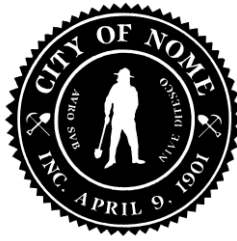


**Mayor**  
John K. Handeland  
**City Manager**

**Deputy City Clerk**  
Brad Soske



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

**NOME PLANNING COMMISSION  
SPECIAL MEETING AGENDA**  
FRIDAY, SEPTEMBER 13, 2024 at 12:00 PM  
RICHARD FOSTER ROOM

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

---

ROLL CALL

APPROVAL OF AGENDA

CITIZENS' COMMENTS

UNFINISHED BUSINESS

- [A.](#) Harborview Major Subdivision Final Plat and Closure Report,

**PAGE 2**

- [B.](#) Planning Memo re: Downtown Zoning Update

**PAGE 28**

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

## CERTIFICATE OF OWNERSHIP &amp; DEDICATION

I, THE UNDERSIGNED HEREBY CERTIFY THAT ARCTIC GOLD MINING, LLC IS THE OWNER OF HARBOR VIEW SUBDIVISION, AS SHOWN ON THIS PLAT AND THAT I APPROVE THIS SURVEY AND PLAT.

DAVID YOUNG, MANAGING MEMBER  
ARCTIC GOLD MINING, LLC  
P.O. BOX 5113  
EAGLE, CO 81631

DATE

## NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

PERSONALLY APPEARED

NOTARY PUBLIC MY COMMISSION EXPIRES

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MAYOR, CITY OF NOME

DATE

## APPROVAL OF MAJOR SUBDIVISION

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CHAIRMAN OF THE NOME PLANNING COMMISSION

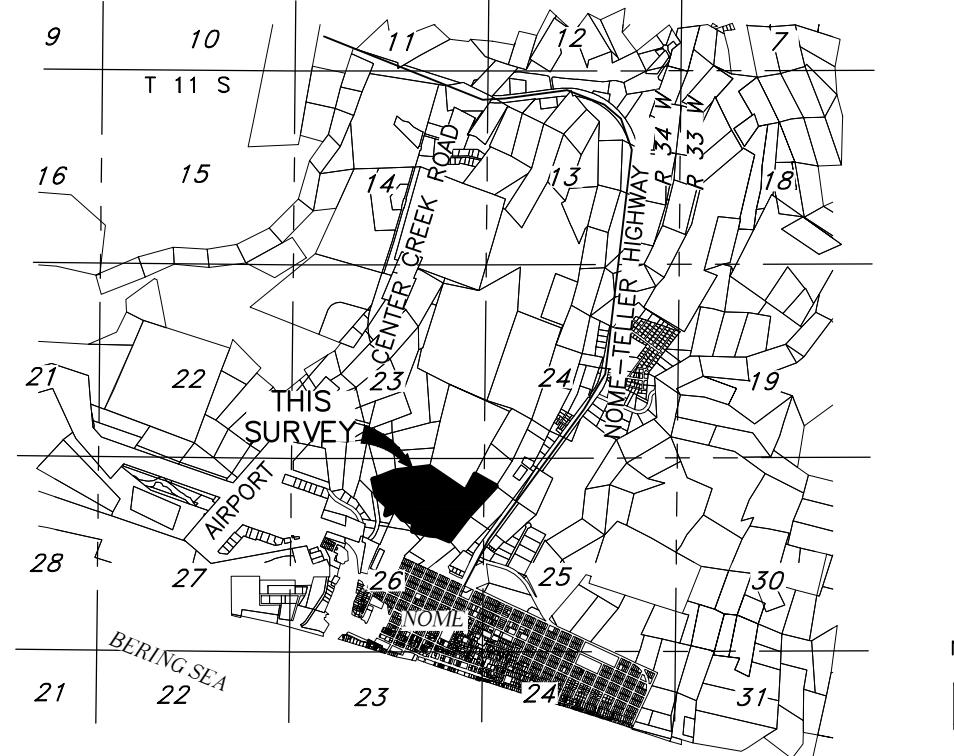
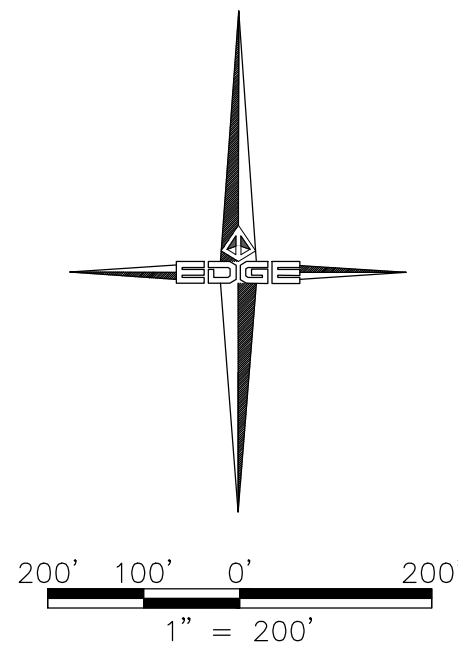
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CITY OF NOME TAX COLLECTION OFFICIAL

DATE



VICINITY MAP  
SCALE 1" = 1 MILE  
SOURCE: USGS QUADRANGLE NOME (C-1) ALASKA DATED 1950

## NOTES

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FOR REVIEW

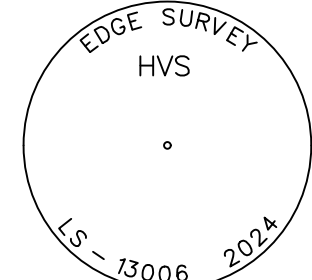
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| (R5) | NOME AIRPORT PROPERTY PLAN APPROVED 10/21/2019 |
| (R6) | RECORD DATA PER MINERAL SURVEY NO. 1899, NRD   |

## LEGEND

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|-------|--------------------------------|
| ●     | FOUND MONUMENT AS NOTED        |
| ○     | SET 2" ALUMINUM CAP (TYPICAL)  |
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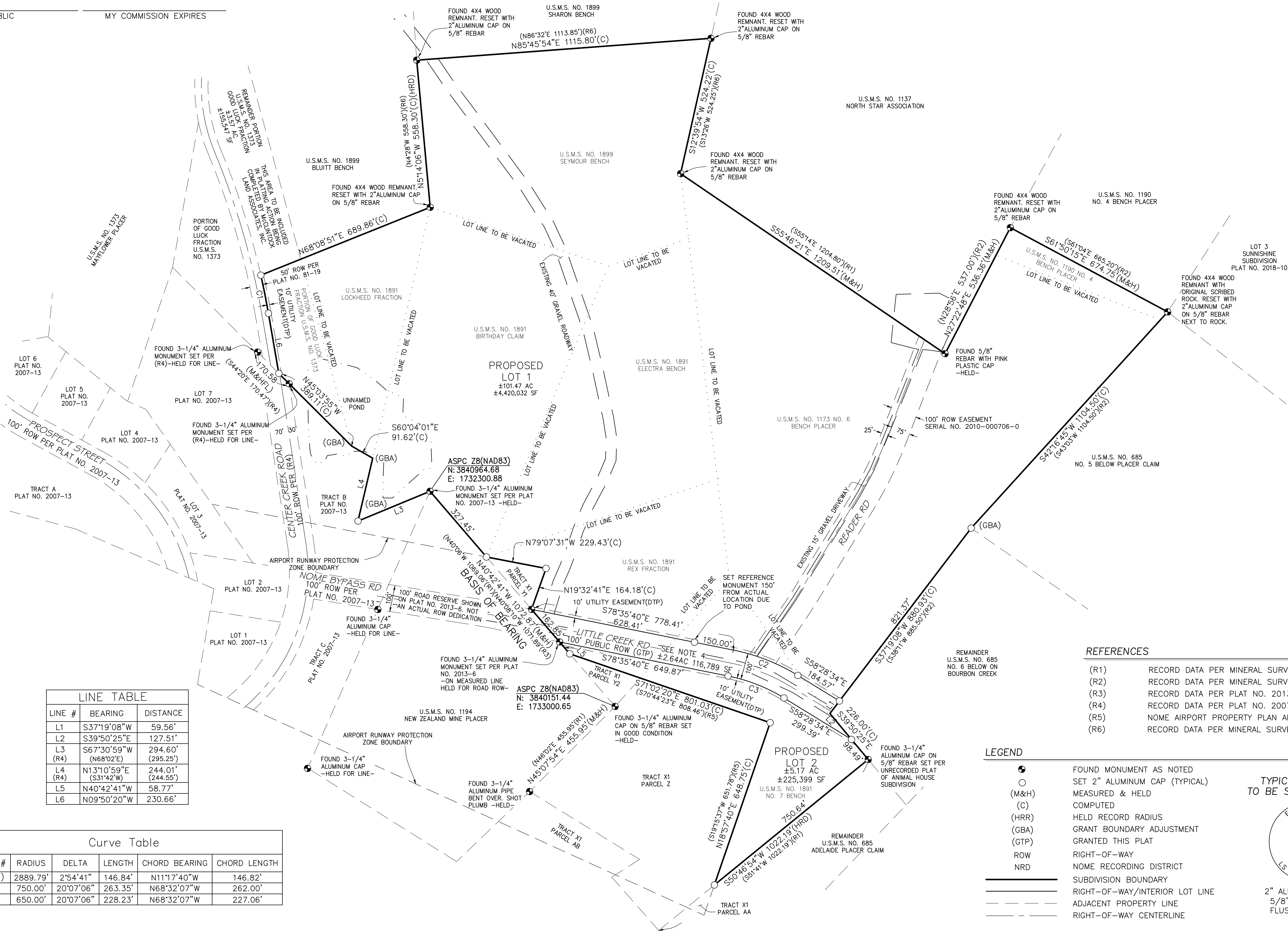
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# Memo

