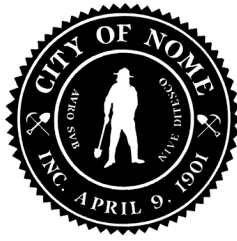


Mayor
Kenny Hughes

City Manager
Lee Smith

Deputy City Clerk
Brad Soske



Nome Planning Commission

John Odden
Gregory Smith
Melissa Ford
Ryan Breuker
Drew McCann
Vacant
Vacant

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY NOVEMBER 4, 2025 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

- A. September 2, 2025 Meeting Minutes,
- B. September 9, 2025 Special Meeting Minutes,

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

UNFINISHED BUSINESS

NEW BUSINESS

- A. Appointment of a Planning Commission Chairperson,
- B. Appointment of a Planning Commission Vice Chairperson,
- C. Appointment of a Planning Commission Secretary,

STAFF REPORTS

- A. September and October Building Permits,

COMMISSIONERS' COMMENTS

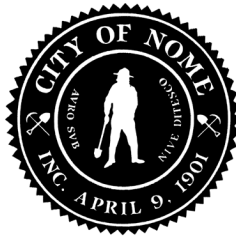
SCHEDULE OF NEXT MEETING

ADJOURNMENT

Mayor
John K. Handeland

City Manager
Lee Smith

City Clerk
Dan Grimmer



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
Adam Lust

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY SEPTEMBER 2, 2025 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

Members Present: C.Hughes; C.Lust; C.Ford; C. Smith
Members Absent: C. Odden
Also Present: Dan Grimmer, City Clerk; Brad Soske, Deputy Clerk, Diana Haecker, Nome Nugget Newspaper; Wali Rana, KNOM; Erik Noet, Walter Rose, Joe Fletcher

APPROVAL OF AGENDA

A motion to approve the agenda was made by C.Smith and seconded by C.Lust.

At Roll Call:

Aye: C.Hughes; C.Smith; C.Lust; C.Ford

Nay:

THE MOTION CARRIED

APPROVAL OF MINUTES

A. July 11, 2025 Nome Planning Commission Meeting Minutes,

A motion to approve the minutes was made by C.Lust and seconded by C.Smith.

At Roll Call:

Aye: C.Hughes; C.Smith; C.Lust; C.Ford

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES- None

COMMUNICATIONS

A. USACE Award of Construction Contract for a Portion of the Port of Nome Modification Project,
-No Comments

CITIZENS' COMMENTS-None

UNFINISHED BUSINESS-None

NEW BUSINESS

A. An Application for Conditional Use Permit by Bering Straits Regional Housing Authority (PUBLIC HEARING),

a. Aug. 28, 2025 Letter from adjacent property owner M.Kelso re: BSRHA CU Permit,

b. Sept. 2, 2025 Memo from the City Planner re: Crew Camps

Commission recessed into Public Hearing at 7:04PM to hear public comment on the Conditional Use permit submitted by Bering Straits Regional Housing Authority.

-Walter Rose from BSRHA came forth to make sure that all commissioners had a copy of the Conditional Use Permit. Mr. Rose gave a brief description of the request and entertained questions.

-C.Hughes asked about where the Crew Camp would go and got clarified where the Crew camp would go. It was identified that one of the tri-plex buildings was being relocated and the crew camp building would go in its place.

-C.Lust asked for clarification about the scope and size of the building and how long the building would be in place. Mr.Rose and Mr. Noet confirmed that it would be sold after the current construction project is complete. Mr. Rose reminded that this would be Rural Professional Housing. The Crew Camp building is a self contained unit. C.Lust reminded that there was a letter in opposition to the permit. He asked if there was a backup plan if the permit was not approved.

-C.Hughes and C.Lust identified that there were recommendations given by the City Planner that they believe should be reviewed. It was identified that there should be a decommission plan.

-Building Inspector Clifton McHenry voiced that he had seen one of the tri-plexes that was being constructed on another parcel and applauded BSRHA's efforts to provide housing to the community.

-C.Hughes brought back up the letter from the M.Kelso who is an adjacent property owner. He identified that Mr. Kelso did not explain his opposition well on why he is opposed to a 6 person crew camp that is not super close to other residential. C.Hughes acknowledged the comment from Mr.Kelso's letter.

The Commission came out of public hearing at 07:16PM

C.Ford identified that she was involved in the real estate transaction of the purchase of Rube Placer and asked if that constituted a Conflict of Interest. C.Hughes stated that this was in past tense and that she currently is not in a position of financial gain for voting to approve this permit. C.Hughes approved C. Ford voting for this permit.

A motion to approve this conditional use permit was made by C.Smith and seconded by C.Ford.

In discussion C.Hughes identified that this parcel already had a Conditional use permit that was accepted as a subarea plan and that this Conditional Use permit should be accepted as an update to that subarea plan.

