

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



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

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 07, 2024 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

Members Present: Melissa Ford; Ken Hughes; Greg Smith; Adam Lust; Rhonda West
Members Absent: John Odden (excused); Carol Piscoya (excused)
Also Present: Jeremy Jacobson, Deputy City Clerk; Erin Reinders, City Planner;
Cliff McHenry, City Building Inspector
In the audience: Anna Lionas, Nome Nugget Newspaper

APPROVAL OF AGENDA

(00:00:27)

A motion was made by C. Smith and seconded by C. West to approve the agenda as presented.

At the roll call:

Aye: Hughes; Smith; Lust; West; Ford

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. April 2, 2024 Nome Planning Commission Regular Meeting Minutes,
(0:01:07)

A motion was made by C. Smith and seconded by C. Ford to approve the April 2, 2024 Nome Planning Commission Regular Meeting minutes.

At the roll call:

Aye: Smith; Lust; West; Ford; Hughes

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

A. VERBAL,

(0:01:59)

No report given.

COMMUNICATIONS

- A. Public Notice of April 2, 2024 from ADEC re: Notice of Review of An APDES Proposed Final General Permit,

(00:02:18)

- Chair Hughes announced the public notice hearing period, directing comments beyond the Planning Commission be sent to the contact listed in the informational notice.

CITIZENS' COMMENTS

(0:03:27)

No comments were given.

UNFINISHED BUSINESS**NEW BUSINESS**

- A. Variance Request for Lot 11A of Block 63, Set Back from Lot Line, **PUBLIC HEARING,**

(0:03:43)

For the purpose of holding a public hearing, the Nome Planning Commission recessed at 7:07 PM.

Public Hearing:

- Dawn DeCristo, State of Alaska Department of Transportation (SOA: DOT) Right of Way Agent II stated her name and title with the project, for the record.
- There were no other comments made during the public hearing.

The Nome Planning Commission came back into session at 7:09 PM.

A motion was made by C. Lust and seconded by C. Smith to approve the Variance as requested.

Discussion:

- Chair Hughes provided context for the State of Alaska DOT's road project upgrades to Nome's Seppala Drive.
- Building Inspector McHenry stated no issues with the Variance.
- Chair Hughes went through the variance requirements, finding each to be true, as required.

At the roll call:

Aye: Smith; Lust; West; Ford; Hughes

Nay:

Abstain:

The motion **CARRIED.**

STAFF REPORTS

- A. City Planner's Report,

(0:12:47)

- City Planner Reinders noted resident feedback from the Planning Commission’s recent open house, suggesting the commission review the input before advancing, listing a few key points. A new timeline, taking into account new discussion points and conformance to notice guidelines, after discussion with legal, would be prepared for the next regular Planning Commission meeting.
- Chair Hughes suggested including residential zoning information, for the public’s reference, at future community rezoning events.
- City Planner Reinders acknowledged Chair Hughes comments, adding finding the balance with information overload.
- Commissioner Lust shared resident feedback, interest in a further inclusive mixed usage downtown, the boundary with the proposed zoning, and excluding single-family housing was a noted concern, expressed to Commissioner Lust. His suggestion, further discuss dimensional requirements, permitted & conditional uses, boundaries.
- Chair Hughes acknowledged parking regulation would be an obstacle to consider, with new development.
- City Planner Reinders stated parking regulation would be researched.
- Commissioner Lust further described conversations with resident concerns with zero lot line development.
- Commissioner Ford added described concern received toward setbacks adjacent to property owners, less concern with ROW setbacks.
- City Planner Reinders described a mix use of style of residential housing usage, business downstairs, residential upstairs. She confirmed with the Planning Commissioners, the west side would be best left as it currently is outlined.

B. Building Inspector's Report,

(1:20:22)

- Commissioner Ford inquired into the nuisance structure on his agenda.
- Building Inspector McHenry described the nuisance-property as initially observed by Nome Police Department, which best practice, involves regular collaboration NPD. He noted the standards of property maintenance is sad at times coupled with the City lacking a property maintenance code for enforcement. Spring clean-up, dilapidated property-rehabilitation with tax benefit and application process, abatement, and property code enforcement was discussed.

C. Permits Summaries,

(1:21:00)

- The commissioners gave appreciation to the permit list provided. Permit information was considerably more than in recent meetings.
- Deputy City Clerk Jacobson noted the MyGov generated report was new, however still with some issues of it's own, record information corrections needed still.

COMMISSIONERS' COMMENTS

(2:22:18)

1. Commissioner Smith gave appreciation to the State of Alaska on the Seppala Drive Road Upgrades project, the downtown zoning discussion and project, and the commissioner training provided. He opined unfinished business may have been missing a few items on the agenda.
2. Commissioner Lust opined excitement to the rezoning plan, citizen feedback, and completion of the project.
3. Commissioner West disclosed to the Planning Commission that while the commission is a new experience, is one that she is following intently and thanked everyone for their time.
4. Commissioner Ford thanked staff for permit summaries, emphasizing importance to the vacant property registry.
5. Chair Hughes thanked City Planner Reinders for the assimilation of information, noting the training was a delightful addition and thanked everyone for the evening's meeting.

SCHEDULE OF NEXT MEETING

(2:28:32)

- A. The schedule of the next Nome Planning Commission will be Tuesday, June 4, 2024 at 7PM.

ADJOURNMENT

A motion was made by C. Smith and seconded by C. West to adjourn the meeting.

Hearing no objections, the Nome Planning Commission adjourned at 9:33 PM.

APPROVED and **SIGNED** this 2nd day of July, 2024.

KENNETH HUGHES III
Chairman

ATTEST:

JEREMY JACOBSON
Deputy City Clerk