To: Dan Grimmer, City Clerk

From: John Blees, Acting City Engineer 

CC: Glenn Steckman, City Manager

Date: August 27, 2024

Re: Harbor View Subdivision, Preliminary Plat Application – Major Subdivision

We have reviewed the revised preliminary version of the plat for the above referenced major subdivision, and have the following comments:

1. The general intent of this subdivision is to consolidate several mineral surveys into 2 individual lots and dedicate the ROW for Little Creek Road.
2. *For informational purposes only.* Property is currently zoned for Industrial Use. Please find the attached Zoning Code excerpt for Industrial Use. The application indicates the planned use is Commercial.
3. *For informational purposes only.* The property is considered predominantly wetland according to the National Wetlands Inventory (NWI) mapping. Only a portion of the proposed Lots 1 and 2 are listed as upland.
4. *For informational purposes only.* Only a portion of the proposed Lot 2 is within an identified flood zone.
5. Certificate to plat has been received and there are no concerns identified.
6. Closure report has been provided and error of closure has been verified to not exceed 1:5,000. [Updated closure report has been received and reviewed.](#)
7. By the dedication of a public right-of-way (ROW) this subdivision falls into the Major Subdivision category. Please review Section 70.260 of the Subdivision Regulations related to Improvements for Major Subdivisions. The existing road and electrical utilities are constructed within the proposed ROW. Since this effort is only a consolidation of several mineral surveys, it may not be appropriate at this time to require a development plan and improvements as is typically required for major subdivisions. [Requires Planning Commission determination.](#)
8. The application does not identify if utility connections are planned. City utilities are not currently in place or proposed for this subdivision. If on-site sewer system(s) are proposed, is a percolation test proposed in accordance with

70.210, d? A figure is attached which identifies utilities in the vicinity of the proposed subdivision.

- a. NJUS should be provided an opportunity to review the proposed subdivision to identify necessary utility easements, etc.
9. A major subdivision will need to identify snow storage/open space reserves in accordance with 70.260, b. 6. [Requires Planning Commission determination if this is deferred until the next plat of this subdivision.](#)

Additional review notes for Preliminary Plat drawing submittal:

1. Since the subdivision includes a ROW dedication, the Certificate of Ownership should also state: "AND DEDICATION". [Added](#)
2. An acceptance of dedication placard is needed. Little Creek Road is a State operated and maintained road. Please see the attached correspondence with Paula Hicks at ADOT&PF regarding acceptance of the ROW dedication. The State could sign, or the Mayor could sign to accept the dedication on behalf of the public. Since there are other signatures that need to be collected at the City level, the Mayor's signature may be the most expedient. A sample of the acceptance language is provided on the attached markups of the preliminary plat. [Added. Please see the attached markup.](#)
3. From discussions with ADOT&PF ROW, the Center Creek ROW as discussed in the 8<sup>th</sup> note on the plat may be further along than preliminary. It may make sense to coordinate with ADOT&PF to dedicate the 100' ROW for Center Creek Road as shown graphically on Plat 2007-13. If this ROW is not dedicated by this platting action, the recorded document 81-19 should be referenced that identifies a 50' ROW for the existing Center Creek Road. [Added information about recorded document 81-19.](#)
4. Approval of Major Subdivision placard is signed by the Chairman of the Nome Planning Commission. [Added](#)
5. An existing gravel road and an existing driveway are present on the proposed Lot 1. Suggest providing an access easement for each. [An easement for the 15' driveway has been located and identified on the plat. Confirm the 100' easement is drawn to scale. It does not graphically match the 100' Little Creek ROW. The subdivider is looking to confirm if an easement exists for the 40' gravel road.](#)
6. Please provide square footage areas for each proposed parcel. This will be required at the final platting stage. [Square footages have been added. Confirm the acreage and SF of Lot 4 as they do not match the closure report.](#)
7. Unsubdivided remainders are proposed for USMS 1373, Good Luck Fraction and USMS 1899, Seymour Bench. ADNR Guidance indicates that unsubdivided remainders are allowed for parcels 40 ac. or larger. Parcels smaller than 40 ac. are to be field surveyed and platted as lots or tracts. [Remainder of Seymour Bench has been changed to Lot 3. Remainder of Good Luck Fraction has been changed to Lot 4.](#)
8. [Please see the attached August 26, 2024 email which identifies items that require Planning Commission review/approval.](#)



9. If applicable, a note similar to that found on PL 2007-17 regarding an unobstructed air space easement should be included due to the adjacency of the Nome Airport. [Added](#)
10. Thank you for providing contours for topographic review in the preliminary plat. Contours should be removed from the final plat. [Removed](#)
11. Confirm all existing lots being consolidated are labeled appropriately. Please see the markups on the attached preliminary plat. [Labels added. Please see additional markups on the attached plat.](#)
12. The titleblock identifies Bluit Bench as part of the platting action, though it does not appear to be included. [Removed from titleblock. Please see attached markups on the attached plat regarding the titleblock.](#)

We request an opportunity to review the final plat prior to recording.

END OF REVIEW COMMENTS



City of Nome Preliminary Plat Application

The undersigned hereby applies to the City of Nome-Nome Planning Commission for approval to plat lands as follows: MS NO. 1891-LOCKHEAD FRACTION, BIRTHDAY & ELECTRA BENCH AND PORTIONS OF MS 1373 GOOD LUCK FRACTION PLACER; MS1899-BLUITT BENCH & SEYMOUR BENCH; MS1891-REX FRACTION & NO. 7 BENCH PLACER; AND MS1173-NO. 6 BENCH PLACER

PRESENT DESIGNATION OF PROPERTY SUBDIVISION:

Block(s) Lot(s) Tract(s)

or

ALIQUOT PART OR METES AND BOUNDS DESCRIPTION:

E1/2 E1/2 NW1/4 & NE1/4 Sec 26  
LOCATED IN THE (aliquot part) AND NW1/4 NW1/4 Sec 25 OF

Section(s) 25 & 26, Township(s) 11 S, Range(s) 34 W, KR Meridian

FUTURE DESIGNATION OF PROPERTY SUBDIVISION: Harbor View Subdivision

Block(s) Lot(s) Lots 1 & 2

CONTAINING: 82.98 ACRES, 2 LOTS, TRACTS

- Supplemental Information
1. Is there any related vacation activity? Yes, No X
  2. Is there a variance request? Yes, No X
  3. The plat boundary includes all land under contiguous ownership unless separate legal descriptions exist as a matter of record.  
Yes X, No
  4. Property is: currently proposed, for City sewer and water hookup.
  5. Proposed land use: Commercial X Industrial Residential
  6. The existing access road meets minimum access requirements  
Yes X, No

APPLICANT: Name of Owner: Arctic Gold Mining, LLC  
Mailing Address: P.O. Box 1590, Nome, AK, Zip: 99762  
Contact Person: Nikolai A. Ivanoff Phone: 907-304-1846

SURVEYOR: Name of Surveyor (Firm): EDGE Survey & Design, LLC  
Mailing Address: 8000 King Street, Anchorage, AK, Zip: 99518  
Contact Person: Veronica Bojko/Ryan Sorenson Phone: 907-344-5990  
roni@edgesurvey.net

ENGINEER: Name of Engineer (Firm):  
Mailing Address: Zip:  
Contact Person: Phone:

