



November 7, 2024

Abatement:

The Nome City Ordinance 5.30.010 is quoted as follows” (a) The mayor, city engineer, chief of police, fire chief or city health officer may report to the city council that a particular building or structure constitutes a fire hazard, health hazard or public nuisance.”

The purpose of this report is to present properties for consideration for abatement based on their condition as a Fire Hazard, Health Hazard or Public Nuisance as per the definitions set forth in Nome City Ordinance 5.30.030 Definitions.

The addresses of properties follow:

- 1) 100 Campbell Way
- 2) 107 East Tobuk Avenue
- 3) 108 East Kings Way
- 4) 108 Federal Way
- 5) 209 West Second Ave
- 6) 508 Steadman
- 7) 1000 East Fifth Avenue
- 8) 709 Out of The Way

Report compiled by Cliff McHenry
City of Nome Building Inspector

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

4/9/2024

PHYSICAL ADDRESS:	508 Steadman
TAX LOT NUMBER:	001.221.01
OWNER:	James West
MAILING ADDRESS:	PO Box 967 Nome, AK 99762
TELEPHONE:	UNK

NPD COMMENTS
No calls for service
NVFD COMMENTS
DPW COMMENTS
This building is an attractive nuisance and is located near a bus stop and on the route to the rec center and library.
BUILDING INSPECTOR COMMENTS
This unsecured building creates an attractive nuisance. Bags inside may pose a health hazard. Was placed on a previous Abatement List, but no action taken. Another building adjacent (to the South) has the same shortcomings.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

508 Steadman – James West – 001.221.01







August 30, 2022

Jim West, Jr
PO Box 1074
Nome, AK 99762

RE: **NOTICE OF ABATEMENT STATUS**

Dear Property Owner,

This letter is intended to serve as **notice that a public hearing will be held at the regular meeting of the Nome Common Council at City Hall at 7:00 PM on September 12, 2022 to determine if the property at:**

- **104 West Fourth Avenue Residential Parcel 001.221.45 Lot 11A Block 91**
- **508 Steadman Residential Parcel 001.231.01**

constitutes a public nuisance or hazard. As part of this process, the City of Nome is required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances Chapter 5.30.

The section of the report concerning your property is attached. The full report may be viewed in the agenda packet of the August 22, 2022 Common Council meeting at www.nomealaska.org/meetings, pages 66 – 96.

“Public Nuisance” means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

If you would like to discuss the matter beforehand, please don’t hesitate to call 443-6663 with any questions.

Sincerely,

CITY OF NOME

Bryant Hammond,
City Clerk

Jim West 508 Steadman Residential Parcel 001.231.01

- Unsecured doors allowing access to interior.
- Structure appears on verge of collapse.
- Building constitutes a **fire hazard as per NCO 5.30.030.**
- Violation of **NCO 18.50.20** item h “not including junk”.



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: This property is close to a bus stop and on the main route to the library and rec center. As such it has a higher than average amount of children passing by and could be considered an attractive nuisance.



ABATEMENT HEARING

OWNER OF RECORD: JIM WEST, JR

A public hearing will be held at the regular meeting of the Nome Common Council on **September 12 at 7:00PM** to hear comments from the public regarding whether your property at **508 Steadman Residential Parcel 001.231.01** constitutes a public nuisance. As part of this process, we are required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances, Chapter 5.30.

"Public nuisance"¹¹ means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

Feel free to call 443-6663 if you'd like to discuss the matter beforehand.

**CITY OF NOME
CITY CLERK'S OFFICE**

From: Office Manager
To: Robert Thompson
Subject: 500 Standard
Date: Tuesday, June 18, 2024 4:14:58 PM



Sent from my iPhone

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	203 East Tobuk Alley
TAX LOT NUMBER:	001.171.08
OWNER:	Hunter Bellamy
MAILING ADDRESS:	PO Box 1517 Nome, Ak 99762
TELEPHONE:	UNK

NPD COMMENTS
2 calls for service
NVFD COMMENTS
DPW COMMENTS
Building in bad shape. Have seen homeless hanging out in derelict vehicles on property and there is an unsecured broken window on the side potentially giving access.
BUILDING INSPECTOR COMMENTS
Building in poor condition, not currently occupied. Foundation needs attention. Building not secured ,numerous vehicles on property .Fire Hazard and Public Nuisance as per NCO 5.30.030
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

203 East Tobuk Alley – Hunter Bellamy – 001.141.21





September 12, 2023

Hunter Bellamy
PO Box 1517
Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector



February 14, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Bellamy,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

107 East Tobuk Parcel # 001.171.08 Block 67 Lot 38 Plat 1904 Mar 4 PO Box 1157 Nome, AK

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



P.O. Box 281 • Nome, Alaska 99762

phone 907.443.6663 fax 907.443.5349

demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC:
Glenn Steckman
Nome City Manager

March 14, 2024

RE: NOTICE TO OWNER OF RECORD

Mr. Bellamy,

I am enclosing a letter sent to you on February 14, 2024 regarding your property at 107 East Tobuk (Parcel # 001.171.08). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in.

