

Mayor
John K. Handeland
City Manager
Glenn Steckman
Deputy 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, OCTOBER 04, 2022 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

HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. Update to Historic Preservation Plan,

VERBAL

COMMUNICATIONS

- [A.](#) Letter of September 22, 2022 from Maria A Lewis (DNR) to CLGs: CLG Technical Webinar 8,

PAGE 2

CITIZENS' COMMENTS

NEW BUSINESS

UNFINISHED BUSINESS

- A. Discussion of Administrative Variance,

VERBAL

- B. Discussion of East End Sign,

VERBAL

STAFF REPORTS

- [A.](#) 2022 Construction Permit Summaries,

PAGE 5

- [B.](#) Building Inspector's Report,

PAGE 9

- [C.](#) City Manager's Activity Report: September 13 - 23, 2022,

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COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

From: [Lewis, Maria A \(DNR\)](#)
To: [Lewis, Maria A \(DNR\)](#)
Subject: CLG Technical Webinar 8 - Historic Masonry Facade Repairs: When to Call a Structural Engineer
Date: Thursday, September 22, 2022 9:34:01 AM

Caution! This message was sent from outside your organization.

Good Morning CLGs:

Below is information about a training that you may be interested in. Please pass on to your staff and commission members.

Best,

Maria Lewis
Architectural Historian / CLG Program Coordinator
Alaska State Historic Preservation Office
Office of History & Archaeology

550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3561
Direct: 907-269-8717
maria.lewis@alaska.gov
<http://dnr.alaska.gov/parks/oha/>

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State, Tribal, Local, Plans & Grants

National Park Service
U.S. Department of the Interior



Historic Masonry Façade Repairs: When to Call a Structural Engineer

Wednesday October 12 at 12:00pm EST

Brick building with bell tower and trees



A brick building with a cupola and trees

Presented by Rachel Shanley, P.E.

Date: Wednesday, October 12 at 12:00pm EST

Historic masonry buildings provide an important connection to a community's past, but require additional care and attention to maintain performance and safety for building owners and occupants. Often, these buildings' structures also serve as the façade, enhancing the need for a multidisciplinary approach to rehabilitation. When restoring these buildings, it is important to understand the building's structure to provide a suitable repair that respects its architecture. Selecting appropriate materials and construction methods is important to achieve a finished product that is sensitive to the building's historic character. In this webinar, we will describe various types of masonry buildings and explore common and unique types of masonry problems. We will also review what triggers a structural repair versus an aesthetic or building enclosure repair, and explore examples of structural details created to repair localized masonry problems.

After attending [this webinar](#), participants will be able to:

- Understand different types of masonry building construction.
- Identify common problems associated with each masonry building type.
- Recognize when masonry repairs require structural engineering repairs.
- Pull from a toolchest of creative structural solutions for complicated masonry repairs.

[Register](#)

SPEAKER**Rachel Shanley, P.E. | Senior Project Manager**

Rachel Shanley has extensive structural engineering experience and serves as a liaison for SGH's multidisciplinary teams of structural and enclosure engineers tackling integrated repairs and rehabilitation of historic buildings. While she has taken on many roles in different types of projects, including historic building renovation and new building design, Rachel is drawn to old buildings, especially buildings in disrepair and buildings with a history of uncertain modifications.

State, Tribal, Local, Plans & Grants

State, Tribal, Local, Plans & Grants (STLPG) Division of the National Park Service manages eleven competitive and formula grant programs funded by the Historic Preservation Fund (HPF). Our grant programs assist with a variety of historic preservation projects through partnerships with [State and Tribal Historic Preservation Offices](#), [local communities](#), and preservation organizations across the 50 states, the District of Columbia, 5 territories, and the 3 Freely Associated States.

