# Nome Planning Commission

Kenneth Hughes III, Chair

Mathew Michels

Sara Lizak

John Odden

Gregory Smith

Carol Piscoya

Colleen Deighton

# Mayor

John K. Handeland

# City Manager

Glen Steckman

# Acting Deputy City Clerk

Jeremy Jacobson

# NOME PLANNING COMMISSION REGULAR MEETING Minutes Tuesday, December 07, 2021 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

***WORK SESSION***

Memo - Historic Preservation Commission - Historic Preservation Plan

***ROLL CALL***

Members Present:          Colleen Deighton; Ken Hughes; Mathew Michels; Sara Lizak (virtual); Carol Piscoya; Greg Smith

Members Absent:            John Odden;

Also Present: Glenn Steckman, City Manager; Eileen Bechtol, City Planner; Clifton  McHenry, Building Inspector; Jeremy Jacobson, Acting Deputy City Clerk; Jenni Monet, Nome Nugget; Rhonda Schneider, Executive Director - Nome Community Center

***APPROVAL OF AGENDA***

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

At the roll call:

Aye: Hughes; Michels; Lizak; Piscoya; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED.**

***APPROVAL OF MINUTES***

A. November 3, 2021 Nome Planning Commission Minutes,

A motion was made by C. Smith and seconded by C. Piscoya to approve the November 3, 2021 minutes.

At the roll call:

Aye: Michels; Lizak; Piscoya; Smith; Deighton; Hughes

Nay:

Abstain:

The motion **CARRIED.**

***HISTORIC PRESERVATION COMMISSION ACTIVITIES***

(3:35)

* City Planner Bechtol stated the King Island grant was approved by the State of Alaska however, unapproved by the National Park Service, stating 'no physical tie-in' by National Park Service.
* Chairman Hughes inquired into the King Island grant request, whether it was submitted as tied to the Swanberg Dredge site.
* City Planner Bechtol reassured she would look into the grant request and letters received.
* City Manager Steckman stated they would reopen discussions regarding the grant project.
* Chairman Hughes stated for the record, in the work-session, the Planning Commission decided on a letter to Mr. Ahmasuk asking for his assistance in the process of acquiring stories of the first inhabitants of Nome, for the Historic Preservation Plan.

***COMMUNICATIONS***

No communications.

***CITIZENS' COMMENTS***

(12:08)

* Visiting journalist Jenni Monet introduced herself, temporarily assisting the Nome Nugget Newspaper.

***NEW BUSINESS***

A. Local Planning Review for Seppala Drive Upgrades

(13:01)

* Chairman Hughes noted no issues found with the proposed plans.
* Commissioner Deighton inquired into whether the proposed plan take into account the Center Creek Road work plan, to which Chairman Hughes declared it was mentioned.

***UNFINISHED BUSINESS***

A. Zoning Map Amendment request of July 8, 2021

(16:31)

* Chairman Hughes questioned how the lots owned by Bill Potter came to be zoned open space.
* City Manager Steckman commented, it was his understanding when Bill Potter purchased his lots, they were zoned open space as they are today.
* Commissioner Smith noted the zoning map amendment application process being conveyed to Bill Potter on more than one occasion with no response. Opining until a response is received, the issue is moot. Stating NCO 18.170.030, until followed, no action can be made.
* City Manager Steckman made recommendation, the Planning Commission or Chair send a letter with application to Bill Potter diplomatically explaining the zoning map amendment application process, and the need to be followed before reviewal.
* Chairman Hughes inquired into Title 29 with relation to prohibited open space designation and Bill Potter's lots.
* City Manager Steckman declared to the commission, he would convene with City Clerk Hammond to be briefed on the current Bill Potter zoning application status. City Manager Steckman noted no proof or information submitted that a mistake was made on behalf of the City.

***STAFF REPORTS***

A. City Planner's Report

(28:35)

* City Planner Bechtol had no report or comments.

B. Building Inspector's Report

(28:52)

* Building Inspector McHenry noted recently passed resident George Foot, owner of extreme safety hazard structure. He commented the ownership status may be in probate and importance of preventing a similar situation again.
* City Manager Steckman agreed, the structure should be secured and the executor or heirs of the estate should be contacted.
* Commissioner Smith noted *NCO 5.30.020 Abatement* as an option.
* City Manager Steckman stated the boiler system at the Nome Rec Center was still being worked on. He noted permitting software is in the works which will help with overall efficiency.
* Building Inspector McHenry stated Fire Marshall training would be pursued once approved by City Manager Steckman.
* Commissioner Smith recalled a recent structure moved within City Limits without an approved permit.
* City Manager Steckman affirmed there have been discussions between the mover and the City, and a permit was requested.

C. Permit Summaries

(43:50)

* Commissioner Smith made inquiry into whether the City Council had asked to ignore the ordinances or codes.
* City Manager Steckman responded, stating a request was made to try and work with people, which was what the City was attempting to do.

***COMMISSIONERS' COMMENTS***

(45:38)

1. Commissioner Lizak - Thanked staff, Commission, and City Planner Bechtol for their attendance. She noted her 3rd term a part of the Nome Planning Commission however, due to changes and obligations outside of the Commission would not be renewing her term.
2. Commissioner Piscoya - Apologized for late arrival to work session and opined her gratitude.
3. Commissioner Smith - Thanked City Staff, road crew, and Commissioner Lizak's for her service with the Planning Commission.
4. Commissioner Deighton - Noted upcoming construction with regard to current road conditions, opining her anticipation with the Seppala Drive project.
5. Commissioner Hughes thanked Commissioner Lizak for her time and perseverance working with the Planning Commission. Recalling an article he had read on localizing insurance plans which correlated with how they calculate insurance.

* City Manager Steckman noted the City Community flood rating system, program oversight.
* Commissioner Hughes opined his optimism that port development would occur sooner than later, and the Preservation Plan's approval.

1. Commissioner Michels - Thanked everyone for their time and attendance. He opined anticipation with the Preservation Plan, importance of the historical context documented. Noting importance to providing local history successfully, appealing to the tourism industry.

***SCHEDULE OF NEXT MEETING***

(1:00:18)

* The next meeting of the Nome Planning Commission is scheduled for January 6th, work session at 6pm, regular meeting at 7pm.

***ADJOURNMENT***

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

Hearing no objections, the Nome Planning Commission adjourned at 7:40 PM.

**APPROVED** and **SIGNED** this 7th day of December, 2021.

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**KENNETH HUGHES III**

**Chair**

**ATTEST:**

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**JEREMY JACOBSON**

**Acting Deputy City Clerk**