

Mayor
John K. Handeland
City Manager
Glenn Steckman
Deputy City Clerk
Jeremy Jacobson



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
Adam Lust
Rhonda West

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MAY 07, 2024 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ▪ P.O. Box 281 . Nome, Alaska 99762 . Phone (907) 443-6663 . Fax (907) 443-5345

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [A.](#) April 2, 2024 Nome Planning Commission Regular Meeting Minutes,

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. **VERBAL**

COMMUNICATIONS

- [A.](#) Public Notice of April 2, 2024 from ADEC re: Notice of Review of An APDES Proposed Final General Permit,

PAGE 6

CITIZENS' COMMENTS

UNFINISHED BUSINESS

NEW BUSINESS

- [A.](#) Variance Request for Lot 11A of Block 63, Set Back from Lot Line, **PUBLIC HEARING,**

PAGE 8

STAFF REPORTS

- [A.](#) City Planner's Report,

PAGE 38

- [B.](#) Building Inspector's Report,

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- [C.](#) Permits Summaries,

PAGE 84

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

Mayor
John K. Handeland

City Manager
Glenn Steckman

Deputy City Clerk
Jeremy Jacobson



Nome Planning Commission Item A.
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscocya
Melissa Ford
Adam Lust
Rhonda West

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, APRIL 02, 2024 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

ROLL CALL

Members Present: Melissa Ford; Ken Hughes; Carol Piscocya; Adam Lust; Rhonda West; Greg Smith
(virtual-late arrival)

Members Absent: John Odden (excused)

Also Present: Jeremy Jacobson, Deputy City Clerk; Erin Reinders, City Planner

In the audience: Anna Lionas, Nome Nugget Newspaper, Troy Walker

APPROVAL OF AGENDA

A motion was made by C. Piscocya and seconded by C. Lust to approve the agenda as presented.

At the roll call:

Aye: Hughes; Piscocya; Ford; Lust; West

Nay:

Abstain:

The motion **CARRIED**.

COMMUNICATIONS

A. Kawerak, Inc. Flyer re: Child Abuse Prevention Month, April, 2024,

(1:20)

- Chair Hughes announced the communication from Kawerak, regarding Child Abuse Prevention Month.

(1:36)

- Commissioner Smith joined the meeting virtually, by Zoom video communications.
- Deputy City Clerk Jacobson apologized for providing an incorrect conference call-in number to Commissioner Smith prior to the evening's meeting.

B. Memo from Clerk Grimmer to Nome Planning Commission re: 2024 Abatement,

(2:05)

- Chair Hughes noted many of the properties listed on the memo, *2024 Abatement*, were properties already familiar to the abatement process.

- Commissioner Piscoya inquired into whether the Planning Commission would perform their formal review of proposed properties for abatement at this meeting or in the near future.
- Deputy City Clerk Jacobson clarified for the record, the memorandum-communication, *2024 Abatement*, was intended to be informational, in preparation of a formal Abatement packet for the commission’s review. The Abatement packet would be available at the next regularly scheduled Planning Commission meeting.

CITIZENS' COMMENTS

(3:18)

- Nome resident, Troy Walker stated his concerns with the Arctic Deep Draft Port expansion and its effects on the flow of tides and movement of soil on the waterfront.

STAFF REPORTS

A. Planner's Report,

(7:48)

- Planner Reinders informed the Planning Commission with what both memos provided in the evening’s packet had outlined. She described the training and material provided in her Planning Memo as well as targeted dates for action with the Planning Commission, public, and Nome Common Council toward a final adoption of a rezoning of Front Street in Nome.
- Chair Hughes inquired into the April 12 and May 3 activities on Planner Reinder’s timeline, *“Targeted letters of potential district & informal public notices”, “Set Zoning Amendment Public Hearing and Complete Public Notification Process – 30-day notice requirement for 6/4/24 hearing”*.
- Planner Reinders assured both activities would be handled by City staff and herself.

B. Building Inspector's Report,

(14:17)

- Chair Hughes noted the written report left behind by Clifton McHenry, Building Inspector that evening.
- Commissioner Ford announced her excitement toward Vacant Property Registry on the Building Inspector's agenda.
- Deputy City Clerk Jacobson noted Building Inspector's McHenry's absence due to ill health.

C. Permit Summaries,

(14:17)

- Chair Hughes noted the written report left behind by Clifton McHenry, Building Inspector that evening.
- Commissioner Ford announced her excitement toward Vacant Property Registry on the Building Inspector's agenda.
- Deputy City Clerk Jacobson noted Building Inspector's McHenry's absence due to ill health.

COMMISSIONERS' COMMENTS**(15:56)**

- 1) Commissioner Piscoya gave appreciation for quick meeting, detailed permit summaries to come, and the appointment of a new City Clerk. Planning of the Hazard Mitigation Plan was of interest.
- 2) Commissioner Smith thanked everyone for an efficient meeting, as well as everyone's input.
- 3) Commissioner Ford expressed her gratitude and optimism with vacant property registry. She made inquiry into the City's "process" for 'waivers, property taxes, and renovations'.
- 4) Commissioner West was thankful, noting she had acquired a Division of Community and Regional Affairs (DCRA) Planning Commission handbook for study.
- 5) Commissioner Lust thanked Planner Reinders for developing a commissioner training, noting the upcoming training sessions for commissioners, expressing enthusiasm with the proceedings.
- 6) Chair Hughes expressed his regret for not being able to attend last meeting. He identified the conference ongoing in Nome, Western Alaska Interdisciplinary Science, encouraging others to attend. Gratitude was given to having a full Planning Commission again, Planner Reinders, and what lies ahead.
 - a. Deputy City Clerk Jacobson noted the April 29 meeting with the Planning Commission and the public, precise location with times would be sent out after speaking with City Manager Steckman.

SCHEDULE OF NEXT MEETING**(22:45)**

- A. The next meeting regular meeting of the Nome Planning Commission is scheduled for Tuesday, May 7, 2024.

The next meeting would be April 29, for a community meeting, between the Planning Commission and the public.

ADJOURNMENT

A motion was made by C. Ford and seconded by C. Piscoya to adjourn.

Hearing no objections, the Nome Planning Commission adjourned at 7:25 PM.

APPROVED and **SIGNED** this 7th day of May, 2024.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Deputy City Clerk



NOTICE OF REVIEW

APDES Proposed Final General Permit

Alaska Department of Environmental Conservation (ADEC)
 Wastewater Discharge Authorization Program
 610 University Avenue
 Fairbanks, Alaska 99709

NOTICE OF REVIEW OF AN ALASKA POLLUTANT DISCHARGE ELIMINATION SYSTEM (APDES) PROPOSED FINAL GENERAL PERMIT TO DISCHARGE TO WATERS OF THE UNITED STATES

Following the close of a 30-day public notice period, ADEC has prepared an APDES proposed final general permit for Norton Sound Large Dredge Placer Miners. Prior to making the final decision to reissue the general permit, ADEC invites you to view the proposed final general permit and associated documents. You can access the proposed final general permit and associated documents at the ADEC Wastewater Discharge Authorization Program web page at <http://dec.alaska.gov/water/wastewater/>

Proposed Final Permit Review

Start Date: May 2, 2024

End Date: May 9, 2024

Permit Number: AKG374000

Permit Name: Norton Sound Large Dredge Placer Miners General Permit

Proposed Permit Coverage:

The permit authorizes discharges of wastewater from suction dredges with intake diameters greater than 10 inches; suction dredge operations with a combination of intake hoses that have a combined intake area greater than 78 square inches; and mechanical dredges. The permit provides coverage for discharges to marine waters of Norton Sound up to three nautical miles offshore between Cape Rodney at 166°24'09" west longitude and Cape Darby at 162°46'54" west longitude with certain restrictions.

Determination:

The ADEC has determined to reissue the above listed general permit.

ADEC Contact: Nick Dallman
 907-451-2142
 nicholas.dallman@alaska.gov

Administrative Record:

The APDES preliminary draft permit, fact sheet, and associated documents are available for public review at the ADEC offices located in Anchorage, Fairbanks, Juneau, Soldotna, and Wasilla. Please contact the office of your choice to arrange for hard copies of the documents to be available for your review.

555 Cordova Street
Anchorage, AK 99501
907-269-6285

610 University Avenue
Fairbanks, AK 99709
907-451-2100

410 Willoughby Ave #303
Juneau, AK 99811
907-465-5300

43335 Kalifornsky Beach Road
Soldotna, AK 99615
907-262-5210

1700 E Bogard Road #B
Suite #103
Wasilla, AK 99654
907-376-1850

The documents are also accessible online at: <http://dec.alaska.gov/water/wastewater/>

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need a special accommodation in order to participate in this public review, please contact Claire Fishwick at 907-465-5871 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of publication of this notice to ensure that any necessary accommodations can be provided.

VARIANCE APPLICATION CHECKLIST

Variance # 2024-01

✓ APPLICATION DATE: 04/23/2024
(Must meet w/in 14days)

✓ MEETING DATE SET: 5/07/24

✓ NEWSPAPER AD:

✓ NOTIFICATION OF APPLICANT

✓ ADJACENT PROPERTY OWNERS

(Name, address, date cert. notice mailed)

Kawerak – PO Box 948, Nome, AK 99762 _____

US Park Service – 1201 Eye St. NW, Washington DC, 20005 _____

Farley Mobile LLC – PO Box 1423, Nome, AK, 99762 _____

City of Nome – PO Box 281, Nome, AK 99762 _____

Frederick Kowchee – PO Box 4557, Nome, AK 99762 _____

Nanuaq Inc – PO Box 850, Nome, AK 99762 _____

Nome Community Center Inc – PO Box 98, Nome, AK 99762 _____

River of Life Assembly of God – PO Box 1, Nome, AK 99762 _____

Roger Thompson – PO Box 1542, Nome, AK 99762 _____

Paul Bell – 460 Dailey Ave Apt 8C, Anchorage, AK, 99515 _____

PC's contacted:	Yes	No	Other
Hughes	<u>✓</u>	_____	_____
Odden	<u>✓</u>	_____	_____
Smith	<u>✓</u>	_____	_____
Piscoya	<u>✓</u>	_____	_____
Ford	<u>✓</u>	_____	_____
Lust	<u>✓</u>	_____	_____
West	<u>✓</u>	_____	_____

PUT IN PACKET

APPLICATION ✓

DRAWINGS ✓

ASBUILT n/a

ADJACENT PROPERTY LETTER COPIES ✓



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Farley Mobile LLC
PO Box 1423
Nome, AK 99762

RE: Variance Permit Application
Applicant: Jacob Weatherby & Miranda Musich / SOA:DOT&PF
Tax Parcel #001.301.28 [Lot 11A, Block 63 of Nome Townsite Subd.]
Request: Variance Permit for Set Back from Lot Line

Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Tuesday, May 7, 2024 at 7:00 P.M. in the Nome City Council Chambers to review the above variance permit request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email: JJacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Frederick Kowchee
PO Box 4557,
Nome, AK 99762

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Kawerak Inc
PO Box 629
Nome, AK 99762

RE: Variance Permit Application
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Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Nanuaq Inc
PO Box 850,
Nome, AK 99762

RE: Variance Permit Application
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CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Nome Community Center Inc
PO Box 98,
Nome, AK 99762

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Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Paul Bell
460 Dailey Ave Apt 8C,
Anchorage, AK, 99515

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CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

River of Life Assembly of God
PO Box 1,
Nome, AK 99762

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Roger Thompson
PO Box 1542,
Nome, AK 99762

RE: Variance Permit Application
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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

US Park Service
1201 Eye St. NW,
Washington DC, 20005

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk

Review/Approved

Variance # 2024-01V

Item A.

_____ Date: _____

Building Inspector

Building Inspector Notes:

_____ Date: _____

Nome Joint Utilities

NJU Notes:

_____ Date: _____

Public Works

Public Works Notes:

_____ Date: _____

Nome Volunteer Fire Department Chief

NVFD Notes:

_____ Date: _____

City Clerk

City Clerk Notes:

FINDINGS FROM MEETING on _____ (see variance permit for PC findings)



April 24, 2024

City of Nome Planning Commission
PO Box 281
Nome, AK 99762

Re: Seppala Drive Upgrade
Z620030000/000S828
Variance Application

To Whom it may concern:

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Federal Highways Administration (FHWA), proposes to rehabilitate Seppala Drive from the Nome Airport to Bering Street. The project will address the poor pavement conditions, drainage issues, driving safety concerns, and lack of continuous pedestrian facilities. Please see the enclosed project exhibit for a graphic display of the proposed changes to the roadway.

The following repairs will improve the area around Parcel 16:

- Reconstruct and pave Seppala Drive from the Airport Terminal Road to Bering Street.
- Replace and construct pedestrian improvements along Seppala Drive
 - Replace sidewalk on both sides of Seppala Drive between F Street and Bering Street.
- Replace the existing 6 ft and 7 ft diameter Dry Creek culverts with a single 10 ft culvert and raise the height of Seppala Drive approximately 3.7 ft to prevent water flowing over the road surface during storm surges.
- Widen shoulders to 8 ft along the entire project corridor.
- Install new curb and gutter to reestablish and improve the drainage system.

Construction of the project required the purchase of a 244 sq. ft. parcel of land located at Lot 11A, Block 63. The acquisition of Parcel 16 (Lot 11A, Block 63) of the Seppala Drive Upgrade Project by DOT&PF has reduced the square footage from 3,507 sq. ft. to 3,263 sq. ft. which further reduces the lot size from the required 5,000 minimum. The acquisition also reduces the required building setback from the Right of Way from 13 feet to 8 feet, under the required 10 feet minimum. (see attached Exhibit A for reference).

As per Code of Ordinances of Nome 18.140.030 Variance Criteria for approval:

- The variance is needed to provide the applicant/property owner rights commonly enjoyed by other similarly situated properties in the same district or neighborhood.
- The property owner did not cause this, the Seppala Drive Upgrade project is the reason for the setback and the need for the variance.
- The variance is being requested to comply with lot size requirements.
- The variance is being requested because the square footage of the lot will go from 3,507 square feet to 3,263 sq. ft. The setback distance will be reduced from 13 ft. to 8 ft.
- There will be no unusual physical features.
- The variance requested is the minimal variance needed to alleviate the hardship to the property owner.
- This variance should not result in increased flood heights, additional threats to public safety or extraordinary public expense or create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances, or regulations.
- The variance will allow the current property owner will continue to use the property as a personal residence.

If you have any questions or concerns, please contact me by email dawn.decristo@alaska.gov or by phone 907-451-5468.

Sincerely,

Dawn DeCristo

Dawn DeCristo
Right of Way Agent II

Enclosure

City of Nome Variance Application
Exhibit A
Project Exhibit
R-2023-01 Support of SOA Seppala Project
ROW Map

DATE RECEIVED:

CITY OF NOME
Variance Application

PERMIT NO.

NCO 5.10.090 (Building Code) – Variances – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk’s Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

Denials may be appealed to the Board of Adjustment.

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that all of the following are true:

- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.

The City Clerk shall give notice of the public hearing in the following manner:

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. **Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.**

Applicant: Jacob Weatherby and Miranda Musich

Phone #: 907-720-8002
907-764-1884

I am requesting the Planning Commission consider a variance in reference to a:

(Please check one)

Preliminary Plat/Subdivision Application

Building Permit Application _____

Block #: 63 Lot #: 11A Tax Lot #: _____

For the following reason(s):

- Set Back from Lot Line
- Lot Size
- Off Street Parking
- Permitted Work Suspended

Other reason(s):

The partial acquisition will reduce the square footage from 3,507 sq. ft. to 3,263 sq. ft. The setback distance will be reduced from 13 ft. to 8 ft.

