



**Title 9 Major Use Permit No: 121-03-22**  
**NANA Construction**  
**Noorvik Village Office Building**  
**Date of Issue: October 10, 2022**  
**Permit Expires: December 31, 2022**

**Permit Issued By:**

Northwest Arctic Borough  
Planning Department  
c/o Gem Belamour  
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Kotzebue, AK 99752  
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**Permittee:**

NANA Construction  
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**Permittee Contact Information:**

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**Project Description:**

NANA Construction (NANA) plans to construct the Noorvik Village Office Building in Noorvik, Alaska ('Placement of Fill in a wetland less than one acre' is a Minor Use and a 'Public Facility' is a Major Use in a Village Zone). Gravel pad development is set to begin August of 2022 and shall be completed by September of 2022. Modular building placement will not take place until summer of 2023 to allow gravel pad settlement prior to placing the building at the location of installation.

Specific details of the project are contained in the permit application (22-02-121) submitted by NANA Construction to the Borough Planning Department. This application is incorporated into the Borough's administrative record. Project Activities are summarized below.



### Project Location:

The Noorvik Village Office Building site is located on private land in Township 17 North, Range 11 West, Section 34 of Kateel River Meridian.

The project is located in the Village District.

### Placement of Fill:

- Pad Dimensions: 36' x 75' gravel pad
- Wetland Impact Area: 0.14 acres
- Fill In Wetland: 585 Cubic Yards (type A).
- The placement of fill will be done within the community of Noorvik, which is on private land in a Village Zone.

This permit application did not include gravel extraction. The project will make use of already extracted and stockpiled gravel from Hotham Peak Pit that was performed under Title 9 Conditional Use Permit #105-13-19. This use permit does not provide for gravel extraction, rather its scope is the placement, design and land use activities associated with multipurpose community office facility construction.

### Gravel Pad Construction

Approximately 0.14 acres of wetlands shall be cleared prior to gravel placement. 585 cubic yards of fill material (Type A) from the Hotham Peak Pit will be placed at the corner of Fireweed Drive and River Access Road (see **Figure 1.**)



**Figure 1. Location of Noorvik Village Office Building**



## **Building Construction**

Three modular sections will be fabricated at the NANA Construction Big Lake facility on the winter of 2022. Each section will be barged to Kotzebue in summer of 2023 and stored until barging from Kotzebue to Noorvik can take place. Once in Noorvik, heavy equipment will be used to mobilize each modular section from the barge landing to the proposed activity location and set in place.

Once the building sections are complete, stairs, ramps, and landings for each entrance of the building will be placed. At this time, water, sewer, and electrical utility connections will be installed completing respective tie-in to the community system. The sewer utility service will comprise of gravity fed arctic pipe placed on lumber (see **Figure 2.**) The water utility service will comprise of two 1" PEX lines run inside arctic pipe and will cross Fireweed Drive (see **Figure 2.**)



**Figure 2. Noorvik Village Office Building Service Lines**

## **Reclamation**

During the site visit on March 8, 2022, a considerable amount of refuse and debris was observed within the proposed project area wetlands. Numerous sticks of discarded arctic pipe, discarded utilidor lumber piles, stacks of spray foam insulation, miscellaneous bags of trash were found. NANA proposes to clean up and dispose of the discarded material at the proposed activity location which should mitigate the degradation and improve the quality of adjacent wetlands.



**Permit Authorization and Documentation:**

NANA Regional Corporation submitted a Title 9 Zoning Permit Application (22-02-121) to construct a community building in a Village Zone on July 7, 2022. On August 18, 2022, the Borough Planning Department deemed the application was complete.

Permit fees due totaled to \$350.00.

The Planning Director has the authority to permit Placement of fill in a wetland less than one acre and a Public Facility in a Village Zone by Major Use Permit, pursuant to NABC 9.12.

A Major Use Permit requires a 20-day public review comment period. The public comment period started on August 31, 2022 and ended on September 27, 2022. There were no public comments.

**Proposed Permit Terms and Conditions:**

1. NANA Regional Corporation (NANA) shall comply with the terms of the permission/permits agreements granted by the federal government, State of Alaska, and/or local governments.
2. NANA 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. Uses are encouraged which provide local employment in the community of Deering.
5. NANA is subject to all penalties and civil actions pursuant to section 9.08.240 for violation of the permit conditions and stipulations prescribed herein.
6. Uses permitted shall cease upon the discovery of archaeological, prehistoric, historic or cultural resources during the construction activities, and NANA shall immediately contact both the Planning Director at the NAB Planning Department and Alaska State Historic Preservation Office to determine the conditions to continue.
7. NANA shall notify the Borough within seven (7) calendar days of any damage to the tundra due to project activities that are inconsistent with state and federal permits and in excess of those identified in or different from those noted in the Borough Title 9 permit



application and/or accepted as part of the permit update process associated with this permit. This includes, but is not limited to, the scraping of vegetation and spill of oil or other chemicals.

For oil spills or other chemical spills, the permittee shall notify the Borough (both the Planning Department Director and local emergency planning committee staff contact) of any spill that must be reported under any State of Alaska or federal law or regulation.

8. 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.
9. The permittee shall ensure fire safety and emergency access necessary for fire and emergency apparatus and police protection.
10. 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.
11. 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.
12. 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.
13. NANA shall immediately notify the borough (at least within 24 hours) of any change in the project plans and seek modification of the permit. NANA shall suspend uses until approval is given by the Planning Director/Title 9 Administrator. If the proposed action(s) constitutes an emergency, NANA 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.
14. 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.

15. 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. A description of the final placement of fill including photographs,
  - c. Other matters as reasonably required by the Administrator/NAB Planning Director.
  
16. This permit will expire December 31, 2024, unless revoked by the Administrator and/or NANA.

### Permit Approval

#### NORTHWEST ARCTIC BOROUGH

  
\_\_\_\_\_  
Clay Nordlum  
Planning Director/Title 9 Administrator

October 10, 2022  
\_\_\_\_\_  
Date

CC: Native Village of Noorvik, the City of Noorvik, NANA, Manillaq Association, AVEC, OTZ Telephone

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