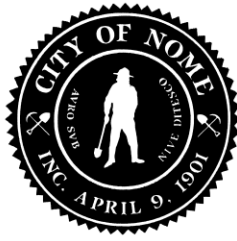


Mayor
John K. Handeland
City Manager
Lee Smith
Deputy City Clerk
Brad Soske



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
Tuesday, July 08, 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.](#) May 13, 2025 Nome Planning Commission Meeting Minutes,

PAGE 2

- [B.](#) June 3, 2025 Nome Planning Commission Meeting Minutes,

PAGE X

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

UNFINISHED BUSINESS

- [A.](#) Findings of Fact and Conclusions of Law re: An Appeal by Joe Burnham to the Nome Planning Commission Regarding City of Nome Zoning Enforcement Order,

PAGE 9

NEW BUSINESS

- [A.](#) An Application for Conditional Use Permit by Bering Straits Regional Housing Authority (PUBLIC HEARING),

PAGE 13

STAFF REPORTS

COMMISSIONERS' COMMENTS

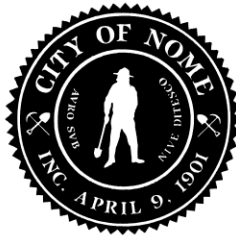
SCHEDULE OF NEXT MEETING

ADJOURNMENT

Mayor
John K. Handeland

City Manager
Lee Smith

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, MAY 13, 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 7:00pm

Members Present: C.Hughes; C.Piscoya; C.Lust; C.Ford; C. Odden
Members Absent: C. Smith - Excused
Also Present: Lee Smith, City Manager; Dan Grimmer, City Clerk; Erin Reinders, City Planner; Anna Lionas, Nome Nugget Newspaper; Kate Osborn; Chuck Fagerstrom. Wali Rama, KNOM; 10 people also viewing on KNOM YouTube.

APPROVAL OF AGENDA

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

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

25-03-04 Nome Planning Commission Meeting Minutes

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

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES

Nothing to add at this time.

COMMUNICATIONS

- A. A Memo regarding property 190.1.040 owned by Joe Burnham of Kanosak, LLC, Information only and Mr. Burnham will be given a little time.
CC Grimmer stated that Mr. Burnham is appealing decision that it doesn't follow zoning codes and June 3rd he will be appealing.
- B. Public Notice of Application for Permit

CITIZENS' COMMENTS

Megan Onders stated she was just here to listen.

Chuck Fagerstrom Welcome CM Smith. Enjoyed the economic development conference. Was very informative. Main reason for speaking was to discuss the area known as Gold Ave. Thought the city may have worked out a deal with one of the dredging companies allowing them to store their equipment on the west end adjacent to the waterway. Seeing all this equipment being stored there is disheartening. Hopes that the city will not allow this type of activity/storage.

CM stated that he had a meeting regarding this earlier in the day.

NEW BUSINESS

None at this time.

UNFINISHED BUSINESS

- A. May 13, 2025 Memo from Erin Reinders, City Planner to the Nome Planning Commission re: A Public Hearing on the Downtown Zoning Ordinance and Map Amendment, City Planner Reinders gave a brief overview, stating NPC is holding a hearing and voting to move it forward to common council for their actions. The ordinance as you know creates two new zoning districts that are less restrictive than what is currently zoned, most notably related to setbacks and land uses. Both have zero-foot setbacks from the right of way. Two of the land uses are now less restrictive.

C.Hughes entertained motion to enter into public hearing.

A motion was made by C.Ford and seconded by C.Odden to enter into public hearing. To hear public testimony. No discussion.

Time In 7:10pm Time Out 7:12pm

C.Hughes entertained motion to move this ordinance to common council.

A motion was made by C.Piscoya and seconded by C.Odden to move this ordinance to common council.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

STAFF REPORTS

Economic Development/PIO Onders on her agenda is to figure out investments' codes, how to attract investors and investments. Nothing else to add just wanted to put it out there.

CC Grimmer to address the application from Army Corp of Engineers. Concerned that it overlaps outside of resource development. Stated if any residents wanted to voice their concerns to contacts provided on application.

C.Hughes stated this could be an agenda item for the June 3rd NPC meeting.

CM Smith stated that we should do a better job at notifying residents with getting notices out.

COMMISSIONERS' COMMENTS

C.Lust – Welcomed CM Smith to his new role. Need to do a better job on putting things on the calendar so that we don't miss out on things like grant money that was available for the historic preservation commission.

