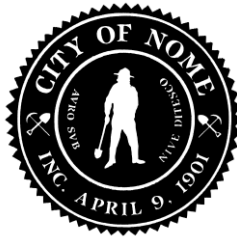


Mayor
John K. Handeland
City Manager

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, JANUARY 07, 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.](#) 24-12-03 Nome Planning Commission Meeting Minutes,

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

CITIZENS' COMMENTS

NEW BUSINESS

UNFINISHED BUSINESS

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

PAGE 5

- [B.](#) A Public Hearing for 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 Amendment to Sections 18.110.010 and 18.30.010

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STAFF REPORTS

- [A.](#) 25-01-07 Building Inspector Report,

PAGE 28

- [B.](#) 25-01-03 A Letter to the Nome Planning Commission from the Flood Plain Coordinator,

PAGE 29

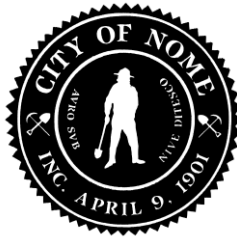
COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

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, DECEMBER 03, 2024 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 7:03P.M.

Members Present: C.Hughes; C.Piscoya; C.Lust; C.Ford: C.Smith @ 7:05p.m.
Members Absent: C.West; C.Odden
Also Present: Dan Grimmer, City Clerk; Cyrilene Okitkun, Deputy Clerk; Brooks Chandler, City Interim Manager; Cliff McHenry, Building Inspector; Erin Reinders, Land Planner

APPROVAL OF AGENDA

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: C.Smith

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

A. November 12, 2024 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.Smith

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES

C.Hughes makes a motion, seconded by C.Smith, to have the historic preservation grant be used for the Swanberg Dredge and historical signs on the east end of town.

C.Piscoya mentions that the Nome Planning Commission should recommend to Nome City Council for street signs.

C. Hughes says that he'd like to point out that only \$100,000 will be available for award and the maximum for one is \$50,000 and the other \$25,000, it is a 60% to 40% match. The deadline for this is 3pm. February 07, 2025. Projects need to be Completed by September 30, 2026.

At Roll Call:

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

Nay:

Abstain:
THE MOTION CARRIED

COMMUNICATIONS

A. Nome Center Creek Road Rehabilitation Update,

C.Hughes mentions that they skipped over the old railbed. The Center Creek Station area that filled in; is wondering why it is not considered to be any value.

Dan Grimmer included this into the packet as it came through his office and he was quite interestred to hear they are enhancing and making that road better. The survey came from Cole Cushman the Public Works Department. He thought it would be a good idea to add the survey in here.

CITIZEN'S COMMENTS

No Citizens' Comments at this time.

NEW BUSINESS

A. Discussion presented by Commissioner Ford re: A Complaint with Commercial Zoning Uses,

C.Ford mentions she got a call due to someone wanting to sue her for George Foots property. She had six people reach out to her and there is no permits for the pads put down, working after hours making a nuisance for other residents. Commercial Zoning states you can have junk if you're using it for the use of business. Joe Bernum is the owner and it is for shell-fish fishing and there is nothing registered with the state. He does not own a permit. Brooks mentions that it was a resolution to sue the property owner because he had not obtained the permit. He then came in and got his permit. We cannot speak without having a permit application and full investigation to qualify as a commissioner's permit. 18.10.110A states that each violation is given \$100 per day.

C.Lust says the city is now aware of the issue and that do process would be good. C.Smith says it should be time to move on this now. C.Ford says her goal is to bring it to the cities attention and documented that she has brought the citizen's concerns forward. They gave her permission to use their names. C.Lust says the planning commission should do this as a follow-up agenda for next months meeting and see where it's at.

UNFINISHED BUSINESS

A. Planning Memo RE: Downtown Zoning Progress & Crew Camp Ordinance Progress,

Erin has couple updates. I've been working with the city attorney, city manager and city clerk to finalize the approval process for the downtown zoning districts. Will have the first planning meeting for adoption process in January which requires public notices and if that is ready, we'll have a meeting in March with the Nome City Council. We'll be having some discussions. Brooks and I have been brainstorming. C.Smith says it looks great and C.Piscoya says she likes it.

STAFF REPORTS

A. City Manager Report,

Brooks mentions he does not have much to report but what the planner has placed in front of you. Brooks mentions to the Planning Commissioners that his contract ends Monday, 16 December 2024 and is not on extention and won't be back to their next meeting in January. There is still no successor but there is still time.

B. Building Inspector Report,

Cliff says the continue of sunshine subdivision; the owner got the water and sewer working. Atlas tower adjacent to the high school has been completed and working with the subcontractor to demo for the GCI tower. Cliff addresses to C.Smith that he did not know he can issue citations and it's a work in progress. He's been working with Dan and Brad on the myGov website. A lot of times people run out of money and it can go on for 2-3 years.

