

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



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MARCH 05, 2024 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

APPROVAL OF AGENDA

OATH OF OFFICE

- [A.](#) Nome Planning Commissioner, Seat A Rhonda West Oath of Office,

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

- [A.](#) Historic Preservation Plan Update of February 29, 2024,

PAGE 3

COMMUNICATIONS

CITIZENS' COMMENTS

NEW BUSINESS

- [A.](#) Conditional Use Permit Application to Construct a 105-Foot Lattice Tower (Private Utility Structure) in the General Use Zone, **PUBLIC HEARING**

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- [B.](#) Water Sewer Master Plan Update provided by NJUS Asst. Manager Ken Morton,

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UNFINISHED BUSINESS

- [A.](#) Discussion of Downtown Zoning District,

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STAFF REPORTS

- [A.](#) Report to the Planning Commission,

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- [B.](#) Port Projects Monthly Update, February, 2024,

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COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

OATH OF OFFICE

United States of America)
State of Alaska) ss.
Second Judicial District)

“I, **Rhonda West**, do solemnly swear that I will support the Constitution of the United States, the laws of the State of Alaska, and the Ordinances of the Municipality of Nome, and that I will, to the best of my ability, honestly and faithfully discharge the duties of my office of **City of Nome Planning Commissioner** without fear, favor or partiality and therein to do every justice to all persons and to the City, so help me GOD.”

SIGNED AND SWORN this 5th day of March, 2024.

Rhonda West
Planning Commissioner

ATTEST:

Jeremy Jacobson
Deputy City Clerk



February 29, 2024

Historic Preservation Plan

The HPP has been amended with Mr. Ahmasuk's comments and additional research but I've asked for an additional review by another party. I anticipate it will be brought back to the Planning Commission for review on May 6.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-AAL-421-OE

Item A.

Issued Date: 01/03/2024

Mike Powers
 Atlas Tower 1, LLC
 3002 Bluff Street
 Suite 300
 Boulder, CO 80301

**** NOTICE OF PRELIMINARY FINDINGS ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole Nome AK - City of Nome
Location:	Nome, AK
Latitude:	64-32-32.70N NAD 83
Longitude:	165-24-03.09W
Heights:	131 feet site elevation (SE)
	129 feet above ground level (AGL)
	260 feet above mean sea level (AMSL)

Initial findings of this study indicate that the structure as described exceeds obstruction standards and/or would have an adverse physical or electromagnetic interference effect upon navigable airspace or air navigation facilities. Pending resolution of the issues described below, the structure is presumed to be a hazard to air navigation.

See Attachment for Additional information.

NOTE: PENDING RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE, THE STRUCTURE IS PRESUMED TO BE A HAZARD TO AIR NAVIGATION. THIS LETTER DOES NOT AUTHORIZE CONSTRUCTION OF THE STRUCTURE EVEN AT A REDUCED HEIGHT. ANY RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE MUST BE COMMUNICATED TO THE FAA SO THAT A FAVORABLE DETERMINATION CAN SUBSEQUENTLY BE ISSUED.

IF MORE THAN 60 DAYS FROM THE DATE OF THIS LETTER HAS ELAPSED WITHOUT ATTEMPTED RESOLUTION, IT WILL BE NECESSARY FOR YOU TO REACTIVATE THE STUDY BY FILING A NEW FAA FORM 7460-1, NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION.

If we can be of further assistance, please contact our office at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AAL-421-OE.

Signature Control No: 606860675-608593593

Paul Holmquist
Specialist

Item A.
(1111)

Attachment(s)
Additional Information

Abbreviations

AGL - above ground level	AMSL - above mean sea level	RWY - runway
VFR - visual flight rules	IFR - instrument flight rules	NM - nautical mile
ASN- Aeronautical Study Number	CAT - category aircraft	NEH - no effect height
MDA - minimum descent altitude	W/1A - with a 1A Survey	W/2C - with a 2C survey
NA - not authorized	DER - departure end of runway	STD - standard
DA - decision altitude		

Part 77 - Title 14 Code of Federal Regulations (CFR) Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace

1. TITLE 14 CODE OF FEDERAL REGULATIONS (CFR) PART 77 OBSTRUCTION STANDARDS EXCEEDED

a. Section 77.17(a)(3) -- A structure that causes less than the required obstacle clearance within a terminal obstacle clearance area, including an initial approach segment, a departure area, and a circling approach area resulting in increases to an IFR terminal minimum altitude.

At 260 AMSL, 4D, Nome (OME)(PAOM) Nome, AK.

ILS Y or LOC RWY 28, Amdt 4B; ILS Z or LOC Z RWY 28, Amdt 5; RNAV (GPS) RWY 3, Amdt 1; RNAV (GPS) RWY 10, Amdt 2; RNAV (GPS) RWY 28, Amdt 2; LOC/DME BC RWY 10, Amdt 4; VOR RWY 28 (BEMTE FIX MINIMUMS); Amdt 3; NDB-A, Amdt 1A, increase Circling CAT B/C MDA from 540 to 620. NEH: 232 AMSL. W/2C, from 540 to 560. NEH: 240 AMSL.

b. Section 77.19(a): Horizontal Surface-a height exceeding a horizontal plane 150 feet above the established airport elevation. The proposal would penetrate the OME Horizontal Surface by 70 feet.

If you agree to restrict the overall height of the proposal to 59 feet AGL (190 feet AMSL), an immediate favorable determination can be issued.

The FAA considers the impact to the OME terminal approach procedures to be a hazard. If you agree to restrict the proposed height to 101 feet AGL (232 feet AMSL), further study would still be needed due to the penetration of the OME Part 77 horizontal surface.

If you submit a 2C accuracy survey and agree to restrict the proposed height to 109 feet AGL (240 feet AMSL), further study would still be needed due to the penetration of the OME Part 77 horizontal surface. Further study will involve a public notice circularization and 37 day comment period. The outcome cannot be predicted. You can request further study by emailing paul.holmquist@faa.gov. We will need the survey submitted to us before further study can be initiated if you pursue the 109 feet AGL height.

If you have questions regarding this Notice of Preliminary Findings, you may contact Paul Holmquist via email at (paul.holmquist@faa.gov) .

City of Nome, Alaska Application for Conditional Use Permit

DATE: 2/15/24

PERMIT NO. _____

The undersigned hereby applies to the City of Nome for approval of the following conditional use permit to the land as follows as per [NCO Title 18, Chapter 120](#).

Property Owner: City of Nome/High School Complex Phone #: 907-443-6600

Property Address: 3.5 Teller Hwy Mailing Address: PO Box 281

Legal Description: Block# _____ Lot# _____ Tax ID/Lot # 198.2.095
Plat # _____ U.S. Survey _____ Parcel No. _____

CURRENT ZONE DESIGNATION: (Mark appropriate box)

Residential
Commercial

Industrial
Resource Development

General Use
Open Space/Rec

PROPOSED CONDITIONAL USE: [Reference Nome Code of Ordinances – Title 18, Chapter 110](#) (Description of Request)

The proposed conditional use is a 105' telecommunications facility. This code states that this type of structure requires conditional use in a general use zone.

Zoning- 18.120.20 NCO – The following process shall apply to conditional permits. The City Clerk shall give notice of the public hearing in the following manner:

- a. The City shall send notice of the public hearing to the applicant, all property owners of record within three hundred (300) feet of the property in question no less than fourteen (14) days before the hearing.
- b. The referral information shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name.
- c. The City shall also publish notice in a newspaper of general circulation.
- d. The City shall prepare a public hearing notification sign to be posted on the property by the applicant.
- e. The hearing may be held no less than fourteen (14) days from the date of property posting and newspaper publication.

Revised 02/2024

- f. If the conditional use request is accompanying another application, which is scheduled for public hearing before the Planning Commission, one public hearing may be held on both applications.

PLEASE NOTE:

Conditional Use Application Submittal.

The applicant shall submit one (1) copy of the complete conditional use application package to the City and shall request that the Planning Commission review the application. **Conditional use request shall include:**

- 1) Conditional Use Application Form.
- 2) Written statement and any graphics necessary to describe the precise nature of the proposed use and its operating characteristics and to illustrate how all conditional use review criteria have been satisfied.
- 3) A map showing the proposed development of the site, including building locations, parking, utilities, and drainage features.
- 4) Preliminary building plans and elevations sufficient to indicate the dimensions, general appearance, and scale of all buildings.
- 5) Such additional material as the City may prescribe or the applicant may submit pertinent to the application.

This request will be heard before the **Nome Planning Commission** on March 5, 2024, applicant attendance is required.

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for) the owner of the property described above and that I desire a conditional use permit for this property in conformance with the Title 18 NCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability, that this application meets them. I understand that payment of the conditional use fee is non-refundable and it is to cover Costs associated with the processing of this application and that it does not assure approval of the request.

Sandra Layton

2/15/2024

Signature of Applicant

Date

Planning Commission Additional Restriction or Conditions:

A conditional use hearing on this permit was held by the Planning Commission on _____ and this permit was / was not approved.

Chairman, Planning Commission Date

City Clerk's Office Date Date/Fee Paid: _____

FEE SCHEDULE:
Regular Planning Commission Meeting: \$200.00
Special Planning Commission Meeting : \$300.00

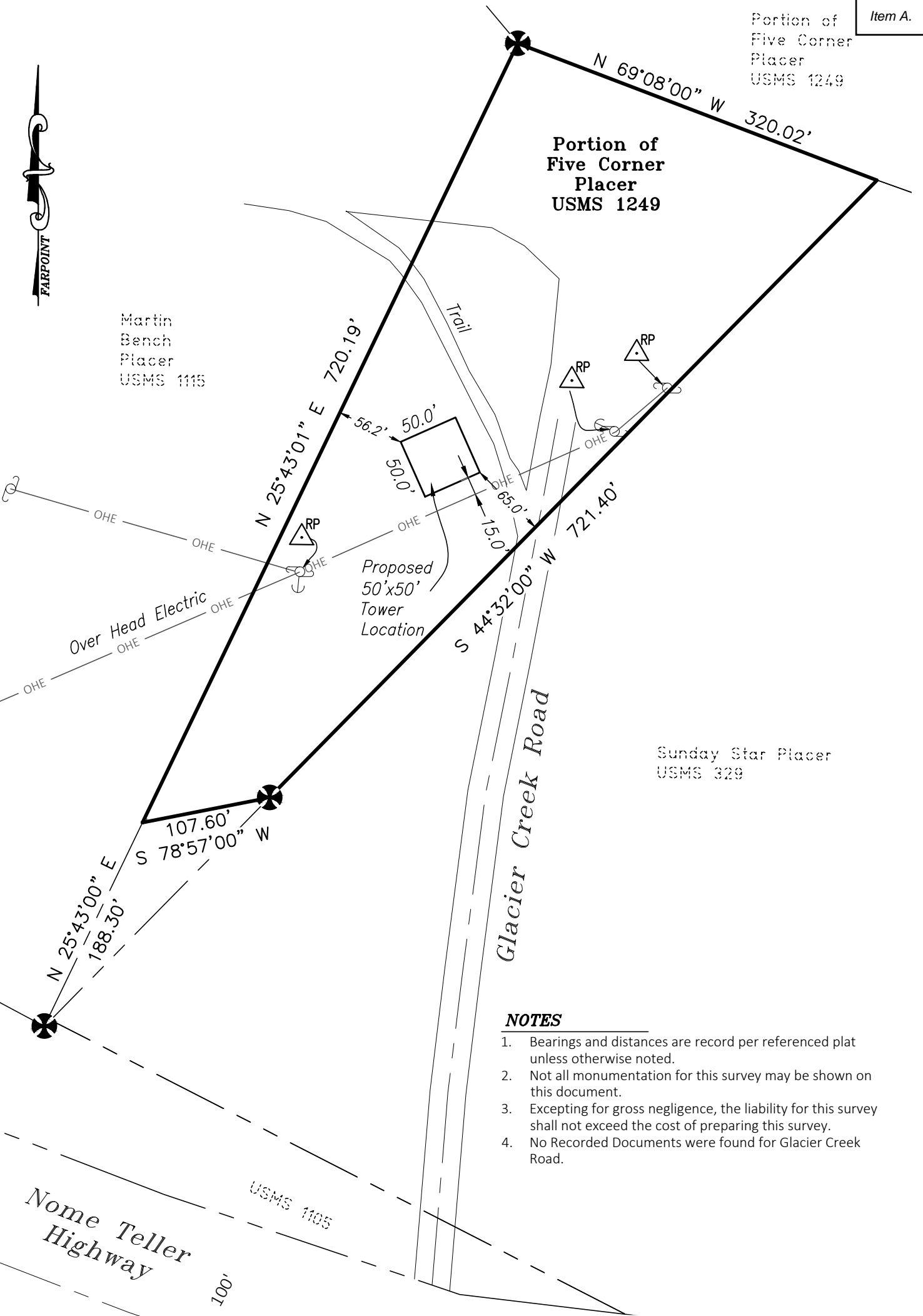
Receipt No: _____

Portion of
Five Corner
Placer
USMS 1249

**Portion of
Five Corner
Placer
USMS 1249**

Martin
Bench
Placer
USMS 1115

Sunday Star Placer
USMS 329



NOTES

1. Bearings and distances are record per referenced plat unless otherwise noted.
2. Not all monumentation for this survey may be shown on this document.
3. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey.
4. No Recorded Documents were found for Glacier Creek Road.



Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS

1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

LEGEND

- Found Rebar
- Reference Point
- Power Pole
- Guy Wire

EXHIBIT OF:
**Portion of Five Corner Placer,
Nome, Alaska (MS 1249)**

WORK ORDER No: 24212	DATE: Feb 26, 2024	SCALE: 1"=100'	ZONING: N/A
DRAWN: CB	CHECKED: RL	GRID No: N/A	FB BOOK/PAGE: 161/31

SURVEY CERTIFICATION: FARPOINT has conducted a physical survey of the subject property, the improvements situated thereon are within the property lines as shown.

EXCLUSION NOTES: It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the Plat used for this survey. NOTE: Under no circumstances should any data hereon be used for construction or for the establishing of property lines.

PREPARED FOR:
STG

SITE NAME: NOME

PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY

TOWER TYPE: 105' SELF-SUPPORT TOWER

SITE ADDRESS: OLD CENTER CREEK RD
(E911 ADDRESS TBD) NOME, AK 99762
(NOME CENSUS AREA)

AREA OF CONSTRUCTION: 2,500± SQ. FT.
(LEASE AREA)

LEGAL DESCRIPTION:

PRESENT OCCUPANCY TYPE:

PARCEL #: 198.2.095

ZONING: GENERAL USE

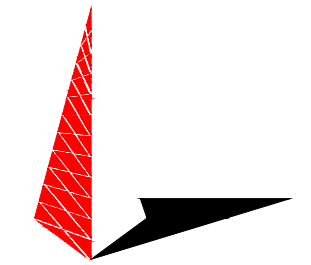


SITE NAME:
NOME



**OLD CENTER CREEK RD
NOME, AK 99762
(NOME CENSUS AREA)**

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 64° 32' 32.7372" (NAD '83) *

LONGITUDE W 165° 24' 3.0816" (NAD '83) *

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
(800) 478-3121

EMERGENCY:
CALL 911



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2009 EDITION) WITH LOCAL AMENDMENTS	4. NATIONAL ELECTRIC CODE (2011 EDITION)
2. INTERNATIONAL CODE COUNCIL ANSITIA/EIA-222-G	5. KENAI PENINSULA BOROUGH CODE OF ORDINANCES

CODE COMPLIANCE

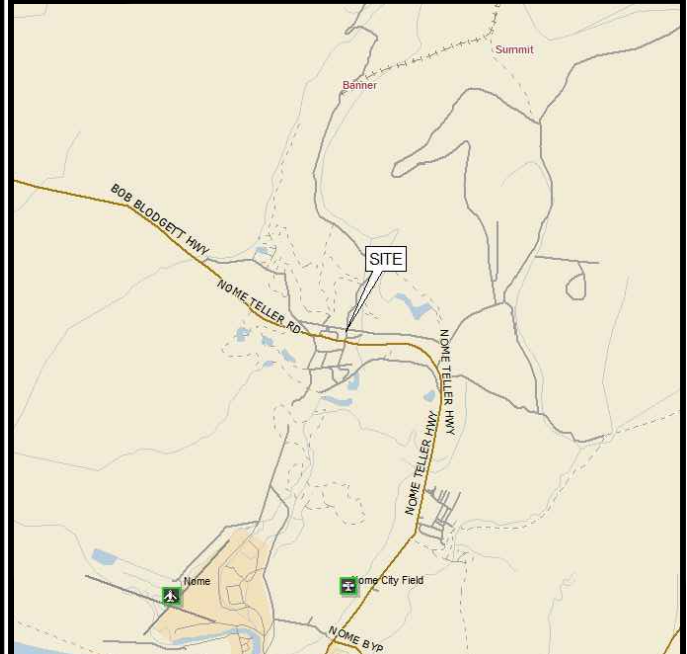
CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED SELF SUPPORT TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH THE CITY OF THE NOME REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

SITE COORDINATES



LOCATION MAP

FROM NOME AIRPORT: TAKE A LEFT ONTO SEPPALA DR. TURN LEFT ONTO CENTER CREEK RD. TURRIGHT ONTO NOME-TELLER RD. TURN A LEFT ONTO OLD CENTER CREEK RD. SITE WILL BE ON THE LEFT.

DRIVING DIRECTIONS

SITE CONSTRUCTION MANAGER:
NAME: WIBLUE, INC.
CONTACT: COREY BONNER
PHONE: (303) 448-8896

SITE APPLICANT:
NAME: ATLAS TOWER HOLDINGS, LLC
ADDRESS: 3002 BLUFF STREET SUITE 300
CITY, STATE, ZIP: BOULDER, CO 80301
CONTACT: SANDRA LAYTON
PHONE: (303) 448-8896

ORIGINAL SURVEYOR:
NAME: TBD
ADDRESS:
CITY, STATE, ZIP:
CONTACT:
PHONE:

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALIEGH, NC 27603
CONTACT: ANDREW T. HALDANE, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: ANDREW HALDANE, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: CITY OF NOME/HIGH SCHOOL COMPLEX
ADDRESS: PO BOX 281
CITY, STATE, ZIP: NOME, AK 99762

UTILITIES:
POWER COMPANY: TBD
ADDRESS:
CONTACT:
PHONE:
METER # NEAR SITE:
JOB ORDER #:

TELEPHONE COMPANY: TBD
CONTACT:
PHONE:
PEDESTAL # NEAR SITE:


CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	0
N1	GENERAL NOTES	0
C1	AREA PLAN	0
C2	SITE PLAN	0
C3	COMPOUND DETAIL	0
C4	TOWER ELEVATIONS	0
C5	FENCE DETAILS	0
C6	SOIL EROSION CONTROL PLAN	0
C7	SILT FENCE DETAILS	0
C8	DRIVEWAY DETAILS	0
E1	ELECTRICAL NOTES	0
E2	POWER TELCO PLAN AND ONE LINE DIAGRAM	0
E3	SERVICE RACK DETAILS	0
E4	GROUNDING PLAN AND DETAILS	0
E5	GROUNDING DETAILS I	0
E6	TOWER FOUNDATION GROUNDING DETAILS	0

INDEX OF SHEETS

DRAWN BY: SIT CHECKED BY: KES

SEAL:



SEAL:

SHEET NUMBER: **T-1** REVISION: **0**
TEP#: 336656.X

GENERAL NOTES:

- ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS 1, LLC, OR ITS DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF ALASKA.
- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-H. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2009 EDITION.
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2009 EDITION.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

- THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
 - ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
 - ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
- ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
- HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
- HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
- REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
- A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
- ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
- FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
- DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
- PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
- GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

Item A.