[Grant Programs](#)

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</u>								
Patrick J Krier	314 W. 1st Ave.		Pre-MyGov 2022-02R	1/5/2022			\$7,500.00	\$174.25	\$174.25
Brendan Gologergen-Tran	311 Lester Bench Rd.		Pre-MyGov 2022-01B	1/20/2022	\$22,000.00	\$349.25			\$349.25
	<u>FEBRUARY</u>								
Kalla Peacock & Jason Evans	303 W. E St.		Pre-MyGov 2022-01R	2/11/2022			\$12,000.00	\$237.25	\$237.25
		<u>MARCH</u>							
Kirstie Henry	704 W. 1st Ave.		MyGov 22-000002R	3/25/2022			\$160,000.00	\$1,329.74	\$1,329.74
		<u>APRIL</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 22-000004B	4/6/2022	\$20,000.00	\$321.24			\$321.24
		<u>MAY</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
Mark Smith	405 N. E St.		MyGov 22-000015R	5/17/2022			\$8,000.00	\$153.24	\$153.24
Tommy Stasenko	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

Building/Remodel Permit Summary

Updated Item A.

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
					VALUE	FEE	VALUE	FEE	TOTAL
		<u>JUNE</u>							
Barbara Amarok	402 E. M St.		MyGov 22-000043R	6/22/2022			\$35,000.00	\$491.88	\$491.88
		<u>JULY</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 22-00053R	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
					VALUE	FEE	VALUE	FEE	TOTAL
		<u>AUGUST</u>							
Dawn Warnke/Bonanza	303 4th Ave & 410 Division St		MyGov 22-000057R	8/2/2022			\$706.35	\$29.79	\$29.79
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	\$0.00
Bradford Smith	304 E King Apts A, B		MyGov 22-000061R	8/9/2022			\$5,200.00	\$0.00	\$0.00

Updated Item A.

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Building/Remodel Permit Summary

Updated Item A.

<u>NOVEMBER</u>									
<u>DECEMBER</u>									
TOTAL: 92					\$745,989.91	\$2,168.23	\$567,811.85	\$5,552.57	\$7,720.80

Nome Municipal Code Violation Report for property

Date: July 26, 2022

Reporters Name: Dawn Salesky

Reporters Mailing Address: POB 304, Nome, AK 99762

Reporters Phone: 907-304-1382

Physical Address of Violation: Lot 4A, Flat Creek Subdivision, Plat 85-7 (on Lester Bench Road). This is a residential area, not zoned commercially.

Description of Violation: The City of Nome, as of October 2015, has allowed Kim Newsome to use this lot as a junk storage area. I filed a complaint about this issue in November 2015 because at the time, the junk cars, trailer, and mining equipment were also dumped on our adjoining property. This problem was remedied, however the zoning violation still remains after SEVEN YEARS.

Currently, the City has allowed Mr. Newsome to store approximately 12+ vehicles, 11 snowmachines and atv's, 3 boats, 40+ tires, several vehicle engines, refrigerators, stoves, bicycles, and other paraphernalia, none of which I believe are operational. Every year I have asked Mr. Newsome when he will be moving these items, as he has told me he has a place to move them to as of three years ago. Each time he tells me that he is moving them, but this has not happened, nor is it in the process of happening as evidenced by photographs I have taken.

Besides being an eyesore and public nuisance to the neighborhood, most of the vehicles are rusty and I am assuming contain oil and gasoline, which could leach into the nearby wetland pond.

In addition to all the junk, there is a remaining trailer that is owned by someone (not Kim Newsome), who was supposed to move it off the property two summers ago. In order to access the interior of this trailer, a person has to trespass on our adjoining property. Also, in order to move the trailer, heavy equipment must access MY lot, potentially damaging my gravel pad. Most of all, this limits my ability to put my own property in this space or plant trees, etc. Again, the City worked with the previous owner of this trailer when it was moved, thereby allowing a lack of egress and continuous trespass on my property to happen.

