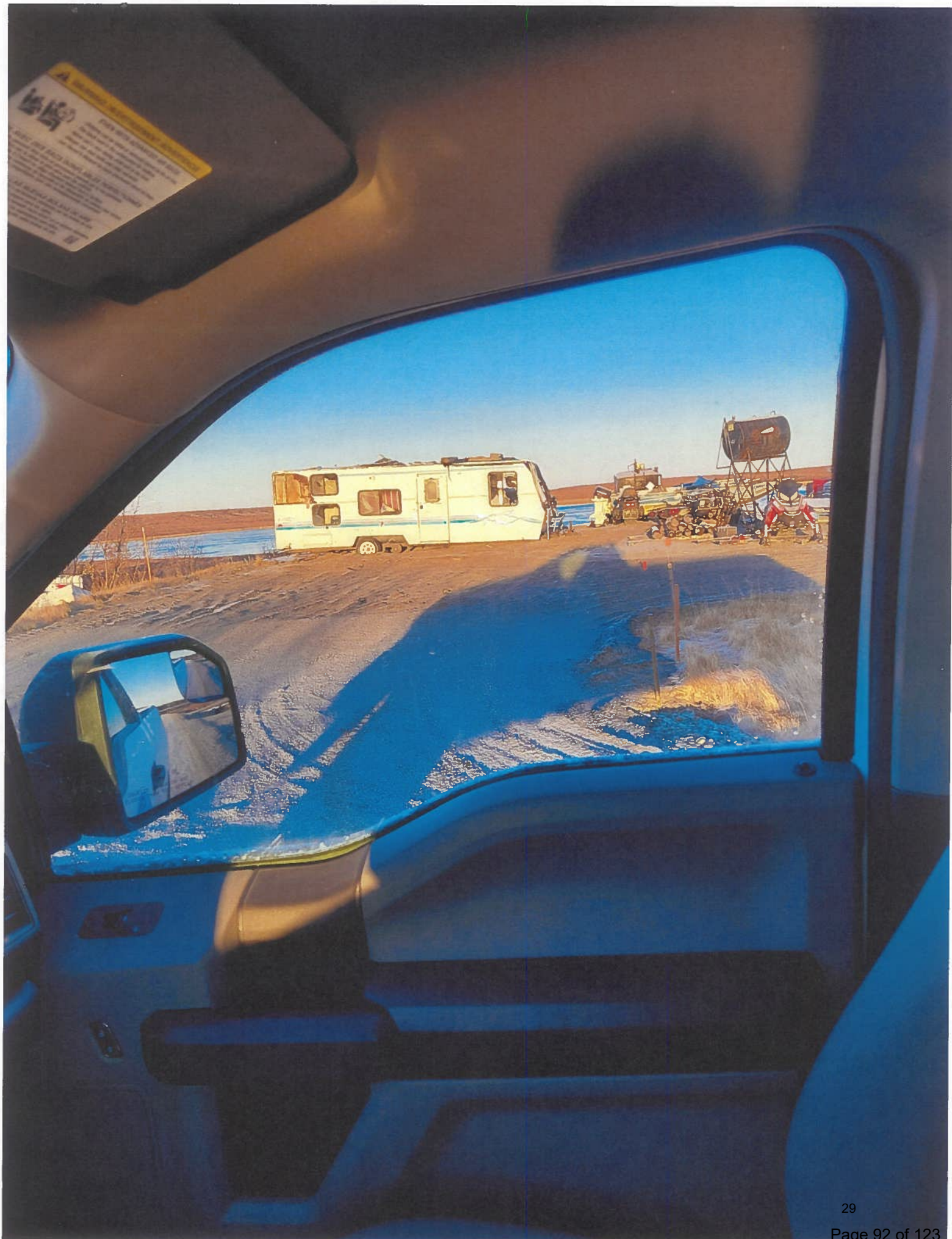








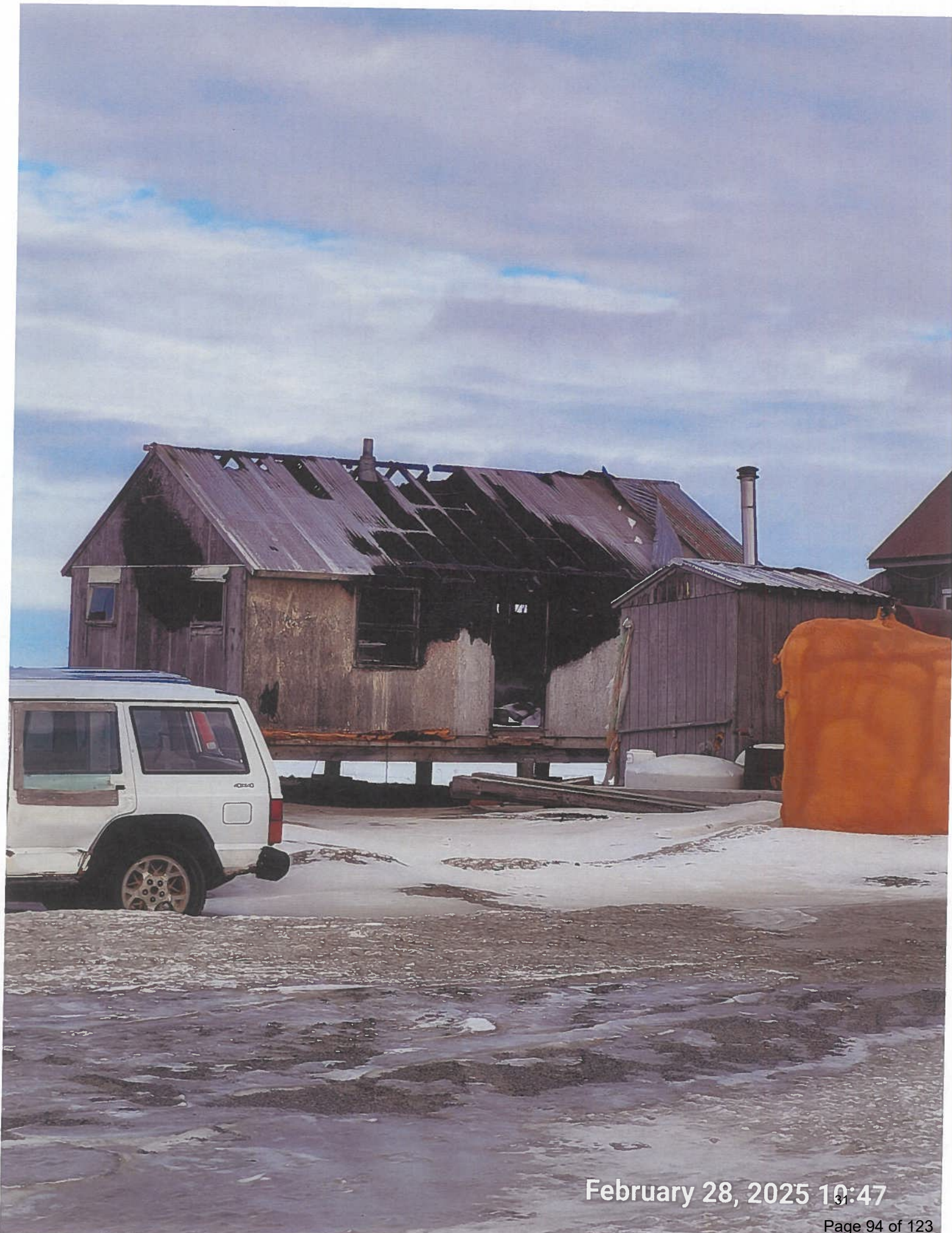




EXHIBIT

C

Additional Property Photos
from the Planning Department



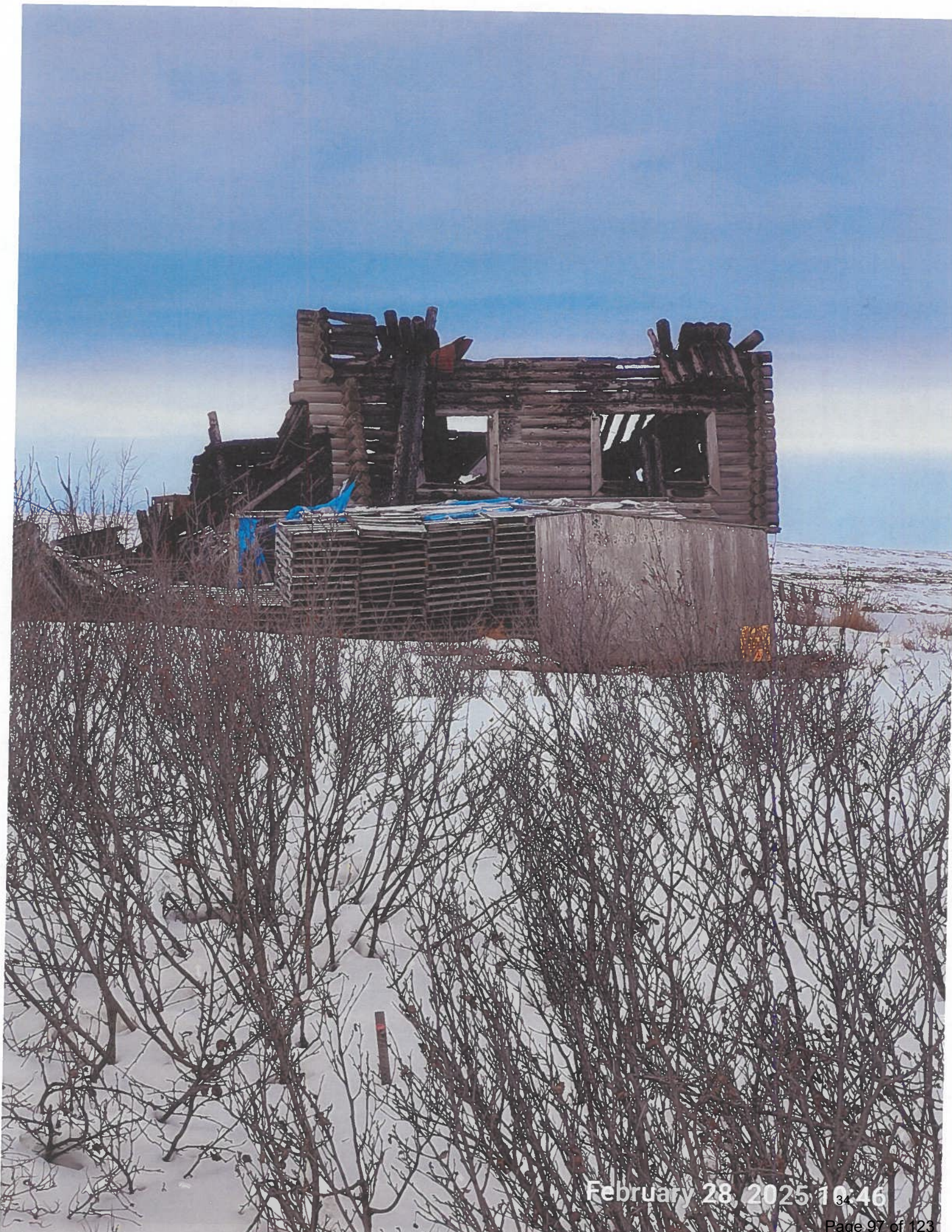
February 28, 2025 10:47



February 28, 2025 10:46