PROJECT INFORMATION:

NOME

OLD CENTER CREEK RD
NOME, AK 99762
(NOME CENSUS AREA)

PLANS PREPARED FOR:



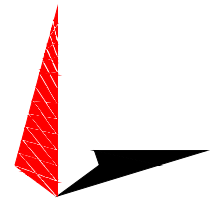
Office: (888) 609-9596

PLANS PREPARED FOR:



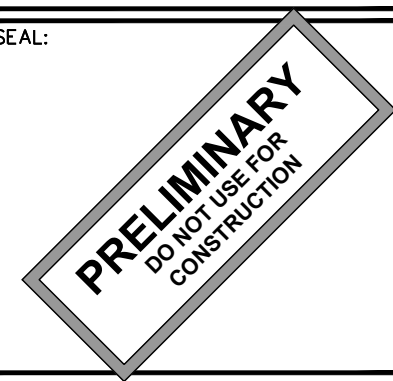
USA - INTERNATIONAL
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



0	02-26-24	PRELIMINARY
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DRAWN BY: SIT CHECKED BY: KES

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: **N-1** REVISION: **0**
TEP#: 336656.X

PROJECT INFORMATION:
NOME
 OLD CENTER CREEK RD
 NOME, AK 99762
 (NOME CENSUS AREA)

PLANS PREPARED FOR:

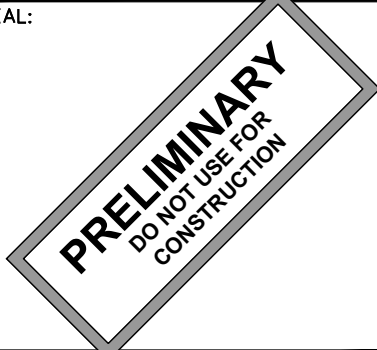
 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
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PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION



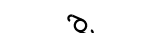
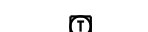







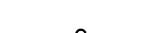
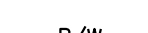
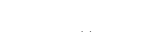


0	02-26-24	PRELIMINARY
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SHEET TITLE:
AREA PLAN

SHEET NUMBER: **C-1** REVISION: **0**
 TEP#: 336656.X

LEGEND

-  PARENT PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  EXIST. UTILITY POLE
-  EXIST. TELCO PEDESTAL
-  EXIST. POWER METER
-  EXIST. TRANSFORMER
-  PROPERTY CORNER
-  LEASE/EASEMENT CORNER
-  EXIST. CONTOUR LINE
-  EDGE OF PAVEMENT
-  OVERHEAD WIRE
-  UNDERGROUND GAS
-  RIGHT-OF-WAY
-  CHAIN LINK FENCE
-  EXISTING TREE LINE
-  EXIST. LIGHT POLE

SITE COORDINATES

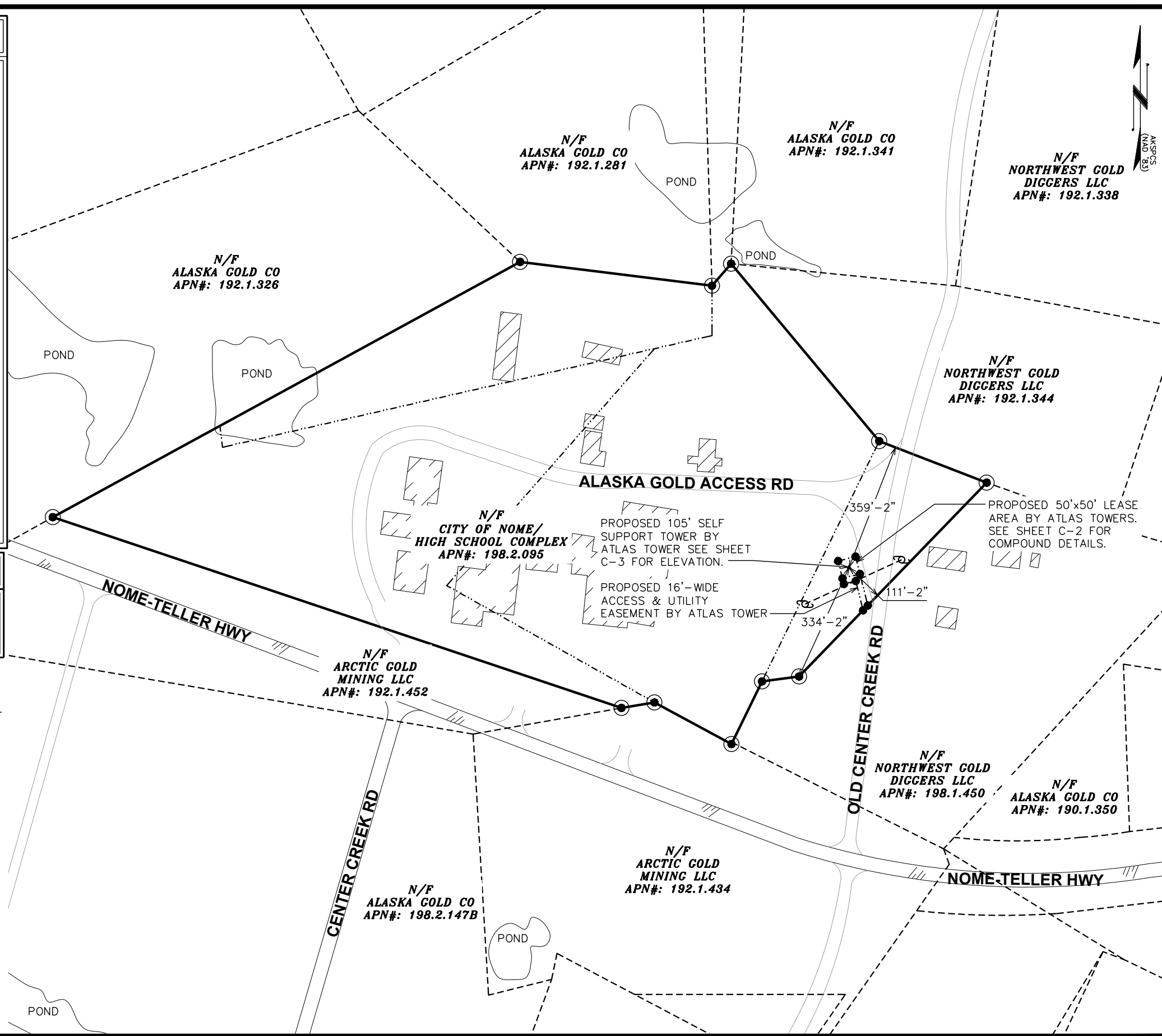
LATITUDE: N 64° 32' 32.7372"(NAD '83)
 LONGITUDE: W 165° 24' 3.0816" (NAD '83)
 GROUND ELEVATION: 131.0' (NAVD '88)

NOTES:

1. SITE PLAN WAS PREPARED USING AERIAL IMAGERY AND GIS INFORMATION FROM CITY OF NOME. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.
2. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
3. THE PROPOSED TOWER IS LOCATED IN AN AREA UNMAPPED BY FEMA. FLOOD RISK HAS NOT BEEN DETERMINED.

AREA PLAN


SCALE: 1" = 300'

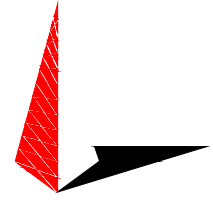


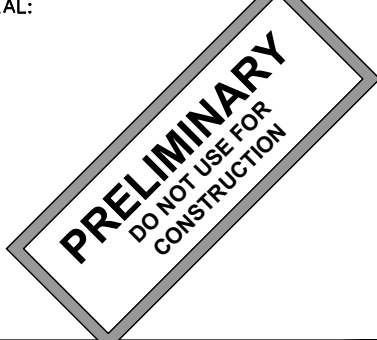
PROJECT INFORMATION:
NOME
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 (NOME CENSUS AREA)

PLANS PREPARED FOR:

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PLANS PREPARED FOR:

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 BOULDER, CO 80301
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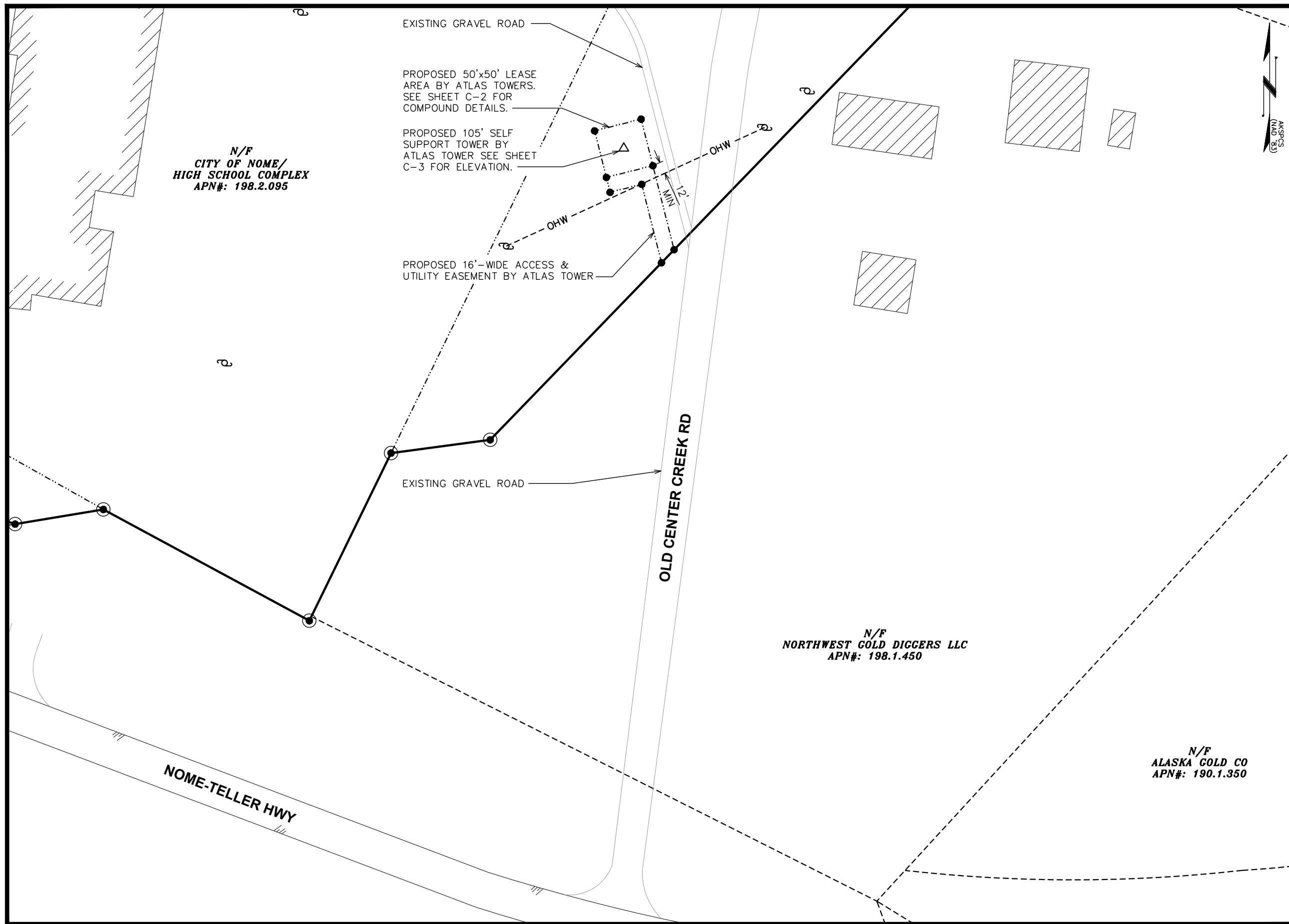
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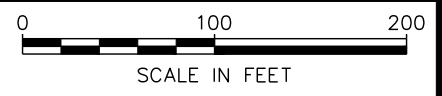
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SHEET TITLE:
AREA PLAN

SHEET NUMBER: **C-2** REVISION: **0**
 TEP#: 336656




AREA PLAN
 SCALE: 1" = 100'

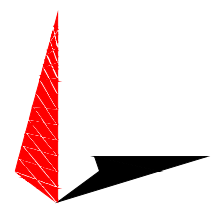


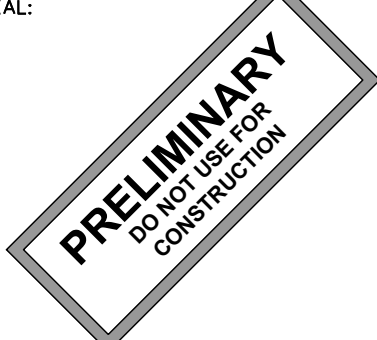
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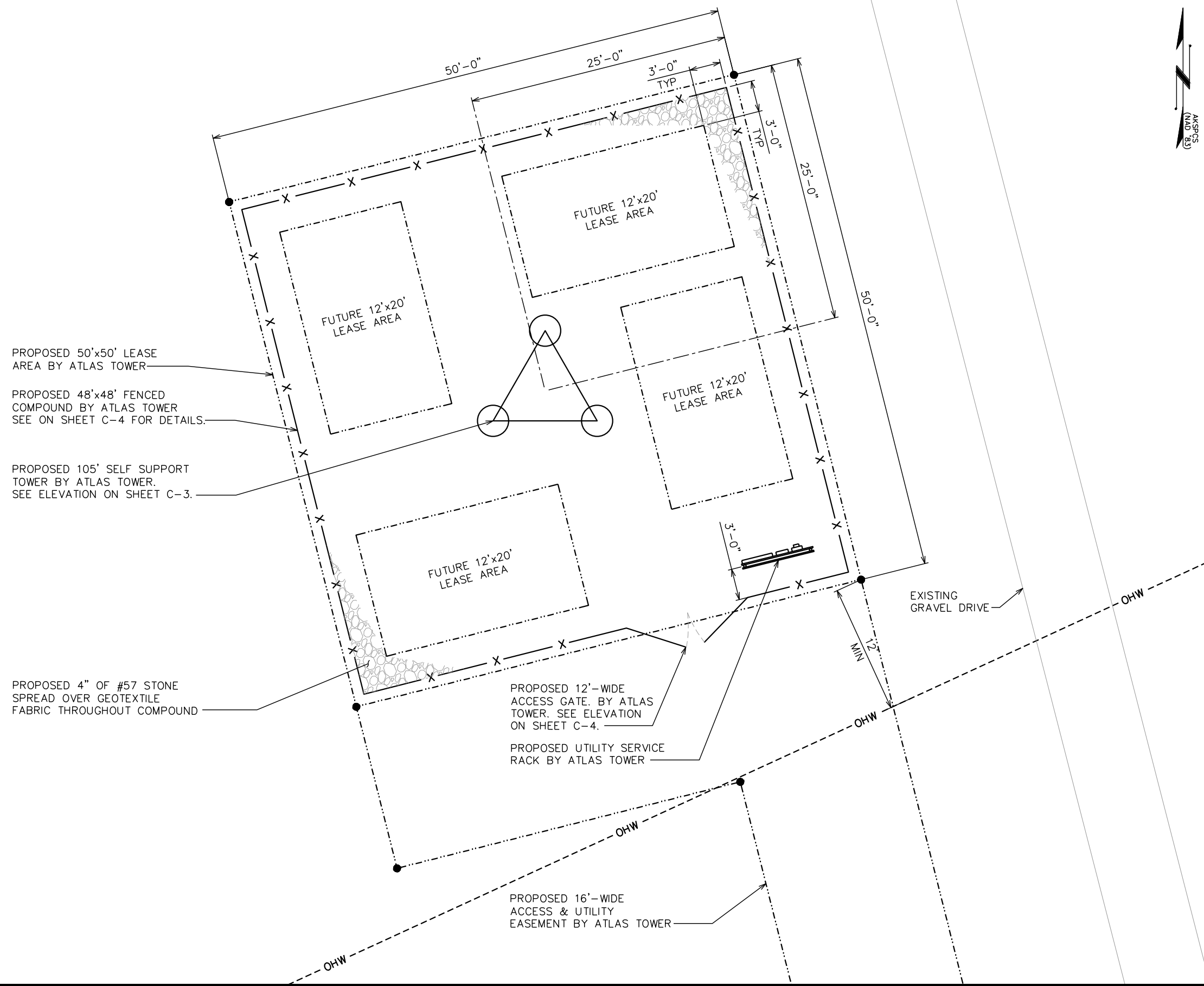
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SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER:
C-3

REVISION:
0

TEP#: 336656.X




COMPOUND DETAIL
 SCALE: 1" = 10'-0"

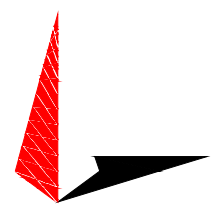



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SHEET TITLE:
TOWER ELEVATIONS

SHEET NUMBER: **C-4** REVISION: **0**
 TEP#: 336656.X

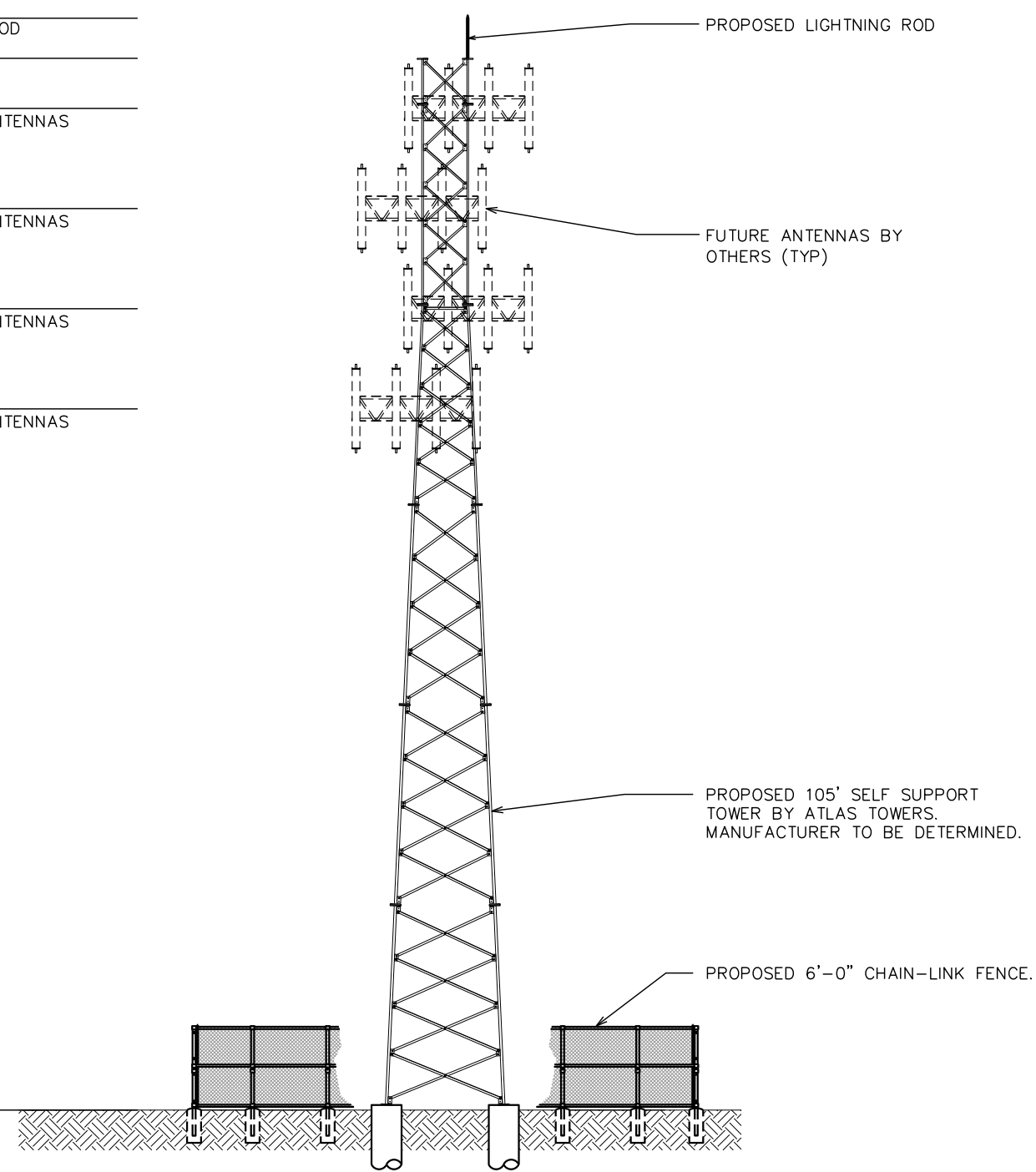
- 109'-0"±
T/LIGHTNING ROD
- 105'-0"±
T/TOWER
- 100'-0"±
CL/ FUTURE ANTENNAS

90'-0"±
CL/ FUTURE ANTENNAS

80'-0"±
CL/ FUTURE ANTENNAS

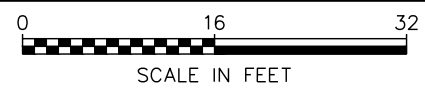
70'-0"±
CL/ FUTURE ANTENNAS

0'-0" (REF)
T/ GRADE



PROPOSED TOWER ELEVATION


SCALE: 1" = 16'

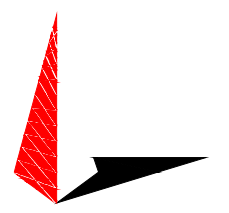


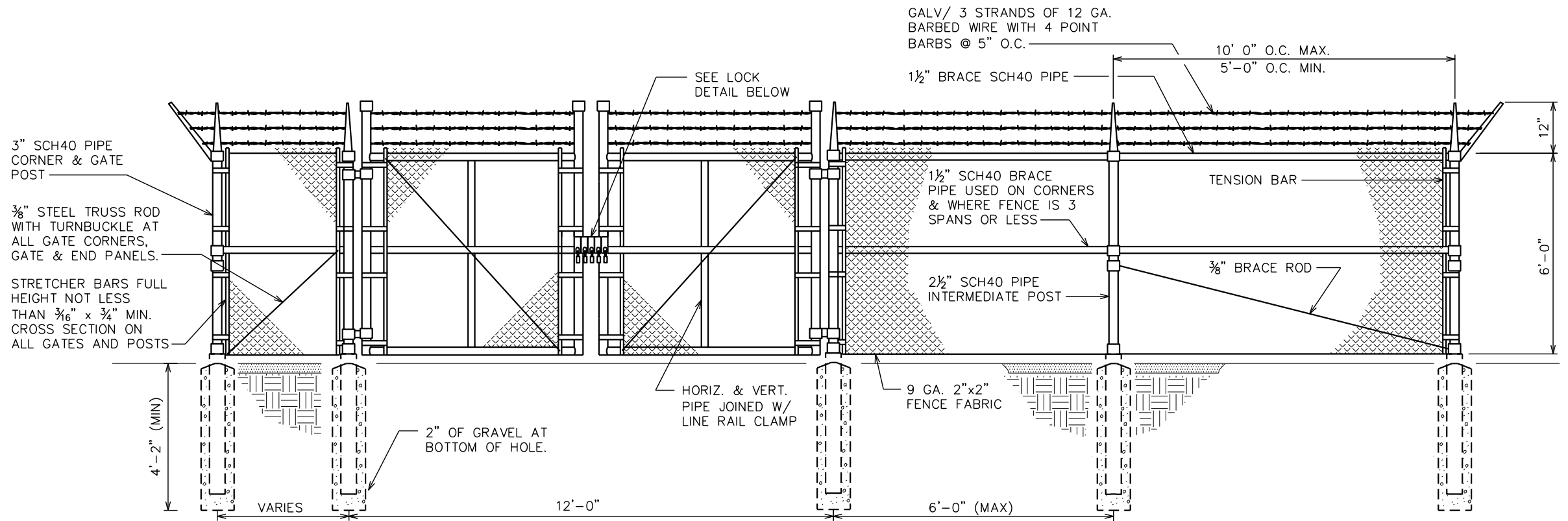
PROJECT INFORMATION:
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PLANS PREPARED FOR:

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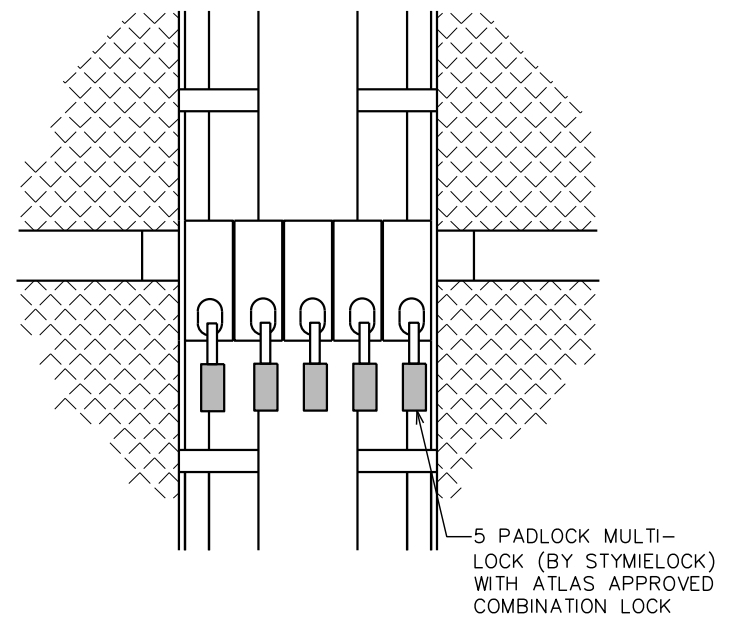
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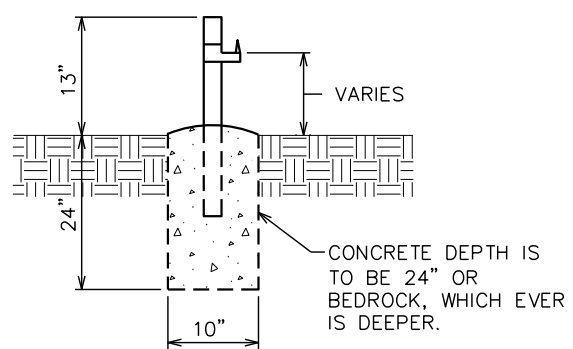
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



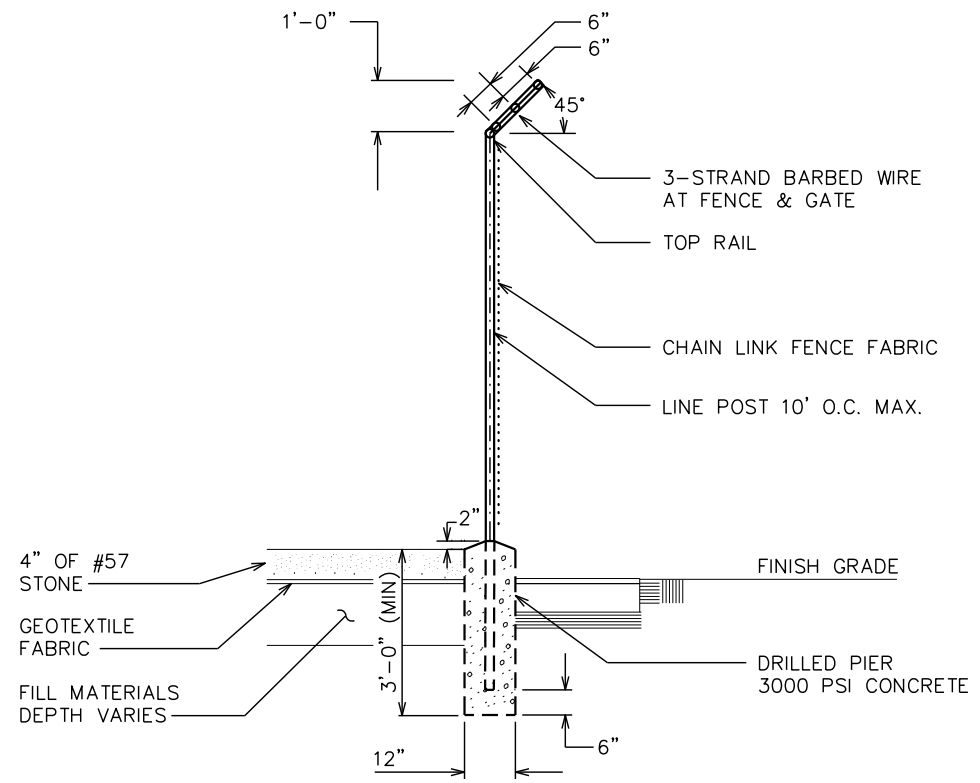
GATE LOCK DETAIL

SCALE: N.T.S.



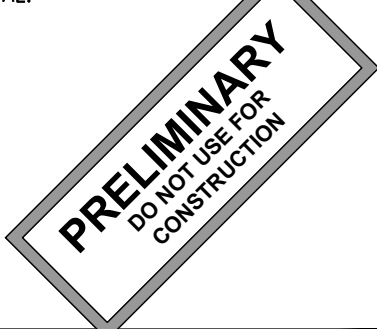
GATE STOP/KEEPER DETAIL

SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

SEAL:


0	02-26-24	PRELIMINARY
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SHEET TITLE:
FENCE DETAILS

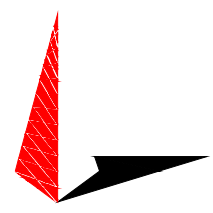
SHEET NUMBER: **C-5** REVISION: **0**
 TEP#: 336656.X

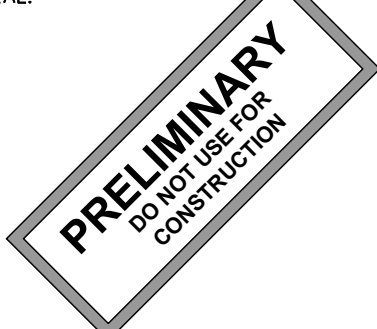
PROJECT INFORMATION:
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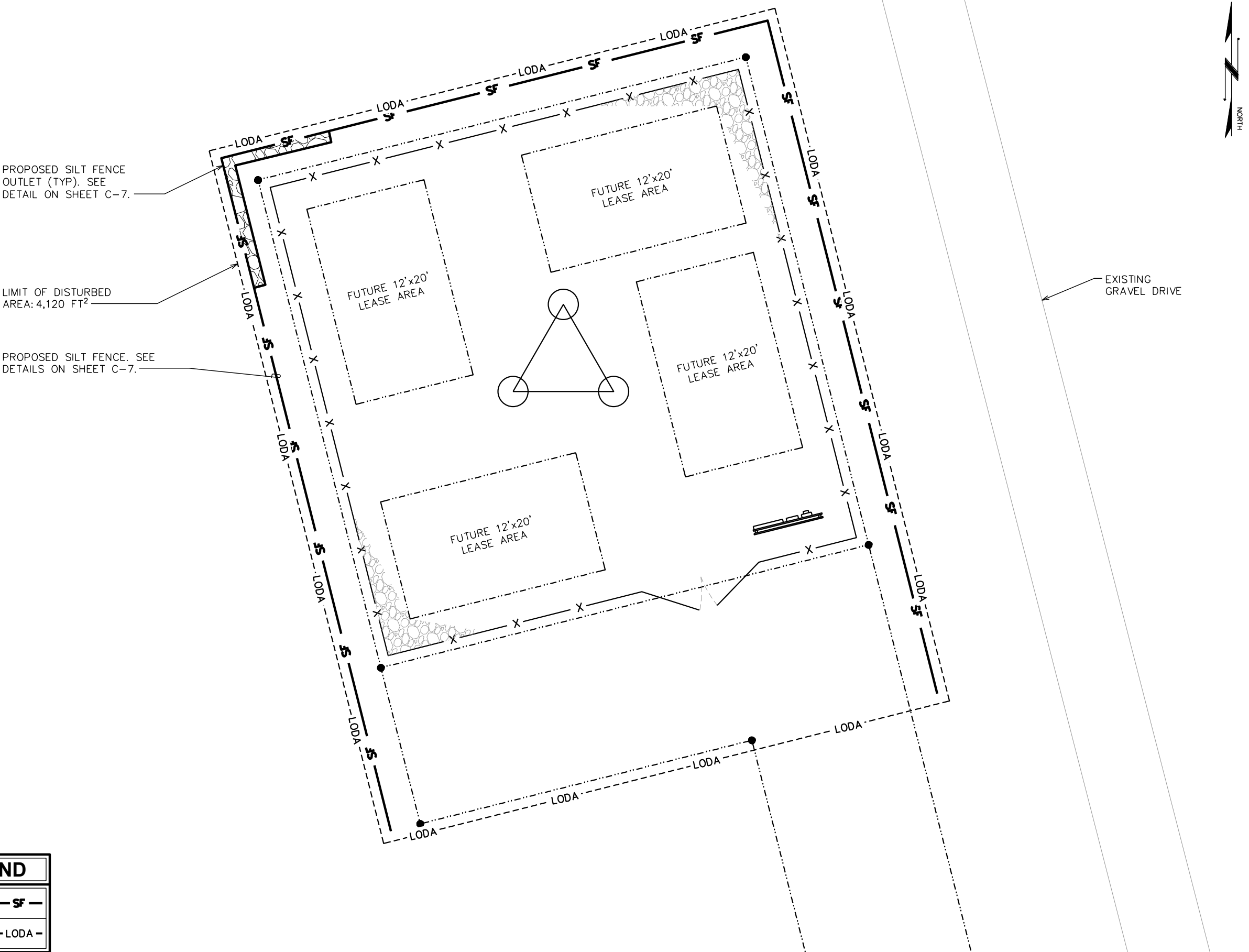
SEAL:


0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SIT CHECKED BY: KES

SHEET TITLE:
SOIL EROSION CONTROL PLAN

SHEET NUMBER: **C-6** REVISION: **0**
 TEP#: 336656.X



PROPOSED SILT FENCE OUTLET (TYP). SEE DETAIL ON SHEET C-7.

LIMIT OF DISTURBED AREA: 4,120 FT²

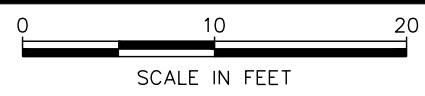
PROPOSED SILT FENCE. SEE DETAILS ON SHEET C-7.

EXISTING GRAVEL DRIVE



LEGEND	
SILT FENCE	- SF -
LODA	- LODA -

GRADING & SOIL EROSION CONTROL PLAN
 SCALE: 1" = 10'

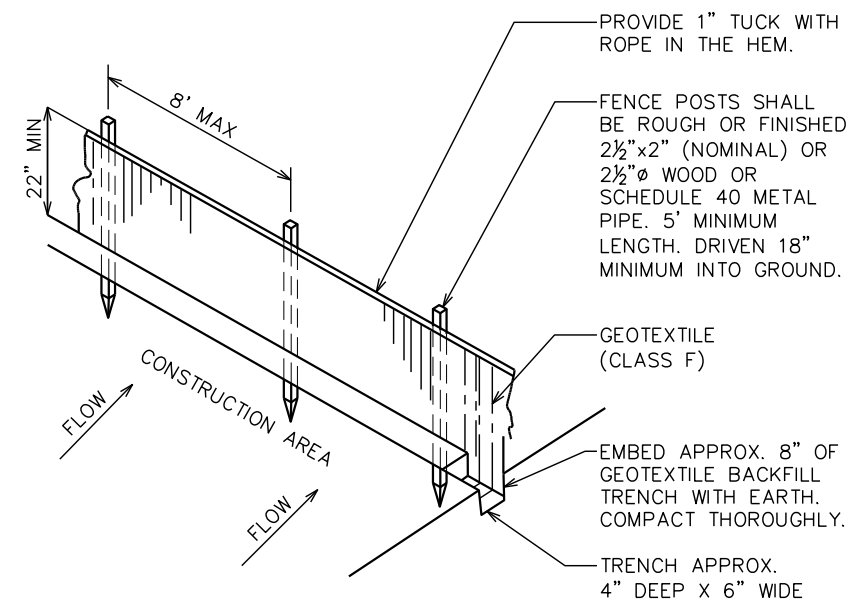


SITE GRADING NOTES:

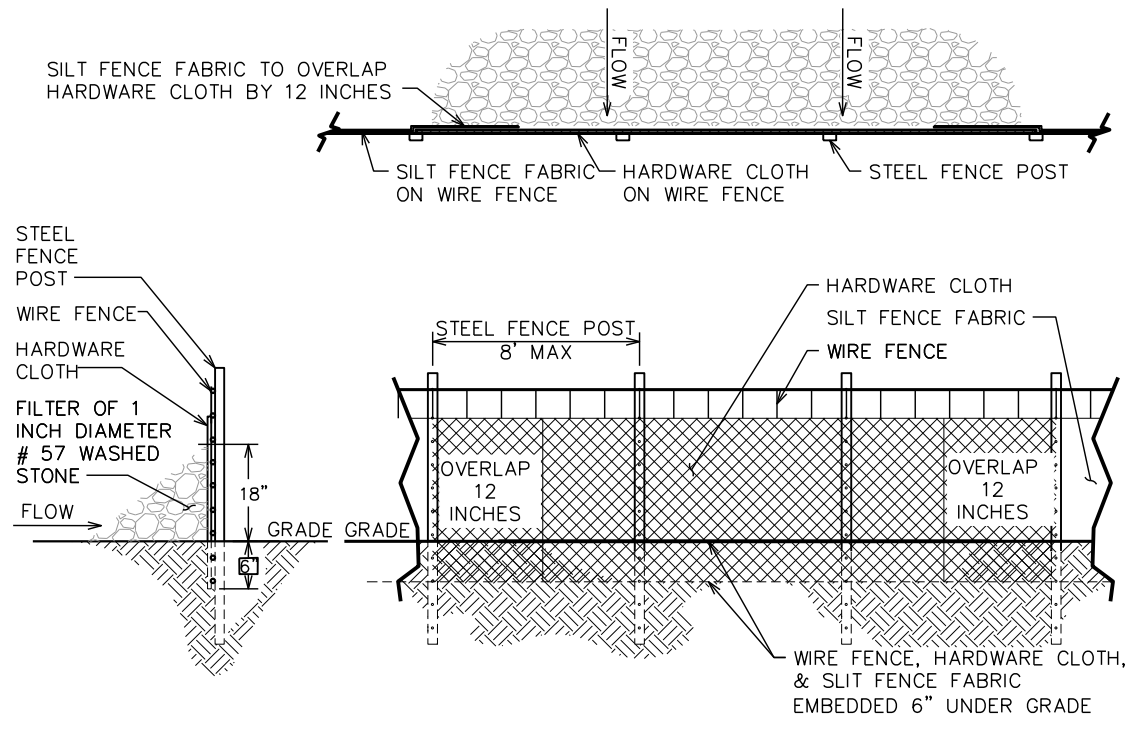
1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION, INCLUDING GRAVEL COVER ON ANY NEW ACCESS ROAD, WILL FOLLOW IMMEDIATELY AFTER GRADING.
3. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
4. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP AND REMOVED.

GEOTEXTILE FABRIC NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' (MINIMUM).
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF 1/2 ACRE OR MORE.



SILT FENCE



SILT FENCE OUTLET

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SHEET TITLE:
SILT FENCE DETAIL

SHEET NUMBER: **C-7** REVISION: **0**
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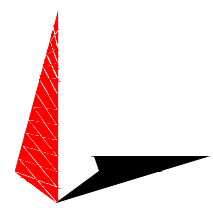
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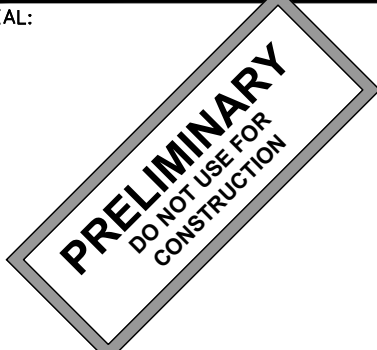
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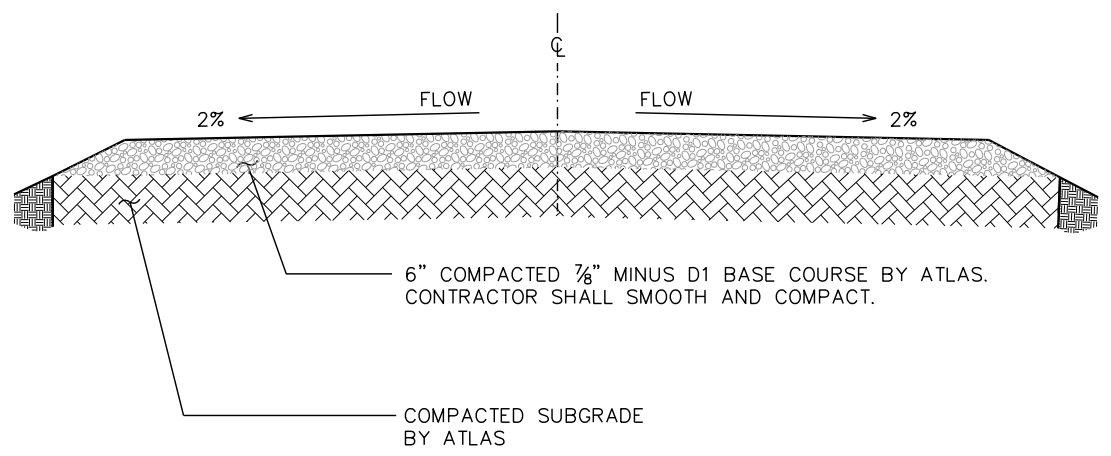
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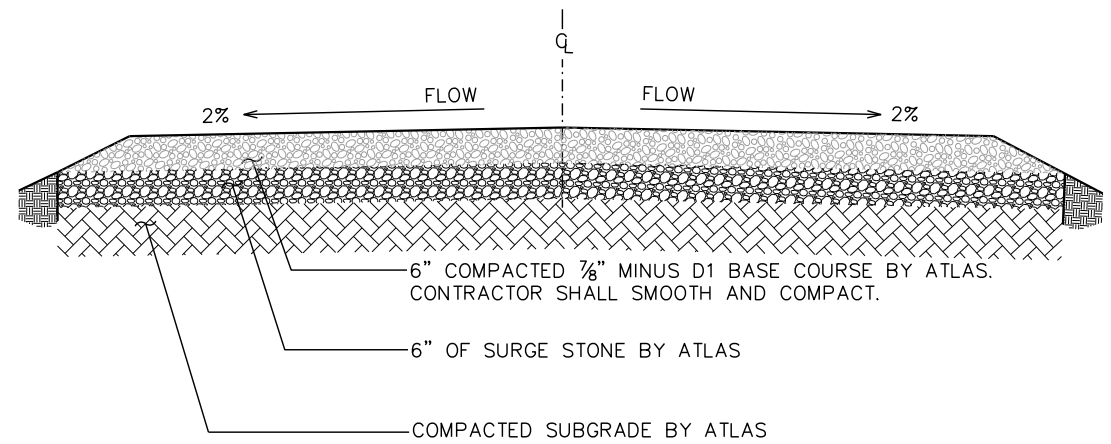
SHEET TITLE:
DRIVEWAY DETAILS

SHEET NUMBER: **C-8** REVISION: **0**
 TEP#: 336656.X



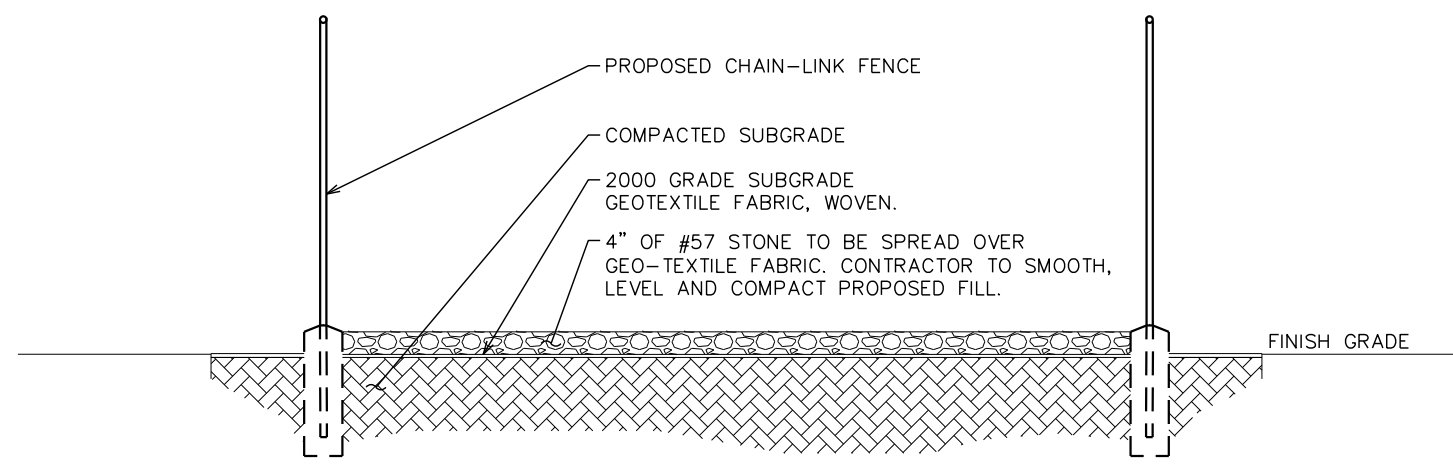
STANDARD ROAD SECTION (GOOD SUBGRADE)

SCALE: 3/8" = 1'-0"



STANDARD ROAD SECTION (POOR SUBGRADE)

SCALE: 3/8" = 1'-0"



COMPOUND SECTION VIEW

SCALE: N.T.S.