I believe these violations are worthy of a priority level enforcement because:

1. The actions leading to the violation was deliberate and condoned by the City inspector at the time.
2. The property values of the neighborhood are affected.
3. I'm assuming the property owner, who is not the person that owns the junk, is receiving economic benefit from the lease of the property for Kim Newsome's junk.
4. The City allowed this to happen in 2015, when I made the first complaint. Therefore the City should be helping our neighborhood to remedy the issue as soon as possible.

 7/26/22

Mr. Cliff McHenry
City of Nome Building Inspector
Box 281
Nome, Alaska 99762

RE: Lot 11A, Block 52A, tax lot 001-261-09, potential variance request for 1 foot

Hello Mr. McHenry,

First I wanted to again thank you for your help earlier this summer regarding the outside steps damage/steps landing code issue/arctic entry porch addition to my rental at 301 Division Street. I think the building is better for it.

I think I mentioned in the special planning commission meeting I paid \$300 at which to present the step damage replacement issue, I mentioned and suggested the planning commission look hard at the current building permitting regulations, with emphasis on the core and older section of town where many structures have zero lot lines, lot lines that don't meet setback current requirements, etc. and consider some flexibility in them. I suggested the authority be given to you as the building inspector, to be able to approve the building improvements and repairs, were any to come before you. I also mentioned in the meeting I had one more porch issue to take care of, and this is it.

I was deeded in May of 2005, ten months after my husband walked out the door and abandoned me and the kids this property. I was told by the attorney firm that drew up the deed I was getting it "to help feed the kids". In reality husband had allowed a homeless person in the building with some organization in town paying the rent (similar to what I hear is occurring in Nome now) and I had to get a loan for \$40,000 to make the place livable and rentable. It was back to hot dogs for supper, again. It has been a money pit ever since, and the spring melt coming off the street directly south of Old St. Joe's helped erode the fill under the building, thus ripping the water and sewer line off the building which had to be dug up and replaced. I think in the planning commission meeting I recently attended I also mentioned I'm trying my best to leave behind some maintenance free, code compliant structures with which my inheriting children will not have to struggle.

The project I am trying to undertake is replacing, and enlarging by two feet, the rotting rotten and leaking front porch addition on the north end of the existing structure.

I know in applying for a variance the city wants to see the 4 corners of the property. I have been asking since May for surveyor help. He did come and locate the 2 south end corners. I asked for a full blown survey, and that hasn't happened. I have asked to be on a list for structure leveling. I am still on a list. Regarding the survey, I did take my tape over and walked the lines out.

The lot measures 24.99, or 25' wide by 53.98 or 54' long. The building with all its various additions over time (10' on the south, main building 22', porch addition 6') measures 38' long and 14' wide.

Therefore, 25' wide lot less 14' building = 11', and appears to have ample 5 foot setback on the east and west sides of the building. Length of lot at 54' less 38' length of building = 16 feet. There appears to be ample 5 foot setback on the south end, leaving 11 feet on the north street end.

I would like to enlarge the porch addition from the 6' depth to 8'. I do not want to saw up 8 foot sheets of very expensive plywood and lumber. Since there is a high probability there is 11 feet at the front of the building, and I'd like to add these 2 feet, that makes a 9 foot setback from the street lot line, rather than the current regulation of 10, or a 1 foot variance request. I have discussed with the carpenter doing the work about putting the exiting stairway inside the addition, or running them across the east west building frontage. This would change the setback for steps and railing running that direction, rather than jutting out toward the street as they do now.

I had the lady in the clerk's office pull up in your new system the overhead views to this area to see if we could learn anything more, being as I have been waiting 3 months for a surveyor. There is one version which shows the rooftops, and actually includes the very long Quonset hut to the east, which when looking at the physical survey marker on the south end of Lot 11A, east, we have an almost zero lot line situation with the hut along this line, and I'd guess the setback from the street lot line is in inches, and not feet, and definitely not 10 of them. The lady then pulled up a grayed out version of the structure layout of West 3rd Avenue, and my building, the building to the east (hut) and building to the west (Lot 12A) are not on this version.