Muhammad B. Musien
Signature of Applicant

4/1/2024
Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on _____ Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

A variance hearing on this permit was held by the Planning Commission at a meeting held

_____ and this permit _____ was / was not approved.

BUILDING PERMIT REFERENCE NO: _____

Chairman, Planning Commission Date City Clerk's Office Date

FEES: REGULAR MEETING : \$200.00
SPECIAL MEETING: \$300.00

Receipt #: _____

Date Paid: _____

Fee \$: _____

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY REQUIRED
 000S828/Z620030000
 SEPPALA DRIVE
 UPGRADES

T11S R34W
 K.R. M.
 SEC 26

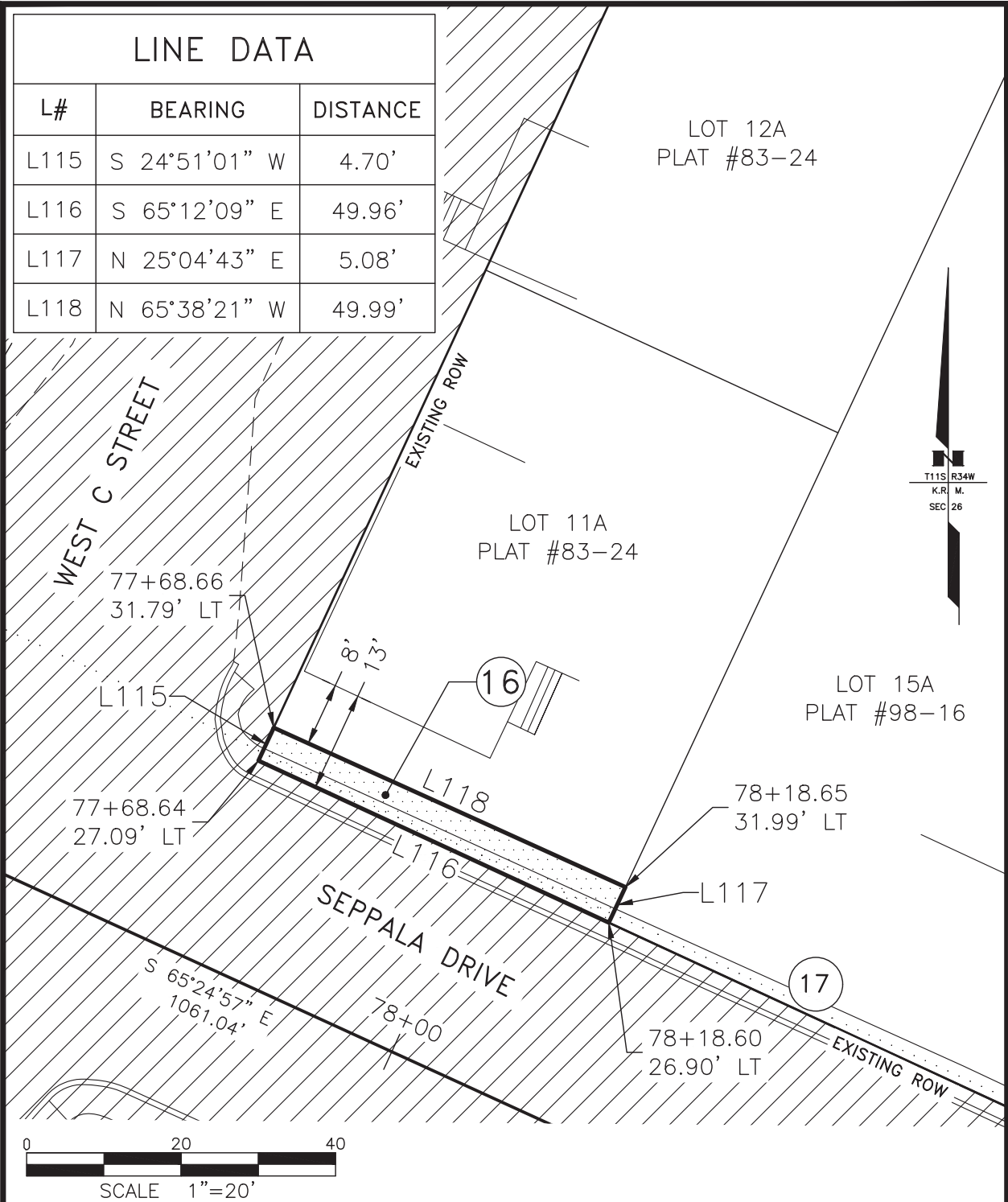


STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
 SEPPALA DRIVE
 UPGRADES

EXHIBIT A		DRAWING	PROJECT NO. 000S828/Z620030000
INITIAL		1 OF 2	AREA 244 S.F. PARCEL NO. 16
DATE		SCALE 1" = 400'	DATE 11/04/2021

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\PARCEL PLATS\62003 Seppala Road Upgrades\PARCEL PLATS.dwg Nov 07, 2023 - 10:28am



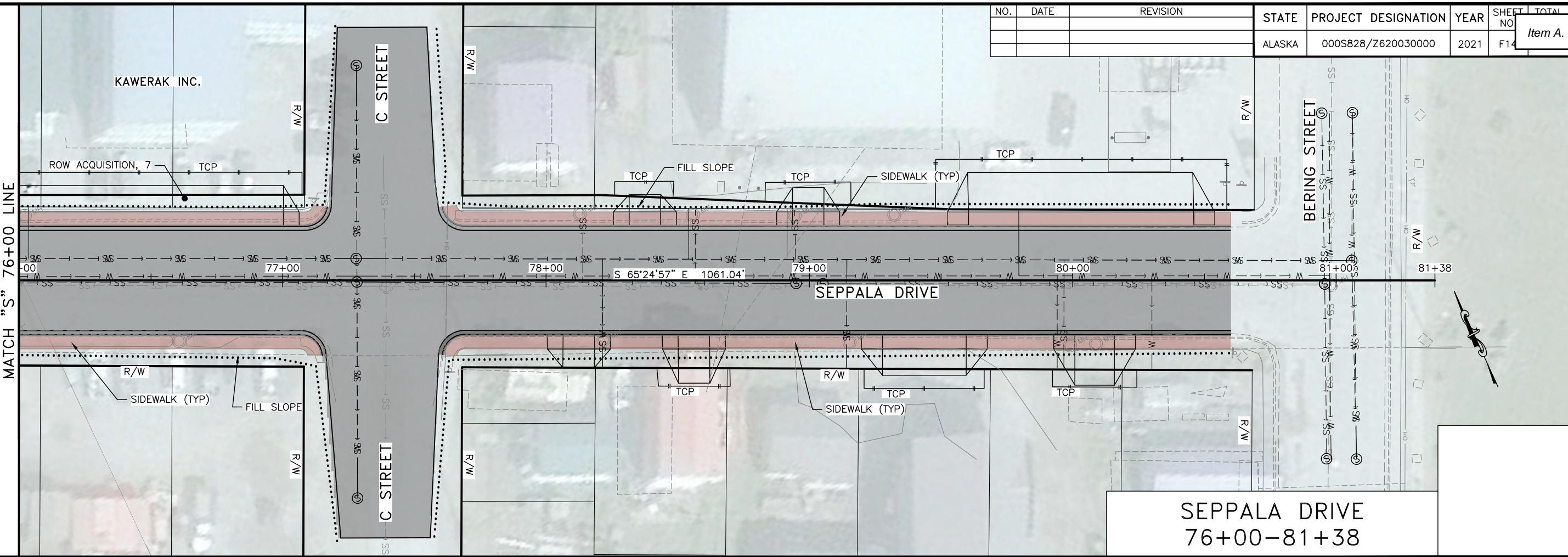
LINE DATA		
L#	BEARING	DISTANCE
L115	S 24°51'01" W	4.70'
L116	S 65°12'09" E	49.96'
L117	N 25°04'43" E	5.08'
L118	N 65°38'21" W	49.99'

H:\ROW\Eng\Hwys\62003 Seppala Road Upgrade\PARCEL PLATS\62003 Seppala Road Upgrades PARCEL PLATS.dwg Nov 07, 2023 - 10:28am

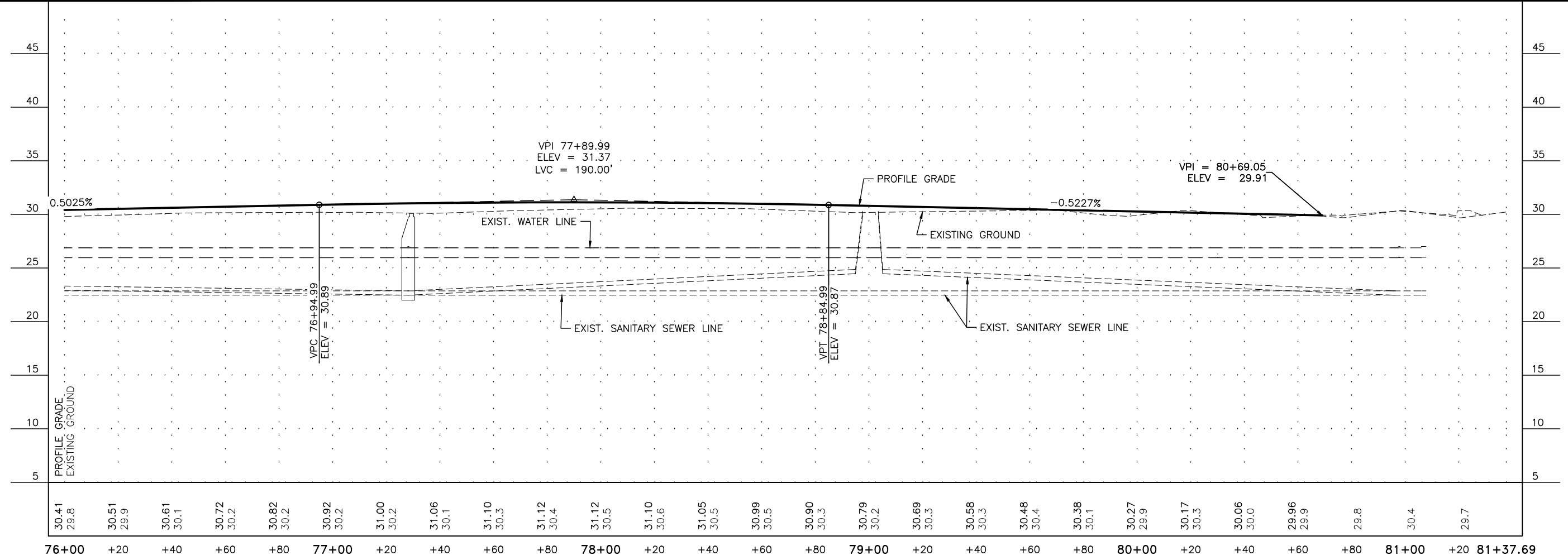
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR SEPPALA DRIVE UPGRADES	
EXHIBIT A	DRAWING	PROJECT NO. <u>000S828/Z620030000</u>	
INITIAL	DATE	AREA <u>244 S.F.</u>	PARCEL NO. <u>16</u>
		SCALE <u>1" = 20'</u>	DATE <u>11/04/2021</u>

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO	TOTAL
			ALASKA	000S828/Z620030000	2021	F14	Item A.

MATCH "S" 76+00 LINE



SEPPALA DRIVE
76+00-81+38



Action Taken:
Yes 5
No 0
Abstain 0

**CITY OF NOME, ALASKA
NOME PLANNING COMMISSION**

**A RESOLUTION IN SUPPORT OF STATE OF ALASKA DOT&PF: SEPPALA DRIVE
PLANNED UPGRADES IN THE CITY OF NOME**

WHEREAS, the Nome Planning Commission met on February 7, 2023 with the Alaska Department of Transportation; and

WHEREAS, the Nome Planning Commission gives its confirmation of local planning participation with the proposed Seppala Drive Upgrades Project; and

WHEREAS, the Nome Planning Commission recognizes the State of Alaska DOT&PF need for authorization for property acquisition prior to plat, with the proposed Seppala Drive project, and gives its approval; and

NOW THEREFORE, BE IT RESOLVED, that the Nome Planning Commission gives its approval for preliminary platting for the proposed Seppala Drive project and supports the State of Alaska DOT&PF Seppala Drive Upgrades project.

APPROVED and SIGNED this 27 day of February, 2023.


KENNETH HUGHES III
Chair

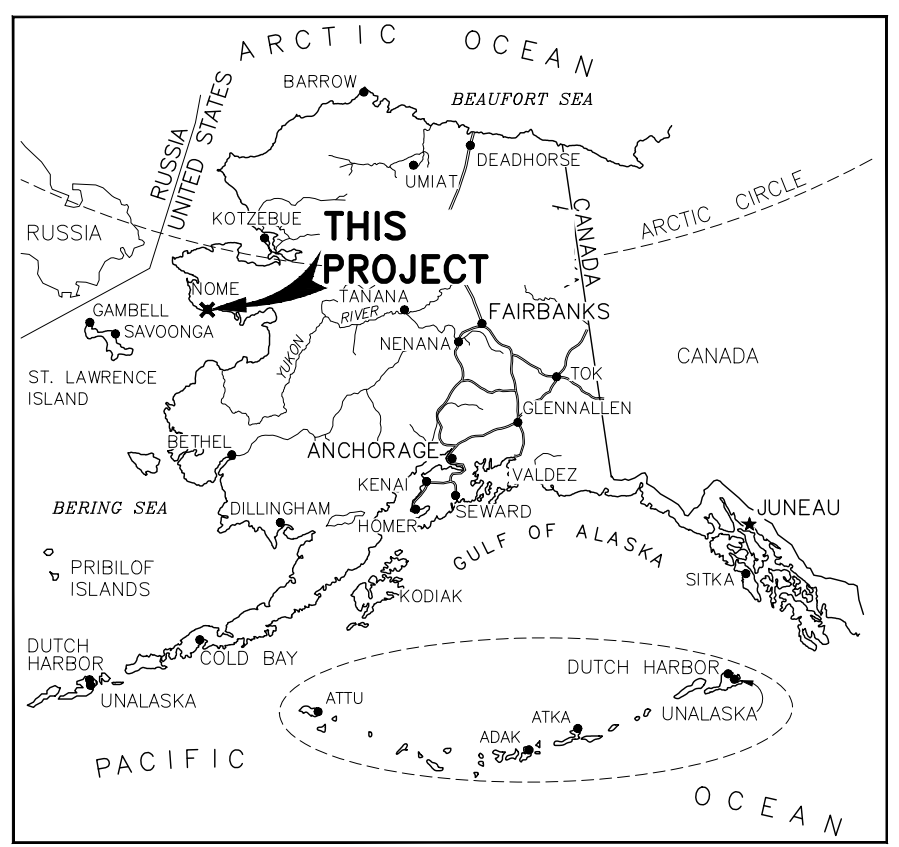
ATTEST:


JEREMY JACOBSON
Deputy Clerk
NOME PLANNING COMMISSION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

RIGHT OF WAY BASE MAP 000S828/Z620030000 SEPPALA DRIVE UPGRADE NOME, ALASKA

WITHIN SECTIONS 26 & 27; T11S., R. 34W., K.R.M., ALASKA
CAPE NOME RECORDING DISTRICT
STATE BUSINESS, NO CHARGE



RIGHT OF WAY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THE LOCATION OF ROAD RIGHTS OF WAY SHOWN ON THIS PLAT WERE DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION. I DECLARE THAT THIS PLAT IS BASED ON INFORMATION COMPILED FROM RECORD DATA AND CONTROLLED BY RECOVERED MONUMENTATION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE ACCURATE.

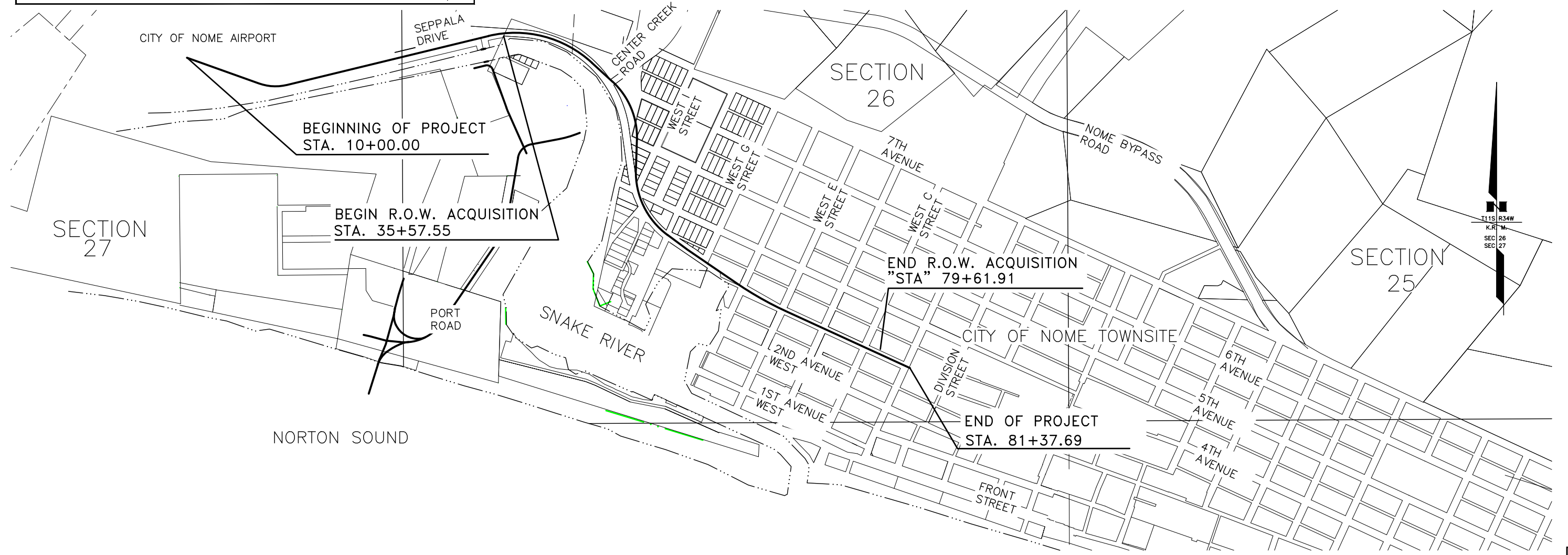
TIMOTHY L. SPROUT LS-10769 DATE



LOCATIONS SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE EXTENT SHOWN HEREON.
DATE: _____ REGISTRATION NUMBER LS-14471

TROY M. HICKS REGISTERED LAND SURVEYOR



HORIZONTAL SCALE: 1" = 400 FEET

LENGTH OF PROJECT: 1.352 MIL

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrade-COVER Mon. Jan/23/23 11:50am
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrade.dwg Jan 23, 2023 - 11:50am