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
 - A. THE NATIONAL ELECTRICAL SAFETY CODE
 - B. THE NATIONAL ELECTRIC CODE – NFPA-70
 - C. REGULATIONS OF THE SERVING UTILITY COMPANY
 - D. LOCAL AND STATE AMENDMENTS
 - E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. WHERE INSTALLED ON EXTERIOR STRUCTURES OR EXPOSED TO DAMAGE, THE CONDUIT SHALL BE RIGID STEEL.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
 - A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
 - B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
 - C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
 - D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:





1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	– AMPERE	PNLBD	– PANELBOARD
AFG	– ABOVE FINISHED GRADE	PVC	– RIGID NON-METALLIC CONDUIT
ATS	– AUTOMATIC TRANSFER SWITCH	RGS	– RIGID GALVANIZED STEEL CONDUIT
AWG	– AMERICAN WIRE GAUGE	SW	– SWITCH
BCW	– BARE COPPER WIRE	TGB	– TOWER GROUND BAR
BFG	– BELOW FINISHED GRADE	UL	– UNDERWRITERS LABORATORIES
BKR	– BREAKER	V	– VOLTAGE
C	– CONDUIT	W	– WATTS
CKT	– CIRCUIT	XFMR	– TRANSFORMER
DISC	– DISCONNECT	XMTR	– TRANSMITTER
EGR	– EXTERNAL GROUND RING		
EMT	– ELECTRIC METALLIC TUBING		
FSC	– FLEXIBLE STEEL CONDUIT		
GEN	– GENERATOR		
GPS	– GLOBAL POSITIONING SYSTEM		
GRD	– GROUND		
IGB	– ISOLATED GROUND BAR		
IGR	– INTERIOR GROUND RING (HALO)		
KW	– KILOWATTS		
NEC	– NATIONAL ELECTRIC CODE		
PCS	– PERSONAL COMMUNICATION SYSTEM		
PH	– PHASE		
PNL	– PANEL		

----	E	----	UNDERGROUND ELECTRICAL CONDUIT
----	T	----	UNDERGROUND TELEPHONE CONDUIT
			KILOWATT-HOUR METER
-----		-----	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
			GROUND ROD
			CADWELD
			GROUND ROD WITH INSPECTION WELL

PROJECT INFORMATION:

NOME

OLD CENTER CREEK RD
NOME, AK 99762
(NOME CENSUS AREA)

PLANS PREPARED FOR:



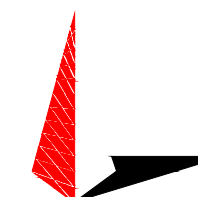
Office: (888) 609-9596

PLANS PREPARED FOR:



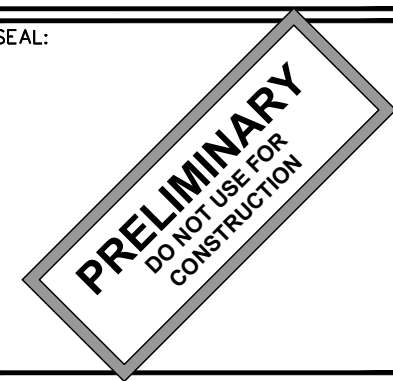
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SIT CHECKED BY: KES


SHEET TITLE:
ELECTRICAL NOTES

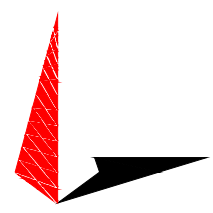
SHEET NUMBER: **E-1** REVISION: **0**
TEP#: 336656.X

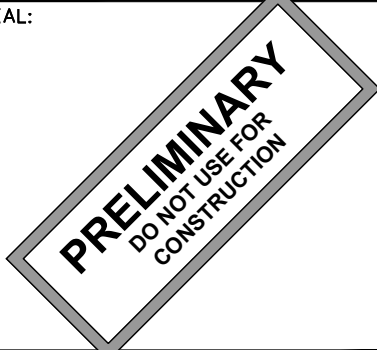
PROJECT INFORMATION:
NOME
 OLD CENTER CREEK RD
 NOME, AK 99762
 (NOME CENSUS AREA)

PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

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SHEET TITLE:
POWER PLAN AND ONE-LINE DIAGRAM

SHEET NUMBER:
E-2

REVISION:
0

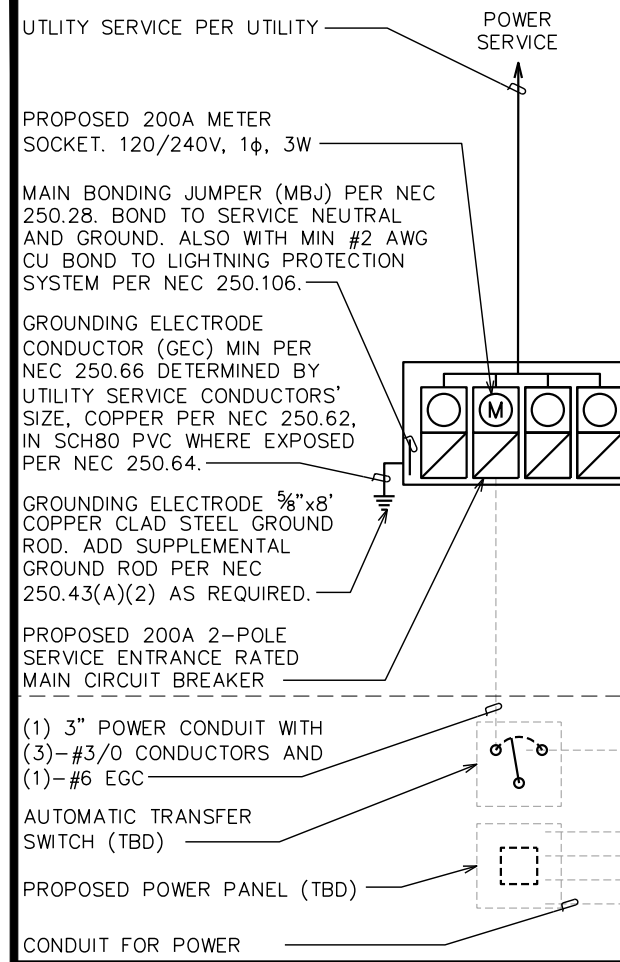
TEP#: 336656.X

NOTES:

1. ALL TELCO CONDUITS ARE TO BE STUBBED IN D-MARC LOCATION.
2. ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
5. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES.

ONE LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 800A, 120/240V, 1 ϕ , 3W.
2. 4 GANG METER BASE CABINET FOR 200A EA. 120/240V, 1 ϕ SERVICE WITH SERVICE ENTRANCE RATED, CIRCUIT BREAKER TYPE DISCONNECT SWITCH. UTILITY COMPANY TO PROVIDE METER.
3. FUTURE EQUIPMENT SHOWN FOR REFERENCE ONLY.
4. GEC IS SIZED FOR A SINGLE SERVICE ONLY AND IF MULTIPLE SERVICES SHARE A COMMON N-G BOND, THE CONTRACTOR WILL INSTALL ONE 3/0 CU MJB AND GEC INSTEAD.



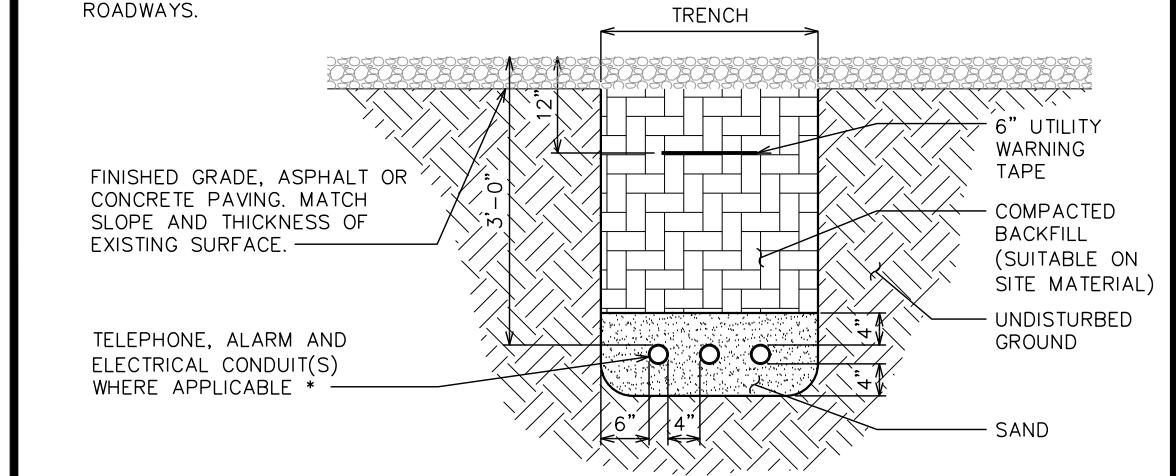
ONE-LINE DETAIL

SCALE: N.T.S.

NOTES:

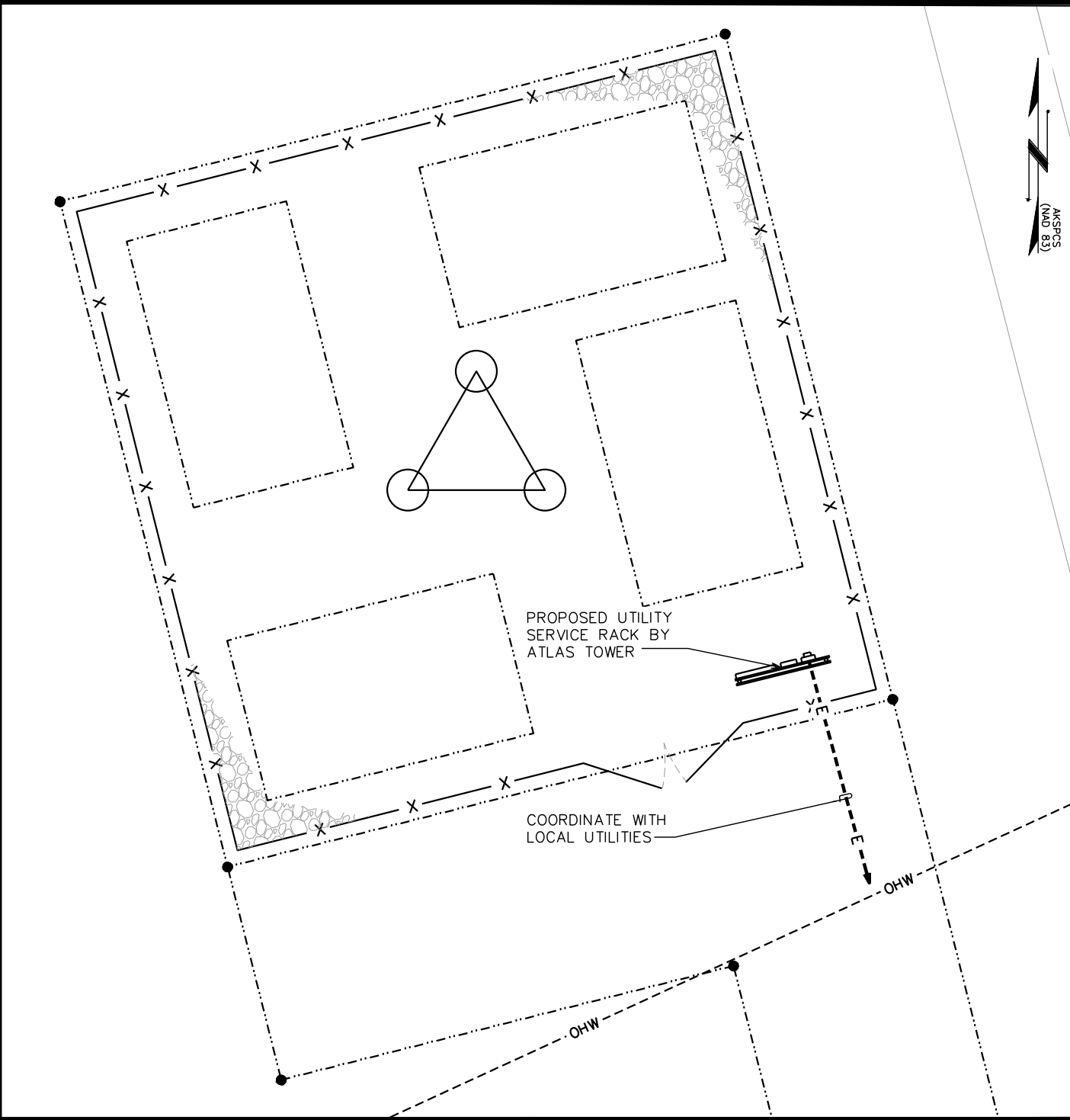
1. ACTUAL SEPARATION OF CONDUITS TO BE DETERMINED BY SITE SPECIFIC REQUIREMENTS.
2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
3. PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLES, EQUIPMENT, ETC.)
4. PROVIDE RGS CONDUIT FOR INSTALLATIONS BELOW PARKING LOTS AND ROADWAYS.

* SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.



UNDERGROUND CONDUIT(S) TRENCH DETAIL

SCALE: N.T.S.



POWER PLAN

SCALE: 3/32" = 1'-0"



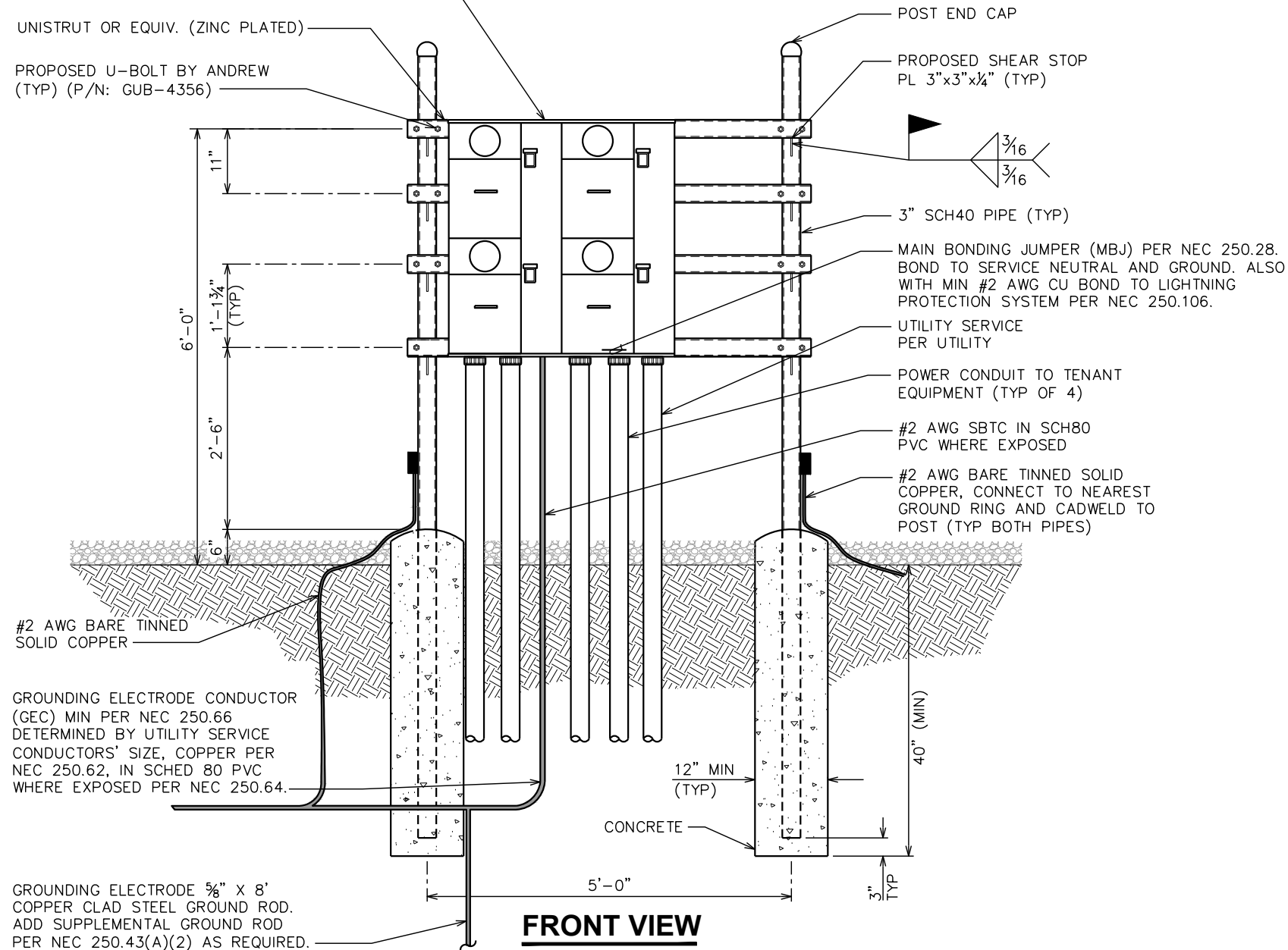
NOTES:

- ① REFER TO THE SITE LAYOUT PLAN FOR THE EXACT LOCATION OF THE H-FRAME.
- ② CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METER.
- ③ UTILITY COMPANY TO PROVIDE AND INSTALL METER SOCKET.
- ④ CONTRACTOR TO ENSURE METER RACK WORKING SPACES REQUIRED BY THE NEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BOTH ON THE FRONT SIDE AND THE BACK SIDE OF THE H-FRAME PRIOR TO INSTALLATION.
- ⑤ SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
- ⑥ COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
- ⑦ CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPE(S) OF RACEWAYS REQUIRED FOR INSTALLATION.
- ⑧ BOND ALL ELECTRICAL EQUIPMENT TO RACK.
- ⑨ DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.

NEMA 3R 120/240V 1φ 3W, 600A RATED BUS 3-GANG METER BASE PER UTILITY REQUIREMENTS WITH (4)-200A 240V 1φ 3W METER SOCKETS EACH WITH A 200A 2-POLE SERVICE ENTRANCE RATED MAIN CIRCUIT BREAKER SPACES.

UNISTRUT OR EQUIV. (ZINC PLATED)

PROPOSED U-BOLT BY ANDREW (TYP) (P/N: GUB-4356)



#2 AWG BARE TINNED SOLID COPPER

GROUNDING ELECTRODE CONDUCTOR (GEC) MIN PER NEC 250.66 DETERMINED BY UTILITY SERVICE CONDUCTORS' SIZE, COPPER PER NEC 250.62, IN SCHED 80 PVC WHERE EXPOSED PER NEC 250.64.

GROUNDING ELECTRODE 5/8" X 8" COPPER CLAD STEEL GROUND ROD. ADD SUPPLEMENTAL GROUND ROD PER NEC 250.43(A)(2) AS REQUIRED.

