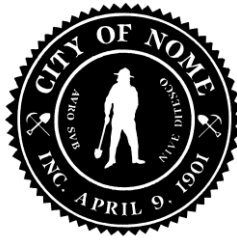


**Mayor**  
John K. Handeland  
**City Manager**  
Glenn Steckman  
**Deputy City Clerk**  
Jeremy Jacobson



**Nome Planning Commission**  
Kenneth Hughes III, Chair  
John Odden  
Gregory Smith  
Carol Piscoya  
Melissa Ford  
VACANT  
VACANT

**NOME PLANNING COMMISSION**  
**WORK SESSION & RESCHEDULED REGULAR MEETING AGENDA**  
TUESDAY, JANUARY 09, 2024 at 5:30 PM / 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

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WORK SESSION - 5:30 PM

- [A.](#) Planning Rezone of Front Street,

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ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

CITIZENS' COMMENTS

HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. January 9, 2023 Update,

**VERBAL**

COMMUNICATIONS

NEW BUSINESS

- [A.](#) Discussion of Commission Membership, Process for Membership, and Meeting Date,

**PAGE 9**

COMMISSIONER TRAINING WITH SAM SEVERIN

- A. Communication Between Members presentation by Sam Severin, City Solicitor,

**VERBAL**

- B. Variance Process presentation by Sam Severin, City Solicitor,

**VERBAL**

UNFINISHED BUSINESS

STAFF REPORTS

- [A.](#) City Manager's Activity Report: December 12, 2023 to January 5, 2024,

**PAGE 13**

- B. Building Inspector's Activity Report,

**VERBAL**

- [C.](#) Port Monthly Projects Update, December 2023,

**PAGE 17**

[D.](#) City Construction Permits Report,

**PAGE 19**

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

A. Scheduling of next month's Planning Commission Meeting,

**VERBAL**

ADJOURNMENT

## PLANNING MEMO

TO: Glenn Steckman, City Manager  
 FROM: Erin Reinders  
 RE: Downtown Zoning  
 DATE: 11/24/23

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**SUMMARY:** A draft ordinance has been developed based on guidance provided following your October 2023 memo review, which includes a new zoning district. This memo includes the following:

1. **BACKGROUND**, providing an overview of the last memo from October.
2. **DISCUSSION**, introducing a new **zoning district**. The bulk of this section focuses on defining a **purpose** for this zoning district, primary topics to consider would be **boundaries**, identify **dimensional requirements**, and **permitted and conditional land uses**.
3. **NEXT STEPS**, identifying some necessary action items.

**BACKGROUND:** The October memo outlined the guidance from the **Comprehensive Plan and Zoning Ordinance**. The memo then introduced two potential paths forward - **new zoning district** or a **sub-area**. The bulk of the section focused on defining a **purpose** for this zoning district (or sub-area), primary topics to consider would be **boundaries**, identify **dimensional requirements**, and **permitted and conditional land uses**.

Finally, the memo outlined some necessary **decision points**. These included the following list, which is now updated to address what we have since addressed:

- Agree on criteria
- ~~Agree general scope~~
- ~~Determine which path forward—new district or a sub-area~~
- Determine geographic limits
- ~~Determine dimensional requirements~~
- ~~Determine appropriate uses for the district~~
- Develop process and timeline

**DISCUSSION:** A draft ordinance has been developed based on our November 3, 2023 call. Together we elected to go with the **new zoning district**, rather than a sub-area. Along with defining a **purpose** for this zoning district, primary topics addressed in the draft ordinance and discussed below included defining **permitted and conditional land uses**, **dimensional requirements**, and **performance standards**. Not included in the draft ordinance and what still needs to be defined are the district **boundaries**.

**Purpose.** Each zoning district has an “intent section”, describing the purpose. Proposed wording is as follows and has been incorporated into the draft ordinance:

***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.***

**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. It also has a column outlining the Downtown Mixed Use Zoning District’s proposed permitted and conditional uses that are outlined in the draft ordinance.

This list was developed from the summary table in Chapter 18.110. This section will need to be revised when the Downtown Mixed Use, and is also included in the draft ordinance.