C.Ford – Welcomed CM. Wanted to let everyone know that there are funds available through HFC for non-profits and profits. Must commit to housing. Amount up to \$350,000.

C.Piscoya – Also wanted to welcome CM and also PIO Onders. Good meeting.

C.Odden – Good to be back after all the traveling. Let's get moving.

C.Hughes – Before comments, wanted to let Mr. Fagerstrom speak. He was doing some traveling and was unable to attend a few meetings. But stated that he did watch the first BOE meeting regarding Mr. Potter's property disputing the zoning of said property. His memory that the three lots in question were supposed to be zoned as general, never came back to the NPC. Shocked that this was never changed. Hoping that we can check the records from meetings before Mr. Potter purchased this property. A lot of resourced land is being disposed of by their owners for non-resource related development. We don't have a good procedure at this time. Thinks this needs to be addressed.

SCHEDULE OF NEXT MEETING

A. Next Scheduled Meeting - 25-06-03

ADJOURNMENT Out 7:40pm

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

APPROVED and **SIGNED** this 8TH day of July, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

DAN GRIMMER
City Clerk

Mayor
John K. Handeland
City Manager
Lee Smith
Deputy City Clerk
Brad Soske



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

Item B.

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, June 03, 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 AT 7:04p.m.

Members Present: C. Hughes; C. Piscoya; C. Lust; C. Smith
Members Absent: C. Odden, C. Ford
Also Present: Lee Smith, City Manager; Dan Grimmer, City Clerk, Erin Reinders, City Planner

APPROVAL OF AGENDA

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

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

A. May 13, 2025 Nome Planning Commission Meeting Minutes,

A motion was made by C. Piscoya and seconded by C. Smith to approve the Regular Meeting Minutes as presented.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

Walter Rose, with BSRHA. Standing in for Eric Noit, Construction Manager. Asking if there has been any discussion on rezoning the Ruby Placer to residential. There is a rezoning request process to be followed, called the conditional use permit. Walter asks the planning commission for any suggestions or actions they can take at this time. BSRHA is working towards getting three triplex's and six single homes built.

Cliff McHenry, Building Inspector, hands out some information for Joe Burnham's appeal. He stated that Mr. Burnham started a project out there without any kind of permit. The city took action by sending a letter on 09/09/24 and Mr. Burnham did not comply until 10/28/24. There was no compliance with the Army Corps of Engineers.

Thomas Simonsson thanked the planning commission for taking action on this issue. He stated that It's been an eyesore to see all that junk being piled up in the neighborhood.

Sam Severin, City Attorney, noted that the members of the community are allowed to testify during the appeal. So if there is more comments on the Burnham matter they can be addressed here.

NEW BUSINESS

- A. Public Hearing for the Appeal of Joe Burnham of the City Determination of Zoning for Parcel 190.1.040,

Record of City Action for June 3, 2025 Appeal

Memo from Nome City Planner re: A Summary of Background, Findings and Recommendations,

NCO 18.160 Appeals,

Joe Burnham mentioned he was issued a stop order and under item #6, he did not need a fill permit. The property in question is grandfathered in to be a storage pad. Joe says he received a notice in February stating that if he does not removed certain items from the lot he would get charged \$250 a day and if not compliant it will be \$500 a day after a month passes. The DOT, gentleman from the state, said there was no overloading he can see, maybe the only one would a boat. Other than that, he seems to be okay. Joe says he moved stuff around at night because there is no traffic. The lot he has been using has had no problems in the nineteen years he's used it.

C. Lust asks Mr. Burnham if he knows that the property he has is a commercial zoning and that some items do not belong on the premises. It seems that there are secondary issues involved.

Sam Severin the city attorney stated that in the decisions to enforce one property and not another is quite normal. He mentions he will be here to answer any questions. He asks that Ms. Reinders, City Planner, speaks for the city of Nome at this time.

Erin Reinders, stated that they are here to discuss Mr. Burnham's appeal. There is a enforcement letter and the appeal, along with some photos and maps. There is also a memo, which serves as a response to the appeal that is on file. The memo summarizes the background and the appeal section comes straight from the zoning ordinance and it talks about what the appeal is. I am going to highlight a few items. First the sole issue of the commission is to decide whether if the city is in interpretation of its code. The need to look at the comprehensive plan and the ordinance for guidance. The comprehensive associates with a stand alone storage with industrial districts but not commercial districts. The commission is willing to work out any issues with Mr. Burnham. He is waiting on the FAA to see if he is able to build a warehouse that close to the airport.

Ryan Martinson and Rexodus Pomeranke offered words of support for Mr. Joe Burnham.