FRONT VIEW

SERVICE RACK DETAILS

SCALE: 1/2" = 1'-0"



PROJECT INFORMATION:

NOME

OLD CENTER CREEK RD
NOME, AK 99762
(NOME CENSUS AREA)

PLANS PREPARED FOR:



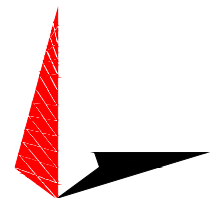
Office: (888) 609-9596

PLANS PREPARED FOR:



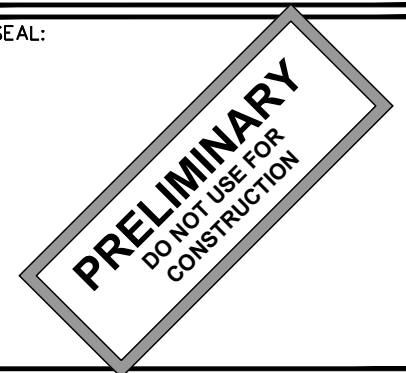
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SIT CHECKED BY: KES

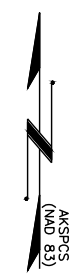
SHEET TITLE:

SERVICE RACK DETAILS

SHEET NUMBER:	REVISION:
E-3	0
	TEP#: 336656.X

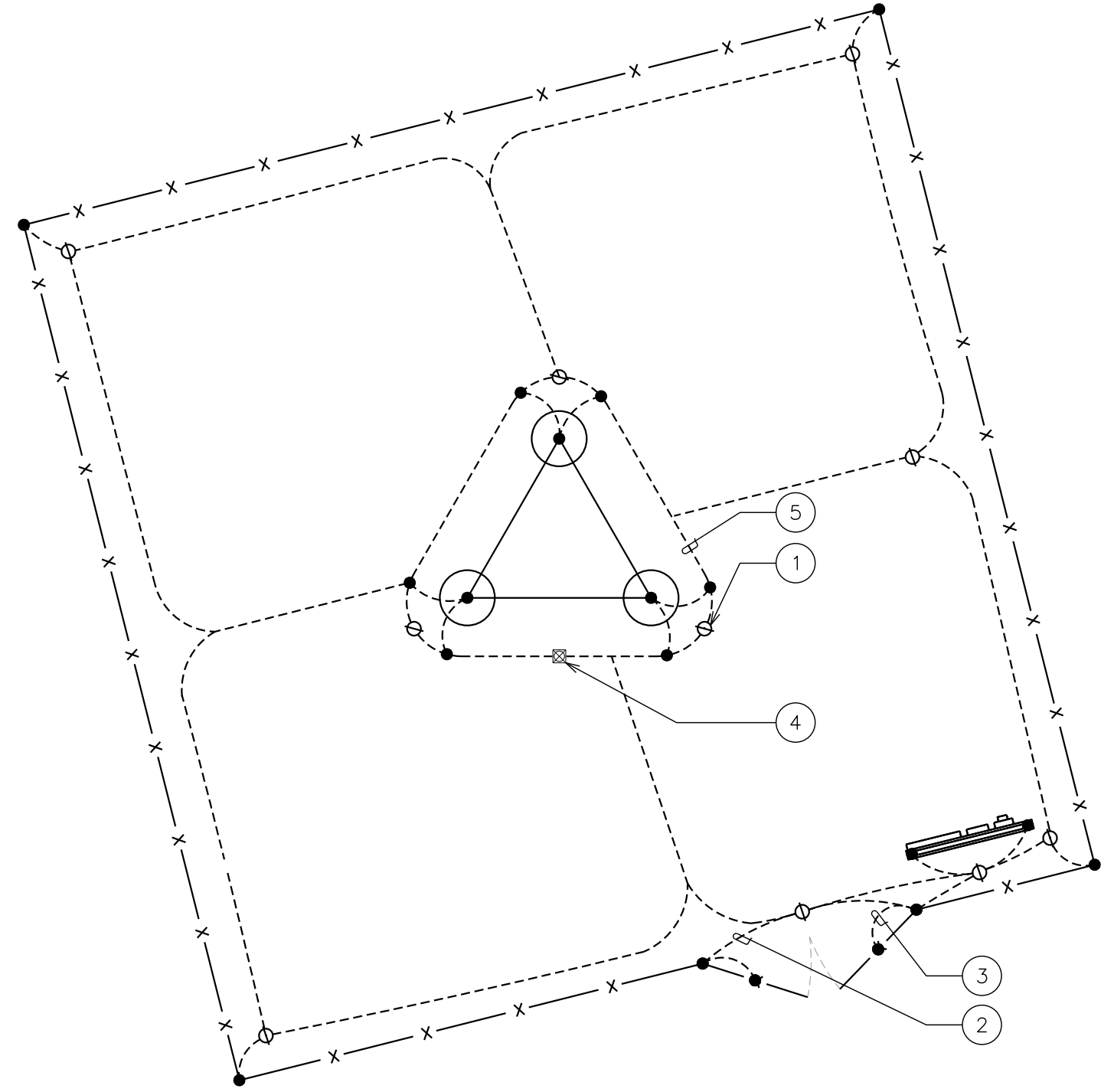
DRAWING NOTES:

- ① 5/8"Øx10' COPPER GROUND ROD (TYP)
- ② GATE POST BONDING. SEE SHEET E-4 FOR DETAILS
- ③ FENCE GATE GROUNDING. SEE DETAIL ON SHEET E-4.
- ④ PROPOSED INSPECTION WELL. SEE DETAIL ON SHEET E-5.
- ⑤ PROPOSED TOWER GROUND RING. #2 COPPER CONDUCTOR-BARE TINNED BURIED 50" BFG BY ATLAS TOWER 1, LLC.



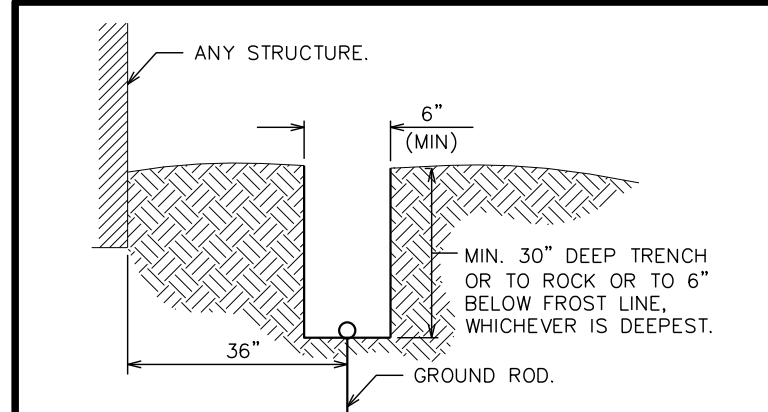
GROUNDING NOTES

- 1. ALL IN-GROUND RINGS, RADIALS, AND BONDING CONDUCTORS SHALL BE #2 AWG SOLID BARE TINNED COPPER (SBTC) ALL AT SAME 30" DEPTH OR 6" BELOW FROST LINE, WHICHEVER IS GREATER. ALL BENDS SHALL BE MINIMUM 12" RADIUS AND 90-DEGREES OR LESS.
- 2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.



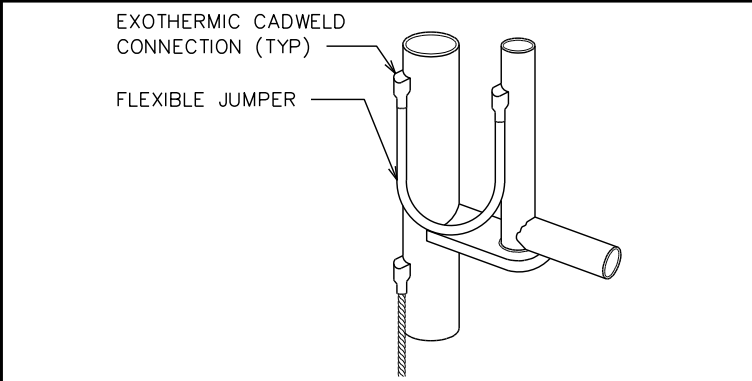
TYPICAL GROUNDING PLAN

SCALE: 1/8" = 1'-0"



TRENCH DETAIL

SCALE: N.T.S.



GROUNDING AT GATE POST

SCALE: N.T.S.

PROJECT INFORMATION:
NOME
 OLD CENTER CREEK RD
 NOME, AK 99762
 (NOME CENSUS AREA)

PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

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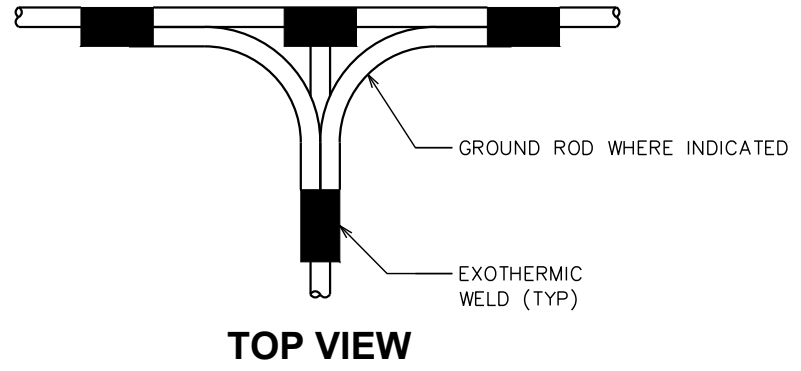
SHEET TITLE:
GROUNDING PLAN AND DETAILS

SHEET NUMBER:
E-4

REVISION:
0

TEP#: 336656.X

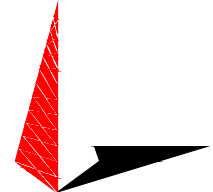
NOTE:
MINIMUM SPACING OF 12"
BETWEEN ALL EXOTHERMIC WELDS



PROJECT INFORMATION:
NOME
OLD CENTER CREEK RD
NOME, AK 99762
(NOME CENSUS AREA)

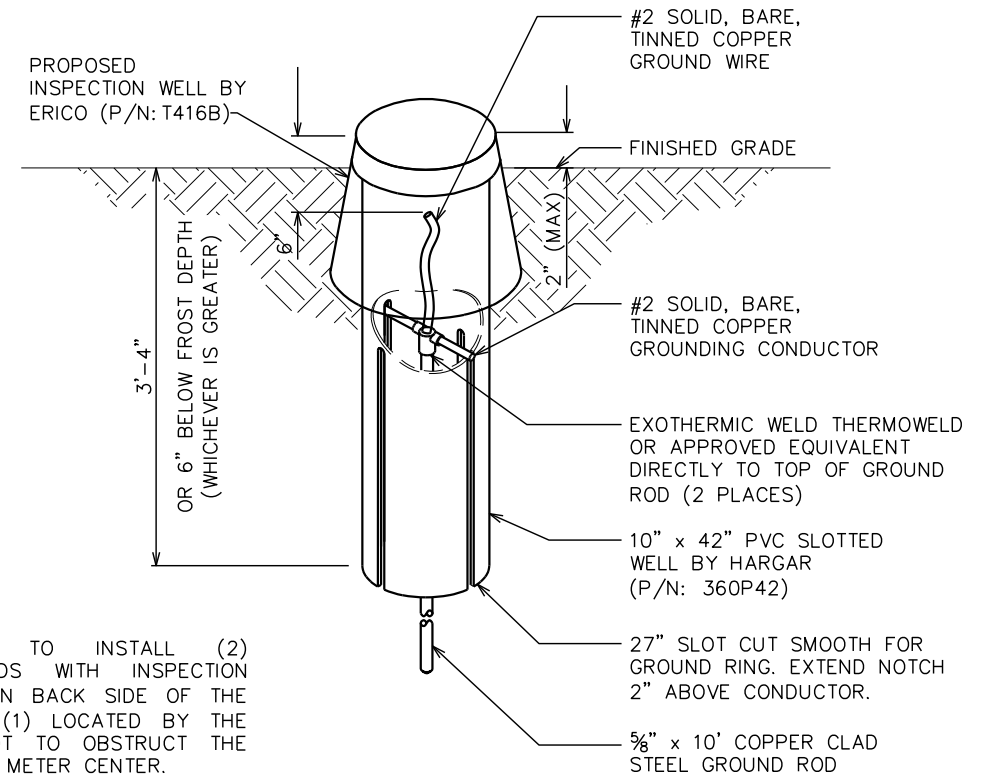
PLANS PREPARED FOR:
WiBlue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:
ATLAS TOWER
USA • INTERNATIONAL
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

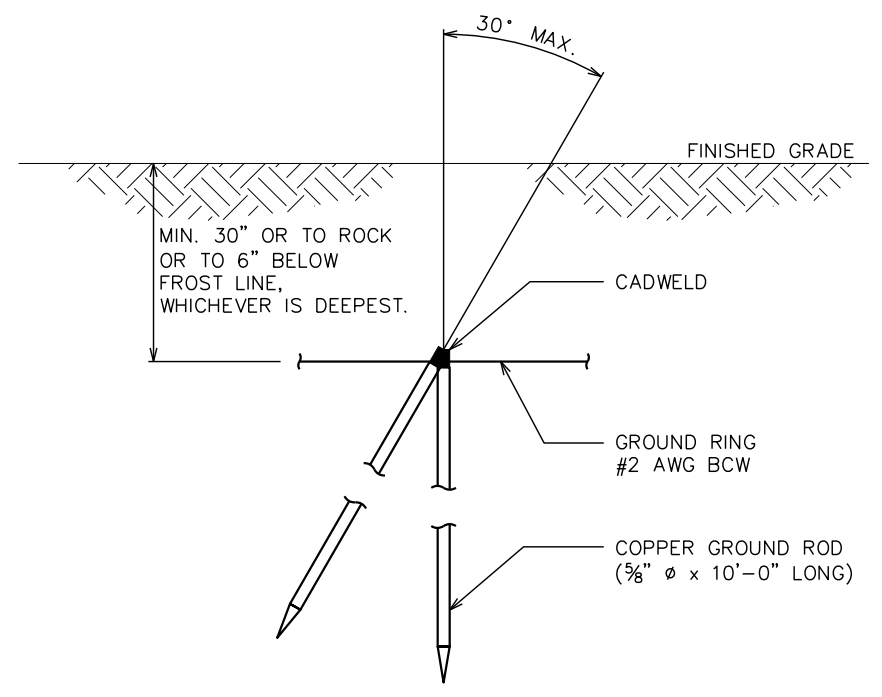
CADWELD GROUNDING DETAIL
SCALE: N.T.S.

NOT USED



NOTE:
CONTRACTOR TO INSTALL (2)
GROUND RODS WITH INSPECTION
WELLS. (1) ON BACK SIDE OF THE
TOWER AND (1) LOCATED BY THE
H-FRAME NOT TO OBSTRUCT THE
PATH TO THE METER CENTER.

INSPECTION WELL DETAIL
SCALE: N.T.S.



COPPER-CLAD STEEL GROUND ROD
SCALE: N.T.S.

SEAL:
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SIT | CHECKED BY: KES

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: **E-5** | REVISION: **0**
TEP#: 336656.X

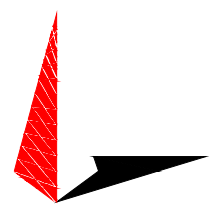
PROJECT INFORMATION:
NOME
 OLD CENTER CREEK RD
 NOME, AK 99762
 (NOME CENSUS AREA)

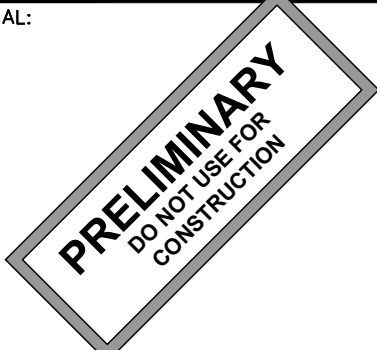
PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


0	02-26-24	PRELIMINARY
REV	DATE	ISSUED FOR:

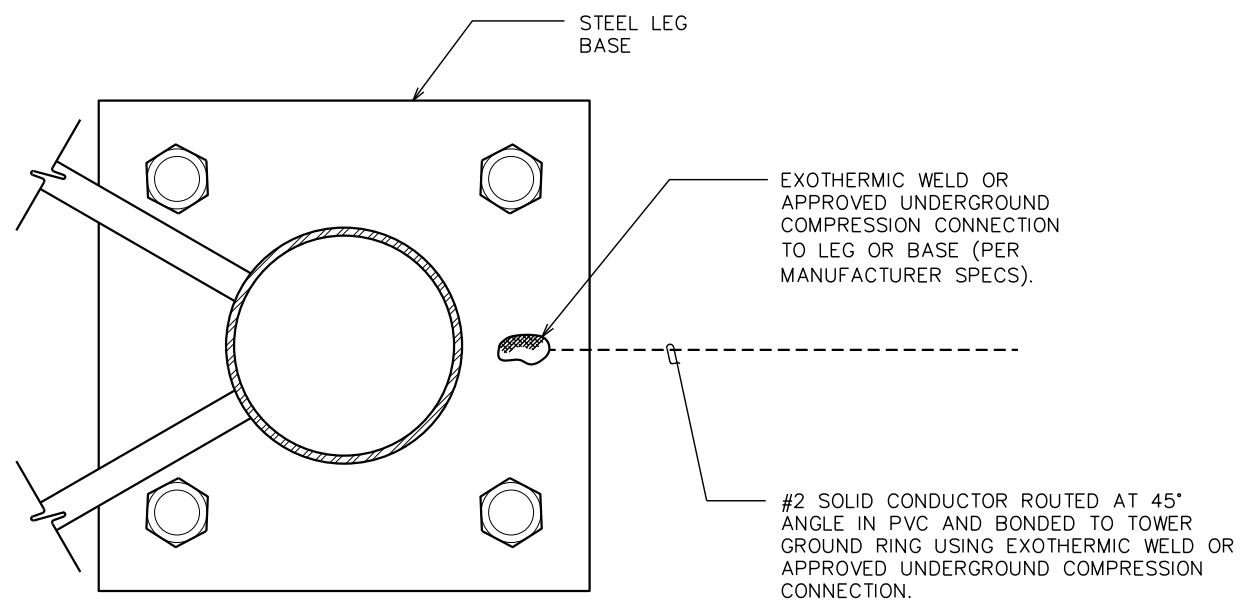
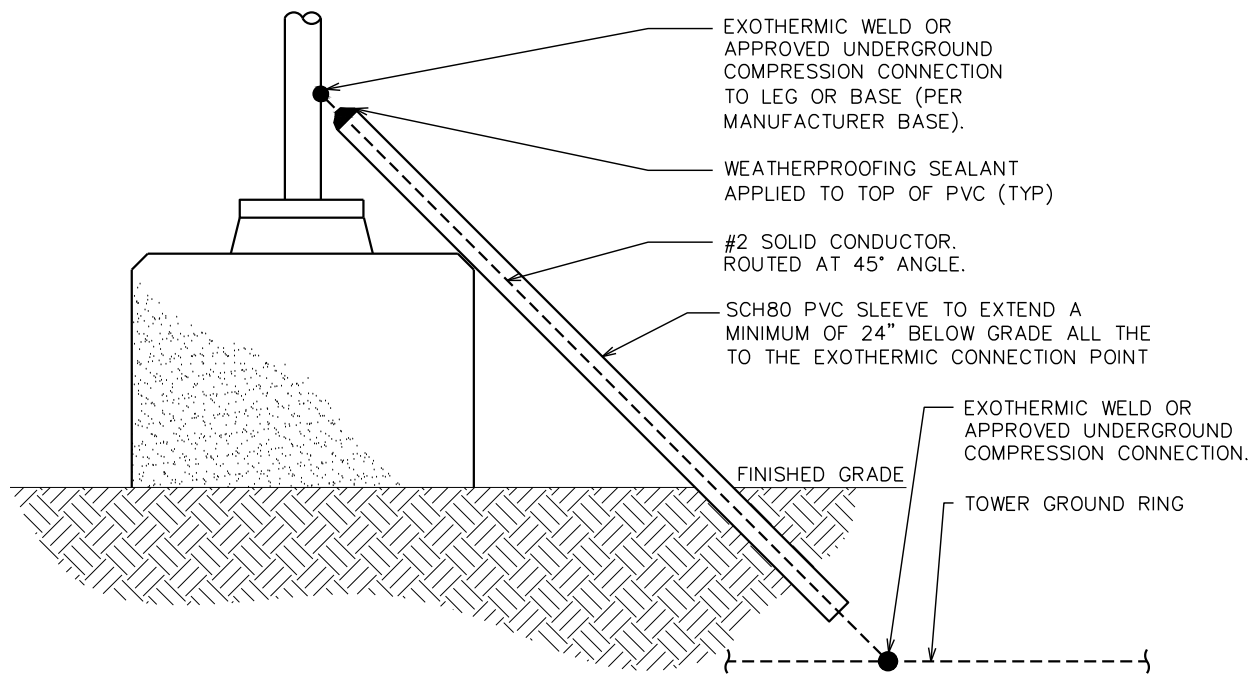
DRAWN BY: SIT CHECKED BY: KES

SHEET TITLE:
**TOWER FOUNDATION
 GROUNDING DETAILS**

SHEET NUMBER:
E-6

REVISION:
0

TEP#: 336656.X



TYPICAL TOWER BASE GROUNDING DETAIL
 SCALE: N.T.S.

TYPICAL TOWER GROUNDING
 SCALE: N.T.S.

CONDITIONAL USE APPLICATION CHECKLIST

Conditional Use Permit # 2024-01C

- ✓ APPLICATION DATE: 02/15/24
- ✓ MEETING DATE SET: 03/05/24
- ✓ NEWSPAPER AD: 02/20/24
- ✓ NOTIFICATION OF APPLICANT

✓ ADJACENT PROPERTY OWNERS

(Name, address, date cert. notice mailed)

- Alaska Gold Co., PO Box 640, Nome, AK; February 20, 2024
- Arctic Gold Mining LLC, PO Box 1590, Nome, AK; February 20, 2024
- Northwest Gold Diggers LLC, PO Box 629, Nome, AK; February 20, 2024
- _____
- _____
- _____
- _____
- _____
- _____

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

PUT IN PACKET

- APPLICATION X
- DRAWINGS X
- ASBUILT X
- ADJACENT PROPERTY LETTER COPIES X

18.120.030 Conditional use review criteria.

The city shall use the following criteria to evaluate the applicant's request:

- (a) The conditional use will satisfy all applicable provisions of this title and subdivision regulations unless a variance is being requested.
- (b) The conditional use will conform with or further the goals, policies, and strategies set forth in the city comprehensive plan.
- (c) The conditional use will be adequately served with public utilities, services, and facilities, if available (i.e., water, sewer, electric, fire protection, storm drainage, etc.), and not impose an undue burden on public utilities, services and facilities above and beyond those of the permitted uses of the district.
- (d) The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.
- (e) The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
- (f) Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, site arrangement, or other methods. The applicant shall satisfactorily address the following impacts:
 - (1) Traffic;
 - (2) Activity levels;
 - (3) Noise;
 - (4) Building type, style, and scale;
 - (5) Hours of operation;
 - (6) Dust;
 - (7) Erosion control; and
 - (8) The applicant has submitted evidence that all applicable local, state, and federal permits have been or will be obtained. (Ord. O-08-09-01 § 2 (part), 2008)

_____ Date: _____

Building Inspector

Building Inspector Notes:

_____ Date: _____

Nome Joint Utilities

NJU Notes:

_____ Date: _____

Public Works

Public Works Notes:

_____ Date: _____

Nome Volunteer Fire Department Chief

NVFD Notes:

_____ Date: _____

City Clerk

City Clerk Notes:

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

Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
(303) 448-8896

ATLAS TOWER

February 16, 2024

City of Nome
102 Division St.
PO Box 281
Nome, AK 99762

RE: Zoning Narrative for Telecommunications Facility
Site Name: Nome

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Zoning Application to the City of Nome Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of Old Center Creek Rd, Nome, AK 99762 in Nome Census Area, Parcel #: **198.2.095**. This letter shall serve as a narrative for the proposed 105' lattice telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

City of Nome
PO Box 281
Nome, AK 99762

Site Address:

City of Nome
3.5 Teller Hwy
Nome, AK 99762
Parcel #: **198.2.095**

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

Latitude: 64.54243
Longitude: -165.40086
Ground Elevation: 131 (NAVD '88)*

Zoning:

General Use

Lease Area:

50' x 50'

PROPOSAL SUMMARY

The purpose of this request is to build a 105' lattice telecommunications tower within a 50' x 50' wireless facility. Images of a lattice tower previously installed in Alaska is attached. This facility will provide critical wireless coverage to the surrounding area. The proposed site is zoned General Use where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely rural with low density residential zones nearby. The proposed site is chosen to maximize visual aesthetic and distance from residential homes.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, City of Nome concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

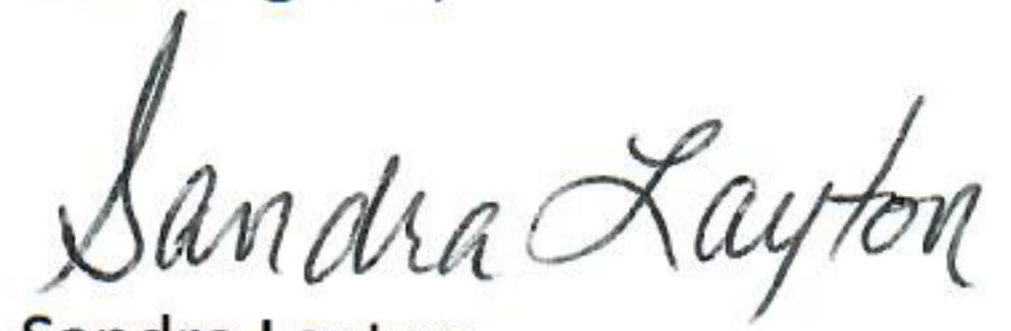
FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 105' lattice telecommunications tower in City of Nome. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents showing our zoning drawings and an image of a similar tower installed at another site in Alaska.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for zoning approval for the proposed communications tower facility.