COMMISSIONER'S COMMENTS

C.Piscoya – We should talk to the Nome City Council for recommendation to extend his (Brooks) contract. She says this was a very interesting meeting. And with these complaints; they should be brought up to the council and also recommended to speed things up.

C.Lust – He says he has more appreciation for the Chairman Hughes in conducting the meetings and he appreciates everyone. C.Lust is proud of the Tower that was put up around the High School. He thanks Brooks for being here.

C.Smith – He thanks Ken for being on track. Hoping we can get Brooks to stay longer. He mentions that he appreciates Cliff doing his work. He suggests that the building inspector job title be changed to Code Enforcement Officer, so he can distribute citations to the residents that are breaking the municipal codes and the public, as a whole, has a better idea of his job description, along with himself.

C.Ford – She mentions to Cliff that she doesn't envy his job and she knows it is hard when he is hobbled. The town is great. Thanks Brooks for being here.

C.Hughes – says he spoke to someone about a property that belonged to 2-3 errs who went through a lot of problems, spent a bunch of time to get the title clear to get the property up and running. A lot of people in this situation. He is hoping to assist these folks and this would be one way to help them out and clean up some problems. C.Hughes pointed out the Land Bank; attempted to review the state laws that created land banks. Wondering if the Nome Planning Commission has the same opportunity, he is unclear. There is some national code that creates an Alaska Land Bank. A lot of the probate stuff could perhaps be sped up if there was a lot of pressure applied. If he is here for the next city council meeting he will bring up this issue. Thanks Brooks. And he thanks his fellow commissioners for attending the meeting.

SCHEDULE OF NEXT MEETING

Tuesday, January 07, 2025 is the next scheduled meeting in the Council Chambers at the City Hall.

ADJOURNMENT at 8:13P.M.

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

At the Roll Call:

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

Nay:

Abstain:

The motion **CARRIED**

PLANNING MEMO

TO: Planning Commission and Common Council
 FROM: Erin Reinders, AICP, CPM
 RE: Downtown Zoning Ordinance and Map Amendment
 DATE: January 7, 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 year, the Planning Commission has been preparing for a new downtown zoning district. The four primary phases of this creation process are summarized below.

1. Preparation - activities we have been involved with since January of 2024 when the Planning Commission came to general consensus regarding the purpose and direction of this new 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 - formal process directed by municipal code including formal notices and public hearings. 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 would 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 7, 2025: Planning Commission Public Hearing
- January 13, 2025: Common Council Work session
- January 27, 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 they see as the purpose of these new zoning districts, the associated land uses, dimensional standards and the

geographical boundaries, which are reflected in the ordinance before for consideration. The following section describes these in more detail. The ordinance 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 below)*
- *Downtown Core Mixed Use Zoning District: The downtown mixed use zoning district is intended to promote redevelopment, encourage active commercial use and building development, and contextually appropriate residential uses. (Green Outline below)*

Geographical Boundaries. The Planning Commission spent a great deal of time working to determine the potential geographical boundaries for this new zoning district. In March, they determined to begin the collaboration phase with the boundary as outlined below, which includes 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 community meeting, the Planning Commission determined to refine 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.



Figure 1: Area considered for zero-foot side yard setbacks

In July, the Planning Commission agreed on the overall boundary, but wanted to call another area out specifically. 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 on the right). 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) and green (downtown core mixed use), and is what is represented in the ordinance before you. The only difference between the two districts at this point is minor wording of the intent/purpose statement and the side yard setback.