Out of public hearing at 8:03p.m.

A motion to grant the appeal for Mr. Burnham was made by C. Lust and seconded by C. Smith.

Discussion: Sam says it'll be helpful to deliberate to have a discussion about the findings. Written findings are required for this type of appeal. There is an ordinance that has never been complied with by anyone as the basis for denying this party. C. Lust asks the commission if he is in violation of the ordinance. There is nowhere to be found about grandfathering this property. Erin points out to the planning commission, they might want to consider the fact that there are some nuances on the property. C. Piscoya mentions that she does not agree to grant this appeal. The city may be willing to restart the process with Mr. Burnham and go from there. C. Smith supports following the path for the appellate to deny this appeal. The best way to bring these two parties together, should first deny the appeal, then work with city to work out a compliance agreement.

At Roll Call:

Aye:

Nay: C. Hughes; C. Piscoya; C. Lust; C. Smith

Abstain:

THE MOTION CARRIED

The appeal has been denied.

UNFINISHED BUSINESS

STAFF REPORTS

The Building Inspector made a report on active permits and projects within the City.

COMMISSIONERS' COMMENTS

C. Smith mentions the city needs their own enforcement officer with their own work vehicle. Thanks the city for being on tract.

C. Lust – no comment

C. Piscoya says the council cannot change the rules. Council needs to uphold NCO Code.

C. Hughes says activity in industrial use should require conditional use as well. He believes the city zoning prohibits use of property and he thinks the CU should go away.

SCHEDULE OF NEXT MEETING

July 8, 2025, have the abatement list on the next agenda.

ADJOURNMENT at 8:28p.m.

APPROVED and **SIGNED** this 8TH day of July, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

DAN GRIMMER
City Clerk

IN THE MATTER OF

**AN APPEAL BY JOE BURNHAM TO THE NOME PLANNING COMMISSION
REGARDING CITY OF NOME ZONING ENFORCEMENT ORDER:**

Appellant: Joe Burnham/Kanosak LLC
 Appellant's Representative: Joe Burnham

Appellee: City of Nome
 Appellee's Representative: Erin Reinders

Having sat to hear an appeal pursuant to Sections 18.16.040 and 18.16.050 of the Nome Code of Ordinances and held a properly noticed public hearing on the above-referenced appeal on June 3, 2025, having considered all the evidence in the record and all of the arguments made at the appeal hearing, and having voted to denial the appeal and affirm the decision of the Acting City Manager of the City of Nome, the Nome Planning Commission adopts the following:

FINDINGS OF FACT AND CONCLUSIONS OF LAW**FINDINGS OF FACT**

1. The property at issue is known as Parcel ID 190.1.040, also known as Tract A of Bench #2 Placer Claim, US Mineral Survey #691, according to Plat #81-1.
2. The property is owned by Kanosoak, LLC. The sole member of Kanosoak, LLC is Joe Burnham.
3. The property is in the Commercial District, governed by Chapter 18.60 of the Nome Code of Ordinances.
4. The intent of the commercial district is to provide for a mixture of commercial uses that will strengthen and expand the core community. NCO §18.60.010.
5. Outdoor storage is only permitted as an accessory use to a permitted use in the Commercial District. NCO 18.60.020 (t).
6. At all times relevant to this appeal, Mr. Burnham used the property for outdoor storage of vehicles, vessels, implements, and other matter such as building trusses, as seen in the photographs submitted in the City's Record of City Action for June 3, 2025 Appeal.
7. Mr. Burnham is not using the property for a permitted use under NCO 18.60.020.
8. Mr. Burnham is not using the property for a conditional use allowed under NCO 18.60.030. Mr. Burnham has not applied for a conditional use permit; potential conditional uses are not relevant to this appeal.

9. On or about February 26, 2025, Acting City Manager Dan Grimmer sent a letter demanding that Mr. Burnham cease violating the code by storing the vehicles and other materials on the property in violation the Nome Code of Ordinances. The letter also suggested a compliance plan and imposed fines on an escalating basis if the property was not brought into compliance.
10. Due, at least in part, to Mr. Burnham being out of the country, the letter was not received until approximately March 19. Mr. Burnham timely appealed.
11. The parties agreed to a hearing on June 3 to allow Mr. Burnham to return to Nome and to appear in person.

