

Mayor
John K. Handeland
City Manager

Deputy City Clerk
Brad Soske



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

**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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [A.](#) 25-02-04 Nome Planning Commission Meeting Minutes

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

NEW BUSINESS

- [A.](#) AML Safety Action Plan

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- [B.](#) Nome Comprehensive Safety Action Planning

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- [C.](#) City Planner Memo

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- [D.](#) Ordinance O-25-03-X Ordinance Amending The Zoning Map and Amending Title 18

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UNFINISHED BUSINESS

- [A.](#) Letter to Kanosak LLC

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- [B.](#) 25-02-04 City Planner Memo

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- [C.](#) 25-02-04 - Downtown Zoning Ordinance

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STAFF REPORTS

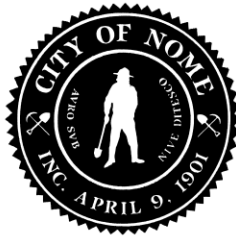
COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

A. Next Scheduled Meeting - 25-04-01

ADJOURNMENT

Mayor
John K. Handeland
City Manager
Dan Grimmer (Acting)
Deputy City Clerk
Brad Soske



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 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

ROLL CALL Start 7:04pm

Members Present: C.Hughes; C.Piscoya; C.Lust; C.Ford:
Members Absent: C.West -Unexcused; C.Odden – Unexcused; C. Smith - Excused
Also Present: Dan Grimmer, City Clerk/Acting City Manager; Brad Soske, Deputy Clerk; Erin Reinders, Land Planner; Anna Lionas, Nome Nugget Newspaper.

APPROVAL OF AGENDA

A motion was made by C.Ford and seconded by C.Piscoya to add Burnham property in Martinsville to agenda under old business.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

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

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

A motion was made by C.Ford and seconded by C.Lust to strike first sentence under new business regarding being sued for selling a certain property.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

A. 24-12-03 Nome Planning Commission Meeting Minutes,

A motion was made by C.Hughes and seconded by C.Lust to approve the Regular Meeting Minutes as presented with grammatical errors corrected.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

PAGE 2

HISTORIC PRESERVATION COMMISSION ACTIVITIES

C.Hughes questioned in grant application was put in for Swanberg Dredge which was due February 7th? Next opportunity for grant will be next year.

ACM mentioned that he was not aware of application being put in.

COMMUNICATIONS

C.Ford mentioned to ACM regarding Burnham property being put on agenda and left on agenda for upcoming updates.

ACM stated his role is city clerk and he had no head's up on this issue by outgoing ICM. He wishes he had more experience to look into these issues. Asked commission to try to be patient on some items.

CITIZENS' COMMENTS

No Citizens' Comments at this time.

UNFINISHED BUSINESS

- A. A memo from the Nome City Planner to the Planning Commission re: Downtown Zoning Ordinance and Map Amendment,

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City planner mentioned that there is no public hearing for O-25-03-01. Common Council had work session January 13th, felt too restrictive and were focused on the different land uses. Memo has the latest and greatest regarding uses. 36 remaining the same, 10 having more restrictions and 7 less restrictive. Stated that the commission was focused on reducing barriers.

C.Lust had some concerns regarding the usage on mobile homes/parks as some homes coming into Nome are prefabricated and may be classified as mobile homes. Lots of what if's. No vision of what downtown is supposed to look like. What is intent of downtown district? Wanted to know if there was any discussion on warehousing/storage in the downtown core area or leave it the way it is?

C.Ford mentioned that the homes that King Island are using are modular homes, not mobile homes. Village of Solomon are looking into tiny homes, which are considered mobile homes. Also stated that if mobile homes are not allowed than crew camps shouldn't be allowed either.

ACM stated this is last chance to make modifications. Council POV is to not allow everything, conditional use applications need to be put in. Feel like too many conditional uses. Try to make areas easier to develop.

C.Hughes mentioned that crew camps, mobile homes, single family dwellings in the downtown core district is not type of place where we would want this type of structures. Someone would have to present a very good plan for commission to allow these types of structures. Stated he is open to leaving zone uses as they are in the greater downtown district, not the core. Also stated that the council has the right to modify list in any way.

A motion was made by C.Lust and seconded by C.Ford to change mobile homes/mobile home parks, in the downtown core area from not allowed to conditional use.

At Roll Call:

Aye: C.Lust; C.Ford:

Nay: C.Hughes; C.Piscoya;

Abstain:

THE MOTION FAILED TO PASS

A motion was made by C.Ford and seconded by C.Piscoya to change single family homes, in the downtown core area from conditional use to not allowed.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Ford:

Nay: C.Lust;

Abstain:

THE MOTION FAILED TO PASS

A motion was made by C.Ford and seconded by C.Piscoya to move crew camps, in the downtown core area from conditional use to not allowed.

At Roll Call:

Aye: C.Hughes; C.Piscoya; C.Ford:

Nay: C.Lust;

Abstain:

THE MOTION FAILED TO PASS

B. Burnham property in Martinsville and eyesore it is creating. Added per motion.

NEW BUSINESS

STAFF REPORTS

ACM stated Cliff was out for medical, putting a little damper on the abatement process.

COMMISSIONERS' COMMENTS

C.Lust – Thanks to Erin for attending. Sorry we missed opportunity of Swanburg Dredge. Thanked city clerk and deputy city clerk for being here. Would like to see grant applications not be missed. Would like to continue to see Burnham property on agenda until resolved.

C.Ford – Thanks to all. Keep Burnham on burner, would like answers. Has an effect on properties all around. Would like to see internet issues be resolved, not sure how the city is functioning.

C.Piscoya – Everyone is doing as best as they can with internet issues. Keep up with the abatement list. EDA was given a big chunk of funding, city needs to respond to EDA to receive their chunk of funding. Concerned about commissioners not showing up for these meetings. EDA = Economic Development Administration. State Dept. Federal disaster funds from Merbock. Also asked about the process of commissioners who are not showing up for meetings.

C.Hughes – Thanks to all for attending. Appreciates all the effort from all involved. A little concerned about comments made from acting CM regarding the Burnham property. Doesn't think a single person should be singled out, all residents need to be treated the same. Special thanks to acting CM for jumping into tasks and doing what he can in the absence of CM. Regarding C.Piscoya question, mentioned that ordinance states that 2 unexcused absences can result in removing commissioner. Would also entertain a motion regarding the absent members missing from tonight's meeting.

A motion was made by C.Piscoya and seconded by C.Ford to mark C.West and C.Odden as unexcused from tonight's meeting due to lack of communication.

At Roll Call:

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

Nay:

Abstain:

THE MOTION **CARRIED**

City Planner wanted to clarify that items were staying the same after the three motions, and C.Hughes confirmed this.

SCHEDULE OF NEXT MEETING

Tuesday, March 4, 2025 is the next scheduled meeting in the Council Chambers at the City Hall.

ADJOURNMENT 8:11pm

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

At the Roll Call:

Aye: C.Hughes, C.Piscoya, C.Lust, C.Ford

Nay:

Abstain:

The motion **CARRIED**

APPROVED and **SIGNED** this ____ day of March, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

BRAD SOSKE
Deputy Clerk



ALASKA
MUNICIPAL
LEAGUE

Safety Action Plan

Components & Project Parameters

March 4,
2025

Britta Hamre
Senior Planner
Grace Fluharty
Transportation Planner



The AML SS4A Project Team



Britta Hamre

Senior Planner

Principal Planner



Grace Fluharty

Planner II

Junior Planner

Safe System Approach

Item A.



Safe Systems Approach

SAFE SYSTEM PRINCIPLES



Death/Serious Injury is Unacceptable

While no crashes are desirable, the Safe System approach prioritizes crashes that result in death and serious injuries, since no one should experience either when using the transportation system.



Responsibility is Shared

All stakeholders (transportation system users and managers, vehicle manufacturers, etc.) must ensure that crashes don't lead to fatal or serious injuries.



Humans Make Mistakes

People will inevitably make mistakes that can lead to crashes, but the transportation system can be designed and operated to accommodate human mistakes and injury tolerances and avoid death and serious injuries.



Safety is Proactive

Proactive tools should be used to identify and mitigate latent risks in the transportation system, rather than waiting for crashes to occur and reacting afterwards.



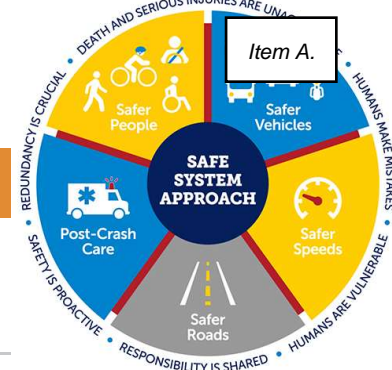
Humans Are Vulnerable

People have limits for tolerating crash forces before death and serious injury occurs; therefore, it is critical to design and operate a transportation system that is human-centric and accommodates human vulnerabilities.



Redundancy is Crucial

Reducing risks requires that all parts of the transportation system are strengthened, so that if one part fails, the other parts still protect people.

