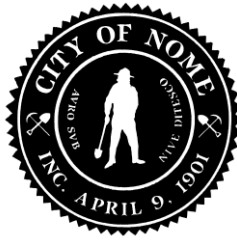


Mayor
John K. Handeland
Manager
Glenn Steckman
Deputy Clerk
Jeremy Jacobson



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 04, 2023 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [A.](#) May 10, 2022 Nome Planning Commission Rescheduled Regular Meeting Minutes,

PAGE 2

- [B.](#) February 7, 2023 Nome Planning Commission Regular Meeting Minutes,

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. Update to Historic Preservation Plan,

VERBAL

COMMUNICATIONS

- [A.](#) Letter of March 14, 2023 from Holly J McKinney (AK:DOT&PF) to City of Nome Planning Commission

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CITIZENS' COMMENTS

UNFINISHED BUSINESS

NEW BUSINESS

STAFF REPORTS

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

PAGE 18

- B. Building Inspector's Report,

VERBAL

- [C.](#) Construction Permit Summaries,

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COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

Mayor
John K. Handeland
Manager
Glenn Steckman
Clerk
Bryant Hammond



Nome Planning Commission Item A.
Kenneth Hughes III, Chair
Mathew Michels
John Odden
Gregory Smith
Carol Piscoya
Colleen Deighton
Melissa Ford

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 10, 2022 at 7:15 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

Members Present: Colleen Deighton; Melissa Ford; John Odden; Greg Smith
Members Absent: Ken Hughes; Mathew Michels; Carol Piscoya
Also Present: Glenn Steckman, City Manager; Bryant Hammond, City Clerk; Clifton McHenry, Building Inspector; Scot Henderson, Council Member; Jerald Brown, Council Member
In the audience: Peter Loewi, Nome Nugget; James Ventress

APPROVAL OF AGENDA

A motion was made by C. Deighton and seconded by C. Ford to approve the agenda as presented.

At the roll call:
Aye: Ford; Odden; Smith; Deighton
Nay:
Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

- A. FW: Maria Lewis (DNR) to CLG's: Free Webinar for All - Preservation Justice: Making Your Local Government Preservation Program More Equitable - May 20, 2022 1 PM .
- B. Jacobie Schwenke (DNR) to CLG's: Invitation to 2022 Education Series Session 2: CLG Basics: Practicalities and Possibilities - June 30, 2022, 1-3 PM.

CITIZENS' COMMENTS

NEW BUSINESS

A. Variance Application for Lot 11B Block 21A - Lomen Ave. (21A 11B), **PUBLIC HEARING.**

For the purpose of holding a public hearing the Commission recessed at 7:22 PM.

Public Hearing:

- James Ventress, Associate Pastor for the Covenant Church, discussed the bike shop project he submitted the variance for, explaining he intended to build a 400 square foot structure for a bike shop. He opined there wouldn't be any issues.
- Acting Chairman Smith asked about setbacks.
- Mr. Ventress explained the construction design, noting the plan is within setbacks.
- Commissioner Ford asked about the containers currently on the lot.
- Mr. Ventress explained those containers would be used in the construction, using the tan container as storage.

The Commission reconvened at 7:26 PM.

A motion was made by C. Ford and seconded by C. Deighton to approve the variance for lot size, having met the defined criteria for the variance.

Discussion:

- Acting Chairman Smith noted the purpose of a variance was to relax regulations and asked what regulations were being relaxed.
- Clerk Hammond read NCO 18.60.040 and NCO 18.140.010.
- Acting Chairman Smith discussed the need to encourage building and asked for a code revision.
- Manager Steckman asked the Commission to keep to the question at hand.
- Acting Chairman Smith led the commission through the variance criteria, with the Commission answering yes in each instance.

At the roll call:

Aye: Ford; Odden; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED.**

B. Cultural Street Signage Discussion.

- Manager Steckman briefed the Commission on the discussion that occurred with the Common Council concerning bilingual street signage.
- Council Member Tapqaq described her initial work on the project and other programs working towards revitalizing Native languages. She noted her efforts at teaching Inupiaq as well as other educators in town.
- Public Works Director Cushman asked the Commission to look at removing two stop signs that don't seem to serve a legitimate purpose. He discussed one that kept getting pushed through the intersection to the point where drivers stopped were already through the intersection. The other was at an intersection where no traffic was entering the intersection.

UNFINISHED BUSINESS

STAFF REPORTS

A. City Manager's Report.

- Steckman presented his verbal report, noting upcoming topics for the next meeting and a set of ordinances aimed at incentivizing the construction of housing in Nome, that would be up for a work session the following Tuesday at 5:30 PM. He discussed recent funds granted by NSEDC that have been allocated to major pool repairs to prolong the life of the pool. He noted his intent to review the abatement list in person over the next few weeks as the snow melts and invited Commissioners to accompany.