<u>Land Use / Zoning District</u>	<u>General</u>	<u>Commercial</u>	<u>Industrial</u>	<u><i>Proposed Downtown</i></u>
Residential uses				
Single family dwellings	Permitted	Conditional use	Conditional use	<b><i>Not Allowed</i></b>
Duplex dwellings	Permitted	Conditional use	Conditional use	<b><i>Not Allowed</i></b>
Multiple-family dwelling	Permitted	Conditional use	Conditional use	<b><i>Permitted</i></b>
Mobile homes and mobile home parks	Permitted	Conditional use	Conditional use	<b><i>Not allowed</i></b>
Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional use	Conditional use	<b><i>Permitted</i></b>
On premise dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<b><i>Permitted</i></b>
Civic/Institutional/Public uses				
Parks and Playgrounds	Permitted	Permitted	Conditional use	<b><i>Permitted</i></b>
Churches	Permitted	Permitted	Not allowed	<b><i>Permitted</i></b>
Public and governmental buildings and uses	Permitted	Permitted	Permitted	<b><i>Permitted</i></b>
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	<b><i>Permitted</i></b>
Schools	Permitted	Permitted	Not allowed	<b><i>Permitted</i></b>
Museums and cultural facilities	Permitted	Permitted	Not allowed	<b><i>Permitted</i></b>
Public utility facilities or structures	Conditional use	Not allowed	Permitted	<b><i>Permitted</i></b>
Snow dump and storage sites	Conditional use	Conditional use	Permitted	<b><i>Not allowed</i></b>
Youth correction facilities	Conditional use	Conditional use	Not allowed	<b><i>Not allowed</i></b>
Halfway houses	Conditional use	Conditional use	Not allowed	<b><i>Not allowed *</i></b>
Correctional facilities	Conditional	Conditional	Not allowed	<b><i>Not allowed</i></b>

	use	use		
Cemetery	Not allowed	Not allowed	Permitted	<b>Not Allowed</b>
Interpretative area or visitors center	Permitted	Permitted	Not allowed	<b>Permitted</b>
Public watershed area and related facilities	Not allowed	Not allowed	Not allowed	<b>Not allowed</b>
Business/Commercial/Retail uses				
Hospitals, medical and dental clinics	Permitted	Permitted	Not allowed	<b>Permitted</b>
Home businesses and occupations	Permitted	Conditional use	Conditional use	<b>Permitted</b>
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not allowed	Conditional use	Conditional use	<b>Not allowed</b>
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Conditional Use	Conditional use	<b>Not allowed</b>
Retail and wholesale businesses	Permitted	Permitted	Permitted	<b>Permitted</b>
Offices	Permitted	Permitted	Permitted	<b>Permitted</b>
Restaurants, taverns and entertainment establishments	Permitted	Permitted	Permitted	<b>Permitted</b>
Hotels and motels	Permitted	Permitted	Not allowed	<b>Permitted</b>
Funeral homes	Permitted	Permitted	Permitted	<b>Permitted</b>
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Permitted	Not allowed	<b>Permitted</b>
Personal service businesses	Permitted	Permitted	Not allowed	<b>Permitted</b>
Recreational facilities	Permitted	Permitted	Permitted	<b>Conditional Use</b>
Day care houses and facilities	Permitted	Conditional use	Not allowed	<b>Conditional Use</b>
Industrial uses				
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Permitted	Permitted	<b>Not Allowed</b>
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	<b>Conditional use</b>

Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	<b>Permitted</b>
Service stations	Conditional use	Permitted	Permitted	<b>Not allowed</b>
Vehicle and equipment repair facilities	Not Allowed	Conditional use	Permitted	<b>Not allowed</b>
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not allowed	Permitted	<b>Not allowed</b>
Boat marinas and docks	Not Allowed	Permitted	Permitted	<b>Conditional use</b>
Marine transportation and port facilities	Not Allowed	Permitted	Permitted	<b>Conditional use</b>
Navigation aids and facilities	Not Allowed	Permitted	Permitted	<b>Not allowed</b>
Bulk Petroleum storage, including aviation fuel	Not Allowed	Not allowed	Permitted	<b>Not allowed</b>
Junkyards, commercial, and auto wrecking yards	Not Allowed	Not allowed	Permitted	<b>Not allowed</b>
Aircraft storage, loading, parking, repair and aviation related facilities	Not Allowed	Not allowed	Permitted	<b>Not allowed</b>
Warehousing and storage	Conditional use	Permitted	Permitted	<b>Not allowed</b>
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Permitted	<b>Not allowed</b>
Transportation facilities, including bus and taxi operations	Not Allowed	Permitted	Permitted	<b>Conditional use</b>
Dredging and filling	Not Allowed	Not Allowed	Permitted	<b>Not allowed</b>
Dog kennels and lots *	Not Allowed	Not Allowed	Not Allowed	<b>Not allowed</b>
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not Allowed	Not Allowed	Not Allowed	<b>Not allowed</b>
Helicopter landing pad	Permitted	Not Allowed	Permitted	<b>Not allowed</b>

