

Mayor
John K. Handeland

City Manager
Glen Steckman

Deputy City Clerk
Christine Piscoya



Nome Planning Commission
Kenneth Hughes III, Chair
Mathew Michels
Sara Lizak
John Odden
Gregory Smith
Carol Piscoya
Sue Steinacher

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MARCH 02, 2021 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- A. June 2, 2020 Nome Planning Commission Regular Meeting Minutes,
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- B. July 7, 2020 Nome Planning Commission Regular Meeting Minutes,
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- C. September 22, 2020 Nome Planning Commission Regular Meeting Minutes,
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- D. October 13, 2020 Nome Planning Commission Rescheduled Regular Meeting Minutes,
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- E. November 10, 2020 Nome Planning Commission Rescheduled Regular Meeting Minutes,
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HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. Memo of February 25, 2021 from City Planner Bechtol to Nome Planning Commission re: Historic Preservation Plan Update,
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COMMUNICATIONS

- A. Email of February 10, 2021 from State Historian Ringsmuth to Chairman Hughes re: Historic Preservation Fund Grants,
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CITIZENS' COMMENTS

NEW BUSINESS

- A. Public Hearing for Variance 21-01V - Block 51B Lot 10A,
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- B. O-21-03-01 An Ordinance Amending the Nome Code of Ordinances Chapter 2.10 Acquisition and Disposal of Real Property,
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UNFINISHED BUSINESS

- [A.](#) Memo of February 21, 2021 from City Planner Bechtol to Nome Planning Commission re: Comprehensive Plan Survey,

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- [B.](#) NCO 18.110.010 Matrix of Permitted and Conditional Uses,

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STAFF REPORTSCOMMISSIONERS' COMMENTSSCHEDULE OF NEXT MEETING

- A. The Next Planning Commission Meeting is Scheduled for Tuesday April 6, 2021.

ADJOURNMENT

**MINUTES
NOME PLANNING COMMISSION
REGULAR MEETING
JUNE 02, 2020**

The regular meeting of the Nome Planning Commission was called to order at 7:02PM by Chairman Hughes in Council Chambers of City Hall, located at 102 Division Street.

ROLL CALL

Members Present: Sue Steinacher; Kenneth Hughes III; Mat Michels; Sara Lizak; Carol Piscoya; and Gregory T Smith.

Members Absent: John Odden (excused).

Also Present: Glenn Steckman, City Manager; and Christine Piscoya, Deputy City Clerk; David Barron, Building Inspector.

In the audience: James Mason, Nome Nugget Newspaper and Darrin Otton.

APPROVAL OF AGENDA

Chairman Hughes asked if there were any changes to the agenda.

A motion was made by C. Michels and seconded by C. Steinacher to approve the agenda.

At the roll call:

Aye: Hughes; Michels; Lizak; Piscoya; Smith; Steinacher.

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. May 5, 2020 Planning Commission Meeting Minutes.

A motion was made by C. Michels and seconded by C. Steinacher to approve the May 5, 2020 minutes as amended.

At the roll call:

Aye: Michels; Lizak; Piscoya; Smith; Steinacher; Hughes.

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION

A. HPC Activities.

- Marguerite La Riviere stated she met with Gary Gillette to establish a contract and that he did not want to do the grant administration which was in the original contract for the City Planner but not in the RFP. For the time being, Marguerite La Riviere will do the HPC phase II quarterly report that's due in July and continue with the grant administration for the time being.
- Commissioner Steinacher mentioned there is no update for the King Island Project and that she will process the July quarterly report. C. Steinacher mentioned that there was duplicate signs somewhere with the City for various signs around town and hopes that they can find these signs.
- City Manager Steckman stated that they have found the duplicate signs. They found the rest of the sign for the Dexter Bypass and hopes that they will be able to set it up. City Manager Steckman also mentioned they have found another "Anvil City Square" sign and will have that being worked on. City Manager Steckman stated that the OSJ Emergency Door Porch and the OSJ Playground will be worked on this summer and update the signs.

COMMUNICATIONS

A. Flier re: Spring Clean-up Details.

- Commissioner Steinacher asked how not having the dump trucks available throughout the city is related to COVID-19.
- City Manager Steckman stated it relates to the lack of man power and that citizens have been using it to dispose of paint, car batteries and other items that are not to be disposed of. City Manager Steckman stated that if citizens are already loading up their vehicles, we will make the monofill available for free for the clean-up week and have U-Call, We-Haul.

B. News Release re: Nome Port Expansion Project.

- Commissioner Steinacher asked what the next step is and what are the odds of getting funded?
- Chairman Hughes replied goes into the next bill that goes before Congress. If it gets passed, depends on how much funding it would receive for funding Port Expansion.

CITIZENS' COMMENTS

NEW BUSINESS

A. Variance Request: Darrin Otton, Block 96 Lot 7 N 1/2.

A motion was made by C. Steinacher and seconded by C. Michels to approve the variance request for Darrin Otton 2020-01V.

Went into Public Hearing at 7:15PM

Went out of Public Hearing at 7:16PM

Discussion:

- Commissioner Steinacher stated that the variance was hard to follow.
- Chairman Hughes agreed that some of the variances are hard to follow sometimes.
- Commissioner Lizak stated she couldn't find the lot and block information to find the location of the variance request.
- Deputy City Clerk Piscoya mentioned that it is a vacant lot and that it is on the west end of town and that there isn't an exact physical address attached to it since there isn't any type of structure on it currently.
- Chairman Hughes mentioned that the sketch supplied that it would meet all the setback requirements.
- Commissioner Lizak mentioned that the water, sewer and fuel tank would need to be meeting the setback requirements.
- Building Inspector Barron mentioned that it would meet the setback requirements would be met.
- Commissioner Lizak asked for clarification on the 10 feet to property line for the fuel tank. And asked for clarification for neighboring properties and where the actual street is.
- Commissioner Steinacher asked for clarification of where North is and where the streets are to find the direction of the layout.
- Commissioner Lizak stated that if they met the setback, and the water and sewer shouldn't come out more than five feet either. C. Lizak asked if the structure was already built or if it was new.
- Darrin Otton stated it is for a new building and has not been built yet.
- Chairman Hughes stated that he doesn't see any problem with granting this variance.

At the roll call:

Aye: Lizak; Piscoya; Smith; Steinacher; Hughes; Michels.

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

A. Comprehensive Plan 2030.

- Deputy City Clerk Piscoya stated this was a place holder and that there wasn't any update to the comprehensive plan.

STAFF REPORTS

A. City Manager's Activity Report.

- City Manager Steckman stated he was talking to a potential candidate for the City Planner position and working through the details of the contract. Since the position has not been confirmed, City Manager Steckman will not mention who is a potential candidate.
- City Manager Steckman stated that both abatement structures have been taken down with easy compliance from one owner and had discussions with another owner but both structures have been taken down. C. Steckman stated if there are any additional structures that they see that should be abated, they should direct those properties to city staff.
 - Deputy Clerk Piscoya stated that there are three pages of abatement and vacant properties for review and that last year we only addressed the top ten properties.

- City Manager Steckman stated that if there are any City of Nome properties that they will have to be addressed separately.
- Building Inspector Barron stated that one of them were proposed to remodel and use for NPD housing but did not work through.
- Commissioner Steinacher asked if they were on the list or if it was going to go up for sale.
- Building Inspector Barron stated it was added to the abatement list to get abated. The white building would need to do away with it and that no one is living in it.
- Commissioner Lizak asked if at the next meeting that there could be an updated abatement/vacant property list for the Commission.
- City Manager Steckman stated he did not know there was a list and that there are properties he hopes that is on the list.
- City Manager Steckman continued with his report stating that the Common Council is going to be presented with an Emergency Economic Disaster Declaration and they will decide on Monday on what to vote. The Council has approved a one-time 2% reduction for the sales tax and it had started on June 1st and will go through August 31st, 2020. There is also a Business Application for CARES Act funding for business that is now out for the public and hopes that business will apply for funding.
- City Manager Steckman stated that the Port of Nome is now open for business and have given information to Port users on how to use the Port with the updated guidelines. Along with the Port opening, the travel permit has been updated to a travel form has been updated and now includes an FAQ. The quarantine requirements will be an option of a seven day quarantine with testing on day one and testing on day seven, that if both tests are negative you are out of quarantine or if one does not want to test, they will have to do a 14 day quarantine.
 - Chairman Hughes noted the Port announcement that the requirement for quarantine is only a 14 day quarantine.
 - City Manager Steckman replied that depending on how long the travel is, it may be a week to two weeks to get up here and that if it were shorter, then they'd need to test if they stayed within Nome. He understands that some Port users may make stops along the way but do not notify of their plan but there have been vessels that have had outbreaks. There are strict requirements put on by the Coast Guard and the Port of Nome that a vessel would have to comply by.
 - Commissioner Steinacher asked if a miner could go to the Port and work on their boat while on quarantine.
 - City Manager Steckman replied yes, they can however they are requesting they limit the person to person contact until their test results have come back. Each miner has also submitted plans to the Port of Nome for their quarantine plan and are to follow their plan.
 - Commissioner Steinacher asked if there are out of state travelers do they have an option for the seven day quarantine option.
 - City Manager Steckman replied that they are to show a negative test result within 72 hours of travel. Do we then accept it or require them to get testing in Nome then start the 7 day quarantine. He explains that folks who are on quarantine are able to go out into the country but it's a concern that they do not interact with anyone in the public. The city of Nome received the first case, and couldn't figure out how they contracted the virus as they were non-travel related. The following two cases they are unsure yet of how they contracted the virus, if it was travel related or spread.
 - Chairman Hughes asked about the Anti-Body Testing through ANTHC rather than doing the rapid testing and how the quarantine process would work for an asymptomatic person who shows no signs of having the virus but have a positive test.

- City Manager Steckman replied that the Anti-Body testing would only show if you have had COVID 19 in the past. City Manager Steckman continued that the quarantine process is still a seven day quarantine with testing on day one and testing on day seven or no testing at all with a quarantine for 14 days. There are some people that are showing signs or symptoms on day 14.
- City Manager Steckman explained that the NEST shelter has closed for the summer months. The NSHC Day Shelter is going to move down to the Mini Convention Center for the time being; a month to month rental.* CM Steckman stated that there will be a meeting with various agencies to figure out a longevity plan for the homeless. He continued that there is an increase in the homeless during Iditarod due to limited housing and so they stay at the NEST shelter.
- Commissioner Steinacher stated she was a past Director of NEST and that wasn't an issue while she was there for the type of use for the NEST shelter. She asked for clarification if it was visitors from out of region and state who were intending to stay at NEST instead of finding a hotel.
- City Manager Steckman explained he wasn't too sure but it seemed as though there were some people who knew where to find shelter at the NEST shelter.

B. Deputy Clerk: Active Permit Summaries.

COMMISSIONER'S COMMENTS

- 1) Commissioner Smith was nice to see the updated signs go up and looks forward to the data from the NEST shelter.
- 2) Commissioner Steinacher would like to see what material and the process one would take for a variance and offer her help with how to improve the application. Things like showing a North arrow, street names and neighboring property owners would assist in understanding where the location is of the variance. C. Steinacher stated the Census 2020 is coming to Nome and these folks will go door to door and not meet with anyone but leave information for being counted for the Census. C. Steinacher thanked City Manager Steckman for stepping up during this time and thanks to all the city staff as well.
 - Deputy City Clerk Piscoya explained how a variance comes up and explains the process.
 - Building Inspector Barron stated the directional and other titles could be added to a variance permit.
- 3) Chairman Hughes mentioned that the dust control is still a problem. He stated he seen two police cruisers speed down Front Street and there was a cloud of dust that was left in the air for some time, hopefully the state can get on the dust problem.
- 4) Commissioner Lizak is happy to hear that the two abatement properties have been taken down and hopes that the abatement list can be evaluated again. Along with some building going down that some buildings and housing can go up as well. C. Lizak thanked Marguerite for stepping up and keeping up with the grants.
- 5) Commissioner Piscoya thanks to the city staff for the continued work through this COVID virus time and that everyone is doing a good job. She reminded that the Comprehensive Plan is still on the table and does need to get back on track and hopes that there is a new planner to come aboard soon. Reminder that the Census is going on and hopes everyone is counted.

