Mayor
John K. Handeland

Interim City Manager Brooks Chandler

Deputy City Clerk

Brad Soske



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, NOVEMBER 12, 2024 at 7:00 PM RICHARD FOSTER ROOM IN RICHARD FOSTER BUILDING

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. October 15, 2024 Nome Planning Commission Meeting Minutes

PAGE 2

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

A. Port of Nome Strategic Development Flyer

PAGE 5

B. Port Projects Status Report

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C. Status of Hazard Mitigation Plan; Re Memo from City Manager

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CITIZENS' COMMENTS

NEW BUSINESS

A. November 12, 2024 Planning Memo Re; Planning Commission Training,

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B. November, 7 2024 Abatement Report from the Building Inspector,

PAGE 12

UNFINISHED BUSINESS

A. Nome City Planner Update,

PAGE 99

STAFF REPORTS

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

<u>ADJOURNMENT</u>

Mayor

John K. Handeland

City Manager

Deputy City Clerk Brad Soske



Nome Planning Commissio

Item A.

Kenneth Hughes III, Cha John Odden Gregory Smith Carol Piscoya Melissa Ford Adam Lust Rhonda West

NOME PLANNING COMMISSION REGULAR MEETING AGENDA

TUESDAY, OCTOBER 15, 2024 at 7:00 PM RICHARD FOSTER ROOM

P.O. Box 281 · Nome, Alaska 99762 · Phone (907) 443-6663 · Fax (907) 443-5345

ROLL CALL at 7:00PM

Members Present: Kenneth Hughes III; Carol Piscoya; Greg Smith; Adam Lust, John Odden

Members Absent: Melissa Ford (excused); Rhonda West (excused)

Also Present: Dan Grimmer, City Clerk; Brad Soske, Deputy Clerk; Erin Reinders, City Planner

(Zoom);

APPROVAL OF AGENDA

A motion was made to C. Piscoya and seconded by C. Smith to approve the agenda as presented.

At the Roll Call:

Aye: C.Hughes, C.Piscoya, C.Smith, C.Lust, C. Odden

Nay: Abstain:

The motion **CARRIED**

APPROVAL OF MINUTES

A. 24-09-13 NPC Special Meeting Minutes,

A motion was made to C. Odden and seconded by C. Piscoya to approve the agenda as presented.

It was noted that Russell Rowe should be identified in the minutes as the buyer of the subdivision under discussion and reflected in the minutes that he attended the meeting.

At the Roll Call:

Aye: C.Hughes, C.Piscoya, C.Smith, C.Lust

Nay: Abstain:

The motion **CARRIED**

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

No Comments

NEW BUSINESS

A. Crew Camp Ord DRAFT,

A Motion to approve this ordinance and pass it along to the Nome Common Council was made by C. Smith and seconded by C. Lust.

Discussion: During the Discussion there was suggestion to have Structure language added to wording of the ordinance.

A Motion was made to amend this ordinance by C. Smith and seconded by C. Lust

At the Roll Call:

Aye: C.Hughes, C.Piscoya, C.Smith, C.Lust, C. Odden

Nay: Abstain:

The motion CARRIED

PLANNING COMMISSIONER TRAINING

- A. 1_2409 PLANNING MEMO Planning Commission Training,
- B. 2 Comprehensive Plans PP,
- C. 3 Zoning and Ordinances PP,
- D. 4.1 Equity PP,
- E. 4.2 Equity Planning for Equity Policy Guide,
- F. 5 Ethics Ethical Principles in Planning,

UNFINISHED BUSINESS

COMMISSIONERS' COMMENTS

C.Smith: Historic Preservation was glanced over, would like an update.

C.Lust: No Comments

<u>C.Piscoya:</u> Interesting meeting; learned a lot.

C.Hughes: No Comments

C.Odden: Likes the Venue for the meeting.

SCHEDULE OF NEXT MEETING

Due to conflicts with Commissioners being able to attend the next scheduled meeting; the next meeting will take place November 12^{th} at 7:00PM

ADJOURNMENT

October 15, 202

| A | motion to adjourn was made by C.Lus | and seconded by C.Odden |
|--------------|---|-----------------------------|
| | At the Roll Call: Aye: C.Hughes, C.Pisco Nay: Abstain: | oya, C.Smith, C.Lust, Odden |
| | The motion CARRIED | |
| | The Meeting adjourn | ed at 08:12PM |
| | APPROVED and SIGNED this | day of November, 2024. |
| | | |
| | | |
| | | |
| | | KENNETH HUGHES III |
| | | Chairman |
| ATTEST: | | |
| | | |
| BRAD SOSKE | | |
| Deputy Clerk | | |

PORT OF NOME

STRATEGIC DEVELOPMENT PLAN UPDATE







The waterfront planning team will be visiting Nome again and would like to hear from you! Come join us and see the updated waterfront concepts based on your feedback in January.

Public Open House

Tuesday, November 12
6:30 pm – Intro. and Plan Update
7:00 to 8:30 pm – Open House
Old St. Joe's, 407 Bering St. (Anvil City Square)

Port Commission Work Session
Wednesday, November 13 at 5:30 pm
Old St. Joe's, 407 Bering St. (Anvil City Square)

Get an update on the status of the project.

See the waterfront concepts based on your input from our meetings in January.

Provide comments and ask questions.







Memo

To: Brooks Chandler – Interim City Manager From: Joy L. Baker – Projects Manager \mathcal{JLB}

CC: Mayor Handeland & Common Council; Port Commission; Planning Commission

Date: 10/15/2024

Re: Port Project Manager Update – OCT 2024

Strategic Development Plan:

After completion of the investigative portion (Phase A), of updating the Port's Strategic Development Plan, PND and Corvus have been expanding on the concepts, and preparing layouts of the proposed development in anticipation of a 2nd round of public meetings in Nome. This stage of the work, known as Phase B, is intended to capture more input from the public, users, port commission and city/port staff to ensure the final product, Phase C, reflects a solid long-range plan for informing future development. This 2nd round of public meetings will be held at Old St. Joe's on 12-14 Nov 2024, in both daytime and evening formats.

Causeway:

Arctic Deep Draft Port – Nome Modifications (Construction Bid Award):

The deadline for bid proposals for the Port of Nome Modification (PONM) Project was 21 June 2024, and since that time, the USACE has been conducting in-depth review and requesting clarification from bidders. At this time, award is anticipated for late 2024, with contractor mobilization and construction still expected for May 2025.

Local Service Facilities (LSF) Inspection Integration:

The City's design teams have been on standby while the USACE conducts proposal evaluations in-house, but remain onboard to perform inspection and field coordination during construction, once the construction contract is in place.

