



## STIPULATED ORDER

- 1) Defendant will provide the Development Services Department a complete application and required engineered plans to obtain a Change Order that accurately depicts the condition of the property, and any further fill and grading to take place on the property, no later than 30 days of the effective date of this order. In addition, Defendant agrees to satisfy any comments that are generated by the plan review of the application within 30 days of receiving those comments.
- 2) Defendant will continue to comply with the Stop Work Order that was posted on 9/9/2020 until the requirements of paragraph one have been met.
- 3) Defendant will provide Steep Slope Stabilization of any disturbed areas by November 1<sup>st</sup>, 2021.
- 4) The parties further stipulate that the defendant not violate, or allow others to violate, AMC 21.03.100.C.3.a. on the subject property while they remain listed as its owners.
- 5) Defendant shall pay to the Municipality of Anchorage (Account 101-9218-7520-0000-000-2011-752000), a civil penalty in the sum of \$18,600.00 by submitting a check or money order to the Municipality of Anchorage for the fine indicated and mailed to: Administrative Hearing Office, PO Box 196650, Anchorage, AK 99519-6650 or delivered in person to: City Hall, 632 W. 6<sup>th</sup> Avenue, Suite 740 with a copy of this Order. Defendant shall be personally liable for this penalty and if not paid, the penalty may be enforced pursuant to Anchorage Municipal Code 14.20.030. PROVIDED, HOWEVER, that \$13,600.00 shall be suspended on the condition that the defendant complies with the provisions of paragraphs 1, 2, 3, and 4 of this Stipulated Order. If not paid in full within thirty (30) days from the date of this final order, a one-time late payment fee of \$25.00 will be assessed pursuant to AMC 14.50.040.E. Interest on fines and assessments not paid within thirty (30) days of the decision shall accrue at the rate of eight percent (8%) per year pursuant to AMC 14.50.040.D.
- 6) Upon request filed with the Administrative Hearing Officer by plaintiff pursuant to AMC 14.50.010.C, the Administrative Hearing Officer may impose a fine payable to the Municipality of Anchorage (Account 101-9218-7520-0000-000-2011-752000) in the amount of \$250.00 for each day violation adjudicated herein exist after the date and time frames indicated in this order.
- 7) The Administrative Hearing Officer retains jurisdiction in this matter for the purpose of monitoring compliance and ordering additional relief and/or assessing additional penalties, if appropriate. This matter may be reset for further hearing and/or imposition of penalties referred to in this Order upon the motion of either party or of the Hearing Officer's own motion.

**Municipality  
of  
Anchorage**

Land Use  
Enforcement  
PO Box 196650  
Anchorage, Alaska  
99519-6650  
(907) 343-4141

Plaintiff and defendant having resolved the claims asserted in the Complaint of Municipal Code Violation filed in the above-captioned case (Code Enforcement Case No.: LUE119090), under the terms stated, and the undersigned finding said terms to be fair and reasonable;

The foregoing Stipulated Order Resolving Complaint of Municipal Code Violation is  
HEREBY APPROVED,

MUNICIPALITY OF ANCHORAGE

DATED: 2/18/2021

BY:  LARSON

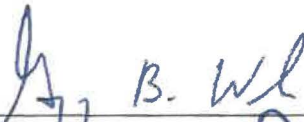
Code Enforcement Officer

DATED: 2/18/2021

BY: 

Code Enforcement Officer

DATED: 2/18/2021

BY:  B. Wika

Cheryl Wika

Gregory B. Wika & Cheryl Ann Wika

Defendant

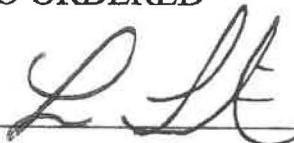
4742 Potter Crest <sup>AK</sup> (address)

Anchorage, AK 99516

(907) (phone no.)

IT IS, THEREFORE, SO ORDERED

DATED: 2-22-2021



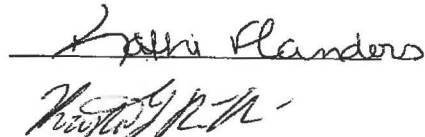
Lisa Toussaint  
Administrative Hearing Officer

I hereby certify that I caused to be hand delivered / mailed a true and correct copy of the foregoing to:  
Gregory B. Wika & Cheryl Ann Wika  
4742 Potter Crest Circle  
Anchorage, Alaska 99516

on the 22nd day of February, 2021.

Def/Atty     Treasury     Agency

Hearing Office Clerk:



**Municipality  
of  
Anchorage**

Land Use  
Enforcement  
PO Box 196650  
Anchorage, Alaska  
99519-6650  
(907) 343-4141

Stipulated Order Resolving Complaint of Municipal Code Violation  
MOA vs. GREGORY B. WIKA & CHERYL ANN WIKA