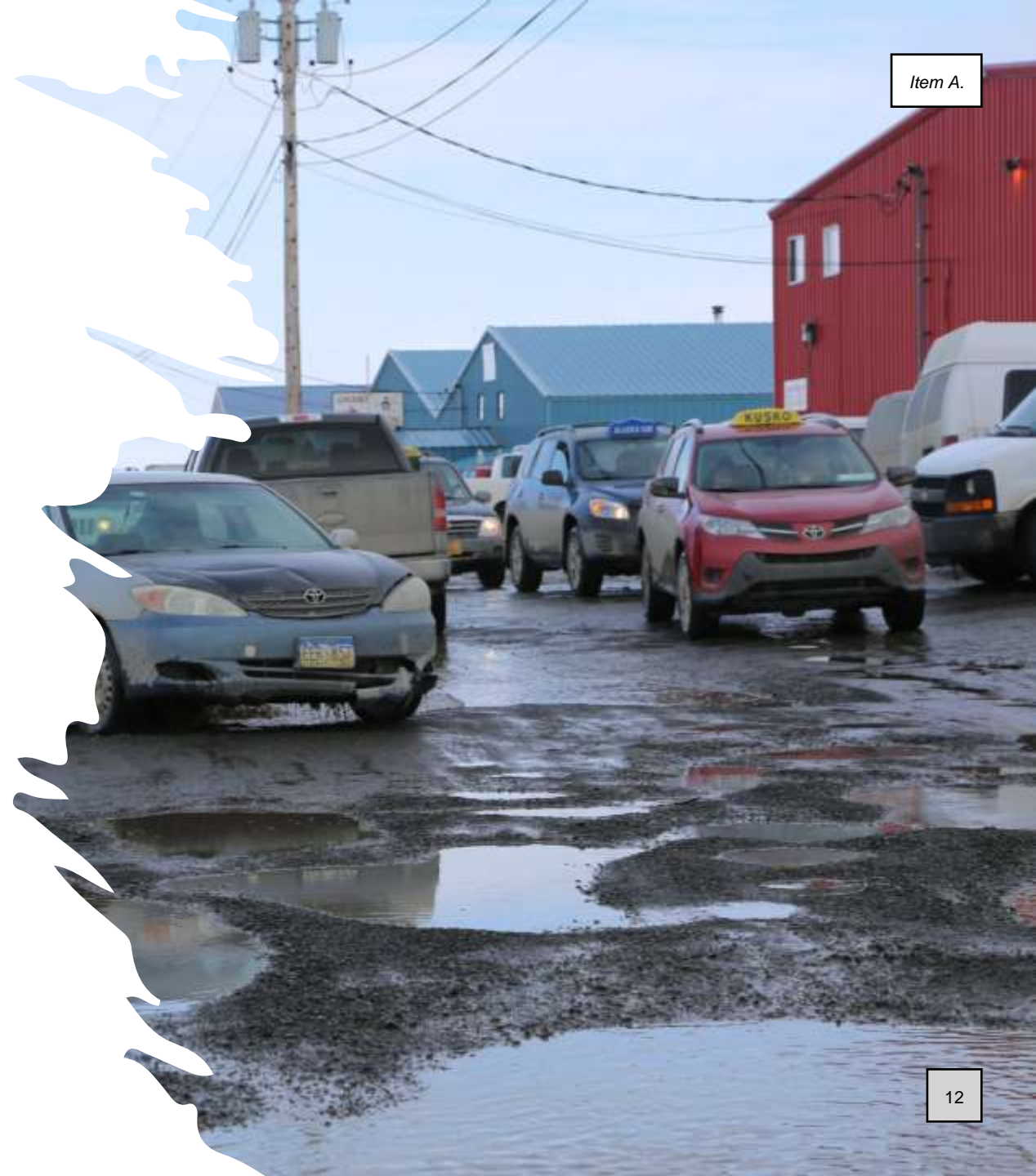


Shared Safety Priorities

- Adapting for the Alaskan Context
 - Differing vehicles and uses
 - Differing infrastructure challenges & needs
 - Differing cultures and behaviors
- Seasonal Considerations
 - Winter safety
 - Summer construction
 - Spring breakup
- Infrastructure Priorities
 - Lighting & visibility, esp. schools
 - Maintenance requirements
 - Emergency response

Community Voices: What's Within our Control

- **Local Infrastructure Management**
 - Road Maintenance & Repair
 - Lighting & Signage
 - Equipment & Resource Allocation
- **Planning & Implementation**
 - Development of plans and strategies
 - Resource allocation and budgeting
- **Education & Awareness**
 - Education for resident
 - Youth driver awareness
 - Public Communication





The Reality: What Communities Can't Control

- **Environmental Challenges**
 - Severe weather impacts
 - Seasonal challenges
 - Flooding, Fires, Landslides
- **External Behaviors**
 - ATV safety
 - Distracted Driving
 - Wildlife Interactions
- **Resource Limitations**
 - Equipment reliability
 - Staffing Constraints
 - Emergency Response Capacity

Discussion: Vision, Goals, & Ideas

- What would you like to get out of this project? (e.g. implementation funding, support for an ongoing planning process, etc.)
- What are some road safety-related issues you see in your community?
- What are some projects you would like to see implemented?

Safety Action Plan Components

Item A.

Leadership Commitment and Goal Setting

An official public commitment (e.g., resolution, policy, ordinance, etc.) by a high-ranking official and/or governing body (e.g., Mayor, City Council, Tribal Council, MPO Policy Board, etc.) to an eventual goal of zero roadway fatalities and serious injuries. The commitment must include a goal and timeline for eliminating roadway fatalities and serious injuries achieved through one, or both, of the following:

- (1) the target date for achieving zero roadway fatalities and serious injuries, OR
- (2) an ambitious percentage reduction of roadway fatalities and serious injuries by a specific date with an eventual goal of eliminating roadway fatalities and serious injuries.

Planning Structure

A committee, task force, implementation group, or similar body charged with oversight of the Action Plan development, implementation, and monitoring.

Safety Analysis

Analysis of existing conditions and historical trends that provides a baseline level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region. Includes an analysis of locations where there are crashes and the severity of the crashes, as well as contributing factors and crash types by relevant road users (motorists, people walking, transit users, etc.). Analysis of systemic and specific safety needs is also performed, as needed (e.g., high-risk road features, specific safety needs of relevant road users, public health approaches, analysis of the built environment, demographic, and structural issues, etc.). To the extent practical, the analysis should include all roadways within the jurisdiction, without regard for ownership. Based on the analysis performed, a geospatial identification of higher-risk locations is developed (a High-Injury Network or equivalent).

Engagement and Collaboration

Robust engagement with the public and relevant stakeholders, including the private sector and community groups, that allows for both community representation and feedback. Information received from engagement and collaboration is analyzed and incorporated into the Action Plan. Overlapping jurisdictions are included in the process. Plans and processes are coordinated and aligned with other governmental plans and planning processes to the extent practical.



Equity Considerations

Plan development using inclusive and representative processes. Underserved communities* are identified through data and other analyses in collaboration with appropriate partners. Analysis includes both population characteristics and initial equity impact assessments of the proposed projects and strategies.

Policy and Process Changes

Assessment of current policies, plans, guidelines, and/or standards (e.g., manuals) to identify opportunities to improve how processes prioritize transportation safety. The Action Plan discusses implementation through the adoption of revised or new policies, guidelines, and/or standards, as appropriate.

Strategy and Project Selections

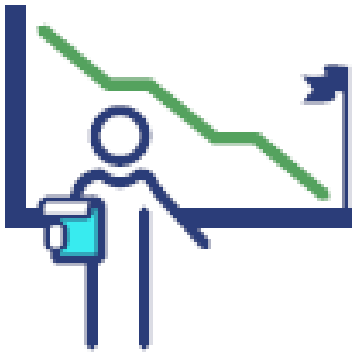
Identification of a comprehensive set of projects and strategies, shaped by data, the best available evidence and noteworthy practices, as well as stakeholder input and equity considerations, that will address the safety problems described in the Action Plan. These strategies and countermeasures focus on a Safe System Approach, effective interventions, and consider multidisciplinary activities. To the extent practical, data limitations are identified and mitigated.

Once identified, the list of projects and strategies is prioritized in a list that provides time ranges for when the strategies and countermeasures will be deployed (e.g., short-, mid-, and long-term timeframes). The list should include specific projects and strategies, or descriptions of programs of projects and strategies, and explains prioritization criteria used. The list should contain interventions focused on infrastructure, behavioral, and/or operational safety.

Progress and Transparency

Method to measure progress over time after an Action Plan is developed or updated, including outcome data. Means to ensure ongoing transparency is established with residents and other relevant stakeholders. Must include, at a minimum, annual public and accessible reporting on progress toward reducing roadway fatalities and serious injuries, and public posting of the Action Plan online.

Components: Leadership Commitment



An official public commitment (e.g., resolution, policy, ordinance, etc.) by a high-ranking official and/or governing body (e.g., Mayor, City Council, Tribal Council, MPO Policy Board, etc.) to an eventual goal of zero roadway fatalities and serious injuries. The commitment must include a goal and timeline for eliminating roadway fatalities and serious injuries achieved through one, or both, of the following:

- (1) the target date for achieving zero roadway fatalities and serious injuries, OR
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Components: Engagement & Collaboration + Safety Analysis

Item A.

Public Involvement Plan





Components: Planning Structure

Local Expertise

Item A.

Name	Agency	Role
		Community Planning & POC
		Community Leadership
		Enforcement
		Medical & Trauma
		Emergency Services
		Behavioral Health
		Public Works
		Other SME's, Schools, Healthcare

Who are the local experts or stakeholder groups we should consult in our outreach?