There were some blanks in this table in the previous memo, which now have been filled in after further review of Chapter 18.110. There is an asterisk by a few items in the table above, which are addressed below.

- Recreational facilities are marked as a conditional use, with the goal of allowing for facilities such as bowling alleys and billiards only. “Recreational facility” means a building that facilitates sports

activities or games, such as bowling alleys, racquetball courts, skating rinks, and gymnasiums, as defined in the zoning code.

The draft ordinance has the following listed under conditional uses for the downtown mixed use district: *“Recreational facilities, limited to billiards, bowling alleys, or similar commercial and retail scale uses.”*

- Halfway houses are not proposed to be allowed in this new zoning district, and are not included in the draft ordinances. Seaside was noted as an existing use that would then become grandfathered in, if this ordinance were to proceed. Chapter 18.130 addresses Nonconforming Uses.
- Dog kennels and lots are not proposed to be allowed in the draft ordinances. In our review, you asked for additional information as to where these were allowed, specifically if they were allowed off Bearing Street. Dog kennels and lots are conditional uses in Industrial and Resource Development Zoning Districts. If they are located in other areas, they could have been an approved non-conforming use, however.

**Dimensional Standards.** The draft ordinance has been developed to include the proposed dimensional standards as outlined below, which are consistent with other zoning districts.

<u>Dimension Standard</u>	<u>Current</u>	<u>Proposed</u>
Lot Size	5,000 sf	<b>5,000 sf</b>
Set back from ROW	10 feet	<b>0 feet</b>
Other set back	5 feet	<b>5 feet</b>

**Performance standards.** Performance standards are consistent through each existing zoning district, so those have been included in the draft ordinance for this new zoning district.

**Criteria.** Because we are creating a new zoning district, we also need to have a map change. A map may not be amended unless it meets clear criteria outlined in 18.170.040. Criteria related to this project may be two fold and include both or either of the following, with the goal being to better address the comprehensive plan to encourage diverse housing choices and commercial development.

We are open to your feedback on which one, or both, of these you feel are the most relevant criteria:

- ***To redesignate an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the city generally; and/or***
- ***The area requested for redesignation has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.***

**Potential Boundaries.** The boundaries of the new zoning district need to be defined, as this could incorporate some of River Streets in the new district. We would need to define how far east or west the district would go, and how it would transition to neighboring districts. Ideally we would not create a

transition with a street, but have the zoning be the same on both sides of the street. Possible geographic boundaries are outlined in the table below. The maps may be helpful to visualize.

<b>Potential Downtown Mixed Use Zoning District Boundaries</b>
Front Street Commercial Area (stop at Bering or incorporate all of the Commercial area)
Front Street Commercial Area - Front street frontage only (not lots facing 1st Ave)
Front Street Commercial Area - East to Steadman (other another location prior to the end of the current Commercial Zoning District)
Include River Street Commercial, Industrial and/or General Use frontage



**NEXT STEPS:** A few decision points need to be considered at this point. These include the following:

- Review draft ordinance. Please review and provide feedback. Additionally, if you could provide sample code change ordinances, I could update this draft for technical formatting.
- Update draft ordinance based on your feedback and for update for technical formatting.
- Agree on criteria for map change. This will be important as we set boundaries and change the zoning map. I suggest one or both of the following, both acceptable per code.
  - To redesignate an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the city generally; and/or***
  - The area requested for redesignation has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.***
- Determine geographic limits of map change. This is the area that would be covered by the new zoning distinct. We should discuss this again, I can also sketch some boundaries out.
- Develop process and timeline, as outlined in the October memo and in Chapter 18.170. Just how involved this process will be with public notice will depend on the limits of the new district.



