

**MINUTES**  
**NOME PLANNING COMMISSION**  
**RESCHEDULED REGULAR MEETING**  
**July 2, 2008**

Chairman Anderson called the rescheduled meeting of the Nome Planning Commission to order at 7:00 P.M on July 2, 2008 in the City Council Chambers in Nome City Hall located at 102 Division Street.

**ROLL CALL:**

**COMMISSION**

**MEMBERS PRESENT:**

Irene Anderson, Jerald Brown, Jimmy Adams, Jeff Darling, Greg Smith, and Charlie Weiss

**COMMISSION**

**MEMBERS ABSENT:**

Tom Sparks

**ALSO PRESENT:**

Camille Ten Eyck, DEPUTY CITY CLERK, Peter Hallgren, City Manager, Randy Romenesko, Consultant

**AUDIENCE PRESENT:**

Laurie McNichols, Nome Nugget Newspaper.

**APPROVAL OF AGENDA:**

Chairman Anderson called for any changes or additions to the agenda.

A motion was made by Commissioner Smith and seconded by Commissioner Adams to approve the agenda.

Hearing no objections, the motion CARRIED.

**APPROVAL OF MINUTES:**

The June 3, 2008 regular scheduled meeting minutes were presented for approval.

A motion was made by Commissioner Weiss and seconded by Commissioner Smith to approve the Regular Scheduled Meeting Minutes of June 3, 2008.

Hearing no objections, the motion CARRIED.

**COMMUNICATIONS:**

Read & Approved  
September 2, 2008

Chairman Anderson read through the communications presented on the agenda and asked if there were any comments or questions to the communications in their packet. She also noted the comments were included in writing in New Business along with the Resolution presented.

**CITIZENS COMMENTS:**

**STAFF REPORTS:**

**DEPUTY CITY CLERK**

**Permit Report:**

1. Building/ Remodel - June

- 5 Building Permits Issued, Valuation: \$1,268,769.22 – Fees Collected \$8,235.15
- 3 Remodel Permits Issued, Valuation: \$10,132.25 – Fees Collected \$228.25

**JUNE TOTAL VALUATION: \$1,278,901.47    JUNE FEES: \$8,463.40**

**TOTAL JUNE PERMITS ISSUED: 8**

**2008 TOTAL VALUATION: \$2,643,140.98    TOTAL FEES: \$17,846.80**

**TOTAL PERMITS ISSUED: 17**

2. Miscellaneous Permits – June

- 1 Fill Permits Issued
- 2 Move Permits
- 1 Demolition

**JUNE TOTAL FEES: \$825.00**

**JUNE PERMITS ISSUED: 4**

**2008 TOTAL FEES: \$900.00**

**2008 TOTAL PERMITS ISSUED: 7**

**Commissioner Weiss:** Is the remodel permit given to Ryan Martinson part of the extension giving from the city council for the abatement?

**Deputy City Clerk:** Yes

**CITY BUILDING INSPECTOR**

**CITY MANAGER**

1. May 19<sup>th</sup> – June 9, 2008

Read & Approved  
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**Commissioner Weiss:** I just had a question for Jerald about the snow storage facility. It may be too expensive to build a heating building, but could the city do something in phases.

**Randy Romenesko:** I think right now we are going to build smaller building 40 x 50 insulated that would house two pieces of equipment and some storage with the idea of heating with used oil from the port. Soils there will support that size building. Much bigger it may or may not. For future public work storage needs is to try to work with NJUS in collocating the building.

**Commissioner Brown:** I have a question for Randy. Do you know if the city has ever entertained the thought of renting out their loaders to other people?

**Randy Romenesko:** In the past we rented out to NJUS for projects. We do not want to compete with the private sector. Generally we have not.

**Chairman Anderson:** At this time we should all welcome our new interim city manager Peter Hallgren.

**Peter Hallgren:** The only thing I would like to add to Don's report is now the city council is now looking into passing ordinances to get rid of beach camping on the sand spit. There are real problems with people on the rocks as well as squatter structures on city property. One of the ordinances would put in a penalty clause for depositing human waste outside the approved spot and the second ordinance would turn the sand spit area as a day use area. Also, I went over the draft zoning code which you recommended to the city council it may need a little tweaking when it comes to the sand spit area and the ordinances to be consistent.

**Chairman Anderson:** I can shed some light on the Industrial area by the sand spit. On the north part which is facing the water is block 1 of the original 1905 Townsite. The Gold Ave and south of that is block 2 and those two blocks created lots that were city or private ownership. That is why they were listed as Industrial. The sand and the new beach created south of that were listed as city property for recreation. That is just an explanation or a justification as to why the different zoning category at sand spit.

**Peter Hallgren:** I think there is a new plat which is going to soon come before you on rezoning the sand spit now that the mouth of the river has been moved. That is still being worked out.