At Roll Call:

Aye: C.Hughes; C.Smith; C.Lust; C.Ford

Nay:

Abstain:

THE MOTION CARRIED

STAFF REPORTS-None**COMMISSIONERS' COMMENTS**

- C.Smith- C. Smith passed out a written copy of his comments. In summary he stated that they used to get reports of the permits that are open. He asked for reports which was given to him at City Hall. He voiced concerns about lots of construction and no enforcement happening. He would like to see a summary of the permits that are out there.
- C.Ford- She said that it would be nice to get reports or updates on what is going on with permits as well as what is going on with enforcement of Mr.Burnham.
- C.Lust- Is excited about construction. Would like to see more single family homes and not just apartment complexes where people rent.
- C.Hughes-Thanked C.Smith for his report. Would like to see the permit summaries in the packets again. Acknowledged the new school year and election season coming. He identified that there are lots of opportunities to serve on boards and commissions. He encouraged anyone interested to put in an application to join those boards and commissions.

SCHEDULE OF NEXT MEETING

The City Clerk pointed out that there is a special meeting on Tuesday 09/09/25 at 7:00PM to address a Variance permit. It was also identified that the next scheduled Planning Commission meeting for October would fall on the same day as a municipal election. It was decided that the next meeting would be rescheduled to October 14th at 7:00PM.

ADJOURNMENT

A motion to adjourn was made by C.Lust and seconded by C.Ford.
Meeting Adjourned at 07:29PM

APPROVED and SIGNED this 4th day of November, 2025.

Chairperson

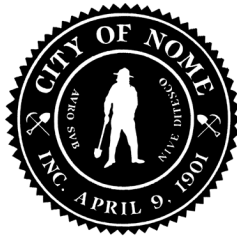
ATTEST:

BRAD SOSKE
Deputy City Clerk

Mayor
John K. Handeland

City Manager
Lee Smith

City Clerk
Dan Grimmer



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
Adam Lust

**NOME PLANNING COMMISSION
SPECIAL MEETING MINUTES
TUESDAY SEPTEMBER 9, 2025 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 at 7:00PM

Members Present: C.Hughes; C.Lust; C. Smith; C. Odden; C.Ford (Joined after roll call)

Members Absent:

Also Present: Dan Grimmer, City Clerk; Wali Rana, KNOM; Richie Crum, Boretide Construction.

APPROVAL OF AGENDA

A motion to approve the agenda was made by C.Odden and seconded by C.Lust.

At Roll Call:

Aye: C.Hughes; C.Lust; C. Smith; C. Odden

Nay:

THE MOTION CARRIED

CITIZENS' COMMENTS-None

NEW BUSINESS

- A. An Application for a Variance on Building Permit Requirements by Boretide Construction (PUBLIC HEARING),

Commission entered into Public Hearing at 7:01PM

Commission came out of Public Hearing at 07:03PM

A motion to approve the application for a variance was made by C.Smith and seconded by C.Odden.

Discussion: Mr. Richie Crum from Boretide presented to the commission on the plan for putting a modular on their property. He updated the Commission on their purchase of a building that is owned by Nana Construction as part of a BSRHA Project. It was explained that there would not be sufficient time from when they receive the building to when the ground freezes in order to connect to water and sewer. Their request is to allow for a temporary occupancy until the spring when they are able to complete connections to the building.

The Commission suggested giving a 1 year deadline for them to finish connecting to water and sewer to make a permanent residence.

A Motion was made by C.Smith and Seconded by C.Odden to amend the original motion and to approve the variance with a condition which would allow the property owner 1 year from the variance hearing to get the building connected to water and sewer.

At Roll Call:

Aye: C.Hughes; C.Lust; C. Smith; C. Odden; C.Ford

Nay:

THE MOTION **CARRIED**

ADJOURNMENT

A motion to adjourn was made by C.Lust and seconded by C.Smith which was approved unanimously by the Commission.

APPROVED and **SIGNED** this 4th day of November, 2025.

Chairperson

ATTEST:

BRAD SOSKE
Deputy City Clerk



Planning Commission Generic Permit Report

Permit Issued Date from Projects feed: 09/01/2025 - 10/31/2025

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Remodel Permit	25-000142	307 Carsten Way	W Keith Conger (owner)	09/02/2025	\$ 0	\$ 0
Remodel Permit	25-000129	200 W 5th Ave	Peter Frank 3E Construction, LLC (owner)	09/03/2025	\$ 0	\$ 0
Demolition Permit	25-000151	100 Lanes Way	Inc Nanuaq (owner)	09/04/2025	\$ 0	\$ 0
Demolition Permit	25-000147	100 Lanes Way	Inc Nanuaq (owner)	09/04/2025	\$ 0	\$ 0
Building Permit	25-000096	508 E 6th Street	Llc Centurion (owner)	09/05/2025	\$ 3,249.71	\$ 0
Excavation/Fill Permit	25-000144	1005 E 5th Ave	Maxwell Severance Bore Tide Construction (owner)	09/08/2025	\$ 25.00	\$ 0
Remodel Permit	25-000141	701 E 4th Ave	Island Native Corp King (owner)	09/09/2025	\$ 7,435.75	\$ 0
Excavation/Fill Permit	25-000148	113 E Front St	Properties Llc Front (owner)	09/10/2025	\$ 25.00	\$ 0
Electrical / Mechanical Permit	25-000154	108 Front St	Corrections Finance Lp Municipal (owner)	09/11/2025	\$ 75.00	\$ 0
Building Permit	24-000151	1810 Center Creek Rd	Of Alaska: Dot&pf State (owner)	09/15/2025	\$ 0	\$ 0
Excavation/Fill Permit	25-000136	1003 E 5th Ave	Wayne Patrick Perales Perales Bore Tide Construction (owner)	09/15/2025	\$ 25.00	\$ 0
Excavation/Fill Permit	25-000152	704 E 3rd Ave	John Walters (owner)	09/22/2025	\$ 25.00	\$ 0
Remodel Permit	25-000155	404 E G St	Crystal Lie Morgan Enterprise LLC (owner)	09/23/2025	\$ 0	\$ 0
Excavation/Fill Permit	25-000156	E 6th Ave	Of Solomon Village (owner)	09/24/2025	\$ 25.00	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Excavation/Fill Permit	25-000157	700 E K Apts A & B St	Sound Health Corp Norton (owner)	09/24/2025	\$ 25.00	\$ 0
Excavation/Fill Permit	25-000160	E 6th Ave	Bsrha (owner)	09/24/2025	\$ 275.00	\$ 0
/Development Flood Plain Permit	25-000149	1000 Seppala Dr	Of Nome City (owner)	09/25/2025	\$ 0	\$ 0
Electrical / Mechanical Permit	25-000153	307 Carsten Way	W Keith Conger (owner)	09/25/2025	\$ 75.00	\$ 0
Moving Permit	25-000159	107 E 4th Apts 101-201 Ave	M Chelsea Fagerstrom (owner)	09/25/2025	\$ 100.00	\$ 0
Moving Permit	25-000164	Gold Ave	Daniel Stang (owner)	09/26/2025	\$ 25.00	\$ 0
Moving Permit	25-000166	Gold Ave	Daniel Stang (owner)	09/26/2025	\$ 350.00	\$ 0
Moving Permit	25-000165	Gold Ave	Daniel Stang (owner)	09/26/2025	\$ 25.00	\$ 0
Demolition Permit	25-000167	203 W 5th & 204 Tobuk Aly Ave	H Hatto Eberl (owner)	09/30/2025	\$ 0	\$ 0
Excavation/Fill Permit	25-000161	102 Satellite Dr	Of Nome City (owner)	09/30/2025	\$ 275.00	\$ 0
Electrical / Mechanical Permit	25-000163	300 E King Apts A & B PI	L Kenneth Waltz (owner)	09/30/2025	\$ 75.00	\$ 0
Demolition Permit	25-000162	308 Belmont St		10/01/2025	\$ 0	\$ 0
Building Permit	25-000169	W King PI	Danielle Slingsby (owner)	10/03/2025	\$ 0	\$ 0
Excavation/Fill Permit	25-000172	Mclain Ln	M James Johnston (owner)	10/14/2025	\$ 25.00	\$ 0
Demolition Permit	25-000170	610 Lomen Ave	J George Foot (owner)	10/14/2025	\$ 0	\$ 0

Template Name		Permit Number	Project Address	Property Contacts	Permit Issued Date	Project Fees Charged	Project Valuation	
	Electrical / Mechanical Permit	25-000175	309 E 6th Apts A-c Ave	H Hatto Eberl (owner)	10/22/2025	\$ 0	\$ 0	
	Building Permit	25-000174	200 W 5th Ave	Peter Frank 3E Construction, LLC (owner)	10/22/2025	\$ 0	\$ 0	
	Electrical / Mechanical Permit	25-000173	908 Nome-teller Hwy	Commercial Co Alaska (owner)	10/22/2025	\$ 0	\$ 0	
	Moving Permit	25-000171	700 E Nugget Aly	K Melissa Ford (owner)	10/22/2025	\$ 25.00	\$ 0	
	Remodel Permit	25-000143	208 Spinning Rock Rd	Keith Conger (owner)	10/22/2025	\$ 0	\$ 0	
	Remodel Permit	25-000179	307 E & 305 Tobuk Aly	M Janice Doherty (owner)	10/23/2025	\$ 0	\$ 0	
	Remodel Permit	25-000181	209 E Tobuk Aly Apts A & B	E Douglas Doherty (owner)	10/23/2025	\$ 0	\$ 0	
	Excavation/Fill Permit	25-000178		Of Nome City (owner)	10/28/2025	\$ 25.00	\$ 0	
	Electrical / Mechanical Permit	25-000180	502 N E St	Amy Payenna (owner)	10/29/2025	\$ 0	\$ 0	
	Moving Permit	25-000183		Gold Diggers Llc Northwest (owner)	10/29/2025	\$ 25.00	\$ 0	
	Moving Permit	25-000177			10/31/2025	\$ 25.00	\$ 0	
	Building Permit	25-000184	1005 E 5th Ave	Maxwell Severance Bore Tide Construction (owner)	10/31/2025	\$ 0	\$ 0	
	Average						\$ 298.43	\$ 0.00
Total						41	\$ 12,235.46	\$ 0.00