# NOME CODE OF ORDINANCES

## Chapter 11.10 PLANNING COMMISSION

### 11.10.010 Created—Functions.

There is created the Nome planning commission to perform all functions of a planning commission set forth in Alaska Statutes, and to perform such other functions as set forth in this chapter to the extent consistent with Alaska Statutes. (Ord. O-93-6-6 § 1 (part), 1994)

### 11.10.020 Composition.

The planning commission shall consist of seven residents of the city. Each commission member shall be appointed by the mayor for a term of three years subject to confirmation by the city council. Succession from members first appointed under prior ordinances shall continue as established on the date of enactment of the ordinance codified in this chapter. (Ord. O-93-6-6 § 1 (part), 1994)

### 11.10.030 Qualifications.

Any person eligible to vote in the city shall be considered a resident for purposes of eligibility to hold the office of planning commissioner. A planning commissioner who ceases to be eligible to be a city voter immediately forfeits his or her office. (Ord. O-93-6-6 § 1 (part), 1994)

### 11.10.040 Oath.

Before taking office, each commissioner shall take the oath of office as required by members of the city council and shall affirm in writing that he or she will honestly, faithfully and impartially perform the duties of the planning commission. The oath shall be filed with the city clerk. (Ord. O-93-6-6 § 1 (part), 1994)

### 11.10.050 Vacancy.

Every member of the planning commission serves at the pleasure of the mayor. In addition, a vacancy on the planning commission shall occur whenever an appointed commissioner:

- (a) Fails to qualify or take office within thirty days after appointment;
- (b) Is physically absent from the city for ninety consecutive days unless excused by the board or commission;

# NOME CODE OF ORDINANCES

## Chapter 11.10 PLANNING COMMISSION

- (c) Resigns in writing and the resignation is accepted by the city council;
- (d) Is physically or mentally unable to perform the duties of office as determined by the board, commission or city council;
- (e) Is convicted of a felony or of an offense involving a violation of the oath of office;
- (f) Is convicted of a felony or misdemeanor described in AS [15.56](#) and two-thirds of the city council concur in expelling the person appointed;
- (g) Is convicted of a violation of AS [15.13](#);
- (h) Misses two consecutive regular meetings and is not excused by the board or commission; or
- (i) No longer physically resides in the municipality and the city council by two-thirds vote declares the seat vacant, provided however that this subsection does not apply to a member of the board or commission who forfeits office under subsection (a) of this section. (Ord. O-93-6-6 § 1 (part), 1994)

### 11.10.060 Filling vacancies.

A vacancy shall be filled by an appointment by the mayor subject to confirmation by the city council. Appointments to fill vacancies shall be for the unexpired term and until a successor is elected and has qualified. (Ord. O-93-6-6 § 1 (part), 1994)

### 11.10.070 Powers and authorities.

The planning commission shall:

- (a) Prepare and recommend to the city council a comprehensive plan, with amendments and modifications from time to time, for the systematic development of the city;
- (b) Prepare and recommend to the city council land use regulations for the implementation of the comprehensive plan consistent with Alaska Statutes;
- (c) Prepare and recommend to the city council a coastal management program consistent with Alaska Statutes;

# NOME CODE OF ORDINANCES

## Chapter 11.10 PLANNING COMMISSION

- (d) Prepare and recommend to the city council coastal management regulations for implementation of the coastal management program;
- (e) Prepare and recommend to the city council regulations for the control of platting and subdivision consistent with Alaska Statutes;
- (f) Prepare and recommend to the city council an official map of the city;
- (g) Act as the Nome platting board;
- (h) Review applications for development compliance certification, and act upon requests for variances and conditional uses;
- (i) Prepare and recommend to the city council rules and regulations for the conduct of meetings of the Nome planning commission in all of the capacities provided by law;
- (j) Perform the duties of a historic preservation commission; and
- (k) Assume such other authority and perform such other duties as the city council may prescribe from time to time. (Ord. O-16-07-02 § 1: Ord. O-93-6-6 § 1 (part), 1994)