A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry

Nome Building Inspector

CMcHenry@nomealaska.org

907-443-6604

CC:

Glenn Steckman

Nome City Manager

From: Office Manager
To: David Coleman
Subject: 201 East Tulsa
Date: Tuesday, June 18, 2024 4:30:38 PM

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

1. A
H
Certified Mail Fee \$ 4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 3.65
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00
Postage \$ 1.64
Total Postage and Fees \$ 8.69
Sent To Hunter Bellamy
Street and Apt. No., or PO Box No. PO Box 1157
City, State, ZIP+4® Nome, AK 99762
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ON DELIVERY

☐ Agent
☐ Addressee
Name) C. Date of Delivery
Different from item 1? ☐ Yes
address below: ☐ No
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Sent from my iPhone

From: Office Manager
To: Robert Coleman
Subject: 201 East Tulsa
Date: Tuesday, June 18, 2024 4:30:38 PM

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$ 4.40

Extra Services & Fees (check box, add fee as appropriate):
☐ Return Receipt (hardcopy) \$ 3.60
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 4.64

Total Postage and Fees \$ 8.69

Sent To Hunter Bellamy
Street and Apt. No., or PO Box No. PO Box 1157
City, State, ZIP+4® Nome, AK 99762

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ON DELIVERY

☐ Agent
☐ Addressee

Name) C. Date of Delivery

ferent from item 1? ☐ Yes
address below: ☐ No

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

Sent from my iPhone

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	108 East Kings Place
TAX LOT NUMBER:	001.161.15
OWNER:	Spencer, Randall
MAILING ADDRESS:	48329 Miracle Avenue Soldotna ,Ak 99669
TELEPHONE:	

NPD COMMENTS
NVFD COMMENTS
DPW COMMENTS
House appears to be leaning. Debris around house
BUILDING INSPECTOR COMMENTS
Building in poor condition. Portion of roof in front missing. Addition arctic entry detached from main structure.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

108 East King Place – Randall Spencer – 001.161.15





September 12, 2023

Randall & Linda Spencer
48329 Miracle Ave
Soldotna, AK 99669

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector



March 18, 2024

P.O. Box 281 • Nome, Alaska 99762

phone 907.443.6663 fax 907.443.5349

Re: NOTICE TO OWNER OF RECORD

Dear Ms. Spencer

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

108 East Kings Place Parcel # 001.161.15 (mail address 48329 Miracle Avenue Soldotna AK 99669)

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five-foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

“There’s no place like Nome”

www.nomealaska.org



P.O. Box 281 • Nome, Alaska 99762

phone 907.443.6663 fax 907.443.5349

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

Cliff McHenry
Nome Building Inspector
CmcHenry@nomealaska.org
907-443-6604 Desk
907-304-0414 Cell

CC; Glenn Steckman
Nome City Manager

From: [Chris McHenry](#)
To: [Robert Spencer](#)
Subject: 102 Division
Date: Tuesday, June 18, 2024 3:30:53 PM

Monday, May 6, 2024

City of Nome
Building Inspector
Chiff Henry
102 Division Street
PO Box 281
Nome, Alaska 99762

RE: 108 East Kings Place

RECEIVED
MAY 09 2024
CITY OF NOME
CLERKS DEPARTMENT

Dear Sir:

We are very aware of the problems associated with age with our house on Kings Way. We will be actively working on a plan to renovate part of the structure beginning this summer. We will be up there the end of May to evaluate the house and see what we can do to begin repairs.

We are very aware of the potential of creating a rental. Even though the house is old it does have great potential. We are exploring all avenues.

Thank you for your correspondence and will attempt to keep you posted on our progress.

