

City of Bethel

Nuisance Abatement Hearing

220 Osage, Lot 2B, Block 6, Plat #82-15, Bethel Alaska



June 28, 2018

6:30 p.m.

City Hall, City Council Chambers

300 State Highway

P.O. Box 1388, Bethel, Alaska 99559

Telephone: 543-1384

Email: cityclerk@cityofbethel.net

Nuisance Abatement Hearing

220 Osage, Lot 2B, Block 6, Plat #82-15, Bethel Alaska

EXHIBIT LIST

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- Exhibit B** Property Photos Page 4
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EXHIBIT

A

Planning Director Reports



TO: Bethel City Council

FROM: Betsy Jumper, Planner

DATE: June 18, 2018

RE: Public Nuisance 220 Osage

In accordance with Bethel Municipal Code, Chapter 15.04 Hazards and Nuisances, I am reporting a local structure as a nuisance and health hazard. It burnt down in August of 2017.

The remains of the property pose a danger. It is in close proximity to the Teen Center, creating a potential hazard for children. There is jagged metal, glass, and an unstable floor that could cause injuries. There is a fuel tank and a 55-gallon drum. Further, there is a shipping container in the "front yard" area, and a workshop area under the burnt down house. Kids and/or transients may attempt to enter those areas, which could potentially result in injury or death. Due to these risks and liability to the City, the debris should be removed as soon as possible.

A no trespass notice was posted on the property in September. City crews placed orange webbing around the property. A certified letter was sent to the owner in November and came back as undeliverable. It was discovered there were other owners, and a 2nd letter was sent out in December, which also come back to the City as undeliverable.

Another name came up, and a 3rd letter was mailed to an address in Utah in June. As of today, it has not been returned. Per the BMC, this now goes to the City Council for their consideration.



REPORT OF PROPERTY AS FIRE HAZARD, HEALTH HAZARD, OR PUBLIC NUISANCE

City of Bethel Alaska, Planning Department P.O. Box 1388 Bethel, Alaska 99559

Today's Date 9-09-17	Address 220 Osage	Zoning District Preservation
Type of Property: House	Property Owner's Name and Legal Description of Property: <i>Lot 2B - Block 6 - Plat # 82-15.</i>	
City of Bethel:		

This Property is observed to be:

- | | | |
|--|--|--|
| <input type="checkbox"/> Cluttered with trash | <input type="checkbox"/> Broken/Missing Windows | <input checked="" type="checkbox"/> Structure(s) unsecured |
| <input type="checkbox"/> Broken/Missing Windows | <input type="checkbox"/> In a state of abandonment | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Dangerous Conditions | <input type="checkbox"/> Lack of Sewer Services | |

Other: Place burnt down August 2017--the burnt remains cause a hazard.

The Bethel Municipal Code requires that City Staff identify and report properties that re determined to be Hazards and Nuisances, according to Chapter 15.04 of the code. This report is mailed to the property owner and a copy is submitted to the Bethel City Council. The City Council has the opinion to set a time and place for a public hearing to determine if this report is correct. You will be notified of the date and time of this hearing. If this report is substantially correct and in all material respects, the Council may, by resolution, declare that the premises constitute a fire or health hazard or a public nuisance. If the City Council declares a parcel, property, or structure be a fire or health hazard or a public nuisance, it may order correction of the defects or removal or demolition thereof by the owner or agent. If the structure constitutes a hazard to those occupying it, the Council may order the structure to be vacated. At any time before the date set for completion of removal or demolition, the owner of the property may request a re-hearing. The request for re-hearing shall include a notarized statement of the corrective actions taken or initiated, and how these steps did or will eliminate the hazard or nuisance found by the City Council. The City Council may the rescind its prior order. Any costs to the City is a lien upon the land.

