

**Mayor**  
John K. Handeland  
**City Manager**



**Nome Planning Commission**  
Kenneth Hughes III, Chair  
John Odden  
Gregory Smith  
Carol Piscoya  
Melissa Ford  
Adam Lust  
Vacant

**Deputy City Clerk**  
Brad Soske

**NOME PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, APRIL 01, 2025 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

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WORK SESSION WITH NOME COMMON COUNCIL

A. Continued Discussion on Downtown Zoning Ordinance and Map Amendment,

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ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. March 4, 2025 Nome Planning Commission Meeting Minutes,

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

NEW BUSINESS

UNFINISHED BUSINESS

STAFF REPORTS

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

## PLANNING MEMO

TO: Common Council and Planning Commission

FROM: Erin Reinders, AICP, CPM

RE: Continued Discussion on Downtown Zoning Ordinance and Map Amendment

DATE: April 1, 2025

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**SUMMARY:** This memo compliments the memo from the March 24, 2025, Joint Planning Commission and Common Council Work Session, and outlines a potential path forward for consideration. Though no formal vote will occur today, the hope is that the Planning Commission and Common Council will be able to reach consensus on the details of this ordinance this evening.

**BACKGROUND:** Originally, a Planning Commission Public Hearing was planned for April 1, 2025. However, it became clear at the Joint Planning Commission and Common Council Work Session on March 24, 2025, that the ordinance was not yet ready for a formal Public Hearing and Recommendation to the Common Council. Instead, all parties agreed that there would be value in having a second Joint Planning Commission and Common Council Work Session to continue a discussion about land use designation for the new zoning districts.

**DISCUSSION:** While we can certainly continue revising the details of the proposed land uses designations for the new zoning districts and seeing if the Planning Commission and Common Council can reach an agreement, there is an alternative approach.

**The ordinance could focus on creating the two zoning districts and changing the setbacks as we have discussed but leave the land use designation to match what is currently outlined in the Commercial District** (see the attached Alternative Draft Ordinance). In other words, no calling out Accessory Uses, and no changes to what land uses are identified as Permitted, Conditional Uses, or Not Allowed from what the Commercial District currently has.

**This allows for an ordinance to move forward that clearly creates a less restrictive development environment with more flexible setbacks.** Additionally, this approach then paves the way for more holistic discussion about land uses and improvements that could be made to various zoning districts community wide. Additionally, as discussed on March 24, 2025, some land use definitions included the Code of Ordinances could be updated and others are lacking all together.

**NEXT STEPS:** Again, no formal vote will occur today. However, the hope is that the Planning Commission and Common Council will be able to reach consensus on a path forward. Next steps will involve the following:

1. Set up added joint work sessions, as necessary.
2. Finalize Ordinance draft.
3. Schedule and issue respective 30-day public notices as necessary for the following:
  - a. Planning Commission Public Hearing and Recommendation to Common Council
  - b. Common Council First Reading
  - c. Common Council Public Hearing/Second Reading

1<sup>st</sup> Reading \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_

Action Taken:  
Yes \_\_\_ No \_\_\_ Abstain \_\_\_

**CITY OF NOME, ALASKA  
ORDINANCE NO. O-25-03-xx**

**AN ORDINANCE AMENDING THE ZONING MAP AND AMENDING TITLE 18 OF THE NOME CODE OF ORDINANCES WITH A NEW CHAPTER 18.62 DOWNTOWN MIXED USE DISTRICT, A NEW CHAPTER 18.66 DOWNTOWN CORE MIXED USE DISTRICT, AND AMENDMENTS TO SECTIONS 18.110.010 AND 18.30.010**

**IT IS HEREBY ORDAINED** by the Nome Common Council as follows:

**SECTION 1. Classification.** This is a code ordinance.

**SECTION 2. Amendment of 18.30.010.** Section 18.30.010 Zoning Districts is hereby amended with the following revisions: [additions are underlined]

(a) In order to carry out the provision of this title, the city is divided into the following zoning districts:

| <b>Zoning District</b>         | <b>Map Designation</b> |
|--------------------------------|------------------------|
| General Use                    | GU                     |
| Residential                    | R                      |
| Commercial                     | C                      |
| <u>Downtown Mixed Use</u>      | <u>DM</u>              |
| <u>Downtown Core Mixed Use</u> | <u>DCM</u>             |
| Industrial                     | I                      |
| Resource Development           | RD                     |
| Open Space/Recreational        | OSR                    |
| Flood Hazard Overlay           | FHO                    |

