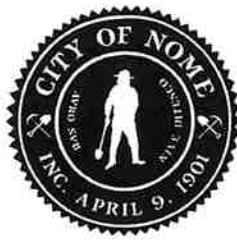


Mayor
John K. Handeland
City Manager
Glen Steckman
Deputy City Clerk
Susan Hite



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 04, 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; Ken Hughes; Mathew Michels; Sara Lizak; Carol Piscoya; Gregory Smith.

Members Absent: John Odden

Also Present: Bryant Hammond, City Clerk; Eileen Bechtol, City Planner; Susan Hite, Deputy City Clerk;

In the audience: James Mason, Nome Nugget; Gary Gillette (telephonic); Paula Johanson; Erin Johanson; Rajene Reardon; Garret Savok; Peter Lee; Jason Song; Marv Poyourow; Patrick Dewane; Vanessa Tahbone; Shawn Pomrenke

APPROVAL OF AGENDA

A motion was made by C. Smith and seconded by C. Deighton to approve the agenda.

A motion was made by C. Deighton and seconded by C. Michels to move the hearings under New Business to the beginning of the meeting.

At the roll call:

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

Nay:

Abstain:

The motion to amend **CARRIED.**

Returning to the main motion

At the roll call:

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

Nay:

Abstain:

The motion, as amended, **CARRIED**.

NEW BUSINESS

- A. Conditional Use Permit Application to Operate a Retail Store in the Residential Zone for Lot 6A Block 43A - 402 E N Street, **PUBLIC HEARING**.

For the purpose of holding a public hearing, the Planning Commission recessed at 7:07 PM.

- Paula Johanson discussed her opposition to granting the conditional use permit, stating her concerns regarding traffic and parking increasing, decreasing property values, zoning non-compliance, and using a residential building for a commercial purpose.
- Garrett Savok spoke in opposition to the conditional use permit saying that he didn't want his daughter to be around a marijuana store.
- Sara Lizak took the podium to state her opposition to granting the conditional use permit. She read her letter into the record, noting decreasing property values, dust, traffic, and parking as issues of concern. She noted living in a residential zone as a priority.
- Eileen Bechtol read Lesli Smith's letter of opposition into the record, stating housing issues in Nome, property values, increased traffic, and non-compliance with the zoning code.
- Eileen Bechtol read Paula Johanson's letter into the record, elucidating the concerns she stated at the podium in greater detail.

The Planning Commission reconvened at 7:27 PM.

A motion was made by C. Smith and seconded by C. Lizak to approve the conditional use permit for 402 East N St.

Discussion:

- Commissioner Lizak asked to abstain, stating that she was an adjacent property owner whose home value could be affected by the vote.
- Commissioner Smith also asked to abstain, citing his ownership of a marijuana store in Nome.
- Chairman Hughes asked for Commissioner Lizak to vote in the roll call, explaining her home ownership wouldn't preclude her vote.
- Chairman Hughes went through the conditional use review criteria one by one, offering his analysis and asking for input from the rest of the commission.

At the roll call:

Aye:

Nay: Lizak; Piscoya; Deighton; Hughes; Michels

Abstain: Smith

The motion **FAILED**.

B. Variance Application for Non-Conforming Lot Size for Lot 5A Block 50 - 103 East King Place,
PUBLIC HEARING.

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

- Marvin Poyourow spoke in support of granting the variance; however he voiced a concern over the proximity of the proposed construction to his existing house to the south due to the proposed 2nd story deck being able to see right into the rear windows of his house. He asked the Planning Commission to give the applicant a little more space to benefit both property owners in terms of fire safety and value.
- Building Inspector Barron explained the reasoning behind the 10 foot setbacks and recommended not granting a variance in the ROW setback to allow for parking and snow removal.
- Patrick Dewane, the applicant, answered questions about the container van on the north side of proposed building and explained why the proposed building was seated where it was.

The commission reconvened at 7:48 PM.

Discussion:

- Chairman Hughes went through the variance approval criteria step by step, offering his analysis.
- Commissioner Deighton opined that the applicant purchased the lot to save money and therefore didn't meet criteria number 3.
- Chairman Hughes and Commissioner Smith refuted her reasoning.
- Commissioner Lizak opined variances such as these were usually approved, but recognized the concern of the adjacent property owner. She noted that the variance application meets all conditions required.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. 21-04-06 Nome Planning Commission Regular Meeting Minutes.

A motion was made by C. Smith and seconded by C. Deighton to approve the April 6, 2021 minutes.

Discussion:

- Commissioner Lizak complimented Clerk Hammond's use of the word pedagogic.

