

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
VACANT
VACANT

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MARCH 07, 2023 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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [A.](#) May 10, 2022, Nome Planning Commission Regular Meeting Minutes

PAGE 2

- [B.](#) February 7, 2023, Nome Planning Commission Regular Meeting Minutes

PAGE 6

COMMUNICATIONS

CITIZENS' COMMENTS

NEW BUSINESS

UNFINISHED BUSINESS

STAFF REPORTS

- [A.](#) Construction Permits Summary

PAGE 10

- B. City Manager's Report

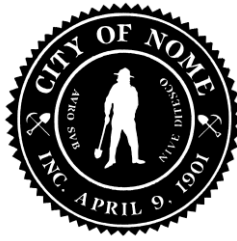
VERBAL

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

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



Nome Planning Commission Item A.
Kenneth Hughes III, Chair
Mathew Michels
Sara Lizak
John Odden
Gregory Smith
Carol Piscoya
Colleen Deighton

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 10, 2022 at 7:15 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: Colleen Deighton; Melissa Ford; John Odden; Greg Smith
Members Absent: Ken Hughes; Mathew Michels; Carol Piscoya
Also Present: Glenn Steckman, City Manager; Clifton McHenry, Building Inspector;
Bryant Hammond, City Clerk; Scot Henderson, Council Member;
Jerald Brown, Council Member
In the audience: Peter Loewi, Nome Nugget; James Ventress

APPROVAL OF AGENDA

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

At the roll call:
Aye: Ford; Odden; Smith; Deighton
Nay:
Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

- A. FW: Maria Lewis (DNR) to CLG's: Free Webinar for All - Preservation Justice: Making Your Local Government Preservation Program More Equitable - May 20, 2022 1 PM .
- B. Jacobie Schwenke (DNR) to CLG's: Invitation to 2022 Education Series Session 2: CLG Basics: Practicalities and Possibilities - June 30, 2022, 1-3 PM.

CITIZENS' COMMENTS

NEW BUSINESS

A. Variance Application for Lot 11B Block 21A - Lomen Ave. (21A 11B), **PUBLIC HEARING.**

For the purpose of holding a public hearing the Commission recessed at 7:22 PM.

Public Hearing:

- James Ventress, Associate Pastor for the Covenant Church, discussed the bike shop project he submitted the variance for, explaining he intended to build a 400 square foot structure for a bike shop. He opined there wouldn't be any issues.
- Acting Chairman Smith asked about setbacks.
- Mr. Ventress explained the construction design, noting the plan is within setbacks.
- Commissioner Ford asked about the containers currently on the lot.
- Mr. Ventress explained those containers would be used in the construction, using the tan container as storage.

The Commission reconvened at 7:26 PM.

A motion was made by C. Ford and seconded by C. Deighton to approve the variance for lot size, having met the defined criteria for the variance.

Discussion:

- Acting Chairman Smith noted the purpose of a variance was to relax regulations and asked what regulations were being relaxed.
- Clerk Hammond read NCO 18.60.040 and NCO 18.140.010.
- Acting Chairman Smith discussed the need to encourage building and asked for a code revision.
- Manager Steckman asked the Commission to keep to the question at hand.
- Acting Chairman Smith led the commission through the variance criteria, with the Commission answering yes in each instance.

At the roll call:

Aye: Ford; Odden; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED.**

B. Cultural Street Signage Discussion.

- Manager Steckman briefed the Commission on the discussion that occurred with the Common Council concerning bilingual street signage.
- Council Member Tapqaq described her initial work on the project and other programs working towards revitalizing Native languages. She noted her efforts at teaching Inupiaq as well as other educators in town.
- Public Works Director Cushman asked the Commission to look at removing two stop signs that don't seem to serve a legitimate purpose. He discussed one that kept getting pushed through the intersection to the point where drivers stopped were already through the intersection. The other was at an intersection where no traffic was entering the intersection.

UNFINISHED BUSINESS

STAFF REPORTS

A. City Manager's Report.

- Steckman presented his verbal report, noting upcoming topics for the next meeting and a set of ordinances aimed at incentivizing the construction of housing in Nome, that would be up for a work session the following Tuesday at 5:30 PM. He discussed recent funds granted by NSEDC that have been allocated to major pool repairs to prolong the life of the pool. He noted his intent to review the abatement list in person over the next few weeks as the snow melts and invited Commissioners to accompany.

