

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, FEBRUARY 01, 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

WORK SESSION

Setbacks on Front St. and Bering St.

ROLL CALL

Members Present: Colleen Deighton; Ken Hughes; Mathew Michels; Sara Lizak (virtual);
Carol Piscoya; John Odden (virtual); Greg Smith

Members Absent:

Also Present: Glenn Steckman, City Manager; Bryant Hammond, City Clerk;
Clifton McHenry, Building Inspector; Jeremy Jacobson, Deputy City Clerk

In the Audience: Peter Loewi, Nome Nugget; Scot Henderson; Mark Johnson; Dave Csiki;
Bryant Hammond

APPROVAL OF AGENDA

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

Discussion:

- Commissioner Smith inquired into an addition to the agenda, *International Property Maintenance Code*, under unfinished business.
- Chairman Hughes observed without public, an addition to the agenda would not be possible.

At the roll call:

Aye: Hughes; Michels; Lizak; Piscoya; Deighton

Nay: Smith

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. December 7, 2021 Nome Planning Commission Minutes

A motion was made by C. Deighton and seconded by C. Michels to approve the December 7, 2021 minutes.

Discussion:

- Chairman Hughes noted in Commissioner Michels comments, the use of "appeasing" rather than "appealing" to which Commissioner Michels agreed.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

A. FW: HPF Grant #21004 Cancelled (Nome King Island Signs)

(5:12)

City Manager Steckman gave notification of the State of Alaska's mistake in authorizing the Nome King Island Signs project. The signage was ineligible for grant funding under the Historic Preservation Fund, noting miscommunication between State and Federal entities. He concluded by indicating there was support in finding grant assistance elsewhere.

COMMUNICATIONS

A. FW: USACE Virtual Public Meeting - Nome Port Expansion project

(7:24)

Chairman Hughes gave notification of the *USACE Virtual public meeting*. There were no other comments.

B. FW: Maria A Lewis (DNR) - 41st Annual Nashville Conference on African American History (virtual)

(7:52)

Chairman Hughes gave notification of the *41st Annual Nashville Conference on African American History and Culture*. There were no other comments.

CITIZENS' COMMENTS

No citizens' comments.

NEW BUSINESS

No new business.

UNFINISHED BUSINESS

No unfinished business.

STAFF REPORTS**A. City Manager's Report - Jan. 28th, 2022**

(8:38)

- City Manager Steckman reported Nome's Hazard Mitigation Plan (HMP) update, required every 5 years, had come up as of February 1. Federal Emergency Management Agency (FEMA) grant assistance would be achieved with help from the State of Alaska (SOA) and FEMA. SOA would pay 25%, FEMA would pay 75% of an estimated 400 man hours towards assisting the Nome Planning Commission in developing the HMP. City Manager Steckman noted the HMP's design to provide recurring efforts by the Nome Planning Commission addressing hazard mitigation and redevelopment of the plan. He indicated a contract would go out in the fall with priority of completing the HMP update thereafter.
- City Manager Steckman discussed the City Council's upcoming work session regarding alcohol sales and it's impact within the community. He stated Nome Community Center has submitted their grant application for their Safety First Housing Project after receiving \$200,000 in City assistance, with possible completion of construction by 2023. Property taxes would be assessed from the housing project. City Manager Steckman concluded by discussing the need for housing within Nome and the nearby regions.
- Commissioner Smith opined two points in creating construction, incentive and infrastructure. Suggesting without expansion of the local water & sewer system, there would be no new home building.
- City Manager Steckman stated costs of extending water and sewer lines in the region as immense. Commenting grants as an option however, often receiving many applicants at a time as well as time consuming. 3D printing of houses was being looked at as an option after interest from U.S. Housing and Urban Development. Teacher housing construction is still in pursuit of funds, which City Manager Steckman noted is desired. He noted the City Planner vacancy, possibility of an economic director, or merging of the two positions.
- Commissioner Michels considered the likelihood receiving grant approval for projects apart of the HMP when referencing the HMP, noting undeveloped, City owned lots on the East end of town.
- City Manager Steckman described extending water & sewer to the undeveloped East end lots as cost prohibitive without grant funding.
- Commissioner Smith inquired into who on Nome Joint Utilities Service staff is responsible for pursuing grants. He queried if there wasn't an individual responsible for pursuing grants such as the expansion of the water & sewer system, should one be hired.
- City Manager commented he had not spoke with Nome Joint Utility Manager/Mayor John Handeland on if they had a grants writer.
- Chairman Hughes described current unimproved land as cost-prohibitive to build, opining possible incentives for developers. He inquired into Front Street events.
- Further discussion of Front St. public intoxication ensued.

B. Building Inspector's Report

(40:06)

- Building Inspector Henry detailed ongoing construction projects, recently completed flood zone training, his upcoming Fire Marshall training, and the upcoming My Gov software training.
- He mentioned George Foot properties unattended to after his passing, unpermitted construction and sub-standard housing around town. He opined public education for renter's rights within the Landlord-Tenant Act was needed, particularly requirements to heat & sewer. He reiterated the need for new construction and housing, noting 3D printing of housing among current discussions.

C. Permit Summaries

(45:32)

- Commissioner Deighton inquired into the determination of building & remodel permit extension valuations, to which Commissioner Smith described the process.

COMMISSIONERS' COMMENTS

(47:53)

- 1) Commissioner Lizak noted her last meeting and time with the Nome Planning Commission (NPC), thanking her fellow commissioners and wishing everyone well.
- 2) Commissioner Piscoya inquired into the absence of reviewal of the Hazard Mitigation Plan (HMP) by the NPC.
 - City Manager Steckman noted turnover within the organization, policy & record retention, and an oncoming asset management software with the City.

Commissioner Piscoya commented the HMP should become a recurrent item on the agenda, concluding by thanking Commissioner Lizak.

- 3) Commissioner Odden noted a good meeting with lots to talk about. Thanked Sara for her work, and her wealth of knowledge.
- 4) Commissioner Smith thanked everyone for a good meeting and Commissioner Lizak, noting City Council members participation at the meeting.
- 5) Commissioner Deighton commented on the King Island Signs grant and Historic Preservation Plan, continuation seeking grants, and Commissioner Lizak's work.
- 6) Chairman Hughes echoed sentiments towards Commissioner Lizak and her contributions to the NPC, opining hope to an end to the current mask mandate. Chairman Hughes noted the Historic Preservation Plan's development, opining an adoption from the City Council was desired.
- 7) Commissioner Michels thanked City staff and Commissioners for their efforts. Noting zone-planning, the work-session and revisiting the topic in later meetings. Opining interest in furthering the hazard mitigation plan.

SCHEDULE OF NEXT MEETING**A. The next meeting of the Nome Planning Commission is scheduled for March 1, 2022.**

- City Manager Steckman noted a work session may be in place, where the Commission could review International Property Maintenance Code.

- Commissioner Smith opined his interest in reviewing the International Property Maintenance Code.
- Chairman Hughes inquired as to how items could be placed on the agenda after previously requests were not received.
- The next meeting of the Nome Planning Commission is scheduled for March 1, 2022, with a possible work session.

ADJOURNMENT

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

Hearing no objections, the Nome Planning Commission adjourned at 8:10 PM.

APPROVED and **SIGNED** this 1st day of March, 2022.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Acting Deputy City Clerk