### **11.10.080 Compensation.**

Each member of the planning commission shall receive compensation in an amount to be determined by resolution of the city council from time to time. (Ord. O-93-6-6 § 1 (part), 1994)

### **11.10.090 Meeting procedures.**

(a) A majority of the membership of the planning commission shall constitute a quorum for transaction of all business, and the chairman of the planning commission shall have a vote on all matters. No platting requests, variance or conditional use shall be granted except upon an affirmative vote of a majority of the planning commission. Voting majorities for the purpose of conducting other business of the planning commission shall be set forth in the rules and regulations for the conduct of the meetings of the planning commission.

(b) The planning commission shall choose a chairman, vice chairman and secretary in accordance with rules and regulations for the conduct of its meetings.

# **NOME CODE OF ORDINANCES**

## **Chapter 11.10 PLANNING COMMISSION**

(c) The planning commission shall meet as frequently as necessary to conduct its lawful business, but in no event less than once each month at a regularly scheduled time and place within the city. All meetings of the planning commission shall be public, and minutes and records shall be filed with the municipal clerk and retained as public records. (Ord. O-93-6-6 § 1 (part), 1994)

**Recommendations:****Meeting Date and Time:**

I am recommending a meeting date of the second Tuesday of each month. The only holiday that may impact that meeting day is Veteran's Day which would happen once every six to seven years.

At your October meeting in the beginning of the meeting, I notified the commission of the need for meeting in November. After I signed off because I was out of town, commission members then stated they were unavailable for the meeting. This proposed new meeting date should avoid that problem in the future.

I am also recommending a meeting time start of 5:30pm. If there is need for a work session it would start at 5:30pm with the regular meeting happening after the work session.

All of these proposed changes will save the city money.

**Membership:**

The city has on its website a membership application for anyone interested being on the commission. The mayor **makes** the decision who he or she wants to recommend to the council.

**Size:**

Contrary to public statement, the Planning Commission can be only five members. Unalaska has five members and is a CLG community.

**Open Meetings and Variances:**

Sam Severin, Nome's City Solicitor, will be briefing the commission on the "Open Meetings Act" and what is allowed to grant a variance.

TO: The Mayor and Common Council

FROM: Glenn Steckman

RE: City Manager's report

January 5, 2024

**City Pool:**

Apparently, there is a great deal of misinformation surrounding the pool repairs. And, the number of parts that needed to be replaced or specifically manufactured for the pool. These were not off the shelf items that could be purchased from a pool store.

The pool repairs included making the pool safer to operate for the public employees operating the pool. The pool mechanical room is located in what would be called a confined space. The past pool operations included the mixing of materials in this confined space that could be potentially dangerous. This issue is being addressed in redesign and rebuild of the pool system.

During the repair process, the pool contractor was accommodating the replacement of the Nome-Beltz High School heating and ventilation control system (which portions of the system run through the pool mechanical room) which had a higher a priority.

The old control system is being replaced by a SCADA system. This will allow remote monitoring and operation control of the system. This a control system specially designed for our pool. Pumps have been replaced. Piping damaged by the decision to operate as a salt water pool have been replaced.

Unfortunately, the last round of equipment to be installed arrived damaged by a local air freight operator. This equipment is being replaced by the manufacturer to its specification and control requirements.

Chip Leeper and I will be meeting with Polar Pools on Monday for further updates.

**Atlas Tower:**

For second reading on Monday, is the request to construct a cell tower for GCI and Verizon. There is also a site on the tower for a repeater for the City of Nome in the future. The Atlas proposed tower site is 1,000 feet further away than an existing tower site owned by Alaska Wireless Network next to the school.

**Ambulance Service:**

On the agenda, and part of the work session, is information and financial history profit and loss. An estimated budget of increasing service to a full-time service is also included. There is also a letter from NSHC terminating a six plus year old agreement with the NVAD. What is not included is the financial shortfalls in service also agreed to be NSHC but never delivered

On the regular agenda itself are two resolutions either turning over the service to NSHC or to retain the service by the NVAD and the City of Nome.