EXHIBIT

B

Photos















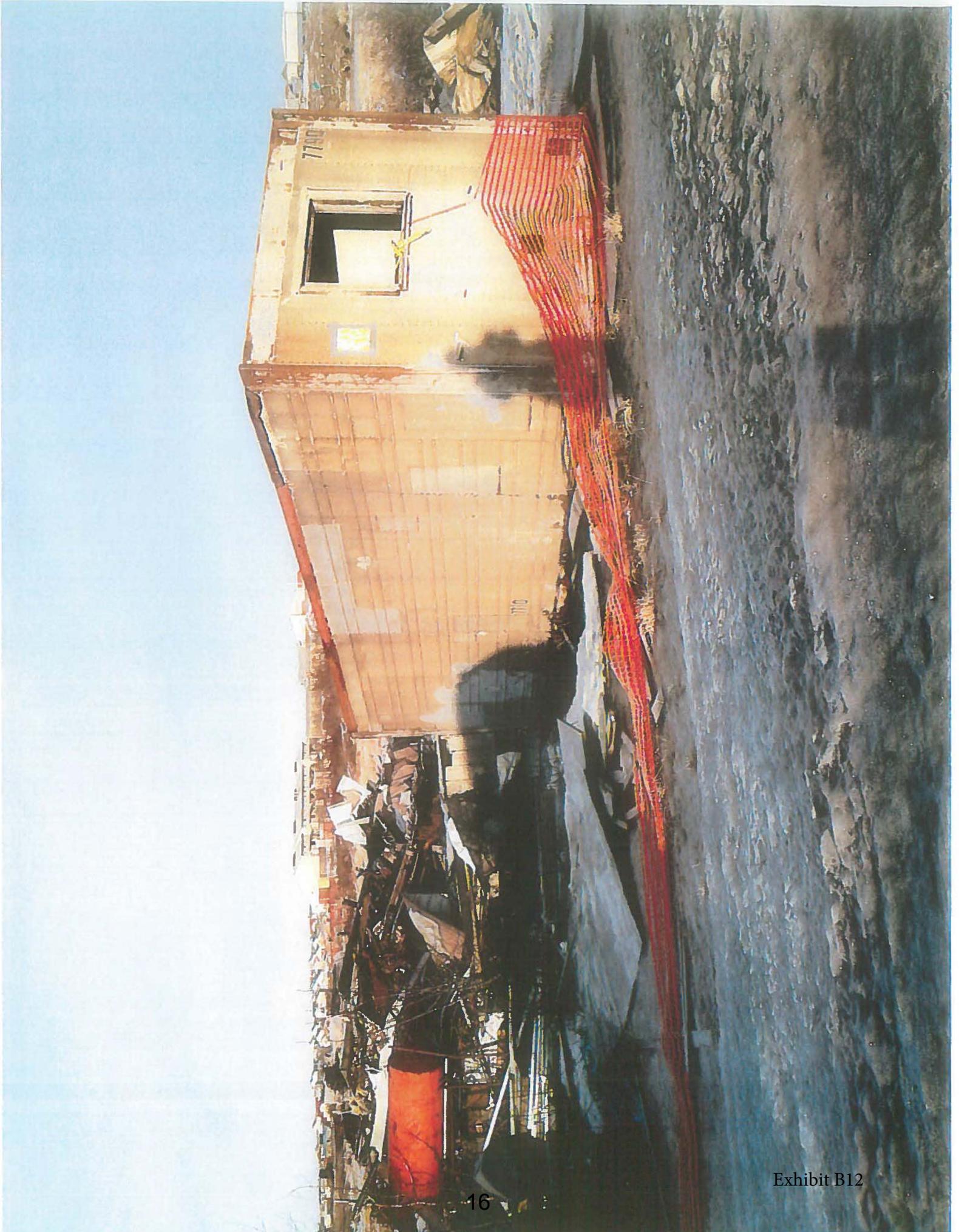








Exhibit B11





7790

UDDY

Exhibit B13

EXHIBIT

C

Recorder's Office Documents

THE GRANTOR() Charles W. Lone Wolf
 residing at P.O. Box 985 Bethel, AK
 CONVEYS AND QUITCLAIMS TO Andrew V. Lone Wolf and James B. Lone Wolf
 residing at P.O. Box 74315 Fairbanks, AK
 for and in CONSIDERATION of TEN DOLLARS (10.00) and other good and
 valuable considerations, all interest which I (we) have, if any, in
 the following described property: Lot 2 B, Block 6 USS 3770

Dated this 22 of Mar, 1985 GRANTOR() Charles W. Lone Wolf

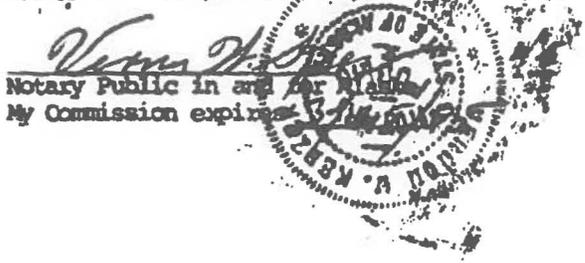


STATE OF ALASKA)
) ss.
 FOURTH JUDICIAL DISTRICT)