Linda and Randall Spencer

Linda
48329 Miracle Avenue
Soldotna, AK 99669
907.252.0505
randall@alaskabiz.com

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at [eps.usps.com](#)

OFFICIAL USE

Postage and Fees
4.40
Return Receipt (electronic) 3.40
Certified Mail Restricted Delivery 1.64
Total Postage and Fees 8.44

Postmark
MAR 21 2024
NOME AK 99762

Sent to: *Spencer Residence*
48329 Miracle Ave
Soldotna, AK 99669
PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

Text your tracking number to 2877 (USPS) to get the latest status. Sign up for email or text alerts. Data rates may apply. For more information, visit [www.usps.com](#) or call 1-800-275-8777.

Agent Addressed to Delivery
05/24
Yes
No

Express Mail Restricted Delivery Confirmation Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Sent from my iPhone

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	108 Federal Way
TAX LOT NUMBER:	001.242.04
OWNER:	Stacy Hansen
MAILING ADDRESS:	General Delivery Nome, AK 99762
TELEPHONE:	UNK

NPD COMMENTS
No calls for service
NVFD COMMENTS
DPW COMMENTS
BUILDING INSPECTOR COMMENTS
Building in poor condition, not currently occupied. Foundation needs attention. Roof sagging and rotten at eaves. Does not appear suitable for habitation. Fire Hazard and Public Nuisance as per NCO 5.30.030. Complaints of condition from neighbors.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

108 Federal Way – Stacy Hansen & Josette Bendickson – 001.242.04



Taken July 2021





March 18, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Ms. Hansen,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

103 Federal Way Parcel # 001.242.04 Mailing Address General Delivery Nome, AK 99762

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994).

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five-foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.



P.O. Box 281 • Nome, Alaska 99762

Phone 907.443.6663 Fax 907.443.5349

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

Cliff McHenry
Nome Building Inspector
CMcHenry@nomealaska.org
907-443-6604 Desk
907-304-0414 Cell

CC: Glenn Steckman
Nome City Manager

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	401 East M Street
TAX LOT NUMBER:	001.032.30
OWNER:	Mark Sackett (Deceased)
MAILING ADDRESS:	PO Box 1517 Nome Ak 99762
TELEPHONE:	

NPD COMMENTS
NVFD COMMENTS
DPW COMMENTS
Snow accumulates on vehicle abutting M Street, Items encroach ROW East 3 rd Street
BUILDING INSPECTOR COMMENTS
Much debris and large semi-trailer encroach ROW. Roofing on East structure abutting East 3 rd has sheet metal roofing coming loose. Two structures within 10 foot fire separation create fire Hazard.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

401 East M Street – Mark Sackett – 001.032.30

















September 12, 2023

Windrow Sackett
PO Box 1294
Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector



February 14, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Sackett,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

401 East M Street Parcel 001.032.30 PO Box 1294 Nome. AK 99762

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC:
Glenn Steckman
Nome City Manager