<u>U.S. DOT Maritime Administration (MARAD) – Port Infrastructure Development Program (PIDP) Grant Pre-Award:</u> Port staff and consultants have completed several of the pre-award submittals, with just two remaining before the \$11.25M grant agreement can be executed. Upon signature of an agreement, a schedule will be identified to bid, award and construct the marine utilities for Phase 1 of the Port of Nome Modification Project. More to come as the project moves forward.

Harbor:

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

The USACE has informed the City they anticipate being able to provide new information on this project which will allow them to discuss a path forward to finish the feasibility study, and determine a timeline for design and construction in the future.

Snake River Moorage Facility:

As grant funds have not yet been obtainable for this project, staff have determined a plan for a phased approach to break out components that will be easier to fund and construct than the entire project as a whole. As PND has prepared the initial concept drawings to submit for funding applications, the City has requested this information be broken into the following phases; 1/dredging, 2/shore & uplands development, 3/purchase, ship and install floats & gangways. As this new approach comes together, draft info will be presented to the Port Commission for input.

Port Industrial Pad:

West Nome Tank Farm (WNTF) - Property Conveyance:

After multiple reviews by ADEC, state legal staff, and City attorneys, the USAF has finally provided what appears to be the what may be a final draft of the Quitclaim Deed and Environmental Covenants necessary to convey the WNTF property as passed into law in the 2014 NDAA legislation. As the last few edits come together, more info will be made available on the timing for executing these documents.

Thornbush Laydown Site Development (TBS):

In Sep 2024, the City was able to contract with Edge Survey to get a topo of the filled and unfilled areas across the TBS property. Once completed, this will provide a reliable estimate of the costs associated with development of the full 18-acre parcel that is needed for the expansion project rock laydown, as well as cargo, equipment and ongoing material export needed for seasonal port operations.

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

This state STIP project has been postponed to approximately 2029/2030 to avoid conflicting with the heavier truck traffic during the port expansion.

FEMA DR4672 Merbok Recover Projects:

<u>Inner Harbor Dredging – South Wall and East Ramp:</u>

This work was completed earlier in the 2024 summer season, with contractor payment anticipated for Oct 2024, and all FEMA reporting obligations expected to be finalized in the Oct-Dec 2024 period.

Cape Nome Jetty Repair:

FEMA has notified the State/DMVA and City of Nome that the funding obligation has been approved at the federal level, and is currently working its way through the state DMVA system. Once routing is complete, the City will receive an Obligating Award Document (OAD) from DMVA to execute, allowing the City to issue bid documents for the jetty repair work, which will be performed in the 2025 ice-free season.

Italics reflects no change in project information from previous report

Italics reflects information with no change from last report. Additional information is available on request.



MEMORANDUM

DATE: November 6, 2024

TO: Planning Commission

FROM: Brooks Chandler, Interim City Manager

SUBJECT: Status of Hazard Mitigation Plan

This memorandum provides information regarding; 1) an existing Hazard Mitigation Plan; and 2) the status of updating the existing Plan. In summary:

- 1. Nome has an existing Hazard Mitigation Plan ("the Plan")
 https://www.nomealaska.org/sites/default/files/fileattachments/disaster_and_flood_plans/page/19
 21/02_1491941425_32199.pdf
- 2. The Plan was adopted in 2017. It was an update to a 2008 Plan. It needs to be updated in order for Nome to retain eligibility to apply for Hazard Mitigation Assistance grants through the State of Alaska.
- 3. Prior to my arrival in Nome, City Manager Glenn Steckman submitted a Notice of Intent to the State of Alaska for funding to update the Hazard Mitigation Plan.
- 4. On October 25, 2024 Garret Brooks (an Emergency Management Specialist with the State of Alaska Military and Veterans Affairs, Division of Homeland Security and Emergency Management) confirmed the State has added updating the Hazard Mitigation Plan to the State's next funding cycle.
- 5. The plan update will be accomplished by a State contractor at no cost to Nome. Most likely this will involve the State vendor interfacing with the Local Emergency Planning





Committee ("LEPC") and the Planning Commission. The LEPC is a state body whose volunteer members are appointed by the State. Alaska Statute 26.23.071.

- 6. The Planning Commission served as the "Hazard Mitigation Planning Team" for the 2017 update. The Chair of the Planning Commission was designated as the Planning Team Leader. The Commission should determine if it wishes to ask to serve as the Planning Team for the next update.
- 7. The Plan anticipates an annual review of ongoing hazard mitigation projects. (Plan p. 20). It is unclear if this annual review has occurred. I have asked staff to research this. If the annual review has not occurred the Commission Chair should initiate that process "two months prior to the scheduled planning meeting date to ensure that all data is assembled for discussion". (Plan p. 20).

Based on the above here are some conclusions and recommendations.

- 1. The Plan has NOT expired. It is overdue for an update. The Plan is a living document.
- 2. Nome remains eligible for FEMA disaster response funding should a disaster strike the community even though the mitigation plan is overdue for an update. What is at risk is eligibility for grant funding of specific disaster mitigation projects. I have not had time to determine if there is a specific disaster mitigation project for which grant funding is needed.
- 3. Once the State vendor has reached out to the administration, the Planning Commission and the LEPC should have a joint meeting to determine the desired level of involvement of each body in the plan update process. Ultimately the updated plan must be approved both by the Commission and the City Council.
- 4. While the plan update is pending the Planning Commission Chair should initiate the annual review process anticipated by the Plan.
- 5. Once an updated plan is adopted it should be followed.

The Plan update will not be completed before I leave my position. I have tasked Angie Nguyen with following up with the State and serving as the point of contact for the State vendor during the plan update process.

PLANNING MEMO

TO: Planning Commissioners

FROM: Erin Reinders

RE: Planning Commission Training

DATE: November 12, 2024

This month's training topics will include *Legal Decision-Making*, and the associated video. This is the last of 5 sessions according to our plan, though we may decide to do a make up of what had been scheduled for a previous meeting that was canceled, Staff *Reports* and *Findings of Fact*.

We will be watching the video together, and discussing our key takeaways. Details are outlined below. A PDF of the top 5 takeaways reviewed in the video is included in your packet.

 Keys To Sound Actions Training Topics - <u>Legal Decision-Making</u> (33 Minutes). Legal, defensible decision making is central to planning official meetings. Listen as legal experts discuss findings of fact, making the record, and the legal context for planning.

Legal Decision Making for Planning Commissioners

Top 5 Take-Aways

- 1. Stick to the standards.
 - Stick to the standards for approval outlined in the zoning ordinance and fear no lawsuits.
- 2. Don't worry about setting a precedent.
 - Every application must be evaluated on its own merits and circumstances, regardless of what the public expresses.
- 3. Every standard must be met, but not every commissioner must state how.