Discussion: Engaging Nome

- What forms of engagement will work best for your community?
- What are some examples of public engagement strategies that have worked well in the past?

SS4A Mailbox
SS4A@AKML.ORG

THANK YOU

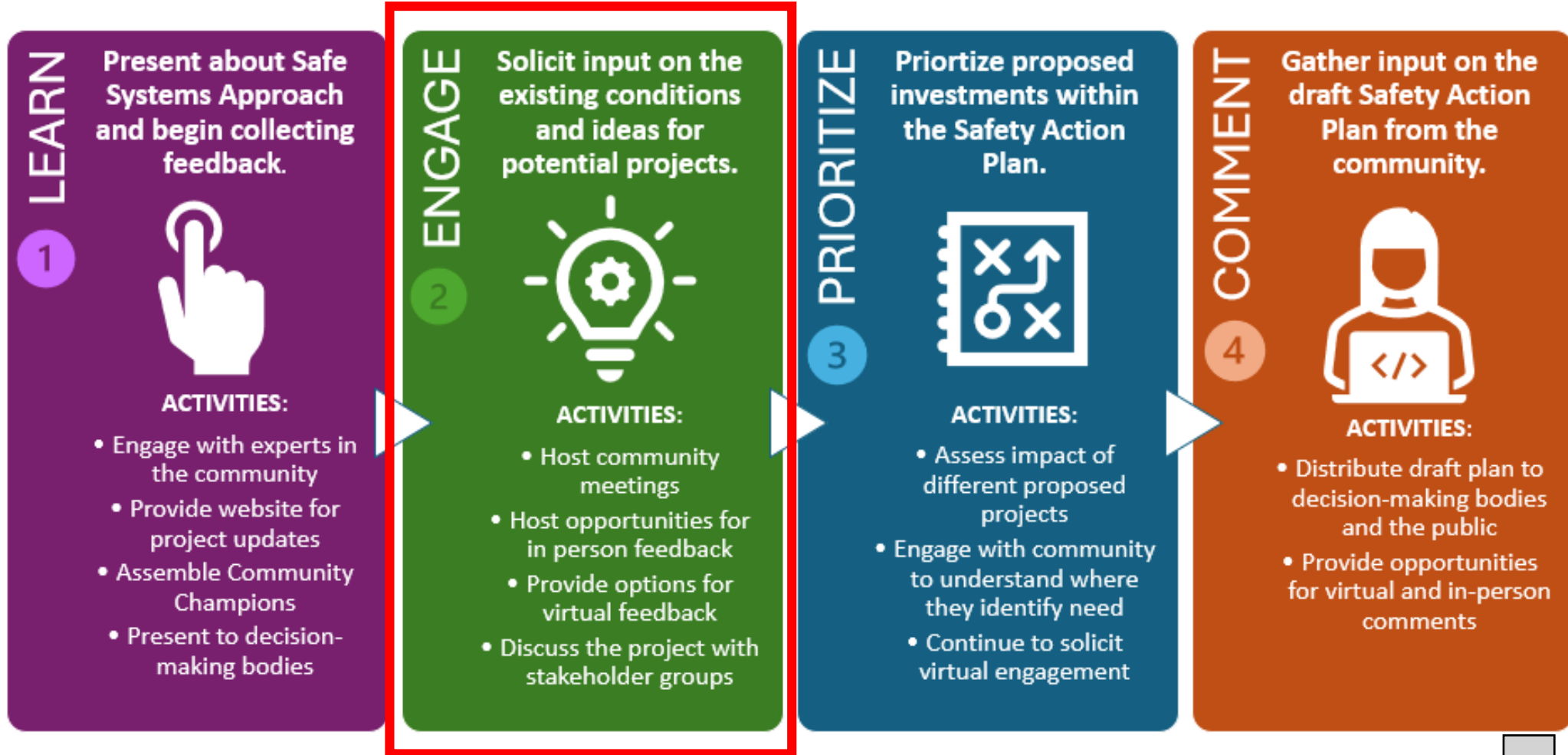
Britta Hamre
Senior Planner
Britta@AKML.ORG

Grace Fluharty
Junior Planner
Grace@AKML.ORG



Strengthening Local Governments

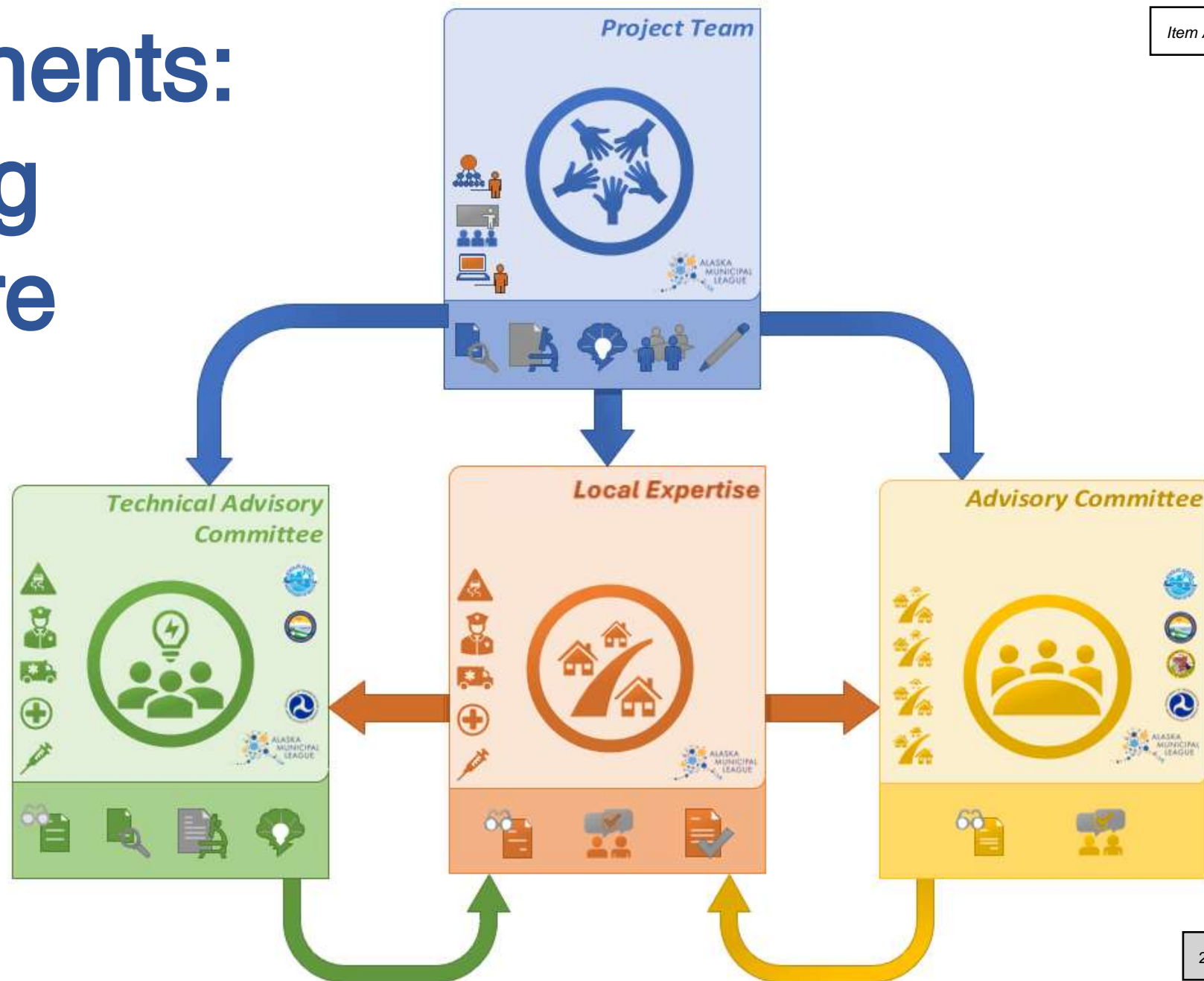
Public Involvement Plan





Components: Planning Structure

1. Community-Centered
2. Technical Resources
3. Scalable Efficiency
4. Expert Advice





Components: Planning Structure

Steering Committee

Item A.

Project Steering Committee



Name	Agency	Role
Pam Golden	DOT&PF	HSO + Safety Engineer
Judy Chapman	DOT&PF	Transportation Planning
Al Fletcher	FHWA	Safety Engineer
Cpt. Eric Spitzer	State Troopers	Commander
Todd McDowell	DOH	EMS Director
Tracy Dompeling	DOH	Behavioral Health + SAB
Sara Penisten	Providence	Safe Kids Alaska
Lori Weed	DOE	Pupil Transportation
Patrick Reinhart	Alaska Mobility Coalition	Coordinator

NOME COMPREHENSIVE SAFETY ACTION PLANNING

Agenda & Minutes

Tuesday, March 4, 2025 • Virtual via Microsoft Teams • Join the meeting now

Objectives & Agenda

Goals & Objectives

1. Provide an overview of the Safe Systems Approach to safety action planning and of the parameters of AML's Safe Streets for All program.
2. Establish an understanding of where traffic concerns exist in the community and Nome's needs in addressing those challenges.
3. Discuss the fulfillment of the Leadership Commitment requirement.