May 16, 2024

Re: NOTICE TO OWNER OF RECORD Sackett Property

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

401 East M Street Parcel # 001.032.30

Mail address 201 North 10th Avenue Parcel OK 73080

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

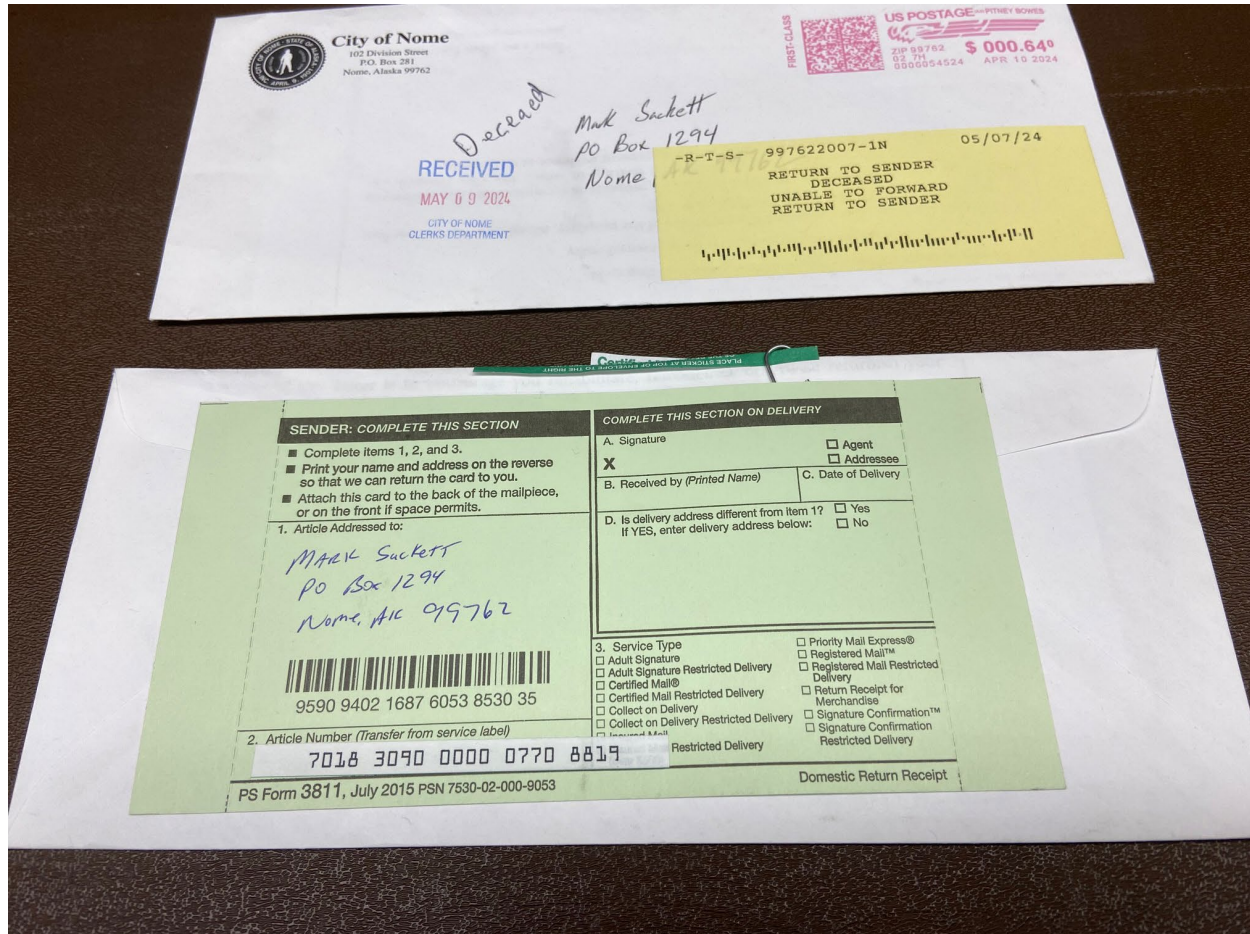
Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org
Desk 907-443-6604
Cell 907-304-0414