At the roll call:

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

Nay:
Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. Final Review of Preliminary Draft Historic Preservation Plan.
- City Planner Bechtol discussed the status of the plan, noting that a resolution should be passed as the final official act.
 - Chairman Hughes gave comments on the plan, highlighting the Historic Context sections discussing the WWII sections noting that the Lend-Lease program was largely absent. He noted the tone was adversarial, portraying the actual events of the era as less friendly than they were. He also suggested working on the formatting for several tables.
 - Commissioner Lizak reminded Mr. Gillette about the need to add a section on the 1918 Spanish Flu and its effect on the population of Nome.
 - Commissioner Piscoya opined it was better to wait until after the Planning Commission Open House to formally adopt it by resolution. She asked if a five year shelf life for the plan was a best practice or if the time period was too long.
 - Planner Bechtol noted the Commission could come back to the plan annually to ensure progress and suggested adopting an historic preservation ordinance after formal adoption.
 - Chairman Hughes suggested the Commission keep tabs on the plan's progress under the Historic Preservation Activities agenda item at regular meetings.

COMMUNICATIONS

- A. Letter of April 5, 2021 from Department of Transportation & Public Facilities.
- B. Email of April 5, 2021 from CRS Specialist James to City of Nome re: Annual CRS Certification.
- Chairman Hughes asked what the cost benefit was in terms of tax dollars spent vs. money saved.
 - Commissioner Lizak asked what could be done to improve the rating.
 - Building Inspector Barron explained the process he goes through to remain compliant with the CRS program.
 - Commissioner Lizak suggested incorporating elevated structures and locating critical infrastructure out of the flood zone in the next comp plan.

CITIZENS' COMMENTS

none given

NEW BUSINESS

- C. R-2021-01 A Resolution Recommending the Nome Common Council Adopt the 2018 International Property Management Code.

A motion was made by C. Smith and seconded by C. Michels to adopt R-2021-01.

Discussion:

- Chairman Hughes asked if the IPMC would supplant the other codes or become an additional set of guidelines.
- Building Inspector Barron discussed the reasons why the Planning Commission should adopt resolution 2021-01. He noted it wasn't to go after every property, but to address issues that come to light through complaints.
- Commissioner Smith spoke in support of adopting the resolution noting this was a vital tool for the building inspector to be able to do his job.
- Commissioner Michels noted the rest of the code was for construction, this was for maintenance.
- The Commission discussed the current codes in the State of Alaska.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

A motion was made by C. Smith and seconded by C. Michels to request a joint work session with the Nome Common Council to discuss the adoption of the International Property Maintenance Code.

Discussion:

- City Planner Bechtol volunteered to write a memo to Glenn to bring up at the next Council meeting.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

- D. R-2021-02 A Resolution in Support of Kawerak, Inc's Effort to Develop a Feasibility Study for a Regional Recycling Center That Would Serve the Residents and Visitors of the Bering Strait Region.

A motion was made by C. Deighton and seconded by C. Smith to adopt R-2021-02.

Discussion:

- Anahma Shannon gave a presentation on waste management and recycling in Rural Alaska, the Bering Strait Region and the City of Nome. She highlighted her vision for a regional recycling center and the benefits for developing one in Nome.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

STAFF REPORTS

A. City Planner Report.

- Planner Bechtol presented her report, highlighting the response rate so far for the comprehensive plan survey. She discussed the comments the State Historic Preservation Office received the day before, noting there was still some work ahead of her and Mr. Gillette.
- Chairman Hughes noted agreement with some of the comments.
- Planner Bechtol explained the reasoning behind not including some of the characteristics SHPO requested, noting the plan concerned structures and didn't necessitate a discussion of the archeological context. She went on to discuss the status of planning the open house at Old St. Joe's. She noted that door prizes have increased attendance in the past.
- The commission agreed and requested snacks as well.

B. Permit Summaries.

- Commissioner Smith asked clarifying questions on several of the permits.

COMMISSIONERS' COMMENTS

1. Commissioner Michels thanked the staff for their hard work. He was glad to see the HPP was tentitively approved for advancement. He looked forward to the open house and hoped people would show up. He thanked Kawerak for looking to expand recycling in the region.
2. Commissioner Lizak thanked staff and echoed Commissioner Michels' comments.
3. Commissioner Piscoya opined the technology didn't work so well. She noted it was good for people to come in and provide comments.
4. Commisisoner Smith noted it was nice to see the public giving their opinion, applauded Kawerak for working to expand recycling, Building Inspector Barron for putting forward the IPMC, and opined he liked the process that happened tonight. Its good to have Chariman Hughes back. He noted Eileens and Gary's hard work on the Historic Preservation Plan.
5. Commissioner Deighton noted excitement that the survey is out and that she was looking forward to the open house.
6. Commissioner Hughes opined he was happy enough to hug Glenn when he heard his voice at the airport. He was happy to see community involvement and wished there was more caring for more

of the Planning Commission's work. He looked forward to the open house noting it was the time to spread their feathers. He called his absence awkward as he'd hoped to be more of an advocate for a larger survey response. He concluded by thanking everyone for their service to the community.

SCHEDULE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday June 1st 2021.

ADJOURNMENT

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

Hearing no objections, the Nome Planning Commission adjourned at 9:16 PM.

APPROVED and SIGNED this 22nd day of June, 2021.


KENNETH HUGHES III
Chair

ATTEST:


BRYANT HAMMOND
City Clerk