**SECTION 3. Addition of Chapter 18.62.** Title 18 is hereby amended with the addition of a new Chapter 18.62 Downtown Mixed Use District to read as follows:

**Sections:**

- 18.62.010 Intent.**
- 18.62.020 Permitted uses and structures.**
- 18.62.030 Conditional uses and structures.**
- 18.62.040 Dimensional requirements.**
- 18.62.050 Performance standards.**

**18.62.010 Intent.**

The downtown mixed use district is intended to encourage active commercial uses and building development, and contextually appropriate residential uses.

**18.62.020 Permitted uses and structures.**

The following uses and their accessory uses are permitted in the downtown mixed use district:

- (a) Retail and wholesale businesses.
- (b) Offices.
- (c) Churches.
- (d) Restaurants, taverns, and entertainment establishments.
- (e) Hospitals, medical and dental clinics.
- (f) Hotels and motels.
- (g) Public and governmental buildings and uses.
- (h) Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- (i) Residential use of the upper floor above a commercial use.
- (j) Funeral homes.
- (k) Service stations.
- (l) Clubs or fraternal, religious or philanthropic associations and union halls.
- (m) On-premises dwelling for owner or caretaker of commercial use.
- (n) Parks and playgrounds.
- (o) Schools.
- (p) Museums and cultural centers.
- (q) Interpretative area or visitor's center.
- (r) Recreational facilities.
- (s) Fire station and emergency medical aid station.
- (t) Outdoor storage, including junk, as an accessory use to any permitted or conditional use.
- (u) Boat marinas and docks.
- (v) Marine transportation and port facilities.
- (w) Navigation aids and facilities.
- (x) Personal service businesses.
- (y) Warehousing and storage.
- (z) Transportation facilities, including bus and taxi operations.
- (aa) Helicopter landing pad.

**18.62.030 Conditional uses and structures.**

The following uses are permitted with a conditional use permit in the downtown mixed use district:

- (a) Day care houses and facilities.
- (b) Halfway houses.
- (c) Single-family, duplex, and multifamily dwellings.
- (d) Home occupations and businesses.
- (e) Public utility facilities or structures.
- (f) Snow dumpsites and storage sites.
- (g) Vehicle and equipment repair facilities.
- (h) Mobile homes and mobile home parks.
- (i) Residential use of the upper floor above a commercial or industrial use.
- (j) Youth correctional facility.
- (k) Private storage, including junk, or small warehouse associated with residential use/home occupations.
- (l) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the planning commission finds necessary as they relate to the specific request:
  - (1) The use is tied to a specific and identified project;
  - (2) The term of the permit is limited to the earlier of completion of the project or five years following the issuance of the building permit for the crew camp; and
  - (3) A detailed schedule for deconstruction and removal is provided with the permit application, and updated on or before each anniversary date of the issuance of the conditional use permit.

#### **18.62.040 Dimensional requirements.**

The following dimensional requirements shall apply to all uses in the downtown mixed use district unless approved by variance as provided in Chapter 18.140 NCO:

- (a) Lot Size. The minimum lot area shall be five thousand square feet.
- (b) Building Setbacks.
  - (1) Buildings shall be set back at least zero feet from all dedicated rights-of-way.
  - (2) Buildings shall be set back at least five feet from all other lot boundary lines.
  - (3) Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
  - (4) Buildings shall be set back at least ten feet from a closed drainage system.

#### **18.62.050 Performance standards.**

All development shall be subject to the following performance standards:

- (a) Drainage. The development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into natural drainage in conformance with the city's drainage management plan.

(b) Site Development Standards. All development on lands in this zoning district shall conform to the following:

- (1) Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, or siltation. The property owner and developer shall take such steps, including installation of culverts or buffers, or other methods, as necessary to comply with this requirement.
- (2) Upon completion of earthwork operations, all exposed slopes, cleared, filled, and disturbed soils shall be given sufficient protection to prevent subsequent erosion.
- (3) Drainage will be stabilized using best management practices and approved by the city.