- 6) Commissioner Michels thanked city staff for the working you are doing and happy to see the abatement properties are coming down, would like to see an updated list as well.
Commissioner Michels mentioned he will be taking part in the meeting on the Nome Eskimo Community Board as they decide what to do with the CARES Act Funding.

SCHEDULE OF NEXT MEETING

The next scheduled meeting is set for Tuesday, July 7th, 2020 at 7PM is the next meeting.

ADJOURNMENT

A motion was made by C. Michels and seconded by C. Steinacher that the meeting be adjourned.

Hearing no objections, the Nome Planning Commission adjourned at 8:18PM

APPROVED and **SIGNED** this 8th of September, 2020.

KENNETH HUGHES III
Chairman

ATTEST:

BRYANT HAMMOND
City Clerk

**MINUTES
NOME PLANNING COMMISSION
REGULAR MEETING
JULY 07, 2020**

The regular meeting of the Nome Planning Commission was called to order at 7:01PM by Chairman Hughes in Council Chambers of City Hall, located at 102 Division Street.

ROLL CALL

Members Present: Kenneth Hughes III; Mathew Michels; Sara Lizak; Carol Piscoya and Gregory Smith.

Members Absent: Sue Steinacher (excused); and John Odden (excused).

Also Present: Glenn Steckman, City Manager; Christine Piscoya, Deputy City Clerk; David Barron, Building Inspector; Eileen Bechtol, City Planner, Marguerite LaRiviere, Library Director.

In the audience: Nathan Nagaruk.

APPROVAL OF AGENDA

Chairman Hughes asked if there were any changes to the agenda.

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

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION

A. HPC Activities.

- Marguerite LaRiviere mentioned Commissioner Steinacher will take over the reports of the grants until the new City Planner Eileen Bechtol can take over the grant reporting. M. LaRiviere stated the contract with Gary Gillette is in the final review and is hopeful that it can be signed and completed so that the Phase II work can get started. Sue Steinacher will submit a quarterly report for the King Island Signage
- City Planner Eileen Bechtol started on July 1st, 2020 and will take over the planning roll from now on.

NEW BUSINESS

A. Variance Request: Nathan Nagaruk, Block 65, Lot 9.

A motion was made by C. Smith and seconded by C. Michels to approve the variance as requested.

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

Nathan Nagaruk stated it looked ok and that everything else meets the requirements besides the fuel tank.

The Planning Commission reconvened at 7:09PM.

Discussion:

- Commissioner Lizak asked if there was any response from any adjacent property owners.
- Deputy City Clerk Piscoya stated there was no responses.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

B. Variance Request: John Bockman, Block 60, Lot 7 – ptn West ½.

A motion was made by C. Smith and seconded by C. Lizak to approve the variance as requested.

For the purpose of holding a public hearing, the Planning Commission recessed at 7:14PM.

No public statements.

The Planning Commission reconvened at 7:14PM.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

A. Comprehensive Plan 2030.

STAFF REPORTS

A. City Manager Report.

B. City Planner Report.

- Chairman Hughes welcomed City Planner Bechtol back as city planner.
- City Planner Bechtol has not received the reports and documents from past City Planner Faix yet but will be able to give an update at the next meeting.

COMMISSIONER'S COMMENTS

- 1) Commissioner Piscoya would like to see an updated abatement list for the next meeting, welcomed City Planner Bechtol and thanked City Staff.
- 2) Commissioner Smith is excited to see the Comprehensive Plan to get moving and welcomed City Planner Bechtol.
- 3) Chairman Hughes remind the commission on the letter to reduce the speed on the Bering Street that it was forwarded to the State. The State of Alaska replied with a proposed plan for upgrades to the Bering Street in the next year or so.
- 4) Commissioner Michels welcomed City Planner Bechtol and that it will be nice to move forward with the Comprehensive plan. It would be nice to do another windshield tour to update the abatement/building structure list.
- 5) Commissioner Lizak welcomed City Planner Bechtol, would like to see an updated abatement list as well along with the Right-of-Ways cleared throughout the city.

SCHEDULE OF NEXT MEETING

Tuesday, August 4, 2020 at 7PM for a regular meeting.

ADJOURNMENT

A motion was made by C. Michels and seconded by C. Lizak that the meeting be adjourned.

Hearing no objections, the Nome Planning Commission adjourned at 7:27PM

APPROVED and **SIGNED** this 2nd day of March, 2021.

KENNETH HUGHES III
Chairman

ATTEST:

BRYANT HAMMOND
City Clerk

**MINUTES
NOME PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 22, 2020**

The regular meeting of the Nome Planning Commission was called to order at 7:01PM by Chairman Hughes in Council Chambers of City Hall, located at 102 Division Street.

ROLL CALL

Members Present: Kenneth Hughes III; Mathew Michels; Sara Lizak; Carol Piscoya; John Odden; Greg Smith.

Members Absent: Sue Steinacher (excused).

Also Present: Glenn Steckman, City Manager; Christine Piscoya, Deputy City Clerk; Eileen Bechtol, City Planner;

In the audience:

APPROVAL OF MINUTES

A. June 2, 2020 Planning Commission Meeting Minutes.

A motion was made by C. Lizak and seconded by C. Michels to approve the June 2, 2020 minutes as amended.

Discussion:

- Chairman Hughes suggested to correct clerical errors to the minutes.

At the roll call:

Aye: Hughes; Michels; Lizak; Piscoya; Odden; Smith.

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF AGENDA

Chairman Hughes asked if there were any changes to the agenda.

A motion was made by C. Odden and seconded by C. Michels to approve the agenda.

At the roll call:

Aye: Michels; Lizak; Piscoya; Odden; Smith; Hughes.

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION

A. Historic Preservation Commission Activities.

- City Planner Bechtol explained the final contract with Gary Gillette to be completed hopefully next week. Gary Gillette will be working on the Phase II part of the plan. The State did give the City of Nome a year extension to complete the grant projects.

COMMUNICATIONS

A. Public Notice from USACE: re: IPOP, LLC Suction Dredge Gold Mining Project and Revised notice dated 8/29/20.

- Commissioner Lizak stated that she had submitted a letter to IPOP, LLC regarding the concern of the mining through her position with Kawerak, Inc. and not as a commissioner. She also urged others to submit a letter of concern.

B. Memo to City Council on Real Property Disposal Process.

- Chairman Hughes stated that the Over the Counter sales should still move forward and that the City should have something in place for purchasing properties after the bid sales have completed.
- Deputy City Clerk Piscoya stated the resolution needed to go through the City Attorneys for the correct language be stated via advice from City Clerk Hammond.

C. Memo: re: Nome Planning Commission Open House for 2020.

- Chairman Hughes suggested to have a virtual Open House rather than cancelling the event.
- City Manager Steckman stated the City is not set up on the technology side to host a virtual event at this time.

NEW BUSINESS

A. Comprehensive Plan 2030.

A motion was made by C. Smith and seconded by C. Michels to make the Comprehensive Plan the highest priority to complete.

Discussion:

- City Planner Bechtol explained once she gets moving with the Comprehensive Plan and Historic Preservation plan will be the best plan to move forward.

The motion **WITHDREW**.

- Commissioner Lizak asked which project we are going to start with.
- City Planner Bechtol stated it will be the survey for the Comprehensive Plan 2030.

STAFF REPORTS

A. City Planner Activity Report.

B. City Manager Report.

- City Manager Steckman stated that in the future he hopes to have a Human Resource Manager as of right now all HR matters goes through an employee who is set to retire and himself. He states that communication has been a challenge and hopes that he can find someone to help sort out issues within the organization that needs to be addressed.

C. Building, Remodel, and Miscellaneous Permit Summary.

COMMISSIONER'S COMMENTS

- 1) Commissioner Piscoya thanked city staff and happy the meeting got rescheduled.
- 2) Commissioner Odden glad the meeting was rescheduled rather than cancelled, welcomed City Planner Bechtol.
- 3) Commissioner Smith thanked city staff, welcomed City Planner Bechtol, excited to be moving forward on the Comprehensive Plan 2030.
- 4) Chairman Hughes welcomed City Planner Bechtol, encouraged fellow commissioners to get out and vote on Election Day and also looking forward to movement on the Comprehensive Plan.
- 5) Commissioner Michels excited to see movement on the Comprehensive Plan and Historic Preservation plan along with looking forward to scheduling a windshield tour.
- 6) Commissioner Lizak thanked city staff, happy to have Zoom working and looking forward to meetings held virtually, is also happy to see movement on the City own properties and looking forward to Over the Counter sales to be updated and seeking an updated list of abatement properties.

SCHEDULING OF NEXT MEETING

Tuesday, October 13, 2020 with a Work Session at 5:30PM and a Meeting at 7PM.

ADJOURNMENT

A motion was made by C. Odden and seconded by C. Smith that the meeting be adjourned.

Hearing no objections, the Nome Planning Commission adjourned at 8:28PM

APPROVED and SIGNED this 2nd day of March, 2021.

KENNETH HUGHES III
Chairman

ATTEST:

BRYANT HAMMOND
City Clerk

**MINUTES
NOME PLANNING COMMISSION
RESCHEDULED REGULAR MEETING
OCTOBER 13, 2020**

The regular meeting of the Nome Planning Commission was called to order at 7:05PM by Chairman Hughes in Council Chambers of City Hall, located at 102 Division Street.

ROLL CALL

Members Present: Sue Steinacher; Kenneth Hughes III; Mathew Michels; Sara Lizak; Carol Piscoya; John Odden; Gregory Smith.

Members Absent:

Also Present: Glenn Steckman, City Manager; Christine Piscoya, Deputy City Clerk; David Barron, Building Inspector; Eileen Bechtol, City Planner.

In the audience:

APPROVAL OF AGENDA

Chairman Hughes asked if there were any changes to the agenda.

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

At the roll call:

Aye: Hughes; Michels; Lizak; Piscoya; Odden; Smith; Steinacher.

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION

A. Historic Preservation Commission Activities.

- City Planner Bechtol stated the contract has been approved with Gary Gillette and the Phase II work can begin. The quarterly reports for the grants have been completed and submitted. Phase II plan will be a Historic Preservation Plan and Gray will start working on that.
- Commissioner Steinacher asked for clarification on what Gary Gillette will be working on.
- City Manager Steckman explained that Gary Gillette will be working on the Phase II Historic Preservation Plan. Phase I is the Swanberg Dredge upgrades and completely different from Phase II.

COMMUNICATIONS

A. Memo from Eileen Bechtol, City Planner re: Extreme Habitats Institute.

STAFF REPORTS

A. City Manager's Report.

- City Manager Steckman stated the City acquired the ownership of the property from Elsa Bronson so that the future 18 plex housing for teacher and police department housing. The ice rink will be moved to a new location by the Nome Recreation Center.

B. Building Inspector Report: Updated Building Worksheet List.

- Chairman Hughes complimented Building Inspector Barron's nice work on the Building Worksheet list.
- Building Inspector Barron explained the list and what is on the Building Worksheet list; abatement, vacant properties and other buildings that fall on the list.
- City Manager Steckman explained that the ordinance is not set up to have Over the Counter sales of properties.
- Chairman Hughes stated it is to amend the ordinance to add in a section to the ordinance so that Over the Counter sales of Properties can happen.