B. Building Inspector's Report.

- Cliff thanked the Commission for approving the variance and discussed a recent training given by FEMA on floodplain management for City staff. He discussed current obstacles and thanked staff working towards working the bugs out. He discussed the ongoing work at the Mini and his intent to dig down into the fire code to ensure safety of residents. He suggested looking at the vacant structure fees to incentivize the construction of new homes. He noted the ongoing efforts to address the properties of the late George Foot, saying the "Tyvek Manner" should probably just be abated.
 - Commissioner Ford asked what was going on with the Mini.
 - Manager Steckman discussed the ongoing remodel, describing some improvements to design and layout. He discussed a refresh to Old St. Joe's when the Mini remodel was completed.
 - Building Inspector McHenry expressed his appreciation for the workers from Seaside helping with the project. He noted the addition of drywall made it lighter and brighter upon entry. He briefly discussed the current approved permits.
 - Manager Steckman discussed a potential funding stream through Senator Murkowski as well as under the displaced communities. He noted the City also asked for funds for the teacher and police housing project.
 - Acting Chair Smith discussed the 14 unit housing first project north of east 6th.
 - Peter Loewi noted the pilings were scheduled to be driven this year.

C. Active Building & Remodel Permits Summary.

COMMISSIONERS' COMMENTS

1. Commissionr Odden - no comments.
2. Commissioner Smith thanked everyone for a good meeting, he requested being a part of ordinance change regarding variances for lot size.
3. Commissioner Deighton said she was excited about bilingual signs calling it a step in right direction.
4. Commissioner Ford discussed the vacant property registration, saying it was an existing tool that the City was not using as well as it could. She commended the carrots used in process and said the City of needs better sticks. She said the abatement program was good, but addressed too few properties each hear. Commissioner Ford commended the work done on the Foot properties and encouraged the Commissioners to attend the training mentioned in the packet.

Council Member Henderson discussed the housing incentive program he was working on with the City Manager and encouraged those present to attend the meeting next Tuesday. He discussed his early

years in Nome where there was a healthy house building market contending those conditions were no longer present.

SCHEDULE OF NEXT MEETING

June 7th is tentatively scheduled as the next Planning Commission Meeting.

ADJOURNMENT

A motion was made by C. Odden and seconded by C. Deighton to adjourn.

Hearing no objections, the Commission adjourned at 8:05 PM.

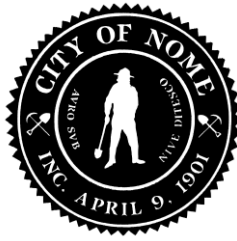
APPROVED and **SIGNED** this 7th day of March, 2023.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Deputy City Clerk

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



Nome Planning Commission Item B.
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
VACANT
VACANT

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 07, 2023 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; Kenneth Hughes III; John Odden (virtual-Microsoft Teams-late); Carol Piscoya; Greg Smith;

Members Absent:

Also Present: Glenn Steckman, City Manager; City Engineer, John Bles; Jeremy Jacobson, Deputy Clerk; Brad Soske, Revenue Technician; Marsha Woods, State of Alaska (SOA) DOT&PF ROW Agent; Timothy Sprout, SOA DOT&PF Licensed Surveyor

In the audience: Megan Connon, Nome Nugget Newspaper

APPROVAL OF AGENDA

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

At the roll call:

Aye: Hughes; Piscoya; Smith; Ford

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. June 10, 2022, Nome Planning Commission Rescheduled Regular Meeting Minutes

A motion was made by C. Smith and seconded by C. Ford to approve the June 10, 2022, minutes of the NPC.

At the roll call:

Aye: Piscoya; Smith; Ford; Hughes;

Nay:

Abstain;

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES**A. Update to Historic Preservation Plan**

(2:27)

- City Manager stated the Historic Preservation Plan is currently pending a review from Sitnasuak elders. He was hopeful a reviewed plan would be before the Planning Commission, in March.

COMMUNICATIONS**A. Letter of December 20, 2022, from SOA-DNR (SHPO) to City of Nome Planning Commission re: Notification of Grant Award**

(3:30)

- City Manager Steckman commented, the previously submitted and denied *King Island East End Park Sign and Interpretive Panel* was resubmitted and awarded a 50-50 matching grant by the State of Alaska. It was noted the Planning Commission would have its chance to review the project's signage language once developed. He estimated a project completion by the fall.
- City Manager Steckman stated he was looking at identifying historical sites toward building a walking tour or signage, for visitors and members of the community.