**SECTION 4. Addition of Chapter 18.66.** Title 18 is hereby amended with the addition of a new Chapter 18.66 Downtown Core Mixed Use District to read as follows:

**Sections:**

**18.66.010 Intent.**

**18.66.020 Permitted uses and structures.**

**18.66.030 Conditional uses and structures.**

**18.66.040 Dimensional requirements.**

**18.66.050 Performance standards.**

**18.66.010 Intent.**

The downtown core mixed use district is intended to promote redevelopment, encourage active commercial uses and building development, and contextually appropriate residential uses.

**18.66.020 Permitted uses and structures.**

The following uses and their accessory uses are permitted in the downtown core mixed use district:

- (a) Retail and wholesale businesses.
- (b) Offices.
- (c) Churches.
- (d) Restaurants, taverns, and entertainment establishments.
- (e) Hospitals, medical and dental clinics.
- (f) Hotels and motels.
- (g) Public and governmental buildings and uses.
- (h) Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- (i) Residential use of the upper floor above a commercial use.
- (j) Funeral homes.
- (k) Service stations.

- (l) Clubs or fraternal, religious or philanthropic associations and union halls.
- (m) On-premises dwelling for owner or caretaker of commercial use.
- (n) Parks and playgrounds.
- (o) Schools.
- (p) Museums and cultural centers.
- (q) Interpretative area or visitor's center.
- (r) Recreational facilities.
- (s) Fire station and emergency medical aid station.
- (t) Outdoor storage, including junk, as an accessory use to any permitted or conditional use.
- (u) Boat marinas and docks.
- (v) Marine transportation and port facilities.
- (w) Navigation aids and facilities.
- (x) Personal service businesses.
- (y) Warehousing and storage.
- (z) Transportation facilities, including bus and taxi operations.
- (aa) Helicopter landing pad.

#### **18.66.030 Conditional uses and structures.**

The following uses are permitted with a conditional use permit in the downtown core mixed use district:

- (a) Day care houses and facilities.
- (b) Halfway houses.
- (c) Single-family, duplex, and multifamily dwellings.
- (d) Home occupations and businesses.
- (e) Public utility facilities or structures.
- (f) Snow dumpsites and storage sites.
- (g) Vehicle and equipment repair facilities.
- (h) Mobile homes and mobile home parks.
- (i) Residential use of the upper floor above a commercial or industrial use.
- (j) Youth correctional facility.
- (k) Private storage, including junk, or small warehouse associated with residential use/home occupations.
- (l) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the planning commission finds necessary as they relate to the specific request:
  - (1) The use is tied to a specific and identified project;
  - (2) The term of the permit is limited to the earlier of completion of the project or five years following the issuance of the building permit for the crew camp; and
  - (3) A detailed schedule for deconstruction and removal is provided with the permit application, and updated on or before each anniversary date of the issuance of the conditional use permit.

**18.66.040 Dimensional requirements.**

The following dimensional requirements shall apply to all uses in downtown core mixed use district unless approved by variance as provided in Chapter 18.140 NCO:

- (a) Lot Size. The minimum lot area shall be five thousand square feet.
- (b) Building Setbacks.
  - (1) Buildings shall be set back at least zero feet from all dedicated rights-of-way.
  - (2) Buildings shall be set back at least zero feet from all other lot boundary lines.
  - (3) Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
  - (4) Buildings shall be set back at least ten feet from a closed drainage system.

**18.66.050 Performance standards.**

All development shall be subject to the following performance standards:

- (a) Drainage. The development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into natural drainage in conformance with the city’s drainage management plan.
- (b) Site Development Standards. All development on lands in this zoning district shall conform to the following:
  - (1) Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, or siltation. The property owner and developer shall take such steps, including installation of culverts or buffers, or other methods, as necessary to comply with this requirement.
  - (2) Upon completion of earthwork operations, all exposed slopes, cleared, filled, and disturbed soils shall be given sufficient protection to prevent subsequent erosion.
  - (3) Drainage will be stabilized using best management practices and approved by the city.