C. Deputy City Clerk Permit List.

- Chairman Hughes asked for an updated abatement list.
- Building Inspector Barron corrected and stated it is a Building Worksheet List. He continued to clarify that if the Commissioners choose, they can continue working on this list on their own to suggest the next steps for those properties on this list.

COMMISSIONER'S COMMENTS

- 1) Commissioner Michels no comment.
- 2) Commissioner Lizak thanked city staff for continuing the work being done at this time and she is looking forward to finishing the survey for the comprehensive plan.
- 3) Commissioner Piscoya the audio through Zoom was not good but will be using the teleconference line to call in for the future.
- 4) Commissioner Odden concerned about the dust control or lack of, if the vacant property ordinance is not being enforced it needs to get updated before it becomes a problem.
- 5) Commissioner Smith stated the vacant property ordinance needs to be updated.
- 6) Commissioner Steinacher no comment.
- 7) Chairman Hughes is glad to see things moving forward on the commission and the lack of dust control is still an issue.

SCHEDULE OF NEXT MEETING

Tuesday, November 10, 2020 with a work session at 5:30PM and a meeting at 7pm.

ADJOURNMENT

A motion was made by C. Odden and seconded by C. Smith that the meeting be adjourned.

Hearing no objections, the Nome Planning Commission
adjourned at 8:16PM

APPROVED and **SIGNED** this 2nd day of March, 2021.

KENNETH HUGHES III
Chairman

ATTEST:

BRYANT HAMMOND
City Clerk

**MINUTES
NOME PLANNING COMMISSION
RESCHEDULED REGULAR MEETING
NOVEMBER 10, 2020**

The regular meeting of the Nome Planning Commission was called to order at 7:05PM by Chairman Hughes in Council Chambers of City Hall, located at 102 Division Street.

ROLL CALL

Members Present: Sue Steinacher; Kenneth Hughes III; Mathew Michels; Carol Piscoya; John Odden; Gregory Smith.

Members Absent: Sara Lizak (excused)

Also Present: Glenn Steckman, City Manager; Christine Piscoya, Deputy City Clerk; Eileen Bechtol, City Planner.

In the audience: James Mason, Nome Nugget Newspaper

APPROVAL OF AGENDA

Chairman Hughes asked if there were any changes to the agenda.

A motion was made by C. Michels and seconded by C. Odden to approve the agenda.

At the roll call:

Aye: Hughes; Michels; Piscoya; Odden; Smith; Steinacher

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION

A. Historic Preservation Commission Activities.

- Commissioner Steinacher stated it would be good to have a meeting with the King Island Elders to gain their stories and history for the King Island signage project. When the timing is right, she will meet with the elders, when it is safe.

NEW BUSINESS

A. Vacant Property Information.

- Deputy City Clerk Piscoya stated she has found an application and the ordinance for the vacant property registration.
- Commissioner Steinacher asked for the purpose of having an ordinance, to register a property and who is following up with this list.
- Chairman Hughes replied that it was to have the most recent property owner or who is managing the property so that in the event, someone could be contacted.

- Building Inspector Barron read the ordinance out loud to show what is considered a vacant property.
- Commissioner Smith suggested that if there is no enforcement than to change the ordinance and turn it into a \$50 property tax break if a property owner registers their property as vacant.
- City Manager Steckman explained that if the property owner could make the property livable, to tear it down, or to make it sellable to open up more housing options. CM Steckman stated the commission needs to focus on what is the priority to go after abated properties or to enforce vacant properties to get registered.
- Commissioner Smith explained that they are two separate issues and should be addressed separately; it comes down to safety.
- Commissioner Odden explained that the vacant property should be handled carefully because the City should not be telling property owners what to do with their vacant properties as long as the owner is maintaining their property.
- Chairman Hughes reiterated that there is no consequence for not complying with the vacant property registration; he suggested that the intent needs clarified before enforcing an ordinance. The main goal is to get the property owners contact information on file with the City in the event of safety issues.
- Deputy City Clerk Piscoya suggested that since assessments and tax bills have to go out why not add this vacant property registration in the documents to see what kind of compliance the city would even get for registration of vacant properties. 2021 could be a trial run and then in 2022 the ordinance could be revamped and try to enforce the non-compliance registration.

STAFF REPORTS

- A. City Planner Report.
- B. City Manager Report.
- Chairman Hughes asked for the status on the Over the Counter Sales language, if it had been sent to the city attorneys.
- City Manager Steckman replied that it had been sent to the City Attorney.

COMMISSIONER'S COMMENTS

- 1) Commissioner Michels appreciates how well the work session went, is an interesting topic of vacant property registration and thank you to city staff.
- 2) Commissioner Piscoya thanked city staff and would like to know more information so that the vacant property registration can work.
- 3) Commissioner Odden the vacant property issues need to be worked out more into detail
- 4) Commissioner Smith is happy with the work session and where the survey is moving, along with the vacant property registration that it needs to be worked on and hopes that Deputy City Clerk Piscoya's suggestion can be followed through. He also stated the Building Work spreadsheet is very well put and hopes that it can be a continuous line item on the agenda, Building Inspector Barron's work on this list is great and thanked city staff for their hard work.
- 5) Commissioner Steinacher stated she is on the fence about resigning from the commission and wants to be of help but would be more directed to outreach for the HPC.

- 6) Chairman Hughes stated he values each commissioner's opinion even if not all of us agree but the main goal is to work together even with diverse personalities. Chairman Hughes stated the building worksheet is great and great work to Building Inspector Barron for keeping this list ongoing.

SCHEDULE OF NEXT MEETING

Tuesday, December 1, 2020 with a work session at 5:30PM and a meeting at 7pm.

ADJOURNMENT

A motion was made by C. Michels and seconded by C. Steinacher that the meeting be adjourned.

Hearing no objections, the Nome Planning Commission adjourned at 8:15PM

APPROVED and SIGNED this 2nd day of March, 2021.

KENNETH HUGHES III
Chairman

ATTEST:

BRYANT HAMMOND
City Clerk

Bechtol Planning & Development

Eileen R. Bechtol, AICP
P.O. Box 3426
Homer, Alaska 99603

Phone (907) 399-1624
E-mail:
erbechtol@gmail.com

Memorandum

To: Nome Planning Commission
Glenn Steckman, City Manager

From: Eileen R. Bechtol, City Planner

Date: March 2, 2021 NPC Meeting

Subject: Historic Preservation Plan Update

Gary Gillette, Architect and contractor for the Nome Historic Plan will be available via zoom at the meeting to discuss the plan. Mr. Gillette will discuss the plan progress and open it up to suggestions, comments or concerns from the Planning Commission.

The draft schedule is to have a preliminary around March 31, 2021 and a final plan to the State Historic Preservation Office by June 30, 2021. We will solicit input on the draft final plan from City Staff, Native Tribes and organizations, State and Federal Agencies in Nome and the general public.

From: [Ringsmuth, Katie J \(DNR\)](#)
To: stargatealaska@hughes.net
Cc: [Bryant Hammond](#); gsteckman@nomealaska.gov; [Eileen Bechtol](#); [Sue Steinacher](#)
Subject: HPF Grant Announcement, FFY20, Round 2 and FFY21, Round 1
Date: Wednesday, February 10, 2021 3:19:17 PM
Attachments: [AnnouncemtAHC CLG Grants Round 2.FY20,Rd1.FY21.pdf](#)
[Announcemt AHC PrioritiesCLG.round2.FFY20,Rd1.FY21.docx](#)

Warning! This message was sent from outside your organization and we are unable to verify the sender.

Dear Ken,

My name is Katie Ringsmuth and I am the new state historian. I am writing to let you know that the Office of History and Archaeology is now soliciting applications for grants from the Historic Preservation Fund. Certified Local Governments (CLGs) are eligible to apply. Please see the attached announcement (word and pdf) for details. If you know of groups in Nome who might be interested in applying, feel free to pass on their name(s) or you are welcome to forward the information. You can find the new application package, including information on writing a successful grant, at <http://dnr.alaska.gov/parks/oha/designations/grants.htm>.

Thank you!

Katie Ringsmuth

State Historian
Alaska State Historic Preservation Office
Office of History & Archaeology

550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3561
Direct: 907-269-8714
katie.ringsmuth@alaska.gov
<http://dnr.alaska.gov/parks/oha>



February 4, 2021

HPF Grant Announcement: FFY20, Round 2 and FFY21, Round 1 for CLGs: The Office of History and Archaeology (OHA) is soliciting applications for grants from the Historic Preservation Fund (HPF). Certified Local Governments (CLGs) in Alaska are eligible to apply for these 60-40 matching grants. Applicants must have approved CLG status prior to the next Alaska Historical Commission (AHC) meeting. OHA has approximately \$50,000 for FFY20 Round 2 and anticipates \$120,000 for FFY21 available to award to eligible projects. The grants are for a maximum of \$24,000.

Applications are due by 12:00 noon on Thursday, April 2, 2021. Evaluation criteria used by OHA staff and AHC is available for review online. ***Please use the new application package available at <http://dnr.alaska.gov/parks/oha/designations/grants.htm>***. Grant projects awarded with FFY20 funds would end September 30, 2021. Grant projects awarded with FFY21 funds would end September 30, 2022. No extensions are allowed.

The FY 2020/FY2021 CLG priorities for grant funding are:

1. Projects that increase public awareness of historic preservation and establish new partnerships, particularly with local tribes and under-represented groups, to strengthen their local historic preservation program. This year, projects that address the centennial of the 19th Amendment (women's suffrage) and the 50th anniversary of the Alaska Native Claims Settlement Act are of priority. Also encouraged are projects that install interpretive signs calling attention to significant historic places, and produce educational materials emphasizing historic preservation and that educate property owners about historic preservation laws and programs, especially about archaeological resources on lots with buildings.
2. Projects that address the rehabilitation of historic properties and leverage funds and resources. Restoring and preserving defining elements of historic properties and addressing sustainability of them are encouraged.
3. Projects that update plans, review ordinances, create local registers, draft local tax incentives, and determine design review guidelines. Use of a consultant to assist in addressing local historic preservation issues is encouraged.
4. Projects that address survey and evaluation of properties. Archaeological projects, in urban and rural areas, and for prehistoric and historic sites, are encouraged. Related to this, projects that record information on traditional Native places and place names are of priority.

Eligible Project Types: Survey, inventory, historic preservation planning, National Register nomination, pre-development, development, public preservation education, and acquisition projects are eligible for program funds. Conformance to state and local plans, ability of the sponsor to complete the project, and significance of the project will be considered.

E-mail, postmark, or deliver applications by 12:00 noon on Thursday, April 2, 2021 to:

State of Alaska: DNR
Office of History & Archaeology
Division of Parks & Outdoor Recreation
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3561

E-mail: judy.bittner@alaska.gov

For questions, please contact the Office of History and Archaeology at 907-269-8715 or at the e-mail address above.