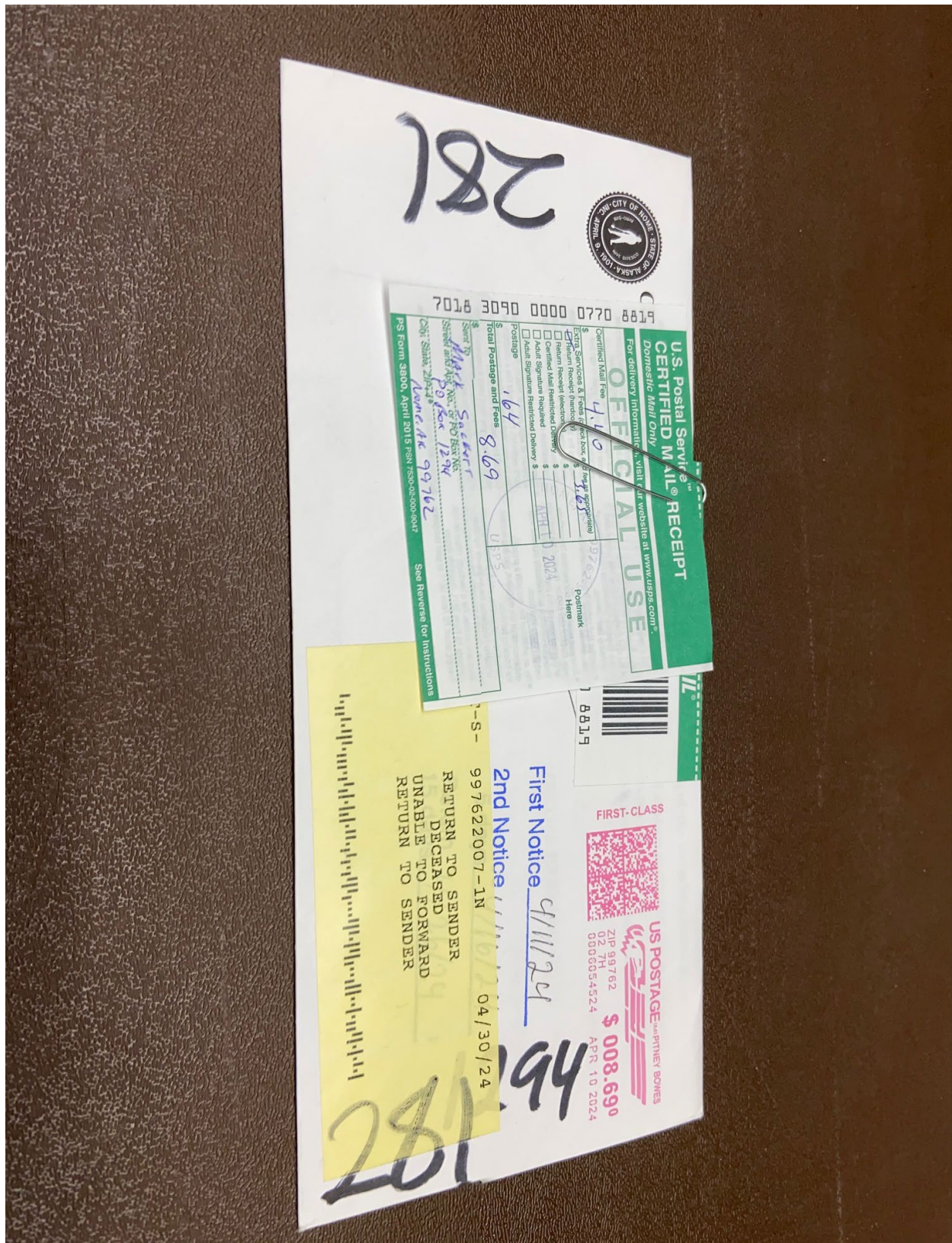
Cc: Glenn Steckman
City Manager

From: [Chris McQuay](#)
To: [David Johnson](#)
Subject: 402 Sec 94
Date: Tuesday, June 18, 2024 4:05:20 PM



Sent from my iPhone

From: Clifton McHenry
To: Bryant Hammond
Subject: 401 East M
Date: Tuesday, June 18, 2024 4:06:22 PM





Nome Post



Cussy Kauer · 10h ·

While checking out the tire pile in the yard, with each gust of wind the metal is lifting and curling back on this roof, east 3rd, was the Sackett building? FYI



Patty Andersen and 4 others

3 comments



Like



Comment



Send



Cussy Kauer

The whole section from the edge of the eave back past that white patch is tilting

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

4/9/2024

PHYSICAL ADDRESS:	209 West Second Avenue
TAX LOT NUMBER:	001.241.50A
OWNER:	David Jones
MAILING ADDRESS:	PO Box 1111 Nome, AK 99762
TELEPHONE:	UNK

NPD COMMENTS
No calls for service
NVFD COMMENTS
DPW COMMENTS
We've had trouble with materials and fencing on the right of way when doing snow removal and the lumber and deck are an attractive nuisance for kids in the neighborhood.
BUILDING INSPECTOR COMMENTS
Failed to neatly stack lumber from demolition as requested in previous abatement. Numerous nails protruding from lumber create hazard. Fencing protruding into Right of Way catches snow and impedes vision of motorists. Public nuisance as per Nome City Ordinance 5.30.030
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

209 West 2nd – David Jones (Csiki) – 001.241.50A



CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS: 209 W. 2nd Ave
TAX LOT NUMBER: 001.241.50A
OWNER: David Jones
MAILING ADDRESS: Box 1111, Nome, Alaska 99762
TELEPHONE: 907-250-6789

NPD COMMENTS:

rough wood-leaning

NVFD COMMENTS:

2 story wooden structure with the bearing wall on the east side detached from building, second story floor is being held up with hydraulic jacks. open to the public possible life safety issues for first responders, unstable structure.

DPW COMMENTS:

Received many complaints about building. People were concerned that it would collapse. The building is not secure. Recommend abatement.

BUILDING INSPECTOR COMMENTS:

Building is collapsing. It is not secure. The east wall is leaning on the neighbors building. There are numbers of holes in the siding of the building. The building is unsafe and unstable. I recommend it be abated.

NOME COMMON COUNCIL DECISION:



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org



20190816_113405_resized.jpg 3/7/2019



20190816_113405_resized.jpg 9/23/2019



20190816_113420_resized.jpg 9/23/2019



image1.jpeg 4/9/2019

From: [Clifton McHenry](#)
To: [Glenn Steckman](#); [Bryant Hammond](#)
Subject: David Jones 4
Date: Wednesday, October 11, 2023 1:39:32 PM
Attachments: [David Jones 4.doc](#)

He has never responded to our requests . I could re send this letter registered and regular. Like to get it cleared before the snow fly's.. Cliff Please advise



P.O. Box 281 • Nome, Alaska 99762
phone 907.443.6663 fax 907.443.5349

June 22, 2022

David Jones
209 West Second Avenue
PO Box 1111
Nome, AK 99762

Mr. Jones,

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. Your cooperation is appreciated in accomplishing this task. If you have any questions please feel free to contact me.