CITIZENS' COMMENTS

(5:48)

- Chair Hughes requested to relinquish the Chair while he provides his citizen comment.
- City Manager Steckman suggested either the most senior commissioner or staff chair the citizen commentary.
- Commissioner Smith accepted.
- Citizen Ken Hughes III, speaking on behalf of Arctic Placer Drilling & Mining, stated he is writing a proposal to mine the Eastern adjoining parcel to the city owned Swanberg Dredge site. There are ongoing discussions with United States Army Core of Engineers (USACE), who has their concerns. He identified there would be a public commentary period after the application is submitted, his interest was to bring attention.
- Commissioner Odden joined the meeting (virtually, Microsoft Teams) at 7:08PM.

NEW BUSINESS**A. Preliminary Platting Review of Nome-Seppala Upgrades,**

(13:40)

- Marsha Woods, SOA DOT&PF ROW gave notification to the Planning Commission of the SOA's request for preliminary platting approval to start acquisitions for the Seppala Drive Upgrades Project. She stated the Seppala Drive Upgrade project is at 90% design. (1830-1911) The project would rehabilitate Seppala Drive by improving structure, drainage, making ADA compliant, reconstruct & pave, widen & raise sections, replace culverts, replace guardrail along the snake river among area.
- Further discussion on specifications related to the updated design plan continued amongst the Commission, City Engineer, and SOA DOT&PF.

- City Manager Steckman requested the three requirements needed of the Nome Planning Commission, for the State of Alaska DOT&PF.

A motion was made by C. Odden and seconded by C. Piscoya to approve preliminary platting, property acquisition prior to plat, and local participation with the Seppala Drive Upgrades plan.

At the roll call:

Aye: Piscoya; Smith; Ford; Hughes; Odden

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

STAFF REPORTS

A. Construction Permits Summary

(46:38)

- City Manager Steckman gave notice to recent construction with Front St. Building Inspector McHenry and City Manager Assistant, Cheryl Thompson would be traveling to Anchorage for Flood Plain training. The City's pool is under construction which will conflict with regular hours of operation and availability to the public.

B. City Manager's Report

(50:00)

- City Manager Steckman noted the upcoming report from Chair Hughes, remaining mindful of open meetings act regulations.
- Commissioner Smith inquired into recent City employment look as of late.
- City Manager Steckman stated ongoing interviews for an Assistant City Manager, a City Grants Writer was hired, and pool staff. NPD's Accreditation process maintains on track. Police calls and sexual assault numbers have recently declined, NEST hours have been extended. The Memorandum of Agreement (MOA) with the package liquor stores has seemingly reduced issues Sundays and at NEST those days. More cruise ships are expected this summer and the city's Mini Convention Center have received upgrades.

COMMISSIONERS' COMMENTS

(1:01:00)

1. Commissioner Smith commented, a good meeting and is looking forward to the Seppala Drive road upgrades.
2. Commissioner Ford inquired into Planning Commission applicant's status with their application.
 - City Manager Steckman stated he would not comment on application status. He noted all applications eventually must be reviewed by the Mayor for approval.
 - Commissioner Smith pondered the status of other potential applications as well.

Commissioner Ford continued, wondering if the City was still pursuing energy rating certification as there is not currently any private option locally. She stated she had heard concerns regarding residents renting their home out during Iditarod and having to deal with City Bed Tax.

- City Manager Steckman commented, there are options available depending on the circumstance however residents would need to contact the City Clerk's Office for further instruction, regarding bed tax.
- 3. Commissioner Hughes reminded everyone of their APOC filing deadline. He opined a resolution could be made toward addressing Muskox safety within the Community.
- 4. Commissioner Odden expressed his joy with the Seppala Drive Project, and gave kudos Glenn for his work.
- 5. Commissioner Piscoya opined the Seppala Rd finally being addressed was overdue, excitement with the NPD's accreditation progress. She opined the recent Leadership Summit held at the City's Mini Convention Center, addressing employment and housing, went really well and she was impressed with the facility's recent upgrades.

SCHEDULE OF NEXT MEETING

The next regular meeting of the Nome Planning Commission is scheduled for March 7, 2023.

ADJOURNMENT

A motion was made by C. Smith and seconded by C. Piscoya to adjourn, hearing no objections the Planning Commission adjourned at 8:15pm.

Building/Remodel Permit Summary

Updated Item A.