VARIANCE APPLICATION CHECKLIST

Variance # 2021-01

✓ APPLICATION DATE: 2/15/21
(Must meet w/in 14 days)

✓ MEETING DATE SET: 3/2/21

✓ NEWSPAPER AD: 2/25/21

✓ NOTIFICATION OF APPLICANT ✓ 2/22 @ 11:15am

✓ ADJACENT PROPERTY OWNERS

(Name, address, date cert. notice mailed)

✓ Emma & Willis Pate PO Box 12916 Nome AK 99762
✓ Melissa Ford PO Box 1052 Nome, Alaska 99762
✓ Charles & Marie Reader PO Box 135 Nome AK 99762
✓ Danielle Stingsby PO Box 964 Nome AK 99762
✓ Marie Reader PO Box 135 Nome AK 99762
✓ Richard Wideman Jr PO Box 1357 Nome AK 99762

PC's contacted: Yes No Other

Hughes	_____	_____	_____ <u>Maybe</u>
Odden	_____	_____	_____ <u>Noting Maybe</u>
Smith	<u>X</u>	_____	_____
Lizak	<u>X</u>	_____	_____
Steinacher <u>Dejko</u>	<u>X</u>	_____	_____
Piscoya	<u>X</u>	_____	_____
Michels	<u>X</u>	_____	_____

PUT IN PACKET

APPLICATION _____

DRAWINGS _____

ASBUILT _____

ADJACENT PROPERTY LETTER COPIES _____

Review/Approved

Variance # _____

Item A.

DAVID BARNON Date: 2/22/2021
Building Inspector

Building Inspector Notes:

Need To make sure it meets all setbacks and also
has off street parking for tenant

Ghew K. Hernandez Date: 2/22/21
Nome Joint Utilities

NJU Notes:

[Signature] Date: 2-22-21
Public Works

Public Works Notes:

Jim West Jr Date: 2/22/2021
Nome Volunteer Fire Department Chief

NVFD Notes:

make sure it meet all setbacks -

[Signature] Date: 2/22/21
City Clerk

City Clerk Notes:

lot size is only issue - recommend approval if setbacks
are met

FINDINGS FROM MEETING on _____ (see variance permit for PC findings)

RECEIVED

DATE RECEIVED:

FEB 15 2021

CITY OF NOME
Variance Application

PERMIT NO.

CITY OF NOME CLERK'S DEPARTMENT
NCO 5.10.090 (Building Code) - Variances – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk's Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

Denials may be appealed to the Board of Adjustment.

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that all of the following are true:

- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.**The City Clerk shall give notice of the public hearing in the following manner:**

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.

Applicant:

Clark A Pearson

Phone #:

907-227-4829

I am requesting the Planning Commission consider a variance in reference to a:

(Please check one)

Preliminary Plat/Subdivision Application _____

Building Permit Application _____

Block #: 51B Lot #: 10A Tax Lot #: 001.232.23

For the following reason(s):

Other reason(s):

- ☐ Set Back from Lot Line
☒ Lot Size
☐ Off Street Parking
☐ Permitted Work Suspended

SEE ATTACHMENT A

Clark A Pearson
 Signature of Applicant

1-27-21
 Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on 3/2/21. Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

A variance hearing on this permit was held by the Planning Commission at a meeting held

_____ and this permit was / was not approved.

BUILDING PERMIT REFERENCE NO: _____

Chairman, Planning Commission

Date

City Clerk's Office

Date

Receipt #: _____

FEES: REGULAR MEETING : \$200.00
 SPECIAL MEETING: \$300.00

Date Paid: _____

Fee \$: _____

CHECK # 9805
\$200.00 DEPOSITED

--	--

CURRENT OWNER	PROPERTY IDENTIFICATION
CLARK PEARSON PO BOX 1733 CORDOVA AK 99574-1733	<div>Parcel 001.232.23 Us Vacant</div> <div>City Building</div> <div>Mobile Home Service</div>

PROPERTY INFORMATION				
Improvement	Year Built	Land	2,709	SF
Basement	Effective Age	Zone	RESIDENTIAL	
Garage	Taxable Interest	Fee Simple		

LEGAL DESCRIPTION				
Plat # 83-21	Lot # 10A	Block 51B	Tract	Serial #
				Rec. District Nome - 201
Describe:				Date recorded:

EXEMPTION DETAIL			
Fee Value	Land	Improvement	Total
	\$14,900		\$14,900
Exempt Amount			\$0
Taxable Value	\$14,900		\$14,900

PROPERTY HISTORY					
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value
2021	Fee Simple	\$14,900		\$14,900	\$0
2020	Fee Simple	\$14,900		\$14,900	\$0
2019	Fee Simple	\$14,900		\$14,900	\$0

ATTACHMENT A

This is an application for a lot, 2

Size variance for the subject property:

Block 51 B, Lot 10A, Tax Lot 001.232.23, Lot size 2709

Plat Attached B&C

Approval of the lot size variance will allow continuance of planning and design for submittal of all information, required for the City of Nome. Building/remodel permit application.

Proposed house is 24'X26', two floors, or 1250 SF.

Foundation will be conventional and pre-approved by City of Nome for engineered design. Framing will be 2X6 and insulation will be to 5 star level. Plumbing and electrical will be installed for applicable codes. Heating system will be with Toyo unit. Roofing will be metal. Parking will be designed for both front and back of house. All required permits will be submitted to City of Nome for approval prior to any construction effort.

Please advise if any supplemental information is required.

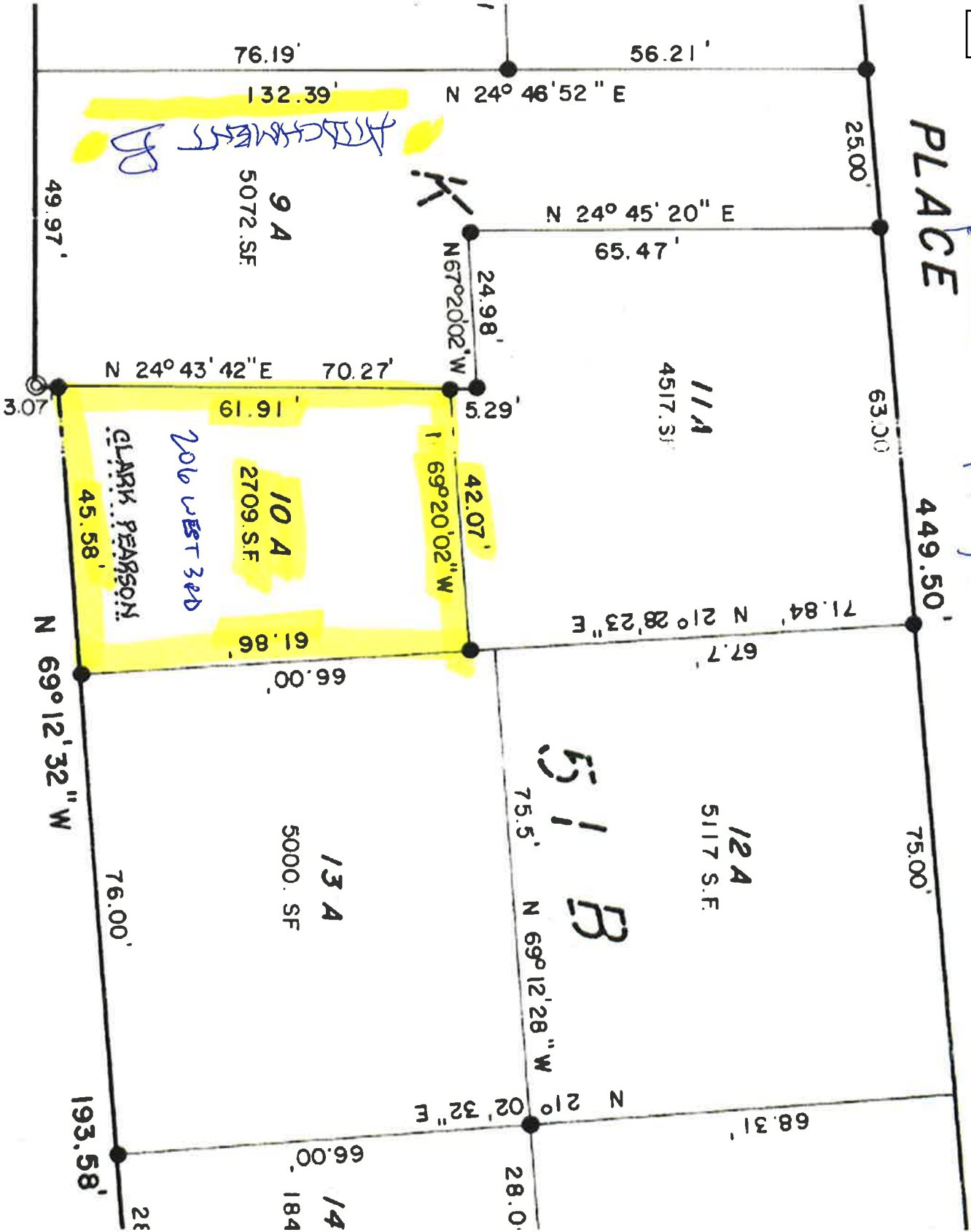
PLACE

King Place

North



West 3rd



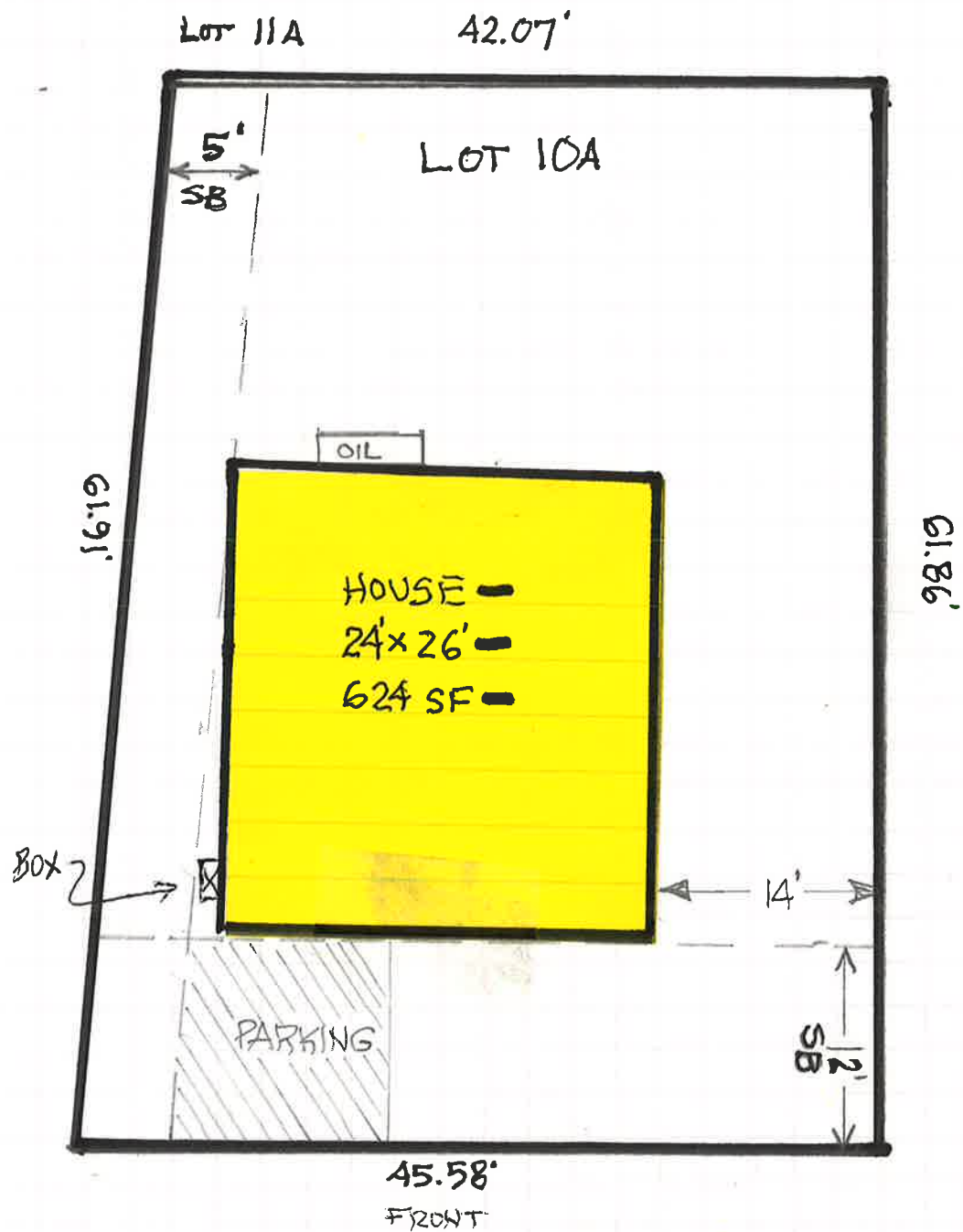
LOT 10A 2709 SF
 VARIANCE LOT SIZE
 SCALE 1" = 10'

N



← KING PLACE →

SB = SET BACK



LOT 13A

← WEST 3RD →

ATTACHMENT C



PHOTO OF SUBJECT LOT

DATE RECEIVED:

RECEIVED

FEB 15 2021

CITY OF NOME
CLERKS DEPARTMENT

CITY OF NOME

BUILDING/REMODEL PERMIT APPLICATION

LOT SIZE VARIANCE

(NCO 5.10.050 (1) a building permit is required for all new construction. (5) a remodel permit is required for any alteration of, enlargement of, repair of or renovation of any structure.) Fill out all spaces on the permit application. All information is essential and no application for permit will be reviewed until all the required items are provided.