Agenda

1. **Understanding the Safe Systems Approach**
 - a. Principles of the Safe Systems Approach
 - b. AML's cohort model & shared safety priorities
 - c. Factors within & outside community control
 - d. Discussion: Plan Goals & Project Ideas
2. **Components of a Safety Action Plan**
 - a. Leadership Commitment
 - b. Public Involvement Plan
3. **Public Involvement**
 - a. Local Experts
 - b. Discussion: Best practices for public involvement in Nome

Attendance

<input type="checkbox"/> Britta Hamre	Senior Planner, AML	<input type="checkbox"/>	
<input type="checkbox"/> Grace Fluharty	Junior Planner, AML	<input type="checkbox"/>	
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<input type="checkbox"/>		<input type="checkbox"/>	

Attendance Notes: X indicates attendance.

Important Dates

Date	Event	Notes
TBD	Nome CSAP Meeting #2	TBD after discussion
TBD	Nome CSAP Meeting #3	TBD after discussion
April 2025	AML Infrastructure Symposium	Anticipated AML SS4A Cohort Planning workshop
June 2025	Anticipated SS4A Grant NOFO	Anticipated next round of SS4A Discretionary Grants opening

Minutes

Topic	Discussion	Actions
Project Overview & Status	<ul style="list-style-type: none"> • Team introductions • Project overview: phases & deliverables <ul style="list-style-type: none"> ○ • The Safe Systems Approach <ul style="list-style-type: none"> ○ • Share Safety Priorities 	

	<ul style="list-style-type: none"> • Factors in our control and out of our control • Discussion: Vision, Goals, & Ideas <ul style="list-style-type: none"> ○ What would you like to get out of this project? (e.g. implementation funding, support for an ongoing planning process, etc.) <ul style="list-style-type: none"> ▪ ○ What are some road safety-related issues you see in your community? <ul style="list-style-type: none"> ▪ ○ What are some projects you would like to see implemented? <ul style="list-style-type: none"> ▪ 	
Safety Action Plan Components	<ul style="list-style-type: none"> • Leadership Commitment <ul style="list-style-type: none"> ○ • Planning Structure <ul style="list-style-type: none"> ○ Consulting Local Expertise <ul style="list-style-type: none"> ▪ 	
Community Involvement	<ul style="list-style-type: none"> • Stages of public involvement • Discussion: How can we best engage the public in Nome? 	
Close-out	<ul style="list-style-type: none"> • 	

PLANNING MEMO

TO: Planning Commission
 FROM: Erin Reinders, AICP, CPM
 RE: Next Steps for Downtown Zoning Ordinance and Map Amendment
 DATE: March 4, 2025

SUMMARY: The Common Council requested that the City Manager work with the Planning Commission to update zoning regulations in the Front Street area of Nome. Council expressed concern that the zoning regulations had been too restrictive. The purpose of creating these new districts is to help spur redevelopment or development and to encourage mixed use development in this area. The memo from the February 4, 2025 Planning Commission meeting outlines the process the Planning Commission went through over the past year to create new downtown zoning districts and the required next steps. This memo focuses on outlines the proposed purposes, land uses, dimensional standards, and geographic boundaries that the associated ordinance addresses. Additionally it also highlights some suggested actions - namely reconsidering land uses, participating in a joint PC/CC Work Session on March 24, 2025 and holding a PC Public Hearing on April 1, 2025.

BACKGROUND: Over the course of the past year, the Planning Commission has been preparing new downtown zoning districts. Together, we have gone through the preparation and collaboration phases. The adoption phase will formally begin with the Public Hearing with the Planning Commission, and will continue with two readings including a public hearing at the Common Council level. Exact dates will be determined by public notice requirements, and Commission and Council availability.

Currently, the anticipated process is as follows, which is subject to change. This takes into account 30 day public notice requirements, meeting schedules, and holidays. **The March 24, 2025 Joint PC/CC Work Session and the April 1, 2025 PC Public Hearing are key steps coming up that require the participation of the Planning Commission.**

- March 4 - PC meeting discussion
- **March 24 - Joint PC/CC Work Session**
- **April 1 - PC Public Hearing**
- April 14 - CC First Reading
- June 9 - CC Public Hearing/Second Reading

DISCUSSION: The Planning Commission has reached general consensus with what the purpose of these new zoning districts, the associated land uses, dimensional standards and the geographical boundaries, which are reflected in the ordinance before you for consideration. The following section describes these in more detail. The ordinance also includes a section on performance standards. This ordinance's language matches other districts; it introduces no new proposals.

Purpose. Each zoning district in Nome's Zoning Ordinance has an "intent section" describing the purpose. The purpose statements in the ordinance are listed below, based on the Comprehensive Plan and feedback from this process.

- *Downtown Mixed Use Zoning District: The downtown mixed use zoning district is intended to encourage active commercial use and building development, and contextually appropriate residential uses. (Red Outline in Figure 1)*

- *Downtown Core Mixed Use Zoning District: The downtown core mixed use zoning district is intended to promote redevelopment, encourage active commercial use and building development, and contextually appropriate residential uses. (Green Outline in Figure 1)*

Geographical Boundaries. This ordinance results in the creation of two new zoning districts. The two district areas are combined in the map below, outlined in red (downtown mixed use, see Figure 1) and green (downtown core mixed use, see Figure 1), and is what is represented in the ordinance before you this evening. The only difference between the two districts is minor wording of the intent/purpose statement and the side yard setback. This would allow for zero-foot side yard setbacks from the Nugget Inn to the Polar Bar where such setbacks have generally existed historically (green area).

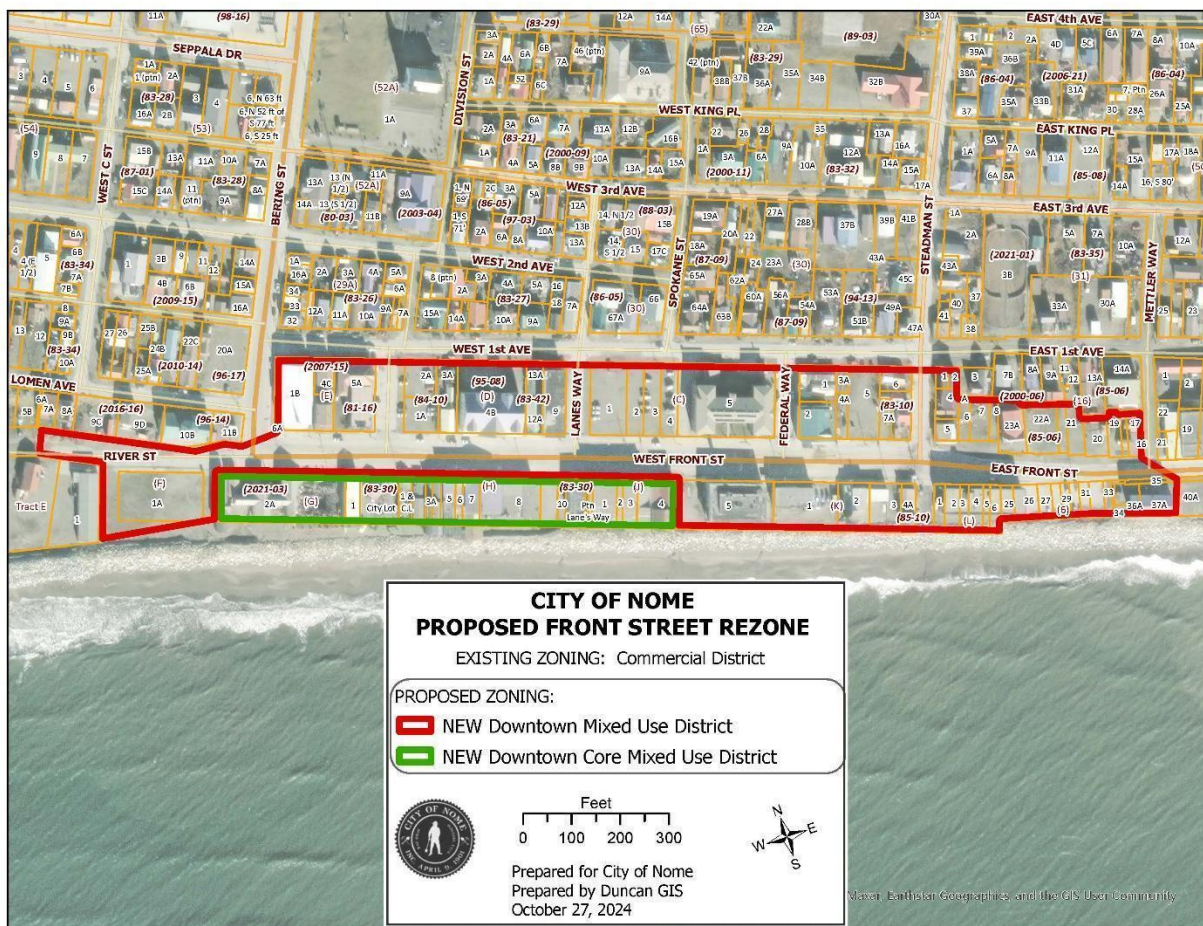


Figure 1: Proposed district boundaries with red and green outlines referenced in this memo.

Dimensional Standards. Both new districts have a 0-foot setback from the ROW (front yard setback); all other zoning districts in the city require a minimum 5-foot setback from the ROW. The table below summarizes the ordinance before you for formal action. **This results in less restrictive setback regulations for both districts, unlike anywhere else in the city.** Reduced minimum setbacks allows for more land to be developed and provides for flexibility in how the site can be designed, like in response to floodplain regulations. Furthermore, the 0-foot side yard setbacks in the Downtown Mixed use Core area better enables redevelopment of structure and lots with existing 0-foot side yard setbacks.