B. Building Inspector's Report.

- Cliff thanked the Commission for approving the variance and discussed a recent training given by FEMA on floodplain management for City staff. He discussed current obstacles and thanked staff working towards working the bugs out. He discussed the ongoing work at the Mini and his intent to dig down into the fire code to ensure safety of residents. He suggested looking at the vacant structure fees to incentivize the construction of new homes. He noted the ongoing efforts to address the properties of the late George Foot, saying the "Tyvek Manner" should probably just be abated.
 - Commissioner Ford asked what was going on with the Mini.
 - Manager Steckman discussed the ongoing remodel, describing some improvements to design and layout. He discussed a refresh to Old St. Joe's when the Mini remodel was completed.
 - Building Inspector McHenry expressed his appreciation for the workers from Seaside helping with the project. He noted the addition of drywall made it lighter and brighter upon entry. He briefly discussed the current approved permits.
 - Manager Steckman discussed a potential funding stream through Senator Murkowski as well as under the displaced communities. He noted the City also asked for funds for the teacher and police housing project.
 - Acting Chair Smith discussed the 14 unit housing first project north of east 6th.
 - Peter Loewi noted the pilings were scheduled to be driven this year.

C. Active Building & Remodel Permits Summary.

COMMISSIONERS' COMMENTS

1. Commissionr Odden - no comments.
2. Commissioner Smith thanked everyone for a good meeting, he requested being a part of ordinance change regarding variances for lot size.
3. Commissioner Deighton said she was excited about bilingual signs calling it a step in right direction.
4. Commissioner Ford discussed the vacant property registration, saying it was an existing tool that the City was not using as well as it could. She commended the carrots used in process and said the City of needs better sticks. She said the abatement program was good, but addressed too few properties each hear. Commissioner Ford commended the work done on the Foot properties and encouraged the Commissioners to attend the training mentioned in the packet.

Council Member Henderson discussed the housing incentive program he was working on with the City Manager and encouraged those present to attend the meeting next Tuesday. He discussed his early

years in Nome where there was a healthy house building market contending those conditions were no longer present.

SCHEDULE OF NEXT MEETING

June 7th is tentatively scheduled as the next Planning Commission Meeting.

ADJOURNMENT

A motion was made by C. Odden and seconded by C. Deighton to adjourn.

Hearing no objections, the Commission adjourned at 8:05 PM.

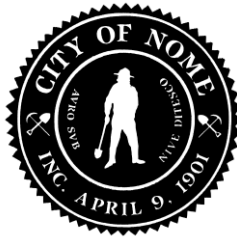
APPROVED and **SIGNED** this 4th day of April, 2023.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Deputy City Clerk

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



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

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 07, 2023 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

Members Present: Melissa Ford; Kenneth Hughes III; John Odden (virtual-Microsoft Teams-late); Carol Piscoya; Greg Smith;

Members Absent:

Also Present: Glenn Steckman, City Manager; City Engineer, John Bles; Jeremy Jacobson, Deputy City Clerk; Brad Soske, Revenue Technician; Marsha Woods, State of Alaska (SOA) DOT&PF ROW Agent; Timothy Sprout, SOA DOT&PF Licensed Surveyor

In the audience: Megan Connon, Nome Nugget Newspaper

APPROVAL OF AGENDA

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

At the roll call:

Aye: Hughes; Piscoya; Smith; Ford

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. June 10, 2022, Nome Planning Commission Rescheduled Regular Meeting Minutes

A motion was made by C. Smith and seconded by C. Ford to approve the June 10, 2022, minutes of the NPC.

At the roll call:

Aye: Piscoya; Smith; Ford; Hughes;

Nay:

Abstain;

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES**A. Update to Historic Preservation Plan**

(2:27)

- Manager stated the Historic Preservation Plan is currently pending a review from Sitnasuak elders. He was hopeful a reviewed plan would be before the Planning Commission, in March.

COMMUNICATIONS**A. Letter of December 20, 2022, from SOA-DNR (SHPO) to City of Nome Planning Commission re: Notification of Grant Award**

(3:30)

- Manager Steckman commented, the previously submitted and denied *King Island East End Park Sign and Interpretive Panel* was resubmitted and awarded a 50-50 matching grant by the State of Alaska. It was noted the Planning Commission would have its chance to review the project's signage language once developed. He estimated a project completion by the fall.
- Manager Steckman stated he was looking at identifying historical sites toward building a walking tour or signage, for visitors and members of the community.

CITIZENS' COMMENTS

(5:48)

- Commissioner Hughes requested to relinquish the Chair while he provides his citizen comment.
- Manager Steckman suggested either the most senior commissioner or staff chair the citizen commentary.
- Commissioner Smith accepted.
- Citizen Ken Hughes III, speaking on behalf of Arctic Placer Drilling & Mining, stated he is writing a proposal to mine the Eastern adjoining parcel to the city owned Swanberg Dredge site. There are ongoing discussions with United States Army Core of Engineers (USACE), who has their concerns. He identified there would be a public commentary period after the application is submitted, his interest was to bring attention.
- Commissioner Odden joined the meeting (virtually, Microsoft Teams) at 7:08PM.

NEW BUSINESS**A. Preliminary Platting Review of Nome-Seppala Upgrades,**

(13:40)

- Marsha Woods, SOA DOT&PF ROW gave notification to the Planning Commission of the SOA's request for preliminary platting approval to start acquisitions for the Seppala Drive Upgrades Project. She stated the Seppala Drive Upgrade project is at 90% design. (1830-1911) The project would rehabilitate Seppala Drive by improving structure, drainage, making ADA compliant, reconstruct & pave, widen & raise sections, replace culverts, replace guardrail along the snake river among area.
- Further discussion on specifications related to the updated design plan continued amongst the Commission, City Engineer, and SOA DOT&PF.