 Only one or two commissioners need to address how the application meets each standard, more than that is redundant.
- 4. Yes vs. No
 - Always state a motion in the affirmative. This will ensure that "yes" is an approval of the application and "no" is a denial.
- 5. Clarity of the record is important.
 - If an approval is dependent on a special use condition, state that in the motion so that the record may reflect it and all commissioners are clear on what is being approved.



Phone 907.443.6663 Fax 907.443.5349

November 7, 2024

Abatement:

The Nome City Ordinance 5.30.010 is quoted as follows" (a) The mayor, city engineer, chief of police, fire chief or city health officer may report to the city council that a particular building or structure constitutes a fire hazard, health hazard or public nuisance."

The purpose of this report is to present properties for consideration for abatement based on their condition as a Fire Hazard, Health Hazard or Public Nuisance as per the definitions set forth in Nome City Ordinance 5.30.030 Definitions.

The addresses of properties follow:

- 1) 100 Campbell Way
- 2) 107 East Tobuk Avenue
- 3) 108 East Kings Way
- 4) 108 Federal Way
- 5) 209 West Second Ave
- 6) 508 Steadman
- 7) 1000 East Fifth Avenue
- 8) 709 Out of The Way

Report compiled by Cliff McHenry City of Nome Building Inspector

Item B.

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

4/9/2024

| PHYSICAL ADDRESS: | 508 Steadman |
|-------------------|----------------|
| TAX LOT NUMBER: | 001.221.01 |
| OWNER: | James West |
| | PO Box 967 |
| | Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS | |
|----------------------|--|
| No calls for service | |
| NVFD COMMENTS | |
| | |

DPW COMMENTS

This building is an attractive nuisance and is located near a bus stop and on the route to the rec center and library.

BUILDING INSPECTOR COMMENTS

This unsecured building creates an attractive nuisance. Bags inside may pose a health hazard. Was placed on a previous Abatement List, but no action taken. Another building adjacent (to the South) has the same shortcomings.

NOME COMMON COUNCIL DECISION

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org

508 Steadman – James West – 001.221.01







phone 907.443.6663 fax 907.443.5349

August 30, 2022

Jim West, Jr PO Box 1074 Nome, AK 99762

RE: NOTICE OF ABATEMENT STATUS

Dear Property Owner,

This letter is intended to serve as notice that a public hearing will be held at the regular meeting of the Nome Common Council at City Hall at 7:00 PM on September 12, 2022 to determine if the property at:

- 104 West Fourth Avenue Residential Parcel 001.221.45 Lot 11A Block 91
- 508 Steadman Residential Parcel 001.231.01

constitutes a public nuisance or hazard. As part of this process, the City of Nome is required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances Chapter 5.30.

The section of the report concerning your property is attached. The full report may be viewed in the agenda packet of the August 22, 2022 Common Council meeting at www.nomealaska.org/meetings, pages 66 – 96.

"Public Nuisance" means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned <u>hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.</u>

If you would like to discuss the matter beforehand, please don't hesitate to call 443-6663 with any questions.

Sincerely,

CITY OF NOME

Bryant Hammond, City Clerk

Jim West 508 Steadman Residential Parcel 001.231.01

- Unsecured doors allowing access to interior.
- Structure appears on verge of collapse.
- Building constitutes a fire hazard as per NCO 5.30.030.
- Violation of NCO 18.50.20 item h "not including junk".



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: This property is close to a bus stop and on the main route to the library and rec center. As such it has a higher than average amount of children passing by and could be considered an attractive nuisance.



ABATEMENT HEARING

OWNER OF RECORD: JIM WEST, JR

A public hearing will be held at the regular meeting of the Nome Common Council on <u>September 12 at 7:00PM</u> to hear comments from the public regarding whether your property at 508 Steadman Residential Parcel 001.231.01 constitutes a public nuisance. As part of this process, we are required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances, Chapter 5.30.

"Public nuisance¹¹ means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

Feel free to call 443-6663 if you'd like to discuss the matter beforehand.

CITY OF NOME CITY CLERK'S OFFICE

Clifton McHenry Broatt Hammond 508 Steadman Tuesday, June 18, 2024 4:14:58 PM



Sent from my iPhone

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 203 East Tobuk Alley |
|-------------------|----------------------|
| TAX LOT NUMBER: | 001.171.08 |
| | |
| OWNER: | Hunter Bellamy |
| | PO Box 1517 |
| | Nome, Ak 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS |
|---------------------|
| 2 calls for service |
| NVFD COMMENTS |

DPW COMMENTS

Building in bad shape. Have seen homeless hanging out in derelict vehicles on property and there is an unsecured broken window on the side potentially giving access.

BUILDING INSPECTOR COMMENTS

Building in poor condition, not currently occupied. Foundation needs attention. Building not secured ,numerous vehicles on property .Fire Hazard and Public Nuisance as per NCO 5.30.030

NOME COMMON COUNCIL DECISION

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org

203 East Tobuk Alley – Hunter Bellamy – 001.141.21





September 12, 2023

Hunter Bellamy PO Box 1517 Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

- There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
- 2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



phone 907.443.6663 fax 907.443.5349

Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector



February 14, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Bellamy,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

107 East Tobuk Parcel # 001.171.08 Block 67 Lot 38 Plat 1904 Mar 4 PO Box 1157 Nome, AK

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot
 path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



phone 907.443.6663 fax 907.443.5349

demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC: Glenn Steckman Nome City Manager March 14, 2024

RE: NOTICE TO OWNER OF RECORD

Mr. Bellamy,

I am enclosing a letter sent to you on February 14,2024 regarding your property at 107 East Tobuk (Parcel # 001.171.08). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in.

A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry

Nome Building Inspector

CMcHenry@nomealaska.org

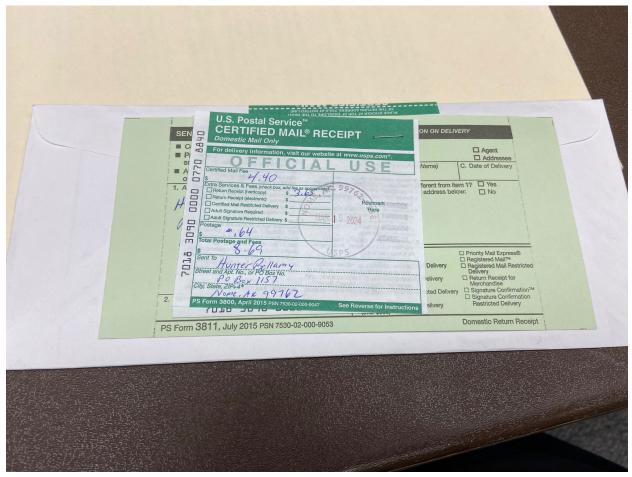
907-443-6604

CC:

Glenn Steckman

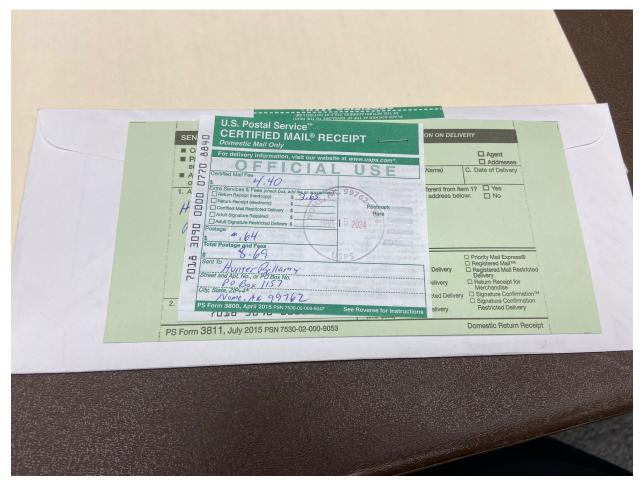
Nome City Manager

Cifen McHenry Brunt Hammond 203 East Tobuk Tuesday, June 18, 2024 4:30:38 PM



Sent from my iPhone

Cifico Michency Revent Hammond 203 East Tobuk Tuesday, June 18, 2024 4:30:38 PM



Sent from my iPhone

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

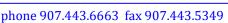
| | 108 East Kings Place |
|--------------------------|--|
| PHYSICAL ADDRESS: | |
| | 001.161.15 |
| TAX LOT NUMBER: | |
| | |
| | |
| OWNER: | Spencer, Randall |
| OWNER: | Spencer, Randall |
| OWNER: MAILING ADDRESS: | Spencer, Randall 48329 Miracle Avenue Soldotna ,Ak 99669 |
| | |
| | |

| NPD COMMENTS |
|--|
| |
| |
| |
| NVFD COMMENTS |
| TWY D COMMUNICATS |
| |
| |
| |
| DPW COMMENTS |
| |
| House appears to be leaning. Debris around house |
| |
| BUILDING INSPECTOR COMMENTS |
| BOILDING INSPECTOR COMMENTS |
| Building in poor condition. Portion of roof in front missing. Addition arctic entry detached from main |
| structure. |
| |
| |
| NOME COMMON COUNCIL DECISION |
| |
| |
| |
| |

102 Division Street P.O. Box281 Nome, AK 99762 907.443.6663 www.nomealaska.org

108 East King Place – Randall Spencer – 001.161.15







September 12, 2023

Randall & Linda Spencer 48329 Miracle Ave Soldotna, AK 99669

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

- 1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
- 2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



phone 907.443.6663 fax 907.443.5349

Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector



Re: NOTICE TO OWNER OF RECORD

Dear Ms. Spencer

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

108 East Kings Place Parcel # 001.161.15 (mail address 48329 Miracle Avenue Soldotna AK 99669)

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five-foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.



phone 907.443.6663 fax 907.443.5349

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions. Sincerely,

Cliff McHenry Nome Building Inspector <u>CmcHenry@nomealaska.org</u> 907-443-6604 Desk 907-304-0414 Cell

CC; Glenn Steckman Nome City Manager
 From:
 Cifton McHenry

 To:
 Broant Harmond

 Subject:
 102 Division

 Date:
 Tuesday, June 18, 2024 3:30:53 PM



Sent from my iPhone

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 108 Federal Way |
|-------------------|------------------|
| TAX LOT NUMBER: | 001.242.04 |
| OWNER: | Stacy Hansen |
| | General Delivery |
| | Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| MAILING ADDRESS: | |
|----------------------|--|
| TELEPHONE: | UNK |
| | |
| NPD COMMENTS | |
| No calls for service | |
| NVFD COMMENTS | |
| | |
| | |
| | |
| | |
| DPW COMMENTS | |
| | |
| | |
| | |
| BUILDING INSPECTOR | COMMENTS |
| | ition, not currently occupied. Foundation needs attention. Roof sagging and not appear suitable for habitation. Fire Hazard and Public Nuisance as per NCO |
| | of condition from neighbors. |
| | |
| | |
| | Well Storage |
| NOME COMMON COL | JNCIL DECISION |
| | |
| | |
| | |

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org

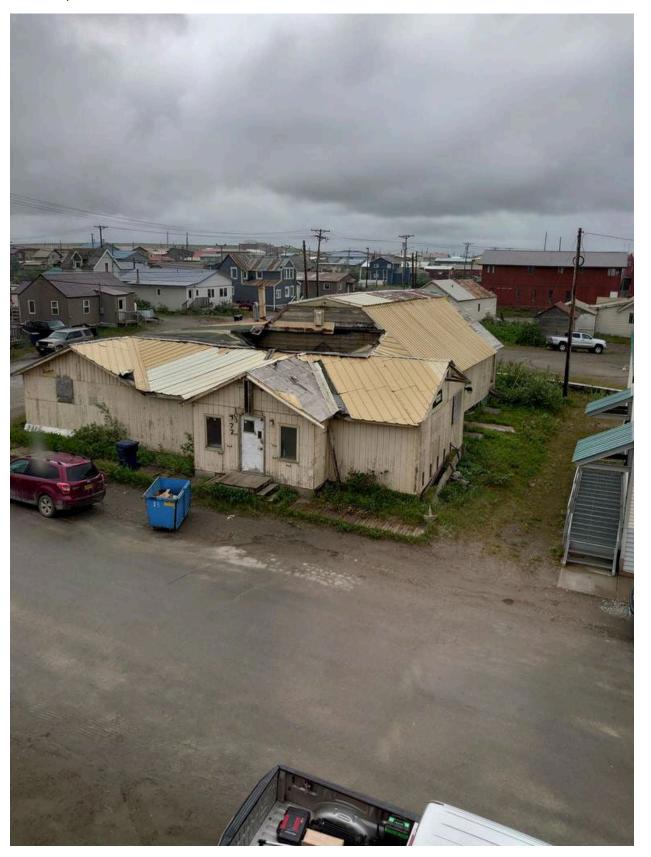
108 Federal Way – Stacy Hansen & Josette Bendickson – 001.242.04

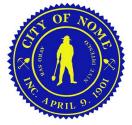






Taken July 2021





March 18,2024

Re: NOTICE TO OWNER OF RECORD

Dear Ms. Hansen,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

103 Federal Way Parcel # 001.242.04 Mailing Address General Delivery Nome, AK 99762

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994).

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five-foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.



