



DRAFT Title 9 Major Use Permit No: 122-03-22
NANA Construction
Ambler Village Office Building
Date of Public Notice: October 10, 2022
Term of Public Review: 20 business days

Submit public review comments by November 7, 2022, 4:30 pm to:

Northwest Arctic Borough
Planning Department
ATTN: Gem Belamour
PO Box 1110
Kotzebue, AK 99752
907.442.2500 extension 112 / 800.478.1110
Fax 907.442.3740
E-mail: gbelamour@nwabor.org

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Permittee:

NANA Construction
2053 S MLakar Circle
Big Lake, Alaska 99652
Ph. 907.892.3385 Fax 907.892.3385

Permittee Contact Information:

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Project Description:

NANA Construction (NANA) plans to construct the Ambler Village Office Building in Ambler, Alaska ('Public Facility' and 'Water and Sewer' are both Major Use in a Village Zone). Gravel pad development is set to begin September of 2022 and shall be completed by October 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. Building construction shall begin summer of 2023 and shall be completed in 4 weeks.

Specific details of the project are contained in the permit application (22-02-122) 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 Ambler Village Office Building site is located on private land in Township 20 North, Range 5 East, Section 31 of Kateel River Meridian.

The project is located in the Village District.

Gravel Pad Construction

Existing condition of the lot consists of sandy gravel void of vegetation. Top layer of sandy gravel would be levelled using heavy equipment rented from the City of Ambler. Approximately 135 cubic yards of gravel extracted from a separate project shall be placed on the lot, levelled, and compacted using heavy equipment.

This permit application did not include gravel extraction. The project will make use of already extracted and stockpiled gravel from Material Site B (see **Figure 1**) that was performed under Title 9 Conditional Use Permit #105-03-21. 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.



Figure 1. Active Ambler Gravel Pits

Building Construction

Three modules will be fabricated in Big Lake at NCC's Fabrication Facility winter of 2022. Each module will be barged to Kotzebue summer of 2023 and stored until barging from Kotzebue to Ambler can take place. Once in Ambler, heavy equipment will be used to mobilize each mod section from the barge landing to the proposed activity location and set in place on the building foundation. Once the building sections are married together, stairs, ramps and landings for each entrance of the building will be installed.



At this time, water, sewer and electrical utility connections will be installed completing each utility tie-in to the community systems. The sewer utility connection will comprise of gravity fed arctic pipe (see **Figure 2** on page 3). A city owned excavator will be used to install the buried arctic pipe from the building to the sewer main. The water utility connection will comprise of two 1" PEX lines run inside 4" arctic carrier pipe and will cross Waring Street (see **Figure 2** on page 3). Similarly, city owned heavy equipment will be used to install the buried water connection to complete the connection to the community water main.

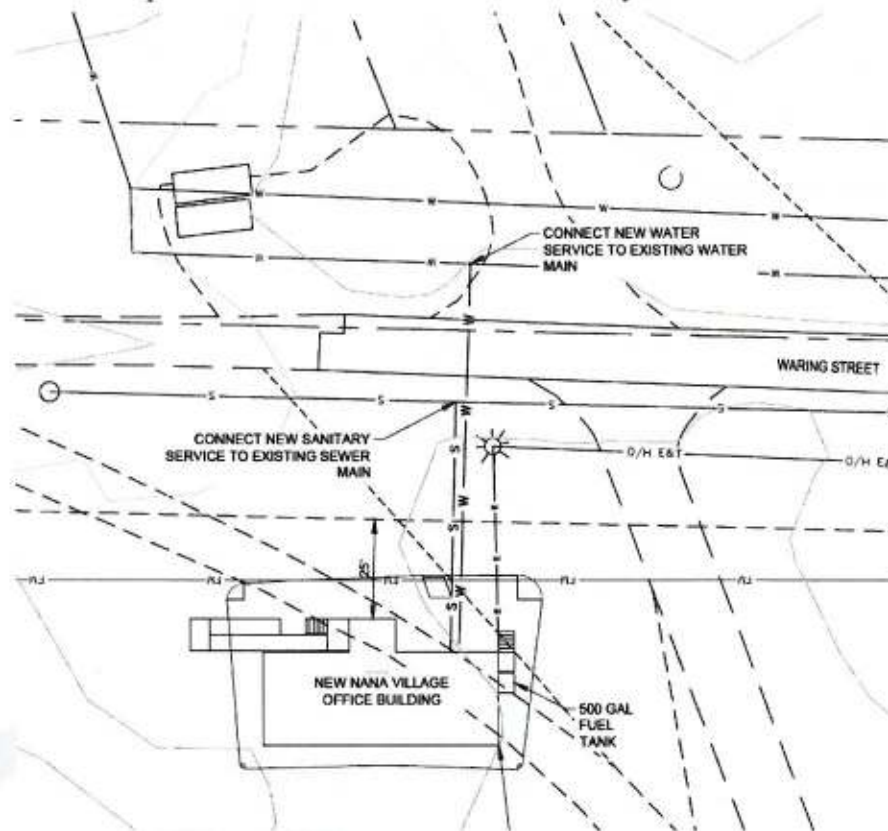


Figure 2. Ambler Office Sewer and Water Utility Layout

Permit Authorization and Documentation:

NANA Regional Corporation submitted a Title 9 Zoning Permit Application (22-02-122) to construct a community building in a Village Zone on August 30, 2022. On September 28, 2022, the Borough Planning Department deemed the application was complete.

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

- 'Public Facility' (Major Use in the Village District)
- 'Water and Sewer' (Major Use in the Village District)

Permit fees due totaled to \$400.00.



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 Ambler.
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.

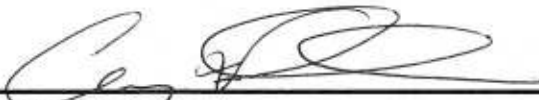
Project equipment shall not be abandoned.

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.



DRAFT Permit for Public Comment

NORTHWEST ARCTIC BOROUGH



Clay Nordlum
Planning Director/Title 9 Administrator

September 28, 2022

Date

CC: Native Village of Ambler, the City of Ambler, NANA, Maniilaq Association, AVEC, OTZ
Telephone

Posted at: NAB Bulletin Board, Kotzebue's Post Office, Kotzebue's AC, Kotzebue's Rotman's
Store

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