

**MINUTES**  
**NOME PLANNING COMMISSION**  
**SPECIAL MEETING**  
**August 15, 2008**

Chairman Irene Anderson called the special meeting of the Nome Planning Commission to order at 12:00 PM on Friday, August 15, 2008 in the City Council Chambers in Nome City Hall located at 102 Division Street.

**ROLL CALL:**

**COMMISSION**

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

**MEMBERS PRESENT:**

**COMMISSION**

Tom Sparks

**MEMBERS ABSENT:**

**ALSO PRESENT:**

Camille Ten Eyck, Deputy City Clerk, Pat Hahn, Building Inspector

**AUDIENCE PRESENT:**

Autumn Falls, Betsy Pikonganna, Karen McLane.

**CITIZENS COMMENT**

Pat Hahn made a special request to speak first to this variance request since he had an emergency radio call he had to be home for at 12:15 P.M. Chairman Anderson allowed him speak at Citizens Comments.

**Pat Hahn:** This is a tiny lot and we have the same issues as last time. This time we have two stories instead of three and two parking spaces instead of three. I have no problem with this new plan. It is a major improvement over what there is there now. I would be more than happy to see this happen. There are a few building issues that we can deal with during the building process because they are not an issue at this point.

**Jerald Brown:** Is the fuel tank on the south side of the house and issue?

**Pat Hahn:** I think we can work around that. There are other options. The code actually allows building up to the zero lot line with the proper protections on whatever is in the set back space. We can just require fire protection on the fuel tank to reach that space.

**Greg Smith:** What would that be?

**Pat Hahn:** I can not think off the top of my head. I have to look into it, but I know it is possible. There are options for the fuel tank.

Pat Hahn excused himself and would return later....

**Karen McLane:** Wrote a letter to the Council and the Planning Commission pertaining to the Nova Gold Drive Project. She had an updated copy with revisions that was passed out to the commission. She made the following points:

- ✚ In the application they do not speak to where the gravel is coming from. If they are to use local gravel it should not come from their tailings piles which are known to contain 6-70 times higher than background levels of arsenic, barium and mercury at Big Hurrah.
- ✚ City of Nome is building the Public Safety Building near this road. There is a concern of traffic problems especially for our fire, police and ambulance.
- ✚ If the road is being built for residential use then a fence on the west side of City Field will have to be built to protect children from gaining access.
- ✚ Who is going to install sewer and water along this roadway for the houses that will be built?
- ✚ Dry Creek has been proven to contain salmon species. Where is the storm drainage for this road going to be deposited?
- ✚ I think that Alaska Gold would serve the community better by building apartment buildings to house the miners that come in from town.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- A. Variance Application Applicant: Vince & Betsy Pikonganna with Autumn Falls Block 65B, Lot 3A – Set Back From Lot Line & Lot Size

**Public Hearing Opened ~12:15 P.M.**

### **DISCUSSION:**

**Autumn Falls:** From the last plans I gave the committee I lowered the pitch of the roof. I did what the committee asked me to do. I took 3 feet off the end of the building for car parking on the other side. I took another foot off the south side to bring it back from the lot line. On the south side also, I added a gutter there so it does not drain on the neighbor's property. Everything will drain toward the road. I found a way to get the stairs inside.

**Commissioner Weiss:** I am very impressed with the new plans. It is much better than the original ones. I just have a few questions. I did not see how far away from the lot lines you were on any of your drawings.

**Autumn Falls:** 10 feet in the back, 10 feet in the front, 3 feet on the south, where the oil tank is.....3 feet from the edge of the exterior wall to the property line.

**Commissioner Brown:** You have a roof overhang another foot or foot and a half.

**Commissioner Weiss:** Is it possible in your construction to eliminate the tail on the 3 feet and build it straight up so you get a 3 ft barricade all the way up. In other words instead of having an overhang on the south side you could use a rain gutter. That would give a good 3 feet there. That should eliminate Carolyn Schubert's concerns about drainage. Also, Pat is talking about running sheet rock up on that wall.

