

Mayor
John K. Handeland
City Manager
Dan Grimmer (Acting)
Deputy City Clerk
Brad Soske



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, DECEMBER 03, 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 at 7:03P.M.

Members Present: C.Hughes; C.Piscoya; C.Lust; C.Ford: C.Smith @ 7:05p.m.
Members Absent: C.West; C.Odden
Also Present: Dan Grimmer, City Clerk; Cyrilene Okitkun, Deputy Clerk; Brooks Chandler, City Interim Manager; Cliff McHenry, Building Inspector; Erin Reinders, Land Planner

APPROVAL OF AGENDA

A motion was made by C.Ford and seconded by C.Piscoya to approve the agenda as presented.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Lust; C.Ford: C.Smith

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

A. November 12, 2024 Planning Commission Meeting Minutes,

A motion was made by C.Ford and seconded by C.Piscoya to approve the Regular Meeting Minutes as presented.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Lust; C.Ford: C.Smith

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES

C.Hughes makes a motion, seconded by C.Smith, to have the historic preservation grant be used for the Swanberg Dredge and historical signs on the east end of town.

C.Piscoya mentions that the Nome Planning Commission should recommend to Nome City Council for street signs.

C. Hughes says that he'd like to point out that only \$100,000 will be available for award and the maximum for one is \$50,000 and the other \$25,000, it is a 60% to 40% match. The deadline for this is 3pm. February 07, 2025. Projects need to be Completed by September 30, 2026.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Lust; C.Ford: C.Smith

Nay:

Abstain:
THE MOTION CARRIED

COMMUNICATIONS

A. Nome Center Creek Road Rehabilitation Update,

C.Hughes mentions that they skipped over the old railbed. The Center Creek Station area that filled in; is wondering why it is not considered to be any value.

Dan Grimmer included this into the packet as it came through his office and he was quite interested to hear they are enhancing and making that road better. The survey came from Cole Cushman the Public Works Department. He thought it would be a good idea to add the survey in here.

CITIZEN'S COMMENTS

No Citizens' Comments at this time.

NEW BUSINESS

A. Discussion presented by Commissioner Ford re: A Complaint with Commercial Zoning Uses,

C.Ford mentioned she had six people reach out to her and there are no permits for the pads put down, working after hours making a nuisance for other residents. Commercial Zoning states you can have junk if you're using it for the use of business. Joe Bernum is the owner and it is for shell-fish fishing and there is nothing registered with the state. He does not own a permit. Brooks mentions that it was a resolution to sue the property owner because he had not obtained the permit. He then came in and got his permit. We cannot speak without having a permit application and full investigation to qualify as a commissioner's permit. 18.10.110A states that each violation is given \$100 per day. C.Lust says the city is now aware of the issue and that due process would be good. C.Smith says it should be time to move on this now. C.Ford says her goal is to bring it to the cities attention and documented that she has brought the citizen's concerns forward. They gave her permission to use their names. C.Lust says the planning commission should do this as a follow-up agenda for next months meeting and see where it's at.

UNFINISHED BUSINESS

A. Planning Memo RE: Downtown Zoning Progress & Crew Camp Ordinance Progress,

Erin has couple updates. I've been working with the city attorney, city manager and city clerk to finalize the approval process for the downtown zoning districts. Will have the first planning meeting for adoption process in January which requires public notices and if that is ready, we'll have a meeting in March with the Nome City Council. We'll be having some discussions. Brooks and I have been brainstorming. C.Smith says it looks great and C.Piscoya says she likes it.

STAFF REPORTS

A. City Manager Report,

Brooks mentions he does not have much to report but what the planner has placed in front of you. Brooks mentions to the Planning Commissioners that his contract ends Monday, 16 December 2024 and is not on extension and won't be back to their next meeting in January. There is still no successor but there is still time.

B. Building Inspector Report,

Cliff says the continue of sunshine subdivision; the owner got the water and sewer working. Atlas tower adjacent to the high school has been completed and working with the subcontractor to demo for the GCI tower. Cliff addresses to C.Smith that he did not know he can issue citations and it's a work in progress. He's been working with Dan and Brad on the myGov website. A lot of times people run out of money and it can go on for 2-3 years.

COMMISSIONER'S COMMENTS

C.Piscoya – We should talk to the Nome City Council for recommendation to extend his (Brooks) contract. She says this was a very interesting meeting. And with these complaints; they should be brought up to the council and also recommended to speed things up.

C.Lust – He says he has more appreciation for the Chairman Hughes in conducting the meetings and he appreciates everyone. C.Lust is proud of the Tower that was put up around the High School. He thanks Brooks for being here.

C.Smith – He thanks Ken for being on track. Hoping we can get Brooks to stay longer. He mentions that he appreciates Cliff doing his work. He suggests that the building inspector job title be changed to Code Enforcement Officer, so he can distribute citations to the residents that are breaking the municipal codes and the public, as a whole, has a better idea of his job description, along with himself.

C.Ford – She mentions to Cliff that she doesn't envy his job and she knows it is hard when he is hobbled. The town is great. Thanks Brooks for being here.

C.Hughes – says he spoke to someone about a property that belonged to 2-3 heirs who went through a lot of problems, spent a bunch of time to get the title clear to get the property up and running. A lot of people in this situation. He is hoping to assist these folks and this would be one way to help them out and clean up some problems. C.Hughes pointed out the Land Bank; attempted to review the state laws that created land banks. Wondering if the Nome Planning Commission has the same opportunity, he is unclear. There is some national code that creates an Alaska Land Bank. A lot of the probate stuff could perhaps be sped up if there was a lot of pressure applied. If he is here for the next city council meeting he will bring up this issue. Thanks Brooks. And he thanks his fellow commissioners for attending the meeting.

SCHEDULE OF NEXT MEETING

Tuesday, January 07, 2025 is the next scheduled meeting in the Council Chambers at the City Hall.

ADJOURNMENT at 8:13P.M.

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

At the Roll Call:

Aye: C.Hughes, C.Piscoya, C.Smith, C.Lust, C.Ford

Nay:

Abstain:

The motion **CARRIED**

APPROVED and **SIGNED** this ____ day of February, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

BRAD SOSKE
Deputy Clerk