**SECTION 5. Revision of Section 18.110.010 Matrix of Permitted and Conditional Uses.**

Section 18.110.010 Matrix of Permitted and Conditional Uses is hereby amended with the following revisions: [additions are underlined]

|                 |             |             |            |                           |                                |            |                      |                |
|-----------------|-------------|-------------|------------|---------------------------|--------------------------------|------------|----------------------|----------------|
| Zoning District | General Use | Residential | Commercial | <u>Downtown Mixed Use</u> | <u>Downtown Core Mixed Use</u> | Industrial | Resource Development | Open Space/Rec |
|-----------------|-------------|-------------|------------|---------------------------|--------------------------------|------------|----------------------|----------------|

| <b>Residential Uses</b>   |           |                 |                 |                        |                        |                 |                 |             |
|---|-----------|-----------------|-----------------|------------------------|------------------------|-----------------|-----------------|-------------|
| Single-family dwellings   | Permitted | Permitted       | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| Duplex dwellings  | Permitted | Permitted       | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| Multiple-family dwelling  | Permitted | Permitted       | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| Mobile homes and mobile home parks                                      | Permitted | Permitted       | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| Residential use of the upper floor above a commercial or industrial use | Permitted | Conditional Use | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| On-premises dwelling for owner or caretaker of commercial use           | Permitted | Permitted       | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted       | Conditional Use | Not Allowed |
| <b>Civic/Institutional/Public Uses</b>                                  |           |                 |                 |                        |                        |                 |                 |             |
| Parks and playgrounds   | Permitted | Permitted       | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Conditional Use | Conditional Use | Permitted   |

|  |                 |                 |                 |                        |                        |             |                 |                 |
|--|-----------------|-----------------|-----------------|------------------------|------------------------|-------------|-----------------|-----------------|
| Churches                                       | Permitted       | Permitted       | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed | Conditional Use | Not Allowed     |
| Public and governmental buildings and uses     | Permitted       | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted   | Conditional Use | Not Allowed     |
| Fire station and emergency medical aid station | Permitted       | Permitted       | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted   | Conditional Use | Not Allowed     |
| Schools  | Permitted       | Permitted       | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed | Conditional Use | Not Allowed     |
| Museums and cultural facilities                | Permitted       | Conditional Use | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed | Conditional Use | Conditional Use |
| Public utility facilities or structures        | Conditional Use | Not Allowed     | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Permitted   | Conditional Use | Permitted       |
| Snow dump and storage sites                    | Conditional Use | Conditional Use | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Permitted   | Conditional Use | Not Allowed     |
| Youth correction facilities                    | Conditional Use | Conditional Use | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Not Allowed | Conditional Use | Not Allowed     |
| Halfway houses                                 | Conditional Use | Conditional Use | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Not Allowed | Conditional Use | Not Allowed     |

|  |                 |                 |                 |                        |                        |                 |                 |             |
|--|-----------------|-----------------|-----------------|------------------------|------------------------|-----------------|-----------------|-------------|
| Correctional facilities  | Conditional Use | Not Allowed     | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Not Allowed     | Conditional Use | Not Allowed |
| Cemetery   | Not Allowed     | Not Allowed     | Not Allowed     | <u>Not Allowed</u>     | <u>Not Allowed</u>     | Permitted       | Conditional Use | Not Allowed |
| Interpretative area or visitor's center  | Permitted       | Conditional Use | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed     | Conditional Use | Permitted   |
| Public watershed area and related facilities   | Not Allowed     | Not Allowed     | Not Allowed     | <u>Not Allowed</u>     | <u>Not Allowed</u>     | Not Allowed     | Conditional Use | Permitted   |
| <b>Business/Commercial/Retail Uses</b>   |                 |                 |                 |                        |                        |                 |                 |             |
| Hospitals, medical and dental clinics  | Permitted       | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed     | Conditional Use | Not Allowed |
| Home businesses and occupations  | Permitted       | Permitted       | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| Private storage, including junk, or small warehouse associated with residential use/home occupations | Not Allowed     | Not Allowed     | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |

|  |           |                 |                 |                        |                        |                 |                 |             |
|--|-----------|-----------------|-----------------|------------------------|------------------------|-----------------|-----------------|-------------|
| Private storage, not including junk, or small warehouse associated with residential use/home occupations | Permitted | Permitted       | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Conditional Use | Conditional Use | Not Allowed |
| Retail and wholesale businesses  | Permitted | Conditional Use | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted       | Conditional Use | Not Allowed |
| Offices  | Permitted | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted       | Conditional Use | Not Allowed |
| Restaurants, taverns and entertainment establishments  | Permitted | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted       | Conditional Use | Not Allowed |
| Hotels and motels  | Permitted | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed     | Conditional Use | Not Allowed |
| Funeral home   | Permitted | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted       | Conditional Use | Not Allowed |
| Clubs or fraternal, religious or philanthropic associations and union hall                               | Permitted | Not Allowed     | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed     | Conditional Use | Not Allowed |

|  |             |             |                 |                        |                        |             |                 |             |
|--|-------------|-------------|-----------------|------------------------|------------------------|-------------|-----------------|-------------|
| Personal service businesses  | Permitted   | Permitted   | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Not Allowed | Conditional Use | Not Allowed |
| Recreational facilities  | Permitted   | Permitted   | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted   | Conditional Use | Not Allowed |
| Day care houses and facilities   | Permitted   | Permitted   | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Not Allowed | Conditional Use | Not Allowed |
| <b>Industrial Uses</b>   |             |             |                 |                        |                        |             |                 |             |
| Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district     | Not Allowed | Not Allowed | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted   | Conditional Use | Not Allowed |
| Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district | Permitted   | Permitted   | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted   | Conditional Use | Not Allowed |

|  |                 |             |                 |                        |                        |           |                 |             |
|--|-----------------|-------------|-----------------|------------------------|------------------------|-----------|-----------------|-------------|
| Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises | Permitted       | Permitted   | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted | Conditional Use | Not Allowed |
| Service stations   | Conditional Use | Not Allowed | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted | Conditional Use | Not Allowed |
| Vehicle and equipment repair facilities  | Not Allowed     | Not Allowed | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Permitted | Conditional Use | Not Allowed |
| Manufacturing, processing, assembling, wholesale or storage  | Not Allowed     | Not Allowed | Not Allowed     | <u>Not Allowed</u>     | <u>Not Allowed</u>     | Permitted | Conditional Use | Not Allowed |
| Boat marinas and docks   | Not Allowed     | Not Allowed | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted | Conditional Use | Not Allowed |
| Marine transportation and port facilities  | Not Allowed     | Not Allowed | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted | Conditional Use | Not Allowed |
| Navigation aids and facilities   | Not Allowed     | Not Allowed | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted | Conditional Use | Not Allowed |

|  |                 |             |             |                    |                    |           |                 |             |
|--|-----------------|-------------|-------------|--------------------|--------------------|-----------|-----------------|-------------|
| Bulk petroleum storage, including aviation fuel                            | Not Allowed     | Not Allowed | Not Allowed | <u>Not Allowed</u> | <u>Not Allowed</u> | Permitted | Conditional Use | Not Allowed |
| Junkyards, commercial and auto wrecking yards                              | Not Allowed     | Not Allowed | Not Allowed | <u>Not Allowed</u> | <u>Not Allowed</u> | Permitted | Conditional Use | Not Allowed |
| Aircraft storage, loading, parking, repair and aviation-related facilities | Not Allowed     | Not Allowed | Not Allowed | <u>Not Allowed</u> | <u>Not Allowed</u> | Permitted | Conditional Use | Not Allowed |
| Warehousing and storage  | Conditional Use | Not Allowed | Permitted   | <u>Permitted</u>   | <u>Permitted</u>   | Permitted | Conditional Use | Not Allowed |
| Air transport terminals for passengers and freight                         | Not Allowed     | Not Allowed | Not Allowed | <u>Not Allowed</u> | <u>Not Allowed</u> | Permitted | Conditional Use | Not Allowed |
| Transportation facilities, including bus and taxi operations               | Not Allowed     | Not Allowed | Permitted   | <u>Permitted</u>   | <u>Permitted</u>   | Permitted | Conditional Use | Not Allowed |
| Dredging and filling   | Not Allowed     | Not Allowed | Not Allowed | <u>Not Allowed</u> | <u>Not Allowed</u> | Permitted | Conditional Use | Not Allowed |