Best Regards, Cliff McHenry

Nome Building Inspector
443-6604 cmchenry@nomealaska.org

CC: Glen Steckman



September 1, 2022

David Jones
209 West Second Avenue
PO Box 1111
Nome, AK 99762

Mr. Jones,

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. As you have failed to proceed with this work I am including some information regarding failure to comply with the conditions of abatement from the Nome City Ordinances as follows:

5.40.140 Violations, penalties. SHARE

Except as otherwise provided, any person who violates any provision of this chapter is guilty of an infraction and upon conviction shall be fined in the amount set forth in NCO Section 1.20.040, or if no fine is there established an amount not to exceed three hundred

dollars, plus any surcharge required to be imposed by AS 12.55.039. Each thirty days of an infraction shall constitute a separate offense. Any violation of this chapter shall be a strict liability offense regardless of intent. (Ord. O-16-04-01A § 3 (part), 2016)

The City of Nome looks forward to hearing from you on this matter and resolving the issues.

Cliff McHenry

Nome Building Inspector
443-6604 cmchenry@nomealaska.org

CC: Glen Steckman



March 12, 2024

David Jones
209 West Second Avenue
PO Box 1111
Nome, AK 99762

Mr. Jones,

I have included below a letter sent to you on September 1, 2022. As you have taken no action on this matter it would be appreciated if you respond to this letter. The letter follows below:

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. As you have failed to proceed with this work I am including some information regarding failure to comply with the conditions of abatement from the Nome City Ordinances as follows:

5.40.140 Violations, penalties.

Except as otherwise provided, any person who violates any provision of this chapter is guilty of an infraction and upon conviction shall be fined in the amount set forth in NCO Section [1.20.040](#), or if no fine is there established an amount not to exceed three hundred

dollars, plus any surcharge required to be imposed by AS [12.55.039](#). Each thirty days of an infraction shall constitute a separate offense. Any violation of this chapter shall be a strict liability offense regardless of intent. (Ord. O-16-04-01A § 3 (part), 2016)

The City of Nome looks forward to hearing from you on this matter and resolving the issues.

Cliff McHenry

Nome Building Inspector
443-6604 cmchenry@nomealaska.org

CC: Glen Steckman

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	610 Lomen Avenue
TAX LOT NUMBER:	001.281.42
OWNER:	Estate of George Foote
MAILING ADDRESS:	175 North Somers Road Kalispell MT 59901
TELEPHONE:	Mary Foote (Sister) 406-212-4696

NPD COMMENTS
From 2015 to present 224 calls for service.
NVFD COMMENTS
DPW COMMENTS
BUILDING INSPECTOR COMMENTS
Building in poor condition, not currently occupied. To meet Alaska Fire Marshall approval would require sprinkler and exterior stairs third floor as it is a three-story building. Numerous repairs and additions without Building Permit during Mr. Footes ownership. Numerous egress issues with stairs and windows. Many vehicles and large boat on property. On previous years Abatement List, but passed over as it was fully occupied during Covid. Attempted to find alternate housing, but issues with finding rentals for clients. Fire, Health and Public Nuisance as per NCO 5. 30..030.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org

610 Lomen – George Foot – 001.281.42







August 30, 2022

Mary Foot

RE: **NOTICE OF ABATEMENT STATUS**

Dear Property Owner,

This letter is intended to serve as **notice that a public hearing will be held at the regular meeting of the Nome Common Council at City Hall at 7:00 PM on September 12, 2022 to determine if the property at:**

- **610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15**
- **206 East Fourth A & B Fourth Avenue Residential Parcel 001.171.32 Block 67 Lot 26B**

constitutes a public nuisance or hazard. As part of this process, the City of Nome is required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances Chapter 5.30.

The section of the report concerning your property is attached. The full report may be viewed in the agenda packet of the August 22, 2022 Common Council meeting at www.nomealaska.org/meetings, pages 66 – 96.

“Public Nuisance” means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

If you would like to discuss the matter beforehand, please don’t hesitate to call 443-6663 with any questions.