I CERTIFY that on this day, before me, a Notary Public in and
 for Alaska, personally appeared Charles W. Lone Wolf
 known to me and to me known to be the individual() described in
 and who executed the foregoing instrument, and acknowledged that
 he (she) (they) signed the same freely and voluntarily for the
 uses and purposes therein stated.

Given under my hand and seal this 22 day of Mar, 1985

05-0327



⁸⁰⁰
 RECORDED - FILED
 BETHEL RECORDING
 DISTRICT

APR 2 10 15 AM '85

REQUESTED BY Vernon Keezer
 ADDRESS Bethel, AK 99559

EXHIBIT

D

Correspondence with
Property Owners,
Heirs and/or Devisees

CITY OF BETHEL

Planning Department
Post Office Box 1388
Bethel, Alaska 99559
Voice: 907-543-5603
bjumper@cityofbethel.net



October 20, 2017

Mr. Charles Lonewolf
P.O. Box 985
Bethel, AK. 99559

Via Certified Mail

**RE: NOTICE OF PUBLIC NUISANCE
Bethel Municipal Code 15.04**

Dear Mr. Lonewolf:

This is to notify you that the City of Bethel believes your property located at 220 Osage in Bethel, Alaska is a public nuisance and a health hazard. The reason for this determination is the house burnt down in August 2017 yet since that time nothing but the remains have been left behind. There are support beams and other attractive nuisances for children to play in, yet the area is not gated or sectioned off for the safety of any child or transient, which may be attracted to the property. Your structure is in close proximity to the Teen Center and on the walking path to Pinky's Park, further attracting young children to the vicinity. There is jagged metal, glass, and an unstable floor that could cause injuries. Additionally, there is a shipping container in the "front yard" area along with a workshop. Children and/or transients may attempt to enter these areas, which could result in injury or death. Due to these risks and potential liabilities, the debris should be removed as soon as possible.

Pursuant to Bethel Municipal Code 15.04, the City is requesting that you address the hazardous condition. Per the Code, you are being given fourteen (14) days to correct the problem. Specifically, you are asked to: clean up the debris. If you need more time, you must have a strong plan of action for correcting the situation before that request can be considered. To request more time and to work out a plan for correction, please contact me at the number above.

If the City does not hear from you or fails to see sufficient progress towards abatement of the issues identified above, the matter will be forwarded to the City Council and the City Attorney for further action. These actions can include, but are

not limited to, abatement by the City with the costs being passed on to you; as well as fines of up to One Thousand (\$1,000) Dollars per day.

Sincerely,

Betsy Jumper, Planner

With enclosure

Cc: City Manager, City Attorney's Office

220 Osage

9-14-17



WARRANTY DEED

AS 34.15.030

THE GRANTOR, UNITED TRANSPORTATION, INC., an Alaska corporation, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to CHARLES W. LONEWOLF, an unmarried man, whose mailing address is P.O. Box 985 Bethel, Ak 99559, the following described real estate located in the Bethel Recording District, Fourth Judicial District, State of Alaska, to-wit:

Lot Two "B" (2-B), Block Six (6), Resub of U.S. Survey 3770, NORTHWEST ADDITION TO THE TOWNSITE OF BETHEL, according to the official plat thereof, filed under Plat Number 82-7, recorded in the Bethel Recording District, Fourth Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

DATED this 2nd day of October, 1982.

UNITED TRANSPORTATION, INC.,
an Alaska corporation

By: James Hoffman
Its: President

STATE OF ALASKA)
Fourth Judicial District) ss.

The foregoing instrument was acknowledged before me this 2nd day of October, 1982 by JAMES HOFFMAN, the President of UNITED TRANSPORTATION, INC., an Alaska corporation, on behalf of the corporation.

