

MINUTES
NOME PLANNING COMMISSION
REGULAR SCHEDULED MEETING
FEBRUARY 3, 2009

Chairman Anderson called the regular scheduled meeting of the Nome Planning Commission to order at 7:00 P.M on February 3, 2009 in the City Council Chambers in City Hall located at 102 Division Street.

ROLL CALL:

COMMISSION

MEMBERS PRESENT:

Jerald Brown, Jeff Darling, Irene Anderson, Jimmy Adams,
Tom Sparks and Charlie Weiss

COMMISSION

MEMBERS ABSENT:

Greg Smith

ALSO PRESENT:

Camille Ten Eyck, Deputy City Clerk, Josie Bahnke, City
Manager, Pat Hahn, Building Inspector

AUDIENCE PRESENT:

Sandra Meaderis, Nome Nugget Newspaper, Mary Reader,
Melissa Ford

APPROVAL OF AGENDA:

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

A motion was made by Commissioner Weiss and seconded by
Commissioner Darling to approve the agenda

Hearing no objections, the motion CARRIED.

APPROVAL OF MINUTES:

The December 2, 2008 regularly scheduled meeting minutes were presented for approval.

A motion was made by Commissioner Darling and seconded by
Commissioner Brown to approve the Regularly Scheduled Meeting
Minutes with Corrections.

Commissioner Sparks Abstained

February 3, 2009

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MARCH 3, 2009

Hearing no objections, the motion CARRIED.

COMMUNICATIONS:

Chairman Anderson read through the communication presented on the agenda and asked if there were any questions or comments.

Chairman Anderson: Mentioned the National Flood Insurance Program Community Assistance Visit and recommended the planning commissioners attend the public meeting on February 19th, 2009 from 5:00 p.m. – 6:30 p.m.

CITIZENS COMMENTS:

Melissa Ford: I am an agent for New Frontier Realty. There does not seem to be any mechanism to Request a property to change from residential to commercial. I am here for some help. I have a few handouts. What you see before you is the property in question. It is currently zoned residential. On page two you see where the owner of the house is requesting the property be designated commercial. We currently have a buyer for the property that will only purchase the property if it is zoned commercial. That area has many commercial properties already such as Johnson CPA, Nome Outfitters, Telalaska, and ATT phone companies. Across the street are the Federal Building, Leo Rasmussen, and Milanos. We are not asking for a drastic change. The area is already has a commercial presence. I am asking for this particular property to be zoned commercial.

C. Weiss: What type of business are you thinking of running?

Melissa Ford: What the buyer is looking at is either office or retail.

C. Weiss: The conditional use process in the city's zoning code matrix would tell you what is allowable and what is not allowable. Has your buyer talked to Pat to see if this building can be turned into a commercial building?

Melissa Ford: The buyer is aware anything he does to the building must meet code. It is the property not the existing structure that is in question. The existing structure is boarded up and is an eyesore. Selling the property would be an improvement to the area.

C. Brown: Zoning has not been passed yet.

C. Anderson: Zoning is not really passed yet. I think we still have to hear from the attorney.

City Manager: I was going to say it was not technically passed yet. I believe Brooks is still looking at it.

Planning Commission Members: There is your answer. Hurry up and sell the property before it is passed. Then you will be grandfathered in.

February 3, 2009

READ & APPROVED
MARCH 3, 2009

City Manager: I believe we had a public hearing in October when the council debated the junk issue and the meaning of trash. We are waiting on Brooks on those issues so technically it has not been adopted in which case the property would be grandfathered in.

Melissa Ford: I would suggest some clarity between the people at city hall. This property could have been sold two months ago.

STAFF REPORTS:

DEPUTY CITY CLERK

Permit Report:

1. Building/ Remodel - DECEMBER

- 3 Remodel Permits Issued, Valuation: \$802,763.45 – Fees Collected: \$5,604.75

TOTAL DECEMBER PERMITS ISSUED: 3

2008 TOTAL VALUATION: \$4,929,736.47 TOTAL FEES: \$35,937.10

TOTAL PERMITS ISSUED: 35

CITY BUILDING INSPECTOR

Pat Hahn: There are no building permits for the hospital or the public safety building. They have Fire Marshall permits. The plans are 60 percent done. We needed more plans to review. We are just working with the builders. The building permit will be forthcoming. The other thing I have is this will be my last meeting as building inspector. I have put my resignation in. My contract ends March 6th. I have been here five years. I have enjoyed it and learned a lot. I am burnt out. I would like to be able to come back sometime. It has been good working with you.

C. Darling: I would like to commend Pat for all his work over the years. As a body we appreciate all he has done for us. We wish him well.