**Model Floodplain Management Ordinance:**

FEMA is proposing the city adopt a "Model Floodplain Management Ordinance". Because I recognize typical local concerns on adopting a federal proposal, I have asked our city planner to review it. The goal would be to make amendments to our current ordinance that would keep us in compliance with federal issues.

**Taxi Cab licenses:**

On your agenda will be legislation to free up five taxi licenses. As part of the ordinance, a lottery will be required to issue the licenses.

Clearly, taxi cab service has been impacted by the number of free shuttles operating in Nome. I am not sure why free shuttle service developed but it could be the result of reduced cab service. Currently, only one cab company is operating with two cabs operating a day.

**Fire Marshall Office:**

Representatives from the Fire Marshall visited city buildings and private businesses looking for safety issues. Unfortunately, they found violations in city buildings which are being addressed by public works.

**Teacher Housing:**

On the agenda is a resolution supporting the City of Nome to work with AHFC to develop attainable housing for teachers and other professional staff.

**Rec Center:**

The new commercial size refrigerator and freezer has finally arrived and been installed in the Rec Center kitchen. The refrigerator and freezer were purchased through a grant.

Forty new replacement tables and 320 replacement chairs have been ordered through Grainger also as part of this grant

**Port Development signing ceremony:**

The formal signing of the Port Development Project will take place this Thursday, January 11, at Noon in the Council Chambers. The ceremony should take about 15 minutes. Though no action will be taken, it will be a publicly posted meeting.

**Radio System:**

The Police, Fire, EMS and DPW replacement radio system is out for bid. Bids will be open on Thursday, February 1.

**Siren at Public Works Building:**

The emergency siren at the Public Works Building that was damaged in the fire will be replaced. After numerous attempts to reach Federal Signal and its sales representatives, city staff finally received a quote and an order was placed. This will be part of a phased upgrade of the city's emergency siren system.

**State and Federal Priorities:**

Next meeting this will be part of the agenda for formal approval.





# Memo

To: Glenn Steckman – City Manager  
From: Joy L. Baker – Project Manager *JLB*  
CC: Mayor Handeland & Common Council; Planning Commission; Port Commission  
Date: December 8, 2023  
Re: Monthly Projects Update – Dec 2023

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## **Causeway:**

### Arctic Deep Draft Port – Nome Modifications Pre-Construction Engineering & Design (PED):

The Alaska Corps District and Pacific Ocean Division (POD-HI) are in the process of doing the final review of the 100% design drawings and specifications for construction of Phase 1 of the Port of Nome Modification (PONM) Project. Upon completion of the review, the District Contracting Office will finalize the solicitation package which will then go through another 3-week review before being considered ready for official release to bidders. This release date has not yet been identified, but is expected to occur in mid to late January 2024. One additional requirement prior to solicitation, is to have the official signing of the Project Partnership Agreement (PPA), which has just been scheduled for 11 Jan 2024 in Nome. More details will be released as they come available, but the signing ceremony will be held in City Council Chambers at City Hall.

*The Incidental Hazard Authorization (IHA) permit for the 1<sup>st</sup> year (2024) of the project, issued by NOAA/NMFS, remains available at [this link](#) or by accessing [www.federalregister.gov](http://www.federalregister.gov) and entering 2023-19187 in the search bar at the top right of the main page.*

### Local Service Facilities (LSF) Design Integration:

*Upon release of the final PONM Phase 1 solicitation package, the City's design teams will remain onboard and available during the bidding process to address contractor questions, and throughout construction to provide inspection services and ensure the LSF elements are built correctly.*

### U.S. DOT Maritime Administration (MARAD) – Port Infrastructure Development Program (PIDP) Grant Pre-Award:

The Finance Director and myself have been engaging in multiple webinars hosted by MARAD for all grant recipients to ensure a solid understanding of all pre-award submittal requirements. There are numerous layers to this new approach, all of which must be met before the \$11.25M grant agreement is executed. These funds will be used to cover a portion of the costs needed to purchase and construct the marine utilities for Phase 1 of the Port of Nome Modification Project. The City will provide matching funds in the estimated amount of \$16M, which will be sourced through eligible state funding. The exact amount of the match will depend on the winning bid for the work.