**Autumn Falls:** Pat did not mention it this time since I am further back. He did say 5/8ths sheet rock instead of 1/2 inch that I have down.

**Greg Smith:** On the north side what is the set back from the building?

**Autumn Falls:** Five Feet.

**Chairman Anderson:** We have a letter in front of us from Carolyn Schubert who is an adjacent neighbor on the south side lot 2A, block 65B. Chairman Anderson read Carolyn's letter which had the following points:

- ✚ She was in favor of the variance provided there is no change in the 10 feet set backs of her home on Division St.
- ✚ She objects to the placement of the fuel tanks within the 10 ft set back
- ✚ She is concerned about fire hazards
- ✚ She agrees the demolition of the current residence and new construction would greatly enhance the neighborhood.

**Pat Hahn:** Arrived back to the meeting and was updated on the discussion in his absence. When you breach the set backs, you have to have a firewall. A firewall includes a whole system not just 5/8ths sheet rock. It depends on the code directs.

**Chairman Anderson:** That would address the fire hazard issue. Our problem here Pat is that we do not have an as built for this block. We do not know if Carolyn's house is 7 ft from the property line and this house proposed is 3 ft. from the joint lot line would the house be 10ft.? Carolyn only agrees if the construction has 10 ft. between walls because of the fire hazard.

**Pat Hahn:** The fire hazard issue can be worked out in the building permit process. Code says 3 ft and the City of Nome says 5ft. As far as I am concerned code works just fine.

Chairman Anderson asked for an as built for lot 2A, Block 65A.

**Deputy City Clerk:** We do not have an as built in our records for Block 65A. I do have Carolyn Schubert's file and Betsy's file here with some documents.

Chairman Anderson looks through both property file for information on set backs.

**Deputy City Clerk:** Pat, can you tell us why we don't have asbuilts for every block in the Nome Townsites?

**Pat Hahn:** The city never required as builts. If the owner decides to give us a copy which we always encourage then we have one.

**Chairman Anderson:** We found it in Carolyn's file. This shows five ft from her north lot.

**Greg Smith:** So the 8 ft between lots meets the fire code. She is seeking 10 ft.

**Chairman Anderson:** Since the 8 ft meets the fire code and we grant this variance we will need to add the condition about meeting the fire code. We only have to go on drawing in their files. We don't know if they are accurate.

**Commissioner Darling:** Are you going to survey the lot?

**Autumn Falls:** Yes.

**Pat Hahn:** The building permit process requires it.

**Chairman Anderson:** So since this meets fire code we can justifiably approve this variance with conditions.

**Pat Hahn:** If this board approves this footprint we can address all the fire requirements in the building permit. It is 3 ft to the property line.

**Public Hearing Closed ~12:35 P.M.**

A **Motion** was made by Commissioner Adams and Seconded by Commissioner Weiss to approve the Variance request by Betsy Pikonganna & Autumn Falls With conditions as follow: Removal of Eaves, Follow the Fire Code in Regards to the Fuel Tank, and be Guided & Respond to the Building Codes & Building Inspector's Guidance.

At the roll call:

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

Nays:

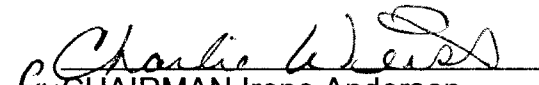
Abstain:

Hearing no Objections the Motion **CARRIED**

**ADJOURNMENT:**

A Motion was made by Commissioner Smith and  
Seconded by Commissioner Brown to ADJOURN  
Hearing no objection, the MOTION CARRIED.  
The meeting ADJOURNED at 12:50 P.M.

**SIGNED** and DATED this **September 2, 2008**

  
for CHAIRMAN Irene Anderson  
Charlie Weiss

ATTEST:

  
\_\_\_\_\_  
Camille Ten Eyck, DEPUTY CITY CLERK