<u>Dimension Standard</u>	<u>Current</u>	<u>Proposed - Downtown Mixed Use (red)</u>	<u>Proposed - Downtown Core Mixed Use (green)</u>
Lot Size	5,000 sf	<i>5,000 sf</i>	<i>5,000 sf</i>
Set back from ROW	10 feet	<i>0 feet</i>	<i>0 feet</i>
Other set back	5 feet	<i>5 feet</i>	<i>0 feet</i>
Set back from the top bank of any drainage ditch	10 feet	<i>10 feet</i>	<i>10 feet</i>
Set back from a closed drainage system	10 feet	<i>10 feet</i>	<i>10 feet</i>

Land Uses. The Planning Commission has been focusing on **reducing barriers to development and allowing for flexibility for the future while being in keeping with the underlying intent/purpose statement in support of commercial and residential development.**

Land use designations are outlined in the ordinance before you. If a land use is identified as Permitted, then it is allowed by right. If a land use is identified as an Accessory Use, then it is allowed when clearly secondary and incidental to the lawful principal uses on the property. This is a new distinction, but is already defined in the code and the uses called out here are clearly accessory in nature. No additional steps are required for Accessory Uses, it is treated just like Permitted Uses. If a land use is identified as Conditional Use the use may be allowed but will need to be considered by the Planning Commission. Finally, if a land use is identified as Not Allowed then it is not allowed in that particular zoning district.

Zoning is a tool that can be used to encourage or discourage specific land uses in particular areas. The question is not simply "Do we need X use in our community?", but "Do we want to see X use downtown, in this particular area?" During the work session, some Council members expressed concern that the list of uses for the new Mixed Use Zoning Districts was more restrictive than when zoned Commercial. It is true that there are some uses that had been allowed that are no longer allowed through this ordinance, however, the reverse is also true. The following table and list summarizes the changes. **The Planning Commission may wish to revisit the land uses in the draft ordinance to see if there are any changes they wish to make, especially considering the fact that the Common Council expressed concerns.**

<u>Use Category</u>	<u>No change</u>	<u>More Restrictive</u>	<u>Less Restrictive</u>	<u>Total</u>
Residential Uses	3	1	2	6
Civic and Institutional Uses	14	0	0	14
Business and Commercial Uses	10	1	2	13
Industrial Uses	9	8	3	20
Total	36	10	7	53

1st Reading _____2nd 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:

Zoning District	Map Designation
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.

18.62.025 Accessory uses.

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 principal uses are permitted in the downtown mixed use district:

- (a) Multiple-family dwellings.
- (b) Parks and Playgrounds.
- (c) Churches.
- (d) Public and governmental buildings and uses.
- (e) Fire station and emergency medical aid station.
- (f) Schools.
- (g) Museums and cultural facilities.
- (h) Interpretative area or visitors center.
- (i) Hospitals, medical and dental clinics.
- (j) Retail and wholesale businesses.
- (k) Offices.
- (l) Restaurants, taverns and entertainment establishments.
- (m) Hotels and motels.
- (n) Funeral homes.
- (o) Clubs or fraternal, religious or philanthropic associations and union hall.
- (p) Personal service businesses.
- (q) Recreational facilities.
- (r) Day care houses and facilities.
- (s) Transportation facilities, including bus and taxi operations.

18.62.025 Accessory uses.

(a) Accessory Uses Allowed. In accordance with the provisions of this section, accessory uses that are clearly secondary and customarily incidental to the lawful principal uses on the lot and which are for the convenience, enjoyment, or necessity of the principal uses are allowed in the downtown mixed use district. Such accessory uses include but are not limited to:

- (1) Residential use of the upper floor above a commercial or industrial use;
- (2) Dwelling for owner or caretaker of commercial use;
- (3) Home businesses and occupations; and
- (4) Small-scale manufacturing, processing, and storage of goods for a wholesale or retail sale use.

(b) General Standards. Accessory uses shall:

- (1) not be allowed on a lot prior to establishment of a principal use or structure;
- (2) not be allowed to the extent specifically prohibited or limited by this title; and
- (3) comply with all other provisions of this title, the building codes adopted by this code of ordinances, and other applicable ordinances.

18.62.030 Conditional uses and structures.

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

- (a) Single family dwellings.
- (b) Duplex dwellings.
- (c) Public utility facilities or structures.
- (d) Snow dump and storage sites.
- (e) Youth correctional facilities.
- (f) Halfway houses.
- (g) Correctional facilities.
- (h) Private storage, not including junk, or small warehouse associated with residential use/home occupations.
- (i) Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district.
- (j) Service stations.
- (k) Vehicle and equipment repair facilities.
- (l) Manufacturing, processing, assembling, wholesale or storage.
- (m) Boat marinas and docks.
- (n) Marine transportation and port facilities.
- (o) Navigation aids and facilities.
- (p) Warehousing and storage.
- (q) Dredging and filling.
- (r) Dog kennels and lots.
- (s) Helicopter landing pad.

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.

18.66.025 Accessory uses.

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 principal uses are permitted in the downtown core mixed use district:

- (a) Multiple-family dwellings.
- (b) Parks and Playgrounds.
- (c) Churches.

- (d) Public and governmental buildings and uses.
- (e) Fire station and emergency medical aid station.
- (f) Schools.
- (g) Museums and cultural facilities.
- (h) Interpretative area or visitors center.
- (i) Hospitals, medical and dental clinics.
- (j) Retail and wholesale businesses.
- (k) Offices.
- (l) Restaurants, taverns and entertainment establishments.
- (m) Hotels and motels.
- (n) Funeral homes.
- (o) Clubs or fraternal, religious or philanthropic associations and union hall.
- (p) Personal service businesses.
- (q) Recreational facilities.
- (r) Day care houses and facilities.
- (s) Transportation facilities, including bus and taxi operations.

18.66.025 Accessory uses.

(a) Accessory Uses Allowed. In accordance with the provisions of this section, accessory uses that are clearly secondary and customarily incidental to the lawful principal uses on the lot and which are for the convenience, enjoyment, or necessity of the principal uses are allowed in the downtown core mixed use district. Such accessory uses include but are not limited to:

- (1) Residential use of the upper floor above a commercial or industrial use;
- (2) Dwelling for owner or caretaker of commercial use;
- (3) Home businesses and occupations; and
- (4) Small-scale manufacturing, processing, and storage of goods for a wholesale or retail sale use.

(b) General Standards. Accessory uses shall:

- (1) not be allowed on a lot prior to establishment of a principal use or structure;
- (2) not be allowed to the extent specifically prohibited or limited by this title; and
- (3) comply with all other provisions of this title, building codes adopted by this code of ordinances, and other applicable ordinances.

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) Single family dwellings.
- (b) Duplex dwellings.
- (c) Public utility facilities or structures.

- (d) Snow dump and storage sites.
- (e) Youth correctional facilities.
- (f) Halfway houses.
- (g) Correctional facilities.
- (h) Private storage, not including junk, or small warehouse associated with residential use/home occupations.
- (i) Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district.
- (j) Service stations.
- (k) Vehicle and equipment repair facilities.
- (l) Manufacturing, processing, assembling, wholesale or storage.
- (m) Boat marinas and docks.
- (n) Marine transportation and port facilities.
- (o) Navigation aids and facilities.
- (p) Warehousing and storage.
- (q) Dredging and filling.
- (r) Dog kennels and lots.
- (s) Helicopter landing pad.

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:

- (c) Lot Size. The minimum lot area shall be five thousand square feet.
- (d) 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:

- (c) 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.
- (d) 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
Residential Uses								
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>Permitted</u>	<u>Permitted</u>	Conditional Use	Conditional Use	Not Allowed
Mobile homes and mobile home parks	Permitted	Permitted	Conditional Use	<u>Not Allowed</u>	<u>Not Allowed</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>Accessory Use</u>	<u>Accessory Use</u>	Conditional Use	Conditional Use	Not Allowed
On-premises dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<u>Accessory Use</u>	<u>Accessory Use</u>	Permitted	Conditional Use	Not Allowed
Civic/Institutional/Public Uses								
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

Business/Commercial/Retail Uses								
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>Accessory Use</u>	<u>Accessory 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>Not Allowed</u>	<u>Not Allowed</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>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Industrial Uses								

Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Not Allowed	Permitted	<u>Not Allowed</u>	<u>Not Allowed</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>Conditional Use</u>	<u>Conditional Use</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>Accessory Use</u>	<u>Accessory Use</u>	Permitted	Conditional Use	Not Allowed
Service stations	Conditional Use	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Boat marinas and docks	Not Allowed	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Marine transportation and port facilities	Not Allowed	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Navigation aids and facilities	Not Allowed	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Dog kennels and lots	Not Allowed	Not Allowed	Not Allowed	<u>Conditional Use</u>	<u>Conditional Use</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>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.