NAME	ADDRESS	MONTH	PERMIT #	ISSUE DATE	BUILDING PERMIT		REMODEL PERMIT		TOTAL
					VALUE	FEE	VALUE	FEE	TOTAL
<u>JANUARY, 2023</u>									
Patrick J Krier	224 Front St.		MyGov 22-000125R (ISSUED 2023)	1/17/2023			\$154,690.00	\$0.00	\$0.00
Jason Song	229 Front St.		MyGov 23-000001R	1/31/2023			\$30,000.00	\$0.00	\$0.00
<u>FEBRUARY, 2023</u>									
Martina Leedy	612 Lomen Ave.		MyGov 23-000002	2/2/2023			\$19,986.00	\$0.00	\$0.00
Nathan Nagaruk	707 E. 3rd Ave.		MyGov 23-000004R	2/15/2023			\$100,000.00	\$0.00	\$0.00
Nome Preschool Association Inc.	911 E. 5th Ave.		MyGov 23-000005R	2/15/2023			\$35,000.00	\$0.00	\$0.00
Meghan Tapqaq	305 W. C. St.		MyGov 23-000007R	2/16/2023			\$5,000.00	\$0.00	\$0.00
Aullaqisaaq Center Inc.	306 W. 5th Ave.		MyGov 22-000103R (ISSUED 2023)	2/23/2023			\$500,000.00	\$3,233.74	\$3,233.74
Nils Hahn	222 Front St.		MyGov 22-000124R (ISSUED 2023)	2/27/2023			\$34,000.00	\$0.00	\$0.00
<u>MARCH, 2022</u>									
Kirstie Henry	704 W. 1st Ave.		MyGov 22-000002R	3/25/2022			\$160,000.00	\$1,329.74	\$1,329.74
<u>APRIL, 2022</u>									
Gary Kulka	216 W. 3rd Ave.		MyGov 22-000001R - 2019-52R-EXT	4/4/2022			\$67,813.50	\$596.28	\$596.28
CARR Gottstein Foods	415 Bering St.		MyGov 22-000003R	4/5/2022			\$170,000.00	\$1,385.74	\$1,385.74
Maureen Koezuna	100 East 4th Ave.		MyGov 22-000004R	4/6/2022			\$20,000.00	\$321.24	\$321.24
<u>MAY, 2022</u>									
Nathan Nagaruk	403 E. 6th Ave.		MyGov 22-000009R	5/3/2022			\$10,000.00	\$181.24	\$181.24
Kawerak	504 Seppala Dr.		MyGov 22-000007R	5/4/2022			\$19,472.00	\$313.84	\$313.84
Angela Hansen	120 W. 5th Ave.		MyGov 22-000010R	5/11/2022			\$10,000.00	\$181.24	\$181.24
James Ventress	Lomen Ave. (B21A L11B)		MyGov 22-000023B	5/16/2022	\$20,000.00	\$321.24			\$321.24

Building/Remodel Permit Summary

Updated Item A.

Mark Smith	405 N. E St.		MyGov 22-000015R	5/17/2022			\$8,000.00	\$153.24	\$153.24
Tommy Stasenکو	704 Gas Lamp Rd.		MyGov 22-000012R	5/18/2022			\$80,000.00	\$853.75	\$853.75
Caroline Kauer	301 Division St.		MyGov 22-000027R	5/24/2022			\$7,000.00	\$139.25	\$139.25
Frank Johnson (Bering Straits Development Co.)	110 W. Front St.		MyGov 22-000028R	5/25/2022			\$20,000.00	\$321.25	\$321.25
Richard Spoor (Colorado Housing Partners)	804 E. 4th Ave.		MyGov 22-000026R	5/31/2022			\$8,000.00	\$222.50	\$222.50
NAME	ADDRESS	MONTH	PERMIT #	ISSUE DATE	BUILDING PERMIT		REMODEL PERMIT		TOTAL
					<u>VALUE</u>	<u>FEE</u>	<u>VALUE</u>	<u>FEE</u>	<u>TOTAL</u>
	<u>JUNE, 2022</u>								
Barbara Amarok	402 E. M St.		MyGov 22-000043R	6/22/2022			\$35,000.00	\$491.88	\$491.88
	<u>JULY, 2022</u>								
Amie & Matt Greer	W. 4th Ave. (B96 L7 north 1/2)		MyGov 22-000052B	7/6/2022	\$190,000.00	\$1,497.74			\$1,497.74
Robert Murray	202 W. 2nd Ave.		MyGov 22-000054R	7/6/2022			\$5,000.00	\$111.24	\$111.24
Arctic Broadcasting Assn.	410 W. 5th Ave.		MyGov 22-000034R	7/6/2022			\$1,000.00	\$38.75	\$38.75
James Dory	516 Lomen Ave.		MyGov 22-000053R	7/11/2022			\$33,920.00	\$481.33	\$481.33
Patrick Callahan	401 Round-The-Clock Drive		MyGov 22-000050R	7/11/2022			\$17,000.00	\$279.24	\$279.24
Bryant Hammond	102 E. & 104 King Pl.		MyGov 22-000021R	7/12/2022			\$3,000.00	\$83.25	\$83.25
Bradford Smith	704 W. 1st Ave.		MyGov 22-000060R	7/14/2022			\$5,200.00	\$114.04	\$114.04
Isaiah Baker	1008 E. 5th Ave.		MyGov 22-000051R	7/15/2022			\$5,000.00	\$23.50	\$23.50
Bradford Smith	501 E K St.		MyGov 22-000063R	7/21/2022			\$5,200.00	\$114.04	\$114.04
NAME	ADDRESS	MONTH	PERMIT #	ISSUE DATE	BUILDING PERMIT		REMODEL PERMIT		TOTAL
					<u>VALUE</u>	<u>FEE</u>	<u>VALUE</u>	<u>FEE</u>	<u>TOTAL</u>
	<u>AUGUST, 2022</u>								
Dawn Warnke/Bonanza	303 4th Ave & 410 Division St		MyGov 22-000057R	8/2/2022			\$706.35	\$29.79	\$29.79