I recall the main portion of this building existing when I was in high school in 1970. The south and north additions have come later, and in particular the north end is in bad shape, leaking, wood is rotten, and impossible to adequately protect the possessions of any tenant or owner should the property be sold. Please discuss with whomever you need to get the authority for me to proceed with what would be an 8 foot by 14 foot porch replacement, or let me know if I need to again ask for a variance from the planning commission. We are running out of summer construction season time, weather has been a struggle, getting people in the trades to respond has been difficult, but I am lucky to have someone who wants to do the carpentry work and is very capable.

I leave Wednesday July 27 and hope to be back August 5. As you know, I am in the fight for my life, but will be reachable by phone/email at cussy@nome.net. It's not a good idea to try to call for me as you won't know if I'm on the radiation table or where I am. Thanks again for your help.

Sincerely,

Cussy Kauer
 July 25, 2022
 Home phone 443 2083, cell 304 2788

TO: The Mayor and Common Council:

From: Glenn Steckman

RE: City manager's report

September 23, 2022

Emergency Operations Center:

The EOC continues to meet daily to assess the damages from Typhoon Murbok and to coordinate response. City staff has reached out to businesses along Front Street to see what assistance can be offered. The city is also working with the Chamber of Commerce to alert businesses to properly document damages from the typhoon for insurance purposes.

E-mail Address:

A new email address has been set up for property owners to alert the city of damages they may have suffered that cannot be seen by a windshield tour of the city. The address is clerk@nomealaska.org. This address is also for any questions that residents may have about storm response needs.

Senator Murkowski and Congresswoman Peltola:

The Senator and the Congresswoman will hold a community meeting at OSJ this Saturday, 9/24, from 2:30-4:00pm.

NSEDC:

The NSEDC has awarded communities in the Norton Sound area a Community Cost Share Benefit of \$100,000 to aid in typhoon recovery costs.

City properties:

City properties that have been damaged in the storm include the: Mini-Convention Center, the NACTEC building and City hall. The Mini suffered flood damage to the building and its boiler will no longer function. The Mini also lost its ice making machine and beverage cooler. The NACTEC building has siding damage. City Hall continues to be plagued by a strong smoke odor because of the Bering Sea Restaurant fire. An ozone machine to dissipate the odor should be here within 48 hours. Some city staff are working out of the Richard Foster community room

The Port:

The Port and the Port Rd Bridge has been inspected by the Corp of Engineers. The back filling of rock against the sheet rock has begun. Scheduled fuel deliveries will take place this week as planned.

Mono-fill:

The Mono-fill is open to receive storm debris now through Tuesday 9/24 from 11am-7pm at no charge to drop storm related damaged material. The date was extended an additional two work days.

Business Sales Tax filing deadline:

The deadline has been extended to 5pm Tuesday September 27. This is a one-week extension of the standard filing deadline.

Storm damage review:

A windshield tour is underway in the city to assess all damaged structures in the city. From there an assessment will be determined on storm costs to structures. Cliff McHenry has also reached out to all the property owners along Front St.

The staff have filed insurance claims with AML/JIA and our federal flood insurance provider for city facilities.

Rec Center:

The Rec Center served as an emergency shelter for the residents who were displaced by the typhoon. Up to 20 residents were sheltered at its peaks of service. It was closed on Thursday night at 5:30pm. The displaced tenants were relocated to NSHC hostel facilities.

Tire shredder:

City landfill staff have shredded over 12,000 tires this past summer. However, there are more tires to shred. Staff will resume tire shredding next spring.

City-wide cleanup:

A city-wide clean-up will take place this Saturday, 9/24, from 10am-4pm at OSJ. Two trucks to take garbage will be on the east-side of the building. Food will be served from noon until at least 2pm.

Roads:

Road crews will continue to work grading and patching roads damaged by the rains and flood waters. A city drainage project is scheduled for "N" Street as soon as city crews can get to it. Materials are on-site to begin the project.

New Gold House:

Remediation of the property has started. The fencing is down and will be replaced with new fencing once the property is capped.