



**Title 9 Major Use Permit No.: 106-03-22**

**Date of Issue: April 15, 2022**

**Permit Expires: December 31, 2024**

**Permit Issued By:**

Northwest Arctic Borough  
Planning Department  
ATTN: John Chase  
PO Box 1110  
Kotzebue, AK 99752  
Tel 907.442.8212 / 800.478.1110 extension 112  
Fax 907.442.3740  
[jchase@nwabor.org](mailto:jchase@nwabor.org)

**Permittee:**

City of Ambler  
ATTN: Mary Hailstone  
PO Box 9  
Ambler, AK 99786  
Tel 907.445.2122  
[amblercity@gmail.com](mailto:amblercity@gmail.com)



**Permittee Contact Information:**

Alaska Native Tribal Health Consortium  
ATTN: Karen Brown  
4500 Ambassador Drive, Suite 454  
Anchorage, Alaska 99508  
Tel 907.350.0453  
[kmbrown@anthc.org](mailto:kmbrown@anthc.org)

**Project Description:**

The City of Ambler (CITY), with assistance from the Alaska Native Tribal Health Consortium (ANTHC), is proposing to address sanitation deficiencies and improve the lagoon access road within the community of Ambler ('Placement of fill in a wetland, less than one acre' is a Minor Use and 'Sewer or water utility' and 'Roads' are Major Uses in the Village District). The project will install water and sewer service lines to up to 18 homes, construct a honeybucket waste disposal cell at the existing sewage lagoon, and install a culvert on the Lagoon Access Road.

CITY anticipates the project to begin June 2022 and be completed by December 2023.

Specific details of the project are contained in the permit application (22-02-106) submitted by CITY to the Borough Planning Department. This application is incorporated into the Borough's administrative record. Project Activities are summarized below.



### **Project Location:**

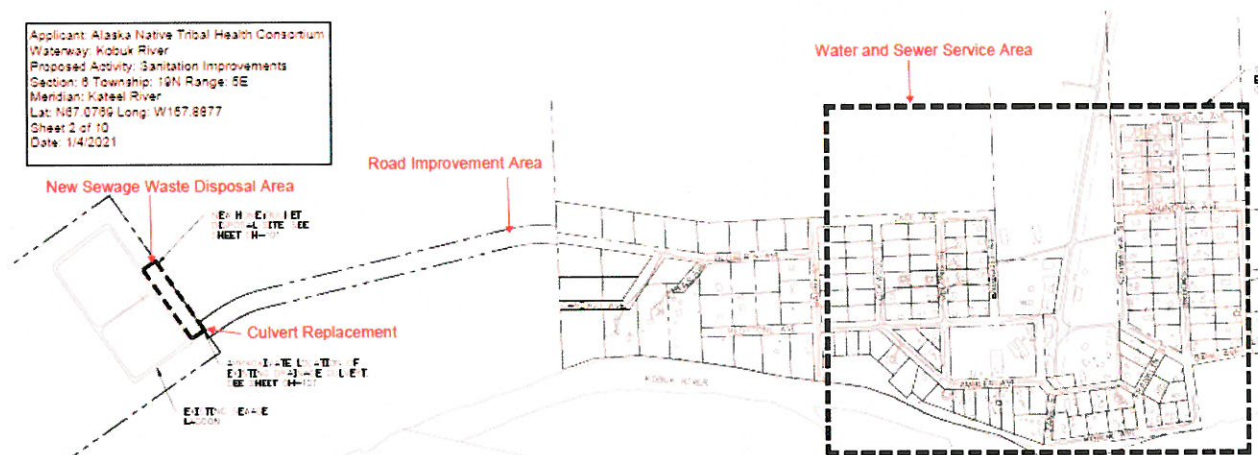
The project site is located at 20 North, 5 East, Section 31, Kateel River Meridian, USGS Quad Map Ambler River.

The project site is within the community of Ambler in the Village Zone.