Permit type: ☐ BUILDING ☐ REMODEL☒ Residential (new) ☐ Residential (remodel/addition) ☐ Accessory Structure☐ Commercial/Business ☐ Assembly (includes restaurants) ☐ IndustrialOther: (Describe) LOT SIZE VARIANCEApplicant: CLARK A. PEARSON Phone# 907.227.4829Mailing Address: PO Box 1733 / CORDOVA, AK 99574 Email Address: CLARK@AK.NETProperty Owner: CLARK A. PEARSON Phone# 907.227.4829Mailing Address: SAME Email Address: SAME

PROXY STATEMENT (If applicant is NOT the property owner)

I, the undersigned, hereby appoint and empower _____ as proxy fully authorized to represent me, make decisions and sign all the necessary documents in my name related to the property/project represented on the attached application and to represent at all meetings if applicable.

Signature of Owner

Physical Address/Project Location: 206 W 3RD AVE. NOME AK.Legal Description: Block 51B Lot 10A Tax Lot# 001.232.23Zoning District: RESIDENTIAL

PLEASE PROVIDE DRAWINGS OF ALL WORK BEING DONE

Project Description: SEE ATTACHED PLATS A & B FOR LOT 10A LOT
SIZE VARIANCE REQUEST + PLAS APP. C

Est. Project Start Date PENDING Est. Project End Date PENDING

Sewer: _____ Septic: _____ SOA File # (for septic systems): _____ No. of approved bedrooms: _____

Total square footage of project: _____

Floor Area (Provide Square Footage): Existing _____ Proposed _____

Occupancy/Use: Single Family [] Duplex [] Triplex [] Other [] _____

Builder/Contractor/Developer

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ Email Address: _____

Architect/Engineer:

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ E-mail Address: _____

Electrical Contractor:

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ Email Address: _____

Plumbing Contractor:

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ E-mail Address: _____

Cost of Construction:

Cost of Construction \$ PENDING (Cost for the work described in the Application for Building Permit, include the cost of all of the construction and other work done in connection therewith, exclusive of the cost of the land).

All residential work shall have carbon monoxide detectors that comply with SOA law and smoke detectors that comply with R317 of the Residential Code (in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling).

(Z)

Some Residential work and all Commercial work will require a State of Alaska Approved Fire Marshall permit. Please feel free to consult with the Building Inspector for any questions.

State of Alaska Fire Marshall (907-269-2004) Approved Permit Number: N.A

This portion for Building Inspector only

Value established by 2012 ICNO Building Valuation data adjusted to Alaska by a modifier of 30%. O-01-12-1

Valuation Calculation

Category	Cost \$ / SF	Bldg. Sq. Ft.	\$Value

Total Valuation: \$ _____

Permit Fees to be paid: \$ _____ (NCO 5.10.080)

Located in Flood Plain: ____ Yes ____ No

Conforming: _____ Non-Conforming: _____ Conditional Use Needed: _____

This portion for Clerk's Office only

TAX COMPLIANCE CERTIFICATION (NCO 5.10.020): YES X NO _____ INT _____

Comments: _____

Date Paid: _____ Receipt #: _____

Approved: _____
 Building Inspector Date Owner/Authorized Representative Date

Approved: _____
 Utilities Manager Date City Clerk Date

SITE SERVICE PLAN

Please provide a general sketch of the construction activity to be done. Include:

- Location of building(s) in relation to lot lines;
 - Show the location of the power meter base and the location of the utility power pole(s) near the lot. Note: the meter must be accessible from the front of the property and no portion of the power service drop can cross over a roof, adjoining structure or cross neighboring property;
 - Show where you plan to locate your water and sewer service lateral and Arctic connection box on the building.
-

SEE ATTACHMENTS

Building permit applicant will need to complete a separate Nome Joint Utility System Application for Service prior to utilities being connected. Application is available from the Customer Service Office located in the City Clerk's Office at Nome City Hall.

An applicant for utility service is bound by the following rules and regulations of Nome Joint Utility System (NJUS): Tariff No. 2 – Electricity and NJUS Tariff No. 3 – Water and Sewer, amendments or revisions thereto. Copies of the complete tariffs are available for review during regular business hours at the following locations: NJUS Customer Service Office (City Hall), office of the Utility Manager or at the office of the Nome City Clerk.

If you have any questions regarding the services provided by NJUS or the requirements for connecting to the utility system, you may contact: NJUS Customer Service – 443-6310; Line Superintendent – 443-6315; Water & Sewer Superintendent – 443-6330.

**IF REQUIRED, PLEASE COMPLETE THIS QUESTIONNAIRE IN ITS ENTIRETY –
INCOMPLETE SUBMITTALS MAY DELAY THE PROCESSING OF YOUR BUILDING PERMIT.**

From: Christine Piscoya
To: "clark@ak.net"
Cc: David Barron
Subject: 001.232.23 - Clark Pearson Property
Date: Tuesday, November 03, 2020 4:27:00 PM
Attachments: [001.232.23 - Clark Pearson - 206 W 3rd Ave - 11.3.20.pdf](#)
[Variance Application.pdf](#)
[Building-Remodel Permit Application - 2020.pdf](#)
[image002.png](#)

RECEIVED

FEB 02 2021

CITY OF NOME
CLERKS DEPARTMENT


Hey Clark,

ONE

Attached are three different documents. There is one with your property information and a plat of your property with the measurements. The Variance application and building remodel application for you to fill out. As we spoke, you will need to fill out the building permit to attach it to the variance request. Before you are ready to submit your variance application, please give me a call and we'll go through the when to submit it so it meets the cycle of a regular meeting. You are welcome to do a regular meeting or a special meeting, the variance fee is non-refundable. If you choose to continue with the variance, you will pay the non-refundable variance fee and then after it's been approved by the Planning Commission, you will still have a building permit fee for the building permit.

Once you have reviewed both permits and you find you have any additional questions, you may give me a call at 907-443-6612.

Have a good day Clark.


 Christine Piscoya
 Deputy City Clerk
 City of Nome
 PO Box 281, Nome, AK 99762
 Email: cpiscoya@nomealaska.org
 Telephone: (907) 443-6612
 Fax: (907) 443-5345
 Website: www.nomealaska.org



DISCLAIMER: If you are not an intended recipient of this eMail message, please notify the sender, delete it and do not read, act upon, print, disclose, copy, retain or redistribute it. Please note that eMail is susceptible to interference.

2nd to last para
add documents after
"Construction"

City of Nome
102 Division St
PO Box 281
Nome AK 99762 (907) 443-6663

Receipt No: 2,003517 Feb 22, 2021

CLARK PEARSON

FINES & FEES - VARIANCE - 2021-01V	200.00
11,3341,0002 Variance, Plat Fees, Zoning	

Total:	200.00
--------	--------

CHECK-GEN FUND	Check No: 9805	200.00
Payor: CLARK A. PEARSON		

Total Applied:	200.00
----------------	--------

Change Tendered:	.00
------------------	-----

02/22/2021 11:18 AM

RECEIVED

FEB 15 2021

TO: CHRISTINE PISCOYA^C CITY OF NOME
CLERKS DEPARTMENT 1/28/2021

FROM: CLARK PEARSON

REF: LOT SIZE VARIANCE REQUEST

001.232.23

ATTACHED IS ALL NECESSARY DOCUMENTATION
FOR THE REF VARIANCE REQUEST.
PLEASE ADVISE IF YOU NEED ANY
ADDITIONAL INFORMATION.

CLARK A. PEARSON
1650 EASTRIDGE DR # 203
ANCHORAGE, AK. 99501

907. 227.4829

CK # 9805 AMOUNT \$200⁰⁰ ATTACHED

1st Reading: March 8, 2021
2nd Reading: March 22, 2021

Presented By:
City Clerk/Planning Commission

Action Taken:
Yes____
No____
Abstain____

CITY OF NOME, ALASKA

ORDINANCE NO. O-21-03-01

AN ORDINANCE AMENDING NOME CODE OF ORDINANCES CHAPTER 2.10 ACQUISITION AND DISPOSAL OF REAL PROPERTY

WHEREAS, the City of Nome owns real property within and around city limits; and,

WHEREAS, Nome Code of Ordinances allows for the disposal of surplus municipal property no longer necessary for municipal purposes by sealed bid; and,

WHEREAS, the sealed bid procedure required by NCO 2.10.050 does not currently align with the City's bidding process for other matters; and,

WHEREAS, the City of Nome wishes to maintain similar practices across departmental bidding procedures so as to simplify practice for residents, businesses and staff; and,

WHEREAS, the Nome Planning Commission has recommended that the Nome Common Council allow limited over-the-counter sales of properties that do not receive responsive bids;

NOW, THEREFORE, be it ordained by the Nome Common Council that Chapter 2.10 of the Nome Code of Ordinances be amended as follows:

Section 1. Classification. This is a Code ordinance.

Section 2. Amendment of Section 2.10.050(a). Title 2, Chapter 10, Section 050(a) of the Nome Code of Ordinances is hereby amended to read as follows [deleted text is ~~overstruck~~; added text is underlined]:

2.10.030 Disposal of real property.

(a) The city council may, by ordinance, provide for the disposal of an interest in any real property which is no longer necessary for municipal purposes. All such disposals shall be by sealed bid to the highest bidder and shall be made at in accordance with NCO 2.10.050. ~~The~~ current assessed value or ~~at~~ current appraised

value shall be the minimum bid price unless otherwise determined by ordinance.
Disposal of any fee interest shall be by quitclaim deed.

Section 3. Amendment of Section 2.10.040(a). Title 2, Chapter 10, Section 040(a) of the Nome Code of Ordinances is hereby amended to read as follows [deleted text is ~~overstruck~~; added text is underlined]:

2.10.040 Notice of disposal.

(a) A notice of the proposed disposal of any interest in real property shall be published by the city clerk in a newspaper of general circulation ~~not less than thirty days before the date of the bid opening or not less than thirty days before~~ promptly following the date of the passage of the resolution or ordinance authorizing the disposal.

Section 4. Amendment of Section 2.10.050. Title 2, Chapter 10, Section 050 of the Nome Code of Ordinances is hereby amended to read as follows [deleted text is ~~overstruck~~; added text is underlined]:

2.10.050 Disposal by sealed bid.

(a) All property sold by sealed bids shall be submitted to bid on an individual lot basis. This subsection shall not be construed to prevent the advertising or sale of more than one lot at the same time. Bids may be submitted on all of the lots advertised for disposal at one time or any one of the lots so advertised.