SUPPORTIVE DATA 12 Blueline prints with topographic information



CERTIFICATE OF OWNERSHIP & DEDICATION

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DAVID YOUNG, MANAGING MEMBER  
ARCTIC GOLD MINING, LLC  
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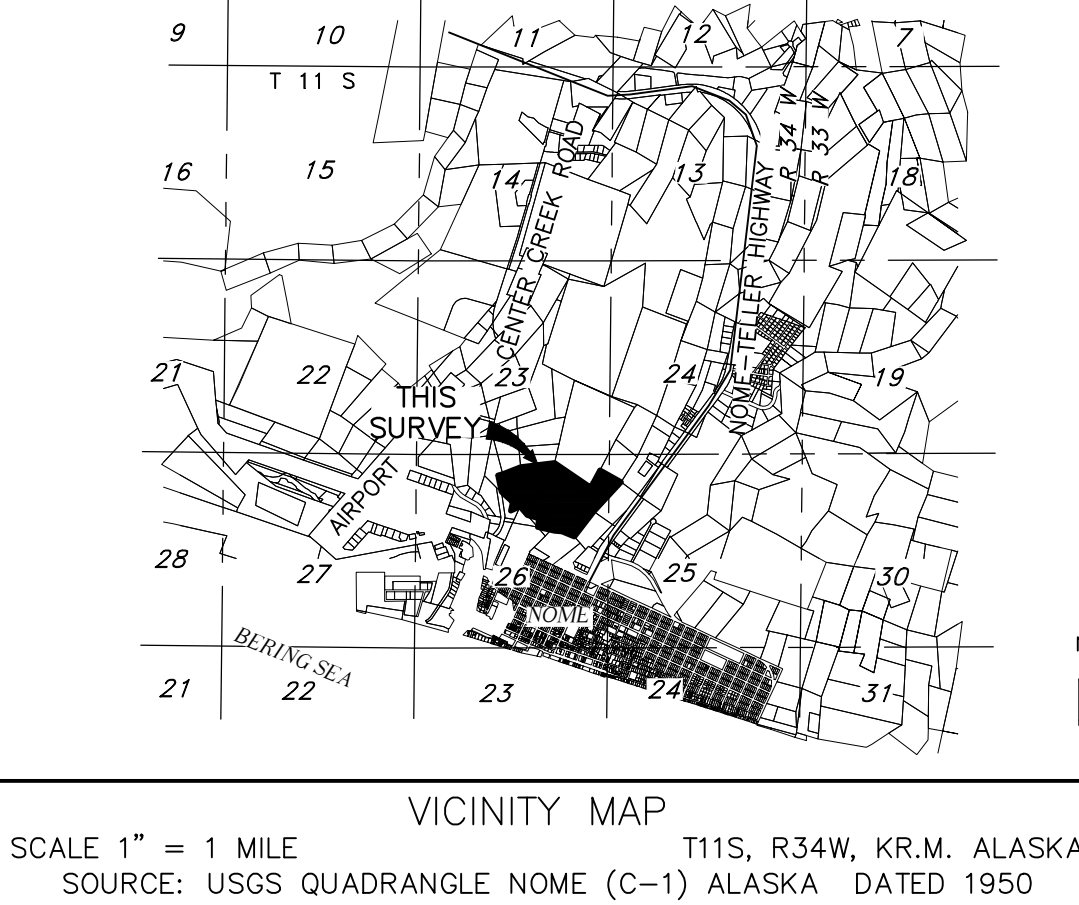
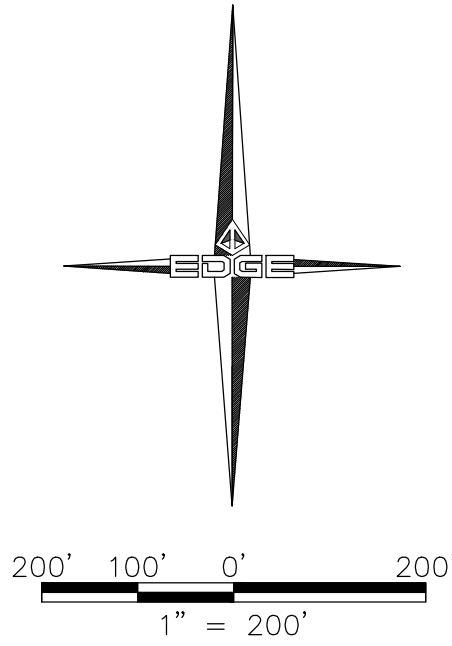
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CITY OF NOME TAX COLLECTION OFFICIAL DATE



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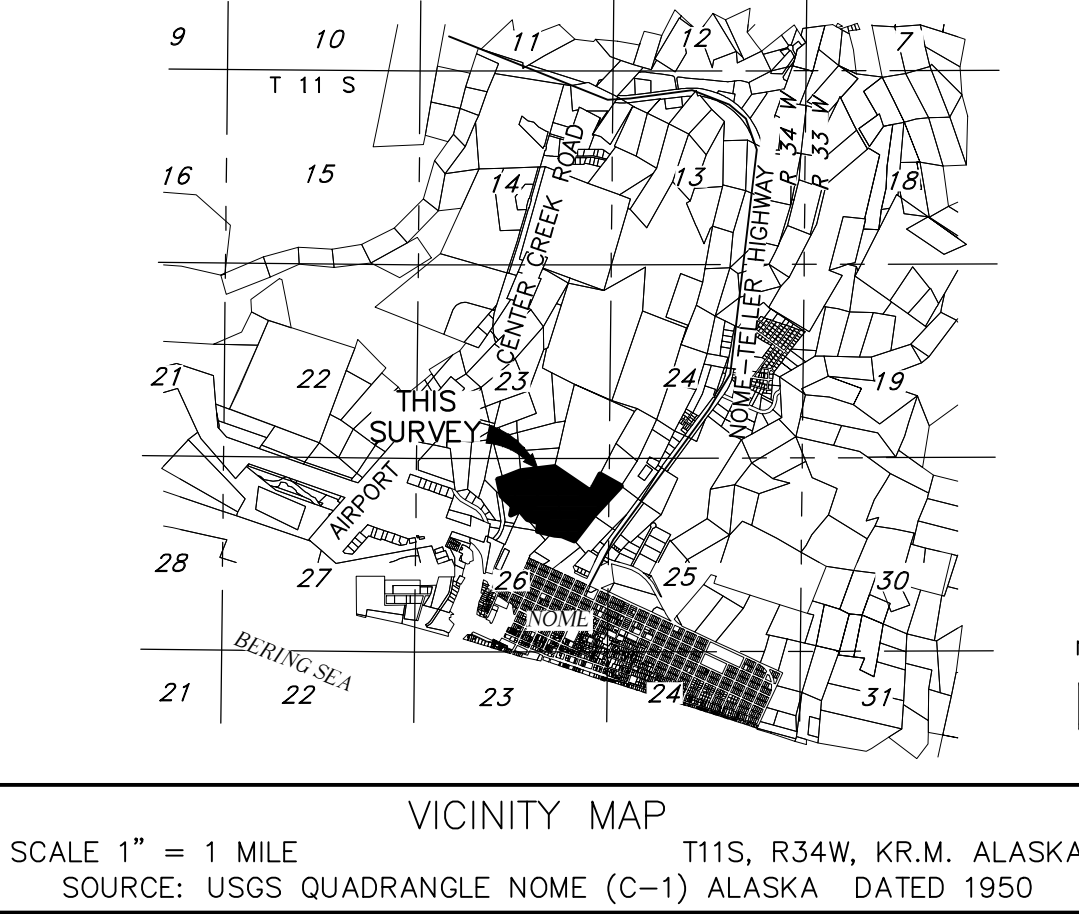
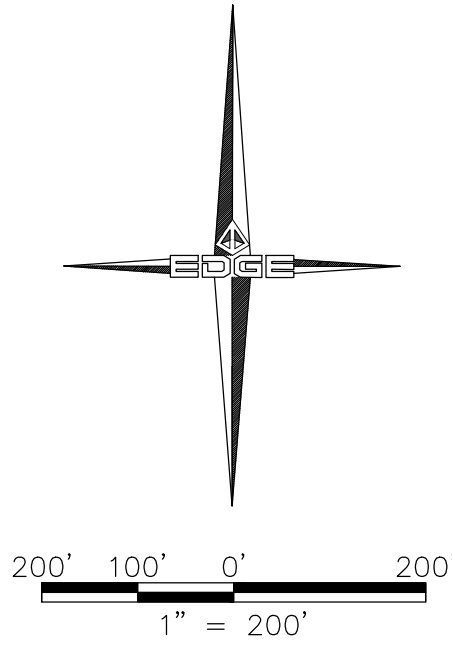
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- WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
- LOT 1 MAY BE AFFECTED BY THE FUTURE ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPPING PROJECT NO. NFWHY-00397/90397 CENTER CREEK ROAD REHABILITATION THAT CURRENTLY IS IN THE PRELIMINARY STAGES.
- PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A FEDERAL AVIATION AGENCY AVIATION & HAZARD EASEMENT FOR OBSTRUCTED AIR SPACE EASEMENT ABOVE CERTAIN IMAGINARY PLANES AS DESCRIBED IN THE EASEMENT RECORDED IN THE CAPE NOME RECORDING DISTRICT AND COMMENCING AT BOOK 253, PAGE 209 AND CONTINUING THROUGH PAGE 242. AKDOT&PF SHOULD BE CONSULTED PRIOR TO CONSTRUCTING ANY STRUCTURES WITHIN LOT 2 AND A PORTION OF LOT 1 WITHIN U.S.M.S. BO. 1891 REX FRACTION.
- THIS SUBDIVISION IS SUBJECT TO A WATER PIPE LINE EASEMENT RECORDED MAY 4, 1959 IN BOOK 239 AT PAGE 55 IN THE CAPE NOME RECORDING DISTRICT. THE EXACT LOCATION OF THIS EASEMENT CANNOT BE DETERMINED BY THE INSTRUMENT OF RECORD.