Phone 907.443.6663 Fax 907.443.5349

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

Cliff McHenry Nome Building Inspector CMcHenry@nomealaska.org 907-443-6604 Desk 907-304-0414 Cell

CC: Glenn Steckman Nome City Manager

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| | 401 East M Street |
|-------------------|---------------------------|
| PHYSICAL ADDRESS: | |
| TAX LOT NUMBER: | 001.032.30 |
| | |
| OWNER: | Mark Sackett (Deceased) |
| | |
| MAILING ADDRESS: | PO Box 1517 Nome Ak 99762 |
| | |
| TELEPHONE: | |

| TELEPHONE: | |
|------------------------|--|
| | |
| NPD COMMENTS | |
| | |
| | |
| | |
| NVFD COMMENTS | |
| | |
| | |
| | |
| DPW COMMENTS | |
| | vehicle abutting M Street, Items encroach ROW East 3 rd Street |
| | , |
| | |
| | |
| BUILDING INSPECTOR | |
| _ | e semi-trailer encroach ROW. Roofing on East structure abutting East 3 rd has |
| sheet metal roofing co | oming loose. Two structures within 10 foot fire separation create fire Hazard. |
| | |
| | |
| NOME COMMON COL | JNCIL DECISION |
| | |
| | |
| | |

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org

401 East M Street – Mark Sackett – 001.032.30





















September 12, 2023

Windrow Sackett PO Box 1294 Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

- 1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
- 2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot
 path to allow for fire safety and emergency access



phone 907.443.6663 fax 907.443.5349

Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector



February 14, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Sackett,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

401 East M Street Parcel 001.032.30 PO Box 1294 Nome. AK 99762

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

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Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



phone 907.443.6663 fax 907.443.5349

demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC: Glenn Steckman Nome City Manager



May 16, 2024

Re: NOTICE TO OWNER OF RECORD Sackett Property

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

401 East M Street Parcel # 001.032.30

Mail address 201 North 10th Avenue Purcel OK 73080

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

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Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

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phone 907.443.6666 fax 907.443.5349

demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

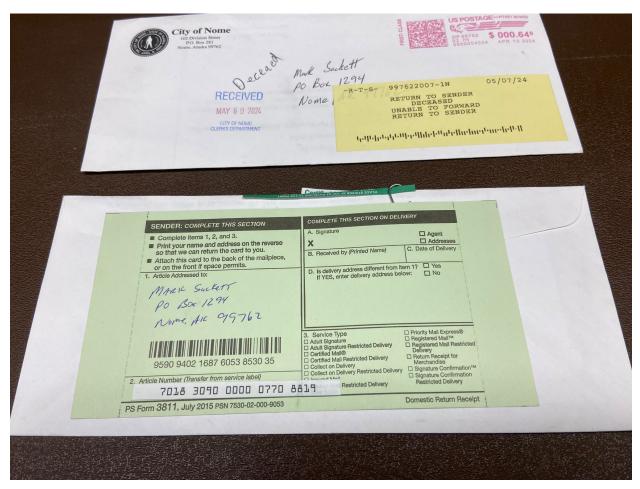
Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

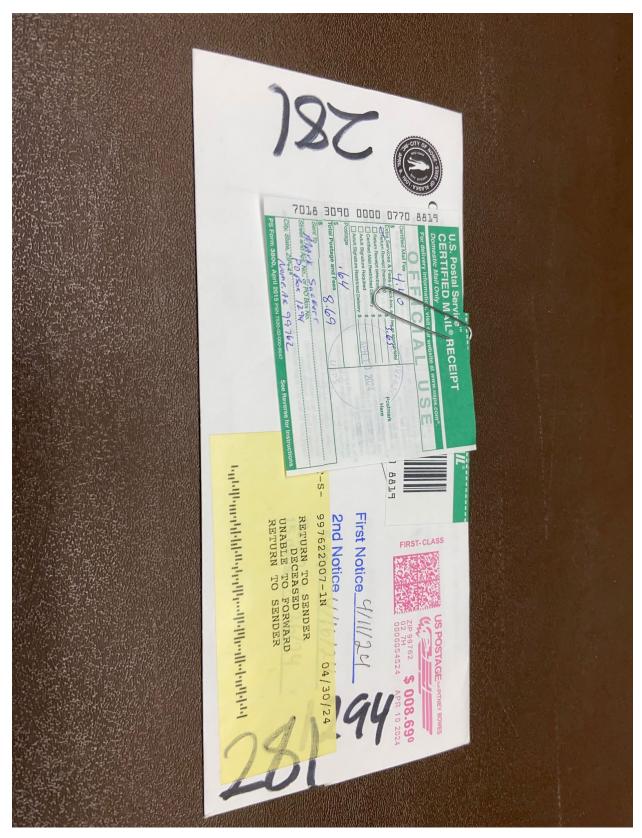
Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org
Desk 907-443-6604
Cell 907-304-0414

Cc: Glenn Steckman City Manager Cifico Michigany Bryant Hammond 401 East M Tuesday, June 18, 2024 4:05:20 PM



Sent from my iPhone

From: To: Subject: Clifton McHenry Bryant Hammond 401 East M Tuesday, June 18, 2024 4:06:22 PM



Sent from my iPhone



Nome Post Cussy Kauer · 10h · 🔄

While checking out the tire pile in the yard, with each gust of wind the metal is lifting and curling back on this roof, east 3rd, was the Sackett building? FYI





? Patty Andersen and 4 others

3 comments





Comment



(~) Send



Cussy Kauer The whole section from the edge of the eave back past that white patch is litting

Item B.

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

4/9/2024

| PHYSICAL ADDRESS: | 209 West Second Avenue |
|-------------------|------------------------|
| TAX LOT NUMBER: | 001.241.50A |
| OWNER: | David Jones |
| | PO Box 1111 |
| | Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS | |
|----------------------|--|
| No calls for service | |
| NVFD COMMENTS | |

DPW COMMENTS

We've had trouble with materials and fencing on the right of way when doing snow removal and the lumber and deck are an attractive nuisance for kids in the neighborhood.