Best Regards,



Sandra Layton

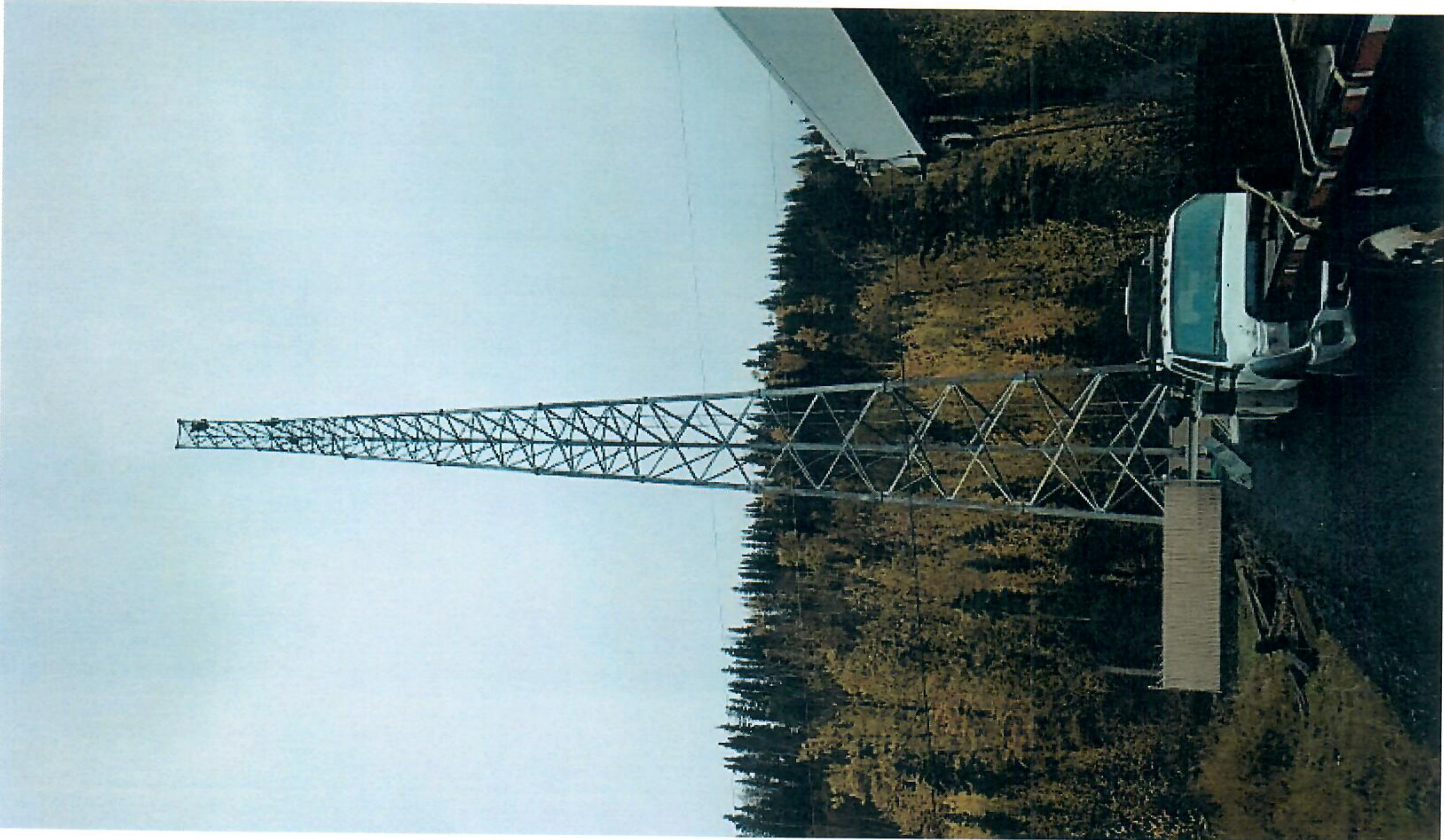
Territory Manager

801-310-0844

www.atlastowers.com

3002 Bluff St. Suite 300 Boulder, CO 80301





Water Sewer Master Plan Update (WSMPu)

kickoff public meeting



- Background & Purpose of the WSMFu
- Overview of current water / wastewater facilities & how they were developed
- Recommendations of last (2017) WSMFu
- Project activities since 2017 WSMFu
- Identify projects and priorities for the next planning period

AGENDA

NOME JOINT UTILITY SYSTEM

- Component unit of the City of Nome
 - Financially independent
 - NJUS annually provides \approx \$750k (\$250k PILOT + \$500k sales tax) to the City
 - Utility brings in sufficient revenue for routine M&O activities
 - Utility receipts are insufficient to support system expansion
- NJUS MISSION STATEMENT
 - *Providing reliable utility services to system rate payers efficiently and economically by prudently operating and maintaining system assets in a fiscally responsible manner.*

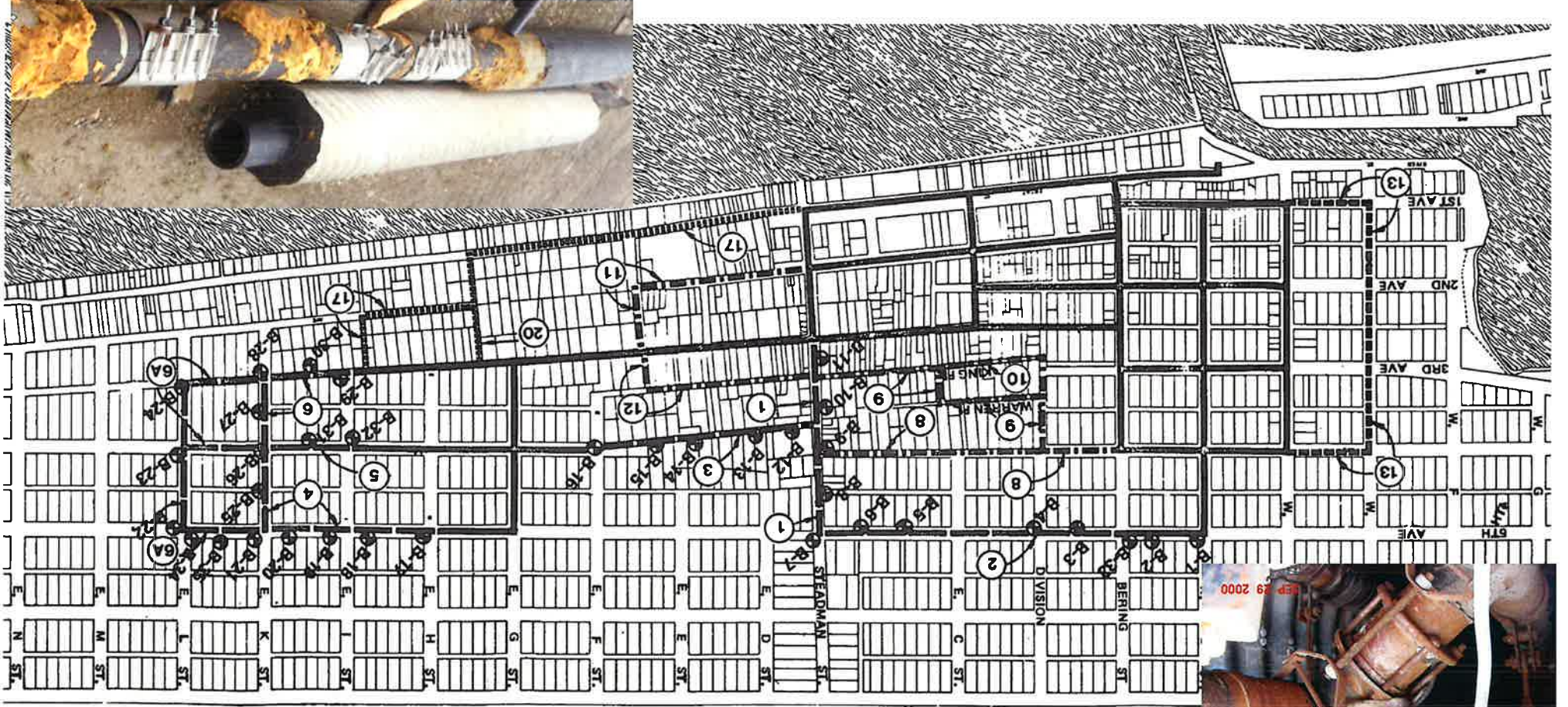
WSPMPu

- The value of water and wastewater systems
 - Public health
 - Convenience
 - Promotes denser developments
 - Fire protection
- Goals of the Water Sewer Master Plan update
 - Identify actions needed to maintain reliable service through rehabilitation or replacement of critical water and wastewater assets
 - Identify opportunities to incrementally grow water distribution and wastewater collection systems, ideally to fit a larger plan
 - Evaluate emerging EPA water quality regulations (PFAS, “enhanced lead & copper rule”, lead service line inventory, etc.) for impacts to utility ops.

Water Sewer System Development

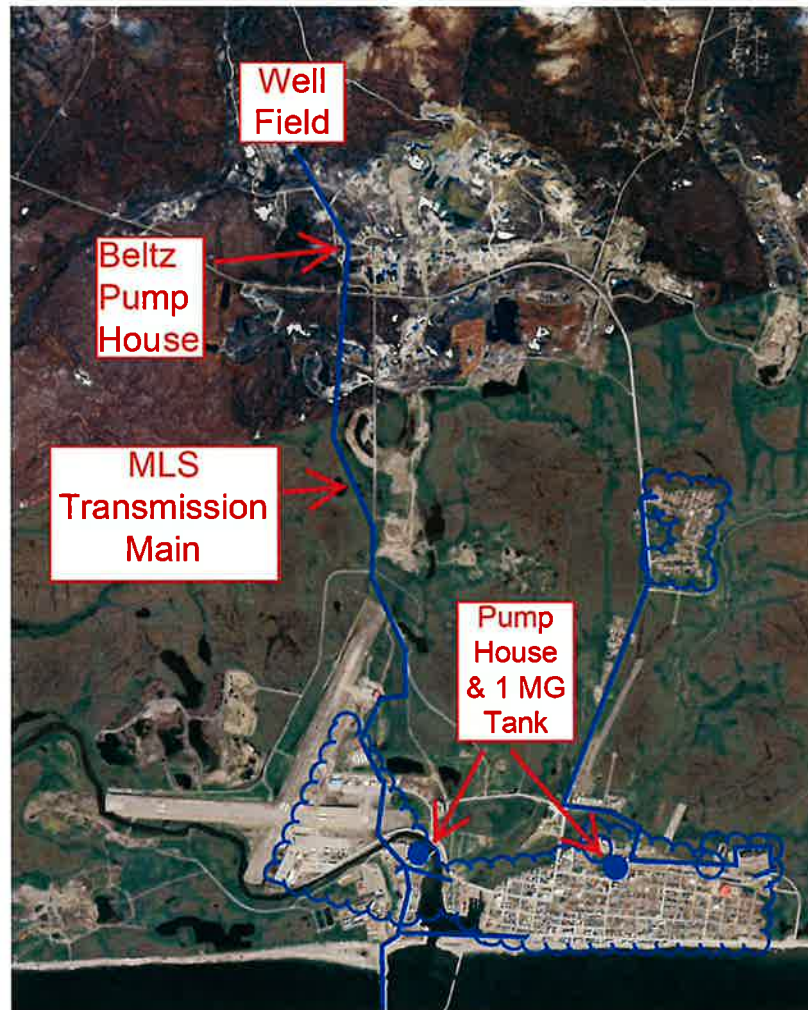
- Prior to the mid 1960's: water delivery & honey buckets
- Mid 1960's: wood utilidor construction began w/ GO Bond funding
- Early 1980's: wood utilidor replacement began w/ ADEC / USDA grants (w/ a small loan component) using Sclaircore W/S piping.
- Mid 1990's: Shifted from Sclaircore to an improved arctic pipe w/ a corrugated aluminum jacket and an enhanced HDPE resin
- 2000: MLS shifts to deep ground water wells
- Mid 2010's:
 - All utilidors & a portion of the Sclaircore replaced.
 - Grant funding ends.
 - The large scale construction program ends.