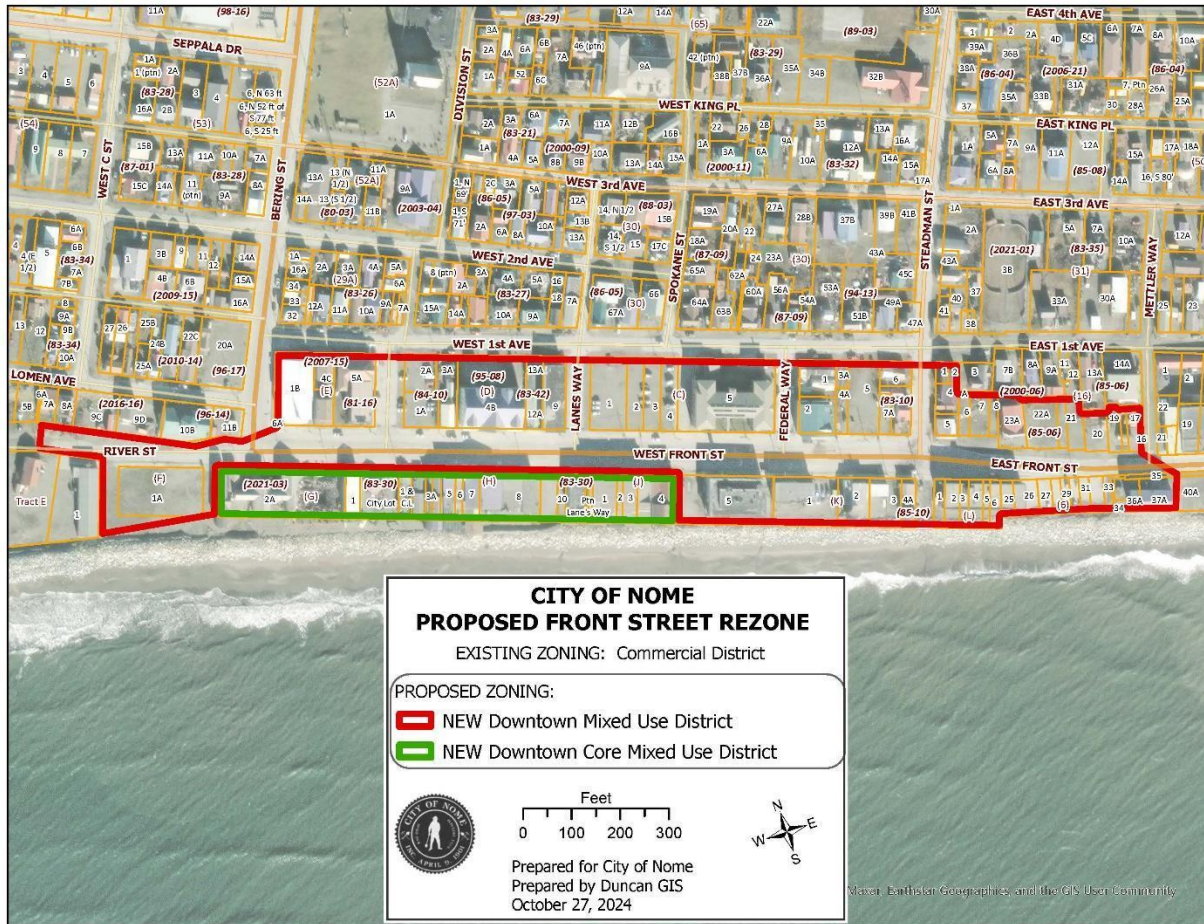


Figure 2: Proposed district boundaries with red and green outlines referenced in this memo.

Dimensional Standards. There was discussion at the 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 the majority of the area at 5-foot side yard setbacks. The table below summarizes the ordinance before you for formal action.

<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
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Land Uses. The table below outlines the permitted land uses, accessory and conditional uses, as represented in the ordinance. 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.

If a land use is identified as P–Permitted, then it is allowed by right. If a land use is identified as an A–Accessory Use, then it is allowed when 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 use of the property. This is a new distinction in the code, but is already defined and the uses called out here are clearly accessory in nature. If a land use is identified as CU - 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 NA - Not allowed then it is not allowed in that particular zoning district.

<u>Land Use / Zoning District</u>	<u>General</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Resource Development</u>	<u>Open Space</u>	<u>Proposed - Downtown Mixed Use (red)</u>	<u>Proposed - Downtown Core Mixed Use (green)</u>	<u>Notes</u>
Residential uses									
Single family dwellings	P	P	CU	CU	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Duplex dwellings	P	P	CU	CU	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Multiple-family dwelling	P	P	CU	CU	CU	NA	P	P	
Mobile homes and mobile home parks	P	P	CU	CU	CU	NA	NA	NA	
Residential use of the upper floor above a commercial or industrial use	P	CU	CU	CU	CU	NA	A	A	Clarified as Accessory Use at December Meeting
On premise dwelling for owner or caretaker of commercial use	P	P	P	P	CU	NA	A	A	Clarified as Accessory Use at December Meeting
Civic/Institutional/Public uses									
Parks and Playgrounds	P	P	P	CU	CU	P	P	P	
Churches	P	P	P	NA	CU	NA	P	P	

