

Mayor
John K. Handeland
City Manager
Glenn Steckman
Deputy City Clerk
Jeremy Jacobson



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Colleen Deighton
Melissa Ford
VACANT

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 02, 2022 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; Ken Hughes; Melissa Ford; Carol Piscoya; Greg Smith;
Members Absent: John Odden (excused);
Also Present: Glenn Steckman, City Manager; Jeremy Jacobson, Deputy City Clerk;
John Bles, City Engineer; Clifton McHenry, Building Inspector;
In the audience: Peter Loewi, Nome Nugget; Jim Adams

APPROVAL OF AGENDA

A motion was made by C. Smith and seconded by C. Ford to approved the agenda.

At the roll call:

Aye: Hughes; Ford; Piscoya; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. April 19, 20222 Nome Planning Commission Regular Meeting Minutes

A motion was made by C. Deighton and seconded by C. Smith to approve the April 19, 2022 minutes.

At the roll call:

Aye: Ford; Piscoya; Smith; Deighton; Hughes

Nay:

Abstain:

The motion **CARRIED**.

B. May 23, 2022 Nome Planning Commission Regular Meeting Minutes

A motion was made by C. Deighton and seconded by C. Smith to approve the May 23, 2022 minutes.

At the roll call:

Aye: Ford; Piscoya; Smith; Deighton; Hughes

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

(3:33)

- City Manager Steckman notified the Planning Commission (PC) that the Historic Preservation Plan was still under revision.

COMMUNICATIONS

A. Pioneer Ditch - Proposed meeting SHPO, City of Nome, Paul Sayer

(3:59)

- City Manager Steckman noted a meeting between the City and the State Historic Preservation Office (SHPO) had already occurred. Proper signage describing the mining activity and history of the land ownership was advised by City Manager Steckman, additionally, any discovery or findings during the mining would be communicated to the City.

CITIZENS' COMMENTS

(7:17)

- Citizen Jim Adams at 312 Lester Bench Rd., Nome, AK, 99762 described an adjacent neighboring property where described junk vehicles and property has accrued.
- The City Building Inspector has visited the lot and made contact with the owners of the personal property, they are currently addressing the lot.

NEW BUSINESS

A. USACE - Regional General Permit

(12:32)

- Swade Hammond, *Program Manager - United States Army Core of Engineers (USACE)*, described their assessment of the last 15-years of permits applied to USACE, from Nome. He described the Nome Regional General Permit (Nome RGP) as similar to the Statewide Regional General Permit (Statewide RGP), however with limitations the Statewide RGP would not have. Nome RGP limitations in coverage
- Ryan Winn, *Project Manager - United States Army Core of Engineers (USACE)* noted program efficiency as USACE's goal. He stated the Nome RGP was being under utilized and Nome would be better suited incorporated into the statewide permitting program. He noted projects not covered under the Nome RGP are not currently covered under the Statewide RGP as Nome has it's own RGP. If Nome was incorporated under the Statewide RGP, coverage would be provided, as well as additional development opportunities.
- Swade Hammond reaffirmed for the PC projects outside City-limits not covered by the Nome RGP default to the Statewide RGP, however Nome not yet incorporated in the statewide

program would pose issues. USACE intentions would be to allow the Nome RGP to expire and add Nome into the Statewide RGP instead.

- John Blees, City Engineer joined the meeting telephonically (23:48). Mr. Blees described the previous RGP gave authority to the local-level, City Engineer, to issue an opinion of compliance. This would no longer be an option moving forward.
- Swade Hammond acknowledged an issue of compliance would be reviewed by USACE after issuance, as well as review by USACE if requirements were not met. Permits not meeting Nome RGP would be elevated to possibly either Nationwide GP or Individual permitting however only 4 instances in the last 15-years has that occurred. He opined no delay in reviewal time with the recent change in review process.
- Ryan Winn emphasized the Statewide RGP would provide more development options. He acknowledged USACE's delegated authority to local government, City Engineers. He stated USACE did not have the authority to delegate verification of the Nome RGP at the local-government level. Moving forward this procedure would no longer be allowable. There would be a delay in coverage, whether the Nome RGP was modified moving forward or an incorporation into the Statewide RGP.
- Commissioner Hughes inquired if any action is needed from the Planning Commission.
- Swade Hammond stated no action was required. Either direction chose, a gap in coverage during the reviewal period (3-5 months) would still be required. The likelihood of a project not covered under the Nationwide Permit or Individual however is not likely.
- Ryan Winn, reiterated a gap in coverage would be minimal and likely covered under the Nationwide Permit or Individual. Stating the Statewide Permit would provide more future development opportunities.
- City Manager Steckman requesting the Planning Commission provide a formal approval be forwarded to the Nome City Council.
- Ryan Winn stated the Statewide coverage would be providing many more development opportunities opposed to the Nome RGP and should be the message to the local Council.