CONCLUSIONS OF LAW

1. The following items, in addition to those presented by the parties at the appeal hearing, are considered part of the record of this proceeding:
 - a) February 26, 2025 enforcement letter from Acting City Manager Grimmer.
 - b) March 21, 2025 E-mail from Mr. Burnham requesting appeal.
 - c) E-mail correspondence regarding appeal.
 - d) Photos of property, dated January 3, 2025.
 - e) Parcel viewer data.
 - f) Nome Zoning Map.
 - g) June 3 Memo from Erin Reinders, AICP, CPM.
2. The Commission has not considered evidence or comments related to a fill permit for the property. The appeal before the Commission is not related in any way to permits for the placement of fill.
3. The sole issue for the commission to decide is whether the city erred in its interpretation of NCO 18.60.020 (t) as it applies to Mr. Burnham's use of his lot.
4. The Nome Comprehensive Plan associates stand-alone outdoor storage with Industrial Districts, and not Commercial Districts (Section V) and supports the abatement processes (Section VII).
5. The site is being used for outdoor storage and is zoned Commercial. The outdoor storage is not an accessory use to any permitted or conditional use, nor is it related to onsite wholesale or retail sale or with a residential use or home occupation. Therefore, this type of outdoor storage is not permitted in a Commercial District (NCO 18.60.020 and .030).
6. Mr. Burnham made reference to the previous existence of a storage pad as well as outdoor storage on site. To have a valid nonconforming use would require compliance with NCO 18.130.040. There is no evidence that this process was followed. Therefore, this use is not considered a nonconforming use. Furthermore, the possibility exists that the storage was accessory to a permitted or conditional use previously.

7. Mr. Burnham and other witnesses argued there is value to storage of machinery, tools and parts in Nome due to its remote location, the difficulty of importing goods, and the history of industry and ingenuity in the area. There is validity to these points, but such storage must be done in conformance with the law. Outdoor storage could occur in areas appropriately zoned, or out of city limits where the Nome Code of Ordinances does not apply. Alternatively, storage could be indoors, such as in a warehouse where permitted by code.
8. Mr. Burnham highlighted that portion of the City enforcement letter which stated, “You do not have a city business license for any of the permitted uses in this zoning district and it does not appear the property is being used for any of the uses permitted under NCO 18.60.020.” The Commission does not find having a city business license or sales tax license is dispositive of whether the zoning code is being followed. The City’s letter appears to use a business license only as a potential indicator of a lawful use. Neither a city nor a state business license would cure or permit a violation of the zoning code; the ultimate question is whether the *use* is allowed under NCO 18.60.020.
9. Mr. Burnham testified regarding potential future uses of the property, which would be compliant with the code. One such use requires, according to Mr. Burnham, permission or a permit from the FAA. The Commission is hopeful the property is put to lawful use and becomes compliant with the code. Presently, the use of the property is contrary to law.
10. The Commission has considered the appeal criteria in NCO 18.160.050.

The appeal was primarily focused on subsections (a), (e) and (f), which most specifically focus on whether the Acting City Manager erred in his interpretation of the code in the February enforcement letter or whether there were any facts which, if known, would dictate a different outcome. As detailed in these findings and conclusions, the Commission agrees with the City’s interpretation of the zoning code and has accordingly denied the appeal. As to subsection (e), there were no facts presented at the hearing which change the analysis.

Subsection (b) relates to consideration of past interpretation or application of the code. There was argument regarding the application and implementation of the nonconforming use ordinance, which has been previously discussed. There was no material evidence or testimony provided regarding application or interpretation of NCO 18.60.020.

The City’s goals and objectives were considered through consideration of the comprehensive plan, cited in the Reinders memo.

Wherefore, having set forth findings of fact and conclusions of law, the Planning and Zoning Commission denies Mr. Burnham’s appeal. The Commission AFFIRMS the determination of the Acting City Manager as stated in the February 26 enforcement letter, in which it was determined that Mr. Burnham’s use of the property is in violation of NCO 18.60.020 and subject to fines or other enforcement action.

This decision can be appealed to the City Council. *See* NCO 18.160.040 (g). Per 18.160.020 (a) an appeal must be filed ten days from the date of this order.

Duly adopted this 8th day of July, 2025.

Ken Hughes
Planning Commission Chair



Date: July 8, 2025
From: Dan Grimmer, City Clerk
To: The Nome Planning Commission
Subject: BSRHA Conditional Use Permit

Comments from Engineer and Clerk:

We are not aware of them having a USACE permit for this parcel yet or a permit from the AKDOT for the potential easement onto the Nome Teller HWY.

We have not seen a Preliminary Plat request for a Minor SUB despite all the comments and suggestions provided to them from John and I.

They have submitted a Fill permit and Building permit which cannot be approved before the zoning issue has been resolved.