BUILDING INSPECTOR COMMENTS

Failed to neatly stack lumber from demolition as requested in previous abatement. Numerous nails protruding from lumber create hazard. Fencing protruding into Right of Way catches snow and impedes vision of motorists. Public nuisance as per Nome City Ordinance 5.30.030

NOME COMMON COUNCIL DECISION

102 Division Street P.O. Box281 Nome, AK 99762 907.443.6663 www.nomealaska.org

209 West 2nd – David Jones (Csiki) – 001.241.50A



CITY OF NOME

ABATEMENT PROCEEDING

CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 209 W. 2nd Ave |
|--|---|
| TAX LOT NUMBER: | 001.241.50A |
| OWNER: | David Jones |
| MAILING ADDRESS: | Box 1111, Nome, Alaska 99762 |
| TELEPHONE: | 907-250-6789 |
| NPD COMMENTS: rough wood-leaning | |
| | the bearing wall on the east side detached from building, second story floor is being held up with bublic possible life safety issues for first responders, unstable structure. |
| DPW COMMENTS: Received many complaints at | bout building. People were concerned that it would collapse. The building is not secure. |
| Recommend abatement. | |
| | COMMENTS: t secure. The east wall is leaning on the neighbors building. There are numbers of holes in the ilding is unsafe and unstable. I recommend it be abated. |
| NOME COMMON COUN | CIL DECISION: |
| 102 Division Stree P.O. Box 281 Nome, AK 99762 907.443.6663 | et |

www.nomealaska.org









From: Clifton McHenry

To: <u>Glenn Steckman</u>; <u>Bryant Hammond</u>

Subject: David Jones 4

Date: Wednesday, October 11, 2023 1:39:32 PM

Attachments: David Jones 4.doc

He has never responded to our requests . I could re send this letter registered and regular. Like to get it cleared before the snow fly's.. Cliff Please advise



June 22, 2022

David Jones 209 West Second Avenue PO Box 1111 Nome, AK 99762

Mr. Jones,

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. Your cooperation is appreciated in accomplishing this task If you have any questions please feel free to contact me.

Best Regards, Cliff McHenry

Nome Building Inspector
443-6604 cmchenry@nomealaska.org

CC: Glen Steckman



September 1, 2022

David Jones 209 West Second Avenue PO Box 1111 Nome, AK 99762

Mr. Jones,

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. As you have failed to proceed with this work I am including some information regarding failure to comply with the conditions of abatement from the Nome City Ordinances as follows:

5.40.140 Violations, penalties. SHARE

Except as otherwise provided, any person who violates any provision of this chapter is guilty of an infraction and upon conviction shall be fined in the amount set forth in NCO Section 1.20.040, or if no fine is there established an amount not to exceed three hundred

dollars, plus any surcharge required to be imposed by AS 12.55.039. Each thirty days of an infraction shall constitute a separate offense. Any violation of this chapter shall be a strict liability offense regardless of intent. (Ord. O-16-04-01A § 3 (part), 2016)

The City of Nome looks forward to hearing from you on this matter and resolving the issues.

Cliff McHenry

Nome Building Inspector 443-6604 cmchenry@nomealaska.org

CC: Glen Steckman



phone 907.443.6663 fax 907.443.5349

March 12, 2024

David Jones 209 West Second Avenue PO Box 1111 Nome, AK 99762

Mr. Jones,

I have included below a letter sent to you on September 1, 2022. As you have taken no action on this matter it would be appreciated if you respond to this letter. The letter follows below:

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. As you have failed to proceed with this work I am including some information regarding failure to comply with the conditions of abatement from the Nome City Ordinances as follows:

5.40.140 Violations, penalties. SHARE

Except as otherwise provided, any person who violates any provision of this chapter is guilty of an infraction and upon conviction shall be fined in the amount set forth in NCO Section 1.20.040, or if no fine is there established an amount not to exceed three hundred

dollars, plus any surcharge required to be imposed by AS <u>12.55.039</u>. Each thirty days of an infraction shall constitute a separate offense. Any violation of this chapter shall be a strict liability offense regardless of intent. (Ord. O-16-04-01A § 3 (part), 2016)

The City of Nome looks forward to hearing from you on this matter and resolving the issues.

Cliff McHenry

Nome Building Inspector 443-6604 cmchenry@nomealaska.org

CC: Glen Steckman

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 610 Lomen Avenue |
|-------------------|----------------------------------|
| TAX LOT NUMBER: | 001.281.42 |
| | |
| OWNER: | Estate of George Foote |
| | 175 North Somers Road |
| | Kalispell MT 59901 |
| MAILING ADDRESS: | |
| TELEPHONE: | Mary Foote (Sister) 406-212-4696 |

| | 175 North Somers Road |
|---|--|
| | Kalispell MT 59901 |
| MAILING ADDRESS: | |
| TELEPHONE: | Mary Foote (Sister) 406-212-4696 |
| | |
| NPD COMMENTS | |
| From 2015 to present | 224 calls for service. |
| NVFD COMMENTS | |
| | |
| DPW COMMENTS | |
| | |
| BUILDING INSPECTOR | |
| require sprinkler and additions without Bui and windows. Many v passed over as it was | ition, not currently occupied. To meet Alaska Fire Marshall approval would exterior stairs third floor as it is a three-story building. Numerous repairs and lding Permit during Mr. Footes ownership. Numerous egress issues with stairs rehicles and large boat on property. On previous years Abatement List, but fully occupied during Covid. Attempted to find alternate housing, but issues with ents. Fire, Health and Public Nuisance as per NCO 5. 30030. |
| NOME COMMON COU | JNCIL DECISION |
| | |
| | |
| | |
| | |

102 Division Street P.O. Box281 Nome, AK 99762 907.443.6663 www.nomealaska.org

610 Lomen – George Foot – 001.281.42







phone 907.443.6663 fax 907.443.5349

August 30, 2022

Mary Foot

RE: <u>NOTICE OF ABATEMENT STATUS</u>

Dear Property Owner,

This letter is intended to serve as notice that a public hearing will be held at the regular meeting of the Nome Common Council at City Hall at 7:00 PM on September 12, 2022 to determine if the property at:

- 610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15
- 206 East Fourth A & B Fourth Avenue Residential Parcel 001.171.32 Block 67 Lot 26B

constitutes a public nuisance or hazard. As part of this process, the City of Nome is required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances Chapter 5.30.

The section of the report concerning your property is attached. The full report may be viewed in the agenda packet of the August 22, 2022 Common Council meeting at www.nomealaska.org/meetings, pages 66 – 96.

"Public Nuisance" means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned <u>hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.</u>

If you would like to discuss the matter beforehand, please don't hesitate to call 443-6663 with any questions.

Sincerely,

CITY OF NOME

Bryant Hammond, City Clerk

2022 Abatement Properties

George Foot 610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15

- Uncovered foam on exterior- fire hazard.
- Three story building, no sprinklers fire hazard.
- No exterior exit 3rd story fire hazard.
- Numerous exposed wiring fire hazard.
- Substandard size rooms code violation.
- Inadequate egress windows code violation.
- Reports of fuel leaks boiler room fire hazard.
- Numerous non-code plumbing and electrical work.
- Complaint from Fire Chief regarding third floor ambulance access.
- Numerous Right of Way issues with parking.
- No record of Building Permits since purchase in 2004, with many alterations.
- No response from Estate to produce drawings and pull permits for repairs.



