



June 20, 2023

Via email and certified US Mail:

Courtney Johnson
PO Box 1904
Petersburg, AK 99833
cjohnson5047@gmail.com

and

Via certified US Mail:

Alaska Housing Finance Corporation, holder/beneficial owner
PO Box 101020
Anchorage, AK 99510

Via email and certified US Mail:

First Bank, lending institution/originator
Loan Servicing
Attn: Heather Borch
2030 Sea Level Drive, Suite 200
Ketchikan, AK 99901
Heather.Borch@firstbankak.com

NOTICE OF DANGEROUS BUILDING - 410 Mitkof Highway

Dear Ms. Johnson:

Pursuant to Petersburg Municipal Code (PMC) 09.20.040, and a June 7, 2023 inspection conducted under the authority of an Administrative Search Warrant at the property located at 410 Mitkof Highway, Petersburg, Alaska ("the property"), this is to provide notice to you that the Borough Utility Director and Borough Building Official have determined that the housing structure located at the property ("the building") is a dangerous building within the standards set forth in PMC 9.20.010. A copy of PMC Chapter 9.20 is enclosed herewith.

The building is being used as a residence by one or more persons, however the structure is not hooked up to the Borough's sewer system and has no water service due to prior abatement proceedings. The inspection of the property disclosed that an improper outfall line runs from the

building to a nonfunctional septic tank¹ and then from the tank down the hill and onto the beach of Wrangell Narrows, resulting in untreated human waste being deposited into public waters.² See, attached photographs taken during the inspection.

This situation was the subject of a previous Notice and Order of Abatement dated August 3, 2020, and no abatement has occurred, in that the building remains unconnected to the Borough sewer system.

As a result of the continued use and occupancy of the building, the building meets the definition of a dangerous building under the standards of PMC 9.20.010(F) and (I):

F. Those having light, air and sanitation facilities which are inadequate to protect the health, morals, safety or general welfare of human beings who live or may live therein;

I. Those which, because of their condition, are unsafe, unsanitary, or dangerous to the health, morals, safety or general welfare of the people of the city; (PMC 9.20.010)

Therefore, you are hereby notified as follows:

1. The building must be immediately vacated by all persons until the dangerous condition is fully repaired; and

2. The building must be repaired by properly hooking it up to the Borough sewer and water system within thirty (30) days of the date of this Notice.

Please note that the required notice under PMC 9.20.050 has been posted onto the building.

¹ The top and sides of the septic tank are covered with earth and extensive vegetation, making the inspection hatches inaccessible. The septic tank has not been pumped in many years and does not appear to be functional.

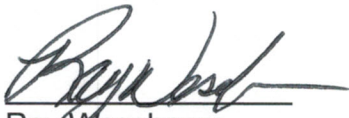
² This constitutes a violation of PMC 14.08.020, *Unlawful sewage - Disposal methods designated*, paragraphs A and B:

A. No person shall place, deposit or permit to be deposited in an unsanitary manner upon public or private property within the borough, or in any area under the jurisdiction of the borough, any human or animal excretion, garbage or other objectionable waste.

B. No person shall discharge into any natural outlet within the borough, or in any area under the jurisdiction of the borough, any sanitary sewage, industrial waste or other polluted water, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter.

In regard to Alaska Housing Finance Corporation and First Bank, please note that a holder of a mortgage or deed of trust, or any other person or entity having an interest in the building, may, at its own risk, conduct the necessary repairs or have such work performed. See, PMC 9.20.050(A)(3).

Please contact us if you have any questions.



Ray Wesebaum
Building Official



Karl Hagerman
Utility Director

Enclosures - PMC Chapter 9.20
Inspection photographs

Cc: Linda Wahl
Borough Manager
Borough Attorney

















CERTIFICATE OF SERVICE

The undersigned affirms that on the 20th day of June, 2023, he served the Notice of Dangerous Building on the following:

Via email and certified US Mail:

Courtney Johnson
PO Box 1904
Petersburg, AK 99833
cjohnson5047@gmail.com

and

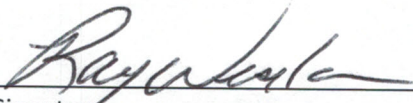
Via certified US Mail:

Alaska Housing Finance Corporation, holder/beneficial owner
PO Box 101020
Anchorage, AK 99510

and

Via email and certified US Mail:

First Bank, lending institution/originator
Loan Servicing
Attn: Heather Borch
2030 Sea Level Drive, Suite 200
Ketchikan, AK 99901
Heather.Borch@firstbankak.com



Signature

Printed Name: Ray Wesebaum, Building Official