|   |                 |             |                 |                        |                        |                 |                 |             |
|---|-----------------|-------------|-----------------|------------------------|------------------------|-----------------|-----------------|-------------|
| Dog kennels and lots  | Not Allowed     | Not Allowed | Not Allowed     | <u>Not Allowed</u>     | <u>Not Allowed</u>     | Conditional Use | Conditional Use | Not Allowed |
| Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings | Not Allowed     | Not Allowed | Not Allowed     | <u>Not Allowed</u>     | <u>Not Allowed</u>     | Conditional Use | Permitted       | Not Allowed |
| Helicopter landing pad  | Permitted       | Not Allowed | Permitted       | <u>Permitted</u>       | <u>Permitted</u>       | Permitted       | Conditional Use | Not Allowed |
| Crew Camp   | Conditional Use | Not Allowed | Conditional Use | <u>Conditional Use</u> | <u>Conditional Use</u> | Permitted       | Conditional Use | Not Allowed |

**SECTION 6. Amendment Zoning Map.** The Zoning Map is hereby amended to designate the locations of these new zoning districts as outlined in Attachment A.

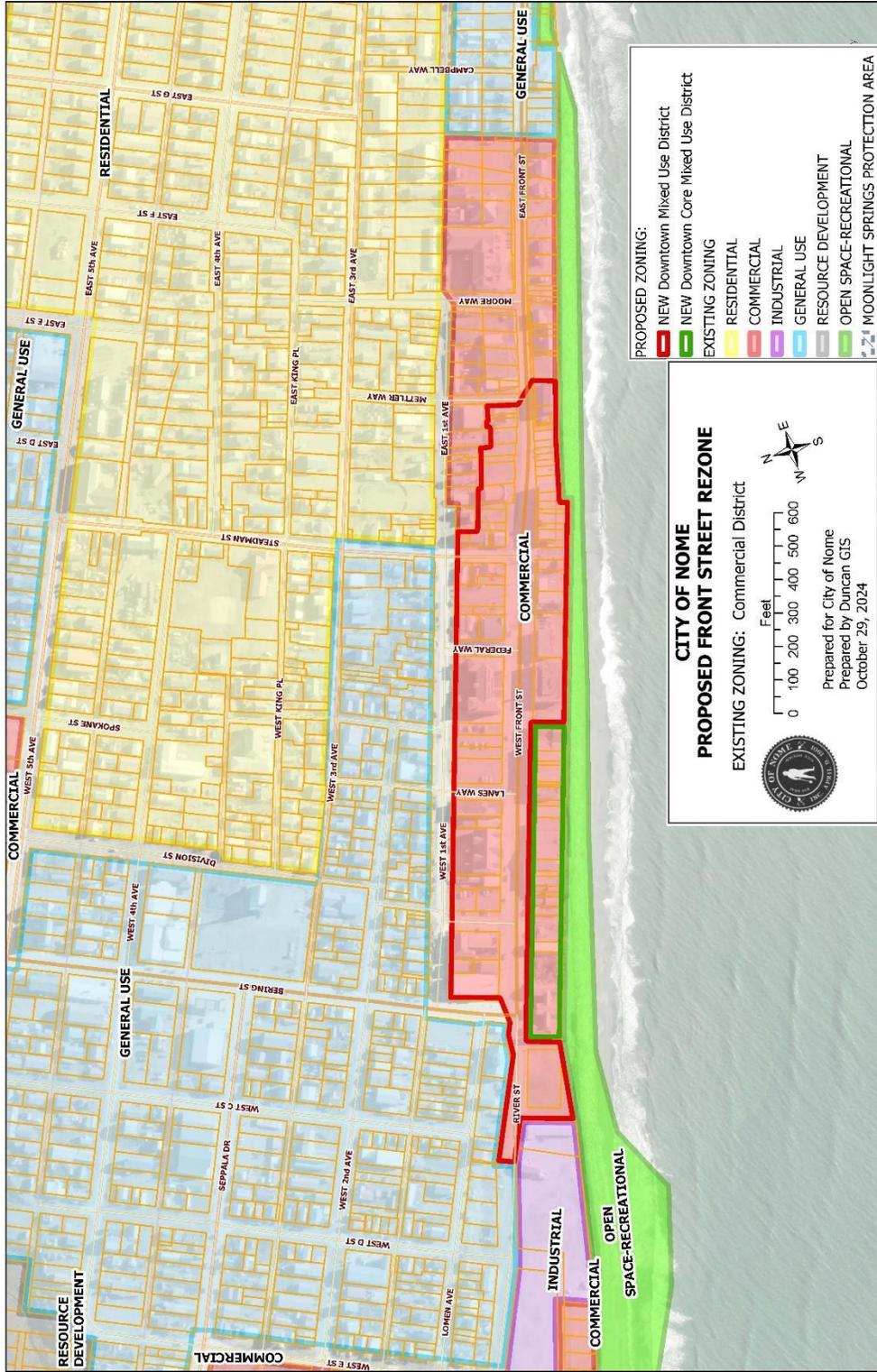
**SECTION 7. Effective Date.** This ordinance is effective upon passage.