February 28, 2025 10:45



February 28, 2025 10:46

City of Bethel

Nuisance Abatement Hearing

140 Torgerson, Plat 70-444 Block 3 lot 11, Bethel Alaska



April 30, 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

140 Torgerson, Plat 70-444 Block 3 lot 11,

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.22

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

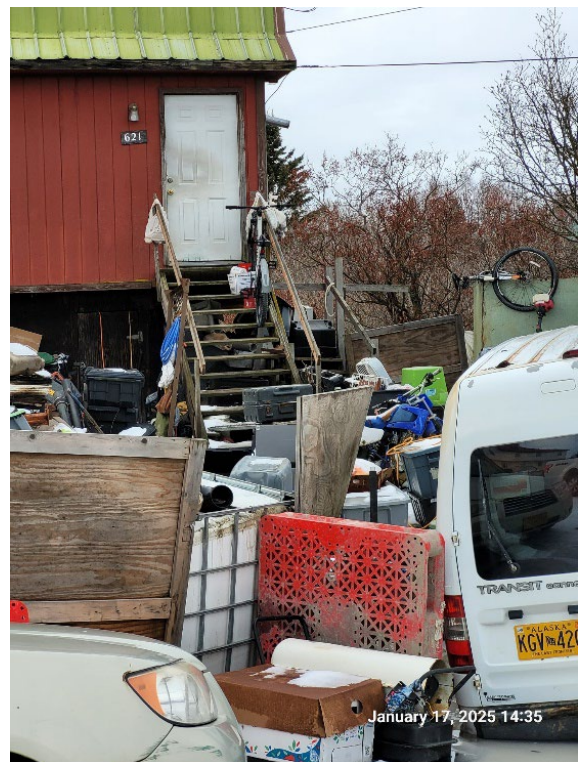
Address: 621 Setter

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.