Sincerely,

CITY OF NOME

Bryant Hammond,
City Clerk

2022 Abatement Properties

George Foot 610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15

- Uncovered foam on exterior- **fire hazard.**
- Three story building, no sprinklers **fire hazard.**
- No exterior exit 3rd story **fire hazard.**
- Numerous exposed wiring **fire hazard.**
- Substandard size rooms **code violation.**
- Inadequate egress windows **code violation.**
- Reports of fuel leaks boiler room **fire hazard.**
- Numerous non-code plumbing and electrical work.
- Complaint from Fire Chief regarding third floor ambulance access.
- Numerous Right of Way issues with parking.
- No record of Building Permits since purchase in 2004, with many alterations.
- No response from Estate to produce drawings and pull permits for repairs.



NPD: (multiple clear code violations, lots of police activity)

2022 - 22 Police Responses

2021 - 47 Police Responses

2020 - 43 Police Responses

NVFD: none received for 2022

DPW: This property has numerous vehicles parked in the right of way which hinders snow removal and road maintenance.



ABATEMENT HEARING

OWNER OF RECORD: GEORGE FOOT

A public hearing will be held at the regular meeting of the Nome Common Council on **September 12 at 7:00PM** to hear comments from the public regarding whether your property at **610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15** constitutes a public nuisance. As part of this process, we are required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances, Chapter 5.30.

"Public nuisance"¹ means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

Feel free to call 443-6663 if you'd like to discuss the matter beforehand.

**CITY OF NOME
CITY CLERK'S OFFICE**



April 22, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

610 Lomen Avenue-Parcel 001.281.42
Owner Address 175 North Somers Rd Kalispell, MT 59901

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out. The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance.

Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five-foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the



hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

Cliff McHenry
Building Inspector

Cc: Glenn Steckman
City Manager



May 15, 2024

Mary Foot
610 Lomen Avenue
Parcel 001.281.42
175 North Somers Road
Kalispell, MT 59901

Mary,

I am writing you regarding the property listed above. This building is still an attractive nuisance and the City of Nome would like the problems with this property abated. Despite securing the property people are accessing the building to seek shelter. You received a previous abatement notice last year. The City has put this on hold during the issues of settling George's Estate and putting the building on the market. Please feel free to contact me with any questions.

Your co-operation is appreciated and I look forward to hearing from you.

Cliff McHenry

City of Nome Building Inspector

Cc:
Glenn Steckman Nome City Manager

From: [Chris McHenry](#)
To: [Robert Johnson](#)
Subject: RSI Letter
Date: Tuesday, June 18, 2025 3:41:54 PM

PS Form 3811, July 2015 PSN 7530-02-000-9053

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

1. Article Address
ESTATE OF
NANCY
PO BOX 1916
NORC. AL 35762-1916

2. Article Number
9590 94

3. Certified Mail Fee
\$4.00

4. Postage
\$1.57

5. Total Postage and Fees
\$5.57

6. Signature of Recipient
NANCY

7. City, State, Zip+4
NORC. AL 35762-1916

8. PS Form 3800, April 2015 PSN 7530-02-000-8047
(OVER \$500)

9. Domestic Return Receipt

10. PS Form 3811, July 2015 PSN 7530-02-000-9053

Sent from my iPhone

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	100 Campbell Way
TAX LOT NUMBER:	001.141.21
OWNER:	Minix Estate
MAILING ADDRESS:	PO Box 15 Savoonga AK
TELEPHONE:	UNK

NPD COMMENTS
1 call for service
NVFD COMMENTS
DPW COMMENTS
There have been drainage issues with this building as the ground has sunk underneath creating a lower spot for the water to go towards.
BUILDING INSPECTOR COMMENTS
Building in poor condition, not currently occupied. Foundation needs attention. Eaves at walls appear rotten. Building egress issues as per Administrative Review and Appeal Form 4-27-2007. Multiple Heirs as per deed of Distribution August 20,1998 impedes ability to obtain financing for sale or improvement. Fire Hazard and Public Nuisance as per NCO 5.30.030.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org



March , 2024

Re: NOTICE TO OWNER OF RECORD Minix Property

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

100 Campbell Way Parcel # 001.141.21

PO Box 15 Savoonga, AK 99769

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cc: Glenn Steckman
City Manager









CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS:	709 East Fourth Avenue
TAX LOT NUMBER:	001.121.05
OWNER:	(Joseph Jones (Deceased))
MAILING ADDRESS:	PO Box 1245 Nome, AK 99762
TELEPHONE:	UNK