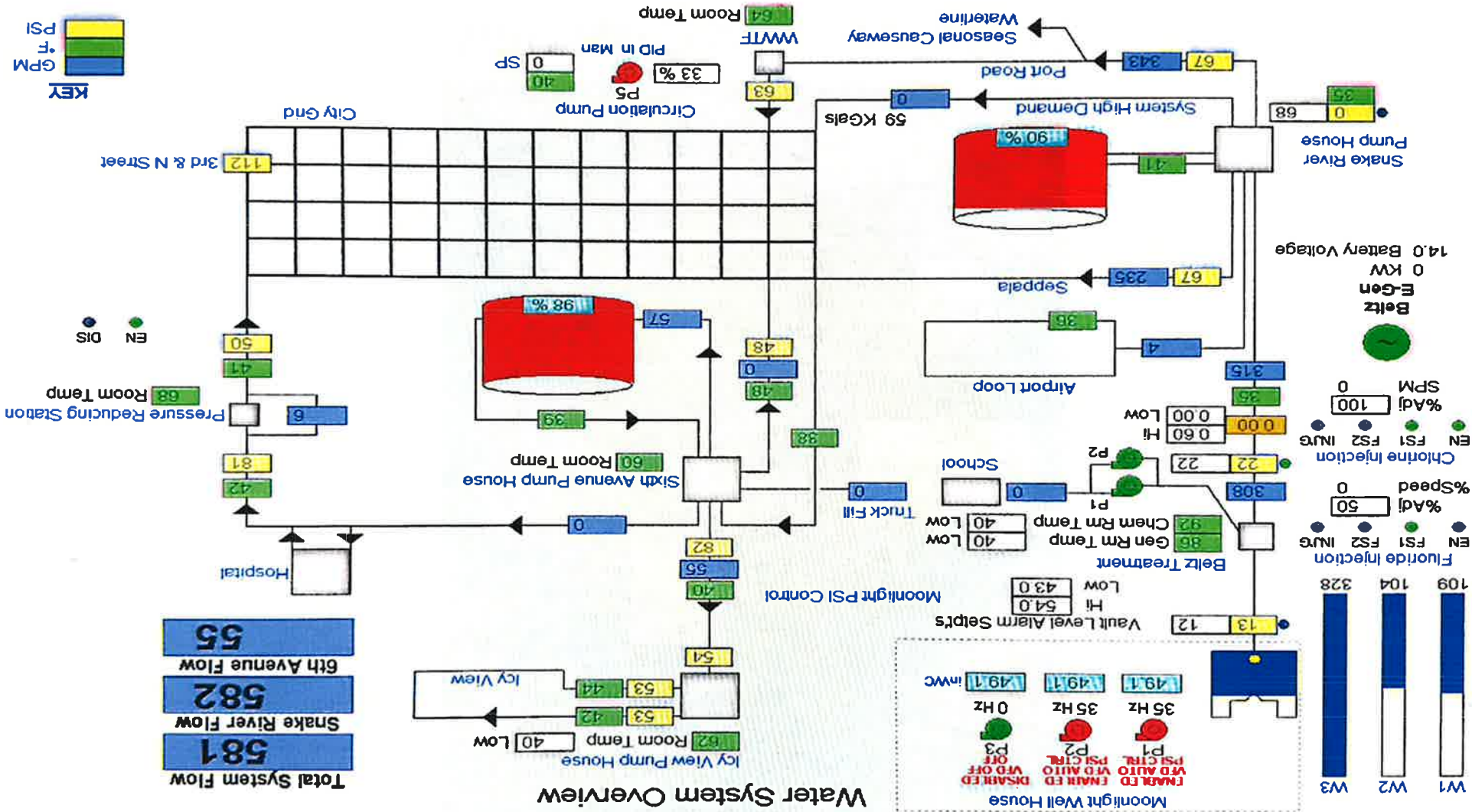




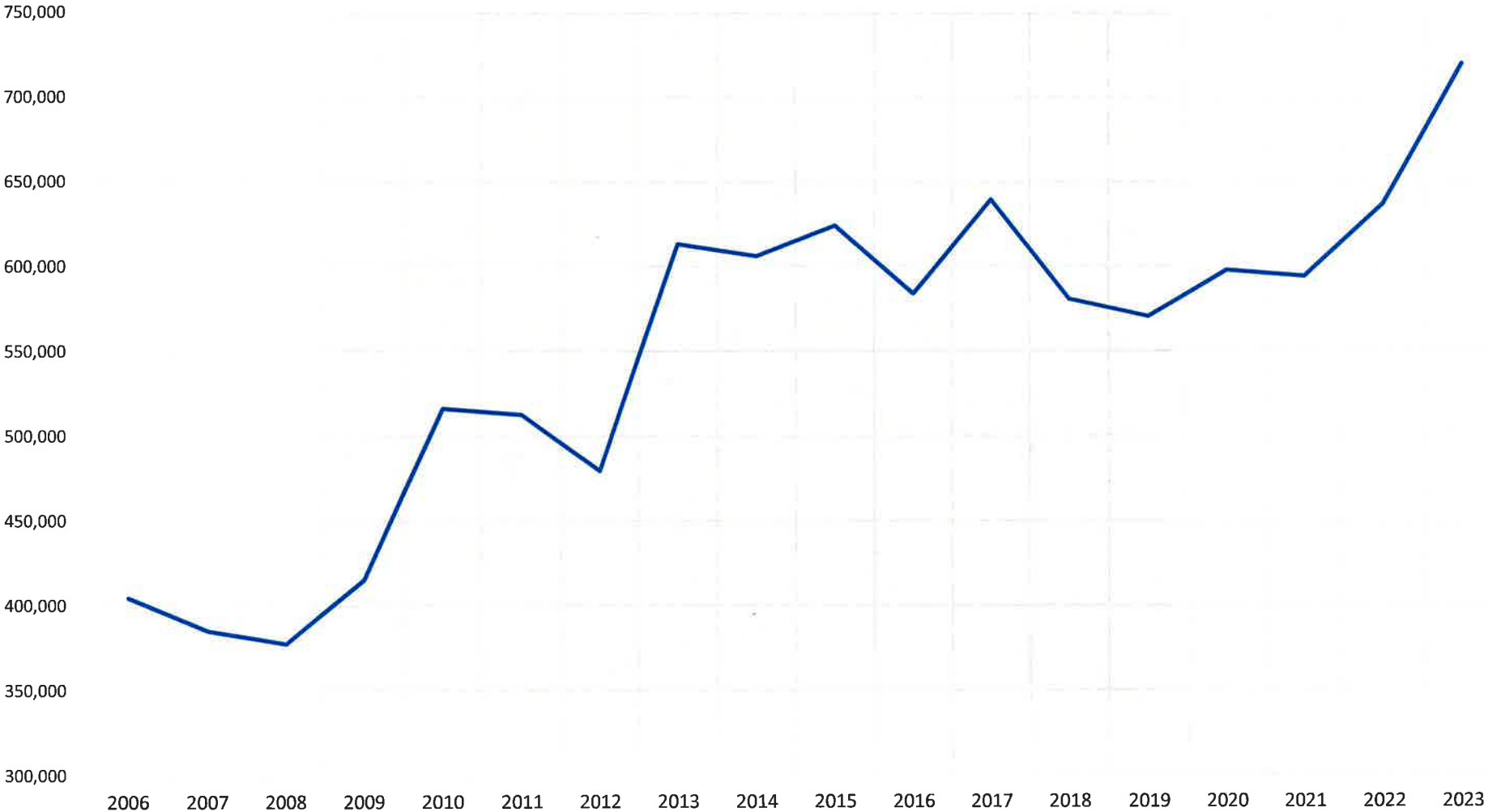
1976 Utilidor

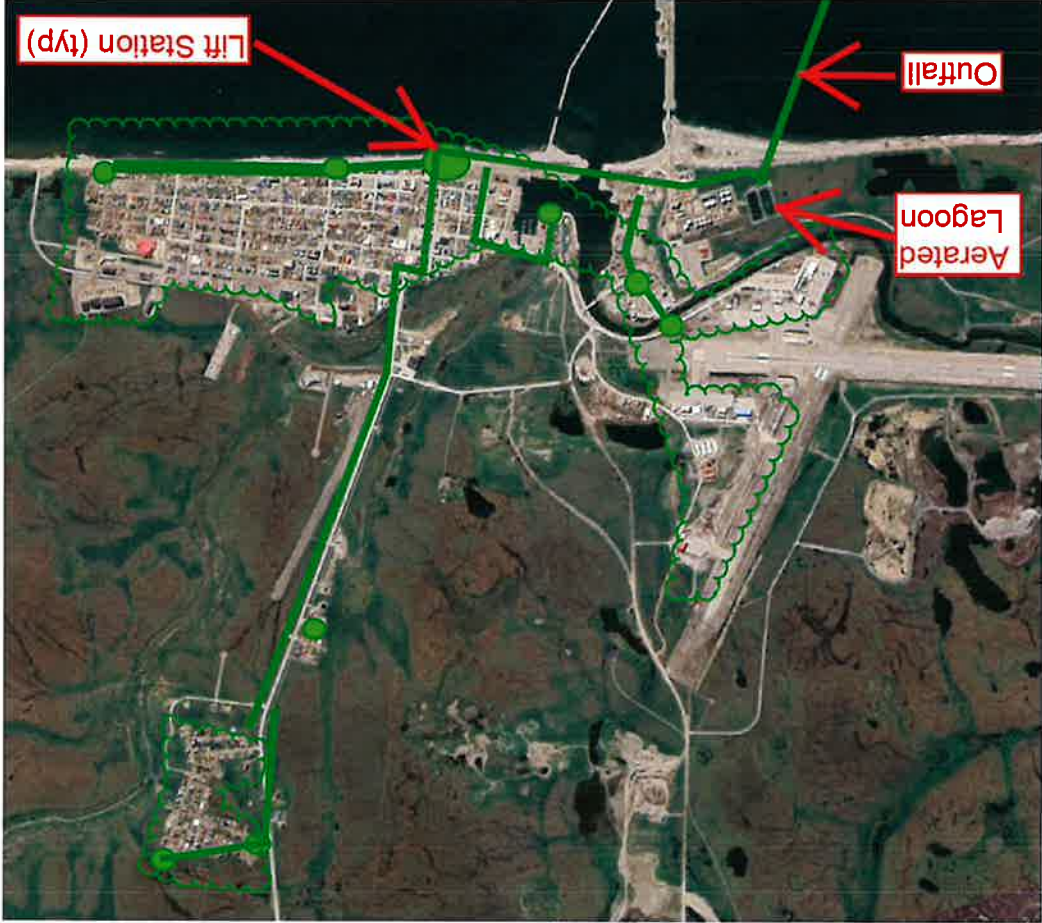
Water System Overview





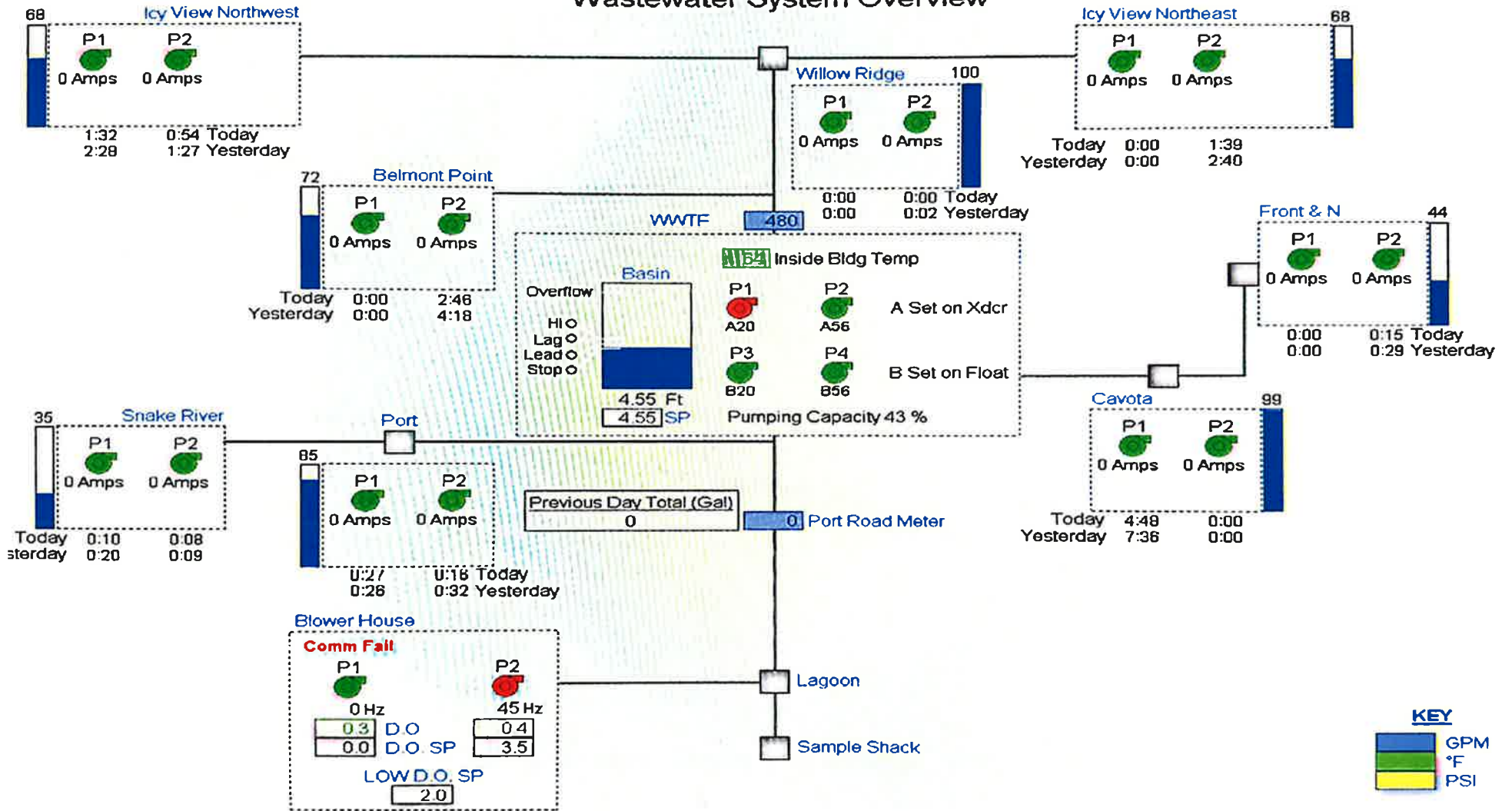
Moonlight Springs Water Production (gpd)





Wastewater System Overview

Wastewater System Overview



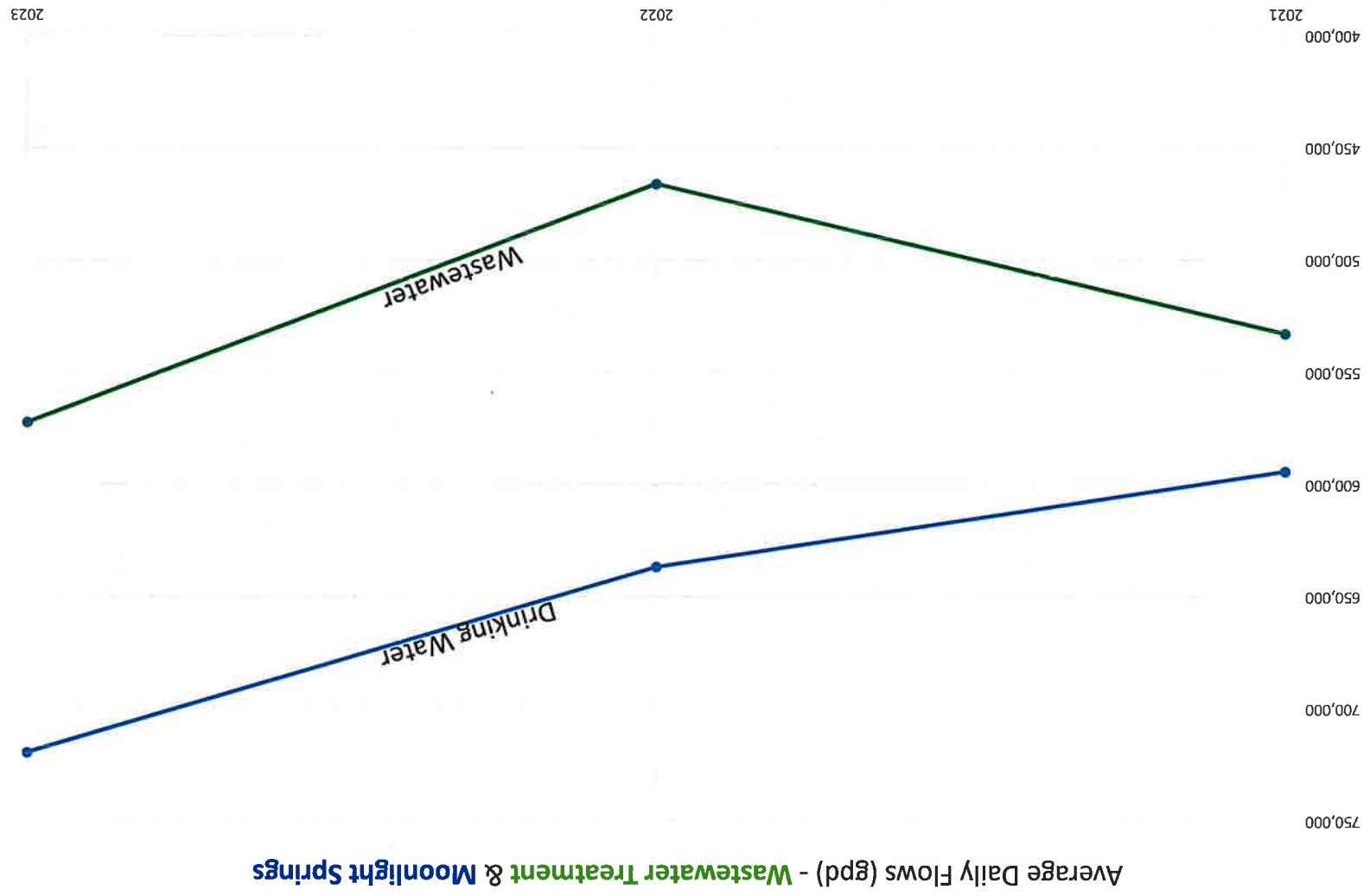
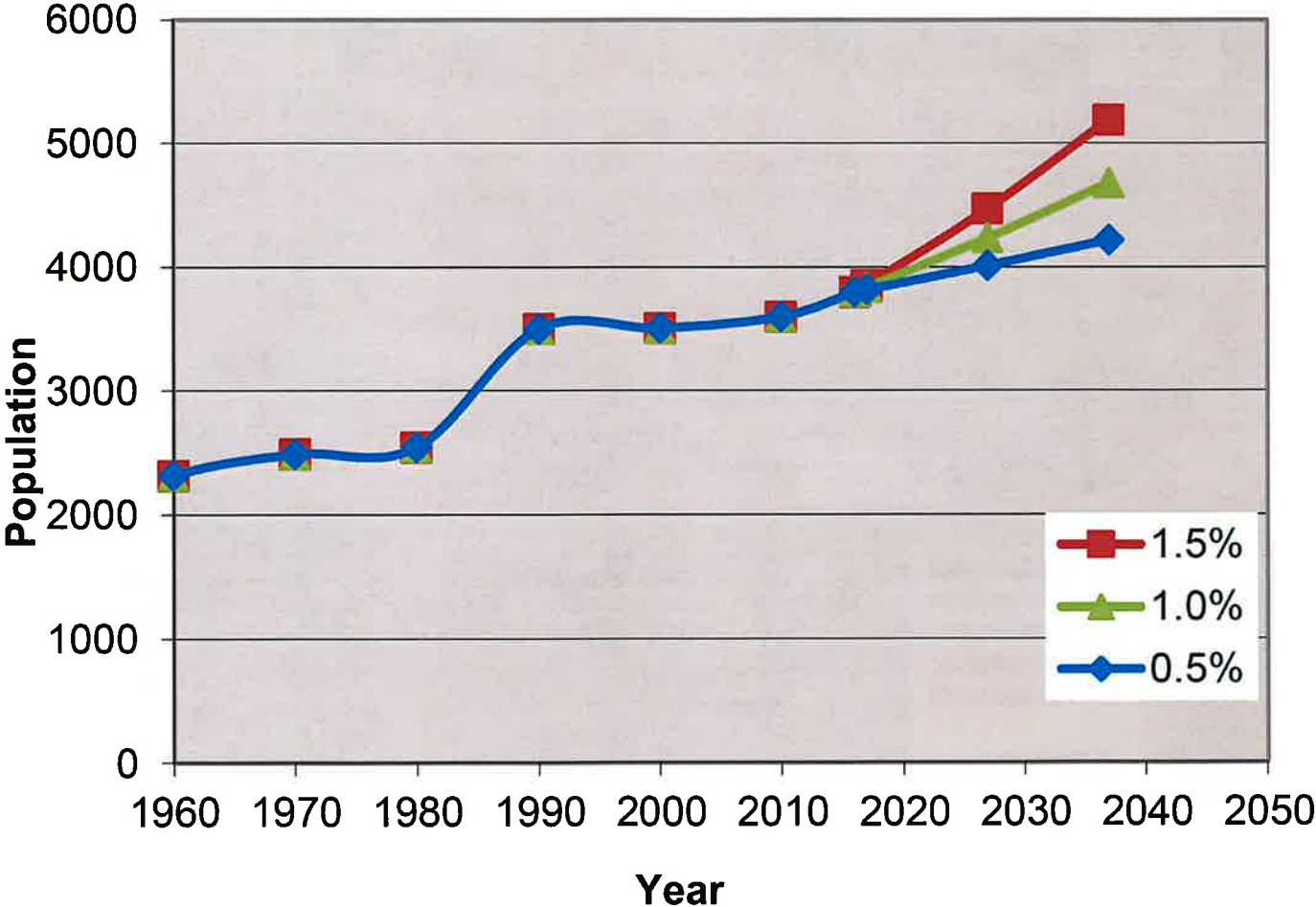
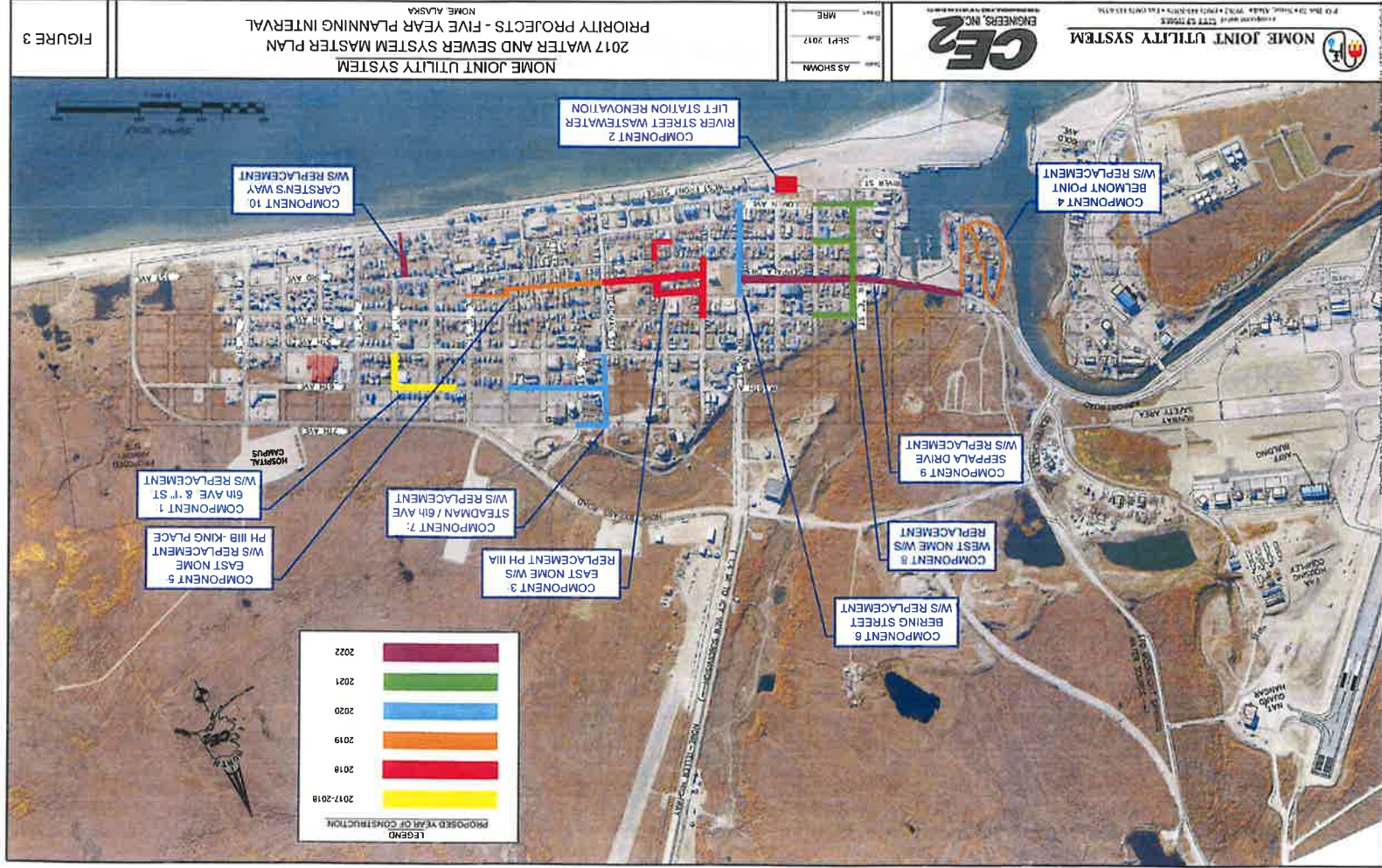


Chart 1: Nome Population Projections (From 2017 WSMPu)



2017 WSMFw Recommendations - \$58M



2017 WSMPu *Future Projects*

Project	Description
PD1	New Water Source Investigation and Testing: Drill and test new wells. Evaluate and design a new water transmission main and possible new water storage tank.
PD2	City Field/Icy View Circulation Loop Study: Perform an engineering study to evaluate options for a new transmission main, possibly routed to the east along City Field. This transmission main would provide increased flow capacity to Icy View and possible future development, and would also provide a secondary transmission main to supply water to downtown, and a means to provide freeze protection circulation flow. The options of installing water storage tank and pressurizing the loop should also be evaluated as a means of providing water service to additional areas.
PD3	Wastewater Treatment Enhancement including Additional Land Acquisition and Outfall inspection: It is anticipated that wastewater hydraulic loading and level of treatment will continue to increase. Having additional treatment area reserved will allow NJUS to continue to meet their wastewater treatment requirements.
PD4	Lester Bench/AMCC Water Expansion: Expansion of the water distribution system, including a smaller water storage and pumping station, to serve approximately 10 existing homes. The existing non-compliant low water service pressure (12-16 psi under normal flows with negative pressures during extreme moonlight water requirements) to AMCC would also be corrected with this project. Provision of pressurized water to AMCC would allow the elimination of the operation of the separate public water system.
PD5	Port of Nome Wastewater Improvements: In cooperation with the City and the Port of Nome, evaluate the potential impact to the wastewater collection and treatment systems of the proposals to accept ship's waste at the Nome Harbor and Causeway.
PD6	If DOT/PF advances a road improvement project for Front Street, this project will replace 2,800 LF of aging, direct-buried "Sclaircore" water and sewer main piping that was installed in the early 1980s. In addition, the gravity sewer main was placed at a much steeper grade than what was necessary and required a lift station at West Front Street and Steadman Street. If the 1,500 lineal feet of sewer main were re-graded from Bering Street to Steadman Street, the Steadman lift station could be removed. This would reduce energy consumption and lower operational and maintenance expenses.