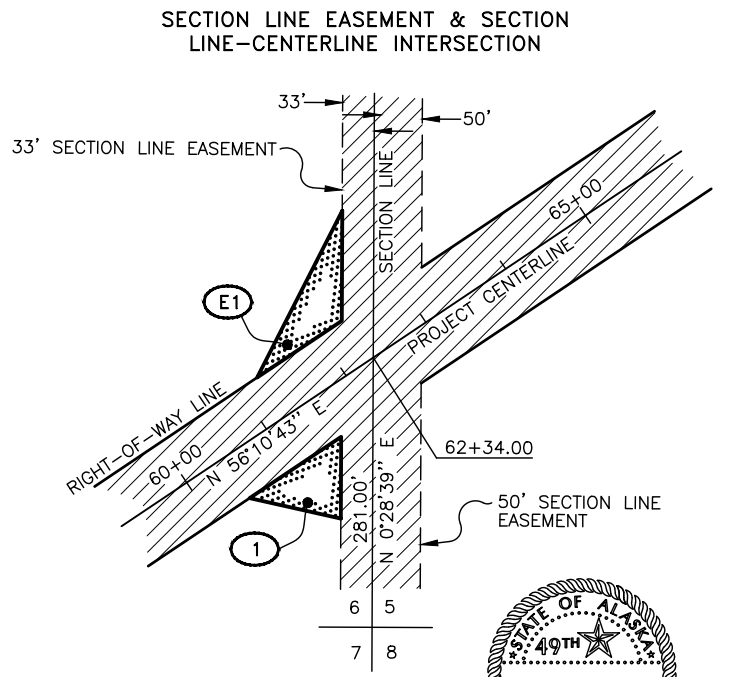
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400

	RECOVERED	SET
BLM MONUMENT		
GLO MONUMENT		
USC&GS MONUMENT		
PRIMARY MONUMENT		
CENTERLINE MONUMENT IN CASING		
PRIMARY R.O.W. MONUMENT		
BEARING OBJECT		
MISCELLANEOUS MONUMENT		
LINE OF SIGHT MONUMENT		
CONCRETE R.O.W. MONUMENT		
SURVEY PANEL POINT		
REBAR AND CAP		
REBAR		
IRON PIPE		
PK NAIL		
SPIKE		
HUB AND TACK		
SECTION LINE		
1/4 SECTION LINE		
1/16 SECTION LINE		
SURVEY CONTROL LINE		
TOWNSHIP & RANGE LINE		
NEW RIGHT-OF-WAY LINE		
EXISTING RIGHT-OF-WAY LINE		
EXISTING PROPERTY LINE		
PROJECT LIMITS		
ACCESS CONTROL LINE		
EXISTING SECTION LINE OR ACCESS EASEMENT		
EXISTING UTILITY EASEMENT LINE		
PROPOSED UTILITY EASEMENT LINE		
PROPOSED CUT SLOPE LIMIT		
PROPOSED FILL SLOPE LIMIT		

Hwy MILEPOST	
EXISTING RIGHT-OF-WAY	
RIGHT-OF-WAY REQUIRED	
STATION EQUATION	
DESIGN/CONSTRUCTION CENTERLINE	
OTHER CENTERLINE	
EXISTING RAILROAD CENTERLINE	
EXISTING GUARD RAIL	
EXISTING ROADWAY	
WATER BOUNDARY	
WETLANDS OR MARSH	
OHW LINE	
FLOW CENTERLINE	
FLOW DIRECTION	
MEANDER LINE	
EASEMENT ACQUISITION	
FEE ACQUISITION	
EXISTING SANITARY SEWER LINE	
EXISTING FUEL LINE	
EXISTING GAS LINE	
EXISTING WATER LINE	
EXISTING STORM DRAIN LINE	
EXISTING FIBER OPTIC LINE	
EXISTING BURIED TELEPHONE CABLE	
EXISTING BURIED ELECTRIC LINE	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING VEGETATION	
PROPERTY TIE	
EXISTING FENCE	

EXISTING RISER	
EXISTING CATCH BASIN OR DROP INLET	
EXISTING MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING CULVERT PIPE	
EXISTING POWER POLE	
EXISTING SIGNAL POLE W/ MAST ARM	
EXISTING LUMINAIRE	
EXISTING POLE GUY ANCHOR	
EXISTING POLE STUB TELEPHONE	
EXISTING POLE STUB POWERLINE	
EXISTING TELEPHONE PEDESTAL	
EXISTING JOINT USE POWER & TELEPHONE	
EXISTING TELEPHONE POLE LINE	
EXISTING SIGNAL POST W/O MAST ARM	
EXISTING MAILBOX	
EXISTING GRAVE	
EXISTING VEHICLE PLUG-IN OR HEADBOLT HEATER	
EXISTING BURIED CABLE MARKER	
EXISTING WATER METER	
EXISTING WATER VALVE	
EXISTING PIPELINE VALVE	
EXISTING PIPELINE MARKER	
EXISTING PARKING METER	
EXISTING BUILDINGS	

EXISTING SIGN 1, 2, AND 3 POST	
EXISTING POST OR BOLLARD	
EXISTING SANITARY CLEAN OUT	
EXISTING SEPTIC VENT	
EXISTING WELL OR MONITORING WELL	
EXISTING FUEL TANK FILL PIPE/VENT	
EXISTING SATELLITE DISH	
TEST HOLE	
CONIFER TREE	
DECIDUOUS TREE	



PLAN SHEET MATCH LINES

MATCH 10+00 LINE
MATCH SHEET 5 LINE

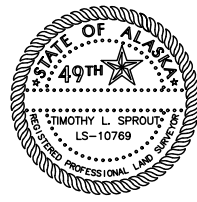
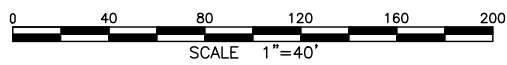
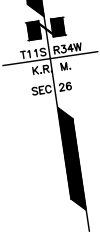
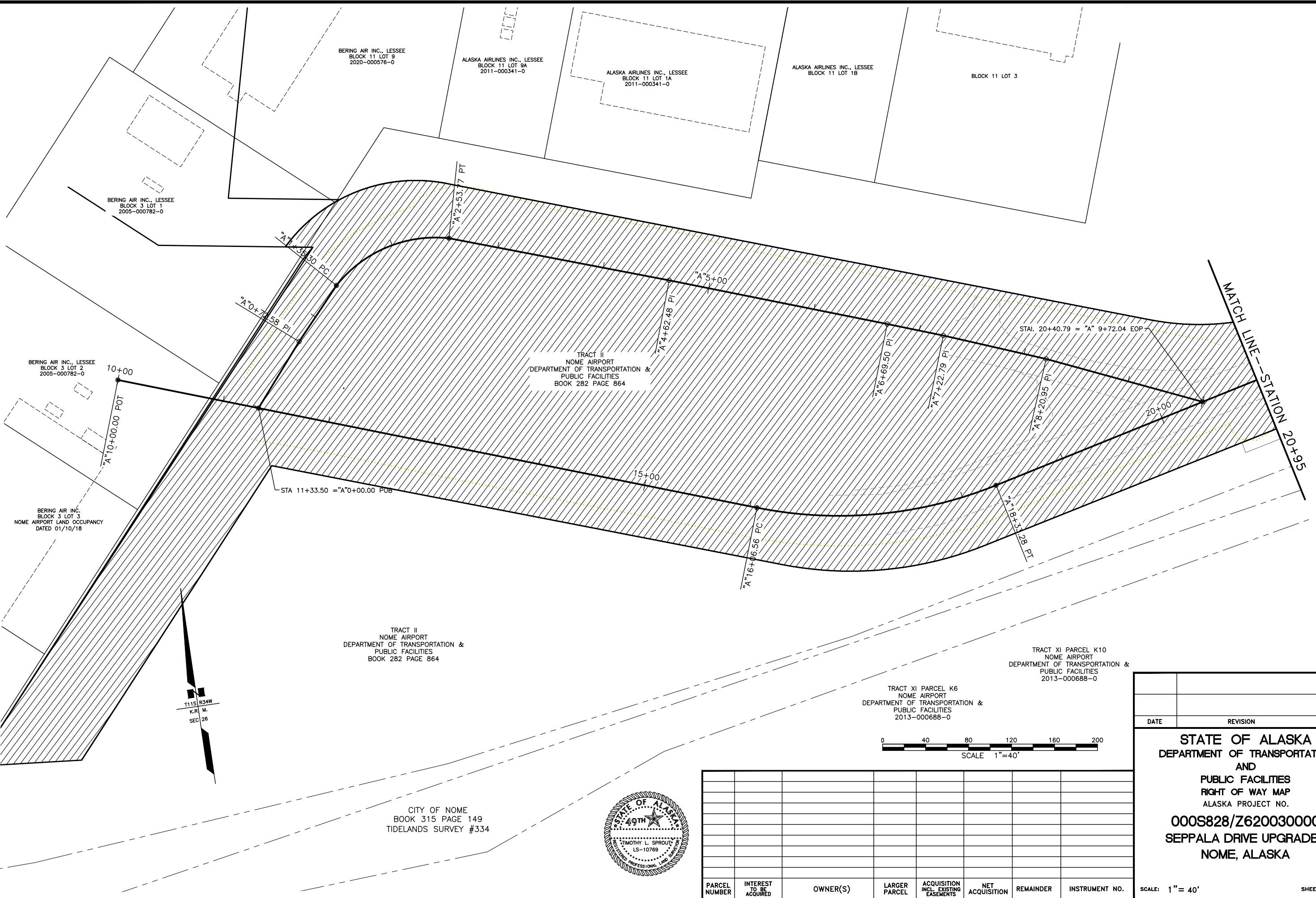
DATE	REVISION	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
 ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = N/A

Item A.

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrades.dwg Jan 23, 2023 - 11:50am
 PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



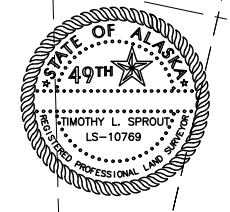
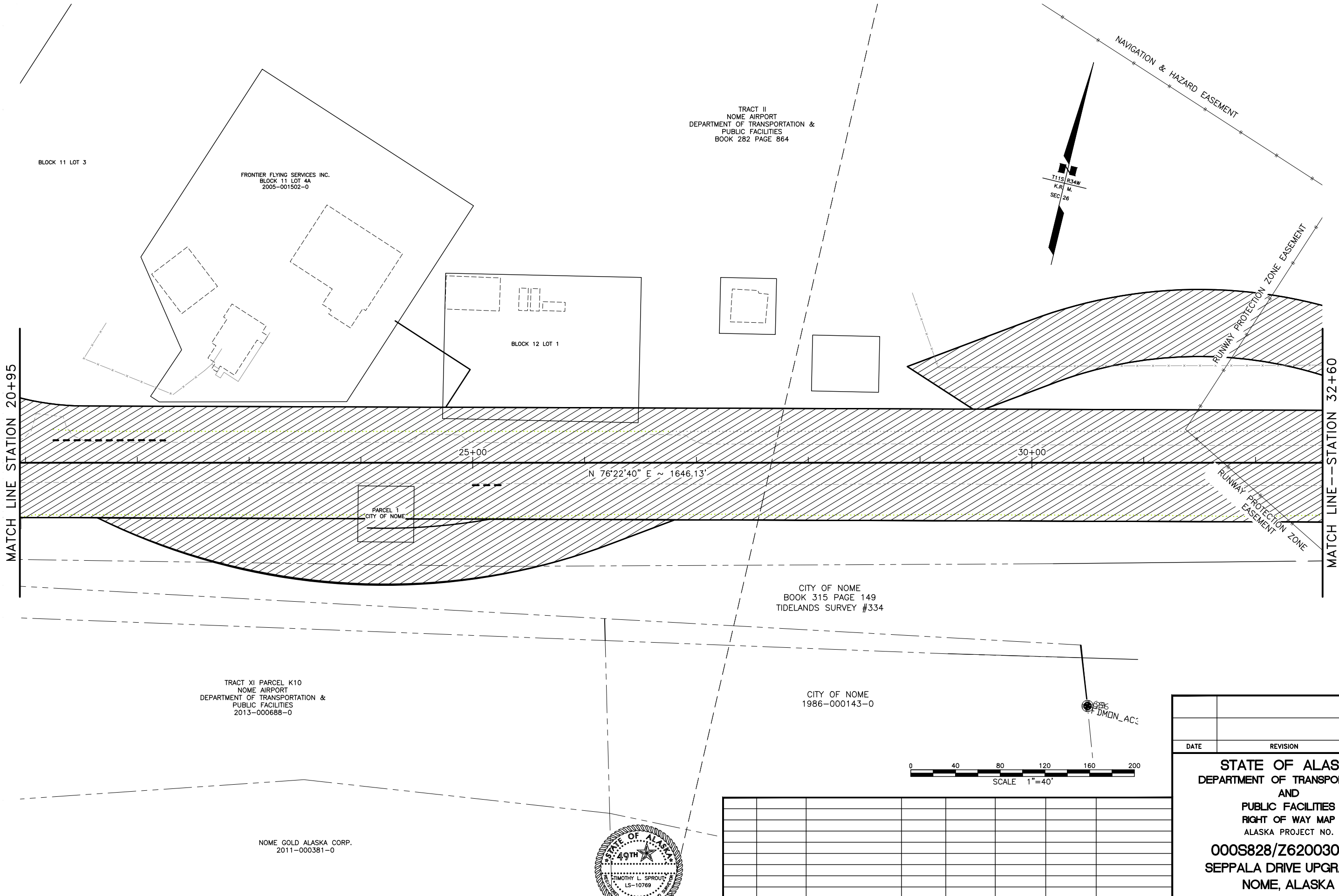
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
 ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40'

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrades.dwg Jan 23, 2023 - 11:50am
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

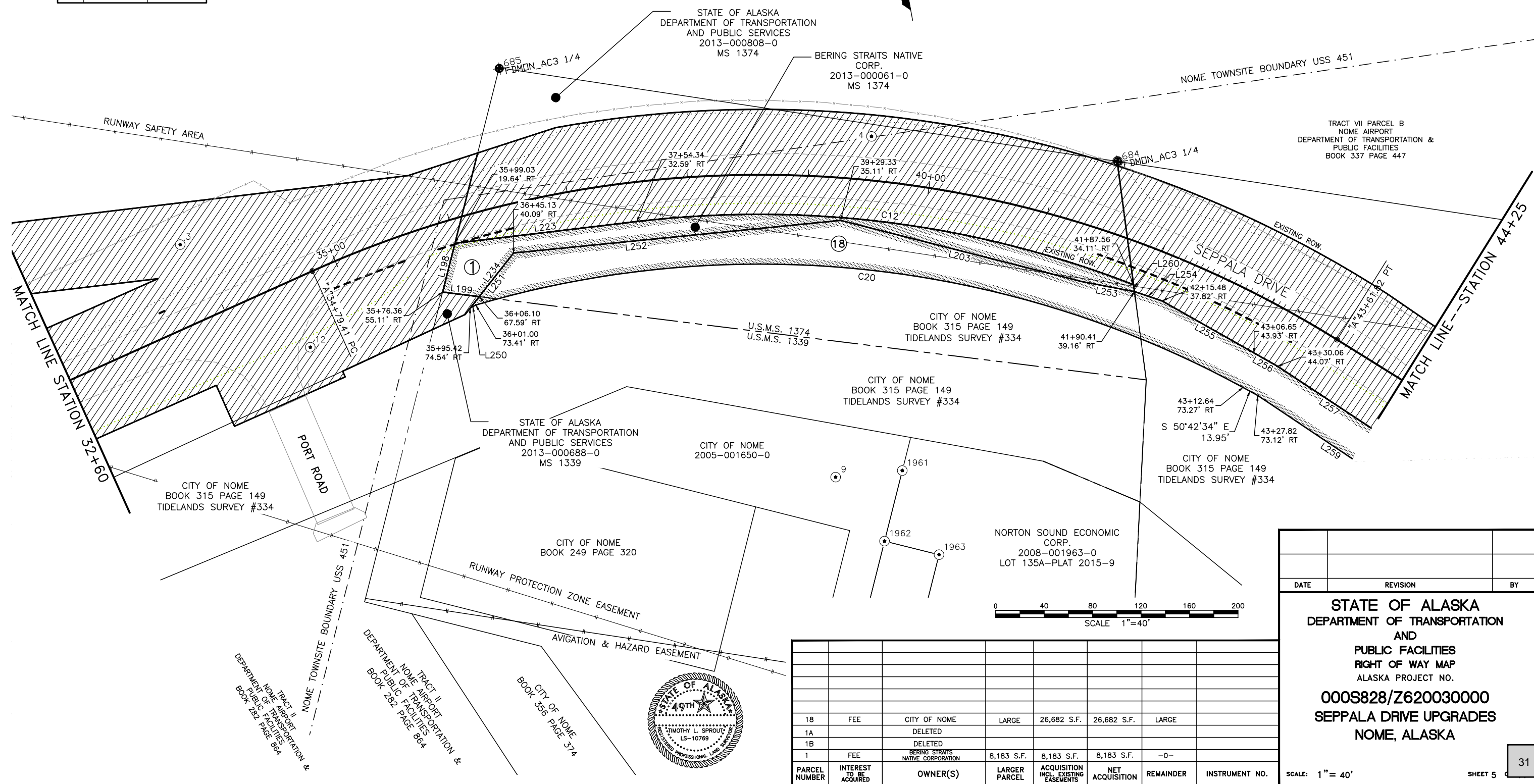
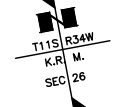
SCALE: 1" = 40'

LINE DATA		
L#	BEARING	DISTANCE
L198	N 24°45'23" E	41.59'
L199	N 72°15'30" W	30.39'
L203	N 65°07'38" W	204.86'
L223	S 86°10'02" E	151.17'
L234	S 48°50'32" W	45.84'
L250	N 71°25'56" E	5.25'
L251	S 48°50'32" W	57.89'
L252	N 85°03'58" W	271.25'
L253	N 68°36'03" W	44.67'
L254	N 60°45'29" W	24.03'