- City Manager Steckman requested the three requirements needed of the Nome Planning Commission, for the State of Alaska DOT&PF.

A motion was made by C. Odden and seconded by C. Piscoya to approve preliminary platting, property acquisition prior to plat, and local participation with the Seppala Drive Upgrades plan.

At the roll call:

Aye: Piscoya; Smith; Ford; Hughes; Odden

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

STAFF REPORTS

A. Construction Permits Summary

(46:38)

- Manager Steckman gave notice to recent construction with Front St. Building Inspector McHenry and City Manager Assistant, Cheryl Thompson would be traveling to Anchorage for Flood Plain training. The City's pool is under construction which will conflict with regular hours of operation and availability to the public.

B. City Manager's Report

(50:00)

- Manager Steckman noted the upcoming report from Chair Hughes, remaining mindful of open meetings act regulations.
- Commissioner Smith inquired into recent City employment look as of late.
- Manager Steckman stated ongoing interviews for an Assistant City Manager, a City Grants Writer was hired, and pool staff. NPD's Accreditation process maintains on track. Police calls and sexual assault numbers have recently declined, NEST hours have been extended. The Memorandum of Agreement (MOA) with the package liquor stores has seemingly reduced issues Sundays and at NEST those days. More cruise ships are expected this summer and the city's Mini Convention Center have received upgrades.

COMMISSIONERS' COMMENTS

(1:01:00)

1. Commissioner Smith commented, a good meeting and is looking forward to the Seppala Drive road upgrades.
2. Commissioner Ford inquired into Planning Commission applicant's status with their application.
 - Manager Steckman stated he would not comment on application status. He noted all applications eventually must be reviewed by the Mayor for approval.
 - Commissioner Smith pondered the status of other potential applications as well.

Commissioner Ford continued, wondering if the City was still pursuing energy rating certification as there is not currently any private option locally. She stated she had heard concerns regarding residents renting their home out during Iditarod and having to deal with City Bed Tax.

- Manager Steckman commented, there are options available depending on the circumstance however residents would need to contact the City Clerk's Office for further instruction, regarding bed tax.
- 3. Commissioner Hughes reminded everyone of their APOC filing deadline. He opined a resolution could be made toward addressing Muskox safety within the Community.
- 4. Commissioner Odden expressed his joy with the Seppala Drive Project, and gave kudos Glenn for his work.
- 5. Commissioner Piscoya opined the Seppala Rd finally being addressed was overdue, excitement with the NPD's accreditation progress. She opined the recent Leadership Summit held at the City's Mini Convention Center, addressing employment and housing, went really well and she was impressed with the facility's recent upgrades.

SCHEDULE OF NEXT MEETING

The next regular meeting of the Nome Planning Commission is scheduled for March 7, 2023.

ADJOURNMENT

A motion was made by C. Smith and seconded by C. Piscoya to adjourn, hearing no objections the Planning Commission adjourned at 8:15pm.

APPROVED and **SIGNED** this 4th day of April, 2023.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Deputy City Clerk

Department of Transportation and Public Facilities



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

NORTHERN REGION
Design and Engineering Services

2301 Peger Road
Fairbanks, AK 99709-5316
Main: 907-451-2200
TTY: 711 or 1-800-770-8973
dot.alaska.gov

In Reply Refer To:
Seppala Drive Upgrades : **Update**
State/Federal Project Numbers: Z620030000/00S828
No Historic Properties Affected

March 14, 2023

Ken Hughes, Chair
Alaska Certified Local Government
Nome Planning Commission
P.O. Box 281
Nome, AK 99762

Dear Mr. Hughes:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has assumed the responsibilities of the Federal Highway Administration (FHWA) under 23 U.S.C. 327 and is proposing to realign and rehabilitate Seppala Drive from the intersection of Bering Street to the intersection of Airport Terminal Road in Nome Alaska. The project's geographical location is described in Table 1 and shown on Figures 1-3. Latitude: 64.506218, Longitude: -165.447672.

Table 1: Project Location

| Township | Range | Section(s) | USGS Quad Map 1:63,360 | Meridian |
|----------|-------|------------|------------------------|--------------|
| 011S | 034W | 26,27 | Nome C-1 | Kateel River |

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated November 3, 2017, and executed by FHWA and DOT&PF.

Consultation for this project is being conducted in accordance with the 2017 *First Amended Programmatic Agreement... for the Federal-Aid Highway Program in Alaska*. The DOT&PF, acting as a Federal agency, finds that **no historic properties would be adversely affected** by the

proposed project update pursuant to 36 CFR 800.4(d)(1), implementing regulations of Section 106 of the National Historic Preservation Act. This submission provides documentation in support of this finding, as required at 36 CFR 800.11(d).

Background

On December 20, 2018, a findings letter was submitted by the DOT&PF Northern Region PQI to the SHPO office to satisfy National Historic Preservation Act (NHPA) requirements for cultural resource review with a finding of No Historic Properties Affected for the Seppala Drive Upgrades project. The SHPO concurred with that finding on January 8, 2019.