Before a fill permit can be issued by the City, the wetland permit and driveway permit need to be obtained. They can fill a portion of the property before the plat is completed, but the Planning Commission would need to approve multiple dwelling units on a single parcel, like a condominium development.

We suggest looking at this development as a condominium-type development (at least at this early stage) to help BSRHA with their proposed timelines. We believe it should be considered that the conditional use be for single-family, duplex, and multi-family dwellings on the entirety of Rube Placer Mining Claim, USMS 1898.

Statements & Comments from the City Planner:

This application supports needed residential development, and the applicant is in a time crunch at this point. But the most appropriate way of approaching this development would be to plat it and rezone it. And that takes time. The reason it takes time is that it is a significant change and layers of review involving utilities and access to say the least.

If we are going down the road of the conditional use permit, referencing John's suggestion, the technical request would be for this conditional use permit to allow for multifamily and single family uses for the entire property, with their general plan to be what they have provided here for this smaller portion.



With that in mind, this property is zoned as Resource Development. Nome's code lists out what conditional uses can be considered for each district. In this case, it's limited...

18.80.030 Conditional Uses and Structures

The following uses are permitted with a conditional use permit in resource development districts; provided, that the following additional criteria are met:

- (a) The use is consistent with the intent of the resource development district subarea.*
- (b) There will be no conditional uses allowed until a resource development subarea plan is adopted. (18.20.010 defines "Subarea" as a portion of a zoning district identified in a specific plan addressing development of that portion of a zoning district.)*

Based on what was submitted, the comments of the City Planner include the following:

- The application proposes 15 dwelling units (combination 3 triplexes or multi-family dwellings and 6 single family homes) on an un-subdivided piece of property.
- No subarea plan has been developed.
- This is a portion of a larger property, with unclear roadway or ROW access, how utilities would access.
- It is not clear if there is adequate turn space on the southern point of the property, or if this is connecting to the property to the south.
- It is not clear that setbacks are being met as is.
- They do have an area identified for snow storage.
- This property is zone Resource Development and the Adjacent Property to the south is zoned Residential.
- The use Matrix of Permitted and Conditional Uses (18.110.010 labels single family, duplex and multi-family dwellings as conditional uses in this zoning district.
- The comprehensive plan does call for housing.

RECEIVED

JUN 04 2025

CITY OF NOME
CLERKS DEPARTMENT

City of Nome, Alaska
Application for Conditional
Use Permit

Date: 6/4/2025

Permit CU-25-01

The undersigned hereby applies to the City of Nome for approval of the following conditional use permit to the land as follows as per NCO Title 18. Chapter 120.

Property Owner: Bering Straits Regional Housing Authority (BSRHA) Phone #: (907)443-8612

Property Address: Just north of Icy View on the right side of the Nome Teller Highway (see map)

Mailing Address: PO Box 995, Nome, AK, 99762

Legal Description: A 2.6 acre subdivision of the Rube Placer Mining Claim (subdivision under consideration) all lying and being in U.S. Mineral Survey NO. 1898; Records of the Nome Recording District, Second Judicial District, State of Alaska (see attached proof of ownership and drawings)

CURRENT ZONE DESIGNATION: Resource Development

PROPOSED CONDITIONAL USE: Residential: 15 units total on 2.6 acres of land.

Construct, operate, and maintain one triplex consisting of two two-bedroom units and one three-bedroom unit available exclusively to low-income families as defined by HUD with rent limited to 30% of family income.

Construct, operate, and maintain two triplex buildings with all one-bedroom units, and six one-bedroom homes. These Rural Professional Housing (RPH) units will be available first to State of Alaska Employees and then to City of Nome employees if no State employees need housing. Income from the RPH units will be used to subsidize low-income unit operation & maintenance.

Zoning- 18.120.20 NCO - The following process shall apply to conditional permits. The City Clerk shall give notice of the public hearing in the following manner:

- a. The City shall send notice of the public hearing to the applicant, all property owners of record within three hundred (300) feet of the property in question no less than fourteen (14) days before the hearing.
- b. The referral information shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name.
- c. The City shall also publish notice in a newspaper of general circulation.
- d. The City shall prepare a public hearing notification sign to be posted on the property by the applicant.
- e. The hearing may be held no less than fourteen (14) days from the date of property posting and newspaper publication.
- f. If the conditional use request is accompanying another application, which is scheduled

Revised 02/2024

Item A.

for public hearing before the Planning Commission, one public hearing may be held on both applications.

PLEASE NOTE:

Conditional Use Application Submittal.