Verna D. Kelly
Notary Public in and for Alaska
My commission expires 3/25/85

82-1165

B
RECORDED FILED
BETHEL RECORDING
DISTRICT

OCT 15 3 15 PM '82
REQUESTED BY Security
ADDRESS Anchorage

LAW OFFICES OF
GROH, EDWARDS, ROBINSON, PRICE & JOHNSON
A PARTNERSHIP OF PROFESSIONAL CORPORATION
SECURITY TITLE AND TRUST BUILDING
711 "H" STREET, SUITE 500
ANCHORAGE, ALASKA 99501
807 578-2476 or 574-2647

Return to: Security Title & Trust Escrow No. 16469

City of Bethel
 Planning Dept.
 P.O. 1986
 Bethel, AK 99559



U.S. POSTAGE
 BEPAID AK
 PERMIT NO. 17
 OCT 20 17
 AMOUNT
\$7.08
 R2304W12087E

1000

Charles Lonewolf



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charles Lonewolf

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

00 9050 7190

CITY OF BETHEL

Planning Department
Post Office Box 1388
Bethel, Alaska 99559
Voice: 907-543-5603
bjumper@cityofbethel.net



December 7, 2017

Mr. Andrew and James Lone Wolf
P.O. Box 74315
Fairbanks, AK. 99709

Via Certified Mail

**RE: NOTICE OF PUBLIC NUISANCE
Bethel Municipal Code 15.04**

Dear Mr. Lone Wolf:

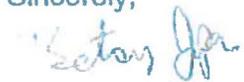
This is to notify you that the City of Bethel believes your property located at 220 Osage in Bethel, Alaska is a public nuisance and a health hazard. The reason for this determination is the house burnt down in August 2017 yet since that time nothing but the remains have been left behind. There are support beams and other attractive nuisances for children to play in, yet the area is not gated or sectioned off for the safety of any child or transient, which may be attracted to the property. Your structure is in close proximity to the Teen Center and on the walking path to Pinky's Park, further attracting young children to the vicinity. There is jagged metal, glass, and an unstable floor that could cause injuries. Additionally, there is a shipping container in the "front yard" area along with a workshop. Children and/or transients may attempt to enter these areas, which could result in injury or death. Due to these risks and potential liabilities, the debris should be removed as soon as possible.

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If the City does not hear from you or fails to see sufficient progress towards abatement of the issues identified above, the matter will be forwarded to the City Council and the City Attorney for further action. These actions can include, but are

not limited to, abatement by the City with the costs being passed on to you; as well as fines of up to One Thousand (\$1,000) Dollars per day.

Sincerely,

A handwritten signature in blue ink, appearing to read "Betsy Jumper".

Betsy Jumper, Planner

With enclosure

Cc: City Manager, City Attorney's Office





200 Osage
9-14-17

City of Bethel
Planning Department
Box 1388
Bethel, Alaska 99559

CERTIFIED MAIL



7009 2250 0001 9558 1282

1-4



1000

U.S. POSTAGE
PAID
BETHEL, AK
DEC 17
AMOUNT
\$7.29
R2304W120875-B

Mr. Andr
Box 743
Fairban

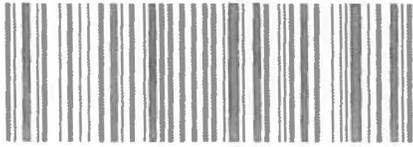


~~12/10~~
~~12.16~~
~~12.20~~

7009 2250 0001 9558 1275

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7009 2250 0001 9558 1275

7009 2250 0001 9558 1275

PS Form 3841, August 2006 See Reverse for Instructions

Sent To
 Street, Apt
 or PO Box
 City, State

Andrew V. Reed
 12269 W. 6000 S.
 Duchesne, UT 84021

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

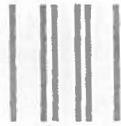
OFFICIAL USE

Postmark Here

USPS TRACKING #



9590 9402 2587 6336 6166 38



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Bethel
 Planning Department
 P.O. Box 1388
 Bethel, Alaska 99559



REPORT OF PROPERTY AS FIRE HAZARD, HEALTH HAZARD, OR PUBLIC NUISANCE

City of Bethel Alaska, Planning Department P.O. Box 1388 Bethel, Alaska 99559

Today's Date 9-09-17	Address 220 Osage	Zoning District Preservation
Type of Property House	Property Owner's Name and Legal Description of Property: <i>Lot 2B - Block 6 - Plat # 82-15.</i>	
City of Bethel		