This update adds additional utility line upgrades to the project description. Those utility upgrades include: the replacement of water main, water service lines, and sewer force main lines. Utility work will increase the lateral extent of the project's disturbance footprint and increase the depth of disturbance from less than 4 feet in the previously proposed project, to 6 feet below the ground surface. Specific details of the design changes are presented in the project description section. The Updated Area of Potential Effects (APE) presented in this letter has been increased to incorporate the additional utility lines. The finding of effect presented in this update letter incorporates the changes to the project description and the APE and includes a monitoring and inadvertent discovery plan to protect NOM-00158 (an unevaluated subsurface historic district) from construction-related activities.

Project Description

Additions to the project description since the December 2018 findings letter include:

The utility line upgrades, which include the replacement of the water main, water service lines, and the sewer force main. Utility work will increase the lateral extent of the project's disturbance footprint and increase the depth of disturbance from less than 4 feet in the previously proposed project, to 6 feet below the ground surface in all utility installation areas (see Figures 2-3).

New watermain installation will occur offset from the existing waterline alignment to meet DEC separation distance requirements from the sewer mains. Approximately 980 feet of new watermain will be installed along Seppala Drive, within the Seppala Drive ROW (see Figure 3 dark blue line). The new watermain be located approximately 6 feet south of the existing watermain between E Street and D Street and 15 feet south of the existing watermain from D Street to Bering Street. Watermain installation will require an excavation depth of six feet. Additionally, sections of new watermain will extend along E street (255 ft), D street (35 ft), and C Street (225 ft) (see dark blue line in the bump-outs in Figure 3). These new watermain segments will be in a different location from any existing utility lines and require an excavation depth of six feet. The project also includes partial replacement of 11 water service lines (see Figure 3 teal line). New water service lines will be installed at the same approximate location as the existing service lines, at a depth of six feet below the ground surface. Water service work will be limited to public road ROW or within 10 feet of a public road ROW. Remaining service line replacement that is further than 10 feet from the ROW is not part of the project's scope. Watermain will consist of 8-inch by 16-inch arctic pipe.

Approximately 610 feet of force main sewer line will be replaced within the Seppala Drive ROW (see Figure 3 dark blue line), with the new force main installed at the same location as the existing force main. Excavation depth required for force main installation and bedding will be 6 ft.

Updated Area of Potential Effect (APE)

The updated APE (see Figures 2-3) is expanded from that presented in the December 20, 2018 findings letter to accommodate additions to the water main, water service lines, and the sewer force main. Visual effects were considered when establishing the updated APE.

Identification Efforts

A search of the Office of History and Archaeology's (OHA) Alaska Heritage Resources Survey-IBS (AHRs) database on January 26, 2023 indicated that there is one (1) AHRs site within the Updated APE. That AHRs site is briefly described below.

NOM-00158- This AHRs polygon consists of a previously recorded subsurface historic district that is primarily identifiable as building foundations, boardwalks, refuse middens, and isolated elements of the Euro-American settlement of the City of Nome in the late-19th and early-20th century. The exact boundaries of the subsurface historic district are unknown and are based on the original 40-acre townsite plat for Nome. The buried horizon ranges from 2" to 12" thick, and has been covered by between 4" and 7" of fill (Shaw 2006, Pp. 19-24), which contains scattered historic artifacts. This subsurface historic district has not been evaluated for National Register of Historic Places eligibility.

Additional Identification Efforts

A search of the Alaska Department of Natural Resources Division of Mining, Lands and Water Revised Statute (RS) 2477 database of public rights-of-way indicated that there are no RS 2477 trails within the updated APE.

A review of the DOT&PF Northern Region Cultural Resources Library and AHRs document repository revealed that the updated APE has undergone a historic structures survey (Meinhardt et al, 2018). No historic structures were identified within the updated APE as part of that survey. *NOM-00158* was identified as being present in the subsurface portions of the updated APE (Meinhardt et al. 2018); however, because proposed project activities didn't include subsurface digging, *NOM-00158* was not evaluated for NRHP eligibility during that survey. Monitoring activities associated with the 2005 field season from construction of water and sewer lines along east Front Street between Steadman Street and east N Street, revealed that *NOM-00158* was buried under approximately 4'-7' of fill (Shaw 2006, Pp. 19-24). It is reasonable to believe that the portions of *NOM-00158* within the updated APE are also buried under approximately 4'-7' of fill. The DOT&PF Archaeologist-Cultural Resource Specialist (PQI) believes that with the implementation of a monitoring and inadvertent discovery plan to monitor all subsurface construction activities greater than 4', this is an adequate level of investigation for this project update.

Determination of eligibility

NOM-00158- The DOT&PF believes it is beyond the scope of this project to complete a determination of eligibility for NOM-00158 as this is a subsurface historic district, which may extend up to 40 acres in size, and the portion within the updated APE is limited to approximately 2,200 linear feet. To help ensure that there will be no potential adverse effects to NOM-00158, the DOT&PF has decided to monitor ground disturbing activities within the updated APE. Details of those plans are provided in the following section.