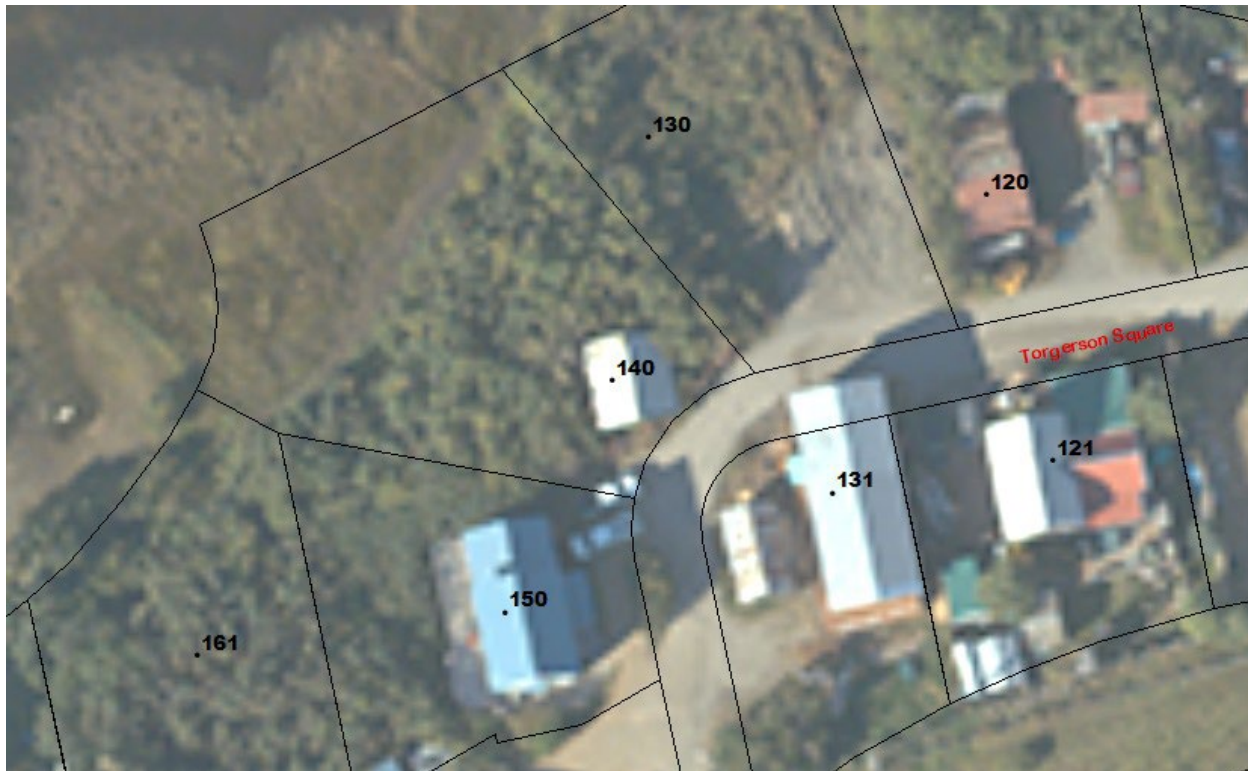
PROPERTY #7

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 31, 2024

Pastor Arthur Coolidge
Bethel Moravian Church
P.O. Box 312
Bethel, Alaska 99559

RE: Public Nuisance Property

Dear Pastor Coolidge,

I'm writing on behalf of the City of Bethel concerning your property next to 150 Togerson on Togerson Square in Bethel, Alaska. The abandoned and dilapidated building on the lot has become a haven for homeless individuals, drug pushers/users, and alcohol abusers. The condition of the building presents a very real fire hazard and a danger to trespassers and passersby along the right-of-way. The structure needs to be boarded up and all entry ways secured against intrusion. No Trespassing signs need to be displayed prominently on the building and the lot.

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.