The applicant shall submit one (1) copy of the complete conditional use application package to the City and shall request that the Planning Commission review the application. **Conditional use request shall include:**

- 1) Conditional Use Application Form.
- 2) Written statement and any graphics necessary to describe the precise nature of the proposed use and its operating characteristics and to illustrate how all conditional use review criteria have been satisfied.
- 3) A map showing the proposed development of the site, including building locations, parking, utilities, and drainage features.
- 4) Preliminary building plans and elevations sufficient to indicate the dimensions, general appearance, and scale of all buildings.
- 5) Such additional material as the City may prescribe or the applicant may submit pertinent to the application.

This request will be heard before the Nome Planning Commission on July 8, 2025.
Applicant attendance is required.

CERTIFICATION

I hereby certify that (I Am) (I have been authorized to act for) the owner of the property described above and that I desire a conditional use permit for this property in conformance with the Title 18 NCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability, that this application meets them. I understand that payment of the conditional use fee is non-refundable, and it is to cover Costs associated with the processing of this application and that it does not assure approval of the request.



Signature of Applicant

6/4/2025

Date

Planning Commission Additional Restriction or Conditions:

A conditional use hearing on this permit was held by the Planning Commission on _____ and this permit (was / was not) approved.

Chairman, Planning Commission Date

City Clerk's Office Date

Date/Fee Paid: 06/06/25

Receipt No: P&P 177251640

FEE SCHEDULE:

Regular Planning Commission Meeting: \$200

Special Planning Commission Meeting: \$300

Project Narrative

The Bering Straits Regional Housing Authority (BSRHA) respectfully requests that the Nome Planning Commission take prompt action to approve a conditional use permit to construct, operate, and maintain residential housing in an area currently zoned for resource development.

The proposed development includes a total of fifteen units on a 2.62-acres of land just north of the Icy View subdivision on the East side of the Nome-Teller Highway, averaging .17 acres/unit. For the purpose of residential housing development BSRHA acquired the land from Arctic Gold Mining LLC on 11/20/2024 (Cape Nome Recording District Document 2024-001332-0 Statutory Warranty Deed)

The proposed development includes one low-income triplex, funded by ERA2 and Denali Commission resources, that will be made exclusively available to low-income families as defined by HUD, where rent will be limited to 30% of family income. This triplex must be completed by October 1, 2025, or BSRHA forfeits the funding.

The proposed development also includes two triplexes, and six single-family Rural Professional Housing (RPH) homes that must be available first, to State of Alaska employees, then to City of Nome employees if nobody from the State needs housing. BSRHA will use income from these market-rate units to subsidize the operation and maintenance of the low-income triplex above.

These homes will have utility services connected to Nome Joint Utility Systems infrastructure. BSRHA continues to collaborate with NJUS, and is about to award a contract to a qualified engineering firm to design and engineer utility service to the homes. NJUS advises they have unused utility components in stock, not used on a previous project, that are available if needed.

In 2024 BSRHA signed a contract with NANA Construction to build the homes off-site during the winter of 2024-25, to deliver them by barge to Nome in the summer of 2025, and to complete construction during the summer of 2025. NANA commits to meeting the deadline on the low-income triplex, contingent on the gravel pad being ready for construction on August 1st, 2025.

We are in the process of obtaining a RGP-07 Rural Development permit from the US Army Corps of Engineers (USACE). The City of Nome can not issue a construction permit until USACE clears the project. Q-Trucking is prepared to build the pad as soon as permits are in place. They advise it will take 7 – 10 days to get the project done.

The project supports the goals of the Nome Comprehensive Plan 2020. It increases the supply of safe, healthy, and affordable housing and promotes workforce retention by providing housing for State and City employees near existing neighborhoods. It also promotes long-term economic viability and growth, linked to significant projects such as the Port of Nome expansion and the Graphite One mine. The City of Nome and the Bering Straits Native Corporation, property owners within 300 feet of the proposed development, have both been aware of the project for several months and support it.

With the Nome Port Expansion Project approaching, it is in the City of Nome's best interest for BSRHA to deliver a complete, self-contained housing subdivision that meets urgent housing needs in the summer of 2025. We request the Planning Commission's support in approving the zoning action necessary to keep this project on track.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Rose', with a stylized, cursive script.