Finding of Effect

NOM-00158 (subsurface historic district)- The DOT&PF has decided to monitor ground disturbing activities within the updated APE that are deeper than four (4) feet (see Figure 3 in dark blue- and teal-colored lines). The subsurface historic district is reported to be buried under between 4' and 7' of fill (Shaw 2006, Pp. 19-24). Since the installation of underground utility lines (water main, water service lines, and sewer force main line) is proposed to extend to 6 feet in depth, the DOT&PF feels it is prudent to monitor the installation of underground utility lines throughout the project area (see Figure 3 dark blue- and teal-colored lines). The DOT&PF has developed a monitoring and inadvertent discovery plan. Once the SOI-qualified Professional Archaeologist Monitor(s) is/are selected for the project, the monitoring plan will be submitted to OHA to obtain a State Cultural Resource Investigation Permit (SCRIP). The monitor(s) will meet the Secretary of the Interior's Professional Qualification Standards for an Archeologist (36 CFR 800.2(a)(1), Appendix A of 36 CFR Part 61). The monitor(s) will be present during Seppala Drive utilities installation areas within the project APE (see Figure 3 in dark-blue and teal-colored lines). This monitoring requirement will be included as an environmental commitment in the project's environmental document and will include a reporting requirement. With a Monitoring and Inadvertent Discovery Plan put in place for the new road extension area, the DOT&PF Northern Region PQI believes that a **No Historic Properties Adversely Affected** finding is appropriate for this project update as presented.

Overall, the DOT&PF Northern Region PQI believes that a **no historic properties adversely affected** finding for the proposed Seppala Drive Upgrades project is appropriate for the project as presented.

Consultation Efforts

In addition to the Alaska SHPO the following identified potentially interested parties are being sent update findings letters regarding this project: Nome Museum and Library Commission; Bering Straits Native Corporation; City of Nome; King Island Native Corporation, King Island Native Community; Nome Eskimo Community, and Sitnasuak Native Corporation.

If you wish to comment on this finding, I can be reached at the address above, by telephone at 907-451-2227, or by e-mail at holly.mckinney@alaska.gov. Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.

Sincerely,



Holly J. McKinney
Cultural Resource Specialist -Archaeologist (PQI)

Enclosures:

- Figure 1: Location and Vicinity Map.
- Figure 2: Area of Potential Effect map.
- Figure 3. Area of Potential Map- Zoomed in.

References:

Meinhardt, R. R., A. Ramirez, J. Lambin, and M. Daniels 2018 Nome Seppala Drive Rehabilitation Project. Report prepared for the Alaska Department of Transportation and Public Facilities.

Shaw, R.D. 2006 Nome's East Side: Archaeological Monitoring During the 2005 Field Season from Construction of Water and Sewer Lines Along East Front Street Between Steadman Street and East N Street, Nome Alaska. Report prepared for Nome Joint Utility System.

Enclosures cc w/ enclosures:

Melissa Jensen, DOT&PF Northern Region, Environmental Impact Analyst
Christopher Johnson, P.E., DOT&PF Northern Region, Project Manager
Brett Nelson, DOT &PF Northern Region, Regional Environmental Manager
Kathy Price, DOT&PF Statewide Cultural Resource Manager
Molly Proue, DOT&PF, Statewide NEPA Manager



Item A.

| | | | |
|---|--|---|--|
| <div data-bbox="77 1780 227 1822" data-label="Section-Header"> <h3>Legend</h3> </div> <div data-bbox="77 1850 402 1885" data-label="Text"> <p>— Project Boundary</p> </div> <div data-bbox="86 1927 508 2022" data-label="Text"> <p>Section: 26 Township: 11S Range: 34W Meridian: Kateel River USGS Quad: Nome C-1</p> </div> | <div data-bbox="621 1822 901 1896" data-label="Figure"> </div> <div data-bbox="979 1801 1040 1917" data-label="Image"> </div> <div data-bbox="712 1938 883 1969" data-label="Text"> <p>Nome, Alaska</p> </div> <div data-bbox="574 1997 771 2028" data-label="Text"> <p>Date: 9/17/2018</p> </div> <div data-bbox="821 1997 938 2028" data-label="Text"> <p>Figure: 1</p> </div> | <div data-bbox="1206 1776 1412 1808" data-label="Section-Header"> <h3>State of Alaska</h3> </div> <div data-bbox="1066 1803 1555 1864" data-label="Text"> <p>Department of Transportation and Public Facilities Northern Region</p> </div> <div data-bbox="1066 1881 1214 2022" data-label="Image"> </div> <div data-bbox="1271 1892 1523 1953" data-label="Text"> <p>Seppala Drive Upgrades Z620030000/00S828</p> </div> <div data-bbox="1250 1963 1482 1995" data-label="Text"> <p>Location & Vicinity</p> </div> <div data-bbox="1507 1990 1536 2011" data-label="Page-Footer"> <p>15</p> </div> | |
|---|--|---|--|



Legend

-  New APE
-  2018 APE

0 500 1,000 Feet



Nome, Alaska

Date: 3/13/2023

Figure: 2

State of Alaska

Department of Transportation and Public Facilities
Northern Region



Seppala Drive Upgrades
Z620030000/00S828
Area of Potential Effect (APE)



Legend

- New APE
- 2018 APE
- New Watermain
- Service Line Replacement

0 200 400 Feet



Nome, Alaska

Date: 3/13/2023

Figure: 3

State of Alaska

Department of Transportation and Public Facilities
Northern Region



Seppala Drive Upgrades
Z620030000/00S828

Area of Potential Effect (APE)
Zoomed In

TO: Common Council

FROM: Glenn Steckman

RE: City Manager's report

March 24, 2023

Iditarod:

By all reports, the Iditarod race for 2023 was successful. Businesses reported strong business sales and a return to more normal business conditions expected from the race. The craft-fair at OSJ was busy and there was a strong turnout at events scheduled throughout town. Some people commented about the lack of downtown sirens greeting the mushers, but as you know, the downtown siren was impacted by the fire at public works.