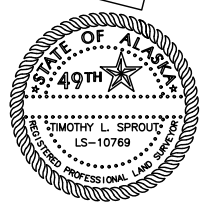
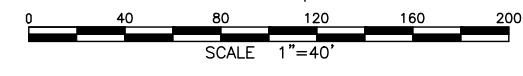
LINE DATA		
L#	BEARING	DISTANCE
L255	N 49°50'46" W	87.20'
L256	N 49°50'46" W	22.27'
L257	N 45°56'42" W	108.73'
L259	S 45°33'40" E	151.10'
L260	S 3°04'36" W	5.74'

CURVE DATA					
C#	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C12	28°04'58"	851.44'	417.32'	212.94'	S 72°07'33" E
C20	45°03'44"	830.87'	653.46'	344.68'	S 73°14'26" E

TRACT II
NOME AIRPORT
DEPARTMENT OF TRANSPORTATION &
PUBLIC FACILITIES
BOOK 282 PAGE 864



H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrade.dwg Jan 23, 2023 - 11:50am
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



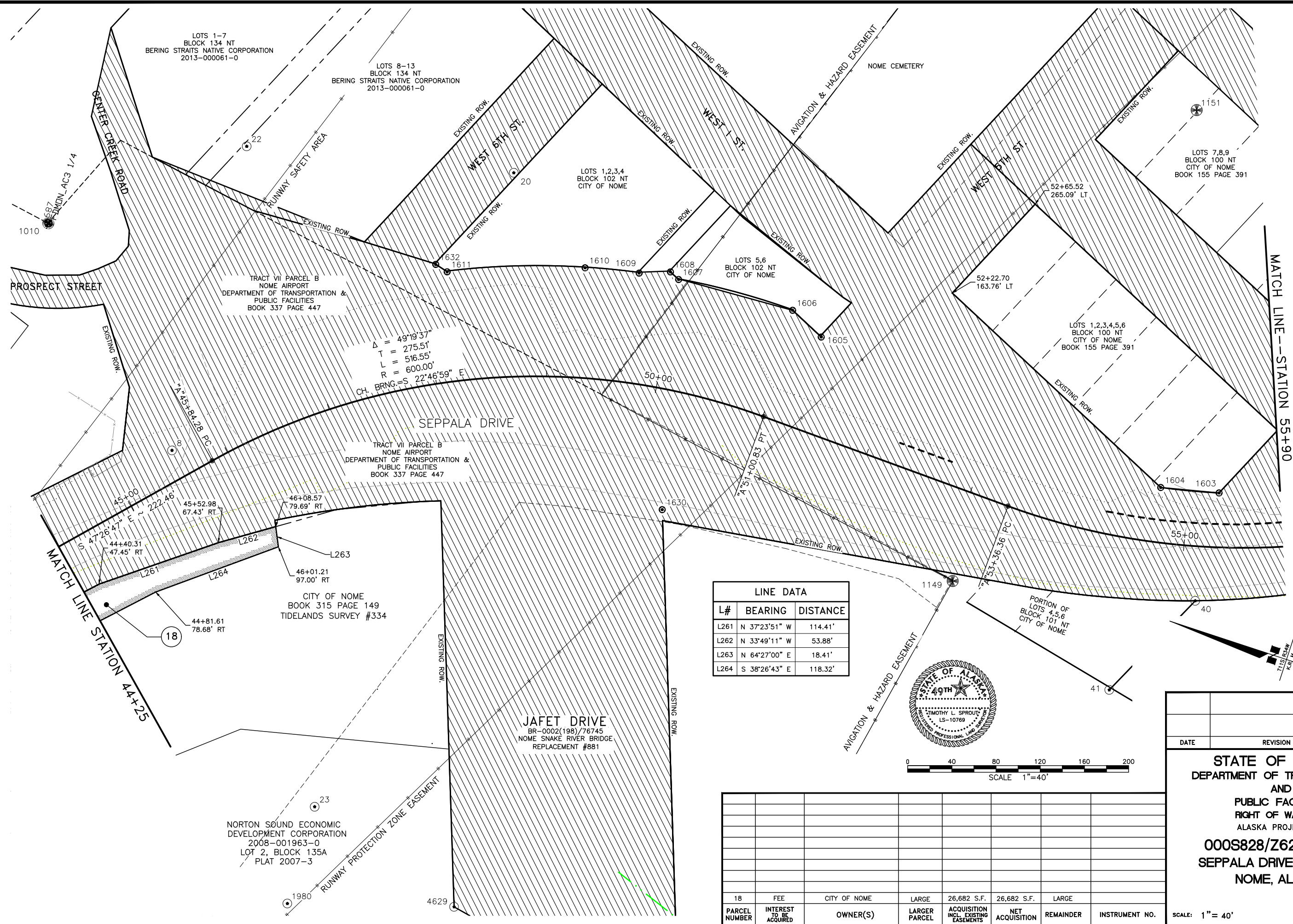
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.
18	FEE	CITY OF NOME	LARGE	26,682 S.F.	26,682 S.F.	LARGE	
1A	DELETED						
1B	DELETED						
1	FEE	BERING STRAITS NATIVE CORPORATION	8,183 S.F.	8,183 S.F.	8,183 S.F.	-0-	

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

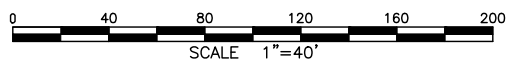
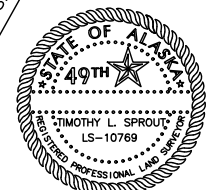
SCALE: 1" = 40' SHEET 5

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrades.dwg Jan 23, 2023 - 11:50am
 PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



$$\begin{aligned}
 \Delta &= 49^{\circ}19'37'' \\
 T &= 275.51' \\
 L &= 516.55' \\
 R &= 600.00' \\
 \text{CH. BRNG.} &= \text{S } 22^{\circ}46'59'' \text{ E}
 \end{aligned}$$

LINE DATA		
L#	BEARING	DISTANCE
L261	N 37°23'51" W	114.41'
L262	N 33°49'11" W	53.88'
L263	N 64°27'00" E	18.41'
L264	S 38°26'43" E	118.32'



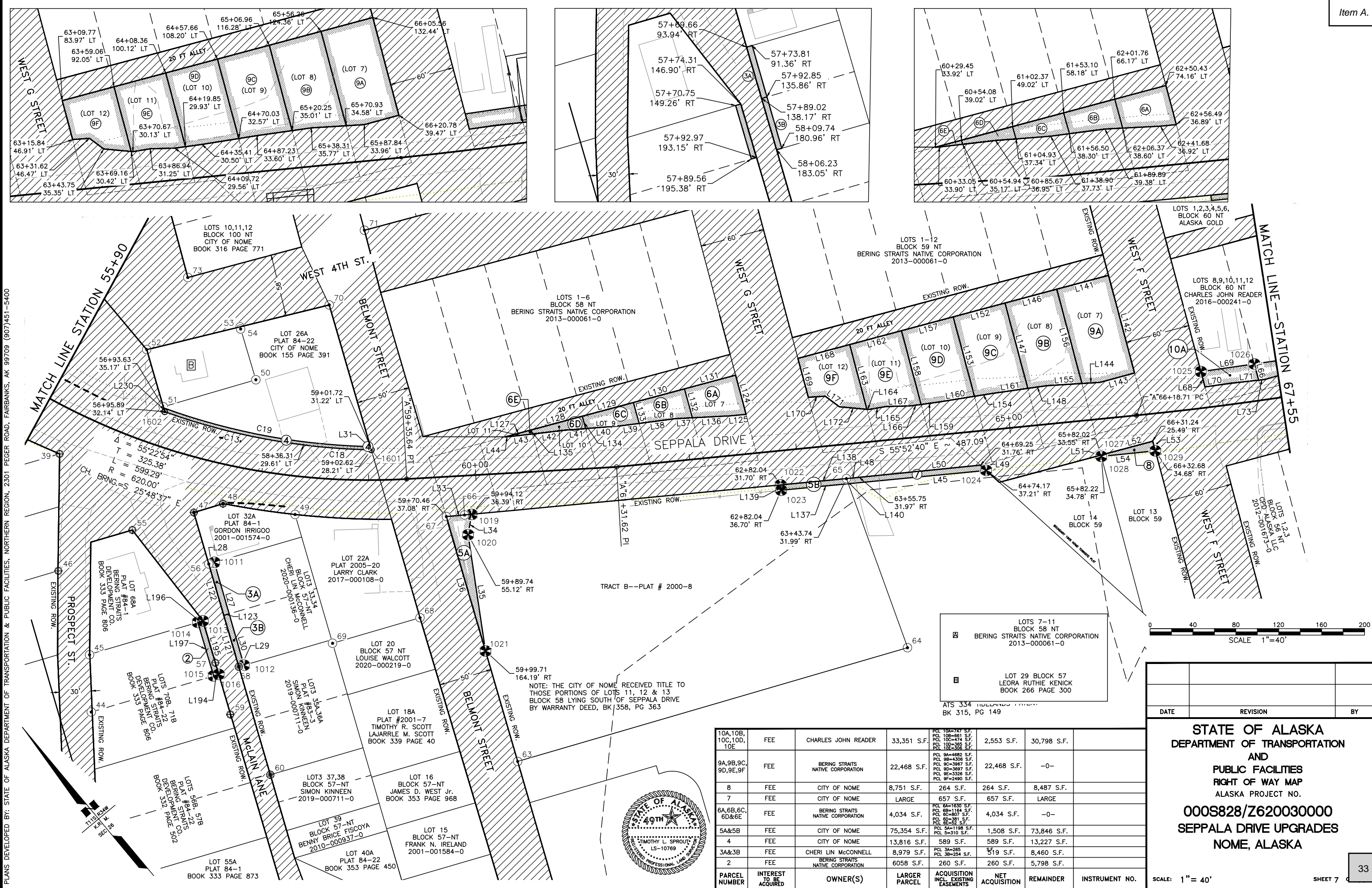
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.
18	FEE	CITY OF NOME	LARGE	26,682 S.F.	26,682 S.F.	LARGE	

DATE	REVISION	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
 ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40'

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrades.dwg Jan 23, 2023 - 11:51am
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



NOTE: THE CITY OF NOME RECEIVED TITLE TO THOSE PORTIONS OF LOTS 11, 12 & 13 BLOCK 58 LYING SOUTH OF SEPPALA DRIVE BY WARRANTY DEED, BK/358, PG 363

LOTS 7-11 BLOCK 58 NT BERING STRAITS NATIVE CORPORATION 2013-000061-0

LOT 29 BLOCK 57 LEORA RUTHIE KENICK BOOK 266 PAGE 300

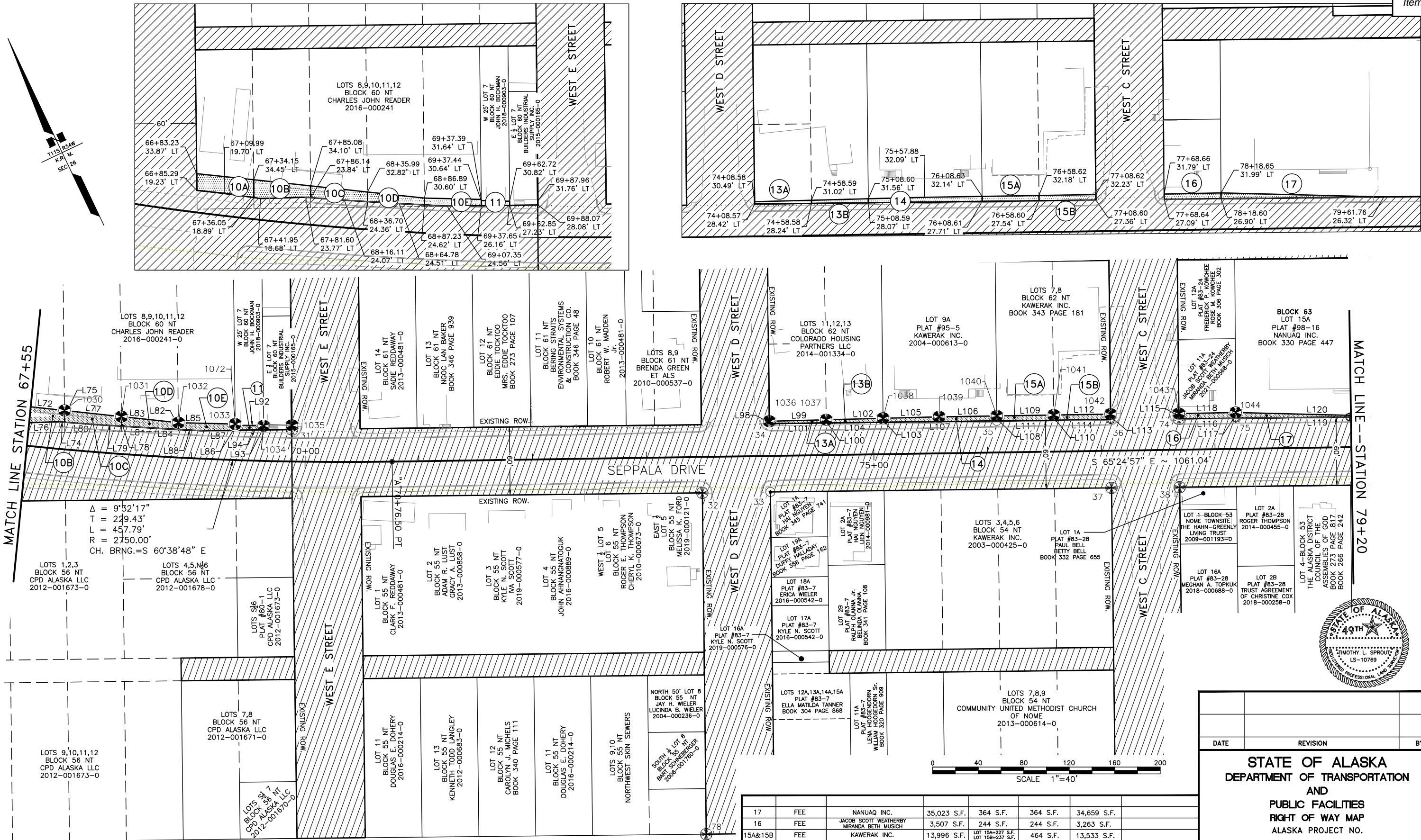
ATS 334 TIDEWAYS TRACT BK 315, PG 149

PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.
10A,10B, 10C,10D, 10E	FEE	CHARLES JOHN READER	33,351 S.F.	PCL 104-747 S.F. PCL 108-661 S.F. PCL 105-474 S.F. PCL 100-365 S.F. PCL 102-308 S.F.	2,553 S.F.	30,798 S.F.	
9A,9B,9C, 9D,9E,9F	FEE	BERING STRAITS NATIVE CORPORATION	22,468 S.F.	PCL 9A-482 S.F. PCL 9B-4306 S.F. PCL 9C-3967 S.F. PCL 9D-3697 S.F. PCL 9E-3326 S.F. PCL 9F-2490 S.F.	22,468 S.F.	-0-	
8	FEE	CITY OF NOME	8,751 S.F.	264 S.F.	264 S.F.	8,487 S.F.	
7	FEE	CITY OF NOME	LARGE	657 S.F.	657 S.F.	LARGE	
6A,6B,6C, 6D&6E	FEE	BERING STRAITS NATIVE CORPORATION	4,034 S.F.	PCL 6A-1630 S.F. PCL 6B-1164 S.F. PCL 6C-807 S.F. PCL 6D-391 S.F. PCL 6E-52 S.F.	4,034 S.F.	-0-	
5A&5B	FEE	CITY OF NOME	75,354 S.F.	PCL 5A-198 S.F. PCL 5B-310 S.F.	1,508 S.F.	73,846 S.F.	
4	FEE	CITY OF NOME	13,816 S.F.	589 S.F.	589 S.F.	13,227 S.F.	
3A&3B	FEE	CHERI LIN MCCONNELL	8,979 S.F.	PCL 3A-265 S.F. PCL 3B-254 S.F.	519 S.F.	8,460 S.F.	
2	FEE	BERING STRAITS NATIVE CORPORATION	6058 S.F.	260 S.F.	260 S.F.	5,798 S.F.	

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

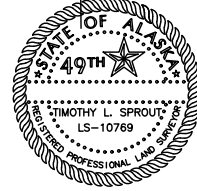
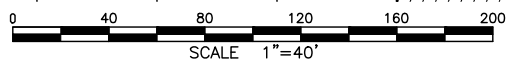
SCALE: 1" = 40'



MATCH LINE STATION 67+55

MATCH LINE STATION 79+20

$\Delta = 9'32'17''$
 $T = 229.43'$
 $L = 457.79'$
 $R = 2750.00'$
 CH. BRNG. = S 60°38'48" E



PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.
17	FEE	NANUAQ INC.	35,023 S.F.	364 S.F.	364 S.F.	34,659 S.F.	
16	FEE	JACOB SCOTT WEATHERBY MIRANDA BETH MUSICH	3,507 S.F.	244 S.F.	244 S.F.	3,263 S.F.	
15A&15B	FEE	KAWERAK INC.	13,996 S.F.	LOT 15A=227 S.F. LOT 15B=237 S.F.	464 S.F.	13,533 S.F.	
14	FEE	KAWERAK INC.	13,993 S.F.	408 S.F.	408 S.F.	13,585 S.F.	
13A&13B	FEE	COLORADOS HOUSING PARTNERS LLC	13,987 S.F.	LOT 13A=121 S.F. LOT 13B=157 S.F.	278 S.F.	13,709 S.F.	
12		DELETED					
11	FEE	JOHN H. BOCKMAN	3,497 S.F.	101 S.F.	101 S.F.	3,396 S.F.	
10A,10B,10C,10D,10E	FEE	CHARLES JOHN READER	33,351 S.F.	LOT 10A=747 S.F. LOT 10B=690 S.F. LOT 10C=474 S.F. LOT 10D=365 S.F.	2,552 S.F.	30,799 S.F.	