Walter H. Rose

Proof of Ownership

A
L
A
S
K
A**2024-001332-0**

Recording Dist: 201 - Cape Nome

11/20/2024 09:49 AM Pages: 1 of 2

AFTER RECORDING RETURN TO:
Grantee

STC 2447429

STATUTORY WARRANTY DEED**THE GRANTOR(S): Arctic Gold Mining LLC**

whose mailing address is: PO Box 2664, Edward, CO 81632

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

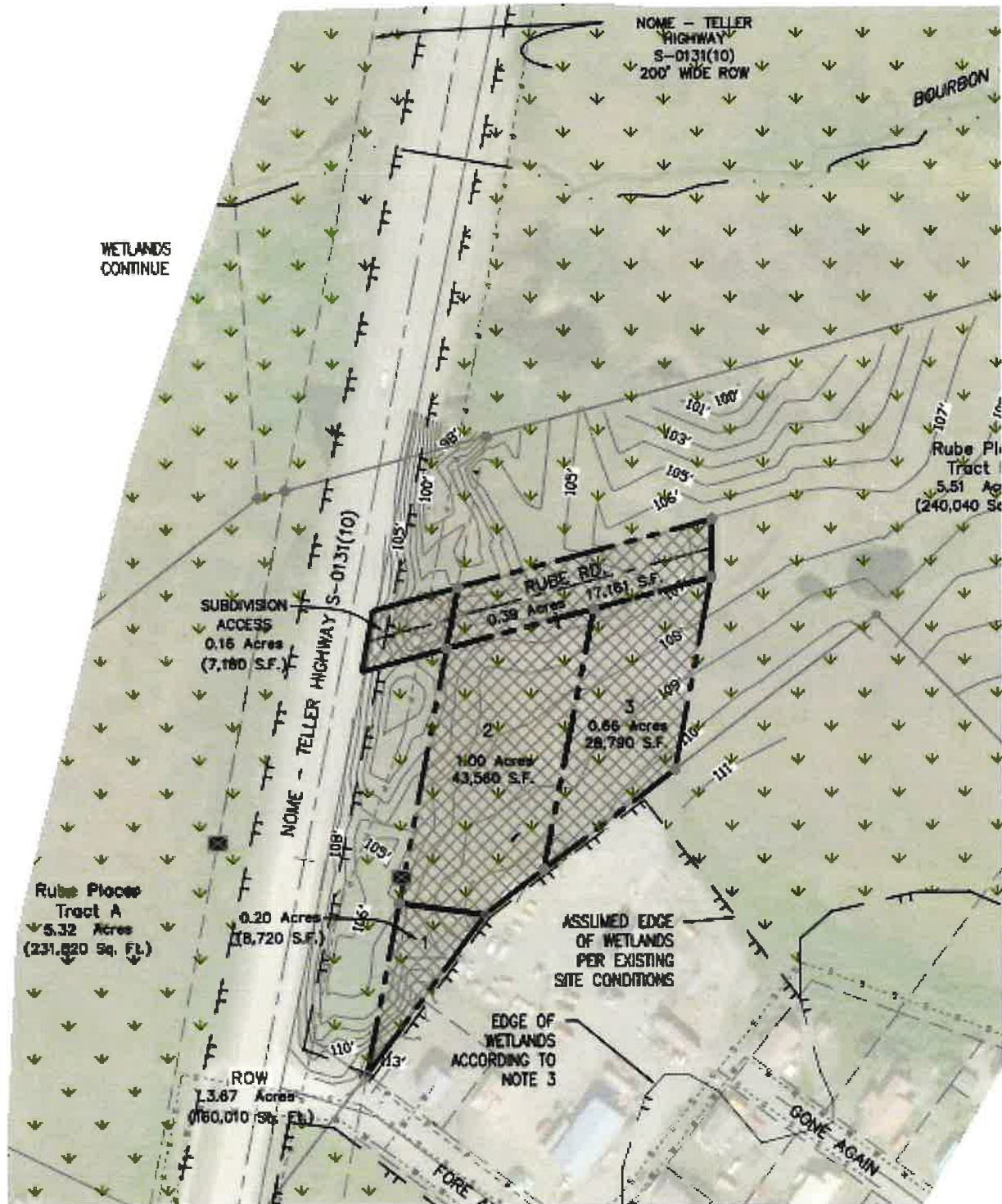
THE GRANTEE(S): Bering Straits Regional Housing Authority