SURVEYOR CERTIFICATE

I, RYAN E. SORENSEN, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE:

RYAN E. SORENSEN, RLS 13006-S



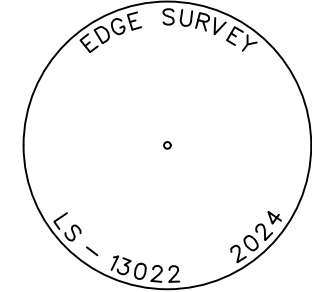
REFERENCES

- (R1) RECORD DATA PER MINERAL SURVEY NO. 1891 NRD  
(R2) RECORD DATA PER MINERAL SURVEY NO. 1173, NRD  
(R3) RECORD DATA PER PLAT NO. 2013-6, NRD  
(R4) RECORD DATA PER PLAT NO. 2007-13, NRD  
(R5) NOME AIRPORT PROPERTY PLAN APPROVED 10/21/2019

LEGEND

- FOUND MONUMENT AS NOTED  
○ SET 2" ALUMINUM CAP (TYPICAL)  
(M&H) MEASURED & HELD  
(C) COMPUTED  
(HRR) HELD RECORD RADIUS  
(GBA) GRANT BOUNDARY ADJUSTMENT  
(GTP) GRANTED THIS PLAT  
— RIGHT-OF-WAY  
— NOME RECORDING DISTRICT  
— SUBDIVISION BOUNDARY  
— RIGHT-OF-WAY/INTERIOR LOT LINE  
— ADJACENT PROPERTY LINE  
— RIGHT-OF-WAY CENTERLINE

TYPICAL MONUMENT TO BE SET THIS SURVEY



2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

U.S.M.S. No. 1190 No. 4 Bench Placer

LINE TABLE				
LINE #	BEARING	DISTANCE		
L1	S37°19'08"W	59.56'		
L2	S39°50'25"E	127.51'		
L3	S67°30'59"W	294.60'		
(R4)	(N68°02'E)	(295.25')		
L4	N13°10'59"E	244.01'		
(R4)	(S31°42'W)	(244.55')		
L5	N40°42'41"W	58.77'		
L6	N09°50'20"W	230.66'		
L7	S09°50'20"E	159.85'		

Curve Table				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C1(HRR)	2889.79'	2°54'41"	146.84'	N11°17'40"W
C2	750.00'	20°07'06"	263.35'	N68°32'07"W
C3	650.00'	20°07'06"	228.23'	N68°32'07"W
C4(HRR)	2839.79'	12°48'39"	634.95'	S16°14'39"E
C5(HRR)	674.70'	10°56'11"	128.78'	S17°10'53"E



**From:** [Blees, John](#)  
**To:** [Veronica Bojko](#)  
**Cc:** [NIKOLAI IVANOFF](#); [Dan Grimmer](#)  
**Subject:** RE: Harbor View SD Final Plat with questions  
**Date:** Monday, August 26, 2024 4:08:00 PM  
**Attachments:** [image001.png](#)

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Hi Roni,

My responses/comments listed below in [Blue](#).

I'll attach this email to my updated review comments so the Planning Commission can review the discussion.

Thank you,

John

**John Blees, P.E. LEED AP**  
 Senior Engineer  
 Bristol Engineering Services Company, LLC  
 Phone : (907) 743-9356  
[jblees@bristol-companies.com](mailto:jblees@bristol-companies.com)

---

**From:** Veronica Bojko <[roni@edgesurvey.net](mailto:roni@edgesurvey.net)>  
**Sent:** Monday, August 26, 2024 12:21 PM  
**To:** Dan Grimmer <[DGrimmer@nomealaska.org](mailto:DGrimmer@nomealaska.org)>; Blees, John <[jblees@bristol-companies.com](mailto:jblees@bristol-companies.com)>  
**Cc:** NIKOLAI IVANOFF <[nickivanoff@arctic.net](mailto:nickivanoff@arctic.net)>  
**Subject:** Harbor View SD Final Plat with questions

[External Email]

Hello Dan

Attached is the revised plat of Harbor View and the plat being done now to the north of us by McClintock along with my responses to the comments below. Most of them are pretty straight forward.

For # 3, we added the record info for the existing RW since the 100' shown on the Plat No. 2007-13 in the adjoining area does not actually exist yet. Paula informed me that DOT has not yet talked to owners so we decided to wait on dedicating more than necessary at this time. [This makes sense, and the reference to PL 81-19 addresses the comment.](#)

For #5, I found an existing easement for one of the gravel roads. I added it to the plat and referenced the recording document. [Perfect](#) I am checking with title to make sure nothing exists for that one but i have not heard back yet. If nothing exists, we would like to hold off on dedicating anything new at this time. After this plat records, it is my understanding the lands will be sold and another subdivision will happen creating new lots and roads. It would be good not to have to dedicate anything now and wait until that second subdivision actual happens as new road designs may occur. .... Is this a possibility? [I think this makes sense, but suggest it be coordinated with the Planning Commission for their consideration during their review.](#)

For #7, I have revised the map to include all of Seymour Bench of USMS 1899 since the remainder portion was only 12.54 ac. Attached is a plat that is being completed by McClintock that includes a portion of Good Luck Fraction USMS 1373. For this reason, we cannot include that whole tract in our subdivision. Is this something we can apply for a variance. If we cannot, would we need to include in ours and they exclude from theirs or vice versus? [The note about Lucky Queen Subdivision on Bluit Bench and the remainder of Good Luck Fraction on the east side of Center Creek Road should probably be removed as the City has not received that plat for review to date. I understand the predicament and suggest that the affected portion be discussed with the Planning Commission to see how that body recommends it be addressed. It is possible this plat will be recorded first, and then the McClintock Land Associates](#)

plat would reference the Harbor View Subd. plat in the plat of Lucky Queen Subdivision. The remainder of Good Luck Fraction on the west side of Center Creek Road is under 40 acres and would need to be addressed.

Finally, in regards to the comments on identifying snow storage...I am wondering if this is something that can be delineated on the follow-up plat, again since a whole design will be created in the next plat. [This question will need to be posed to the Planning Commission as to whether the dedication of snow storage/open space can be deferred to the next subdivision of these parcels.](#)

Please let me know and I will continue working on the last little details. I just wanted to get this to you as we will be heading out to set corners for the Tundra Lakes plat...I want to try to have them set this plat corners as well but needed to make sure about the boundary. I know the ground will be freezing fast.

A side note, if the ground does freeze before we get harbor View corners set, can we add a note under the Surveyors Cert stating something like "Property Corners will be set before May 30, 2025" or something like that...whenever ground thaws? [This makes sense to me, but suggest the Planning Commission provide direction during their review.](#)  
thanks

#### Additional review notes for Preliminary Plat drawing submittal:

1. Since the subdivision includes a ROW dedication, the Certificate of Ownership should also state: "AND DEDICATION". [added](#)
2. An acceptance of dedication placard is needed. Little Creek Road is a State operated and maintained road. Please see the attached correspondence with Paula Hicks at ADOT&PF regarding acceptance of the ROW dedication. The State could sign, or the Mayor could sign to accept the dedication on behalf of the public. Since there are other signatures that need to be collected at the City level, the Mayor's signature may be the most expedient. A sample of the acceptance language is provided on the attached markups of the preliminary plat. [added acceptance certificate.](#)
3. From discussions with ADOT&PF ROW, the Center Creek ROW as discussed in the 8<sup>th</sup> note on the plat may be further along than preliminary. It may make sense to coordinate with ADOT&PF to dedicate the 100' ROW for Center Creek Road as shown graphically on Plat 2007-13. If this ROW is not dedicated by this platting action, the recorded document 81-19 should be referenced that identifies a 50' ROW for the existing Center Creek Road. [added recording document](#)
4. Approval of Major Subdivision placard is signed by the Chairman of the Nome Planning Commission. [added](#)
5. An existing gravel road and an existing driveway are present on the proposed Lot 1. Suggest providing an access easement for each. [Easement for one already exists, still looking for other.](#)
6. Please provide square footage areas for each proposed parcel. This will be required at the final platting stage. [added SF](#)
7. Unsubdivided remainders are proposed for USMS 1373, Good Luck Fraction and USMS 1899, Seymour Bench. ADNOR Guidance indicates that unsubdivided remainders are allowed for parcels 40 ac. or larger. Parcels smaller than 40 ac. are to be field surveyed and platted as lots or tracts. [explained in email](#)
8. If applicable, a note similar to that found on PL 2007-17 regarding an unobstructed air space easement should be included due to the adjacency of the Nome Airport. [added note with proper document info](#)
9. Thank you for providing contours for topographic review in the preliminary plat. Contours should be removed from the final plat. [ok will remove for final](#)
10. Confirm all existing lots being consolidated are labeled appropriately. Please see the markups on the attached preliminary plat. [made revisions per markup](#)
11. The titleblock identifies Bluit Bench as part of the platting action, though it does not appear to be included. [removed from title block](#)

8/19

Veronica (Roni) L. Bojko, PLS

*Edge Survey & Design, LLC*

*8000 King Street*

*Anchorage, AK 99518*

Office (907)344-5990

Cell (707)529-4960

[roni@edgesurvey.net](mailto:roni@edgesurvey.net)





**Stewart Title Company**  
**714 Gaffney Road**  
**Fairbanks, AK 99701**  
**Phone: (907) 456-3474**  
**Fax: (907) 456-3476**

Item A.

## **CERTIFICATE TO PLAT**

Edge Survey & Design, LLC  
Attn: Veronica Bojko  
8000 King St  
Anchorage, AK 99518

File Number: 2343497  
Date of Certificate to Plat: June 4, 2024 at 8:00AM  
Fee: \$740.00

This is a Certificate to Plat as of the date stated herein with regard to the proposed plat of the following described property:

**PARCEL I:**

Good Luck Fraction being in U.S. MINERAL SURVEY NO. 1373; Records of the Nome Recording District, Second Judicial District, State of Alaska.

INCLUDING any portion conveyed by Commissioner's Deed of Vacation and Quitclaim recorded February 17, 1981 in Book 296 at Page 840.

**PARCEL II:**

Birthday Claim, Electra Bench, Lockheed Fraction, Rex Fraction, No. 7 Bench all lying and being in U.S. MINERAL SURVEY NO. 1891; Records of the Nome Recording District, Second Judicial District, State of Alaska.