Water and Sewer Location: Township 20 North, Range 5 East, Section 31 (Community-Wide).

Material Source Location: Township 19 north, Range 4 east, Section 1 (Latitude 67.0768N, Longitude 157.8873W).

Culvert Location: Township 19 north, Range 5 east, Section 6 (Latitude 67.0769N, Longitude 157.8859W).



**Figure 1. Water and Sewer Upgrades, Road Improvements, and Honeybucket Disposal Cell Area**

### **Water and Sewer Service Lines:**

Water and sewer service lines will be installed at up to 18 homes throughout the community. Sixteen (16) of the homes have existing water and sewer service lines that have failed or are in poor condition, and one (1) home will be receiving water and sewer service lines for the first time. Up to 320-linear feet of new 8-inch gravity sewer main pipe will also be installed.

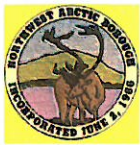
The new sewer main will begin at Franklin Street and extending north along Dahl Avenue to Brooks Street. All of the homes will also receive interior kitchen and bathroom plumbing upgrades.

A list of homeowners and their lot descriptions are contained in application documents.

### **Honeybucket Waste Disposal Cell:**

A new honeybucket waste disposal cell will be constructed adjacent to the existing sewage lagoon. The honeybucket lagoon is intended to serve 28 homes that remain unconnected





to the community sewer collection system. Three sides and the base of the disposal cell will be lined with bentonite. The side where homeowners dispose of waste will have a plastic liner. An overflow channel will be located between the honeybucket disposal cell and the sewage lagoon.

The cell will be 375 feet long by 95 feet wide by 6 feet deep. The containment berms will range from 4 to 6 feet high depending on existing ground topography and will be sloped 3:1. The honeybucket disposal cell will be fenced and gated.

Up to 6,000 cubic yards of gravel material will be obtained from an existing material source located east of the airport. The material source is permitted for use to the City of Ambler by Title 9 Conditional Use Permit 105-03-21.