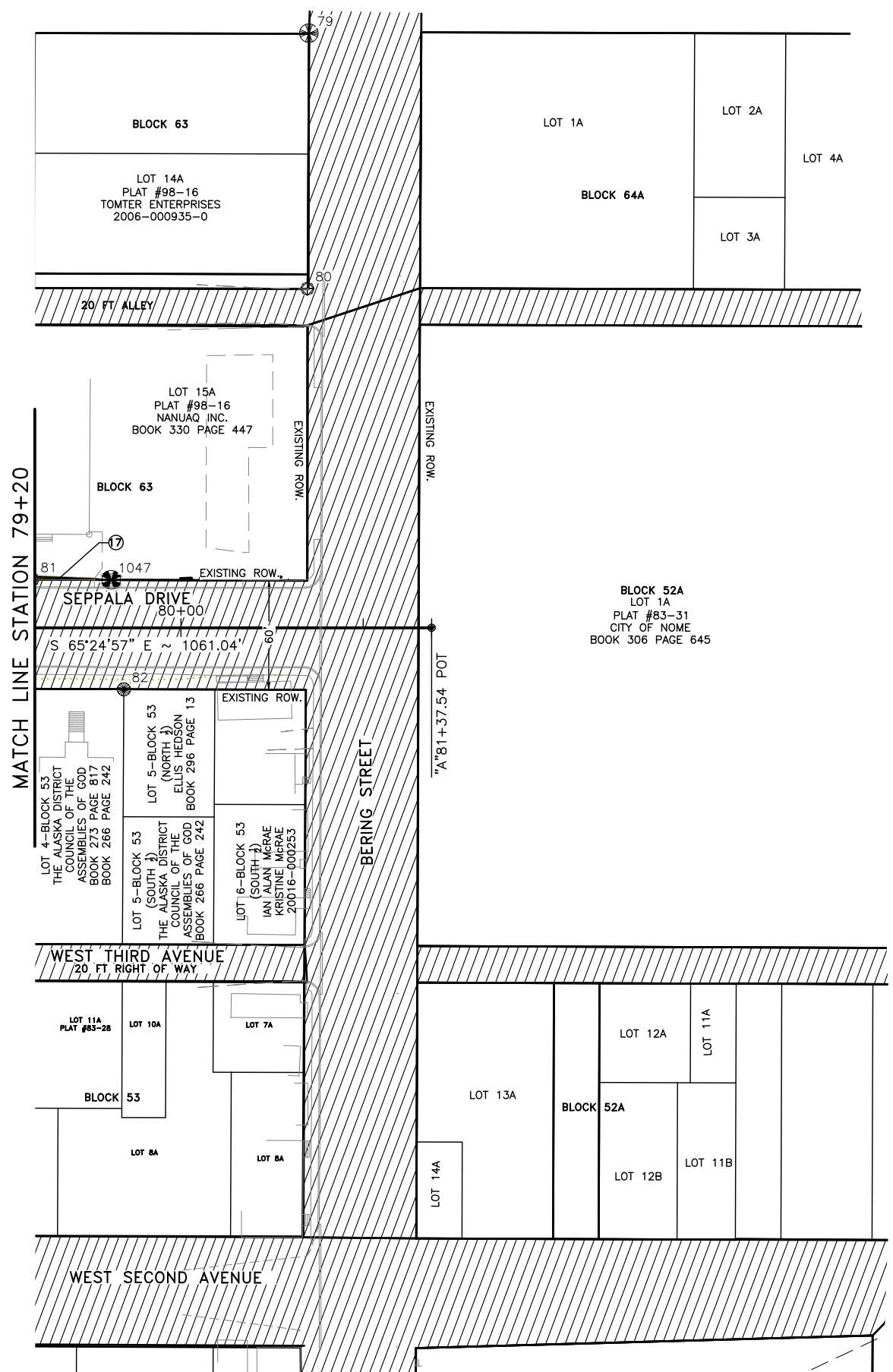
DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
 ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40'

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrade.dwg Jan 23, 2023 - 11:51am

PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



LINE DATA		
L#	BEARING	DISTANCE
L27	N 23°43'30" E	49.87'
L28	N 66°42'07" W	5.42'
L29	S 66°24'14" E	5.00'
L30	N 23°43'30" E	49.84'
L31	S 23°39'56" W	3.13'
L33	N 55°12'54" W	23.93'
L34	N 49°39'17" E	19.24'
L35	N 31°16'34" E	109.52'
L36	S 23°25'36" W	130.47'
L37	S 53°09'35" E	16.50'
L38	S 57°43'59" E	33.41'

LINE DATA		
L#	BEARING	DISTANCE
L39	S 57°43'59" E	17.62'
L40	S 54°39'54" E	32.40'
L41	S 54°39'54" E	19.26'
L42	S 56°48'49" E	30.79'
L43	S 56°48'49" E	21.92'
L44	S 53°20'20" E	3.60'
L45	S 55°43'35" E	129.17'
L48	N 55°39'55" W	12.00'
L49	N 7°59'02" W	7.34'
L50	N 55°59'03" W	113.50'
L51	S 24°53'28" W	1.25'

LINE DATA		
L#	BEARING	DISTANCE
L52	N 65°11'08" W	50.00'
L53	N 24°50'30" E	9.30'
L54	S 56°02'24" E	50.64'
L66	S 24°48'52" W	15.67'
L68	N 24°50'13" E	14.78'
L69	S 58°24'55" E	50.29'
L70	S 58°37'51" E	24.53'
L71	S 56°15'20" E	25.89'
L72	N 58°24'55" W	50.30'
L73	S 56°15'20" E	5.87'
L74	S 60°08'19" E	4.50'

LINE DATA		
L#	BEARING	DISTANCE
L75	N 24°49'17" E	10.32'
L76	S 66°14'18" E	39.67'
L77	N 58°24'55" W	50.31'
L78	N 24°49'22" E	8.48'
L79	S 61°01'08" E	20.41'
L80	S 60°08'19" E	29.71'
L81	N 61°01'08" W	27.83'
L82	S 25°19'12" W	5.99'
L83	S 58°24'55" E	50.36'
L84	N 61°30'44" W	22.25'
L85	N 63°11'00" W	49.94'

LINE DATA		
L#	BEARING	DISTANCE
L86	N 24°49'23" E	5.49'
L87	S 65°15'02" E	30.06'
L88	S 61°30'44" E	19.94'
L92	N 63°11'00" W	24.99'
L93	N 24°49'24" E	3.59'
L94	S 65°15'02" E	24.98'
L98	S 24°52'09" W	2.07'
L99	N 66°01'53" W	50.01'
L100	N 24°48'58" E	2.78'
L101	S 65°12'53" E	50.01'
L102	N 66°01'53" W	50.01'

LINE DATA		
L#	BEARING	DISTANCE
L103	N 24°49'15" E	3.49'
L104	S 65°12'53" E	50.01'
L105	N 66°01'53" W	49.28'
L106	N 65°28'06" W	50.74'
L107	S 65°12'53" E	100.02'
L108	N 24°49'39" E	4.42'
L109	N 65°28'06" W	50.00'
L110	N 24°50'12" E	4.64'
L111	S 65°12'53" E	50.00'
L112	N 65°28'06" W	50.00'
L113	N 24°50'46" E	4.86'

LINE DATA		
L#	BEARING	DISTANCE
L114	S 65°12'53" E	50.00'
L115	S 24°51'01" W	4.70'
L116	S 65°12'09" E	49.96'
L117	N 25°04'43" E	5.08'
L118	N 65°38'21" W	49.99'
L119	N 65°10'49" W	143.16'
L120	S 63°08'48" E	143.23'
L121	S 23°29'02" W	49.84'
L122	S 23°29'02" W	49.84'
L123	S 66°24'14" E	5.21'
L124	N 24°53'10" E	37.77'

LINE DATA		
L#	BEARING	DISTANCE
L125	S 55°44'05" E	14.81'
L127	N 65°12'10" W	25.15'
L128	N 65°12'10" W	49.32'
L129	N 65°12'10" W	49.32'
L130	N 65°12'10" W	49.32'
L131	N 65°12'10" W	49.32'
L132	S 24°38'32" W	27.95'
L133	S 24°23'54" W	20.17'
L134	S 24°09'16" W	11.95'
L135	S 23°54'38" W	3.94'
L136	S 53°09'35" E	35.35'

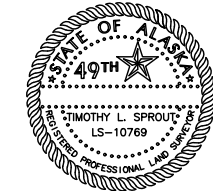
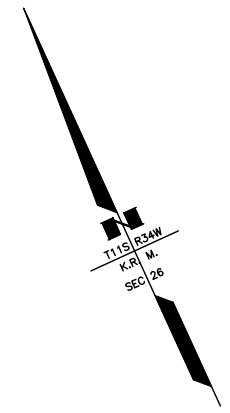
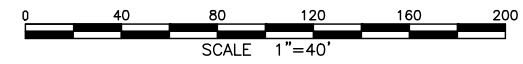
LINE DATA		
L#	BEARING	DISTANCE
L137	N 55°43'35" W	62.97'
L138	S 55°39'55" E	61.71'
L139	N 34°08'29" E	5.00'
L140	S 19°52'45" W	5.09'
L141	S 65°11'08" E	49.96'
L142	S 24°50'30" W	94.20'
L143	N 65°23'28" W	33.37'
L144	N 53°46'54" W	16.92'
L145	N 24°50'17" E	90.98'
L146	N 65°11'08" W	49.96'
L147	S 24°50'02" W	82.36'

LINE DATA		
L#	BEARING	DISTANCE
L148	S 58°18'22" E	18.08'
L149	S 53°46'54" E	32.65'
L152	N 65°11'08" W	49.96'
L153	S 24°49'46" W	76.64'
L154	S 59°18'27" E	17.23'
L155	S 53°46'54" E	32.65'
L156	N 24°50'17" E	90.98'
L157	N 65°11'08" W	49.96'
L158	S 24°49'30" W	71.13'
L159	S 57°58'11" E	15.57'
L160	S 59°18'27" E	34.69'

LINE DATA		
L#	BEARING	DISTANCE
L161	S 58°18'22" E	33.05'
L162	N 65°11'08" W	49.95'
L163	S 24°49'12" W	62.44'
L164	S 44°54'01" E	1.55'
L165	S 59°49'24" E	16.30'
L166	S 57°58'11" E	10.14'
L167	S 51°38'19" E	22.85'
L168	N 65°11'08" W	49.95'
L169	S 24°48'52" W	37.55'
L170	S 54°17'15" E	15.79'
L171	S 13°21'01" E	16.46'

LINE DATA		
L#	BEARING	DISTANCE
L172	S 44°54'01" E	25.88'
L194	S 66°39'47" E	5.00'
L195	N 23°20'13" E	52.00'
L196	N 66°39'47" W	5.00'
L197	S 23°20'13" W	52.00'
L230	S 23°35'50" W	3.71'

CURVE DATA					
C#	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C13	12°41'53"	602.07'	133.43'	66.99'	S 36°45'13" E
C18	6°01'18"	601.62'	63.23'	31.64'	N 46°07'04" W
C19	18°24'58"	598.62'	192.41'	97.04'	N 39°23'48" W



DATE	REVISION	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT NO. 000S828/Z620030000 SEPPALA DRIVE UPGRADES NOME, ALASKA		
SCALE: 1" = 40'		

17	FEE	NANUAQ INC.	35,023 S.F.	364 S.F.	364 S.F.	34,659 S.F.	
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH EXISTING RIGHT OF WAY LIMITS AND SHOW NEW RIGHT OF WAY AND OR EASEMENT INTERESTS ACQUIRED BY ALASKA DOT&PF FOR THIS PROJECT THROUGH DEEDS, PERMITS, INTERAGENCY AGREEMENTS, AND OTHER DOCUMENTS. ADJOINING PROPERTY LINES AND PROPERTY CORNERS AS SHOWN ARE BASED ON A COMBINATION OF RECORD INFORMATION AND FOUND MONUMENTS. FURTHER EVIDENCE MAY NEED TO BE CONSIDERED BEFORE USING THIS DRAWING TO ESTABLISH PROPERTY LINES AND PROPERTY CORNERS.

2. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN OCTOBER ,2008 & JULY, 2009 BY PDC INC., MONUMENTS SET BY ADOT&PF IN SEPTEMBER, 2018, AND FIELD WORK PERFORMED BY WH PACIFIC IN 2006 IN CONJUNCTION WITH ALASKA HIGHWAY PROJECT 62234.

3. THE BASIS OF COORDINATES IS THE NGS RECORD NAD83 ALASKA STATE PLANE ZONE 8 COORDINATES FOR THE NOME AIRPORT PRIMARY CONTROL MONUMENT "2-BAD", AS OF 09/27/2008. THESE COORDINATES ARE 1170489.716 METERS NORTH, 527099.305 METERS EAST, AND IN U.S. SURVEY FEET: 3840181.68 USFT NORTH, 1729324.97 USFT EAST. (LATITUDE: 64°30'26.08071"N LONGITUDE: 165°26'09.13776"W)

ALL DISTANCES SHOWN ARE GROUND, IN U.S. SURVEY FEET. ORIGINALLY SCALED FROM THEIR STATE PLANE VALUES ABOUT THE BASIS OF COORDINATES BY 1.0000927, THE INVERSE OF THE COMBINED SCALE FACTOR. (THE COMBINED SCALE FACTOR= 0.9999074).

THE EQUIVALENT PROJECTION DEFINITION

PROJECTION DEFINITION:
NAME: S=NOME SNAKE RIVER SPZ8 MOD
LINEAR UNIT: U.S. SURVEY FOOT (SFT)
DATUM: NAD83(2011)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN AND GRID ORIGIN: 166°W
LATITUDE OF ORIGIN: 54°N
FALSE NORTHING: -355.908 SFT
FALSE EASTING: 1640408.423 SFT
SCALE FACTOR: 0.99999267 (EXACT)

THE BASIS OF BEARINGS IS STATE PLANE ZONE 8

4. THE BASIS OF STATIONING IS STATION 10+00 BOP AS PROVIDED BY THE DESIGN ENGINEERS OF THIS PROJECT.

5. COORDINATES, STATIONS, AND OFFSETS LISTED IN THE RECOVERED MONUMENT TABLES REFER TO THE POSITION OF THE PHYSICAL EVIDENCE. DIMENSIONS, STATIONS AND OFFSETS AS SHOWN ON THE PLAN SHEETS REFLECT ADJUSTED POSITIONS. ADJUSTED POSITIONS ARE BASED ON AN EVALUATION OF THE CONTROLLING EVIDENCE AND SENIOR RIGHTS AND MAY VARY FROM THE POSITION OF THE PHYSICAL EVIDENCE.

6. THE RIGHT OF WAY FOR SEPPALA DRIVE AS DEPICTED ON THIS PLAN SET HAS BEEN BASED UPON THE FOLLOWING PLATS:

"NOME CITY STREETS--ALASKA PROJECT NUMBER 62234"

"NOME SNAKE RIVER BRIDGE REPLACEMENT #881--ALASKA PROJECT NUMBER BR-0002(198)/76745"

THE 2013 NOME AIRPORT PROPERTY PLAN PREPARED BY ALASKA DOT&PF.

VARIOUS RECORDED PLATS AND DEEDS AS NOTED ON THESE PLANS

7. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ALASKA STATUTE 40.15.900(5)(A).

Table with 6 columns: POINT NO., NORTHING, EASTING, STATION, OFFSET, DESCRIPTION. Contains 34 rows of monument data.

Table with 6 columns: POINT NO., NORTHING, EASTING, STATION, OFFSET, DESCRIPTION. Contains 54 rows of monument data.

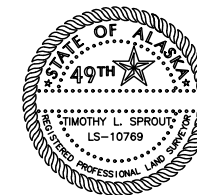
Table with 6 columns: POINT NO., NORTHING, EASTING, STATION, OFFSET, DESCRIPTION. Contains 74 rows of monument data.

Table with 6 columns: POINT NO., NORTHING, EASTING, STATION, OFFSET, DESCRIPTION. Contains 73 rows of monument data.

H:\ROWE\Eng\Hwys\62003 Seppala Road Upgrade\62003 Seppala Road Upgrades.dwg Jan 23, 2023 - 11:51am

PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400

Professional seal area containing: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT NO. 000S828/Z620030000 SEPPALA DRIVE UPGRADES NOME, ALASKA. Includes a table for DATE, REVISION, and BY, and a scale of 1" = 40'.



MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1011	3838733.94	1731493.13	REBAR & CAP SET THIS SURVEY	57+73.81	91.36R
1012	3838642.66	1731453.01	REBAR & CAP SET THIS SURVEY	58+09.74	180.96R
1013	3838698.85	1731450.08	REBAR & CAP SET THIS SURVEY	57+74.31	146.90R
1014	3838700.83	1731445.49	REBAR & CAP SET THIS SURVEY	57+70.75	149.26R
1015	3838653.09	1731424.89	REBAR & CAP SET THIS SURVEY	57+89.56	195.38R
1016	3838651.11	1731429.48	REBAR & CAP SET THIS SURVEY	57+92.97	193.15R
1019	3838614.78	1731706.08	REBAR & CAP SET THIS SURVEY	59+94.12	36.39R
1020	3838602.33	1731691.41	REBAR & CAP SET THIS SURVEY	59+89.74	55.12R
1021	3838508.72	1731634.55	REBAR & CAP SET THIS SURVEY	59+99.71	164.19R
1022	3838451.63	1731944.99	REBAR & CAP SET THIS SURVEY	62+82.04	31.70R

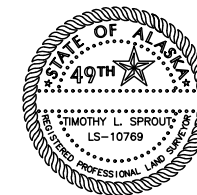
MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1023	3838447.49	1731942.19	REBAR & CAP SET THIS SURVEY	62+82.04	36.70R
1024	3838339.29	1732100.96	REBAR & CAP SET THIS SURVEY	64+74.17	37.21R
1025	3838281.92	1732313.65	REBAR & CAP SET THIS SURVEY	66+83.23	33.87L
1026	3838255.58	1732356.49	REBAR & CAP SET THIS SURVEY	67+34.15	34.45L
1027	3838281.82	1732192.29	REBAR & CAP SET THIS SURVEY	65+82.02	33.55R
1028	3838280.68	1732191.76	REBAR & CAP SET THIS SURVEY	65+82.22	34.78R
1029	3838252.40	1732233.77	REBAR & CAP SET THIS SURVEY	66+32.68	34.68R
1030	3838229.24	1732399.34	REBAR & CAP SET THIS SURVEY	67+85.08	34.10L
1031	3838202.89	1732442.19	REBAR & CAP SET THIS SURVEY	68+35.99	32.82L
1032	3838176.51	1732485.10	REBAR & CAP SET THIS SURVEY	68+86.89	30.60L

MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1033	3838153.88	1732530.09	REBAR & CAP SET THIS SURVEY	69+37.82	31.75L
1034	3838141.80	1732551.55	REBAR & CAP SET THIS SURVEY	69+62.72	30.82L
1035	3838131.43	1732574.28	REBAR & CAP SET THIS SURVEY	69+87.96	31.76L
1036	3837954.43	1732954.70	REBAR & CAP SET THIS SURVEY	74+08.58	30.49L
1037	3837934.11	1733000.40	REBAR & CAP SET THIS SURVEY	74+58.59	31.02L
1038	3837913.80	1733046.10	REBAR & CAP SET THIS SURVEY	75+08.60	31.56L
1039	3837893.77	1733091.14	REBAR & CAP SET THIS SURVEY	75+57.88	32.09L
1040	3837872.71	1733137.30	REBAR & CAP SET THIS SURVEY	76+08.63	32.14L
1041	3837851.95	1733182.78	REBAR & CAP SET THIS SURVEY	76+58.62	32.18L
1042	3837831.19	1733228.27	REBAR & CAP SET THIS SURVEY	77+08.62	32.23L

MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1043	3837805.81	1733282.69	REBAR & CAP SET THIS SURVEY	77+68.66	31.79L
1044	3837785.19	1733328.22	REBAR & CAP SET THIS SURVEY	78+18.65	31.99L
1047	3837720.50	1733456.00	REBAR & CAP SET THIS SURVEY	79+61.76	26.32L
1072	3838153.98	1732529.66	REBAR & CAP SET	0+00.00	

CENTERLINE ALIGNMENT POINTS				
CL STATION	NORTHING	EASTING	DESCRIPTION	
10+00.00	3840085.25	1727864.99	POINT OF BEGINING	
16+06.56	3839880.91	1728436.09	POINT OF CURVATURE	
18+33.28	3839869.09	1728659.33	POINT OF TANGENT	
34+79.41	3840256.78	1730259.15	POINT OF CURVATURE	
43+61.82	3840045.08	1731079.77	POINT OF TANGENT	
45+84.28	3839894.64	1731243.65	POINT OF CURVATURE	
51+00.83	3839432.96	1731437.56	POINT OF TANGENT	
53+35.65	3839198.27	1731429.85	POINT OF CURVATURE	
59+35.64	3838678.82	1731680.71	POINT OF TANGENT	
61+31.62	3838562.25	1731838.25	POINT OF INTERSECTION	
66+18.71	3838289.01	1732241.48	POINT OF CURVATURE	
70+76.50	3838064.86	1732640.04	POINT OF TANGENT	
81+37.54	3837623.44	1733604.90	END OF PROJECT	

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 PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, NORTHERN REGION, 2301 PEGER ROAD, FAIRBANKS, AK 99709 (907)451-5400



DATE	REVISION	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
 ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40' SHEET 11

PLANNING MEMO

TO: Planning Commission
Glenn Steckman, City Manager

FROM: Erin Reinders

RE: Downtown Zoning Update - Community Meeting Overview

DATE: May 7, 2024

SUMMARY: This memo outlines where the Planning Commission is within the process of creating a new downtown zoning district. Specifically, it provides an overview of the written feedback received during the April 29th Community Meeting, a key component of the Collaboration Phase. This meeting today provides an opportunity for the Planning Commission to review this material and reflect on what you all heard as well. The Commission may want to reconsider what it was originally proposed based on this feedback. No formal action is required at this time.

BACKGROUND: To review, the Common Council requested that the City Manager work with the Planning Commission to update zoning regulations in the Front Street area of Nome. Council expressed concern that the zoning regulations had been too restrictive. The purpose of creating this new district is to help spur redevelopment or development and to encourage mixed use development in this particular area. This overall creation process can be broken down into four primary phases, summarized below. These phases are summarized below.

1. Preparation - activities we have been involved with since January when the Planning Commission came to consensus regarding the purpose and direction of this new district. This phase was January - March of 2024.
2. Collaboration - memo to Common Council, targeted outreach to potential district and informal public notices, community meeting with Planning Commission. This is our current phase.
3. Adoption - formal process directed by municipal code including formal notices and public hearings. This phase is dictated by various 30-day notice requirements. We are working to confirm the details of these requirements.
4. Post Approval Action - formal process directed by municipal code. This would take place post approval.

The Planning Commission held a Community Meeting on April 29, 2024. Approximately 40 people were in attendance. We thank all those who come out (please see the attached flier). The goal of this meeting was to seek feedback from the community on concepts such as the purpose of the district, the land uses, dimensional standards, and geographic boundary, and take that feedback into consideration as we move forward. We had initially planned on proceeding directly to the Adoption phase following the Community meeting, however, that would have required mailing out public notices prior to the Planning Commission reviewing the valuable feedback received at the Community Meeting. That review begins tonight.

DISCUSSION: Below is a summary of what was proposed by the Planning Commission and the feedback received at the Community Meeting. The meeting included a short presentation, discussion, and opportunity to mark up papers/maps or talk with Commissioners about their ideas.

Purpose. Each zoning district has an “intent section,” describing the purpose. Proposed wording is as follows: ***The downtown mixed use zoning district is intended to encourage active commercial use and building development, contextually appropriate residential uses, and allow for ample parking.*** This wording is based on guidance from the Comprehensive Plan. *There were no written comments received about this at the Community Meeting.*

Land Uses. The table below outlines Nome’s land uses by zoning districts currently in the downtown area along Front and River Streets for context as well as what is currently proposed.. This list was developed from the summary table in Chapter 18.110. *Comments received related to each use are provided in the right column.*

Land Use / Zoning District	General	Commercial	Industrial	<i>Proposed Downtown</i>	<i>Comments</i>
Residential uses					
Single family dwellings	Permitted	Conditional use	Conditional use	<i>Not Allowed</i>	<i>- Written support (from Nugget Inn to Steadman on Front Street). -Another comment said they should be allowed.</i>
Duplex dwellings	Permitted	Conditional use	Conditional use	<i>Not Allowed</i>	<i>-Written support (from Nugget Inn to Steadman on Front Street) -Another comment said they should be allowed.</i>
Multiple-family dwelling	Permitted	Conditional use	Conditional use	<i>Permitted</i>	<i>-Should not be allowed. (3) (One of those three stated that they were okay on First only)</i>
Mobile homes and mobile home parks	Permitted	Conditional use	Conditional use	<i>Not allowed</i>	<i>-Written support of not being allowed.</i>
Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional use	Conditional use	<i>Permitted</i>	<i>-Written support.</i>
On premise dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<i>Permitted</i>	<i>-Written support.</i>
Civic/Institutional/Public uses					
Parks and Playgrounds	Permitted	Permitted	Conditional use	<i>Permitted</i>	
Churches	Permitted	Permitted	Not allowed	<i>Permitted</i>	
Public and governmental buildings and uses	Permitted	Permitted	Permitted	<i>Permitted</i>	
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	<i>Permitted</i>	

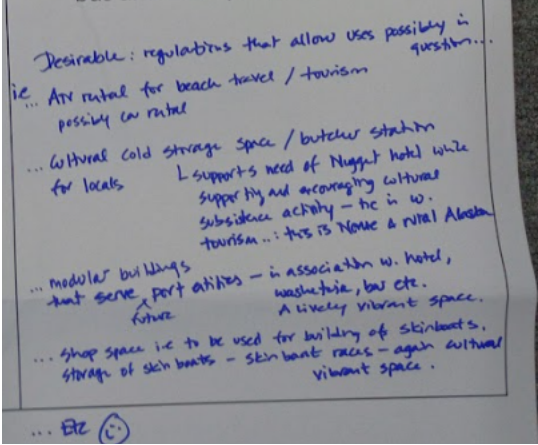
Schools	Permitted	Permitted	Not allowed	Permitted	-Should not be allowed. (3) (One of those three stated that they were okay on First only)
Museums and cultural facilities	Permitted	Permitted	Not allowed	Permitted	
Public utility facilities or structures	Conditional use	Not allowed	Permitted	Conditional use	
Snow dump and storage sites	Conditional use	Conditional use	Permitted	Conditional use	-Should not be allowed (4) (One of those four stated that they were okay on First only)
Youth correction facilities	Conditional use	Conditional use	Not allowed	Not allowed	
Halfway houses	Conditional use	Conditional use	Not allowed	Not allowed	
Correctional facilities	Conditional use	Conditional use	Not allowed	Not allowed	
Cemetery	Not allowed	Not allowed	Permitted	Not Allowed	
Interpretative area or visitors center	Permitted	Permitted	Not allowed	Permitted	
Public watershed area and related facilities	Not allowed	Not allowed	Not allowed	Not allowed	
Business/Commercial/Retail uses					
Hospitals, medical and dental clinics	Permitted	Permitted	Not allowed	Permitted	- Should not be allowed on Front, but okay on First only.
Home businesses and occupations	Permitted	Conditional use	Conditional use	Permitted	
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not allowed	Conditional use	Conditional use	Not allowed	
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Conditional Use	Conditional use	Conditional Use	-Should not be allowed (3)
Retail and wholesale businesses	Permitted	Permitted	Permitted	Permitted	
Offices	Permitted	Permitted	Permitted	Permitted	
Restaurants, taverns and entertainment establishments	Permitted	Permitted	Permitted	Permitted	
Hotels and motels	Permitted	Permitted	Not allowed	Permitted	
Funeral homes	Permitted	Permitted	Permitted	Permitted	-Should not be allowed

					<i>(3) (One of those three stated that they were okay on First only)</i>
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Permitted	Not allowed	Permitted	
Personal service businesses	Permitted	Permitted	Not allowed	Permitted	
Recreational facilities	Permitted	Permitted	Permitted	Conditional Use	
Day care houses and facilities	Permitted	Conditional use	Not allowed	Conditional Use	
Industrial uses					
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Permitted	Permitted	Not Allowed	
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	Conditional use	<i>-Should not be allowed (3) (One of those three stated that they were okay on First only)</i>
Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	Permitted	<i>-Should not be allowed (4) (One of those four stated that they were okay on First only)</i>
Service stations	Conditional use	Permitted	Permitted	Not allowed	
Vehicle and equipment repair facilities	Not Allowed	Conditional use	Permitted	Not allowed	
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not allowed	Permitted	Not allowed	
Boat marinas and docks	Not Allowed	Permitted	Permitted	Conditional use	<i>-Should not be allowed</i>
Marine transportation and port facilities	Not Allowed	Permitted	Permitted	Conditional use	
Navigation aids and facilities	Not Allowed	Permitted	Permitted	Not allowed	
Bulk Petroleum storage, including aviation fuel	Not Allowed	Not allowed	Permitted	Not allowed	
Junkyards, commercial, and auto wrecking yards	Not Allowed	Not allowed	Permitted	Not allowed	
Aircraft storage, loading, parking, repair and aviation related facilities	Not Allowed	Not allowed	Permitted	Not allowed	

Warehousing and storage	Conditional use	Permitted	Permitted	Not allowed	
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Permitted	Not allowed	
Transportation facilities, including bus and taxi operations	Not Allowed	Permitted	Permitted	Conditional use	
Dredging and filling	Not Allowed	Not Allowed	Permitted	Not allowed	
Dog kennels and lots	Not Allowed	Not Allowed	Conditional Use	Not allowed	
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not Allowed	Not Allowed	Not Allowed	Not allowed	
Helicopter landing pad	Permitted	Not Allowed	Permitted	Not allowed	

Following the presentation, there was a group discussion prior to breaking out. This discussion brought out the concern that perhaps there was still too much restriction in terms of the uses allowed, with single family homes and warehousing being mentioned as well as the additional hurdles of uses identified as conditional. Written feedback specific to land uses collected during the break out included:

1. Green space on southside of Front street from Bering to Steadman.
2. Recreation Facilities, Cold Storage Space and Modular Housing are desirable (associated with hotel development). More details are outlined below. There is concern that, although much of this is keeping with the intent of the new zoning district, that the listing of allowed uses would not allow for these particular uses. After our discussion, I can take a look at the listing in more detail and see how these uses might apply. (see images below)
 - a. ATV rental for beach travel and tourism, possibly car rental.
 - b. Cultural cold storage space and butcher station for locals. Support needs of Nugget Hotel while supporting and encouraging culture substance activity, tie in with tourism (this is Nome and rural Alaska).
 - c. Modular buildings. Could serve as future port amenities in association with hotel, washateria, etc. with the goal of creating vibrant space.
 - d. Shop space that could be used for building skinboats, storage of skinboats, skinboat races, again with the goal of creating vibrant space.



Dimensional Standards. The Planning Commission is currently proposing 0-foot setbacks from all property lines, keeping the 10-foot setback from drainage ditches and systems, as well as keeping the minimum lot size at 5,000 square feet.

<u>Dimension Standard</u>	<u>Current</u>	<u>Proposed</u>
Lot Size	5,000 sf	5,000 sf
Set back from ROW	10 feet	0 feet
Other set back	5 feet	0 feet
Set back from the top bank of any drainage ditch	10 feet	10 feet
Set back from a closed drainage system	10 feet	10 feet

Following the presentation, there was a group discussion about zero lot lines. The distinction was made between side yard and front yard setbacks. Snow drifts and loads with respect to neighboring structures, as well fire risk and access were mentioned as concerns related to the 0-foot side yard setbacks. It was noted that Front Street narrowed east of Steadman making the 0-foot front yard setback less desirable past Steadman.

Written feedback specific to dimensional standards included:

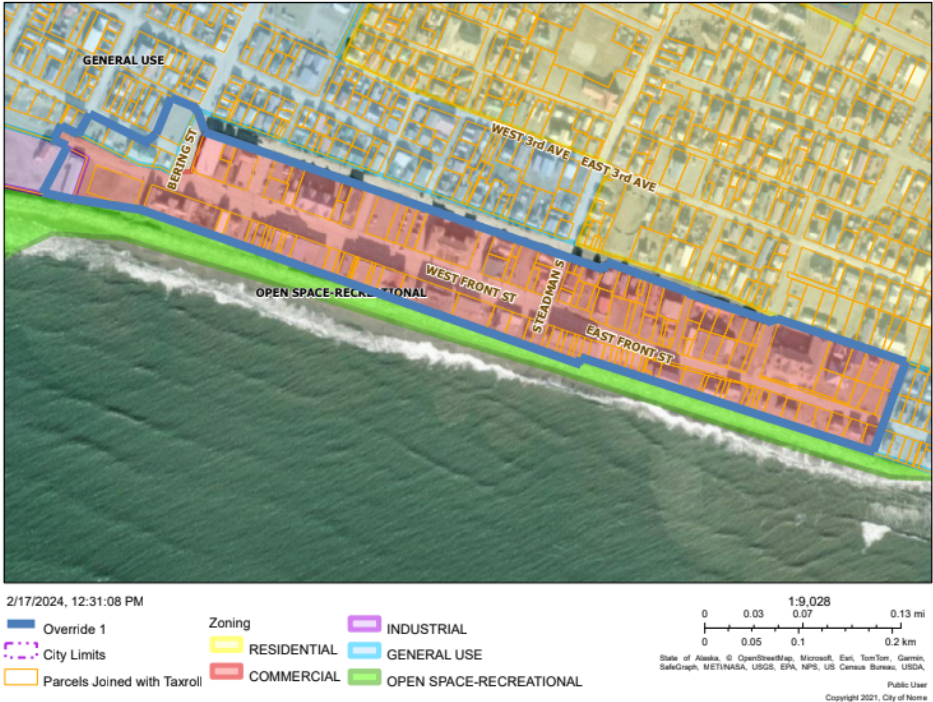
1. 0-foot Setbacks from Mini to Steadman, and 10-foot setback east of Steadman.
2. Zero lot line not desirable for existing hotel. This was identified as a concern of current landowners and with the consideration of investment in repair of the adjacent building. Potential view obstruction was mentioned.
3. 0-foot setbacks from Nugget Hotel to Polar Bar. (see image below)



Geographical Boundaries. The Planning Commission spent a great deal of time working to determine the potential geographical boundaries for this new zoning district. In March, the Planning Commission decided to begin the collaboration phase with the boundary as shown below, which includes all of the currently zoned Commercial District downtown as well as a small area of General Use and Industrial Zoning Districts to the west of Bering Street. This includes the Mini Convention Center. This was with the

understanding that this boundary may be reduced and refined based on feedback throughout the process, including the Community Meeting.