EXCEPTING THEREFROM: those portions conveyed to the STATE OF ALASKA by Deed's recorded June 29, 1978 in Book 282 at Page 864 and July 9, 2013 as Instrument No. 2013-000688-0.

**PARCEL III:**

Seymour Bench being in U.S. MINERAL SURVEY NO. 1899; Records of the Nome Recording District, Second Judicial District, State of Alaska.

EXCEPTING THEREFROM: any portion conveyed to the STATE OF ALASKA for Highway project No. OS-4(002). INCLUDING any portion conveyed by Commissioner's Deed of Vacation and Quitclaim recorded February 17, 1981 in Book 296 at Page 840.

**PARCEL IV:**

No. 6 Bench Placer all lying and being in U.S. MINERAL SURVEY NO. 1173; Records of the Nome Recording District, Second Judicial District, State of Alaska.

The Company hereby certifies that record title is vested in:

Arctic Gold Mining LLC  
An estate in FEE SIMPLE.

**SUBJECT TO THE FOLLOWING EXCEPTIONS:**

Item A.

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims, of easement, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. (a) Unpatented mining claims;  
(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;  
(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).

**THE FOLLOWING AFFECT PARCEL I:**

8. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
9. **Minerals of whatsoever kind**, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. **Right of public and governmental agencies** in and to any portion of said land included within the boundaries of any trails, streets, roads or highways.
11. **Federal Aviation Agency Aviation and Hazard Easement** for Air Space granted to the **UNITED STATES OF AMERICA**, and assigned to the **STATE OF ALASKA**, and the terms and conditions contained therein as disclosed by deed recorded June 16, 1966 in Book 253 at Page 170.
12. **Easement for relocating**, constructing and maintaining a drainage ditch and appurtenances thereto granted to **STATE OF ALASKA**, recorded September 1, 1988 in Book 321 at Page 775. (See instrument for area affected)
13. **Any bankruptcy proceeding** not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
14. **Occupant(s) or any parties whose rights**, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

**THE FOLLOWING AFFECT PARCEL II:**

15. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
16. **Minerals of whatsoever kind**, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights,

privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

17. **Right of public and governmental agencies** in and to any portion of said land included within the boundaries of any trails, streets, roads or highways.
18. **Lack of a right of access** to and from the Land. Paragraph 4 of the Covered Risk is hereby deleted.
19. **Easement to maintain**, operate, repair, alter, inspect, remove and replace the water pipe line and appurtenances thereto granted to **DANIEL K WALSH AND PEARSE M WALSH** as disclosed by instrument recorded May 4, 1959 in Book 239 at Page 55. (Area affected cannot be determined by instrument of record)
20. **Federal Aviation Agency Aviation and Hazard Easement** for Air Space granted to the **UNITED STATES OF AMERICA**, and assigned to the **STATE OF ALASKA**, and the terms and conditions contained therein as disclosed by deed recorded June 16, 1966 in Book 253 at Page 170.
21. **Memorandum of Real Estate Purchase and Sale Agreement** and the terms and conditions contained therein:  
Dated: July 3, 2013  
Between: **NOME GOLD ALASKA CORP**  
And: **STATE OF ALASKA**, Department of Transportation and Public Facilities  
Recorded: July 9, 2013  
Instrument No. 2013-000687-0
22. **Any bankruptcy proceeding** not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
23. **Occupant(s) or any parties whose rights**, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

THE FOLLOWING AFFECT PARCEL III:

24. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
25. **Minerals of whatsoever kind**, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
26. **Easement to maintain**, operate, repair, alter, inspect, remove and replace the water pipe line and appurtenances thereto granted to **DANIEL K WALSH AND PEARSE M WALSH** as disclosed by instrument recorded May 4, 1959 in Book 239 at Page 55. (Exact area affected cannot be determined by instrument of record)
27. **Any bankruptcy proceeding** not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
28. **Occupant(s) or any parties** whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

THE FOLLOWING AFFECT PARCEL IV:

29. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

30. **Minerals of whatsoever kind**, subsurface and surface substances, including but not limited to coal, lignite, oil, Item A. uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
31. **Right of public and governmental agencies** in and to any portion of said land included within the boundaries of any trails, streets, roads or highways.
32. **Lack of a right of access** to and from the Land. Paragraph 4 of the Covered Risk is hereby deleted.
33. **Easement for right of way** and appurtenances thereto granted to **CHARLES M READER** as disclosed by instrument recorded January 14, 2010 as Instrument No. 2010-000706-0. (See instrument for area affected)
34. **Any bankruptcy proceeding** not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
35. **Occupant(s) or any parties** whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

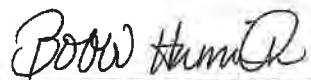
Submission for our review of a copy of the preliminary or proposed plat. Such review will determine the effect of the exceptions set out herein and verify our records that we searched the title to the right property.

This Certificate to Plat is restricted to the use of the addressee and the party ordering said Certificate, and is not to be used as a basis for closing any transaction affecting the title to said property. Liability of the Company is limited to the amount of the fee paid.

Inquiries with regard to this Certificate or any exceptions set out herein should be directed to the individual signing hereon.

Thank you for your order. We appreciate your business!

Stewart Title Company



Authorized Countersignature  
Bobbi J Hamilton, Title Officer



**Harbor View Subdivision Closure Report**  
**Prepared By Edge Survey and Design, LLC**  
**8000 King Street, Anchorage, Alaska 99518**

**Summary**

This document consists of 5 closure calculations.

LOT 1	88.929 Acres or 3,873,752.81 Sq.Ft.	Error: 0.0123'
LOT 2	5.174 Acres or 225,398.66 Sq.Ft.	Error: 0.0036'
Lot 3	12.541 Acres or 546,279.08 Sq.Ft.	Error: 0.0046'
LOT 4	2.869 Acres or 124,962.24 Sq.Ft.	Error: 0.0047'
ROW DEDICATION	2.674 Acres or 116,488.85 Sq.Ft.	Error: 0.0058'

**LOT 1**

Line:	N68°08'51"E	689.86'
Line:	N82°21'59"E	955.34'
Line:	S55°46'21"E	1,209.51'
Line:	N27°22'48"E	536.36'
Line:	S61°50'15"E	674.75'
Line:	S42°16'45"W	1,104.50'
Line:	S37°19'08"W	821.37'
Line:	N58°28'34"W	184.57'

**C2** Curve Radius: 750.00'      Arc: 263.35'      Delta: 20°07'06"  
 Chord: N68°32'07"W      262.00'

Line:	N78°35'40"W	778.41'
Line:	N19°32'41"E	164.18'
Line:	N79°07'31"W	229.43'
Line:	N40°42'41"W	327.45'
<b>L3</b> Line:	S67°30'59"W	294.60'
<b>L4</b> Line:	N13°10'59"E	244.01'
Line:	N60°04'01"W	91.62'
Line:	N45°03'55"W	389.11'
<b>L6</b> Line:	N09°50'20"W	230.66'

**C1** Curve Radius: 2,889.79'      Arc: 146.84'      Delta: 02°54'41"  
 Chord: N11°17'40"W      146.82'

Closure: N56°38'35"E      0.0123'      Delta N / E: -0.0068' / -0.0103'  
 Area: 88.929 Acres      3,873,752.81 Sq.Ft.      Perimeter: 9,335.91'

**LOT 2**

Line:	S78°35'40"E	649.87'
-------	-------------	---------

**C3** Curve Radius: 650.00'      Arc: 228.23'      Delta: 20°07'06"  
 Chord: S68°32'07"E      227.06'

Line:	S58°28'34"E	299.39'
Line:	S39°50'25"E	98.49'
Line:	S50°46'54"W	750.64'
Line:	N18°57'40"E	648.75'
Line:	N71°02'20"W	801.03'

*L5* Line: N40°42'41"W 58.77'

Closure: N40°47'25"E 0.0036' Delta N / E: -0.0027' / -0.0023'  
 Area: 5.174 Acres 225,398.66 Sq.Ft. Perimeter: 3,535.18'

### Lot 3

Line: N85°45'54"E 1,115.80'  
 Line: S12°39'54"W 524.22'  
 Line: S82°21'59"W 955.34'  
 Line: N05°14'06"W 558.30'

Closure: N88°15'27"W 0.0046' Delta N / E: -0.0001' / 0.0046'  
 Area: 12.541 Acres 546,279.08 Sq.Ft. Perimeter: 3,153.65'

### LOT 4

*C5* Curve Radius: 674.70' Arc: 128.78' Delta: 10°56'11"  
 Chord: S17°10'53"E 128.59'

*C4* Curve Radius: 2,839.79' Arc: 634.95' Delta: 12°48'39"  
 Chord: S16°14'39"E 633.63'

*L7* Line: S09°50'20"E 159.85'  
 Line: N45°03'55"W 481.00'  
 Line: N10°07'05"E 557.63'

Closure: S44°54'24"W 0.0047' Delta N / E: 0.0033' / 0.0033'  
 Area: 2.869 Acres 124,962.24 Sq.Ft. Perimeter: 1,962.22'

### ROW DEDICATION

Line: S78°35'40"E 778.41'

*C2* Curve Radius: 750.00' Arc: 263.35' Delta: 20°07'06"  
 Chord: S68°32'07"E 262.00'

Line: S58°28'34"E 184.57'  
*L1* Line: S37°19'08"W 59.56'  
*L2* Line: S39°50'25"E 127.51'  
 Line: N58°28'34"W 299.39'

*C3* Curve Radius: 650.00' Arc: 228.23' Delta: 20°07'06"  
 Chord: N68°32'07"W 227.06'

Line: N78°35'40"W 649.87'  
 Line: N40°42'41"W 162.85'

Closure: N65°48'09"W 0.0058' Delta N / E: -0.0024' / 0.0053'  
 Area: 2.674 Acres 116,488.85 Sq.Ft. Perimeter: 2,753.74'

END OF REPORT

## **Chapter 18.70 Industrial District**

### Sections:

- 18.70.010 Intent
- 18.70.020 Permitted Uses and Structures
- 18.70.030 Conditional Uses and Structures
- 18.70.040 Dimensional Requirements
- 18.70.050 Performance Standards

### 18.70.010 Intent

The industrial zoning district is intended to provide a location for a variety of employment opportunities such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of primarily industrial operations.