As stated in the BMC, individuals violating the provisions in Chapter 9.36 are subject to a civil penalty of \$300 for the first violation, \$700 for the 2nd violation, and \$1000 for the third and all subsequent violations. In accordance with Title 15 of the BMC, the City intends to issue a public nuisance report to the City Council on November 12, 2024.

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 referral of your nuisance property to the City Council for formal abatement or to the City Attorney's Office for legal action.

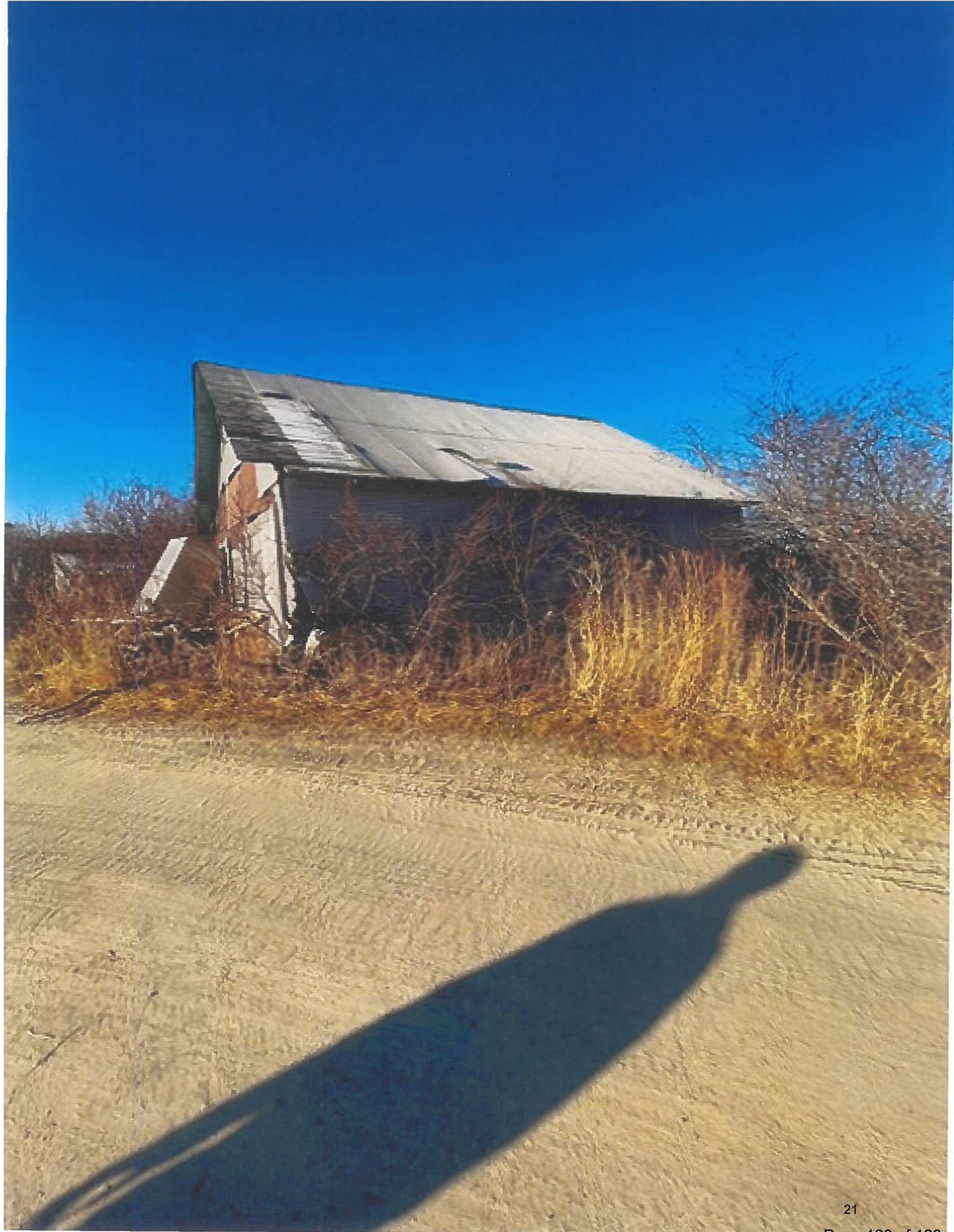
Sincerely,

A handwritten signature in black ink, appearing to read "Lee M. Foley", is written over the typed name.

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