Downtown Mixed Use Boundaries



Feedback specific to boundaries included:

1. Eastern edge should be at Steadman (3) *(Note: one was a comment specifically about the boundaries, another was a comment about setbacks from Mini to Steadman, another was a comment about land uses from Nugget Hotel to Steadman).*
2. Eastern edge should be at Mettler (2) .
3. Western edge should be at Bering and the Nugget Hotel (3) *(Note: one was a comment specifically about the boundaries, another was a comment about setback from Nugget Hotel as the western boundary, another was a comment about land uses from Nugget Hotel to Steadman)*
4. District should not be facing First, and focus on Front Street.

Other Comments. Community members were invited to share other comments as well. This list may provide insight into other projects related to Front Street.

Benches (2)	Green spaces (2)	Public restrooms	Reserve portion of vacant lot next to Mini as parking for Mini
Play area	Interpretive signage	Pretty street lamps	Diagonal Parking on Front Street
Art	Beach access	Trash cans	High cost of construction in flood prone areas
Dust control	Commercial tax incentives to revitalize Front Street	Mushing District of Nome	

What is APA?

Item A.

The American Planning Association (APA) elevates and unites a diverse planning profession as it helps communities, their leaders and residents anticipate and meet the needs of a changing world.

APA's Vision is to lead the way to equitable, thriving communities by creating unique insights, as well as innovative and practical approaches that enable the planning community to anticipate and successfully adapt to the needs of a rapidly changing world.

APA's 40,000+ members are planners, commissioners, public officials, educators, students, and engaged citizens who are committed to creating vital communities. Four in 10 APA members have obtained required education, professional experience and passed a rigorous exam to become certified by the American Institute of Certified Planners (AICP).

The AICP Code of Ethics and Professional Conduct guides and inspires ethical decision-making and protects AICP-certified planners when faced with controversial or difficult choices.

If you'd like to know more about APA, visit www.planning.org.

The Planning Officials Program provides fundamental onboarding and training materials for those who serve as appointed planning and zoning officials for their communities. Item A.

The program provides general information, insights, and sound practices applicable to zoning entitlement for most every community. However, it is essential to know that each state has unique and specific requirements for planning and zoning.

Throughout the videos we use terms to describe these officials and their actions that might differ from what is used in your state. Though the terms may differ, the lessons are universal.

There is no “one-size-fits-all” training for planning officials; make sure to check local state codes or state enabling legislation for relevancy to your community.

If there are any questions about what is appropriate or legal in your community or state, please contact your local staff or municipal officials.

Procedural Requirements

Item A.



David Silverman, AICP

Partner, Ancel Glink

Chicago, Illinois

Attorney specializing in Local Government and Land Use Matters

Member of the IL-APA Executive Board

Education Chair of APA Planning and Law Division



American Planning Association

Creating Great Communities for All

Open Meetings Act a.k.a. Sunshine Laws

Make sure you know what your state requirements are.

Purpose of Open Meetings Act

- Government operates publicly
- Hold government accountable
- Public access to information/hearings
- Opportunity to participate in the process
- Must be aware of the open meeting requirements for your state



Item A.

What is a Meeting?

- Quorum– check what that number is for your state
- Discussing public business
- Examples include:
 - Dinner/Show
 - Sporting Event
 - Emails/Reply to All
 - Texting/Chatting

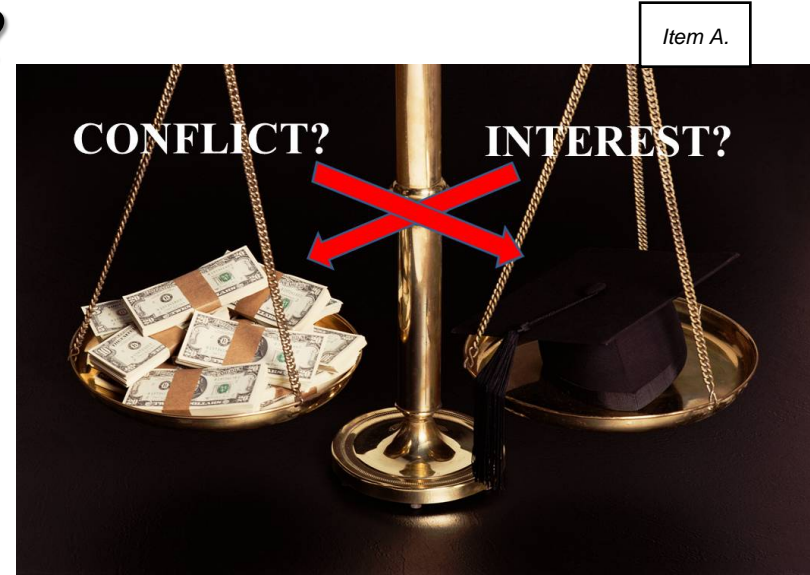
Item A.



Conflict of Interest

What is a Conflict of Interest?

- You have a financial stake in the property or project
- When the applicant is a corporation, you own a stake in that company
- Ask staff or local attorney



How to Handle Conflicts

Item A.

- Explain reason for recusal
- Leave the room during discussion on that topic
- If you have questions - ask Staff



Ex Parte Communications

What is Ex Parte Communications?

Item A.

Contact between
Commissioners and
applicant, opponents
or supporters outside
public hearings

Ex Parte Communications

- In-person contact
- Phone calls
- Emails
- Social media
- Text messages
- Written materials



Item A.

Steps to Avoid Ex Parte

- Avoid any long conversations
- Encourage participation in the process
 - Attend in-person
 - Submit written comments
 - Refer them to Staff
- It's OK to be direct
- Be aware of how it looks
- Always consult staff or local attorney with questions





American Planning Association

Creating Great Communities for All

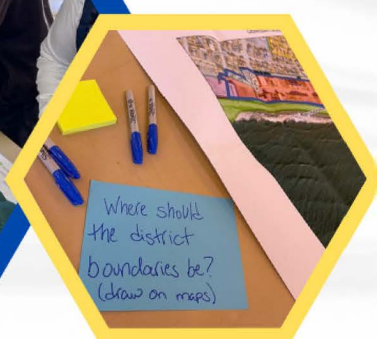
PLANNING MEMO

TO: Planning Commissioners
Glenn Steckman, City Manager
FROM: Erin Reinders
RE: Planning Commission Training
DATE: May 7, 2024

This month's training topics will include *Roles and Responsibilities* and *Procedural Requirements*, and their associated videos. We will be watching the videos together, and discussing our key takeaways. Details are outlined below. PDFs of each of the presentations reviewed in the videos are included in your packet.

Essential Skills Training Topics - [Roles and Responsibilities](#) (22 Minutes). Gain a deeper understanding of your role and responsibility as a planning official. Listen as our presenter describes the activities of the planning commission and expectations of planning officials.

Keys To Sound Actions Training Topics - [Procedural Requirements](#) (17 Minutes). Hear from a seasoned lawyer and a planning professional as they present Open Meetings Act, Conflicts of Interest and Ex Parte Communications to provide you with information that can help you in your role.



PLANNING COMMISSION COMMUNITY MEETING

THANK YOU TO EVERYONE WHO SHOWED UP TO THE APRIL 29TH DISCUSSION ON A NEW DOWNTOWN ZONING DISTRICT.

WE APPRECIATE YOUR ATTENDANCE, ACTIVE PARTICIPATION, AND INPUT ON THE FUTURE DEVELOPMENT OF FRONT STREET.



What is APA?

Item A.

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Commissioner Roles & Responsibilities



Ann C. Bagley, FAICP

Principal, Bagley Associates

Dallas, Texas

Professional planner with over 35 years of experience with small and medium sized cities

Planning Official Development Officer for APA Texas

Member of APA Planning Officials Committee

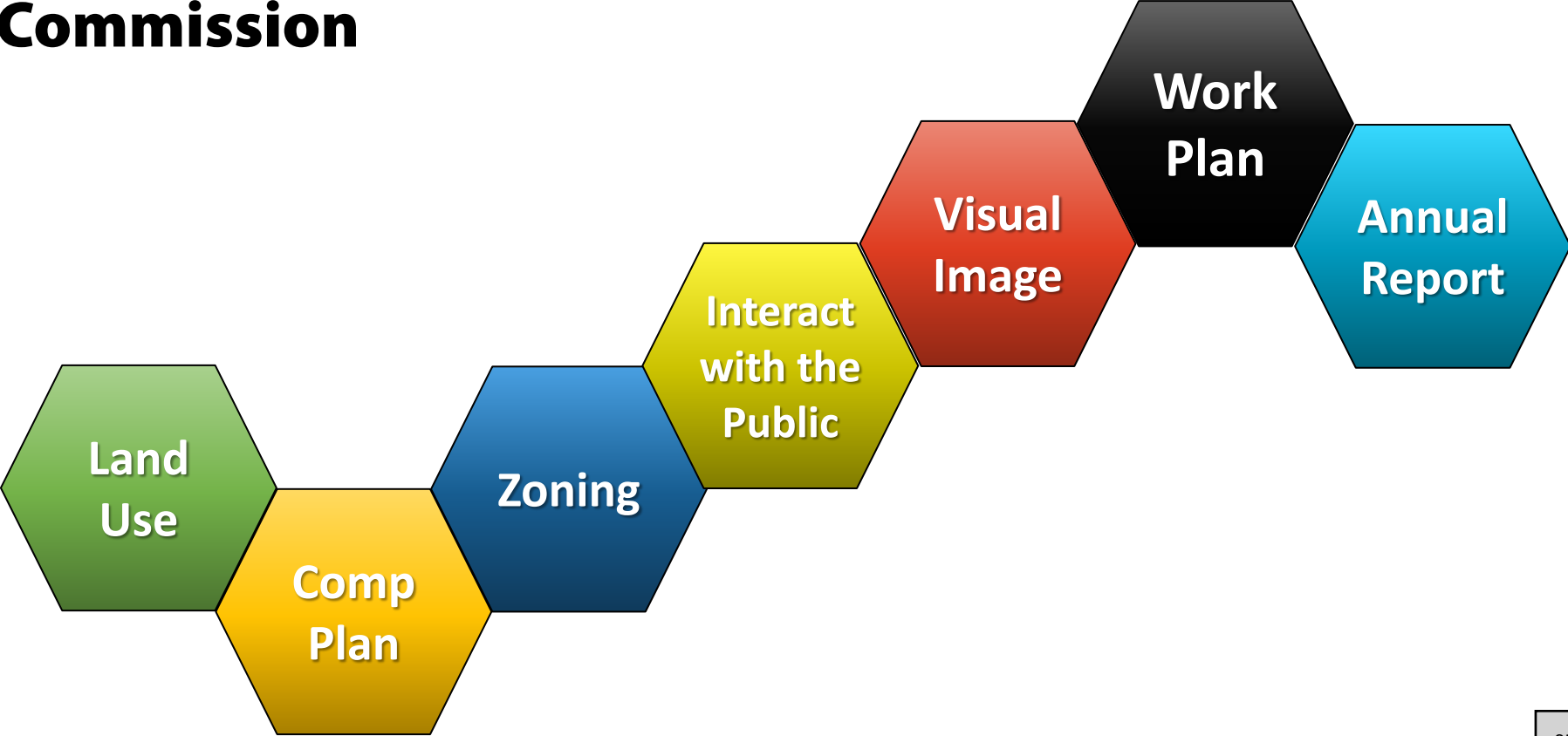


A group of citizens appointed by the legislative body that performs both required and discretionary functions in land use matters.

What's a Planning and Zoning Commission?

Responsibilities & Activities of the Planning Commission

Item A.



Orientation for the Commission

Item A.

- Open Meetings Act
- Basic Elements of Planning
 - Comprehensive Plan
 - Zoning Ordinance
 - Subdivision Regulations
- Enabling Statutes for Planning/Zoning
- Duties Identified in Charter
- Code of Ordinances
- By-laws or Rules of Procedure



**Become familiar with your
responsibilities & expectations both
on and off the Commission**

Traits of a Commissioner

- Visionary – Sees Big Picture
- Aware of Problems and Potential
- Impartial and Objective
- Community Interest First
- Comes Prepared
- Practical and Creative
- Consistent



Item A.



American Planning Association

Creating Great Communities for All

Importance of Commission Meetings

Planning Commission Meetings/Hearings are public meetings expressly intended to serve the public interest:

Item A.

- **Open to Everybody**
- **Affected Parties Notified**
- **Public Notices**
 - **Newspaper**
 - **Online**
 - **City Hall**

Preparing for the Meeting

Be Prepared for the Meeting

- Read the materials
- Understand codes, ordinances & Comp Plan
- Visit site, unless not allowed
- Contact staff with questions (before the meeting)
- Play active part: Ask Questions!
- Be there on time
- Listen to everybody
- Consider relation to Comprehensive Plan



Commissioners' Responsibilities

If you're contacted prior to a meeting:

- Suggest attending the hearing
- Recommend sending comments to staff
- Avoid contact that might invalidate determination
- Disclose any Ex Parte at the hearing
- Never discuss cases outside of the meeting

Item A.



Conduct During the Meeting

Professional Duties

- Remain calm, model appropriate behavior
- Leave your personal bias at the door
- Be patient, courteous and respectful
- Use terms understandable to public
- Don't just repeat others' comments
- All comments on the record
- Do not text during the meeting
- Be consistent, fair, and impartial



All of the above will help your Planning and Zoning Commission function properly while providing an important service to your community.

A Good Hearing

Meetings should be structured

- *Local Procedures*
- *Robert's Rules of Order*

The Chair of the Commission:

- *Controls meeting/Sets Tone*
- *Ensures all parties have input*
- *Focuses discussion on the topic*
- *Expedites action*
- *Votes*



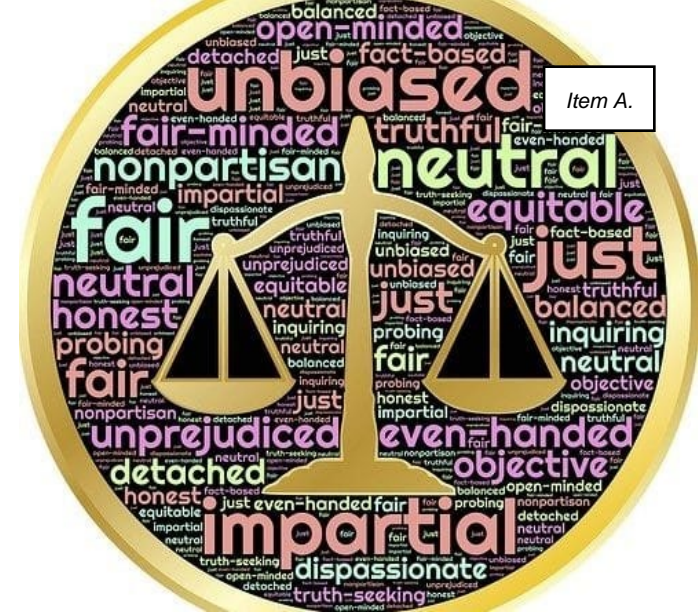
Hearing Procedures

- Follow local process or Robert's Rules for structure
- Avoid parliamentary procedure
- Mitigate impacts raised by public
- Avoid starting debates
- Obtain all information
- If necessary, continue the meeting



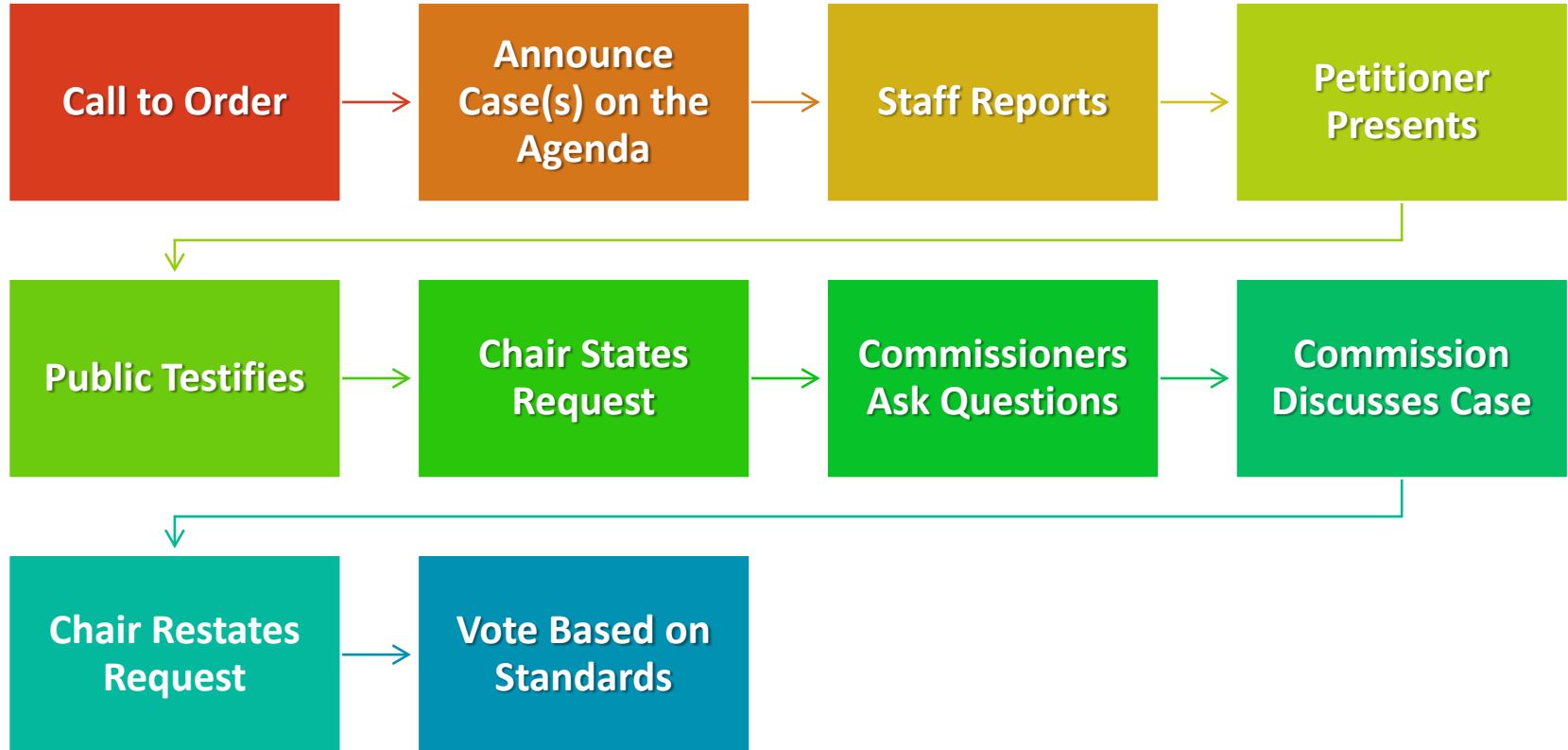
Fair Hearing

- Everyone has opportunity to be heard
- Relevance weighed by standards of review
- All testimony considered when voting
- Number of people is not criteria for decision



Meeting Procedure

Item A.



