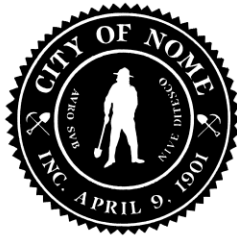


Mayor
John K. Handeland
City Manager
Dan Grimmer (Acting)
Deputy City Clerk
Brad Soske



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 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

ROLL CALL Start 7:04pm

Members Present: C.Hughes; C.Piscoya; C.Lust; C.Ford:
Members Absent: C.West -Unexcused; C.Odden – Unexcused; C. Smith - Excused
Also Present: Dan Grimmer, City Clerk/Acting City Manager; Brad Soske, Deputy Clerk; Erin Reinders, Land Planner; Anna Lionas, Nome Nugget Newspaper.

APPROVAL OF AGENDA

A motion was made by C.Ford and seconded by C.Piscoya to add Burnham property in Martinsville to agenda under old business.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

A motion was made by C.Ford and seconded by C.Piscoya to approve the agenda as presented.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

A motion was made by C.Ford and seconded by C.Lust to strike first sentence under new business regarding being sued for selling a certain property.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

A. 24-12-03 Nome Planning Commission Meeting Minutes,

A motion was made by C.Hughes and seconded by C.Lust to approve the Regular Meeting Minutes as presented with grammatical errors corrected.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

C.Hughes questioned in grant application was put in for Swanberg Dredge which was due February 7th? Next opportunity for grant will be next year.

ACM mentioned that he was not aware of application being put in.

COMMUNICATIONS

C.Ford mentioned to ACM regarding Burnham property being put on agenda and left on agenda for upcoming updates.

ACM stated his role is city clerk and he had no head's up on this issue by outgoing ICM. He wishes he had more experience to look into these issues. Asked commission to try to be patient on some items.

CITIZENS' COMMENTS

No Citizens' Comments at this time.

UNFINISHED BUSINESS

- A. A memo from the Nome City Planner to the Planning Commission re: Downtown Zoning Ordinance and Map Amendment,

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City planner mentioned that there is no public hearing for O-25-03-01. Common Council had work session January 13th, felt too restrictive and were focused on the different land uses. Memo has the latest and greatest regarding uses. 36 remaining the same, 10 having more restrictions and 7 less restrictive. Stated that the commission was focused on reducing barriers.

C.Lust had some concerns regarding the usage on mobile homes/parks as some homes coming into Nome are prefabricated and may be classified as mobile homes. Lots of what if's. No vision of what downtown is supposed to look like. What is intent of downtown district? Wanted to know if there was any discussion on warehousing/storage in the downtown core area or leave it the way it is?

C.Ford mentioned that the homes that King Island are using are modular homes, not mobile homes. Village of Solomon are looking into tiny homes, which are considered mobile homes. Also stated that if mobile homes are not allowed than crew camps shouldn't be allowed either.

ACM stated this is last chance to make modifications. Council POV is to not allow everything, conditional use applications need to be put in. Feel like too many conditional uses. Try to make areas easier to develop.

C.Hughes mentioned that crew camps, mobile homes, single family dwellings in the downtown core district is not type of place where we would want this type of structures. Someone would have to present a very good plan for commission to allow these types of structures. Stated he is open to leaving zone uses as they are in the greater downtown district, not the core. Also stated that the council has the right to modify list in any way.

A motion was made by C.Lust and seconded by C.Ford to change mobile homes/mobile home parks, in the downtown core area from not allowed to conditional use.

At Roll Call:

Aye: C.Lust; C.Ford:

Nay: C.Hughes; C.Piscoya;

Abstain:

THE MOTION FAILED TO PASS

A motion was made by C.Ford and seconded by C.Piscoya to change single family homes, in the downtown core area from conditional use to not allowed.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Ford:

Nay: C.Lust;

Abstain:

THE MOTION FAILED TO PASS

A motion was made by C.Ford and seconded by C.Piscoya to move crew camps, in the downtown core area from conditional use to not allowed.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Ford:

Nay: C.Lust;

Abstain:

THE MOTION FAILED TO PASS

B. Burnham property in Martinsville and eyesore it is creating. Added per motion.

NEW BUSINESS

STAFF REPORTS

ACM stated Cliff was out for medical, putting a little damper on the abatement process.

COMMISSIONERS' COMMENTS

C.Lust – Thanks to Erin for attending. Sorry we missed opportunity of Swanburg Dredge. Thanked city clerk and deputy city clerk for being here. Would like to see grant applications not be missed. Would like to continue to see Burnham property on agenda until resolved.

C.Ford – Thanks to all. Keep Burnham on burner, would like answers. Has an effect on properties all around. Would like to see internet issues be resolved, not sure how the city is functioning.

C.Piscoya – Everyone is doing as best as they can with internet issues. Keep up with the abatement list. EDA was given a big chunk of funding, city needs to respond to EDA to receive their chunk of funding. Concerned about commissioners not showing up for these meetings. EDA = Economic Development Administration. State Dept. Federal disaster funds from Merbock. Also asked about the process of commissioners who are not showing up for meetings.

C.Hughes – Thanks to all for attending. Appreciates all the effort from all involved. A little concerned about comments made from acting CM regarding the Burnham property. Doesn't think a single person should be singled out, all residents need to be treated the same. Special thanks to acting CM for jumping into tasks and doing what he can in the absence of CM. Regarding C.Piscoya question, mentioned that ordinance states that 2 unexcused absences can result in removing commissioner. Would also entertain a motion regarding the absent members missing from tonight's meeting.

A motion was made by C.Piscoya and seconded by C.Ford to mark C.West and C.Odden as unexcused from tonight's meeting due to lack of communication.

At Roll Call:

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

Nay:

Abstain:

THE MOTION **CARRIED**

City Planner wanted to clarify that items were staying the same after the three motions, and C.Hughes confirmed this.

SCHEDULE OF NEXT MEETING

Tuesday, March 4, 2025 is the next scheduled meeting in the Council Chambers at the City Hall.

ADJOURNMENT 8:11pm

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

At the Roll Call:

Aye: C.Hughes, C.Piscoya, C.Lust, C.Ford

Nay:

Abstain:

The motion **CARRIED**

APPROVED and **SIGNED** this ____ day of March, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

BRAD SOSKE
Deputy Clerk