Building/Remodel Permit Summary

Updated Item A.

Justin Wetzel / KINC	603 E 5th Ave		MyGov 22-000064B	8/8/2022	\$489,298.00	\$0.00		\$0.00
Mary David	403 Round-the-clock Dr.		My Gov 22-000077R	8/8/2022			\$3,200.00	\$0.00
Bradford Smith	304 E King Apts A, B		MyGov 22-000061R	8/9/2022			\$5,200.00	\$0.00
Charles Cross	Sons Subd., Lot 3A		MyGov 22-000069B-EXT 2020-15B	8/22/2022	\$24,691.91	\$0.00		\$0.00
Josh Hargrave	250 Front St		MyGov 22-000078R	8/26/2022			\$27,000.00	\$0.00
Bryant Hammond	102 E. & 104 King Pl.		MyGov 22-000084R	8/29/2022			\$9,600.00	\$0.00
SEPTEMBER								
Ralph & Donna Ray	405 E. 5th Ave.		MyGov 22-000088R	9/6/2022			\$9,950.00	\$0.00
Sophie Tocktoo	502 E. G St.		MyGov 22-000089R	9/6/2022			\$27,000.00	\$0.00
Katie O'Connor	501 E. K St.		MyGov 22-000094R	9/6/2022			\$8,000.00	\$0.00
NAME	ADDRESS	MONTH	PERMIT #	ISSUE DATE	BUILDING PERMIT	REMODEL PERMIT	TOTAL	
OCTOBER								
Katherine Stettinger	206 W. 4th Ave Apts A & B		MyGov 22-0000108R	10/7/2022			\$6,000.00	\$0.00
Bryant Hammond	414 Lomen Ave.		MyGov 22-000087R	10/13/2022			\$500.00	\$0.00
Samantha McGarry	404 E. G St.		MyGov #22-000093R	10/14/2022			\$50,000.00	\$0.00
Brenda Ahnangnatoguk	300 W. 4th Ave. & 500 Division St.		MyGov #22-000096R	10/14/2022			\$5,000.00	\$0.00
Bible Baptist Church	103 E. 1st Ave.		MyGov #22-000099R	10/14/2022			\$25,000.00	\$0.00
Alaska Inc. Aurquest / John Bullock	101 & 201 Front St. Apts 101-103		MyGov #22-000111R	10/24/2022			\$50,000.00	\$0.00
Andrew Harrelson	504 Spinning Rock Rd.		MyGov #22-000082R	10/31/2022			\$25,000.00	\$0.00
NOVEMBER								

Building/Remodel Permit Summary

Updated Item A.

Front Properties LLC	113 E. Front St.		MyGov #22-000114R	11/17/2022			\$120,000.00	\$0.00	\$0.00
	DECEMBER								
TOTAL: 92					\$703,989.91	\$1,497.74	\$1,783,037.85	\$8,696.05	\$10,193.79