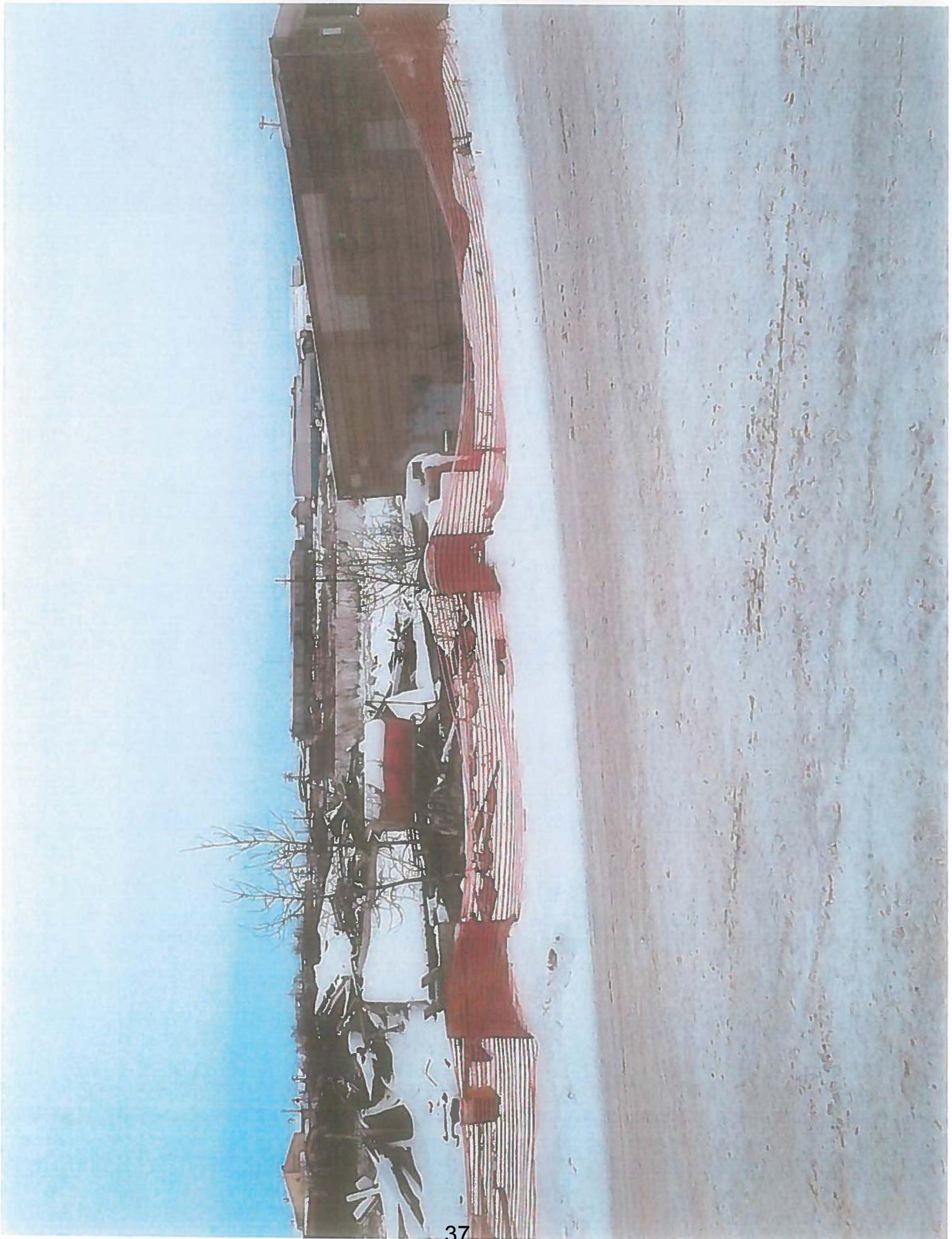
This Property is observed to be:

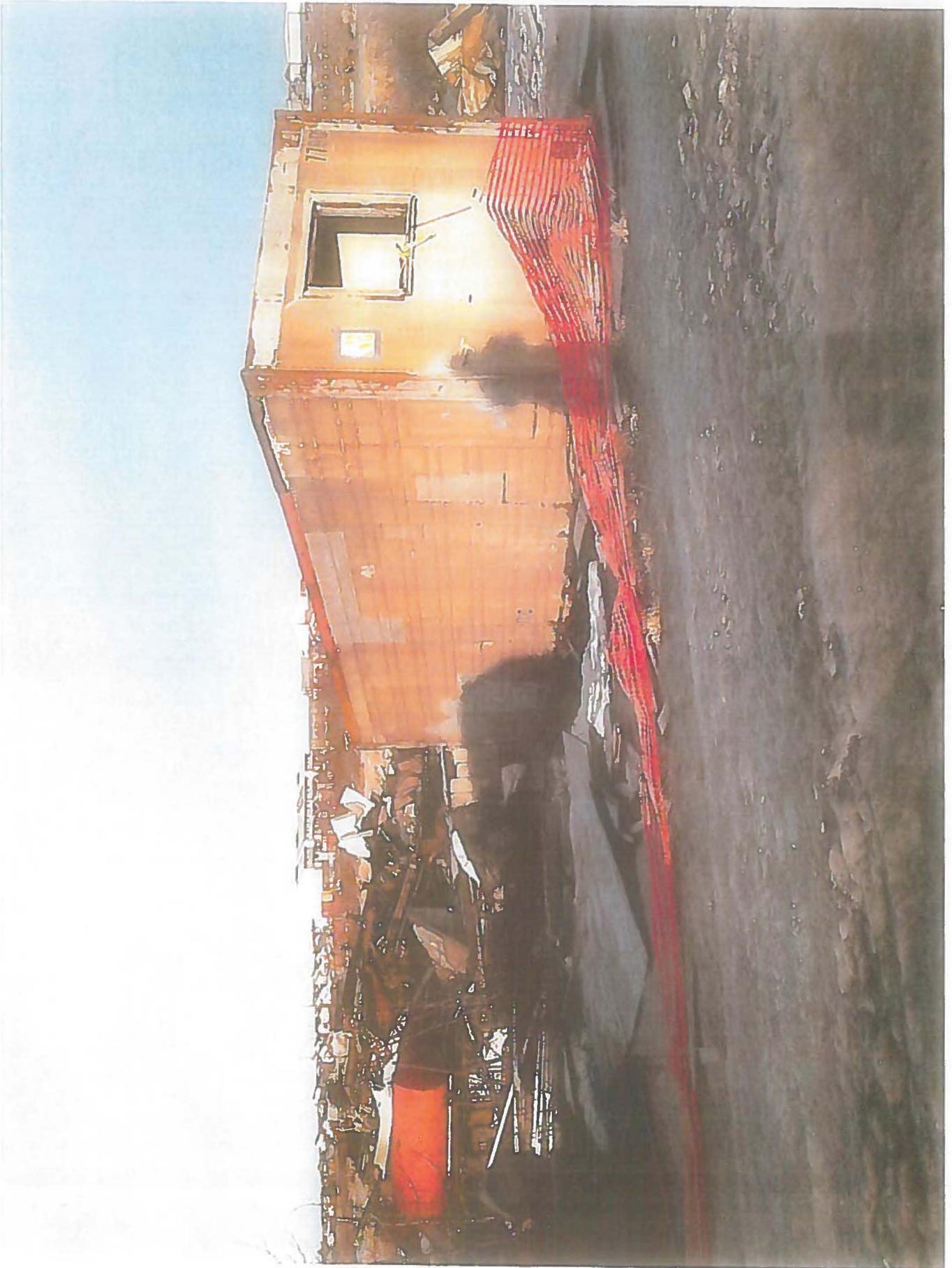
- | | | |
|--|--|--|
| <input type="checkbox"/> Cluttered with trash | <input type="checkbox"/> Broken/Missing Windows | <input checked="" type="checkbox"/> Structure(s) unsecured |
| <input type="checkbox"/> Broken/Missing Windows | <input type="checkbox"/> In a state of abandonment | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Dangerous Conditions | <input type="checkbox"/> Lack of Sewer Services | |