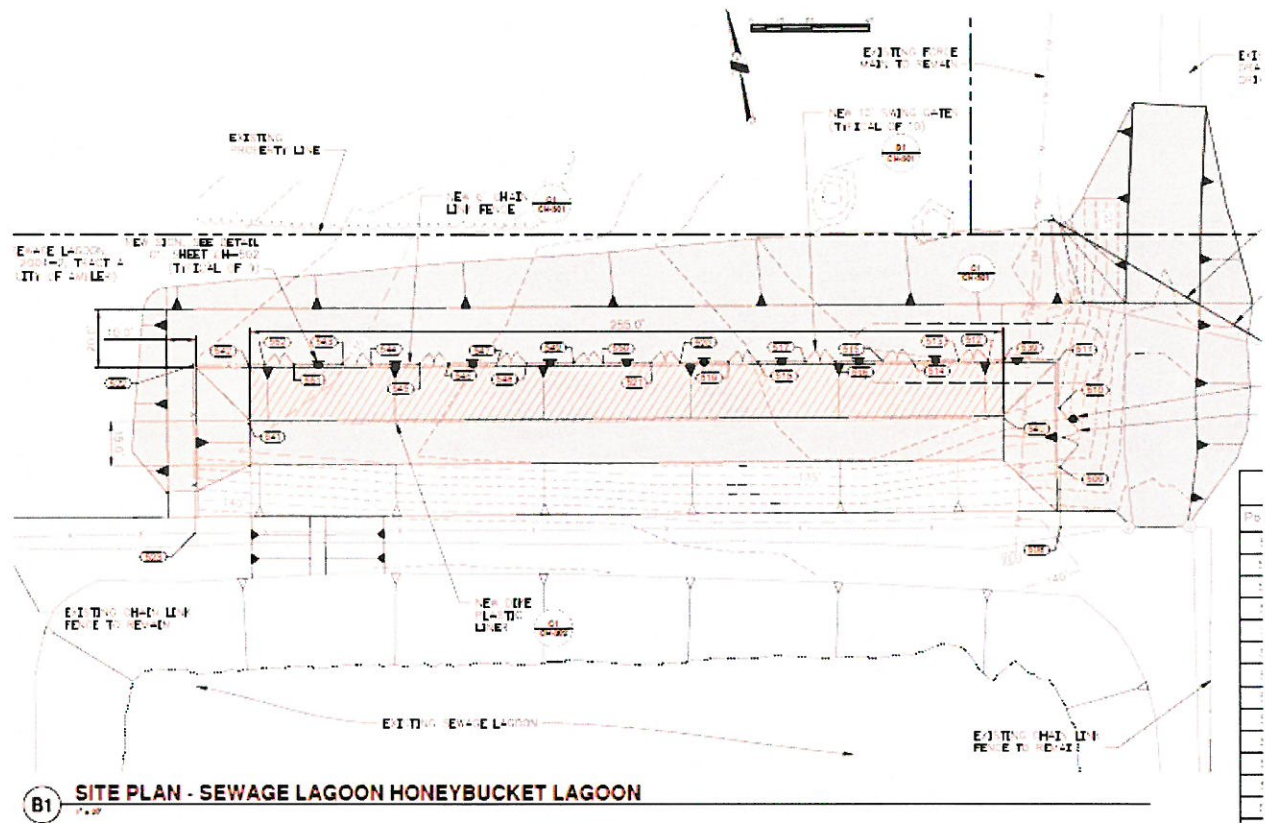


Figure 2. Honeybucket Waste Disposal Cell

### Roads:

An existing sewage lagoon access road culvert will be replaced. The new corrugated metal culvert will be 36 inches in diameter and 42 feet long.

### Permit Authorization and Documentation:

CITY submitted a Title 9 Land Use Permit application (22-02-106) for the following Uses: 'Placement of fill in a wetland, less than one acre' is a Minor Use and 'Sewer or water utility' and 'Roads' are Major Uses in the Village District.



The Title 9 application was received on December 13, 2021. On January 31, 2022 the Borough Planning Department deemed the application was complete.

Permit fees totaled \$750 for the project.

Pursuant to Northwest Arctic Borough Code (NABC) 9.12.020, the **Planning Director** has the authority to permit:

- Placement of fill in a wetland, less than one acre—Minor Use in the Village District
- Sewer or water utility—Major Use in the Village District
- Roads—Major Use in the Village District

A Major Use Permit requires a 20-day public review comment period, which started March 16 and ended April 12. There were no public comments for this project.

**Permit Terms and Conditions:**

1. The City of Ambler (CITY) shall comply with the terms of the permission/permits agreements granted by the federal government, State of Alaska, and/or local governments.
2. CITY shall comply with any and all applicable local, borough, state and federal laws. Failure to abide by any part of this permit, or violations of any pertinent borough ordinances or state or federal law or regulation, will be considered grounds for revocation of the permit or denial of future permit requests and may result in issuance of fines or other penalties. This provision applies to all persons working under the authority of this permit.
3. The Permittee is responsible for ensuring that all employees, contractors, sub-contractors, and any other persons working for the permittee and conducting activities allowed by this permit are familiar with and adhere to the conditions of this permit.
4. CITY is subject to all penalties and civil actions pursuant to section 9.08.240 for violation of the permit conditions and stipulations prescribed herein.
5. During and after project activities, the permittee must conduct activities in a manner to maintain natural drainage patterns, watershed protection, and permafrost stability, to prevent runoff and erosion into water supplies and to minimize alteration of vegetation.
6. The permittee shall ensure fire safety and emergency access necessary for fire and emergency apparatus and police protection.
7. All project activities shall utilize measures to minimize noise and nuisance affecting surrounding residential properties including excessive noise, fumes, odors, glare, smoke, vibration, dust, litter, interference in any telephone, radio or television receivers, and/or significant line voltage fluctuation.