(b) All sealed bids shall be submitted to the city clerk at the city hall in Nome, Alaska. All sealed bids shall be ~~either postmarked, or~~ physically received and date-stamped by the city clerk ~~by 2:59 p.m., within on the thirty-fifth~~ by 2:59 p.m., within on the thirty-fifth days after the date of the first publication of the notice of disposal. This deadline shall not be extended if the thirty-fifth day is a day city hall is not open for business.

(c) The city clerk shall open all bids publicly in the office of the city clerk at three p.m. eleven a.m. on the thirty- ~~sixth~~ fifth day after the date of the first publication of the notice of disposal, or on the first business day after any thirty-sixth day falling on a weekend or holiday.

(d) The highest responsive and responsible bid shall be accepted by the city unless the city council rejects any or all bids by motion at its next regular meeting or at a special meeting called for the purpose and convened within fourteen days after the date of the bid opening. (Ord. O-93-6-6 § 1 (part), 1994)

(e) Any property offered for sale by sealed bid that is not sold to a bidder shall be available for sale at the minimum bid price over the counter on a first-come, first-served basis for a period of 90 days following the date of the bid opening.

Section 5. Effective Date. This ordinance shall be effective upon passage.

APPROVED and **SIGNED** this 22nd day of March, 2021.

JOHN K. HANDELAND
Mayor

ATTEST:

BRYANT HAMMOND
City Clerk

Presented By:
Planning Commission

Action Taken:
Yes 4
No 0
Abstain 0

**CITY OF NOME, ALASKA
PLANNING COMMISSION RESOLUTION NO. R-2019-1**

**A RESOLUTION RECOMMENDING THAT THE NOME CITY COUNCIL AMEND ITS REAL PROPERTY
ORDINANCE TO ALLOW FOR OVER THE COUNTER SALES OF MUNICIPAL PROPERTY**

WHEREAS, the City of Nome owns real property within and around City Limits; and,

WHEREAS, Nome Code of Ordinances allows for the disposal of municipal property through sealed bid by ordinance; and,

WHEREAS, many of the parcels of real property remain unsold after the bidding process,

WHEREAS, the Nome Planning Commission believes allowing the sale of municipal property over-the-counter will help increase real property sales,

NOW, THEREFORE, BE IT RESOLVED that the Nome Planning Commission recommends that the Nome City Council amend its real property ordinance to allow for over-the-counter sales of municipally owned property.

APPROVED and **SIGNED** this 8th day of January 2019


KENNETH HUGHES III, Chairman

ATTEST:


CHRISTINE PISCOYA, Deputy Clerk

Bechtol Planning & Development

Eileen R. Bechtol, AICP
P.O. Box 3426
Homer, Alaska 99603

Phone (907) 399-1624
E-mail:
erbechtol@gmail.com

Memorandum

To: Nome Planning Commission
Glenn Steckman, City Manager

From: Eileen R. Bechtol, City Planner

Date: March 2, 2021 NPC Meeting

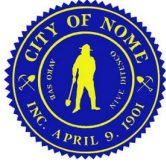
Subject: Comprehensive Plan Survey

The following comprehensive plan survey has been revised from the November 10, 2020 NPC worksession and the February 2, 2021 meeting and has been inputted into Survey Monkey for final draft submittal to the NPC at the March 2, 2021 meeting.

Please review the final draft survey for discussion at the meeting.

Attached:

1. Nome Comprehensive Plan Survey



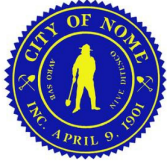
Nome Fall 2020 Comprehensive Plan Survey

Introduction

Please help us plan for the future you want to see in Nome. This survey will take approximately 30 minutes.

The Nome 2030 Comprehensive Plan will guide physical and economic development in the City for the next ten years. The State of Alaska requires that this Plan address land use, physical conditions, the environment, open space, natural resources, community services and facilities, transportation, and economic development. We are also asking for your input on subsistence, social services, and recreation. Our goal is to create a Plan for development priorities that reflects our shared community values, builds on our strengths, identifies our challenges, and seeks creative and collaborative solutions.

In addition to this survey there will also be other opportunities to provide input at public meetings that follow federal Center for Disease Control (CDC) guidelines later this year and early 2021. If you would like to be more involved in developing the Plan, there is a place at the end of the survey to provide your contact information or you can let the City Clerk know of your interest. Thank you! Quyanna!



Nome Fall 2020 Comprehensive Plan Survey

Land Use and Housing

1. Front Street has long been Nome's "Main Street". It is located in a flood zone and requires special building codes to protect people and buildings. These requirements can add additional expenses for property owners. Should Front Street continue to be a focus of commercial development?

- ☐ Yes
- ☐ No
- ☐ No opinion

Other Suggestion

**2. What area(s) should be the focus of commercial development, such as offices, stores for grocery, shopping and services, restaurants, bars and entertainment?
Please select your top three priorities.**

☐ Front Street

☐ East End area

☐ Bering Street

☐ Harbor area

☐ Foster Building/Recreation Center area

☐ Airport area

☐ Alaska Commercial area

☐ High School area

☐ Norton Sound Regional Hospital area

☐ Icy View area

Other suggestions

3. Nome's Zoning Code identifies locations for commercial, industrial, general use, residential, resource development, and open space/recreation (see attached zoning map). Do you agree with the locations?

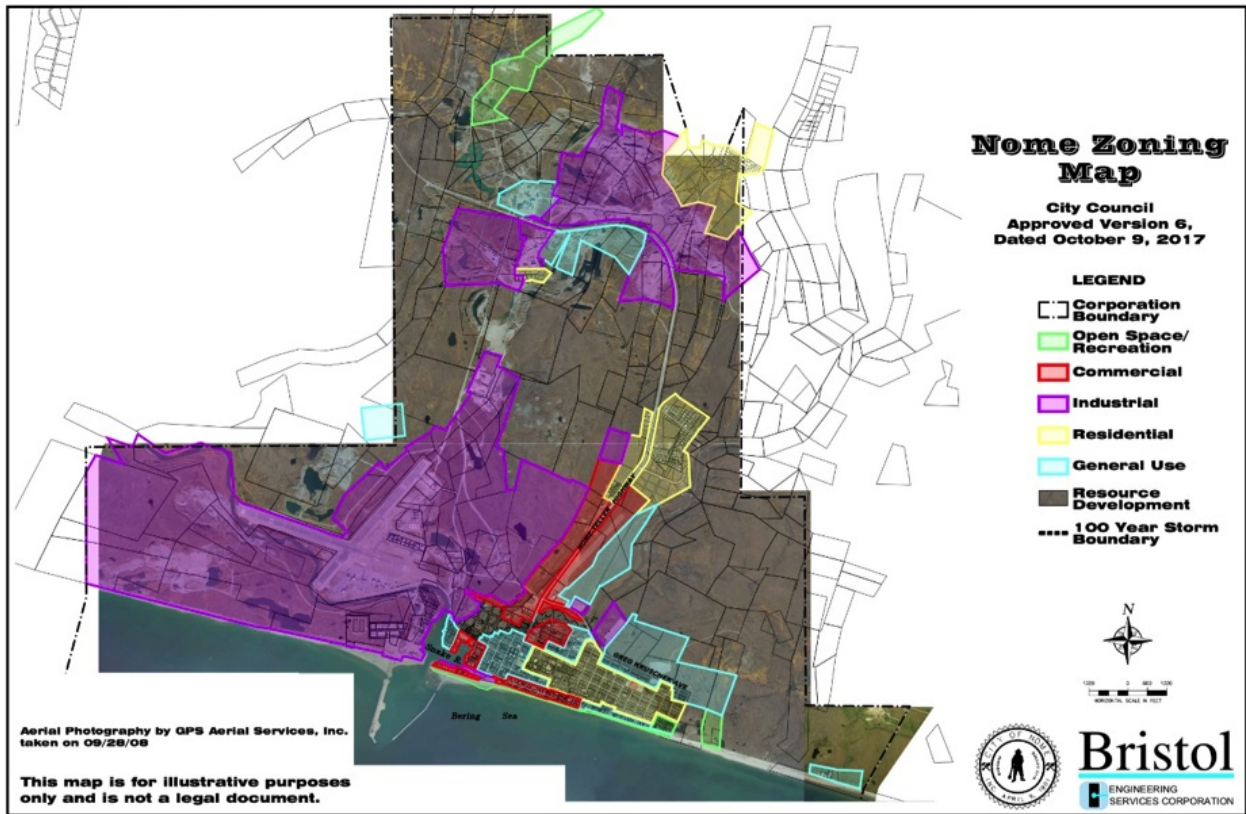
☐ Agree

☐ Disagree

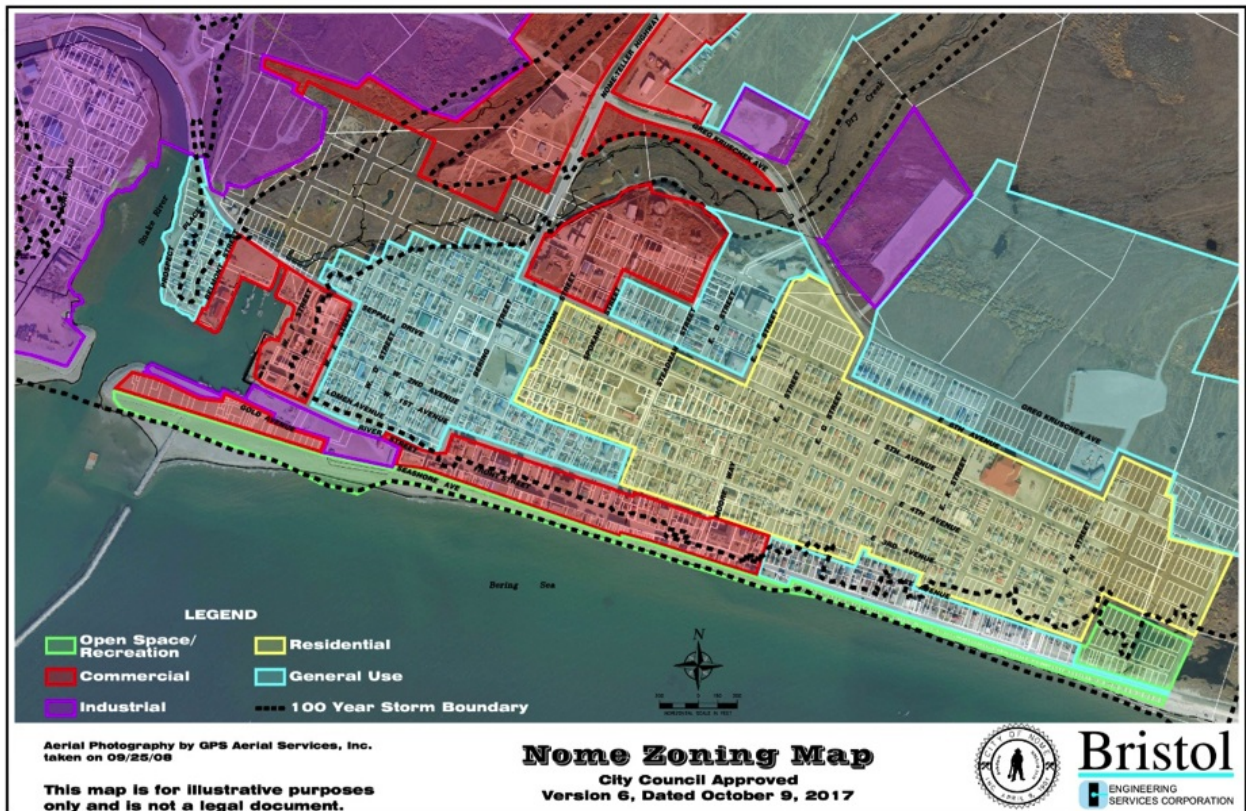
☐ No Opinion

Other suggestions?