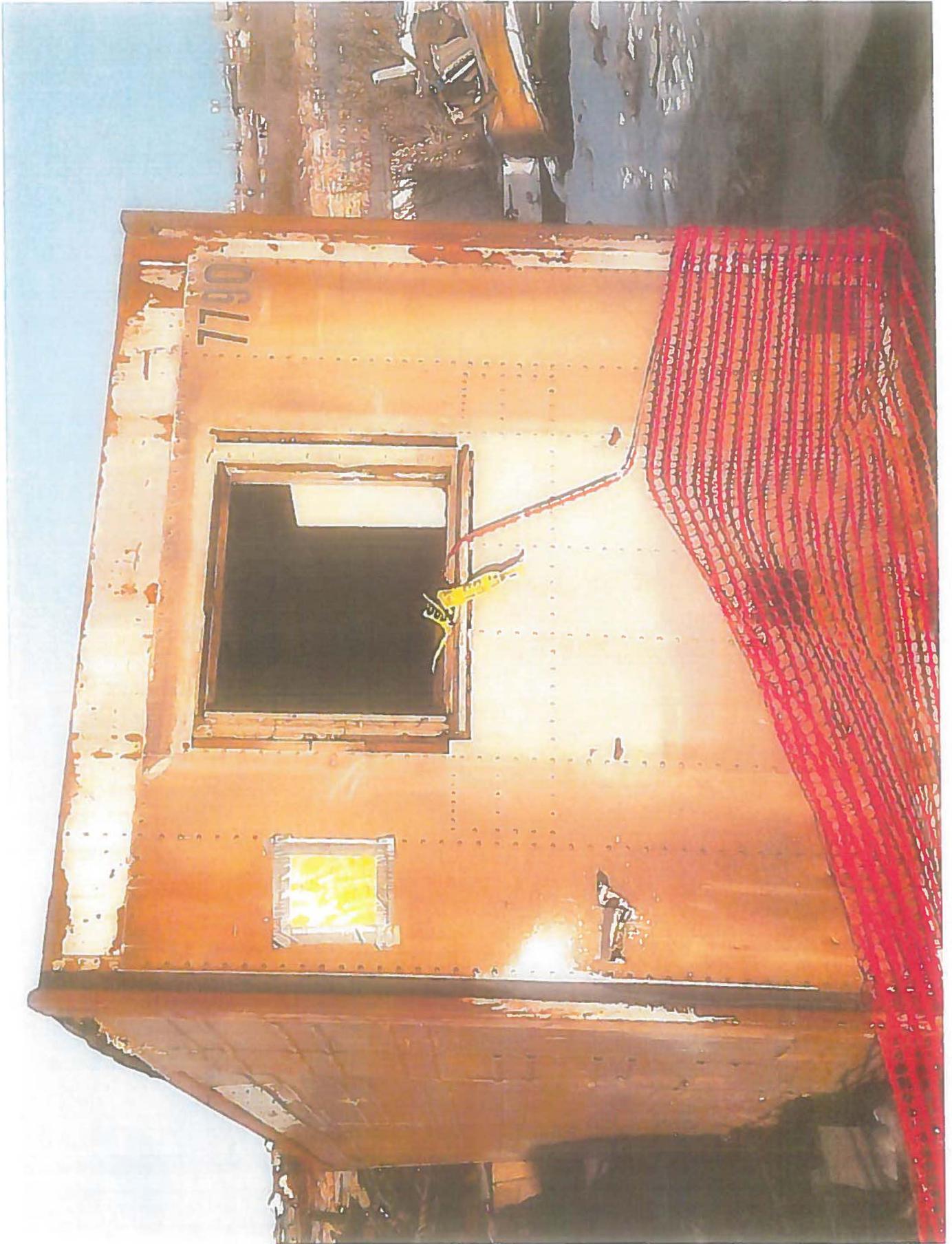
Other: Place burnt down August 2017--the burnt remains cause a hazard.

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Lori Strickler <lstrickler@cityofbethel.net>

City of Bethel- Contact Information

2 messages

Lori Strickler <lstrickler@cityofbethel.net>

Thu, Jun 14, 2018 at 3:35 PM

To: Dalarie Peters [REDACTED]

Cc: Patty Burley <pburley@cityofbethel.net>

Hello Dalarie,

Thank you for reaching out to the City of Bethel regarding the Osage property. As discussed I wanted to email you my contact information and to confirm your temporary mailing address:

Dalarie Peters
P.O. Box 752
Denali, AK 99755

Thank you and we will be in touch.

