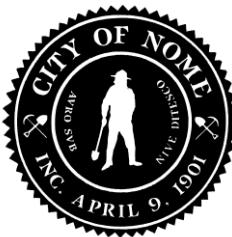


**Mayor**  
John K. Handeland

**City Manager**  
Glen Steckman

**Deputy City Clerk**  
Jeremy Jacobson



**Nome Planning Commission**  
Kenneth Hughes III, Chair  
Mathew Michels  
Sara Lizak  
John Odden  
Gregory Smith  
Carol Piscoya  
Colleen Deighton

**NOME PLANNING COMMISSION  
REGULAR MEETING MINUTES**

TUESDAY, MAY 10, 2022 at 7:15 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**

Members Present: Colleen Deighton; Melissa Ford; John Odden; Greg Smith

Members Absent: Ken Hughes; Mathew Michels; Carol Piscoya

Also Present: Glenn Steckman, City Manager; Clifton McHenry, Building Inspector; Bryant Hammond, City Clerk; Scot Henderson, Council Member; Jerald Brown, Council Member

In the audience: Peter Loewi, Nome Nugget; James Ventress

**APPROVAL OF AGENDA**

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

At the roll call:

Aye: Ford; Odden; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED**.

**APPROVAL OF MINUTES**

**HISTORIC PRESERVATION COMMISSION ACTIVITIES**

**COMMUNICATIONS**

- A. FW: Maria Lewis (DNR) to CLG's: Free Webinar for All - Preservation Justice: Making Your Local Government Preservation Program More Equitable - May 20, 2022 1 PM .
- B. Jacobie Schwenke (DNR) to CLG's: Invitation to 2022 Education Series Session 2: CLG Basics: Practicalities and Possibilities - June 30, 2022, 1-3 PM.

**CITIZENS' COMMENTS**

**NEW BUSINESS**

**A. Variance Application for Lot 11B Block 21A - Lomen Ave. (21A 11B), PUBLIC HEARING.**

For the purpose of holding a public hearing the Commission recessed at 7:22 PM.

**Public Hearing:**

- James Ventress, Associate Pastor for the Covenant Church, discussed the bike shop project he submitted the variance for, explaining he intended to build a 400 square foot structure for a bike shop. He opined there wouldn't be any issues.
- Acting Chairman Smith asked about setbacks.
- Mr. Ventress explained the construction design, noting the plan is within setbacks.
- Commissioner Ford asked about the containers currently on the lot.
- Mr. Ventress explained those containers would be used in the construction, using the tan container as storage.

The Commission reconvened at 7:26 PM.

A motion was made by C. Ford and seconded by C. Deighton to approve the variance for lot size, having met the defined criteria for the variance.

**Discussion:**

- Acting Chairman Smith noted the purpose of a variance was to relax regulations and asked what regulations were being relaxed.
- Clerk Hammond read NCO 18.60.040 and NCO 18.140.010.
- Acting Chairman Smith discussed the need to encourage building and asked for a code revision.
- Manager Steckman asked the Commission to keep to the question at hand.
- Acting Chairman Smith led the commission through the variance criteria, with the Commission answering yes in each instance.

At the roll call:

Aye: Ford; Odden; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED**.

**B. Cultural Street Signage Discussion.**

- Manager Steckman briefed the Commission on the discussion that occurred with the Common Council concerning bilingual street signage.
- Council Member Tapqaq described her initial work on the project and other programs working towards revitalizing Native languages. She noted her efforts at teaching Inupiaq as well as other educators in town.
- Public Works Director Cushman asked the Commission to look at removing two stop signs that don't seem to serve a legitimate purpose. He discussed one that kept getting pushed through the intersection to the point where drivers stopped were already through the intersection. The other was at an intersection where no traffic was entering the intersection.

**UNFINISHED BUSINESS****STAFF REPORTS**

**A. City Manager's Report.**

- Steckman presented his verbal report, noting upcoming topics for the next meeting and a set of ordinances aimed at incentivizing the construction of housing in Nome, that would be up for a work session the following Tuesday at 5:30 PM. He discussed recent funds granted by NSEDC that have been allocated to major pool repairs to prolong the life of the pool. He noted his intent to review the abatement list in person over the next few weeks as the snow melts and invited Commissioners to accompany.

**B. Building Inspector's Report.**

- Cliff thanked the Commission for approving the variance and discussed a recent training given by FEMA on floodplain management for City staff. He discussed current obstacles and thanked staff working towards working the bugs out. He discussed the ongoing work at the Mini and his intent to dig down into the fire code to ensure safety of residents. He suggested looking at the vacant structure fees to incentivize the construction of new homes. He noted the ongoing efforts to address the properties of the late George Foot, saying the "Tyvek Manner" should probably just be abated.
- Commissioner Ford asked what was going on with the Mini.
- Manager Steckman discussed the ongoing remodel, describing some improvements to design and layout. He discussed a refresh to Old St. Joe's when the Mini remodel was completed.
- Building Inspector McHenry expressed his appreciation for the workers from Seaside helping with the project. He noted the addition of drywall made it lighter and brighter upon entry. He briefly discussed the current approved permits.
- Manager Steckman discussed a potential funding stream through Senator Murkowski as well as under the displaced communities. He noted the City also asked for funds for the teacher and police housing project.
- Acting Chair Smith discussed the 14 unit housing first project north of east 6th.
- Peter Loewi noted the pilings were scheduled to be driven this year.

**C. Active Building & Remodel Permits Summary.****COMMISSIONERS' COMMENTS**

1. Commissionr Odden - no comments.
2. Commissioner Smith thanked everyone for a good meeting, he requested being a part of ordinance change regarding variances for lot size.
3. Commissioner Deighton said she was excited about bilingual signs calling it a step in right direction.
4. Commissioner Ford discussed the vacant property registration, saying it was an existing tool that the City was not using as well as it could. She commended the carrots used in process and said the City of needs better sticks. She said the abatement program was good, but addressed too few properties each hear. Commissioner Ford commended the work done on the Foot properties and encouraged the Commissioners to attend the training mentioned in the packet.

Council Member Henderson discussed the housing incentive program he was working on with the City Manager and encouraged those present to attend the meeting next Tuesday. He discussed his early

years in Nome where there was a healthy house building market contending those conditions were no longer present.

**SCHEDULE OF NEXT MEETING**

June 7th is tentatively scheduled as the next Planning Commission Meeting.

**ADJOURNMENT**

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

Hearing no objections, the Commission adjourned at 8:05 PM.

**APPROVED and SIGNED** this 7<sup>th</sup> day of March, 2023.

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**KENNETH HUGHES III**  
**Chair**

**ATTEST:**

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**JEREMY JACOBSON**  
**Deputy City Clerk**