### Causeway Bridge Repairs and Sediment Removal:

*The Corps has awarded the contract to Bristol Engineering for the repairs to the abutment and girders on the north end of the Causeway bridge. The project field work is now scheduled for early summer 2024.*

Arctic Port Reception Facility – Solid Waste Disposal (Incinerator):

*Additional funding opportunities are on the horizon and being evaluated for this project.*

**Harbor:**Inner Harbor CAP 107 Study (Deepen/Widen the Inner Basin):

*The City continues to make monthly inquiries on the status of this project, with District reporting they are awaiting direction from Corps HQ on how to proceed. The delays on this issue have also been submitted to Alaska Delegation staff members for action. Recent information indicates there has been movement at Corps HQ on this project.*

**Port Industrial Pad:**West Nome Tank Farm (WNTF) - Property Conveyance:

The USAF has returned the final drafts of the Quit Claim Deed and Environmental Covenants for one more review by the City and ADEC. If all is in order, this will move the 7-acre conveyance into the signature/execution phase.

Thornbush Laydown Site Development (TBS):

*Dredge spoils from the port expansion and inner harbor project have been given clearance by two ADEC programs (Solid Waste and Contaminated Sites), to be disposed of in the undeveloped 9-acre portion of this property. The spoils will require dewatering before serving as a hardened base layer to the specified fill and surfacing to complete development of the 18-acre parcel.*

*Over the summer, Public Works filled depressions on the pad to maximize the usable surface before winter. This repair/prep will allow relocations of containers, dredges and equipment in 2024 for construction setup.*

Port Rd. Improvements (ADOT Project cost-shared with City/Port):

This state STIP project has been postponed to approximately 2028/2029 to avoid conflicting with the heavier truck traffic during the port expansion. There is ongoing discussion regarding fixing drainage/pavement breaks in 2024.

**FEMA DR4672 Merbok Recover Projects:**Inner Harbor Dredging – South Wall and East Ramp:

The City has submitted responses to FEMA's questions regarding calculations of cubic yards for estimating the sediment that remains near the south wall and east gravel ramp in the inner harbor. Once the Scope of Work and material quantity are deemed final, disaster funds will be obligated and the work scheduled for the 2024 ice-free season.

Cape Nome Jetty Repair:

PND (subcontractor to Bristol) have completed the 70% level repair design drawings and construction cost estimate, which have been shared with FEMA for review and input. Discussions continue with FEMA on elements of the storm repair project, and BSNC on the long-term partnership with the City for operation of the Cape Nome Jetty.

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*Italics reflects no change in project information from previous report*

Activity Date	Active Projects	Template Name
03/13/2022	1	Building Permit
04/04/2022	1	Remodel Permit
04/19/2022	1	Remodel Permit
05/03/2022	1	Remodel Permit
05/03/2022	1	Building Permit
05/03/2022	1	Electrical / Mechanical Permit
05/04/2022	1	Remodel Permit
05/19/2022	1	Remodel Permit
05/23/2022	1	Demolition Permit
06/11/2022	1	Remodel Permit
06/28/2022	2	Remodel Permit
06/29/2022	1	Building Permit
07/01/2022	1	Remodel Permit
07/04/2022	1	Remodel Permit
07/07/2022	1	Remodel Permit
07/11/2022	1	Excavation/Fill Permit
07/12/2022	2	Remodel Permit
07/15/2022	2	Building Permit
07/20/2022	1	Building Permit
08/02/2022	1	Building Permit
08/04/2022	1	Remodel Permit
08/10/2022	1	Remodel Permit
08/10/2022	1	Excavation/Fill Permit
08/11/2022	1	Remodel Permit
08/13/2022	1	Remodel Permit
08/17/2022	1	Remodel Permit
08/19/2022	2	Remodel Permit
08/31/2022	1	Remodel Permit
09/11/2022	1	Remodel Permit
09/12/2022	1	Excavation/Fill Permit
10/19/2022	1	Remodel Permit
10/21/2022	1	Demolition Permit
10/29/2022	1	Excavation/Fill Permit
11/02/2022	1	Remodel Permit
11/03/2022	1	Building Permit
11/28/2022	1	/Development Flood Plain Permit
01/15/2023	1	Remodel Permit
01/25/2023	1	Remodel Permit
03/01/2023	1	Building Permit
03/21/2023	1	Remodel Permit
03/22/2023	1	Remodel Permit
03/29/2023	1	Remodel Permit
04/11/2023	1	Demolition Permit
04/12/2023	1	Electrical / Mechanical Permit