A 50.0% Area Zoning Map



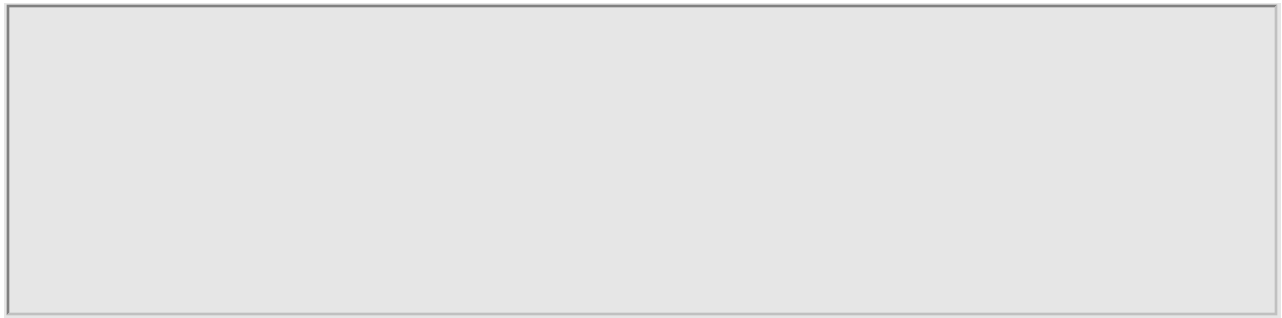
B 50.0% Downtown Zoning Map



4. Nome's Zoning Code was adopted in 2008. Zoning and land use rules and regulations are intended to protect public health, public safety and welfare, natural resources, and promote orderly development (see attached zoning map and zoning matrix). Zoning and land use is:

- ☐ Too strict
- ☐ Adequate
- ☐ Not strict enough
- ☐ No opinion

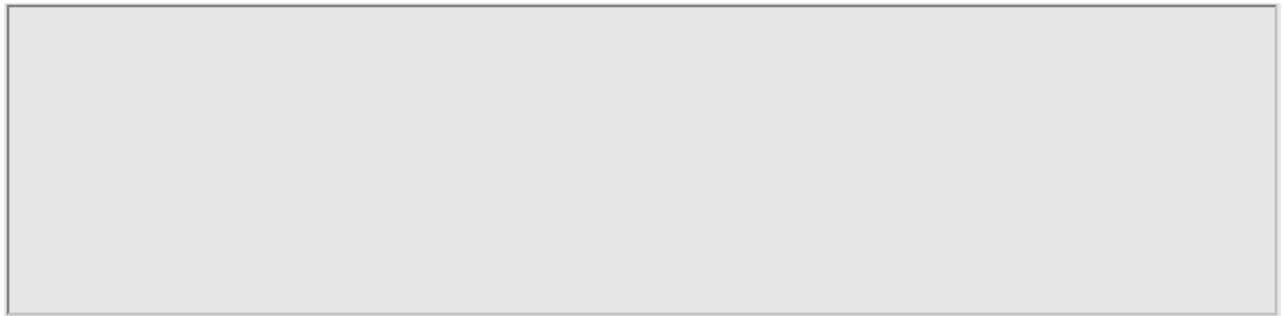
Suggested changes to the zoning map?



5. Nome has enough housing

- ☐ Agree
- ☐ Disagree
- ☐ No opinion

Other suggestions?



6. What additional housing types are needed in Nome? Please select your top three priorities

- | | |
|---|---|
| <input type="checkbox"/> Market rate housing | <input type="checkbox"/> Market rate rentals |
| <input type="checkbox"/> First-time home purchasing opportunities | <input type="checkbox"/> Efficiencies for very low-income individuals |
| <input type="checkbox"/> Build to own housing opportunities | <input type="checkbox"/> Sober housing for people who need additional support to stay sober |
| <input type="checkbox"/> Affordable housing | <input type="checkbox"/> Emergency shelters, identified and stocked with emergency supplies - overnight and day use |
| <input type="checkbox"/> Subsidized apartment rentals | <input type="checkbox"/> Transitional housing for veterans and other people who need a temporary home |
| <input type="checkbox"/> Subsidized house/duplex/triplex rentals | <input type="checkbox"/> No additional housing types needed |

Other suggestions?

7. If new residential areas are created, what are some possible locations

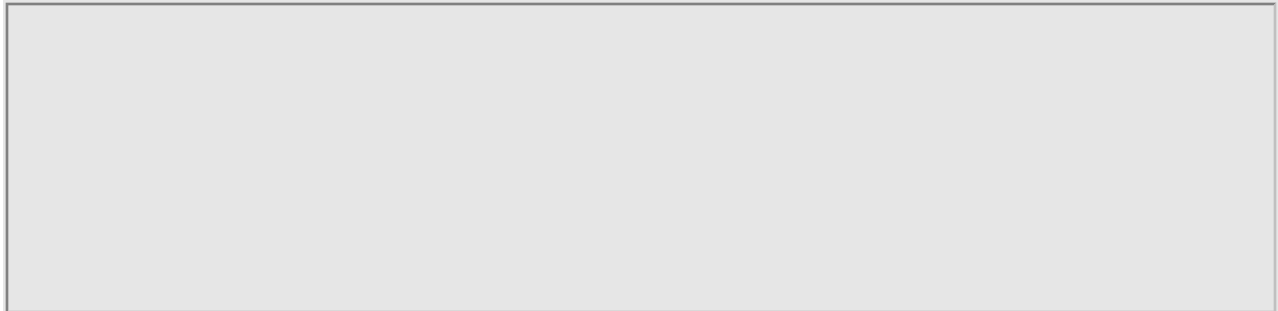
- ☐ East end of town - N Street to Bypass Road
- ☐ Hospital area - North of Greg Kruschek Road (to the east)
- ☐ Dog lot area - North of Greg Kruschek Road (to the west)
- ☐ Icy View area

What are some other areas?

8. Are additional resources needed to maintain and renovate existing housing? In Nome one-third of the houses are vacant or in severe disrepair and on the list of buildings of concern, to correct the conditions or demolish. Please select your top three choices of solutions that could address this problem.

- | | |
|--|---|
| <input type="checkbox"/> Urban homesteading - for a small fee, Nome would offer City-owned abandoned properties to applicants in exchange for a commitment to renovate and reside in the property for three to five years. | <input type="checkbox"/> Continue the Nome Vacant Property Registration program to encourage rehabilitation of vacant structures |
| <input type="checkbox"/> Spot blight elimination - Nome offer market value for properties that have history of land use violations. | <input type="checkbox"/> Create a focus on houses of concern to clean-up and repair and replace housing and measure impacts |
| <input type="checkbox"/> Identify an historic district and seek resources for historic preservation | <input type="checkbox"/> Develop a program of pooling with other governmental and native agencies and nonprofits the purchase of building supplies to lower purchase and transportation costs |

Other suggestions





Nome Fall 2020 Comprehensive Plan Survey

Recreation

9. What existing recreational facilities are most important in Nome? Please select your top three priorities:

☐ Parks

☐ Swimming pool

☐ Playgrounds

☐ Bowling alley

☐ Recreation Center

☐ Basketball court

☐ Ice skating rink

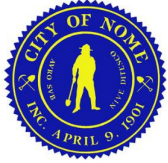
☐ Softball fields

Other

**10. What other types of recreational opportunities would you like to see in Nome?
Please select your top three priorities**

- | | |
|---|---|
| <input type="checkbox"/> More parks | <input type="checkbox"/> More pavilions and picnic tables |
| <input type="checkbox"/> Better walking paths/sidewalks | <input type="checkbox"/> Public restrooms/outhouses that are maintained |
| <input type="checkbox"/> Trails for biking, skiing, walking, hiking | <input type="checkbox"/> Sledding areas |
| <input type="checkbox"/> Snowmachine trails/routes within the City | <input type="checkbox"/> Walking |
| <input type="checkbox"/> Covered ice rink | <input type="checkbox"/> Berry picking areas |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Fishing |
| <input type="checkbox"/> Handicap accessible playground | <input type="checkbox"/> Dog parks |
| <input type="checkbox"/> Full-size outdoor basketball court | <input type="checkbox"/> Campgrounds |

Other suggestions



Nome Fall 2020 Comprehensive Plan Survey

Environmental and Natural Resources

11. Please identify any specific geographic areas, such as the ocean, beaches, rivers, streams and ponds, wetlands, open tundra and hills and mountains you feel need protection from development

12. Nome's energy (electricity/power) is currently generated primarily by diesel-burning engines. What other types of energy production would you like to see in Nome in the future? Please select three options.

☐ Expand wind

☐ Natural gas

☐ Solar

☐ Geothermal energy

☐ Wave driven energy

☐ None

☐ Nuclear

Other suggestions

13. What can Nome do within the City limits to maintain and enhance the ability of residents to practice a subsistence way of life and provide continued access to fish and wildlife?

14. What environmental issues in Nome concern you? Please select your top three priorities

- | | |
|--|--|
| <input type="checkbox"/> Road dust | <input type="checkbox"/> Hazardous materials disposal |
| <input type="checkbox"/> Other air quality issues | <input type="checkbox"/> Uplands mining and other dredging damage |
| <input type="checkbox"/> Lack of good recycling opportunities for household waste | <input type="checkbox"/> No hazardous materials disposal sites or plastic and electronic recycling sites |
| <input type="checkbox"/> Lack of good recycling opportunities for electronic waste (e.g. household appliances, computers, cell phones, etc.) | <input type="checkbox"/> Lingering effects of historic military remnants and gold mining |
| <input type="checkbox"/> Overall quality of drinking water | <input type="checkbox"/> Indoor air quality in older housing and office buildings |
| <input type="checkbox"/> Fluoride in drinking water | <input type="checkbox"/> Off Road vehicles |
| <input type="checkbox"/> Other water quality issues (e.g. water quality in streams, rivers, ocean) | <input type="checkbox"/> No concerns of environmental issues |
| <input type="checkbox"/> Noise | |

Other suggestions

15. What actions should the City take to prepare for the impacts of climate change?





Nome Fall 2020 Comprehensive Plan Survey

Economic Development

16. What type of development and growth would you like to see in Nome. Please select your top three priorities:

- | | |
|--|---|
| <input type="checkbox"/> More small businesses | <input type="checkbox"/> Value added fisheries production |
| <input type="checkbox"/> More commercial businesses | <input type="checkbox"/> More tourism opportunities |
| <input type="checkbox"/> Industrial and manufacturing businesses | <input type="checkbox"/> Parks and nature preserves |
| <input type="checkbox"/> Port development | <input type="checkbox"/> Government sector |
| <input type="checkbox"/> Fisheries development | |

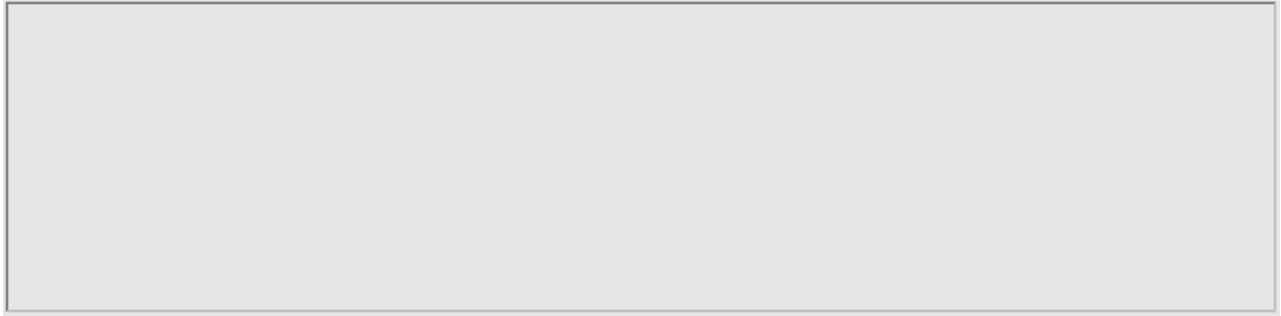
Other suggestions

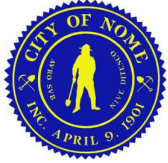
17. What type(s) of specific businesses or services would you like to see in Nome? Please include large or small business or services.