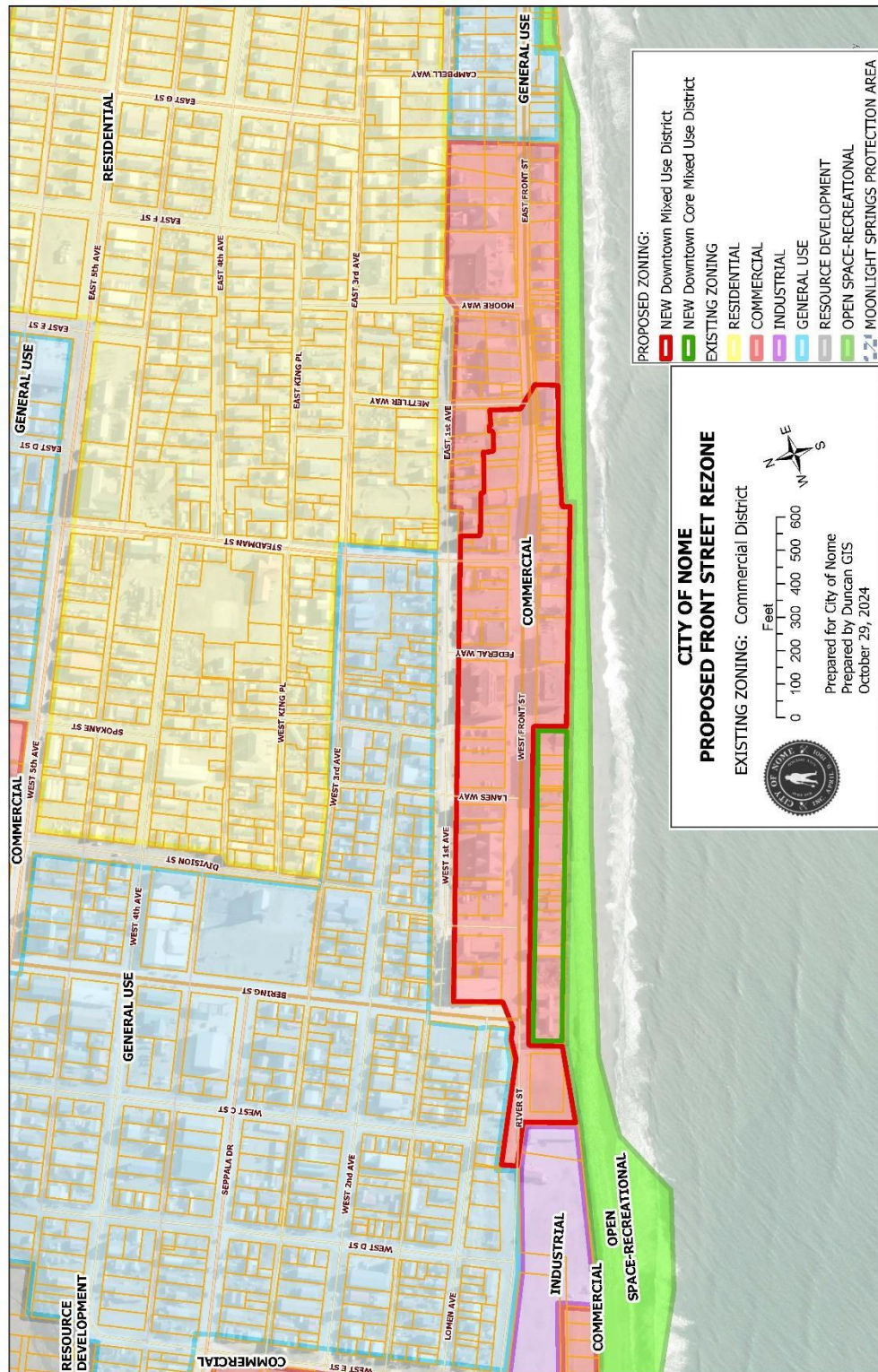
SECTION 7. Effective Date. This ordinance is effective upon passage.

APPROVED and SIGNED the ____ day of ____ 2025.

JOHN K. HANDELAND
Mayor

ATTEST: _____
DAN GRIMMER
City Clerk

ATTACHMENT A



Nome Planning Commission
 City Hall
 102 Division St.
 Nome, AK 99762

January 7, 2025

Subject: Grievance Regarding Zoning Compliance and Public Nuisance Enforcement

Dear Members of the Nome Planning Commission,

I am writing to express concerns regarding apparent zoning violations and public nuisance issues discussed at your December 3, 2024, meeting. The property owned by Mr. Joe Burnham (KANOSAK LLC) has reportedly been used for commercial purposes without necessary permits, creating disturbances for neighboring residents. The reported lack of permits for pad construction, ongoing after-hours activities, and the possible storage of materials outside allowable uses are significant concerns.

Under Nome City Code **8.25.030ⁱ**, it is unlawful to store or maintain junk vehicles on public or private land in a manner that creates a public nuisance or safety hazard, including for children. If applicable, this provision should be enforced to address any violations on the property. Additionally, City Code **18.10.110ⁱⁱ** should be applied for the months the property was used in current manner without permit. Furthermore, if the owner indeed is lacking a proper ongoing local business operation in which the property would be used, it seems they are in violation of the Nome Zoning Code chapter **18.60.020.tⁱⁱⁱ** and **18.30.030.k^{iv}**

Failure to ensure compliance with zoning regulations and public nuisance laws undermines community trust and creates inequities. Residents and businesses who diligently follow ordinances deserve assurance that enforcement applies consistently.

I encourage the Commission to:

1. Investigate this property's compliance with the herein referenced codes and ordinances.
2. Impose appropriate penalties for violations, including the removal of junk vehicles where applicable.
3. Implement clear follow-up actions to ensure accountability.

Thank you for addressing these concerns as I know the Commission prioritizes fairness and transparency in enforcing city codes and ordinances.



Sincerely,
 Thomas Simonsson

ⁱ 8.25.030 Removal of junk vehicles.

(a) It is unlawful to store, keep or maintain any junk vehicle upon public or private property such that it creates a public nuisance, a public health or safety hazard or an attraction to children.

(b) Any junk vehicle stored, kept or maintained in violation of subsection (a) of this section may be subject to removal by the Nome police department.

(c) At least thirty days prior to the date a junk vehicle is removed pursuant to this section, a notice shall be sent to the registered owner of record, lien holders of record and any other party known to have an ownership interest in the junk vehicle, informing

the person or party that the vehicle shall be removed and disposed of within thirty days or the city will remove the junk vehicle at the owner's or party's expense. (Ord. O-93-6-6 § 1 (part), 1994)

ⁱⁱ 18.10.110 Violation—Penalties and remedies.

(a) Violation. A violation of any provision of this title shall be an infraction. Upon conviction, the court shall levy a fine as set forth in NCO Section [1.20.040](#), or if no fine is there established, of up to one thousand dollars for each day the violation exists, and assess any surcharge required to be imposed under AS [12.55.039](#). Each day that an unlawful act or condition continues constitutes a separate violation.

(b) The city manager and the building inspector, or their designees, and the Nome police department may enforce compliance with this title through an action seeking injunctive relief or by issuing a citation for the violation or both.

(c) Remedies.

(1) If any structure is being used, or is constructed or substantially improved, in violation of this chapter, the city may cite the offender for an infraction.

(2) In addition to other remedies, the city may institute any proper actions or proceedings necessary, including enjoining of connections to public utilities, to restrain, correct or abate violations.

(3) Pursuant to AS [29.40.190](#), the city or an aggrieved person may institute a civil action against a person who violates a provision of this title, or a term, condition or limitation imposed by the planning commission, and may collect a civil penalty not to exceed one thousand dollars for each violation. (Ord. O-14-01-02 § 44, 2014)

ⁱⁱⁱ 18.60.020 Permitted Uses and Structures Permitted Uses - The following uses and their accessory uses are permitted in commercial districts: 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-premise 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.

^{iv} 18.60.030 Conditional Uses and Structures The following uses are permitted with a conditional use permit in commercial districts: a. Day care houses and facilities. b. Halfway houses. c. Single family, duplex, and multi-family 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.

PLANNING MEMO

TO: Planning Commission
 FROM: Erin Reinders, AICP, CPM
 RE: Downtown Zoning Ordinance and Map Amendment
 DATE: February 4, 2025

SUMMARY: The Common Council requested that the City Manager work with the Planning Commission to update zoning regulations in the Front Street area of Nome. Council expressed concern that the zoning regulations had been too restrictive. The purpose of creating this new district is to help spur redevelopment or development and to encourage mixed use development in this area. This memo outlines the process the Planning Commission went through over the past year to create new downtown zoning districts and the required next steps. The memo also outlines the proposed purposes, land uses, dimensional standards, and geographic boundaries that the associated ordinance addresses.

BACKGROUND: Over the course of the past year, the Planning Commission has been preparing new downtown zoning districts. The four primary phases of the creation process are summarized below.

1. Preparation - Planning Commission came to general consensus regarding the purpose and direction of the district. This phase was January – March of 2024.
2. Collaboration - targeted outreach to potential district and informal public notices, community meeting with Planning Commission in April of 2024, memo updating Common Council in April of 2024, ongoing discussion at monthly publicly noticed Planning Commission Meetings to address community feedback. This phase was April – December of 2024.
3. Adoption - Council work session, formal process directed by municipal code including formal notices and public hearings with Planning Commission and Common Council. This phase is planned to take place primarily January - March of 2025 and is dictated by various 30-day notice requirements.
4. Post Approval Action - formal process directed by municipal code. This will take place post approval planned for March 2025.

