

Mayor
John K. Handeland

City Manager
Glen Steckman

Deputy City Clerk
vacant



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, MARCH 02, 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

ROLL CALL

Members Present: Colleen Deighton; Kenneth Hughes III; Mathew Michels; Sara Lizak; Carol Piscoya; Gregory Smith.

Members Absent: John Odden (excused)

Also Present: Bryant Hammond, City Clerk; Eileen Bechtol, City Planner; David Barron, Building Inspector; Gary Gillette, Contract Historic Preservation Planner

In the audience: James Mason, Nome Nugget; Clark Pearson (telephonic)

APPROVAL OF AGENDA

A motion was made by C. Smith and seconded by C. Lizak 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. June 2, 2020 Nome Planning Commission Regular Meeting Minutes.
- B. July 7, 2020 Nome Planning Commission Regular Meeting Minutes.
- C. September 22, 2020 Nome Planning Commission Regular Meeting Minutes.
- D. October 13, 2020 Nome Planning Commission Rescheduled Regular Meeting Minutes.

- E. November 10, 2020 Nome Planning Commission Rescheduled Regular Meeting Minutes.

A motion was made by C. Smith and seconded by C. Michels to approve all sets of minutes.

Discussion:

- The Commission noted typos in the June 2, 2020 and July 7, 2020 minutes.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. Memo of February 25, 2021 from City Planner Bechtol to Nome Planning Commission re: Historic Preservation Plan Update.
- Chairman Hughes introduced Gary Gillette, who is contracted for Phase II of the Nome Historic Preservation Plan.
 - Mr. Gillette briefly summarized the plan phases and discussed his work developing goals and objectives, as well as working the outcomes of Phase I into a working document. He introduced different section topics such as the overview, trends, purpose, and specific sectors, such as tourism, that benefit from historic preservation. Mr. Gillette touched on previous efforts by the City of Nome at historic preservation and discussed the benefits of having such a plan. He discussed the national historic register and the benefits of property owners registering historic properties. Mr. Gillette noted the deadline for a first draft was the end of March, with a month-long comment period afterward. He expressed confidence in meeting the deadlines ahead.
 - Chairman Hughes discussed the challenges of follow-through, suggesting that historic preservation should be linked to economic development and tourism to ensure greater buy-in within the community. He thanked Mr. Gillette for his presentation.
 - Commissioner Lizak thanked Mr. Gillette for his work on the plan.

COMMUNICATIONS

- A. Email of February 10, 2021 from State Historian Ringsmuth to Chairman Hughes re: Historic Preservation Fund Grants.
- Chairman Hughes suggested that perhaps when the Historic Preservation Plan was complete, this might be something worth pursuing.

CITIZENS' COMMENTS

None given

NEW BUSINESS

A. Public Hearing for Variance 21-01V - Block 51B Lot 10A.

For the purpose of holding a public hearing, the Nome Planning Commission recessed at 7:38 PM.

Public Hearing:

- Chairman Hughes and Commissioner Piscoya asked for clarification on where the electrical service would come in to the structure.
- Commissioner Michels noted the power poles were across the street on the Ponderosa side.

The Nome Planning Commission came back into session at 7:42 PM.

- Chairman Hughes went through the variance requirements, finding each to be true, as required.

A motion was made by C. Smith and seconded by C. Lizak to approve the variance as requested.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

B. O-21-03-01 An Ordinance Amending the Nome Code of Ordinances Chapter 2.10 Acquisition and Disposal of Real Property.

A motion was made by C. Smith and seconded by C. Lizak to accept the ordinance as currently written.

Discussion:

- Chairman Hughes introduced and explained the ordinance.
- The Commission expressed appreciation the ordinance was finally going to the City Council.

At the roll call:

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

Nay:
Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

- A. Memo of February 21, 2021 from City Planner Bechtol to Nome Planning Commission re: Comprehensive Plan Survey.
- Commissioner Deighton suggested renaming the survey before putting it out to the public. After discussion the Commission decided the year should be omitted.
 - Planner Bechtol asked for the Planning Commissions final approval before putting the plan out to the public.
 - Commissioner Piscoya asked how the survey would be disseminated.
 - Planner Bechtol said it would be emailed, hard copies would be printed and shared with partners. She noted online would be easiest to tabulate.
 - Commissioner Lizak noted a lot of typos. The commission discussed the wording of several questions in great detail. Manager Steckman noted that he would work with Planner Bechtol on cleaning up the language for greater clarity.

A motion was made by C. Smith and seconded by C. Piscoya to approve the comprehensive plan survey and publish it to the public.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

- B. NCO 18.110.010 Matrix of Permitted and Conditional Uses.

STAFF REPORTS

- Building Inspector Barron discussed the building worksheet, upcoming permits, and a current nuisance property. He updated the Commission on the recent foreclosure sale, subsequent cleaning up of one property and upcoming development of another.
- Planner Bechtol discussed the status of the Historic Planning and King Island signage grants. She proposed an open house at Old St. Joe's for the public participation aspects of the grants. She noted the plan would be fleshed out in a memo at the next meeting. Planner Bechtol expected the results of the comp plan survey in May.

COMMISSIONERS' COMMENTS

1. Commissioner Deighton asked that her name replace ex-commissioner Sue Steinacher's.
2. Commissioner Hughes thanked the commission for their pernicious persistence. He opined the survey was a key aspect of eliciting citizens' wishes and hoped the commission could maintain a consistent positive message. He welcomed Colleen and expressed excitement about the historic plan, especially its use in the promotion of tourism in the future, especially concerning telling the stories from the different cultural aspects of Nome.
3. Commissioner Michels congratulated everyone for getting through the 26 page survey again and looked forward to it going to the public. He agreed that Nome was older than 120 years and would like to see the historic plan to incorporate those aspects. Kudos to Dave for sticking around until 9:30 at night with the Commission. He was glad to see the improvements to Zoom and telephonic meeting technology.
4. Commissioner Lizak expressed agreement with Commissioner Michels' statements and expressed appreciation for the new furniture; she thanked city staff for the investment. She expressed hope the City filled its vacant positions soon and thanked them for sticking with it.
5. Commissioner Piscoya agreed with Commissioners Michels and Lizak and was looking forward to reviewing the plan. She requested another abatement tour of the buildings needing issues addressed when the weather got warmer. She expressed concern over the canceling the King Island project. She noted it would be a blemish on the city's record with the granting agency. She noted excitement for getting the plan up and off the ground.
6. Smith appreciated everyone sticking through the process of going through the survey. He also expressed concern at giving the grant back. He commended city staff for sticking with it.

SCHEDULE OF NEXT MEETING

- A. The Next Planning Commission Meeting is Scheduled for Tuesday April 6, 2021.

ADJOURNMENT

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

Hearing no objections, the Nome Planning Commission adjourned at 9:30 PM.

APPROVED and **SIGNED** this 6th day of April, 2021.

KENNETH HUGHES III
Chairman

ATTEST:

BRYANT HAMMOND
City Clerk