04/12/2023	1	Remodel Permit
04/13/2023	1	Remodel Permit
04/19/2023	1	Remodel Permit
05/09/2023	1	Remodel Permit
05/10/2023	3	Building Permit
05/15/2023	2	Building Permit
05/17/2023	1	Demolition Permit
05/18/2023	1	Remodel Permit
05/23/2023	1	Excavation/Fill Permit
05/23/2023	1	Remodel Permit
05/30/2023	1	Moving Permit
05/30/2023	1	Excavation/Fill Permit
06/01/2023	1	Remodel Permit
06/02/2023	1	Electrical / Mechanical Permit
06/02/2023	1	Building Permit
06/07/2023	1	Demolition Permit
06/07/2023	1	Remodel Permit
06/08/2023	1	Remodel Permit
06/09/2023	1	Building Permit
06/13/2023	1	Excavation/Fill Permit
06/15/2023	1	/Development Flood Plain Permit
06/17/2023	1	Remodel Permit
06/20/2023	1	Remodel Permit
06/22/2023	2	Excavation/Fill Permit
06/22/2023	1	Remodel Permit
06/26/2023	4	Excavation/Fill Permit
06/28/2023	1	Excavation/Fill Permit
06/29/2023	1	Building Permit
06/30/2023	1	Remodel Permit
06/30/2023	1	Excavation/Fill Permit
07/03/2023	1	Remodel Permit
07/05/2023	1	Remodel Permit
07/10/2023	2	Remodel Permit
07/10/2023	1	Demolition Permit
07/11/2023	1	Remodel Permit
07/11/2023	1	Building Permit
07/13/2023	1	/Development Flood Plain Permit
07/13/2023	1	Remodel Permit
07/14/2023	1	Building Permit
07/15/2023	1	Remodel Permit
07/17/2023	1	Excavation/Fill Permit
07/21/2023	1	Remodel Permit
07/25/2023	5	Excavation/Fill Permit
07/27/2023	1	Excavation/Fill Permit
08/02/2023	1	Remodel Permit
08/03/2023	1	Excavation/Fill Permit
08/04/2023	1	Excavation/Fill Permit

08/04/2023	1	Building Permit
08/08/2023	1	Building Permit
08/08/2023	1	Remodel Permit
08/14/2023	1	Excavation/Fill Permit
08/14/2023	1	Building Permit
08/14/2023	1	Remodel Permit
08/16/2023	1	Excavation/Fill Permit
08/17/2023	1	Building Permit
08/17/2023	1	Remodel Permit
08/21/2023	1	Excavation/Fill Permit
08/23/2023	1	Remodel Permit
08/24/2023	1	Excavation/Fill Permit
08/25/2023	1	Excavation/Fill Permit
08/25/2023	1	Demolition Permit
08/26/2023	1	Remodel Permit
08/31/2023	1	Remodel Permit
09/01/2023	1	Remodel Permit
09/04/2023	1	Remodel Permit
09/05/2023	4	Excavation/Fill Permit
09/06/2023	1	Excavation/Fill Permit
09/07/2023	1	Excavation/Fill Permit
09/15/2023	1	Moving Permit
09/19/2023	1	Building Permit
09/21/2023	2	Remodel Permit
09/26/2023	1	Excavation/Fill Permit
09/27/2023	1	Building Permit
09/28/2023	1	Remodel Permit
10/03/2023	1	Remodel Permit
10/04/2023	1	Building Permit
10/04/2023	1	Remodel Permit
10/05/2023	1	Remodel Permit
10/15/2023	1	Building Permit
10/16/2023	1	Building Permit
10/17/2023	1	Remodel Permit
10/17/2023	1	Electrical / Mechanical Permit
10/18/2023	1	Moving Permit
10/23/2023	1	Remodel Permit
11/02/2023	1	Remodel Permit
11/03/2023	1	Remodel Permit
11/06/2023	1	Remodel Permit
11/20/2023	1	Remodel Permit
11/21/2023	1	Remodel Permit
11/21/2023	1	Building Permit