NPD: (multiple clear code violations, lots of police activity)

2022 - 22 Police Responses

2021 - 47 Police Responses

2020 - 43 Police Responses

NVFD: none received for 2022

DPW: This property has numerous vehicles parked in the right of way which hinders snow removal and road maintenance.



ABATEMENT HEARING

OWNER OF RECORD: GEORGE FOOT

A public hearing will be held at the regular meeting of the Nome Common Council on <u>September 12 at 7:00PM</u> to hear comments from the public regarding whether your property at **610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15** constitutes a public nuisance. As part of this process, we are required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances, Chapter 5.30.

"Public nuisance¹¹ means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

Feel free to call 443-6663 if you'd like to discuss the matter beforehand.

CITY OF NOME CITY CLERK'S OFFICE



April 22, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

610 Lomen Avenue-Parcel 001.281.42 Owner Address 175 North Somers Rd Kalispell, MT 59901

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out. The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance.

Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a fivefoot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the



hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

Cliff McHenry Building Inspector

Cc: Glenn Steckman City Manager

May 15, 2024

Mary Foot 610 Lomen Avenue Parcel 001.281.42 175 North Somers Road Kalispell, MT 59901

Mary,

I am writing you regarding the property listed above. This building is still an attractive nuisance and the City of Nome would like the problems with this property abated. Despite securing the property people are accessing the building to seek shelter. You received a previous abatement notice last year. The City has put this on hold during the issues of settling George's Estate and putting the building on the market. Please feel free to contact me with any questions.

Your co-operation is appreciated and I look forward to hearing from you.

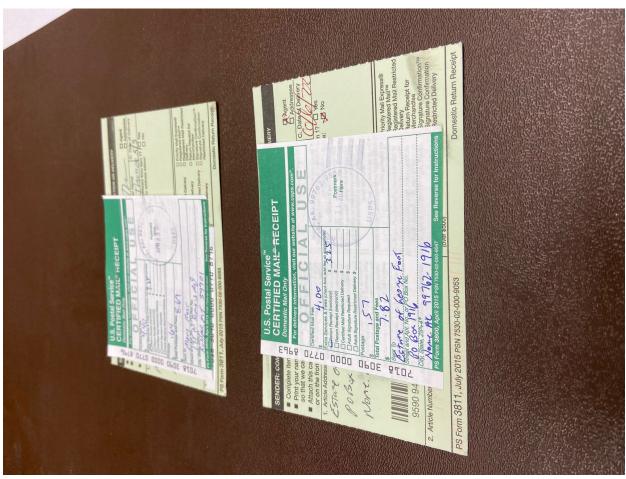
Cliff McHenry

City of Nome Building Inspector

Cc:

Glenn Steckman Nome City Manager

Cifeo McHenry Breat Harmond 610 Lomen Tuesday, June 18, 2024 3:41:54 PM



Sent from my iPhone

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 100 Campbell Way |
|-------------------|-----------------------|
| TAX LOT NUMBER: | 001.141.21 |
| | |
| OWNER: | Minix Estate |
| | PO Box 15 Savoonga AK |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS | |
|--------------------|--|
| 1 call for service | |
| NVED COMMENTS | |

DPW COMMENTS

There have been drainage issues with this building as the ground has sunk underneath creating a lower spot for the water to go towards.

BUILDING INSPECTOR COMMENTS

Building in poor condition, not currently occupied. Foundation needs attention. Eaves at walls appear rotten. Building egress issues as per Administrative Review and Appeal Form 4-27-2007. Multiple Heirs as per deed of Distribution August 20,1998 impedes ability to obtain financing for sale or improvement. Fire Hazard and Public Nuisance as per NCO 5.30.030.

NOME COMMON COUNCIL DECISION

102 Division Street P.O. Box281 Nome, AK 99762 907.443.6663 www.nomealaska.org



March , 2024

Re: NOTICE TO OWNER OF RECORD Minix Property

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

100 Campbell Way Parcel # 001.141.21

PO Box 15 Savoonga, AK 99769

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector Cc: Glenn Steckman City Manager









CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 709 East Fourth Avenue |
|-------------------|----------------------------|
| TAX LOT NUMBER: | 001.121.05 |
| OWNER: | (Joseph Jones (Deceased) |
| | PO Box 1245 Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS |
|-----------------------|
| .23 calls for service |
| IVFD COMMENTS |
| |

DPW COMMENTS

This lot has been steadily sinking without remediation and collects a lake of water during breakup. Vehicles and junk in the yard have been an attractive nuisance for the kids in the neighborhood.

BUILDING INSPECTOR COMMENTS

Building in poor condition, not currently occupied. Foundation needs attention. Building not secured, two vehicles on property. Fire Hazard and Public Nuisance as per NCO 5.30.030. Appears building could be renovated upon closer inspection. Fractionalized Heirs impede ability to sell or improve. Condition of property lowers adjacent property values.

NOME COMMON COUNCIL DECISION

102 Division Street P.O. Box281 Nome, AK 99762 907.443.6663 www.nomealaska.org







September 12, 2023

Joseph Jones PO Box 1245 Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

- 1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
- 2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