8. Any development by the project in floodplains and shoreline areas are to be constructed to minimize loss of life or property due to riverine flooding, icing, and stream bank erosion.
9. The Borough recognizes that this area within **Ambler** is a low flood hazard area, but may be subject to flooding which may result in the loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the health, safety and general welfare of Ambler residents. The Borough has adopted the necessary regulations of the Federal Emergency Management Agency (FEMA) to enable its communities and residents to participate in the National Flood Insurance Program (NFIP). See NABC 9.25.020.O.

To promote the public health, safety and general welfare by minimizing flood damage and loss and promoting access to disaster relief, the following conditions must be met:

- a. Encourage protection of land uses vulnerable to floods, including public facilities and utilities that serve such uses, against flood damage at the time of initial construction or substantial improvement.  
Ensure that those persons who occupy areas of special flood hazards assume responsibility for occupying such flood hazard areas.
- b. All new construction and substantial improvements shall meet the following general standards, as applicable:
  1. Anchoring. All new construction and substantial improvements shall be designed, modified, constructed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; all manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement.
  2. Construction Materials and Methods. All new construction and substantial improvements shall be constructed with materials and utilize equipment resistant to flood damage and use methods and practices that minimize flood damage, including waterproofing, watertight construction, use of substantially impermeable materials and other construction techniques.
  3. Mechanical and Electrical Utilities. Electrical, heating, ventilation, plumbing, and other service facilities shall be designed, constructed and/or otherwise elevated or located to prevent water from entering or accumulating within the components during flooding.
10. All project activities shall utilize measures to avoid or minimize disrupting wildlife and bird migration, or subsistence activities including fishing, trapping, waterfowl hunting, egg gathering and caribou/moose hunting. The permittee will ensure reasonable access to subsistence users to subsistence resources.
11. Project equipment/vehicle servicing and fueling operations are prohibited within 100 feet of any surface water body, including any rivers, drainage channels, sloughs and lakes.



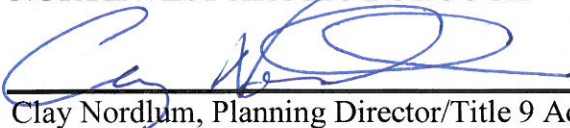
Equipment and vehicles are to be maintained to eliminate or minimize any fuel spills and fluid leaks. Equipment and vehicles must be monitored prior to use for hydraulic leaks. If equipment is in continuous use, it shall be inspected daily for hydraulic leaks.

Project equipment shall not be abandoned.

12. CITY shall immediately notify the borough (at least within 24 hours) of any change in the project plans and seek modification of the permit. CITY shall suspend uses until approval is given by the Planning Director/Title 9 Administrator. If the proposed action(s) constitutes an emergency, CITY shall comply with 9.16.040 for emergency actions and shall make reasonable efforts to conduct modified uses in a manner that avoids or minimizes significant harm to the environment, consistent with the need to protect property and human life.
13. Access by Borough personnel and their agents. Authorized personnel and/or their agents of the Northwest Arctic Borough when on official business and displaying proper identification shall be allowed access to the sites without interference. Borough personnel and/or agents may conduct scheduled or unscheduled inspections or tests to determine compliance with this permit or respond to emergency situations. The Borough may inspect the properties up to 5-years after the permit expires for compliance checking and inspections.
14. At the completion of the project, the permittee shall file a written report with the Borough Planning Department describing the following:
  - a. A complete report of any fuel or other hazardous substances discharges and clean-up activities completed,
  - b. Other matters as reasonably required by the Administrator/NAB Planning Director.
15. This permit will expire on December 31, 2024, unless revoked by the Title 9 Administrator and/or CITY.

### Permit Approval

**NORTHWEST ARCTIC BOROUGH**



Clay Nordlum, Planning Director/Title 9 Administrator

April 15, 2022

Date

CC: Ambler Traditional Council, NANA Regional Corporation, Maniilaq Association, AVEC, NIHA

Posted at: [www.nwabor.org](http://www.nwabor.org)