APPROVED and SIGNED the \_\_\_ day of \_\_\_ 2025.

\_\_\_\_\_  
 JOHN K. HANDELAND  
 Mayor

ATTEST: \_\_\_\_\_  
 DAN GRIMMER  
 City Clerk

# ATTACHMENT A



**Mayor**  
John K. Handeland  
**City Manager**



**Nome Planning Commission** Item A.  
Kenneth Hughes III, Chairman  
John Odden  
Gregory Smith  
Carol Piscoya  
Melissa Ford  
Adam Lust  
Rhonda West

**Deputy City Clerk**  
Brad Soske

**NOME PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, MARCH 04, 2025 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

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**ROLL CALL Start 7:13pm**

Members Present: C.Hughes; C.Smith; C.Lust; C.Ford:  
Members Absent: C.Piscoya -Unexcused; C.Odden – Unexcused:  
Also Present: Brad Soske, Deputy Clerk; Scot Henderson; via ZOOM Erin Reinders, Land Planner; Britta Hamre, AML Principle Planner; Grace Fluharty, AML Junior Planner:

**APPROVAL OF AGENDA**

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

At Roll Call:  
Aye: C.Hughes; C.Smith; C.Lust; C.Ford:  
Nay:  
Abstain:

**THE MOTION CARRIED**

**APPROVAL OF MINUTES**

A motion was made by C.Lust and seconded by C.Ford to approve agenda with grammatical errors corrected as amended.

At Roll Call:  
Aye: C.Hughes; C.Smith; C.Lust; C.Ford:  
Nay:  
Abstain:

**THE MOTION CARRIED**

A. 25-02-04 Nome Planning Commission Meeting Minutes

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**HISTORIC PRESERVATION COMMISSION ACTIVITIES**

Nothing at this time.

**COMMUNICATIONS**

**CITIZENS' COMMENTS**

No comments from citizens.

**NEW BUSINESS**

A. AML Safety Action Plan

Grace and Britta had presented their slides for their safety action plan. Would open funds to improve our community. Create an action plan with planning commission. This started with a conversation with CC/ACM as well as Mayor Handeland. Road maintenance and lighting is a priority. Wanting to know what Nome is looking for and what issues we are seeing in our community.

C.Smith – Dust is a road safety issue. Paving roads would help. Heavy hauling creating road and dust issues. Pedestrian traffic also affected by the heavy hauling with dust issues.

C.Hughes – Hospital traffic, pedestrian & heavy hauling affect safety and dust issue. Hanson's property as well as lack of parking was addressed. Blowing snow when it's hard to see, reflectors would help if wrapped around various poles in town.

C.Lust – Would like to hear what other communities are coming up with in regards to their planning. Sharing with each other would be a good thing.

Grace and Britta – Monthly peer exchange will be set-up. Different topics each month and this would be a good time to share ideas. Public engagement as a source will be essential. An official public commitment would have to be made to be considered, with goals.

B. Nome Comprehensive Safety Action Planning

This was part of presentation.

A motion was made by C.Smith and seconded by C.Ford to request to consider a resolution that Planning Commission move to the council to pass the AML Safety Action Plan to the common council.

At Roll Call:

Aye: C.Hughes; C.Smith; C.Lust; C.Ford:

Nay:

Abstain:

**THE MOTION CARRIED**

C. City Planner Memo

CP – Public hearing set for April 1<sup>st</sup> for downtown zoning. Would like to see NPC commission attend work session with CC on March 24<sup>th</sup>. Go through land uses to adjust before the work session. CC had a few concerns with the conditional use process. Downtown core mixed use district attended to promote redevelopment as well as encourage active commercial use and building development. Encouraging redevelopment. Be ready to engage with CC.