Vote Based on Standards

- Standards of review
- Staff recommendations
- Don't always have to agree
- Keep an open mind
- Audience may not represent all views
- Do not exceed authority granted

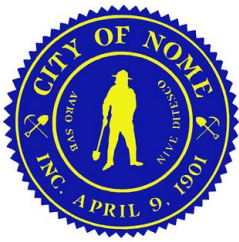


Item A.



American Planning Association

Creating Great Communities for All



April 5, 2023

Quarterly Report-Building Inspector

Involved in ongoing inspections as follows:

Six Building Permits.

Nine Remodel Permits.

One Mechanical/ Electrical Permit.

Ongoing inspections of projects with Permits issued previous year.

Working with Bryant Hammond on Dilapidated Building rehabilitation packet.

Working on Abatement List for implementation.

Using tablet for work in the field.

Study 2021 International Building Code and 2021 International Fire Code Certification.

Worked on improving skills with My Gov database.

Work with permitting cell tower adjacent Beltz.

Work with contractor to permit installation of cell tower adjacent Icy View Fire Hall.

Work with Public Works and Nome Police on Right of Way issues.

Work with Nome Police on Nuisance Structures.

Assist with opening Nugget Inn for business.



Planning Commission Generic Permit Report

Permit Issued Date from Projects feed: 05/04/2023 - 05/03/2024

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Remodel Permit	23-000017	504 Seppala Dr	Inc Kawerak (owner)	05/22/2023	\$ 0	\$ 0
Remodel Permit	23-000019	108 Front St	Corrections Finance Lp Municipal (owner)	05/22/2023	\$ 0	\$ 0
Building Permit	23-000029		Patrick Knodel (owner)	05/22/2023	\$ 0	\$ 0
Remodel Permit	23-000023	509 Seppala Dr	T Hai Nguyen (owner)	05/23/2023	\$ 0	\$ 0
Electrical / Mechanical Permit	23-000014	0 0	Fuel Inc Bonanza (owner)	05/24/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000037	602 W 4th Ave	L Matthew Greer (owner)	06/06/2023	\$ 25.00	\$ 0
Remodel Permit	23-000034	215 W D Apts A & B St	Moose 215 D Llc Red (owner)	06/06/2023	\$ 0	\$ 0
Remodel Permit	23-000032	303 4th Ave & 410 Division St	Inc Nanuaq (owner)	06/06/2023	\$ 0	\$ 0
Remodel Permit	23-000012	405 Warren Pl	Inc Nanuaq (owner)	06/09/2023	\$ 8,758.75	\$ 0
Excavation/Fill Permit	23-000030		Patrick Knodel (owner)	07/05/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000027	708 E 4th Ave	A. Cameron Piscoya (owner)	07/05/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	22-000121	1435 Port Rd	Of Nome City (owner)	07/05/2023	\$ 25.00	\$ 0
Remodel Permit	23-000050	218 W 1st Ave	Shelby Sinnok (owner)	07/05/2023	\$ 0	\$ 0
Building Permit	23-000044	602 W 4th Ave	L Matthew Greer (owner)	07/05/2023	\$ 0	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Electrical / Mechanical Permit	23-000016	1810 Center Creek Rd	Of Alaska: Dot&pf State (owner)	07/05/2023	\$ 75.00	\$ 0
/Development Flood Plain Permit	23-000070	307 Belmont St	Of Nome City (owner)	07/12/2023	\$ 0	\$ 0
Remodel Permit	23-000063	906 E 3rd Ave	K John Baker (owner)	07/17/2023	\$ 0	\$ 0
Remodel Permit	23-000068	200 Division St	M Arne Handeland (owner)	07/20/2023	\$ 0	\$ 0
Building Permit	23-000040	407 E 5th Ave	Robert Nelson (owner)	07/25/2023	\$ 0	\$ 0
/Development Flood Plain Permit	23-000071	307 Belmont St	Of Nome City (owner)	07/26/2023	\$ 0	\$ 0
Remodel Permit	23-000042	243 Front Apt A & B St	G Ronald Locke (owner)	07/27/2023	\$ 0	\$ 0
Remodel Permit	23-000053	211 King Pl	R Steven Smith (owner)	07/27/2023	\$ 0	\$ 0
Remodel Permit	23-000038	207 E & 205 (rear House) 4th Ave	Builders Inc Nome (owner)	07/27/2023	\$ 0	\$ 0
Remodel Permit	23-000064	1008 E Front St	Bsrha (owner)	08/02/2023	\$ 0	\$ 0
Remodel Permit	23-000072	E 3rd Ave	L Kenneth Waltz (owner)	08/02/2023	\$ 0	\$ 0
Building Permit	23-000026	1430 Seppala Dr	Air, Inc. Bering (owner)	08/03/2023	\$ 3,233.74	\$ 0
Remodel Permit	23-000048	110 King Pl	L Dennis Jr Twaddle (owner)	08/03/2023	\$ 0	\$ 0
Remodel Permit	23-000043	311 E 5th Ave	Inc Nanuaq (owner)	08/03/2023	\$ 0	\$ 0
Moving Permit	23-000035	216 W 2nd Ave	Jerald Brown (owner)	08/03/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000018	1000 E 7th Ave	Sound Health Corp Norton (owner)	08/03/2023	\$ 25.00	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Excavation/Fill Permit	23-000020	1000 E 7th Ave	Sound Health Corp Norton (owner)	08/03/2023	\$ 25.00	\$ 0
Building Permit	23-000025	1430 Seppala Dr	Air, Inc. Bering (owner)	08/03/2023	\$ 7,183.75	\$ 0
Remodel Permit	23-000074	204 W 3rd Ave	M Danielle Slingsby (owner)	08/10/2023	\$ 0	\$ 0
/Burial Permit	22-000085	Nome Cemetery	Of Nome City (owner)	08/10/2023	\$ 500.00	\$ 0
Building Permit	22-000119	108 W 3rd Ave	E Janice Wilson (owner)	08/16/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000097	104 E Front St	Dean Brown (owner)	08/17/2023	\$ 25.00	\$ 0
Remodel Permit	23-000084	208 E 5th Apts 101-207 Ave	Bsrha (owner)	08/17/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000080	711 E 3rd Apts A-c Ave	Sound Health Corp Norton (owner)	08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000082			08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000085	112 W 5th Apts A & B Ave	R Wayne Arrington (owner)	08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000078	704 N E St	Sound Health Corp Norton (owner)	08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000081	607 Division St	Sound Health Corp Norton (owner)	08/18/2023	\$ 25.00	\$ 0
Building Permit	23-000028	1000 E 7th Ave	Sound Health Corp Norton (owner)	08/18/2023	\$ 18,208.75	\$ 0
Excavation/Fill Permit	23-000062	404 E 5th Ave	R John Schneider (owner)	08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000057	604 E 4th Ave	Housing Finance Corp Alaska (owner)	08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000056	608 E 4th Ave	Housing Finance Corp Alaska (owner)	08/18/2023	\$ 25.00	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Excavation/Fill Permit	23-000054	400 E I St	Housing Finance Corp Alaska (owner)	08/18/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000052	606 E 1st Ave	Chiropractic Nome, Llc Arctic (owner)	08/18/2023	\$ 25.00	\$ 0
Remodel Permit	23-000101	214 W 3rd Ave	M Joelene Kacena (owner)	08/21/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000100	704 E 3rd Ave	John Walters (owner)	08/21/2023	\$ 25.00	\$ 0
Building Permit	23-000098	104 E Front St	Dean Brown (owner)	08/23/2023	\$ 0	\$ 0
Building Permit	23-000088	708 Gas Lamp Rd	John Currie (owner)	08/23/2023	\$ 0	\$ 0
Building Permit	23-000073	308 Belmont St	L Deborah Trowbridge (owner)	08/24/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000077	1000 E 7th Ave	Sound Health Corp Norton (owner)	08/26/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000079	117 W 5th Apts 101-201 Ave	Sound Health Corp Norton (owner)	08/28/2023	\$ 25.00	\$ 0
Building Permit	23-000102	710 E 4th Ave	H Louis Sr Green (owner)	08/28/2023	\$ 0	\$ 0
Remodel Permit	23-000091	1000 E 7th Ave	Sound Health Corp Norton (owner)	08/29/2023	\$ 5,329.64	\$ 0
Remodel Permit	23-000099	100 E Front St	Colby Engstrom (owner)	08/29/2023	\$ 0	\$ 0
Building Permit	23-000060	407 E Front St	E Charles Jr Marble (owner)	08/29/2023	\$ 0	\$ 0
Remodel Permit	23-000104	405 E 5th Ave		08/30/2023	\$ 0	\$ 0
Remodel Permit	23-000107	308 W 2nd Ave	L Howard Farley (owner)	08/30/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000105		Gold Mining Llc Arctic (owner)	09/01/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	22-000086		Richard Siira (owner)	09/12/2023	\$ 25.00	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Excavation/Fill Permit	23-000089		Randell Harper (owner)	09/13/2023	\$ 25.00	\$ 0
Remodel Permit	23-000108	309 W D St	Erica Wieler (owner)	09/13/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000118	701 & 705 Lomen Ave	Alaska Llc Cpd (owner)	09/14/2023	\$ 25.00	\$ 0
Remodel Permit	23-000109	711 E 4th Ave	J Thomas Koehler (owner)	09/20/2023	\$ 0	\$ 0
Remodel Permit	23-000122	1002 E Front St	K Warren Hansen (owner)	09/27/2023	\$ 0	\$ 0
Remodel Permit	23-000126	708 E 4th Ave	A. Cameron Piscoya (owner)	10/11/2023	\$ 0	\$ 0
Remodel Permit	23-000125	302 Moore Way	C Cynthia Gray (owner)	10/11/2023	\$ 0	\$ 0
Remodel Permit	23-000128	506 Round-the-clock Dr	Earl Iii Merchant (owner)	10/12/2023	\$ 0	\$ 0
Remodel Permit	23-000110	316 Belmont St	S Larry Carter (owner)	10/12/2023	\$ 0	\$ 0
Building Permit	23-000124	301 W D St	L Myrtle Fagerstrom (owner)	10/16/2023	\$ 0	\$ 0
Remodel Permit	23-000119	307 W 3rd Ave	C Caroline Kauer (owner)	10/16/2023	\$ 0	\$ 0
Building Permit	23-000131	405 E 6th Ave	Darlene Trigg (owner)	10/25/2023	\$ 0	\$ 0
Building Permit	23-000121	Carsten Way	L Walter Campbell (owner)	10/25/2023	\$ 0	\$ 0
Remodel Permit	23-000132	404 E 3rd Ave	Sara Germain (owner)	11/06/2023	\$ 0	\$ 0
Remodel Permit	23-000136	110 E Front St	Of Alaska Igloo #1 Pioneers (owner)	11/09/2023	\$ 0	\$ 0
Remodel Permit	23-000137	407 & 411 Lomen Ave	N Gladys West (owner)	11/10/2023	\$ 0	\$ 0
Remodel Permit	23-000076	1000 E 7th Ave	Sound Health Corp Norton (owner)	11/15/2023	\$ 6,238.75	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Electrical / Mechanical Permit	23-000133	403 E 4th Ave	A Charles Painter (owner)	11/17/2023	\$ 0	\$ 0
Remodel Permit	23-000138	117 W 5th Apts 101-201 Ave	Sound Health Corp Norton (owner)	11/17/2023	\$ 0	\$ 0
Excavation/Fill Permit	23-000114	504 E 5th Ave	Housing Finance Corp Alaska (owner)	11/17/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000112	507 E 4th Ave	Housing Finance Corp Alaska (owner)	11/17/2023	\$ 25.00	\$ 0
Excavation/Fill Permit	23-000116	401 E H St	Housing Finance Corp Alaska (owner)	11/17/2023	\$ 25.00	\$ 0
Moving Permit	23-000120	Carsten Way	L Walter Campbell (owner)	11/29/2023	\$ 25.00	\$ 0
Building Permit	23-000090	311 W D St	Duffy Halladay (owner)	12/05/2023	\$ 0	\$ 0
Building Permit	23-000024	1452 Seppala Dr	Air, Inc. Bering (owner)	12/12/2023	\$ 3,708.75	\$ 0
Remodel Permit	23-000140	605 W 2nd Ave	Moose 605 2nd Llc Red (owner)	12/13/2023	\$ 0	\$ 0
Remodel Permit	23-000139	112 W 5th Apts A & B Ave	R Wayne Arrington (owner)	01/05/2024	\$ 0	\$ 0
Building Permit	24-000006	409 E 4th A & B Ave	W Clifton Mchenry (owner)	01/11/2024	\$ 0	\$ 0
Building Permit	24-000001	406 Steadman St	Bishop Of N. Alaska Catholic (owner)	02/06/2024	\$ 0	\$ 0
Building Permit	24-000007		J Charles Reader (owner)	02/21/2024	\$ 0	\$ 0
Building Permit	23-000141	216 King Pl	R Jake Sherman (owner)	02/21/2024	\$ 0	\$ 0
Remodel Permit	24-000005	315 & 317 Front Apts 101-201 St	Enterprises Inc. Jps (owner)	03/07/2024	\$ 0	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Remodel Permit	23-000129	415 W Bering St & 307 4th Ave	Foods Co Carr-gottstein (owner)	03/28/2024	\$ 0	\$ 0
Remodel Permit	24-000004	405 E E Tobuk Aly & 404 4th Ave	H William Jr Martin (owner)	03/28/2024	\$ 0	\$ 0
Remodel Permit	24-000003	100 E King Pl	James Hickerson (owner)	03/28/2024	\$ 0	\$ 0
Building Permit	23-000069	502 W 2nd Ave		04/02/2024	\$ 0	\$ 0
Building Permit	24-000014		(owner)	04/02/2024	\$ 0	\$ 0
Remodel Permit	24-000015	606 E 1st Ave	Chiropractic Nome, Llc Arctic (owner)	04/04/2024	\$ 0	\$ 0
Remodel Permit	24-000011	209 E Front St	L Ulysses Hall (owner)	04/04/2024	\$ 0	\$ 0
/Development Flood Plain Permit	24-000009	315 & 317 Front Apts 101-201 St	Enterprises Inc. Jps (owner)	04/04/2024	\$ 0	\$ 0
Remodel Permit	24-000010	206 W 2nd Ave	J Roger Menadelook (owner)	04/04/2024	\$ 0	\$ 0
Remodel Permit	24-000018	213 W 3rd Ave	Al Sahlin (owner)	04/05/2024	\$ 0	\$ 0
Demolition Permit	23-000015	0 0	Fuel Inc Bonanza (owner)	04/08/2024	\$ 0	\$ 0
Remodel Permit	23-000065	410 W 5th Ave	Broadcasting Assn Arctic (owner)	04/12/2024	\$ 0	\$ 0
Building Permit	23-000009	W 4th Ave	Of Nome City (owner)	04/12/2024	\$ 0	\$ 0
Remodel Permit	23-000066	408 W D St	Broadcasting Assn Arctic (owner)	04/15/2024	\$ 0	\$ 0
Demolition Permit	23-000041	405 Warren Pl	Inc Nanuaq (owner)	04/19/2024	\$ 0	\$ 0
Remodel Permit	24-000023	301 W 2nd Apts A & B Ave	Builders Inc Nome (owner)	04/30/2024	\$ 0	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION	
Remodel Permit	24-000024	300 W 4th Ave & 500 Division St	Brenda Ahnangnatoguk (owner)	04/30/2024	\$ 0	\$ 0	
AVERAGE					\$ 481.80	\$ 0.00	
TOTAL					112	\$ 53,962.13	\$ 0.00