**Chairman Anderson:** I should explain. Peter, the chief of police and I and others met with the DNR a couple of weeks ago with the idea to take the mean high tide south a quarter of a mile on the west beach west of the causeway all the way 2.5 miles going west to where the end of the municipal boundary is and turn that into a recreational offshore mining area since the state owns the resources under the water. We were thinking this time that DNR should have a concrete agreement with the City of Nome when they created offshore on east beach from the end of the old sea wall going east on the Beam Rd. They did not do any agreement with the city and the community had some growing pains over the beach use and it seems that has been settled out. The west beach upland is owned by private land owners and their impact will have to be addressed in concert with the city on some kind

of DNR agreement as well as DNR. It will need to be studied in the zoning. They brought it to the city after our draft went to the city council.

**Peter Hallgren:** I may be wrong but I got this impression from DNR that they were constrained by current state statutes to do anything on the west beach area. They see there only two options as having increased recreational mining or having to go to the large scale commercial mining leases. They don't believe under current statutes they have the option not to have any kind of mining out there. They will have to make a decision between those two uses.

**Chairman Anderson:** If we do not hear from them, we as a body should be presenting our own ideas to them as a group.

**Commissioner Darling:** Once you get passed the port pad area isn't there only one land owner?

**Chairman Anderson:** Sitnasuak and Bering Straits own quite a bit of it. Alaska Gold owns some of it. It is all mining claims. It depends on who owns the mining claims. Public Access ends at the Sitnasuak land.

### **UNFINISHED BUSINESS:**

A. R-08-07-01 A Resolution Recommending the Common Council Approve the City of Nome's Revised Subdivision Regulations

#### **Discussion:**

**Chairman Anderson:** Randy has put in the comments by George Krier in the draft for us to look at and decide if we want to accept or reject the recommendations. They are on several pages.

**Randy Romenesko:** First comment on page 14 minor subdivisions deals with on sight sewage disposal, perk test and DEC standards for every three lots. George has made basically two comments. The city proposal says a soil analysis and report submitted by the applicant shall be sealed by a registered engineer. George's comment is "If on-site sewage disposal is proposed, have the on-site soils rated by a professional engineer or a soils laboratory". He is basically mimicking DEC's is already recommending. Clearly what the city is recommending is a higher standard. I would advocate the general intent of the section remain and clearly we need to give clear direction to developers on what we expect to see in the process. I do not have any objection to allow soils lab to also do the analysis.

**Commissioner Weiss:** My only concern and Jeff brought it up was if there some way in this regulation we can make sure the soil analysis was done. We want someone to be responsible to say yes this was done and came from the lot it says it is from.

**Randy Romenesko:** The only way you are going to ensure that is to retain what you have now.

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**Commissioner Weiss:** We want to make sure that someone with a license is going to put their name on the line.

**Randy Romenesko:** Clearly how it is written right now that addresses your concerns.

**Chairman Anderson:** My idea on this is we have reviewed these comments and looked at what ADEC's has and proposes we keep what we have presented.

**PLANNING COMMISSION DECISION:** - To keep what is in the final draft as is.

**Randy Romenesko:** The other issue George had is on page 17 regarding design standards for minor subdivisions which are also true for major subdivisions pertaining to lot sizes. Currently it states lot length shall not exceed 2 1/2 time the width nor be less than 85 ft. He is advocating "changing the verbiage from lot length not to exceed 2 1/2 times width to lot length is more than 2 1/2 times the lot width; lot width shall not be less than 100 feet." George Krier's comments have some merits.

**Commissioner Weiss:** We would still keep in the minimum of 85 feet?

**Randy Romenesko:** Yes!

**Commissioner Weiss:** We would include his comments after 85 ft.

**Randy Romenesko:** What I would recommend is where the period ends I would put a comma and say except if the lot is more than 2 1/2 it has to be 100 ft wide. This will accommodate flag lots scenario.

**PLANNING COMMISSION DECISION:** To add that recommendation in the minor and major subdivision drafts pages 17 & 26.

A motion was made by C. Smith and seconded by C. Darling to approve R-08-07-01 A Resolution Recommending the Common Council Approve the Revised City of Nome Subdivision Regulations

At the roll call:

Ayes: Darling, Weiss, Brown, Adams, Smith, Anderson

Nays:

Abstain:

Hearing no Objections the Motion CARRIED

**NEW BUSINESS:**

**COMMISSIONER MEMBERS REPORT:**

**Commissioner Adams:** NONE

**Commissioner Brown:** NONE

**Chairman Anderson:** NONE

**Commissioner Weiss:** NONE

**Commissioner Darling:** NONE

**SCHEDULE OF NEXT MEETING DATE:** September 2, 2008 7:00pm

**ADJOURNMENT:**

C. Brown moved and C. Weiss seconded a motion to adjourn.  
Hearing no objection, the MOTION CARRIED  
The meeting was ADJOURNED at 7:45 P.M.

**SIGNED and DATED** this 2ND day of September, 2008.

*for Charlie Weiss*  
\_\_\_\_\_  
Chairman Irene Anderson  
*Charlie Weiss*

**ATTEST:**

*Camille Ten Eyck*  
\_\_\_\_\_  
Camille Ten Eyck, Deputy City Clerk

Read & Approved  
September 2, 2008