CITY MANAGER

1. December 8, 2008
2. December 9 – December 19, 2008
3. December 22, 2008 – Memo to City Manager – RE: Capital Projects Update

February 3, 2009

READ & APPROVED
MARCH 3, 2009

4. December 23, 2008
5. January 13- January 24, 2009

C. Weiss: You mentioned there were people in town doing appraisals. Did the values go up, down or stay the same?

City Manager: They estimate values going up. In the long run it may make our mill rate go down. They will be back in the next week or so. If you would like we could contact the members of the commission to meet with them. I would like to give an update on the GIS mapping project. Working with Jim Vogel last week before he went on his trip we received \$40,000 extra dollars to update the aerial photos and integrate it with our database. It should be completed by the end of September 2009.

C. Adams: In the December 22, 2008 report on number 5 about the Museum, is there another organization working on the museum too?

City Manager: In 2003 the city received some planning and design money to look into constructing a new Carrie McLain Memorial Museum. How that is evolved working with the architects is that we have a conceptual design. As far as working with other local organizations, that has been an effort of the city. Last year, Senator Ted Stevens did say it was not a reality to be able to get two new museums in town so many people are starting to rethink their idea about that. No commitments have been made, but there is some dialogue.

C. Brown: I think what happened is there was an understanding that one entity would go after federal funding and the other entity would go after state funding so there would not be a conflict between the two funding sources. It sounds though as they are still pursuing their own separate structures.

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. R -09-02-01 A resolution of the Nome Planning Commission In Support of Vacation Of Portions of the Gold Avenue Right of Way Platted Between Blocks 1 and 2 of the Official Plat of the Townsite of Nome, Alaska Dated April 13, 1905

A MOTION was made by C. Sparks and seconded by C. Weiss to approve Resolution R-09-02-01.

At the roll Call:

Ayes: Anderson, Adams, Sparks, Darling, Brown, Weiss
Nays:
Abstain:

February 3, 2009

READ & APPROVED
MARCH 3, 2009

Hearing no objections. MOTION Carried

B. Planning Commission Training - Discussion, RE: Letter to City Manager from Division of Community and Regional Affairs – Training Workshops.

City Manager: I met with Nicole Grewe the Development Specialist in January when she was in Nome and she was very impressed with the progress the Planning Commission has made. She has been traveling around Alaska meeting the demands of the planning commission training. I told her we have many seasoned commissioners on board, but the commission may want to consider other activities in relation to the Comp Plan. I noticed in Randy's transition report he had commented on the 2003 Comp Plan which has been handed out. I can respond to Nicole if the commission is interested in training or help with revising the Comp Plan.

C. Anderson: How does this body feel about training? Do we want to spend a few nights going over the handbook that was handed out? Do we want to see if this person would be of service to this community?

C. Weiss: My experience is that Eileen walked us through most of this already the last five years. She explained all of this to us as we went through Zoning, Subdivisions and the Comp Plan.

City Manager: I think she would just like to start a dialogue. She is interested in what the Planning Commission needs are and I could not answer that for her.

C. Anderson: That ties in nicely with our last item the Nome Planning Commission To Do List which we will discuss next.

C. Nome Planning Commission – Review List

C. Anderson: We have a list of things the Planning Commission wanted to look next. The last item on the list is the City Planner Option. In the past, we depended on special grant money to pay for Eileen's services. Now we don't have that service. What is going to happen next? To me, a Planner and a staff person is far different than the roles and duties of the deputy city clerk or city manager. We can send a letter of interest to this person to invite her into our community. Maybe that would open the opportunity for other grant money that might be used for a part time planner.

C. Darling: It can't hurt to communicate with her and see what she can offer us. Maybe she can come and do a work session one night and discuss options with us.

City Manager: I think she can address all those issues. She is just trying to plan out her year. Since she is in such high demand, she would at least like to pencil September or October for the City of Nome. City staff could work with her formulate what the Planning Commission needs are.

February 3, 2009

READ & APPROVED
MARCH 3, 2009

C. Sparks: She was at that 14C training for BLM and she seemed too interested in helping some of the communities. She is willing to spend some time in the region.

COMMISSIONER MEMBERS REPORT:

Commissioner Adams: NONE

Chairman Anderson: OK we will have a work session at 6:30 March 3, 2009.

Commissioner Brown: NONE

Commissioner Sparks: I think we should have a work session on the conditional permit process next time then.

Commissioner Weiss: The only thing I have is we have to start getting ready for zoning and getting started on the conditional permit process.

Commissioner Darling: NONE

SCHEDULE OF NEXT MEETING DATE:

ADJOURNMENT:


C. Weiss moved and Commissioner Darling seconded a motion to adjourn. Hearing no objection, the MOTION CARRIED
The meeting was ADJOURNED at 8:25 P.M.

SIGNED and DATED this 3rd day of March, 2009.



Chairman Irene Anderson

ATTEST:



Camille Ten Eyck, Deputy City Clerk
February 3, 2009

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MARCH 3, 2009