18. Should Nome use tax dollars to recruit new business and industry.

- ☐ Yes
- ☐ No
- ☐ No opinion

Any comment?



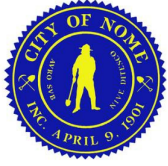


Nome Fall 2020 Comprehensive Plan Survey

Infrastructure

19. If Nome uses tax dollars to recruit new business and industry, what should those businesses be?

20. What infrastructure improvements would you like to see in Nome?
Infrastructure uses could include road paving, extension of water/sewer, port and harbor development, or extension of road to Fairbanks?



Nome Fall 2020 Comprehensive Plan Survey

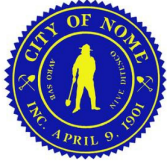
Transportation

21. Please identify any re-occurring safety concerns with city roadways which need to be addressed.

22. How important is improving the quality of following various modes of transportation within Nome?

	Not Important	Somewhat Important	Very Important
Biking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Terrain Vehicle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Automobile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other suggestions



Nome Fall 2020 Comprehensive Plan Survey

Community Facilities and Services

23. To what extent do you agree with the following statements about the quality of life?

	Highly dissatisfied	Dissatisfied	No opinion	Satisfied	Very Satisfied
Nome is a good place to live and raise a family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nome's appearance is inviting and appealing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indigenous cultures and histories are valued	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nome is safe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nome is affordable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nome is a friendly welcoming community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to nature and open space is valued	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nome is a tight knit community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Highly dissatisfied	Dissatisfied	No opinion	Satisfied	Very Satisfied
Nome's public schools provide a quality education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

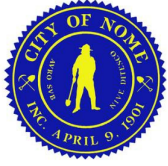
Other (please specify)

24. To what extent are you satisfied with the following City services?

	Highly Dissatisfied	Dissatisfied	No Opinion	Satisfied	Very Satisfied
Police	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ambulance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landfill/monofill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintenance of city roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Animal control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City planning and zoning code enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Carrie M. McLain Memorial Museum	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kegoayah Kozga Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Port & Harbor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Highly Dissatisfied	Dissatisfied	No Opinion	Satisfied	Very Satisfied
City Hall Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and playground maintenace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Spring Clean Up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trash removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nome Joint Utilities Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)



Nome Fall 2020 Comprehensive Plan Survey

Quality of Life

25. What is Nome doing well?

26. To what extent do the following areas need to be addressed

	Not at all – this is not a concern	To a small extent	No opinion	To a moderate extent	To a great extent – this is a large concern
Vacant and derelict buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Potential for employment that pays a living wage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Substance and alcohol use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cleaning up litter around town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community-wide beautification	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Junk vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community health care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Not at all – this is not a concern	To a small extent	No opinion	To a moderate extent	To a great extent – this is a large concern
Elder services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts and Culture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of our historic buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of our cultural sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog feces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Animal welfare	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homelessness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dust control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

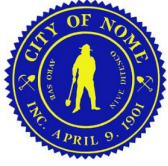
Other (please specify)

27. What does Nome need to do better? How can Nome improve and thrive?

28. In one sentence, describe your vision for the City of Nome in 2030.

29. What issues need to be addressed that we didn't ask about?

30. Would you be interested in being involved in a focus group to assist with the Comprehensive Plan development? Please contact the City Clerk's Office with your name and contact information or add your name below.



Nome Fall 2020 Comprehensive Plan Survey

About You

These questions are optional. However, your response is important in the planning process, as it helps us to know if outreach efforts represent the population of the area.

31. How long have you lived in Nome?

- | | |
|---|--|
| <input type="radio"/> I do not live in Nome | <input type="radio"/> 11 to 15 years |
| <input type="radio"/> Less than one year | <input type="radio"/> 16 to 20 years |
| <input type="radio"/> 1 to 5 years | <input type="radio"/> More than 20 years |
| <input type="radio"/> 6 to 10 years | <input type="radio"/> Prefer not to answer |

32. What is your connection to Nome (select all that apply to you)

- ☐ Resident - full time
- ☐ Resident - part time
- ☐ Visitor
- ☐ Non-resident
- ☐ Business owner
- ☐ Employed in Nome
- ☐ Property owner
- ☐ Other (please specify)

33. What is your current employment status? Check all that apply.

- | | |
|---|---|
| <input type="checkbox"/> Employed - full time | <input type="checkbox"/> Unemployed |
| <input type="checkbox"/> Employed - part time | <input type="checkbox"/> Stay at home caretaker |
| <input type="checkbox"/> Employed - seasonal | <input type="checkbox"/> Student |
| <input type="checkbox"/> Self-employed | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Other (please specify) | |

34. With what gender do you identify?

- ☐ Male
- ☐ Female

35. What is your age?

- | | |
|--------------------------------|--------------------------------|
| <input type="radio"/> Under 18 | <input type="radio"/> 45 to 64 |
| <input type="radio"/> 19 to 29 | <input type="radio"/> Over 65 |
| <input type="radio"/> 30 to 44 | |

36. What is your race?

- | | |
|--|---|
| <input type="radio"/> American Indian or Alaska Native | <input type="radio"/> Black or African American |
| <input type="radio"/> White or Caucasian | <input type="radio"/> Asian or Asian American |
| <input type="radio"/> Hispanic or Latino | <input type="radio"/> Native Hawaiian or other Pacific Islander |
| <input type="radio"/> Other (please specify) | |

37. What is your level of education?

- | | |
|--|---|
| <input type="radio"/> Less than High School | <input type="radio"/> Associates Degree |
| <input type="radio"/> High School/GED graduate | <input type="radio"/> Bachelor Degree |
| <input type="radio"/> Some college | <input type="radio"/> Masters or higher |

38. Which best describes your living situation while in Nome?

- ☐ I own the place I live
- ☐ I rent the place I live
- ☐ I live with family or friends
- ☐ I am homeless
- ☐ Other (please specify)

39. In what area of Nome do you live

- ☐ Inside of City limits
- ☐ Outside of City limits
- ☐ Not sure

40. What is your primary mode of transportation while in Nome?

- | | |
|---|---|
| <input type="radio"/> I drive | <input type="radio"/> I take the bus |
| <input type="radio"/> I walk | <input type="radio"/> I ride my bike |
| <input type="radio"/> I take a cab | <input type="radio"/> A family member/friend drive me |
| <input type="radio"/> I drive my off road vehicle | |
| <input type="radio"/> Other (please specify) | |

18.110.010 Matrix of permitted and conditional uses.

Zoning District	General Use	Residential	Commercial	Industrial	Resource Development	Open Space/Rec
Residential Uses						
Single-family dwellings	Permitted	Permitted	Conditional Use	Conditional Use	Conditional Use	Not Allowed
Duplex dwellings	Permitted	Permitted	Conditional Use	Conditional Use	Conditional Use	Not Allowed
Multiple-family dwelling	Permitted	Permitted	Conditional Use	Conditional Use	Conditional Use	Not Allowed
Mobile homes and mobile home parks	Permitted	Permitted	Conditional Use	Conditional Use	Conditional Use	Not Allowed
Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional Use	Conditional Use	Conditional Use	Conditional Use	Not Allowed
On-premises dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	Permitted	Conditional Use	Not Allowed
Civic/Institutional/Public Uses						
Parks and playgrounds	Permitted	Permitted	Permitted	Conditional Use	Conditional Use	Permitted
Churches	Permitted	Permitted	Permitted	Not Allowed	Conditional Use	Not Allowed
Public and governmental buildings and uses	Permitted	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed

Fire station and emergency medical aid station	Permitted	Permitted	Permitted	Permitted	Conditional Use	Not Allowed
Schools	Permitted	Permitted	Permitted	Not Allowed	Conditional Use	Not Allowed
Museums and cultural facilities	Permitted	Conditional Use	Permitted	Not Allowed	Conditional Use	Conditional Use
Public utility facilities or structures	Conditional Use	Not Allowed	Conditional Use	Permitted	Conditional Use	Permitted
Snow dump and storage sites	Conditional Use	Conditional Use	Conditional Use	Permitted	Conditional Use	Not Allowed
Youth correction facilities	Conditional Use	Conditional Use	Conditional Use	Not Allowed	Conditional Use	Not Allowed
Halfway houses	Conditional Use	Conditional Use	Conditional Use	Not Allowed	Conditional Use	Not Allowed
Correctional facilities	Conditional Use	Not Allowed	Conditional Use	Not Allowed	Conditional Use	Not Allowed
Cemetery	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Interpretative area or visitor's center	Permitted	Conditional Use	Permitted	Not Allowed	Conditional Use	Permitted
Public watershed area and related facilities	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Conditional Use	Permitted
Business/Commercial/Retail Uses						

Hospitals, medical and dental clinics	Permitted	Not Allowed	Permitted	Not Allowed	Conditional Use	Not Allowed
Home businesses and occupations	Permitted	Permitted	Conditional Use	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	Conditional Use	Conditional Use	Not Allowed
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Permitted	Conditional Use	Conditional Use	Conditional Use	Not Allowed
Retail and wholesale businesses	Permitted	Conditional Use	Permitted	Permitted	Conditional Use	Not Allowed
Offices	Permitted	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Restaurants, taverns and entertainment establishments	Permitted	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Hotels and motels	Permitted	Not Allowed	Permitted	Not Allowed	Conditional Use	Not Allowed

Funeral home	Permitted	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Not Allowed	Permitted	Not Allowed	Conditional Use	Not Allowed
Personal service businesses	Permitted	Permitted	Permitted	Not Allowed	Conditional Use	Not Allowed
Recreational facilities	Permitted	Permitted	Permitted	Permitted	Conditional Use	Not Allowed
Day care houses and facilities	Permitted	Permitted	Conditional Use	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	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	Permitted	Conditional Use	Not Allowed
Incidental,	Permitted	Permitted	Permitted	Permitted	Conditional	Not

small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises					Use	Allowed
Service stations	Conditional Use	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Vehicle and equipment repair facilities	Not Allowed	Not Allowed	Conditional Use	Permitted	Conditional Use	Not Allowed
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Boat marinas and docks	Not Allowed	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Marine transportation and port facilities	Not Allowed	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Navigation aids and facilities	Not Allowed	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Bulk petroleum storage, including aviation fuel	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Junkyards, commercial and auto wrecking yards	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed

Aircraft storage, loading, parking, repair and aviation-related facilities	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Warehousing and storage	Conditional Use	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Transportation facilities, including bus and taxi operations	Not Allowed	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Dredging and filling	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Dog kennels and lots	Not Allowed	Not Allowed	Not Allowed	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	Conditional Use	Permitted	Not Allowed
Helicopter landing pad	Permitted	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed

(Ord. O-08-09-01 § 2 (part), 2008)