

Mayor
John K. Handeland
City Manager

City Clerk
Dan Grimmer



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

NOME PLANNING COMMISSION
SPECIAL MEETING MINUTES
FRIDAY, SEPTEMBER 13, 2024 at 12:00 PM
RICHARD FOSTER ROOM

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

ROLL CALL at 12:21PM

Members Present: Kenneth Hughes III; Carol Piscoya; Greg Smith; Adam Lust
Members Absent: Melissa Ford (excused); John Odden (excused); Rhonda West (excused)
Also Present: Dan Grimmer, City Clerk; Erin Reinders, City Planner (Zoom); Cliff McHenry, City Building Inspector; John Bles, City Engineer
In the audience: Veronica Bojko, Edge Surveying; Nikolai Ivanoff, Arctic Gold; Anna Lionas, Nome Nugget; Ben Townsend, KNOM; Elizabeth Shea

APPROVAL OF AGENDA

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

At the Roll Call:

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

Nay:

Abstain:

The motion **CARRIED**

CITIZENS' COMMENTS

A comment was made by the City Building Inspector asking about the Zoning of the plat that was being presented. It was noted that the Zoning is not being changed at this time.

UNFINISHED BUSINESS

A. Harborview Major Subdivision Final Plat and Closure Report,

A Motion was made to approve the Final Plat of the Harborview Major Subdivision by C.Smith and seconded by C.Piscoya.

Discussion: There was a question about the application stating that the intent of the use was for Commercial when the Property is within the Industrial Zone. There was some conversation about how some of the uses are similar between the two Zoning types. The City Engineer clarified that in his opinion that the application simply stated what the intended use would be for and does not speak

to what it is. The future land owner did clarify that the intent would be to create residential and some point down the road. C.Smith stated that the application language was somewhat misleading or not clear. It was stated that the intended use could be approved through conditional use down the road.

The reason for this plat to come to the Planning Commission was identified as being the dedication of the Right of Way on Little Creek Road. Otherwise the approval of this plat would not have had to go through the major subdivision process.

The identification of the lots being effected was established.

At the Roll Call:

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

Nay:

Abstain:

The motion **CARRIED**

B. Planning Memo re: Downtown Zoning Update

The two zones previously discussed was reviewed by the City Planner and she reviewed the difference between the two zones. The main reason for splitting into the two zones centered around two separate areas having a difference of opinion on the use of zero foot setbacks where it would be allowed within one zone and would be different in the other.

It was noted that the City Planner would implement the formal process for notice of the change of zone as well as the drafting of the Ordinance that would support this change.

COMMISSIONERS' COMMENTS

C.Smith: Appreciates the plat approval process. Likes the downtown zoning update that was presented. Thanks to the City Staff through staff shortage.

C.Lust: Thanks to John and Erin for being available and for their assistance and help with the planning process.

C.Piscoya: Appreciates all the work that has been down with the downtown zoning process.

C.Hughes: No Comments

SCHEDULE OF NEXT MEETING

It was noted by the City Clerk that the next Planning Commission Meeting would fall on a Municipal Election day and that the City Clerk staff would be unavailable to facilitate the meeting. It was established that the next Planning Commission Meeting would be October 15, 2024 at 7PM.

ADJOURNMENT

A motion to adjourn was made by C.Lust and seconded by C.Smith

At the Roll Call:

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

Nay:

Abstain:

The motion **CARRIED**

The Meeting adjourned at 01:06PM

APPROVED and **SIGNED** this 15th day of October, 2024.

KENNETH HUGHES III
Chairman

ATTEST:

DAN GRIMMER
City Clerk