Scot Henderson – Gets nervous when we talk about changes. Tax base is not keeping up with operating costs. Feels we can't be picky about what we develop or don't develop. Might be getting ahead of ourselves with putting limits on growth. No one really has a sense on what the future growth is going to look like or demand. Great idea for a joint session. We have no development at this time. Thought the conditional use issue was to fix setback issues and incorporate residential. Feels there are some really good pieces in this ordinance.

C.Lust – Feels NPC is really close on this and needs to do more reading and feels work session will shed some light.

SH- Conditional use is much more restrictive. Feels that property values will decrease with the way the ordinance is written at this time. Would be happy if the same commercial uses were allowed as in other commercial areas in the city. Mentioned that most port cities house a lot of warehousing.

CP – Of the 53 land uses that are identified, 36 are unchanged, 10 are more restrictive and 7 are less restrictive. Benefit would be going through the list, defining what is junk. Modular homes are different than the trailer park issue. Modular and stick frame home are the same.

C.Ford - Stated once you take the wheels off a mobile home it is no longer a mobile home. Work session will help clarify the concerns and changes that CC might be looking for. Stated she hates the conditional use for her business. Would like to just tell her customers either yes or no on if something is allowed or not. Stated that we had a public meeting and this plan is what came out of that meeting.

C.Lust – Hopes that after work session would we still be able to meet deadlines.

CP – This hasn't gone through formal process. Suggest we honor April 1<sup>st</sup> public hearing day. Looking at May or June if all goes smoothly. Proposes she will make changes after work session to include revisions. Then it can go through the common council.

D. Ordinance O-25-03-01 Ordinance Amending The Zoning Map and Amending Title 18

UNFINISHED BUSINESS

A. Letter to Kanosak LLC

C.Smith – Wanted to know if there was any response from land owner? Any reports regarding if there were any police reports regarding kids playing on property or any other types of complaints. Stated that when he was BI, he wrote tickets himself. No one is doing enforcements at this time. Need a code enforcement officer or someone who would be willing to do these enforcements.

C.Ford – Wants this to be left on agenda until resolved. Why are we allowing this pile to grow?

SH – Wanted to know what happens when someone does work without a permit? Seems like a lot of people are just refusing to obtain permits.

B. 25-02-04 City Planner Memo

Repeated item from previous meeting, nothing to approve. Added by mistake.

C. 25-02-04 - Downtown Zoning Ordinance

Repeated item from previous meeting, nothing to approve. Added by mistake.

STAFF REPORTS

No Staff Reports.

COMMISSIONERS' COMMENTS

C.Lust – Wanted to thank City Planner and Mr. Henderson for being at meeting. Lots of good comments and discussion. Presentation was interesting, hoping that there might be grant money out there. Looking forward to the sharing of other communities' ideas and plan of action.

C.Smith – Mentioned the budget deficit, stated that a third of Nome properties are vacant and these properties would make up some of the deficit if taxed properly. Vacant property legislation on the books that is not being utilized. Would like to see a land bank created working with builders and investors. As for code enforcement, city is lacking the skills and willingness of present staff to carry this out.

C.Ford – Excited about Safety Planning, money for upgrades around town. Appreciated Mr. Henderson coming down and giving input on the land uses. Would like to keep Kanosak issue on agenda until this gets resolved. Wanted an update on junk pile.

C.Hughes - Thanked Mr. Henderson for comments regarding land use. Appreciated snow removal crew, especially around ice rink. Also mentioned that they are trying to get more kids involved in using rink. They have around 90 kids and 10-15 adults, per month taking part in the public skating at the rink. Not including the hockey portion.

SCHEDULE OF NEXT MEETING

A. Next Scheduled Meeting - 25-04-01

ADJOURNMENT 9:12pm

A motion was made by C.Smith and seconded by C.Lust to adjourn the meeting.

At the Roll Call:

Aye: No roll call, voice vote allowed on adjournment.

Nay:

Abstain:

The motion **CARRIED**

**APPROVED and SIGNED** this 1<sup>st</sup> day of April, 2025.

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**KENNETH HUGHES III**  
**Chairman**

**ATTEST:**

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**BRAD SOSKE**  
**Deputy Clerk**