B. Abatement Discussion

A motion was made by C. Ford and seconded by C. Piscoya to accept the property list presented by Building Inspector Cliff McHenry for abatement.

Discussion:

- City Manager Steckman noted the list presented before the PC is not complete. Some properties could fall under *dilapidated property* needing improvements before removal from the list all the way to recommended demolition. City Manager Steckman noted the list presented before the PC has his blessing, as well as the City Building Inspector's, and a signature forthcoming from the Fire Chief, with exception to a property under his own name.
- Building Inspector Cliff McHenry gave commendation to the PC for taking the topic seriously and looking into solutions towards property with the City. He gave a brief synopsis of each property condition on the list and what was requested.

- Commissioner Ford noted some of the properties have previously been apart of this list.
- Building Inspector Cliff McHenry further described code violations for properties on the list.
- Commissioner Smith noted 610 Lomen Ave., property owned by George Foot may have been made up of construction material posing challenges with a simple demolish.
- City Manager Steckman noted significant City time and resources seeking a solution with the 3-story property at 610 Lomen Avenue. He further provided a description of the abatement procedure for the Planning Commission. Emphasis was given towards finding a long-term solution towards mitigating hazardous property.
- Building Inspector McHenry suggested finding alternative solutions to addressing abatement with the property owners.
- Chairman Hughes gave his support towards moving forward on this project.
- Commissioner Piscoya opined her support as well.
- City Manager Steckman requested a motion from the Planning Commission to the City Council, recommending approval of the abatement list presented tonight.

Aye: Piscoya; Smith; Deighton; Hughes; Ford

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

STAFF REPORTS

A. City Manager Report

- City Manager Steckman described City efforts towards addressing dilapidated properties around the City that may pose hazardous conditions, thus creation of the recent abatement list. The local "Nome Quickstop" convenience store had recently experienced an electrical fire which the City took quick action extinguishing before significant damage occurred.
- Commissioner Piscoya inquired into the newly installed fence at the local playground.
- City Manager Steckman addressed the ongoing issue with local vandalism plaguing fencing at the local parks.

B. Building Inspectors Report

(1hr 26m)

- Building Inspector McHenry embraced the City new permitting software, MyGov. He outlined the properties on the recent abatement list being addressed. Recap of the recent 3D housing project meetings, and recent utilization of the Community Progress organization as well.

C. Building & Remodel Permit Summaries

- Commissioner Hughes inquired into the miscellaneous permits summary which was missing.

- Deputy Clerk Jacobson noted the permit transfer from the MyGov permitting software was still going through a information transfer.

COMMISSIONERS' COMMENTS**(1:41:20)**

- Commissioner Smith praised the meeting flow and efficiency. Support for the Building Inspector and his work was given.
- Commissioner Deighton stated, due to circumstances beyond her control, she would be resigning her position with the Nome Planning Commission (NPC). She noted she would be selling her home and moving, thanking the NPC for the experience gained.
- City Manager Steckman gave C. Deighton praise for her work with the City.
- Commissioner Hughes acknowledged Building Inspector McHenry's work with the abatement, supporting his and the City's efforts to address property and development in Nome.
- Commissioner Ford
- City Manager Steckman acknowledged the recent Alaska Waste Management and advised complaints be forward the State regulatory commission as that is the appropriate body for those complaints.
- Commissioner Ford continued her inquiry to the trash-can size, as well as additional utility projects on the horizon.
- Commissioner Piscoya requested if the City could advertise a phone number for residents to call into regarding the Alaska Waste Management complaints. She thanked the U.S. Army Core of Engineers (USACE) for their attendance and guidance in the night's meeting.

SCHEDULE OF NEXT MEETING

The next regular meeting of the Nome Planning Commission is scheduled for September 6th.

ADJOURNMENT

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

Hearing no objections the Planning Commission adjourned at 9:07 PM.

APPROVED and **SIGNED** this 6th day of Spetember, 2022.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Deputy City Clerk