Work Performed / Planned since 2017

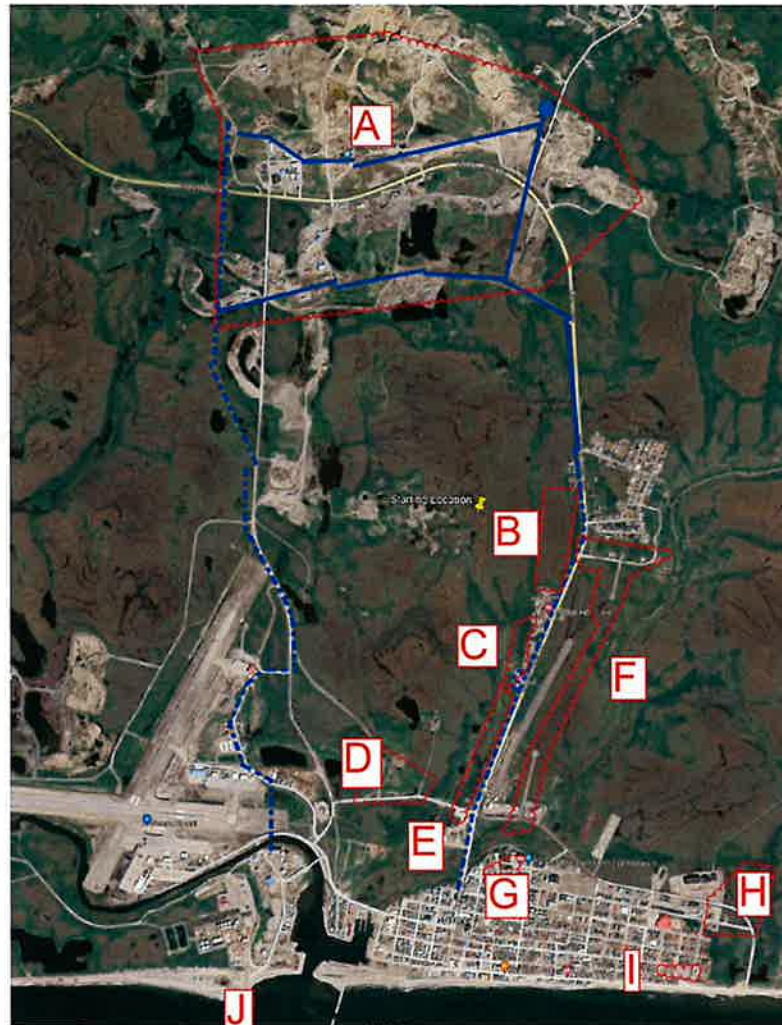


Senator Murkowski



KINC

Overview: Potential System Growth Areas






Potential Growth: Satellite Field, Lester Bench, Camp 5

Potential Growth: Icy View to GKA





Potential Growth: "Downtown Nome"



PORT OF NOME

ALASKA'S ARCTIC DEEP DRAFT PORT AT NOME

P | N | D
ENGINEERS, INC.

The image is a promotional graphic for the Port of Nome. At the top left is the official seal of the State of Alaska, featuring a gold figure holding a bow and arrow, surrounded by the text 'STATE OF ALASKA' and '1907'. To the right of the seal, the words 'PORT OF NOME' are written in large, white, sans-serif capital letters against a black background. Below this is an aerial photograph of the port facility. A large white cruise ship with a red and blue stripe is docked at a long pier. Several other smaller ships are visible in the harbor. The port is enclosed by a breakwater made of rocks. In the background, a town is visible on the shore, and mountains rise in the distance under a clear sky. At the bottom of the image, the text 'ALASKA'S ARCTIC DEEP DRAFT PORT AT NOME' is written in white capital letters. In the bottom right corner, there is a logo consisting of three blue squares containing the letters 'P', 'N', and 'D' in white, with the text 'ENGINEERS, INC.' underneath.

PLANNING MEMO

TO: Glenn Steckman, City Manager
 FROM: Erin Reinders
 RE: Downtown Zoning
 DATE: 2/28/24

SUMMARY: This memo includes the following:

1. **BACKGROUND**, providing an overview of the process thus far.
2. **DISCUSSION**, focusing on points of consensus regarding boundaries, dimensional requirements, and permitted and conditional land uses; as well as next steps.

BACKGROUND: The Common Council requested that the City Manager work with the Planning Commission to update zoning regulations in the Front Street area of Nome. Council expressed concern that the zoning regulations had been too restrictive. The purpose of creating this new district is to help spur redevelopment and to encourage mixed use development in this particular area.

The October memo outlined the guidance from the Comprehensive Plan and Zoning Ordinance. The memo introduced two potential paths forward - new zoning district or a sub-area. Together, we came to an agreement on the path forward, a new zoning district, and developed a sound starting point for dimensional requirements, and permitted and conditional land uses.

In January we discussed the new zoning district concept with the Planning Commission. We defined a purpose/intent statement for this zoning district, began to consider potential boundaries, agreed on several dimensional requirements, and came to consensus on the majority of permitted and conditional land uses.

In February we confirmed the areas of consensus from the previous meeting, adjusted a few items related to the permitted and conditional land uses based on additional research, determined the set back from the top bank of any drainage ditch and closed drainage systems based on discussions with staff, and came to general consensus regarding the proposed boundaries of this new district.

DISCUSSION: This memo and the March Planning Commission meeting will focus on the following:

- Confirm consensus on:
 - appropriate uses for the district based,
 - dimensional requirements,
 - and proposed geographic limits.
- Discuss approach for the next steps for the collaborative outreach and formal approval process.

Confirm Consensus

Land Uses. The table below outlines Nome's land uses by zoning districts currently in the downtown area along Front and River Streets for context. This list was developed from the summary table in Chapter 18.110.

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

Public watershed area and related facilities	Not allowed	Not allowed	Not allowed	Not allowed
Business/Commercial/Retail uses				
Hospitals, medical and dental clinics	Permitted	Permitted	Not allowed	Permitted
Home businesses and occupations	Permitted	Conditional use	Conditional use	Permitted
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not allowed	Conditional use	Conditional use	Not allowed
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Conditional Use	Conditional use	Conditional Use
Retail and wholesale businesses	Permitted	Permitted	Permitted	Permitted
Offices	Permitted	Permitted	Permitted	Permitted
Restaurants, taverns and entertainment establishments	Permitted	Permitted	Permitted	Permitted
Hotels and motels	Permitted	Permitted	Not allowed	Permitted
Funeral homes	Permitted	Permitted	Permitted	Permitted
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Permitted	Not allowed	Permitted
Personal service businesses	Permitted	Permitted	Not allowed	Permitted
Recreational facilities	Permitted	Permitted	Permitted	Conditional Use
Day care houses and facilities	Permitted	Conditional use	Not allowed	Conditional Use
Industrial uses				
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Permitted	Permitted	Not Allowed
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	Conditional use
Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	Permitted
Service stations	Conditional	Permitted	Permitted	Not allowed

	use			
Vehicle and equipment repair facilities	Not Allowed	Conditional use	Permitted	Not allowed
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not allowed	Permitted	Not allowed
Boat marinas and docks	Not Allowed	Permitted	Permitted	Conditional use
Marine transportation and port facilities	Not Allowed	Permitted	Permitted	Conditional use
Navigation aids and facilities	Not Allowed	Permitted	Permitted	Not allowed
Bulk Petroleum storage, including aviation fuel	Not Allowed	Not allowed	Permitted	Not allowed
Junkyards, commercial, and auto wrecking yards	Not Allowed	Not allowed	Permitted	Not allowed
Aircraft storage, loading, parking, repair and aviation related facilities	Not Allowed	Not allowed	Permitted	Not allowed
Warehousing and storage	Conditional use	Permitted	Permitted	Not allowed
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Permitted	Not allowed
Transportation facilities, including bus and taxi operations	Not Allowed	Permitted	Permitted	Conditional use
Dredging and filling	Not Allowed	Not Allowed	Permitted	Not allowed
Dog kennels and lots	Not Allowed	Not Allowed	Conditional Use	Not allowed
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not Allowed	Not Allowed	Not Allowed	Not allowed
Helicopter landing pad	Permitted	Not Allowed	Permitted	Not allowed

Dimensional Standards. Dimensional standards in the draft ordinance are as follows. The zero foot setback from the ROW and other lot boundary lines are what differentiates this district from all other districts.

Dimension Standard	<i>Proposed</i>
Lot Size	<i>5,000 sf</i>
Set back from ROW	<i>0 feet</i>

Other set back from other lot boundary lines	<i>0 feet</i>
Set back from the top bank of any drainage ditch	<i>10 feet</i>
Set back from a closed drainage system	<i>10 feet</i>

Potential Boundaries. After much consideration, the Planning Commission determined at the February meeting, that it would be best for this new zoning district to incorporate all of the current area zoned Commercial area along Front street and First Avenue, and, in addition, extend west to incorporate a few lots past Bering Street that includes five lots currently zoned General Use and the Mini Convention Center that is zoned Industrial. Part of the rationale for this approach is that scaling back created such small remainders of the original commercial district, some lots being virtually surrounded by this new district. The attached map demonstrates this area.

Another option that had been considered, and may be worth revisiting depending on community feedback, is to have the eastern boundary stop at Steadman.

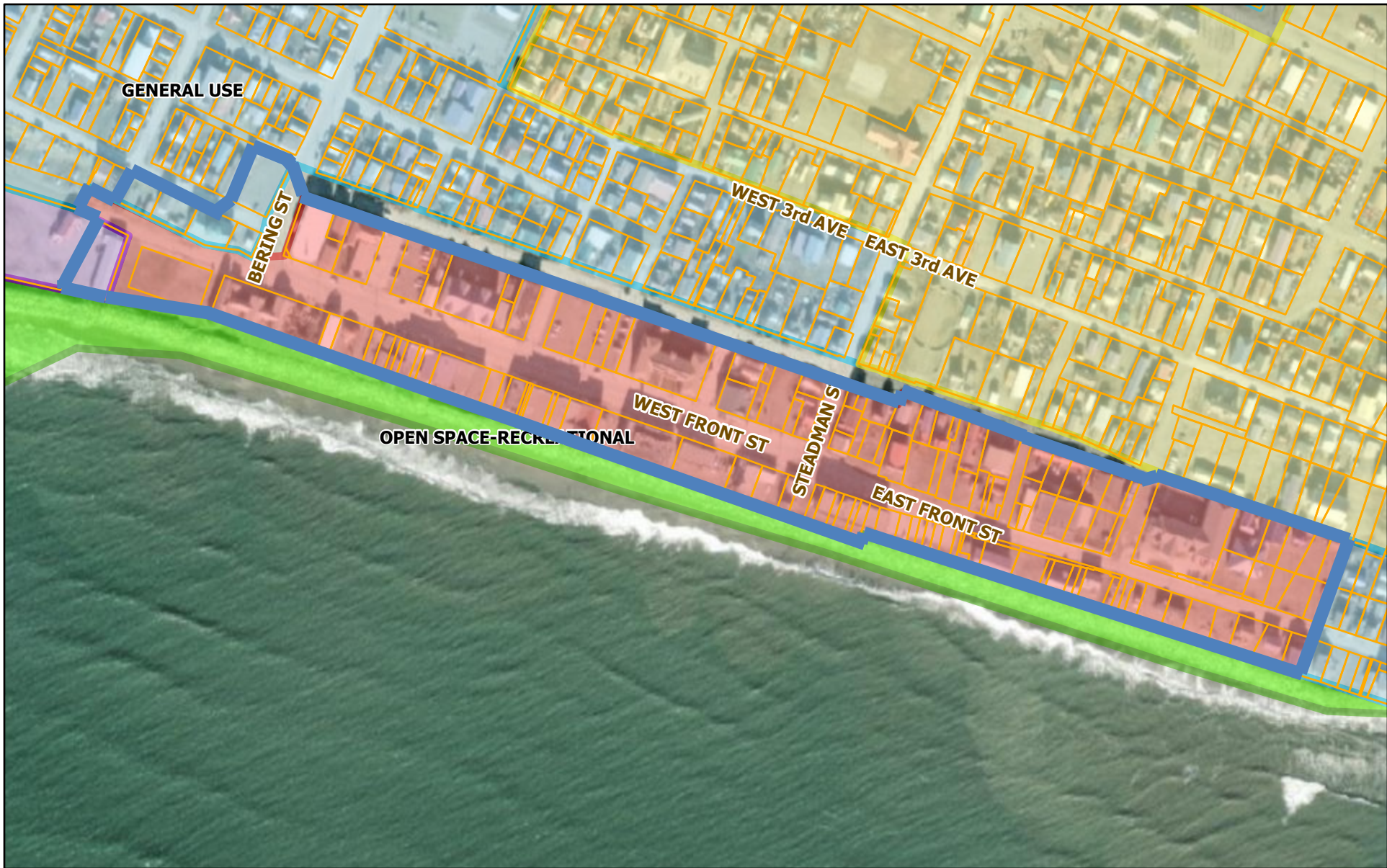
Next Steps

This process can be broken down into four primary phases. The attached chart outlines the actual timeline, but these phases are summarized below.

1. Preparation - activities we have been involved with since January where the Planning Commission came to consensus regarding the purpose and direction of this new district. This phase was January - March.
2. Collaboration - joint work sessions with Common Council, targeted outreach to potential district and informal public notices, community meeting with Planning Commission. This phase is proposed to take place March - May.
3. Adoption - formal process directed by municipal code including formal notices and public hearings. This phase is proposed to take place May - July and is dictated by various 30 day notice requirements.
4. Post Approval Action - formal process directed by municipal code. This would take place post approval planned for July.

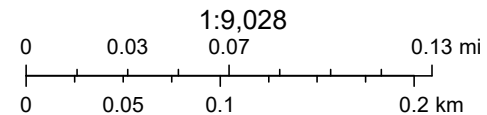
The timeline is subject to change based on actual meeting times and availability, as well as the level of feedback received throughout the process from the community, administration, Common Council and yourselves. However, this overall approach would remain the same.

Downtown Mixed Use Boundaries



2/17/2024, 12:31:08 PM

- Override 1
- City Limits
- Parcels Joined with Taxroll
- Zoning
 - RESIDENTIAL
 - COMMERCIAL
- INDUSTRIAL
- GENERAL USE
- OPEN SPACE-RECREATIONAL



State of Alaska, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, US

Activity	January			February			March			April			May			June			July													
	1/1	1/7	1/14	1/21	1/23	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/28		
PREPARATION																																
Introduction and discussion of components		1/9																														
Review consensus items and refine direction						2/6																										
Confirm direction and points of consensus, and discuss future phases										3/5																						
COLLABORATION																																
Joint Work Session with PC/Common Council at CC															4/8																	
Targeted Letters of potential district & Informal Public Notices																																
Special PC Worksession - Community Meeting																				5/6												
Joint Work Session PC/Common Council review at PC																				5/7												
ADOPTION - PER CODE																																
Set Zoning Amendment Public Hearing and Complete Public Notification Process. <i>The city clerk shall send notice of public hearing to the applicant, all property owners of record within three hundred feet of the property in question, all mineral interest owners of record for the property, and to the appropriate referral agencies no less than thirty days before the initial planning commission public hearing. The city clerk shall also publish notice in a newspaper of general circulation. For zoning map amendments, the city clerk shall prepare a public hearing notification sign to be posted on the property by the applicant. The hearing may be held no less than thirty days from the date of property posting and newspaper publication. If the zoning amendment request is accompanying another application that is scheduled for public hearings before the planning commission and common council, one public hearing may be held on both applications.</i>																																
Planning Commission Public Hearing and Action on the Zoning Amendment. <i>The planning commission shall hold a public hearing to review the zoning amendment based on the criteria for amendments to the official zoning map. The commission shall then make a recommendation to the common council to approve, conditionally approve, or deny the zoning map amendment application.</i>																																
Finalize Zoning Amendment Based on Planning Commission Comments. <i>Revise the zoning amendment application based on planning commission's comments and submit it to the city clerk.</i>																																
Notify Parties of Interest. <i>Not less than thirty days before the date scheduled for the initial common council public hearing, staff shall notify surrounding property owners within three hundred feet, mineral interest owners of record, and other interested parties. The notice shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name.</i>																																
Set Common Council Public Hearing and Complete Public Notification Process. <i>The common council shall schedule a public hearing for the purpose of taking action on the zoning map amendment. The city clerk shall publish notice in a newspaper of general circulation. The hearing may be held no less than thirty days from the date of advertising.</i>																																
Common Council Public Hearing and Action on the Zoning Amendment. <i>The common council shall schedule a public hearing for the purpose of taking action on the zoning map amendment. The city clerk shall publish notice in a newspaper of general circulation. The hearing may be held no less than thirty days from the date of advertising.</i>																																
POST APPROVAL ACTIONS - PER CODE																																
(1) <i>Upon approval of an amendment to the official zoning map by the common council, the city clerk shall cause an appropriate revision of the official zoning map to be prepared for recording with the recorder. In the event an interested party initiated the zoning amendment, the petitioner shall pay the city's cost for the preparation of the revision to the official zoning map.</i>																																
(2) <i>The applicant initiating the official zoning map amendment shall have thirty days after approval of the amendment by the common council to submit to the city clerk two original drawings of the approved zoning amendment map for recording, along with the recording fees and all other costs billed by the city for the zoning amendment.</i>																																
(3) <i>The zoning amendment map shall be prepared by a licensed surveyor or engineer. Inaccurate, incomplete or poorly drawn plans shall be rejected. In addition, the petitioner shall submit one eleven-inch by seventeen-inch hard copy and electronic copy of the zoning amendment map.</i>																																
(4) <i>Within thirty days of receipt of the zoning amendment map, the city clerk shall review the documents for compliance with the common council's approval, obtain the city officials' signatures and submit the approved zoning amendment map and the ordinance amending the official zoning map to the recorder's office for recordation.</i>																																

TO: The Planning Commission

From: The City Manager

City Updates

February 29, 2024

Nugget Inn:

City staff is assisting the owners of the inn as they seek to get the State Fire Marshal approval to reopen. The owners hope open on a phased basis to start producing revenue. Further improvements are planned for the summer when supplies are to be delivered by barge.

Commercial property inspections:

There have been a number of questions concerning the city's involvement with commercial building inspections. First, Cliff McHenry is not a commercial building inspector. He works with the State's Fire Marshal's Office as their eyes on the ground here in Nome. Second, he can only issue a commercial CO with the approval of the Fire Marshal's Office. Plans are accepted by the Building Inspector's Office but the plans are reviewed by the Fire Marshall's Office.

City Clerk:

I am pleased to announce the hire of Dan Grimmer to be the new city clerk. Dan and his family reside in Nome. He worked for Norton Sound Hospital in the Behavioral Health Center and had fifteen years of senior administrative experience with them. He will bring strong process skills to the position.

Communications System:

The bid for a new radio system came in at \$1,062,000. The price was within the parameters that our third-party designer, Federal Engineering, estimated. Because of the complexity of the project and the bid proposal, I am asking Federal Engineering to review the proposal to see if it meets Federal Engineering's specifications.

Emergency Siren:

The replacement for fire damaged siren at the public works building will start February 28-March 4. However, the siren is being relocated to the snow dump off Greg Kruschek Ave. to provide better coverage for Nome. The damaged siren was forty years old.

City staff with assistance from the NVFD will review the other siren locations to see what improvements need to be done. The city received a \$10,000 grant to assist with the process of updating our siren system.

Comprehensive Plan update:

The city grant writer is submitting a funding request to the Denali Commission to assist in paying for a new comp plan. The Comprehensive Plan does not need to be dated as was the 2020 Comprehensive Plan but can be listed simply as the Nome Comprehensive and reviewed periodically and amended as needed.

Snow Removal:

As of February 16th, city road crews and city contractors have moved 7,200 truckloads of snow exceeding the winter of 2010-2011 at the same time.



Memo

To: Glenn Steckman – City Manager
 From: Joy L. Baker – Project Manager *JLB*
 CC: Mayor Handeland & Common Council; Planning Commission; Port Commission
 Date: February 12, 2024
 Re: Monthly Projects Update – Feb 2024

Administrative:

Tariff Rate Study:

Northern Economics (NE) is making progress on the Tariff Rate Study & Analysis, with the next draft to be presented to the Port Commission in the coming weeks. This project remains on schedule and within budget at this time, with NE indicating they have received good response from users being polled for input on the project.

Strategic Development Plan:

Public meetings were held in Nome from 23-25 Jan 2024, to gather input from the community and port users on port development. A wide range of ideas were captured and currently being considered and incorporated into a draft plan for presenting to the Port Commission in the coming weeks. This project is also on schedule and within budget, with Phase A wrapping up soon, and Phase B to commence once that part of the budget receives authorization.

Causeway:

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

The Alaska Corps District and Pacific Ocean Division (POD-HI) have completed their final review of the design/specs for construction of Phase 1 of the Port of Nome Modification (PONM) Project. The contracting office is finalizing the solicitation package which has just another 10-day process to complete before it will be ready for official release to bidders at the end of Feb 2024. The ceremonial signing of the Project Partnership Agreement (PPA) was performed on 25 Jan 2024 in Nome, which was the remaining official action required to allow the project to be put out to bid.

Local Service Facilities (LSF) Design Integration:

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

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

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

amount of the match will depend on the winning bid for the work.

Causeway Bridge Repairs and Sediment Removal:

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

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

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

Harbor:

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

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

Snake River Moorage Facility:

Port staff are in the process of preparing a grant application for this project under the USDOT RAISE Program as a suitable funding vehicle to perform design and construction of this project. Applications are due on 28 Feb 2024.

Port Industrial Pad:

West Nome Tank Farm (WNTF) - Property Conveyance:

The USAF has just returned the final drafts of the Quit Claim Deed and Environmental Covenants that should be the last round of reviews by the City and ADEC. If all is in order, this will move the 7-acre conveyance into the signature/execution phase within the next few months.

Thornbush Laydown Site Development (TBS):

Dredge spoils from the port expansion and inner harbor project have been given clearance by two ADEC programs (Solid Waste and Contaminated Sites), to be disposed of in the undeveloped 9-acre portion of this property. The spoils will require dewatering before serving as a hardened base layer to the specified fill and surfacing to complete development of the 18-acre parcel. Port staff are currently working on pricing for fill that may be placed in 2024 to continue making progress on the laydown site.

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

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

This state STIP project has been postponed to approximately 2028/2029 to avoid conflicting with the heavier truck traffic during the port expansion.

FEMA DR4672 Merbok Recover Projects:

Inner Harbor Dredging – South Wall and East Ramp:

The City has finally received and approved Scope of Work (SOW) from FEMA on the estimate of cubic yards of sediment that remains near the south wall and east gravel ramp in the inner harbor. FEMA is processing the funding obligation for the City’s signature so work can be done in the 2024 season.

Cape Nome Jetty Repair:

PND (subcontractor to Bristol) is close to having 95% design repair drawings, specs and bid documents that will be shared with FEMA for review and input. Once completed, the bid package will be released on the street for contractors to propose on construction in the 2024 season.

Italics reflects no change in project information from previous report