We have developed a likely schedule, outlined below, that allows for these notice requirements to be met. Additionally, we have incorporated a Common Council Work session. While not mandated, this helps with project complexity and recognizes Planning Commission contributions.

- January 13, 2025: Common Council Work session
- February 4, 2025: Planning Commission Public Hearing (rescheduled from January 7, 2025)
- February 10, 2025: Common Council First Reading
- March 24, 2025: Common Council Second Reading and Public Hearing

DISCUSSION: The Planning Commission has reached general consensus with what the purpose of these new zoning districts, the associated land uses, dimensional standards and the geographical

boundaries, which are reflected in the ordinance before you for consideration. The following section describes these in more detail. The ordinance also includes a section on performance standards. This ordinance's language matches other districts; it introduces no new proposals.

Purpose. Each zoning district in Nome’s Zoning Ordinance has an “intent section” describing the purpose. The purpose statements in the ordinance are listed below, based on the Comprehensive Plan and feedback from this process.

- *Downtown Mixed Use Zoning District: The downtown mixed use zoning district is intended to encourage active commercial use and building development, and contextually appropriate residential uses. (Red Outline in Figure 2)*
- *Downtown Core Mixed Use Zoning District: The downtown core mixed use zoning district is intended to promote redevelopment, encourage active commercial use and building development, and contextually appropriate residential uses. (Green Outline in Figure 2)*

Geographical Boundaries. The Planning Commission spent a great deal of time working to determine the potential geographical boundaries for a new zoning district. In March, they decided to begin the collaboration phase with an area that included all of the currently zoned Commercial District downtown and a small area of General Use and Industrial Zoning Districts to the west of Bering Street. The Commission understood that feedback throughout the process might reduce and refine this boundary.

After considering the feedback received at the April Community meeting, the Planning Commission determined to reduce the boundaries to include only the Commercial District boundaries on the west side and to have the western boundary be Mettler, with the area between Steadman Street and Mettler Way focused only on the Front Street frontage.



In July, the Planning Commission *Figure 1: Area considered for zero-foot side yard setbacks* agreed on the overall boundary but wanted to call another area out specifically. Meaning, the creation of two new zoning districts. This would allow for zero-foot side yard setbacks from the Nugget Inn to the Polar Bar where such setbacks have generally existed historically (in the highlighted area in Figure 1). This area was briefly discussed in May following the April Community Open House, and came up again at the July meeting. The resulting areas are combined in the map below, outlined in red (downtown mixed use, see Figure 2) and green (downtown core mixed use, see Figure 2), and is what is represented in the ordinance before you this evening. The only difference between the two districts is minor wording of the intent/purpose statement and the side yard setback.

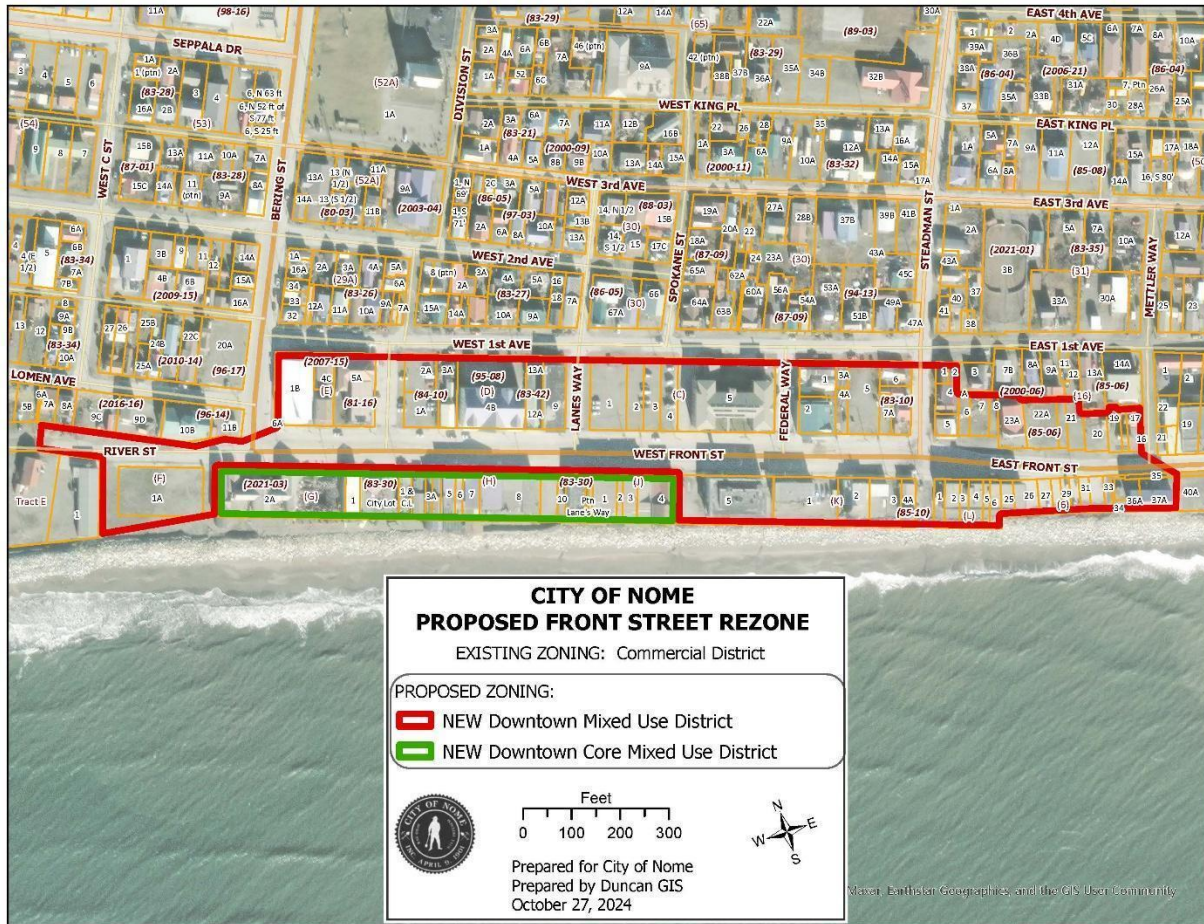


Figure 2: Proposed district boundaries with red and green outlines referenced in this memo.

Dimensional Standards. The Planning Commission originally began the collaboration phase proposing 0-foot minimum setback from the ROW and other (side yard) setbacks for the entire new zoning district. There was significant discussion at the April Community Meeting about the distinction between setbacks from the ROW and other setbacks. Snow drifts and loads regarding neighboring structures, as well fire risk and access, were mentioned as concerns related to the 0-foot side yard setbacks. In July, the Planning Commission further discussed the side yard setback concerns, when Commissioners focused on a certain area for 0-foot side yard setbacks and to leave much of the area at 5-foot side yard setbacks. These districts have a 0-foot setback from the ROW (front yard setback); all other zoning districts in the city require a minimum 5-foot setback from the ROW. The table below summarizes the ordinance before you for formal action.

This results in less restrictive setback regulations for both districts, unlike anywhere else in the city. Reduced minimum setbacks allows for more land to be developed and provides for flexibility in how the site can be designed, like in response to floodplain regulations. Furthermore, the 0-foot side yard setbacks in the Downtown Mixed use Core area better enables redevelopment of structure and lots with existing 0-foot side yard setbacks.

<u>Dimension Standard</u>	<u>Current</u>	<u>Proposed - Downtown Mixed Use (red)</u>	<u>Proposed - Downtown Core Mixed Use (green)</u>
Lot Size	5,000 sf	5,000 sf	5,000 sf
Set back from ROW	10 feet	0 feet	0 feet
Other set back	5 feet	5 feet	0 feet
Set back from the top bank of any drainage ditch	10 feet	10 feet	10 feet
Set back from a closed drainage system	10 feet	10 feet	10 feet

Land Uses. Throughout this process Commissioners discussed each of the land uses for the proposed zoning district with consideration to the feedback received at the Community Meeting and previous discussion and feedback at various Planning Commission Meetings. Their focus was on **reducing barriers to development and allowing for flexibility for the future while being in keeping with the underlying intent/purpose statement in support of commercial and residential development.**

Land use designations are outlined in the ordinance before you. If a land use is identified as Permitted, then it is allowed by right. If a land use is identified as an Accessory Use, then it is allowed when clearly secondary and incidental to the lawful principal uses on the property. This is a new distinction, but is already defined in the code and the uses called out here are clearly accessory in nature. No additional steps are required for Accessory Uses, it is treated just like Permitted Uses. If a land use is identified as Conditional Use the use may be allowed but will need to be considered by the Planning Commission. Finally, if a land use is identified as Not Allowed then it is not allowed in that particular zoning district.

Zoning is a tool that can be used to encourage or discourage specific land uses in particular areas. The question is not simply “Do we need X use in our community?”, but “Do we want to see X use downtown, in this particular area?” During the work session, some Council members expressed concern that the list of uses for the new Mixed Use Zoning Districts was more restrictive than when zoned Commercial. It is true that there are some uses that had been allowed that are no longer allowed through this ordinance, however, the reverse is also true. The following table and list summarize the changes.

Of note, *Crew Camps* have been added to the list of land uses in Code since our discussions about land uses for these new zoning districts. They have now been included as Conditional Uses in the listing to match that of Commercial Districts. I would also highlight that *Dredging and Filling* as well as *Dog Kennels and Lots* are both proposed here as Conditional Uses. This decision was made in July in efforts to match up uses with what was allowed for in the Commercial District and address feedback from community members. However, that memo erroneously labeled them as Conditional Uses in the Commercial District when these uses are currently Not Allowed in the Commercial District. The Planning Commission may wish to discuss these, and other listed uses, further.