Everyone, who previously had visited Nome, had a positive comment about the improvements to the Mini and the Visitors Center. The Carrie M. McLain had programming related to the Iditarod as well as the Kegoayah Kozga Library.

Public Works Building:

AML/JIA staff came up to Nome this past Tuesday to evaluate the damage from the recent fire in the building. It has been determined the fire was accidental. As part of the repairs, a portion of the third-floor ceiling will need to be replaced, the second-floor ceiling will need to be replaced and all of the first-floor ceiling will be need to be replaced either because of fire damage (third Floor) or water damage. The rest of the third floor will need to be repainted.

The downtown siren will need to be repaired or replaced due to fire damage. Tools are being ordered to replace the ones that were destroyed including the brand-new spray painter purchased this past summer.

Plans are being made to relocate public works operations to the snow dump for the summer while the insulation and sheet rock are being replaced and the interior of the building painted. The City will need to out to bid on the insulation and sheet rock replacement. Everything else will be handled in house.

As part of the repairs, the third floor will probably get a new layout. Another concern that is being discussed is what is being stored in the building. If we continue to store city records and other important and other potentially historical items, there should be an additional level of protection such as carbon dioxide fire protection system.

City Hall:

Instead of the Rec Center going out for heating and ventilation system replacement, I am recommending that the city go out to bid to replace the heating and ventilation system of city hall this summer. The project will be ready to go out to bid soon as the electrical plans are signed off. The Rec Center designs are still being worked on. The city has \$1,000,000+ in ARPA funds available for this project. The project is anticipated to cost \$1,100,000.00

General Obligation Bonds:

The city has numerous projects needs that have been identified over the past ten to fifteen years that have not been addressed. The Rec Center heat and ventilation system, the locker room and sauna improvement plan, long term storage needs, ice hockey facility, improvements to other building heating systems, the city radio and communication system, etc.

While staff is working on grant funding to assist to pay for some of these projects, the list will continue to grow unless we consider a more aggressive approach.

OSHA training:

Matt Barone and I attended a two-day training course on OSHA regulations which is the tip of the iceberg compared to the hours of training needed in all areas of OSHA regulation.

The training was helpful to assist us in identifying improvements needed in our facilities and to improve the handling of chemicals and their proper storage in our facilities.

Federal Engineering:

A representative of Federal Engineering was in Nome to begin the review of the radio transmission problems being experienced by city personnel. The plan is to develop by May a preliminary plan for the city to review for radio improvements.

Work Session on Monday:

Jay Sterne, our lobbyist in Washington, DC, will here at your work session on Monday night to discuss what is happening in the Congress and our priorities. I have also invited Wendy Chamberlin, our state lobbyist, State Senator Donny Olsen and State Representative Neal Foster to also attend to listen to the concerns in Nome.

Port Commission:

The Port Commission met this past week in what was a very quick meeting to discuss the port expansion project and the port tariff.

FEMA:

Staff met with FEMA officials to discuss the city's submittal for reimbursements in regards to Typhoon Merbok. The city will start submitting the detailed information requested by FEMA over the next several

weeks. I sent a letter requesting that the rates for fuel and rental vehicles be at a higher rate than the normal schedule used by FEMA. We are waiting a response from our request.

Regional Planning Meeting:

A meeting that was organized by Kawerak was held with representatives from Kawerak, BSRHA, NSHC, HUD and the Denali Commission. The purpose of the meeting was to discuss housing and infrastructure needs in Nome and the region. One interesting tidbit of information that was came out in the meeting, is that the Nome Census District has been identified as the prime area of growth for the next ten years for Alaska.

Budget Prep for 2023/2024:

Nickie and her staff have submitted budget materials for department staff to review. Staff has been submitting goals and personnel needs for review as part of budget preparations.

Technology Difficulties in Council Chambers:

The City is still having technical difficulties with being able to broadcast our meetings. ICE that installed the system almost three years ago during COVID will attempt t correct the problem again. This week's meeting, we will have Zoom available but no streaming capabilities over you tube.

Police Radios in cars:

For your information, three in-car police radios systems are being replaced that are the oldest radios that the city owns.