Locations for this zone require good access to major arterial streets and adequate water, sewer and power.

### 18.70.020 Permitted Uses and Structures

Permitted Uses - The following uses and their accessory uses are permitted in industrial districts:

- a. Manufacturing, processing, assembling, research, wholesale, or storage.
- b. Marine transportation and port facilities.
- c. Public utility facilities and structures.
- d. Petroleum storage, including aviation fuel.
- e. Junkyards, commercial, and auto wrecking yards.
- f. Boat marinas and docks.
- g. Aircraft and helicopter landing, storage, loading, parking, repair and aviation-related facilities.
- h. Warehousing and storage.
- i. Air transport terminals for passengers and freight.
- j. Offices.
- k. Navigation aids and facilities.
- l. Fire station and emergency medical aid station.
- m. Dwelling for a caretaker or watchman employed on the premises.
- n. Restaurants, taverns and entertainment establishments.
- o. Transportation facilities, including bus and taxi operations.
- p. Service stations.
- q. Vehicle and equipment repair facilities.
- r. Public and governmental buildings and uses.
- s. Cemetery.
- t. Dredging and filling.

- u. Recreational facilities.
- v. Snow dump and storage sites.
- w. Retail and wholesale businesses.
- x. Funeral homes.
- y. Outdoor storage, including junk, as an accessory use to any permitted or conditional use
- z. Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- aa. Helicopter land pad.

#### 18.70.030 Conditional Uses and Structures

The following uses are permitted with a conditional use permit in the industrial zoning districts:

- a. Single family dwellings, duplex dwellings, and multiple-family dwellings.
- b. Dog kennels and lots.
- c. Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings.
- d. Home businesses and occupations.
- e. Mobile homes and mobile home parks.
- f. Residential use of the upper floor above a commercial or industrial use.
- g. Parks and playgrounds.
- h. Private storage, including junk, or small warehouse associated with residential use/home occupations.

#### 18.70.040 Dimensional Requirements

Dimensional requirements. The following dimensional requirements shall apply to all uses in the industrial district unless approved by variance as provided in Chapter 18.140:

- a. Lot Size.
  - 1. The minimum lot area shall be 5,000 square feet.
- b. Building and Use Setbacks.
  - 1. Buildings shall be set back ten feet from all dedicated rights-of-way;
  - 2. Buildings shall be set back five feet from all other lot boundary lines.
  - 3. No mining, quarrying, dredging, or processing of material shall be permitted closer than 100 feet from any residential property.



4. Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
5. Buildings shall be set back at least ten feet from a closed drainage system.

18.70.050 Performance Standards

All development shall be subject to the following performance standards:

a. Drainage.

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

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

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

**From:** [OCR](#)  
**To:** [Blees, John](#)  
**Cc:** [Thomas Simonsson](#)  
**Subject:** RE: NJUS Utilities near Little Creek Road?  
**Date:** Wednesday, August 14, 2024 2:18:56 PM  
**Attachments:** [image001.png](#)  
[Blees Plat Review.pdf](#)

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[External Email]

Sketched on the attached (PDF of you photo):

- Treated water available from the MLS water transmission main, closest point is the intersection of the Air Guard Access Road with Center Creek
- Treated water available from the 8" supply headed along Greg Kruschek then heading north along the west side of the Nome-Teller Highway
- Sewer Forcemain present along the west side of the Nome-Teller Highway
- Would be reasonable for a lift station to be installed near where Bourbon Creek crosses Little Creek Road

And along Little Creek Road we have:

- 12.47 kV feeders (North and Hospital),
- A spare run for a future feeder, and
- A FO comms duct.

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**From:** Blees, John <jblees@bristol-companies.com>  
**Sent:** Wednesday, August 14, 2024 1:57 PM  
**To:** OCR <OCR@njus.org>  
**Cc:** Thomas Simonsson <thomas@njus.org>  
**Subject:** NJUS Utilities near Little Creek Road?

Hi Ken and Thomas,

I'm reviewing a plat for Arctic Gold on the north and south side of Little Creek Road, west of the AC store. Do I understand correctly that there is no sewer adjacent the proposed lots, and water, if any, is related to the raw water line from Moonlight Springs?

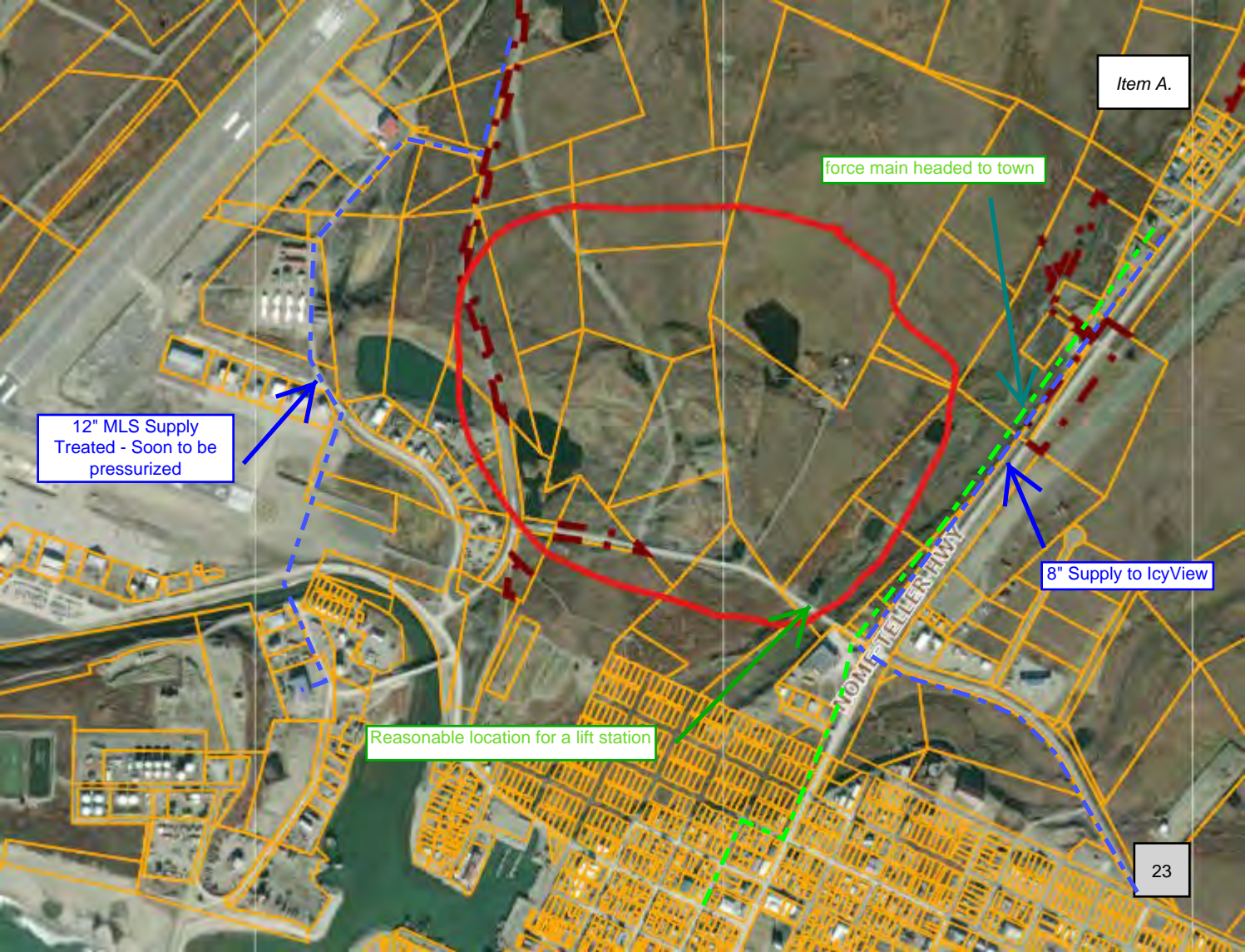
Item A.

force main headed to town

12" MLS Supply  
Treated - Soon to be  
pressurized

8" Supply to IcyView

Reasonable location for a lift station



**From:** [Blees, John](#)  
**To:** [GSteckman@nomealaska.org](mailto:GSteckman@nomealaska.org)  
**Cc:** [Angie Nguyen](#)  
**Subject:** FW: Proposed Harbor View Subdivision - Little Creek Road ROW Question  
**Date:** Tuesday, July 30, 2024 10:29:00 AM  
**Attachments:** [PrelimPlat-HarborView.pdf](#)

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Hi Glenn,

Arctic Gold Mining is proposing a subdivision called Harbor View, and they propose to dedicate the ROW for Little Creek Road (shown as Nome Bypass Rd. on the attached). I had a question as to how the State wanted to address the dedication since it is a State owned/maintained road.