Lori Strickler
City Clerk at City of Bethel

p: 907-543-1384 a: 300 State Highway
w: www.cityofbethel.org

Dalarie Peters [REDACTED]

Fri, Jun 15, 2018 at 3:18 PM

To: Lori Strickler <lstrickler@cityofbethel.net>

Cc: Patty Burley <pburley@cityofbethel.net>

Yes, this is correct. The contact information for my older brother Andrew Reed-Lonewolf is his Email

[REDACTED]

[Quoted text hidden]

CITY OF BETHEL

City Clerk's Office

City of Bethel
City Clerk's Office
P.O. Box 1388
Bethel, Alaska 99559



CERTIFIED MAIL: 70180360000163960248
Return Receipt Requested

June 19, 2018

Andrew V. Reed
12269 W. 6000 S.
Duchesne, UT 84021

Re: Notice of Nuisance Abatement Hearing June 28, 2018

Dear Mr. Reed:

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on June 28, 2018 at 6:30 p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. A copy of all documents currently filed in this matter are enclosed. Any additional documents filed in this matter will be mailed to you unless you provide confirmation that email communication is preferred. If you wish to file additional documents for the City Council to consider, they must be received by the City Clerk's Office by June 25, 2018 at 5:00 p.m. Documents may be emailed to cityclerk@cityofbethel.net, or mailed to City of Bethel, Attention City Clerk, P.O. Box 1388, Bethel, AK 99559.

You are receiving this notice because according to the records filed with the State of Alaska Recorder's Office, Andrew V. Lone Wolf and James B. Lone Wolf were quitclaimed the above described property on March 22, 1985. Per our records, you previously went by the name of Andrew V. Lone Wolf. If this information is no longer valid, or if there is additional information showing transfer of the property rights, the owners or any heirs/devisees must present the legal documentation proving such transfer or proving the current status of ownership.

I've attached a copy of Section 15.04 of the Bethel Municipal Code, entitled Hazards and Nuisances, which explains the process and what could happen if the property is declared a nuisance.

Telephonic participation for the nuisance abatement hearing must be arranged in advance. Please contact the City Clerk's Office at cityclerk@cityofbethel.net by 2:00p on the 28th to obtain the call-in information for the hearing.

Sincerely,

Lori Strickler
City Clerk

CITY OF BETHEL

City Clerk's Office

City of Bethel
City Clerk's Office
P.O. Box 1388
Bethel, Alaska 99559



CERTIFIED MAIL: 70180360000163960231
Return Receipt Requested

June 19, 2018

Dalarie Peters
P.O. Box 752
Denali, AK 99755

Re: Notice of Nuisance Abatement Hearing June 28, 2018

Dear Ms. Peters:

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on June 28, 2018 at 6:30 p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. A copy of all documents currently filed in this matter are enclosed. Any additional documents filed in this matter will be mailed to you unless you provide confirmation that email communication is preferred. If you wish to file additional documents for the City Council to consider, they must be received by the City Clerk's Office by June 25, 2018 at 5:00 p.m. Documents may be emailed to cityclerk@cityofbethel.net, or mailed to City of Bethel, Attention City Clerk, P.O. Box 1388, Bethel, AK 99559.

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Sincerely,

Lori Strickler
City Clerk

EXHIBIT

E

Notices

City of Bristol Planning Department

-NOTICE OF PUBLIC NUISANCE-

POSTED NOTICE

Sept. 12, 2017

120 OSAGO

OCCUPANCY OF THIS BUILDING IS PROHIBITED

If the property owner has any questions about this notice or violation, please call the Planning Dept. at 315-200-1000.

DO NOT REMOVE THIS SIGN - ONLY CITY OFFICIALS CAN REMOVE THIS SIGN - THIS SIGN IS VALID FOR 90 DAYS.

City of Bristol Planning Dept. 1117 Popplewood Drive, P.O. Box 1199, Bristol, VA 22103

CITY OF BETHEL

City Clerk's Office



220 OSAGE NUISANCE ABATEMENT HEARING

JUNE 28, 2018 6:30 p.m.

Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel Alaska

NOTICE TO THE OWNERS OF AND ANY HEIRS/ DEVISEES having any legal interest in the property located at 220 Osage legally described as: Lot 2, Block 6 USS 3770, Bethel, Alaska. The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on June 28, 2018 at 6:30 p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. If you are an owner, heir and/or devisee, you must either attend in person or contact the City Clerk's Office at cityclerk@cityofbethel.net to arrange for telephonic participation.

A handwritten signature in blue ink, consisting of a large, stylized 'S' shape.