Public and governmental buildings and uses	P	NA	P	P	CU	NA	P	P	
Fire station and emergency medical aid station	P	P	P	P	CU	NA	P	P	
Schools	P	P	P	NA	CU	NA	P	P	
Museums and cultural facilities	P	CU	P	NA	CU	CU	P	P	
Public utility facilities or structures	CU	NA	NA	P	CU	P	CU	CU	
Snow dump and storage sites	CU	CU	CU	P	CU	NA	CU	CU	
Youth correction facilities	CU	CU	CU	NA	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Halfway houses	CU	CU	CU	NA	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Correctional facilities	CU	NA	CU	NA	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Cemetery	NA	NA	NA	P	CU	NA	NA	NA	
Interpretative area or visitors center	P	CU	P	NA	CU	P	P	P	
Public watershed area and related facilities	NA	NA	NA	NA	CU	P	NA	NA	
Business/Commercial/Retail uses									
Hospitals, medical and dental clinics	P	NA	P	NA	CU	NA	P	P	
Home businesses and occupations	P	P	CU	CU	CU	NA	A	A	<i>Clarified as Accessory Use at December Meeting</i>
Private storage, including junk, or small warehouse associated with residential use/home occupations	NA	NA	CU	CU	CU	NA	NA	NA	
Private storage, not including junk, or small warehouse associated with residential use/home occupations	P	P	CU	CU	CU	NA	CU	CU	
Retail and wholesale businesses	P	CU	P	P	CU	NA	P	P	
Offices	P	NA	P	P	CU	NA	P	P	

Restaurants, taverns and entertainment establishments	P	NA	P	P	CU	NA	P	P	
Hotels and motels	P	NA	P	NA	CU	NA	P	P	
Funeral homes	P	NA	P	P	CU	NA	P	P	
Clubs or fraternal, religious or philanthropic associations and union hall	P	NA	P	NA	CU	NA	P	P	
Personal service businesses	P	P	P	NA	CU	NA	P	P	
Recreational facilities	P	P	P	P	CU	NA	P	P	<i>Changed from Conditional Use in July Meeting</i>
Day care houses and facilities	P	P	CU	NA	CU	NA	P	P	<i>Changed from Conditional Use in July Meeting</i>
Industrial uses									
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	NA	NA	P	P	CU	NA	NA	NA	
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	P	P	P	P	CU	NA	CU	CU	
Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	P	P	P	P	CU	NA	A	A	<i>Clarified as Accessory Use at December Meeting</i>
Service stations	CU	NA	P	P	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Vehicle and equipment repair facilities	NA	NA	CU	P	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Manufacturing, processing, assembling, wholesale or storage	NA	NA	NA	P	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Boat marinas and docks	NA	NA	P	P	CU	NA	CU	CU	
Marine transportation and port facilities	NA	NA	P	P	CU	NA	CU	CU	
Navigation aids and facilities	NA	NA	P	P	CU	NA	CU	CU	<i>Changed from Not</i>

									<i>Allowed in July Meeting</i>
Bulk Petroleum storage, including aviation fuel	NA	NA	NA	P	CU	NA	NA	NA	
Junkyards, commercial, and auto wrecking yards	NA	NA	NA	P	CU	NA	NA	NA	
Aircraft storage, loading, parking, repair and aviation related facilities	NA	NA	NA	P	CU	NA	NA	NA	
Warehousing and storage	CU	NA	P	P	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Air transport terminals for passengers and freight	NA	NA	NA	P	CU	NA	NA	NA	
Transportation facilities, including bus and taxi operations	NA	NA	P	P	CU	NA	P	P	<i>Changed from Conditional Use in July Meeting</i>
Dredging and filling	NA	NA	CU	P	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Dog kennels and lots	NA	NA	CU	CU	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	NA	NA	CU	NA	P	NA	NA	NA	
Helicopter landing pad	P	NA	CU	P	CU	NA	CU	CU	<i>Changed from Not Allowed in July Meeting</i>

1st Reading _____2nd Reading _____

Action Taken:

Yes ____ No ____ Abstain ____

**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) 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



January 3, 2025

Planning Commission Building Inspector Report:

- 1) Breakers Bar complete and open for business.
- 2) Pomeranz project two homes complete and occupied. Third home near completion.
- 3) 711 A & B (NSHC) exterior siding and electric complete-interior trim and paint needed.
- 4) National Park Service project 50% complete. Holiday break.
- 5) AC Store ongoing. Holiday break.
- 6) 100 East 6th-renovation in progress.
- 7) Visit 7th this month with Steve Josten, AK Fire Marshall and Justin Wentzel, Arcadis re-NSHC.
- 8) Meet with Nome PD re Citations training.
- 9) Other ongoing projects.

Prepared by:

Cliff McHenry
Nome Building Inspector

Cc; Dan Grimmer
City of Nome Interim City Manager



January 3, 2025

Dear Planning Commission and Residents of Nome,

A friendly reminder that the City of Nome participates in the Community Rating Systems. For anyone interested on inquiring, we have Flood Plain Maps, Flood Insurance, Flood Building, and Flood Protection information at City Hall.

If needed our Building Inspector can also visit your site and advise on necessary steps to keep your building safe.

We are here to assist our community to build safely so we can live safely.

Thank you.

Angie Nguyen
Flood Plain Coordinator