ADOT ROW's response is below. They say it could be accepted by the City, or they could accept. It really doesn't matter to ADOT since the operations and maintenance is their responsibility either way.

Do you have a preference? The Chairman of the Nome Planning Commission would sign the Major Plat Acceptance, the Clerk signs the Cert. of payment of taxes, and the Mayor or the DOT ROW Chief would sign the Acceptance of Dedications. Since we have to sign the mylars for other items, it may simplify things if the City accepts the dedication.

Please don't hesitate to call or email if you have any questions or comments.

Thank you,

John

**John Blees, P.E. LEED AP**

Senior Engineer

Bristol Engineering Services Company, LLC

Phone : (907) 743-9356

[jblees@bristol-companies.com](mailto:jblees@bristol-companies.com)

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**From:** Hicks, Paula J (DOT) <[paula.hicks@alaska.gov](mailto:paula.hicks@alaska.gov)>  
**Sent:** Tuesday, July 30, 2024 9:28 AM  
**To:** Blees, John <[jblees@bristol-companies.com](mailto:jblees@bristol-companies.com)>  
**Subject:** RE: Proposed Harbor View Subdivision - Little Creek Road ROW Question

[External Email]

John,

In regard to acceptance of the dedication for Little Creek Road/Nome bypass. The ROW chief Brian Roberts would be willing to sign the plat to accept the dedication (on behalf of the commissioner) if City of Nome does not want to. But if City of Nome accepts the dedication behalf of the public, that would be just fine. The road would still be ours (under AK DOT & PF management authority).

Thank you,

2301 Peger Road  
Fairbanks, AK 99709  
Phone (907) 451-5450

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**From:** Blees, John <[jblees@bristol-companies.com](mailto:jblees@bristol-companies.com)>  
**Sent:** Monday, July 29, 2024 2:40 PM  
**To:** Hicks, Paula J (DOT) <[paula.hicks@alaska.gov](mailto:paula.hicks@alaska.gov)>  
**Subject:** Proposed Harbor View Subdivision - Little Creek Road ROW Question

You don't often get email from [jblees@bristol-companies.com](mailto:jblees@bristol-companies.com). [Learn why this is important](#)

**CAUTION:** This email originated from outside the State of Alaska mail system.  
Do not click links or open attachments unless you recognize the sender and know  
the content is safe.

Good afternoon Paula,

Thank you for the return call regarding my question about dedication of the ROW for Little Creek Road in Nome.

Here is a copy of the Preliminary Plat that I am currently reviewing for your information.

Please don't hesitate to call or email if you have any questions or comments. My contact information is below.

Thank you,

John

**John Blees, P.E. LEED AP**  
Senior Engineer  
Bristol Engineering Services Company, LLC  
111 W. 16th Avenue, Third Floor  
Anchorage, AK 99501-5109  
Phone : (907) 743-9356  
Cell: (907) 360-6046  
FAX : (907) 563-6713  
[jblees@bristol-companies.com](mailto:jblees@bristol-companies.com)  
<http://www.bristol-companies.com/>



**Harbor View Subdivision Closure Report**  
**Prepared By Edge Survey and Design, LLC**  
**8000 King Street, Anchorage, Alaska 99518**

**Summary**

This document consists of 3 closure calculations.

Lot 1	101.470 Acres or 4,420,031.89 Sq.Ft.	Error: 0.0089'
LOT 2	5.174 Acres or 225,398.66 Sq.Ft.	Error: 0.0036'
ROW DEDICATION	2.674 Acres or 116,488.85 Sq.Ft.	Error: 0.0058'

**Lot 1**

Line:	N85°45'54"E	1,115.80'
Line:	S12°39'54"W	524.22'
Line:	S55°46'21"E	1,209.51'
Line:	N27°22'48"E	536.36'
Line:	S61°50'15"E	674.75'
Line:	S42°16'45"W	1,104.50'
Line:	S37°19'08"W	821.37'
Line:	N58°28'34"W	184.57'

Curve Radius: 750.00'      Arc: 263.35'      Delta: 20°07'06"  
Chord: N68°32'07"W      262.00'

Line:	N78°35'40"W	778.41'
Line:	N19°32'41"E	164.18'
Line:	N79°07'31"W	229.43'
Line:	N40°42'41"W	327.45'
Line:	S67°30'59"W	294.60'
Line:	N13°10'59"E	244.01'
Line:	N60°04'01"W	91.62'
Line:	N45°03'55"W	389.11'
Line:	N09°50'20"W	230.66'

Curve Radius: 2,889.79'      Arc: 146.84'      Delta: 02°54'41"  
Chord: N11°17'40"W      146.82'

Line:	N68°08'51"E	689.86'
Line:	N05°14'06"W	558.30'

Closure: N39°17'49"E      0.0089'      Delta N / E: -0.0069' / -0.0057'  
Area: 101.470 Acres      4,420,031.89 Sq.Ft.      Perimeter: 10,578.88'

**LOT 2**

Line:	S78°35'40"E	649.87'
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Curve Radius: 650.00'      Arc: 228.23'      Delta: 20°07'06"  
Chord: S68°32'07"E      227.06'

Line: S58°28'34"E 299.39'  
 Line: S39°50'25"E 98.49'  
 Line: S50°46'54"W 750.64'  
 Line: N18°57'40"E 648.75'  
 Line: N71°02'20"W 801.03'  
 Line: N40°42'41"W 58.77'

Closure: N40°47'25"E 0.0036' Delta N / E: -0.0027' / -0.0023'  
 Area: 5.174 Acres 225,398.66 Sq.Ft. Perimeter: 3,535.18'

**ROW DEDICATION**

Line: S78°35'40"E 778.41'

Curve Radius: 750.00' Arc: 263.35' Delta: 20°07'06"  
 Chord: S68°32'07"E 262.00'

Line: S58°28'34"E 184.57'  
 Line: S37°19'08"W 59.56'  
 Line: S39°50'25"E 127.51'  
 Line: N58°28'34"W 299.39'

Curve Radius: 650.00' Arc: 228.23' Delta: 20°07'06"  
 Chord: N68°32'07"W 227.06'

Line: N78°35'40"W 649.87'  
 Line: N40°42'41"W 162.85'

Closure: N65°48'09"W 0.0058' Delta N / E: -0.0024' / 0.0053'  
 Area: 2.674 Acres 116,488.85 Sq.Ft. Perimeter: 2,753.74'

**END OF REPORT**

## PLANNING MEMO

TO: Planning Commission  
Glenn Steckman, City Manager  
FROM: Erin Reinders  
RE: Downtown Zoning Update  
DATE: August 6, 2024

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**SUMMARY:** This memo outlines the considerations for the Planning Commission within the Collaboration phase of creating a new downtown zoning district(s). Today's meeting provides an opportunity for the Planning Commission to discuss and reflect on how best to proceed. Specific feedback is requested on the **purpose statement, geographic boundaries, dimensional standards, and land uses**. Once consensus is reached on these areas, we can work to begin the Adoption phase.

**BACKGROUND:** To review, the Common Council requested that the City Manager work with the Planning Commission to update zoning regulations in the Front Street area of Nome. Council expressed concern that the zoning regulations had been too restrictive. The purpose of creating new districts is to help spur redevelopment or development and to encourage mixed use development in this particular area. Once consensus is again reached at the Planning Commission level, the formal adoption process for both the proposed map and zoning code changes can begin. The formal process is directed by municipal code including formal mailed and posted notices as well as public hearings.

**DISCUSSION:** Today's discussion is focused primarily on reviewing past consensus, as well as considering a two-district approach and the related proposed **purpose, boundaries, dimensional standards, and land uses**, with community feedback in mind. July's meeting ended with the concert of two different zoning districts. There are three primary approaches forward:

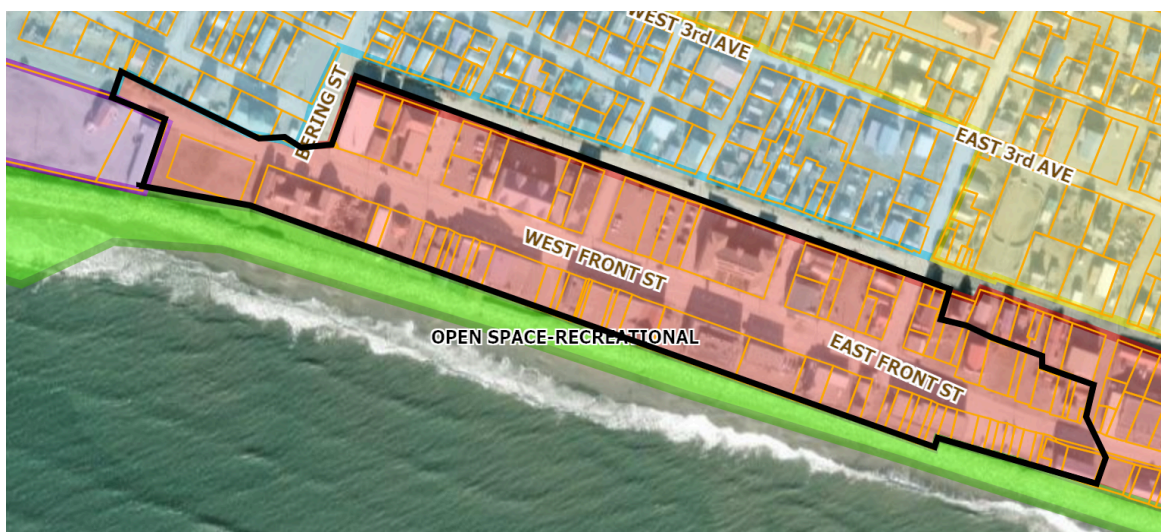
1. Keep the one new zoning district and clarify that the minimum side-yard setback is 0-foot, but that setbacks between 0 and 5 feet are encouraged. This would clarify that the 0 or 5 feet are not the maximum setback allowed, which may reduce some of the concerns brought up already. This approach would allow currently nonconforming structures to redevelop, and provide the flexibility to others in this district should they choose to develop or redevelop in the future.
2. Keep the one new zoning district and explore if there is a way to modify code language to allow for 0-foot side yard setbacks in a defined area or where they already exist. This could have some legal implications, may be challenging to administer and not transparent for the community or users of the municipal code.
3. Develop two different zoning districts with the only difference being the side yard setback standard. This would be a clear and transparent way of defining different setback possibilities or dimensional requirements. It also, however, creates a relatively small zoning district with little distinction.

**Purpose.** Each zoning district has an "intent section", describing the purpose. Currently, the proposed wording is as follows: ***The downtown mixed use zoning district is intended to encourage active commercial use and building development, contextually appropriate residential uses, and allow for ample parking.*** This is based on the Comprehensive Plan and feedback received through this process. I suggest we remove "*and allow for ample parking*" because we do not address parking, but land uses and dimensional standards here.

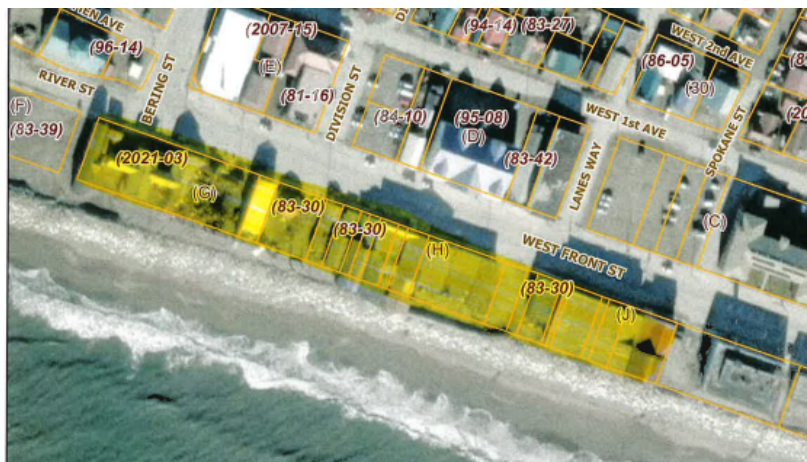
If we develop a second new district we need to broaden this discussion to include a name and propose for each distinct. The following is provided for your consideration:

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

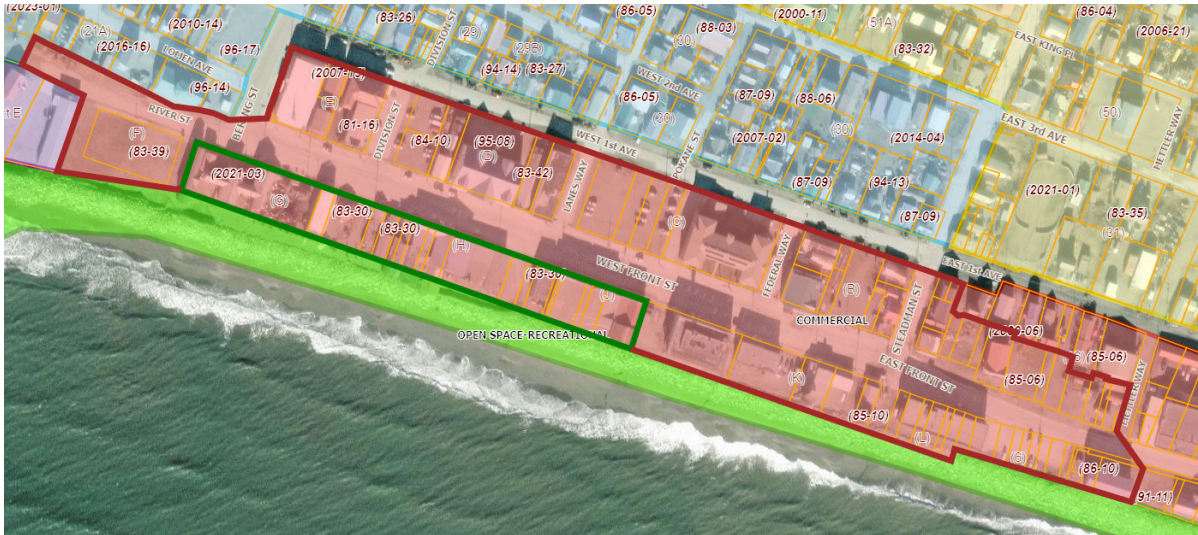
**Geographical Boundaries.** After considering the feedback received at the community meeting, the Planning Commission determined to refine the boundaries to include only the Commercial District boundaries on the west side and to have the western boundary be Mettler, with the area between Steadman Street and Mettler Way focused only on the Front Street frontage. This map below is a visual representation of what was discussed at the May Planning Commission Meeting, for consideration and feedback in July.



In July, the Planning Commission agreed on the overall boundary, but wanted to call another area out specifically. This would allow for zero-foot side yard setbacks from the Nugget Inn to the Polar Bar (in the highlighted area on the right). This area was briefly discussed in May following the April Community Open House, and came up again at the July meeting. The resulting areas are combined in the map below, outlined in red (downtown mixed use) and green (downtown core mixed use), for your consideration.







**Dimensional Standards.** There was discussion at the Community Meeting about the distinction between setbacks from the ROW and other setbacks. Snow drifts and loads with respect to neighboring structures, as well fire risk and access were mentioned as concerns related to the 0-foot side yard setbacks. In July, the Planning Commission further discussed the side yard setback concerns, when Commissioners decided to focus on a certain area for 0-foot side yard setbacks and to leave the majority of the area at 5-foot side yard setbacks. The table below outlines the current consensus as of the July meeting and is provided below for confirmation and incorporates the two-district approach.

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

**Land Uses.** The July Planning Commission Meeting, Commissioners discussed each of the land uses for the proposed zoning district with consideration to the feedback received at the Community Meeting and previous discussion and feedback at various Planning Commission Meetings. Discussion focused on reducing barriers to development and allowing for flexibility for the future while being in keeping with the underlying intent statement. The following table outlines what is currently proposed, which includes the same land uses for both new districts being contemplated. Currently, the only difference between the two distinct approaches is the setback. (P - Permitted; CU - Conditional Use; and NA - Not allowed)



Land Use / Zoning District	General	Residential	Commercial	Industrial	Resource Development	Open Space	Proposed - Downtown Mixed Use (red)	Proposed - Downtown Mixed Core Mixed Use (green)	Notes
<b>Residential uses</b>									
Single family dwellings	P	P	CU	CU	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Duplex dwellings	P	P	CU	CU	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Multiple-family dwelling	P	P	CU	CU	CU	NA	P	P	
Mobile homes and mobile home parks	P	P	CU	CU	CU	NA	NA	NA	
Residential use of the upper floor above a commercial or industrial use	P	CU	CU	CU	CU	NA	P	P	
On premise dwelling for owner or caretaker of commercial use	P	P	P	P	CU	NA	P	P	
<b>Civic/Institutional/Public uses</b>									
Parks and Playgrounds	P	P	P	CU	CU	P	P	P	
Churches	P	P	P	NA	CU	NA	P	P	
Public and governmental buildings and uses	P	NA	P	P	CU	NA	P	P	
Fire station and emergency medical aid station	P	P	P	P	CU	NA	P	P	
Schools	P	P	P	NA	CU	NA	P	P	
Museums and cultural facilities	P	CU	P	NA	CU	CU	P	P	
Public utility facilities or structures	CU	NA	NA	P	CU	P	CU	CU	
Snow dump and storage sites	CU	CU	CU	P	CU	NA	CU	CU	
Youth correction facilities	CU	CU	CU	NA	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Halfway houses	CU	CU	CU	NA	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Correctional facilities	CU	NA	CU	NA	CU	NA	CU	CU	Changed from Not Allowed in July Meeting
Cemetery	NA	NA	NA	P	CU	NA	NA	NA	
Interpretative area or visitors center	P	CU	P	NA	CU	P	P	P	
Public watershed area and related facilities	NA	NA	NA	NA	CU	P	NA	NA	
<b>Business/Commercial/Retail uses</b>									
Hospitals, medical and dental clinics	P	NA	P	NA	CU	NA	P	P	
Home businesses and occupations	P	P	CU	CU	CU	NA	P	P	

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

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