

**Mayor**  
John K. Handeland  
**City Manager**



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

**Deputy City Clerk**  
Brad Soske

**NOME PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, MARCH 04, 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

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**ROLL CALL Start 7:13pm**

Members Present: C.Hughes; C.Smith; C.Lust; C.Ford:  
Members Absent: C.Piscoya -Unexcused; C.Odden – Unexcused:  
Also Present: Brad Soske, Deputy Clerk; Scot Henderson; via ZOOM Erin Reinders, Land Planner; Britta Hamre, AML Principle Planner; Grace Fluharty, AML Junior Planner:

**APPROVAL OF AGENDA**

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

At Roll Call:  
Aye: C.Hughes; C.Smith; C.Lust; C.Ford:  
Nay:  
Abstain:

**THE MOTION CARRIED**

**APPROVAL OF MINUTES**

A motion was made by C.Lust and seconded by C.Ford to approve agenda with grammatical errors corrected as amended.

At Roll Call:  
Aye: C.Hughes; C.Smith; C.Lust; C.Ford:  
Nay:  
Abstain:

**THE MOTION CARRIED**

A. 25-02-04 Nome Planning Commission Meeting Minutes

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**HISTORIC PRESERVATION COMMISSION ACTIVITIES**

Nothing at this time.

**COMMUNICATIONS**

**CITIZENS' COMMENTS**

No comments from citizens.

**NEW BUSINESS**

A. AML Safety Action Plan

Grace and Britta had presented their slides for their safety action plan. Would open funds to improve our community. Create an action plan with planning commission. This started with a conversation with CC/ACM as well as Mayor Handeland. Road maintenance and lighting is a priority. Wanting to know what Nome is looking for and what issues we are seeing in our community.

C.Smith – Dust is a road safety issue. Paving roads would help. Heavy hauling creating road and dust issues. Pedestrian traffic also affected by the heavy hauling with dust issues.

C.Hughes – Hospital traffic, pedestrian & heavy hauling affect safety and dust issue. Hanson's property as well as lack of parking was addressed. Blowing snow when it's hard to see, reflectors would help if wrapped around various poles in town.

C.Lust – Would like to hear what other communities are coming up with in regards to their planning. Sharing with each other would be a good thing.

Grace and Britta – Monthly peer exchange will be set-up. Different topics each month and this would be a good time to share ideas. Public engagement as a source will be essential. An official public commitment would have to be made to be considered, with goals.

B. Nome Comprehensive Safety Action Planning

This was part of presentation.

A motion was made by C.Smith and seconded by C.Ford to request to consider a resolution that Planning Commission move to the council to pass the AML Safety Action Plan to the common council.

At Roll Call:

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

Nay:

Abstain:

**THE MOTION CARRIED**

C. City Planner Memo

CP – Public hearing set for April 1<sup>st</sup> for downtown zoning. Would like to see NPC commission attend work session with CC on March 24<sup>th</sup>. Go through land uses to adjust before the work session. CC had a few concerns with the conditional use process. Downtown core mixed use district attended to promote redevelopment as well as encourage active commercial use and building development. Encouraging redevelopment. Be ready to engage with CC.

Scot Henderson – Gets nervous when we talk about changes. Tax base is not keeping up with operating costs. Feels we can't be picky about what we develop or don't develop. Might be getting ahead of ourselves with putting limits on growth. No one really has a sense on what the future growth is going to look like or demand. Great idea for a joint session. We have no development at this time. Thought the conditional use issue was to fix setback issues and incorporate residential. Feels there are some really good pieces in this ordinance.

C.Lust – Feels NPC is really close on this and needs to do more reading and feels work session will shed some light.

SH- Conditional use is much more restrictive. Feels that property values will decrease with the way the ordinance is written at this time. Would be happy if the same commercial uses were allowed as in other commercial areas in the city. Mentioned that most port cities house a lot of warehousing.

CP – Of the 53 land uses that are identified, 36 are unchanged, 10 are more restrictive and 7 are less restrictive. Benefit would be going through the list, defining what is junk. Modular homes are different than the trailer park issue. Modular and stick frame home are the same.

C.Ford - Stated once you take the wheels off a mobile home it is no longer a mobile home. Work session will help clarify the concerns and changes that CC might be looking for. Stated she hates the conditional use for her business. Would like to just tell her customers either yes or no on if something is allowed or not. Stated that we had a public meeting and this plan is what came out of that meeting.

C.Lust – Hopes that after work session would we still be able to meet deadlines.

CP – This hasn't gone through formal process. Suggest we honor April 1<sup>st</sup> public hearing day. Looking at May or June if all goes smoothly. Proposes she will make changes after work session to include revisions. Then it can go through the common council.

- D. Ordinance O-25-03-01 Ordinance Amending The Zoning Map and Amending Title 18

#### UNFINISHED BUSINESS

- A. Letter to Kanosak LLC

C.Smith – Wanted to know if there was any response from land owner? Any reports regarding if there were any police reports regarding kids playing on property or any other types of complaints. Stated that when he was BI, he wrote tickets himself. No one is doing enforcements at this time. Need a code enforcement officer or someone who would be willing to do these enforcements.

C.Ford – Wants this to be left on agenda until resolved. Why are we allowing this pile to grow?

SH – Wanted to know what happens when someone does work without a permit? Seems like a lot of people are just refusing to obtain permits.

- B. 25-02-04 City Planner Memo

Repeated item from previous meeting, nothing to approve. Added by mistake.

- C. 25-02-04 - Downtown Zoning Ordinance

Repeated item from previous meeting, nothing to approve. Added by mistake.

#### STAFF REPORTS

No Staff Reports.

#### COMMISSIONERS' COMMENTS

C.Lust – Wanted to thank City Planner and Mr. Henderson for being at meeting. Lots of good comments and discussion. Presentation was interesting, hoping that there might be grant money out there. Looking forward to the sharing of other communities' ideas and plan of action.

C.Smith – Mentioned the budget deficit, stated that a third of Nome properties are vacant and these properties would make up some of the deficit if taxed properly. Vacant property legislation on the books that is not being utilized. Would like to see a land bank created working with builders and investors. As for code enforcement, city is lacking the skills and willingness of present staff to carry this out.

C.Ford – Excited about Safety Planning, money for upgrades around town. Appreciated Mr. Henderson coming down and giving input on the land uses. Would like to keep Kanosak issue on agenda until this gets resolved. Wanted an update on junk pile.

C.Hughes - Thanked Mr. Henderson for comments regarding land use. Appreciated snow removal crew, especially around ice rink. Also mentioned that they are trying to get more kids involved in using rink. They have around 90 kids and 10-15 adults, per month taking part in the public skating at the rink. Not including the hockey portion.

SCHEDULE OF NEXT MEETING

A. Next Scheduled Meeting - 25-04-01

ADJOURNMENT 9:12pm

A motion was made by C.Smith and seconded by C.Lust to adjourn the meeting.

At the Roll Call:

Aye: No roll call, voice vote allowed on adjournment.

Nay:

Abstain:

The motion **CARRIED**

**APPROVED and SIGNED** this 1<sup>st</sup> day of April, 2025.

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**KENNETH HUGHES III**  
**Chairman**

**ATTEST:**

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**BRAD SOSKE**  
**Deputy Clerk**