Building/Remodel Permit Summary

Updated Item C.

| NAME | ADDRESS | MONTH | PERMIT # | ISSUE DATE | BUILDING PERMIT | | REMODEL PERMIT | | TOTAL |
|---------------------------------|---------------------------|-------|------------------------------------|------------|-----------------|----------|----------------|------------|------------|
| | | | | | VALUE | FEE | VALUE | FEE | TOTAL |
| <u>JANUARY, 2023</u> | | | | | | | | | |
| Patrick J Krier | 224 Front St. | | MyGov 22-000125R (ISSUED 2023) | 1/17/2023 | | | \$154,690.00 | \$0.00 | \$0.00 |
| Jason Song | 229 Front St. | | MyGov 23-000001R | 1/31/2023 | | | \$30,000.00 | \$0.00 | \$0.00 |
| <u>FEBRUARY, 2023</u> | | | | | | | | | |
| Martina Leedy | 612 Lomen Ave. | | MyGov 23-000002 | 2/2/2023 | | | \$19,986.00 | \$0.00 | \$0.00 |
| Nathan Nagaruk | 707 E. 3rd Ave. | | MyGov 23-000004R | 2/15/2023 | | | \$100,000.00 | \$0.00 | \$0.00 |
| Nome Preschool Association Inc. | 911 E. 5th Ave. | | MyGov 23-000005R | 2/15/2023 | | | \$35,000.00 | \$0.00 | \$0.00 |
| Meghan Tapqaq | 305 W. C. St. | | MyGov 23-000007R | 2/16/2023 | | | \$5,000.00 | \$0.00 | \$0.00 |
| Aullaqisaaq Center Inc. | 306 W. 5th Ave. | | MyGov 22-000103R (ISSUED 2023) | 2/23/2023 | | | \$500,000.00 | \$3,233.74 | \$3,233.74 |
| Nils Hahn | 222 Front St. | | MyGov 22-000124R (ISSUED 2023) | 2/27/2023 | | | \$34,000.00 | \$0.00 | \$0.00 |
| <u>MARCH, 2023</u> | | | | | | | | | |
| n/a | n/a | | n/a | n/a | | | | | n/a |
| <u>APRIL, 2022</u> | | | | | | | | | |
| Gary Kulka | 216 W. 3rd Ave. | | MyGov 22-000001R - 2019-52R-EXT | 4/4/2022 | | | \$67,813.50 | \$596.28 | \$596.28 |
| CARR Gottstein Foods | 415 Bering St. | | MyGov 22-000003R | 4/5/2022 | | | \$170,000.00 | \$1,385.74 | \$1,385.74 |
| Maureen Koezuna | 100 East 4th Ave. | | MyGov 22-000004R | 4/6/2022 | | | \$20,000.00 | \$321.24 | \$321.24 |
| <u>MAY, 2022</u> | | | | | | | | | |
| Nathan Nagaruk | 403 E. 6th Ave. | | MyGov 22-000009R | 5/3/2022 | | | \$10,000.00 | \$181.24 | \$181.24 |
| Kawerak | 504 Seppala Dr. | | MyGov 22-000007R | 5/4/2022 | | | \$19,472.00 | \$313.84 | \$313.84 |
| Angela Hansen | 120 W. 5th Ave. | | MyGov 22-000010R | 5/11/2022 | | | \$10,000.00 | \$181.24 | \$181.24 |
| James Ventress | Lomen Ave. (B21A L11B) | | MyGov 22-000023B | 5/16/2022 | \$20,000.00 | \$321.24 | | | \$321.24 |

Building/Remodel Permit Summary

Updated Item C.

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|--|--------------------------------|--------------|------------------|-------------------|------------------------|------------|-----------------------|------------|--------------|
| Mark Smith | 405 N. E St. | | MyGov 22-000015R | 5/17/2022 | | | \$8,000.00 | \$153.24 | \$153.24 |
| Tommy Stasenکو | 704 Gas Lamp Rd. | | MyGov 22-000012R | 5/18/2022 | | | \$80,000.00 | \$853.75 | \$853.75 |
| Caroline Kauer | 301 Division St. | | MyGov 22-000027R | 5/24/2022 | | | \$7,000.00 | \$139.25 | \$139.25 |
| Frank Johnson (Bering Straits Development Co.) | 110 W. Front St. | | MyGov 22-000028R | 5/25/2022 | | | \$20,000.00 | \$321.25 | \$321.25 |
| Richard Spoor (Colorado Housing Partners) | 804 E. 4th Ave. | | MyGov 22-000026R | 5/31/2022 | | | \$8,000.00 | \$222.50 | \$222.50 |
| NAME | ADDRESS | MONTH | PERMIT # | ISSUE DATE | BUILDING PERMIT | | REMODEL PERMIT | | TOTAL |
| | | | | | VALUE | FEE | VALUE | FEE | TOTAL |
| | JUNE, 2022 | | | | | | | | |
| Barbara Amarok | 402 E. M St. | | MyGov 22-000043R | 6/22/2022 | | | \$35,000.00 | \$491.88 | \$491.88 |
| | JULY, 2022 | | | | | | | | |
| Amie & Matt Greer | W. 4th Ave. (B96 L7 north 1/2) | | MyGov 22-000052B | 7/6/2022 | \$190,000.00 | \$1,497.74 | | | \$1,497.74 |
| Robert Murray | 202 W. 2nd Ave. | | MyGov 22-000054R | 7/6/2022 | | | \$5,000.00 | \$111.24 | \$111.24 |
| Arctic Broadcasting Assn. | 410 W. 5th Ave. | | MyGov 22-000034R | 7/6/2022 | | | \$1,000.00 | \$38.75 | \$38.75 |
| James Dory | 516 Lomen Ave. | | MyGov 22-000053R | 7/11/2022 | | | \$33,920.00 | \$481.33 | \$481.33 |
| Patrick Callahan | 401 Round-The-Clock Drive | | MyGov 22-000050R | 7/11/2022 | | | \$17,000.00 | \$279.24 | \$279.24 |
| Bryant Hammond | 102 E. & 104 King Pl. | | MyGov 22-000021R | 7/12/2022 | | | \$3,000.00 | \$83.25 | \$83.25 |
| Bradford Smith | 704 W. 1st Ave. | | MyGov 22-000060R | 7/14/2022 | | | \$5,200.00 | \$114.04 | \$114.04 |
| Isaiah Baker | 1008 E. 5th Ave. | | MyGov 22-000051R | 7/15/2022 | | | \$5,000.00 | \$23.50 | \$23.50 |
| Bradford Smith | 501 E K St. | | MyGov 22-000063R | 7/21/2022 | | | \$5,200.00 | \$114.04 | \$114.04 |
| NAME | ADDRESS | MONTH | PERMIT # | ISSUE DATE | BUILDING PERMIT | | REMODEL PERMIT | | TOTAL |
| | | | | | VALUE | FEE | VALUE | FEE | TOTAL |
| | AUGUST, 2022 | | | | | | | | |
| Dawn Warnke/Bonanza | 303 4th Ave & 410 Division St | | MyGov 22-000057R | 8/2/2022 | | | \$706.35 | \$29.79 | \$29.79 |