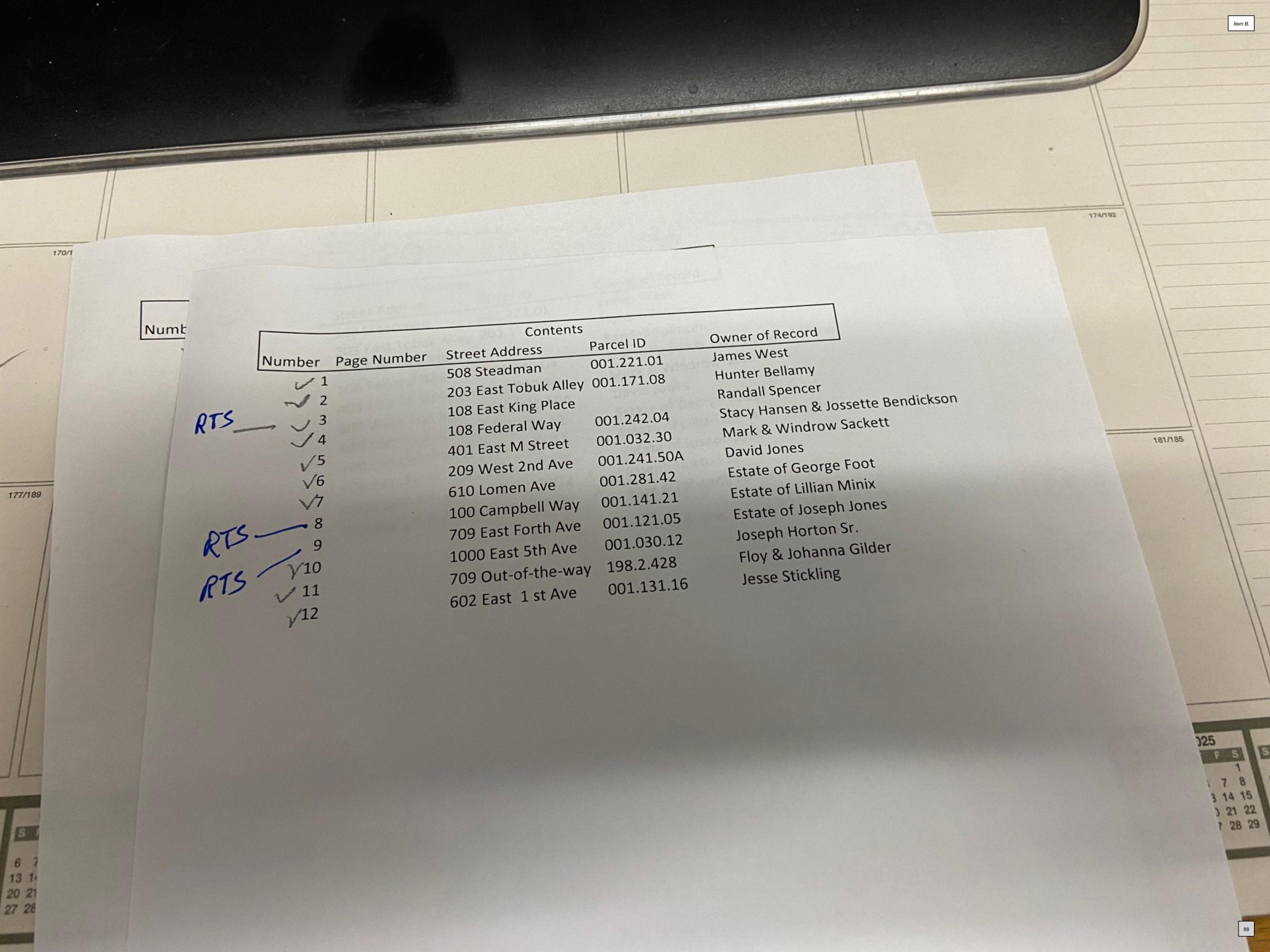
Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector













March 8, 2023

TO: Floy Gilder PO Box 1957 Nome, AK 99762

RE: 709 Out of The Way

Mr. Gilder,

As the City Nome Building Inspector one of my duties is to address vacant structures within the Nome City limits. Your property at the above address is vacant and in poor condition. The City of Nome would appreciate your help in cleaning the exterior of the property of debris and ascertain it is secure against entry.

As you know Nome has a severe housing shortage and your property would be a good candidate for renovation. I would appreciate hearing from you and discussing your plans for the property. If you plan to do some improvements the City has an online Permitting Portal on the City website www.nomealaska.org.

Best Regards, Cliff McHenry

City of Nome Building Inspector 907-443-6604 or 907-304-0414 (Cell)

CC: Glen Steckman City Manager

February 8, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Gilder

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

709 Out of the Way Parcel 198.2.428 Plat 74-01 Lot 11 Block 10

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

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demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC: Glenn Steckman Nome City Manager

Mr. Gilder

I am enclosing a letter sent to you on February 8,2024 regarding your property at 107 709 Out of the Way (Parcel # 198.2.428). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in.

A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry

Nome Building Inspector

CMcHenry@nomealaska.org

907-443-6604

CC:

Glenn Steckman

Nome City Manager



March 14, 2024

RE: NOTICE TO OWNER OF RECORD

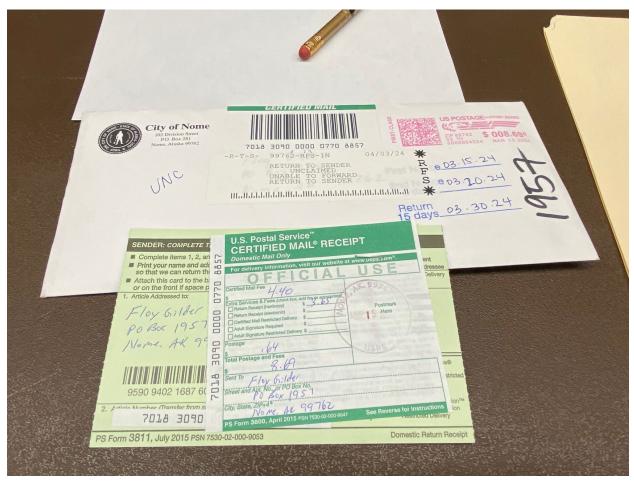
Mr. Gilder,

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Best Regards,

Cliff McHenry
Nome Building Inspector

CMcHenry@nomealaska.org
907-443-6604
CC:
Glenn Steckman
Nome City Manager



Sent from my iPhone

PLANNING MEMO

TO: Planning Commission

Brooks Chandler, Interim City Manager

FROM: Erin Reinders
RE: Planning Update
DATE: November 12, 2024

Downtown Zoning Progress: The Planning Commission reached general consensus in creating new downtown zoning districts. Staff is working now to begin the formal adoption phase. The formal

adoption process involves both the proposed map and zoning code changes, and is heavily impacted by the direction of municipal code including formal notices as well as public hearings.

We have developed an likely schedule that allows for these notice requirements to be met. Additionally, you will notice the addition of a Common Council Worksession. This is not required per code but will be beneficial due the complexity of this project and the time that the Planning Commission has invested in the effort.



- January 7, 2025: Planning Commission Public Hearing
- January 13, 2025: Common Council Worksession
- January 27, 2025: Common Council First Reading
- March 10, 2025: Common Council Second Reading and Public Hearing

In the meantime, staff is working with the City Attorney to review the ordinance document and to ensure that the overall process is consistent with code requirements. We have also worked with our GIS Consultant to begin developing the required maps.

Crew Camps Ordinance Progress: The Planning Commission reviewed and approved a Crew Camp Ordinance at the October Meeting. Common Council had its first reading of the ordinance at the October 28, 2024, meeting. There was discussion and potential interest in allowing temporary construction camps to be converted to permanent boarding houses as an option designed to increase the supply of rental housing. Following the discussion, Council moved to proceed to the second reading and public hearing, to be held on November 25, 2024. I will be drafting a memo for that meeting outlining the need to address temporary crew camps and describing approaches for more permanent rental housing options from a zoning perspective. One idea might be looking more closely at the definition of a multifamily dwelling and if that could be altered to allow for shared space for eating and cooking.