Use Category	No change	More Restrictive	Less Restrictive	Total
Residential Uses	3	1	2	6
Civic and Institutional Uses	14	0	0	14
Business and Commercial Uses	10	1	2	13
Industrial Uses	9	8	3	20
Total	36	10	7	53

- **Residential Uses.** Of the 6 residential uses listed in the Zoning Ordinance, 3 remain unchanged and 3 have changed. Of those that changed:
 - 1 is more restrictive. This includes the following that had been a Conditional Use and is now Not Allowed:
 - Mobile home/parks
 - 2 are less restrictive. This includes the following that had been a Conditional Use in the Commercial District and are now allowed:
 - Multi-family dwelling
 - Residential uses above a commercial or industrial use
- **Civic and Institutional Uses.** Of the 14 listed institutional uses, all remain unchanged.
- **Business and Commercial Uses.** Of the 13 listed business and commercial uses, 10 remain unchanged and 3 have changed. Of those that have changed:
 - 1 is more restrictive. This includes the following that had been a Conditional Use in the Commercial District and is now Not Allowed:
 - Private storage, including junk, or small warehouses associated with residential use/home occupation is not allowed in the new zoning district.
 - Note: private storage, not including junk, or small warehouses associated with residential use/home occupation is a conditional use in the new zoning districts, which is the same as Commercial District. The focus here is on not allowing “junk”.
 - 2 are less restrictive. This includes the following that had been a Conditional Use in the Commercial District and are now allowed:
 - Home businesses and occupations
 - Day Care Houses and Facilities
- **Industrial Uses.** Of the 20 listed industrial uses, 9 remain unchanged (this includes Crew Camps) and 11 have changed. Of those that have changed:
 - 8 are more restrictive. This includes:
 - 7 uses that changed from Permitted in the Commercial District to Conditional Use:
 - Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district
 - Service stations

- Boat marinas and dock
- Marine transportation and port facilities
- Navigation aids and facilities
- Warehousing and storage
- Helicopter and landing pad
- 1 use that changed from Permitted to Not Allowed
 - Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district
- 3 are less restrictive. This includes the following uses changing from Not Allowed in the Commercial District to Conditional Use:
 - Manufacturing, processing, assembling, wholesale or storage
 - Dredging and filling
 - Dog kennels and lots

**CITY OF NOME, ALASKA
ORDINANCE NO. O-25-03-01**

**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:

Zoning District	Map Designation
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.

18.62.025 Accessory uses.

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 principal uses are permitted in the downtown mixed use district:

- (a) Multiple-family dwellings.
- (b) Parks and Playgrounds.
- (c) Churches.
- (d) Public and governmental buildings and uses.
- (e) Fire station and emergency medical aid station.
- (f) Schools.
- (g) Museums and cultural facilities.
- (h) Interpretative area or visitors center.
- (i) Hospitals, medical and dental clinics.
- (j) Retail and wholesale businesses.
- (k) Offices.
- (l) Restaurants, taverns and entertainment establishments.
- (m) Hotels and motels.
- (n) Funeral homes.
- (o) Clubs or fraternal, religious or philanthropic associations and union hall.
- (p) Personal service businesses.
- (q) Recreational facilities.
- (r) Day care houses and facilities.
- (s) Transportation facilities, including bus and taxi operations.

18.62.025 Accessory uses.

(a) Accessory Uses Allowed. In accordance with the provisions of this section, accessory uses that are clearly secondary and customarily incidental to the lawful principal uses on the lot and which are for the convenience, enjoyment, or necessity of the principal uses are allowed in the downtown mixed use district. Such accessory uses include but are not limited to:

- (1) Residential use of the upper floor above a commercial or industrial use;
- (2) Dwelling for owner or caretaker of commercial use;
- (3) Home businesses and occupations; and
- (4) Incidental, small-scale manufacturing, processing, and storage of goods for a wholesale or retail sale use on the premises.

(b) General Standards. Accessory uses shall:

- (1) not be allowed on a lot prior to establishment of a principal use or structure;
- (2) not be allowed to the extent specifically prohibited or limited by this title; and
- (3) comply with all other provisions of this title, the building codes adopted by this code of ordinances, and other applicable ordinances.

18.62.030 Conditional uses and structures.

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

- (a) Single family dwellings.
- (b) Duplex dwellings.
- (c) Public utility facilities or structures.
- (d) Snow dump and storage sites.
- (e) Youth correctional facilities.
- (f) Halfway houses.
- (g) Correctional facilities.
- (h) Private storage, not including junk, or small warehouse associated with residential use/home occupations.
- (i) Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district.
- (j) Service stations.
- (k) Vehicle and equipment repair facilities.
- (l) Manufacturing, processing, assembling, wholesale or storage.
- (m) Boat marinas and docks.
- (n) Marine transportation and port facilities.
- (o) Navigation aids and facilities.
- (p) Warehousing and storage.
- (q) Dredging and filling.
- (r) Dog kennels and lots.
- (s) Helicopter landing pad.
- (t) Crew camp.

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.

18.66.025 Accessory uses.

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 principal uses are permitted in the downtown core mixed use district:

- (a) Multiple-family dwellings.
- (b) Parks and Playgrounds.
- (c) Churches.
- (d) Public and governmental buildings and uses.
- (e) Fire station and emergency medical aid station.
- (f) Schools.
- (g) Museums and cultural facilities.
- (h) Interpretative area or visitors center.
- (i) Hospitals, medical and dental clinics.

- (j) Retail and wholesale businesses.
- (k) Offices.
- (l) Restaurants, taverns and entertainment establishments.
- (m) Hotels and motels.
- (n) Funeral homes.
- (o) Clubs or fraternal, religious or philanthropic associations and union hall.
- (p) Personal service businesses.
- (q) Recreational facilities.
- (r) Day care houses and facilities.
- (s) Transportation facilities, including bus and taxi operations.

18.66.025 Accessory uses.

(a) Accessory Uses Allowed. In accordance with the provisions of this section, accessory uses that are clearly secondary and customarily incidental to the lawful principal uses on the lot and which are for the convenience, enjoyment, or necessity of the principal uses are allowed in the downtown core mixed use district. Such accessory uses include but are not limited to:

- (1) Residential use of the upper floor above a commercial or industrial use;
- (2) Dwelling for owner or caretaker of commercial use;
- (3) Home businesses and occupations; and
- (4) Incidental, small-scale manufacturing, processing, and storage of goods for a wholesale or retail sale use on the premises.

(b) General Standards. Accessory uses shall:

- (1) not be allowed on a lot prior to establishment of a principal use or structure;
- (2) not be allowed to the extent specifically prohibited or limited by this title; and
- (3) comply with all other provisions of this title, building codes adopted by this code of ordinances, and other applicable ordinances.

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) Single family dwellings.
- (b) Duplex dwellings.
- (c) Public utility facilities or structures.
- (d) Snow dump and storage sites.
- (e) Youth correctional facilities.
- (f) Halfway houses.
- (g) Correctional facilities.
- (h) Private storage, not including junk, or small warehouse associated with residential use/home occupations.

- (i) Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district.
- (j) Service stations.
- (k) Vehicle and equipment repair facilities.
- (l) Manufacturing, processing, assembling, wholesale or storage.
- (m) Boat marinas and docks.
- (n) Marine transportation and port facilities.
- (o) Navigation aids and facilities.
- (p) Warehousing and storage.
- (q) Dredging and filling.
- (r) Dog kennels and lots.
- (s) Helicopter landing pad.
- (t) Crew camp.

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:

- (c) Lot Size. The minimum lot area shall be five thousand square feet.
- (d) 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:

- (c) 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.
- (d) 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
Residential Uses								
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>Permitted</u>	<u>Permitted</u>	Conditional Use	Conditional Use	Not Allowed
Mobile homes and mobile home parks	Permitted	Permitted	Conditional Use	<u>Not Allowed</u>	<u>Not Allowed</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>Accessory Use</u>	<u>Accessory Use</u>	Conditional Use	Conditional Use	Not Allowed

On-premises dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<u>Accessory Use</u>	<u>Accessory Use</u>	Permitted	Conditional Use	Not Allowed
Civic/Institutional/Public Uses								
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
Business/Commercial/Retail Uses								

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>Accessory Use</u>	<u>Accessory 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>Not Allowed</u>	<u>Not Allowed</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>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Industrial Uses								

Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Not Allowed	Permitted	<u>Not Allowed</u>	<u>Not Allowed</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>Conditional Use</u>	<u>Conditional Use</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>Accessory Use</u>	<u>Accessory Use</u>	Permitted	Conditional Use	Not Allowed
Service stations	Conditional Use	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Boat marinas and docks	Not Allowed	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Marine transportation and port facilities	Not Allowed	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Navigation aids and facilities	Not Allowed	Not Allowed	Permitted	<u>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Dog kennels and lots	Not Allowed	Not Allowed	Not Allowed	<u>Conditional Use</u>	<u>Conditional Use</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>Conditional Use</u>	<u>Conditional Use</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 27th day of March 2025.

JOHN K. HANDELAND
Mayor

ATTEST: _____
DAN GRIMMER
City Clerk

ATTACHMENT A