Building/Remodel Permit Summary

Updated Item C.

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|-------------------------------------|------------------------------------|--------------|-------------------------------|-------------------|------------------------|-----------------------|--------------|--------|
| Justin Wetzel / KINC | 603 E 5th Ave | | MyGov 22-000064B | 8/8/2022 | \$489,298.00 | \$0.00 | | \$0.00 |
| Mary David | 403 Round-the-clock Dr. | | My Gov 22-000077R | 8/8/2022 | | | \$3,200.00 | \$0.00 |
| Bradford Smith | 304 E King Apts A, B | | MyGov 22-000061R | 8/9/2022 | | | \$5,200.00 | \$0.00 |
| Charles Cross | Sons Subd., Lot 3A | | MyGov 22-000069B-EXT 2020-15B | 8/22/2022 | \$24,691.91 | \$0.00 | | \$0.00 |
| Josh Hargrave | 250 Front St | | MyGov 22-000078R | 8/26/2022 | | | \$27,000.00 | \$0.00 |
| Bryant Hammond | 102 E. & 104 King Pl. | | MyGov 22-000084R | 8/29/2022 | | | \$9,600.00 | \$0.00 |
| | | | | | | | | |
| SEPTEMBER | | | | | | | | |
| Ralph & Donna Ray | 405 E. 5th Ave. | | MyGov 22-000088R | 9/6/2022 | | | \$9,950.00 | \$0.00 |
| Sophie Tocktoo | 502 E. G St. | | MyGov 22-000089R | 9/6/2022 | | | \$27,000.00 | \$0.00 |
| Katie O'Connor | 501 E. K St. | | MyGov 22-000094R | 9/6/2022 | | | \$8,000.00 | \$0.00 |
| NAME | ADDRESS | MONTH | PERMIT # | ISSUE DATE | BUILDING PERMIT | REMODEL PERMIT | TOTAL | |
| OCTOBER | | | | | | | | |
| Katherine Stettinger | 206 W. 4th Ave Apts A & B | | MyGov 22-0000108R | 10/7/2022 | | | \$6,000.00 | \$0.00 |
| Bryant Hammond | 414 Lomen Ave. | | MyGov 22-000087R | 10/13/2022 | | | \$500.00 | \$0.00 |
| Samantha McGarry | 404 E. G St. | | MyGov #22-000093R | 10/14/2022 | | | \$50,000.00 | \$0.00 |
| Brenda Ahnangnatoguk | 300 W. 4th Ave. & 500 Division St. | | MyGov #22-000096R | 10/14/2022 | | | \$5,000.00 | \$0.00 |
| Bible Baptist Church | 103 E. 1st Ave. | | MyGov #22-000099R | 10/14/2022 | | | \$25,000.00 | \$0.00 |
| Alaska Inc. Aurquest / John Bullock | 101 & 201 Front St. Apts 101-103 | | MyGov #22-000111R | 10/24/2022 | | | \$50,000.00 | \$0.00 |
| Andrew Harrelson | 504 Spinning Rock Rd. | | MyGov #22-000082R | 10/31/2022 | | | \$25,000.00 | \$0.00 |
| NOVEMBER | | | | | | | | |

Building/Remodel Permit Summary

Updated Item C.

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|----------------------|------------------|--|-------------------|------------|---------------------|-------------------|-----------------------|-------------------|-------------------|
| Front Properties LLC | 113 E. Front St. | | MyGov #22-000114R | 11/17/2022 | | | \$120,000.00 | \$0.00 | \$0.00 |
| | DECEMBER | | | | | | | | |
| | | | | | | | | | |
| TOTAL: 92 | | | | | \$703,989.91 | \$1,497.74 | \$1,623,037.85 | \$7,366.31 | \$8,864.05 |
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