NPD COMMENTS
123 calls for service
NVFD COMMENTS
DPW COMMENTS
This lot has been steadily sinking without remediation and collects a lake of water during breakup. Vehicles and junk in the yard have been an attractive nuisance for the kids in the neighborhood.
BUILDING INSPECTOR COMMENTS
Building in poor condition, not currently occupied. Foundation needs attention. Building not secured, two vehicles on property. Fire Hazard and Public Nuisance as per NCO 5.30.030. Appears building could be renovated upon closer inspection. Fractionalized Heirs impede ability to sell or improve. Condition of property lowers adjacent property values.
NOME COMMON COUNCIL DECISION



102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org







September 12, 2023

Joseph Jones
PO Box 1245
Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access



Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector

Numb

RTS

RTS

RTS

Number	Page Number	Contents	Parcel ID	Owner of Record
✓ 1		508 Steadman	001.221.01	James West
✓ 2		203 East Tobuk Alley	001.171.08	Hunter Bellamy
✓ 3		108 East King Place		Randall Spencer
✓ 4		108 Federal Way	001.242.04	Stacy Hansen & Josette Bendickson
✓ 5		401 East M Street	001.032.30	Mark & Windrow Sackett
✓ 6		209 West 2nd Ave	001.241.50A	David Jones
✓ 7		610 Lomen Ave	001.281.42	Estate of George Foot
8		100 Campbell Way	001.141.21	Estate of Lillian Minix
9		709 East Forth Ave	001.121.05	Estate of Joseph Jones
✓ 10		1000 East 5th Ave	001.030.12	Joseph Horton Sr.
✓ 11		709 Out-of-the-way	198.2.428	Floy & Johanna Gilder
✓ 12		602 East 1 st Ave	001.131.16	Jesse Stickling

174/192

181/185

025

F	S
1	
7	8
3	14 15
0	21 22
7	28 29

6 7
13 14
20 21
27 28









**NOTICE TO ABATE - TO OWNER
OF RECORD: FLOY GILDER.**

A public hearing will be held on August 31, 2011 at 7:00 PM to hear comments from the public regarding the City of Nome's abatement proceedings. As part of this process we are required to notify the owner of record of all structures included in this process. Your building(s) located at 709 Out of the Way, Block 10, Lot 11, Tax Lot No. 198.2.428 was recommended for abatement in accordance with Nome Code of Ordinance Chapter 5.30 Nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

The above referenced hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied or that steps to remedy the deficiencies have been taken.

Please call 443-6612 if you have further questions or concerns.

CITY OF NOME
CITY CLERK'S OFFICE



P.O. Box 281 • Nome, Alaska 99762
phone 907.443.6663 fax 907.443.5345

March 8, 2023

TO:
Floy Gilder
PO Box 1957
Nome, AK 99762

RE:
709 Out of The Way

Mr. Gilder,

As the City Nome Building Inspector one of my duties is to address vacant structures within the Nome City limits. Your property at the above address is vacant and in poor condition. The City of Nome would appreciate your help in cleaning the exterior of the property of debris and ascertain it is secure against entry.

As you know Nome has a severe housing shortage and your property would be a good candidate for renovation. I would appreciate hearing from you and discussing your plans for the property. If you plan to do some improvements the City has an online Permitting Portal on the City website www.nomealaska.org.

Best Regards,
Cliff McHenry

City of Nome Building Inspector
907-443-6604 or 907-304-0414 (Cell)

CC: Glen Steckman City Manager



February 8, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Gilder

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

709 Out of the Way Parcel 198.2.428 Plat 74-01 Lot 11 Block 10

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A “public nuisance” is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing



demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC:
Glenn Steckman
Nome City Manager

Mr. Gilder

I am enclosing a letter sent to you on February 8 ,2024 regarding your property at 107 709 Out of the Way (Parcel # 198.2.428). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in.

A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry

Nome Building Inspector

CMcHenry@nomealaska.org

907-443-6604

CC:

Glenn Steckman

Nome City Manager



March 14, 2024

RE: NOTICE TO OWNER OF RECORD

Mr. Gilder,

I am enclosing a letter sent to you on February 8, 2024 regarding your property at 709 Out Of The Way (Parcel # 198.2.428). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in. A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry
Nome Building Inspector
CMcHenry@nomealaska.org
907-443-6604
CC:
Glenn Steckman
Nome City Manager

From: [Chris McHenry](#)
To: [Robert Darnell](#)
Subject: 700 Out of The Way
Date: Tuesday, June 18, 2024 4:35:28 PM



Sent from my iPhone