whose mailing address is: PO Box 895, 1008 Front Street, Nome, AK 99762

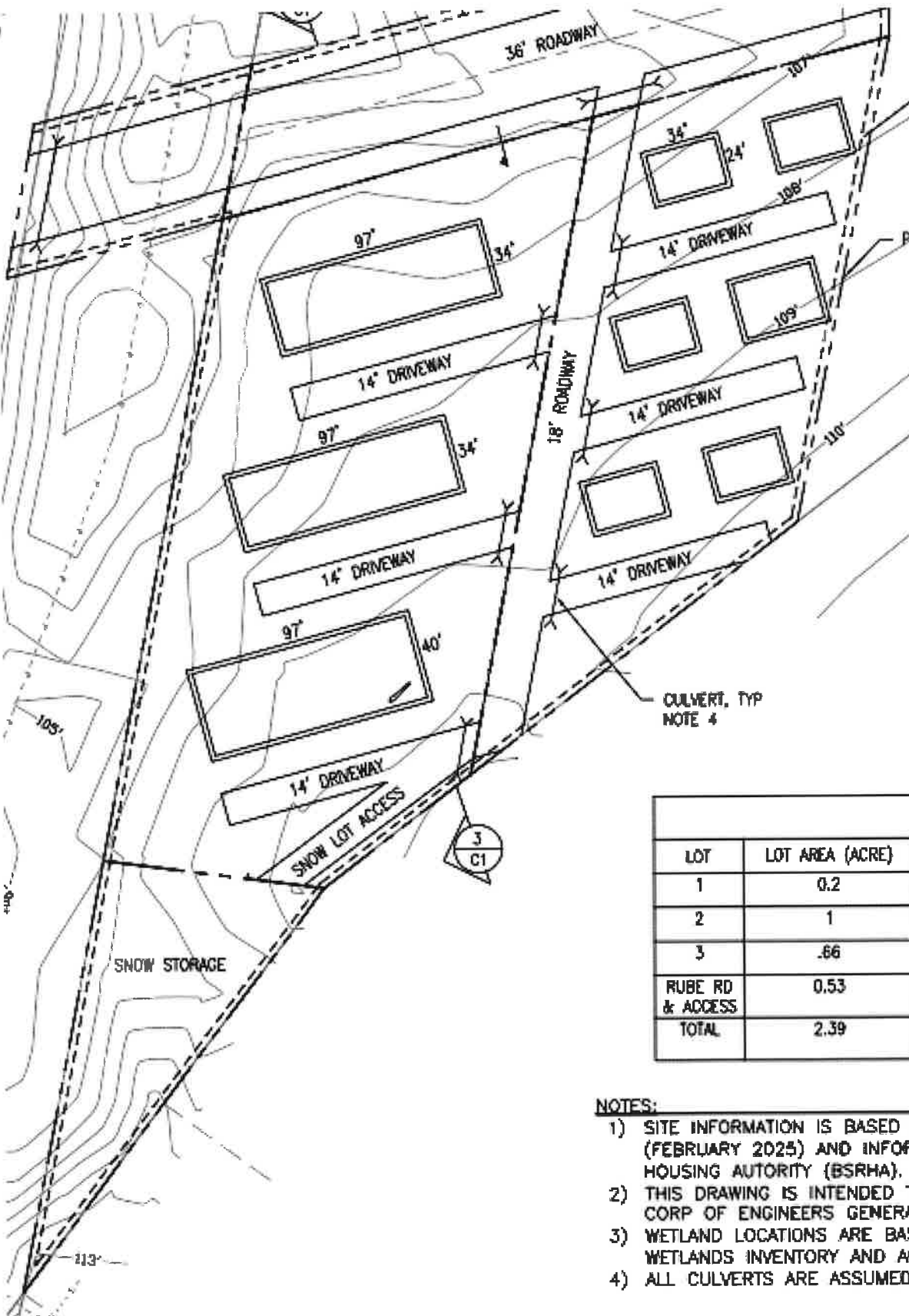
the following described real estate:

Rube Placer Mining Claim all lying and being in U.S. MINERAL SURVEY NO. 1899; Records of the Nome Recording District, Second Judicial District, State of Alaska

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.



Revised 02/2024



LOT	LOT AREA (ACRE)
1	0.2
2	1
3	.66
RUBE RD & ACCESS	0.53
TOTAL	2.39

NOTES:

- 1) SITE INFORMATION IS BASED ON (FEBRUARY 2025) AND INFORMATION FROM HOUSING AUTHORITY (BSRHA).
- 2) THIS DRAWING IS INTENDED TO BE USED BY THE CORP OF ENGINEERS GENERAL.
- 3) WETLAND LOCATIONS ARE BASED ON THE WETLANDS INVENTORY AND AIR PHOTOGRAPHY.
- 4) ALL CULVERTS ARE ASSUMED TO BE 15' WIDE.

Revised 02/2024