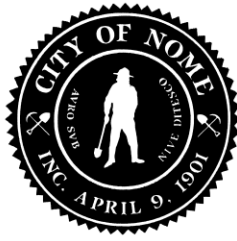


Mayor
John K. Handeland
City Manager
Lee Smith
Deputy City Clerk
Brad Soske



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MAY 13, 2025 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [A.](#) March 4, 2025 Nome Planning Commission Meeting Minutes,

PAGE 2

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

- [A.](#) A Memo regarding property 190.1.040 owned by Joe Burnham of Kanosak, LLC,

PAGE 6

CITIZENS' COMMENTS

NEW BUSINESS

UNFINISHED BUSINESS

- [A.](#) May 13, 2025 Memo from Erin Reinders, City Planner to the Nome Planning Commission re: A Public Hearing on the Downtown Zoning Ordinance and Map Amendment,

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STAFF REPORTS

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

Mayor
John K. Handeland
City Manager

Deputy City Clerk
Brad Soske



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MARCH 04, 2025 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL Start 7:13pm

Members Present: C.Hughes; C.Smith; C.Lust; C.Ford:
Members Absent: C.Piscoya -Unexcused; C.Odden – Unexcused:
Also Present: Brad Soske, Deputy Clerk; Scot Henderson; via ZOOM Erin Reinders, Land Planner; Britta Hamre, AML Principle Planner; Grace Fluharty, AML Junior Planner:

APPROVAL OF AGENDA

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

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

A. 25-02-04 Nome Planning Commission Meeting Minutes

A motion was made by C.Lust and seconded by C.Ford to approve agenda with grammatical errors corrected as amended.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES

Nothing at this time.

COMMUNICATIONS

CITIZENS' COMMENTS

No comments from citizens.

NEW BUSINESS

A. AML Safety Action Plan

Grace and Britta had presented their slides for their safety action plan. Would open funds to improve our community. Create an action plan with planning commission. This started with a conversation with CC/ACM as well as Mayor Handeland. Road maintenance and lighting is a priority. Wanting to know what Nome is looking for and what issues we are seeing in our community.

C.Smith – Dust is a road safety issue. Paving roads would help. Heavy hauling creating road and dust issues. Pedestrian traffic also affected by the heavy hauling with dust issues.

C.Hughes – Hospital traffic, pedestrian & heavy hauling affect safety and dust issue. Hanson's property as well as lack of parking was addressed. Blowing snow when it's hard to see, reflectors would help if wrapped around various poles in town.

C.Lust – Would like to hear what other communities are coming up with in regards to their planning. Sharing with each other would be a good thing.

Grace and Britta – Monthly peer exchange will be set-up. Different topics each month and this would be a good time to share ideas. Public engagement as a source will be essential. An official public commitment would have to be made to be considered, with goals.

B. Nome Comprehensive Safety Action Planning

This was part of presentation.

A motion was made by C.Smith and seconded by C.Ford to request to consider a resolution that Planning Commission move to the council to pass the AML Safety Action Plan to the common council.

At Roll Call:

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

Nay:

Abstain:

THE MOTION CARRIED

C. City Planner Memo

CP – Public hearing set for April 1st for downtown zoning. Would like to see NPC commission attend work session with CC on March 24th. Go through land uses to adjust before the work session. CC had a few concerns with the conditional use process. Downtown core mixed use district attended to promote redevelopment as well as encourage active commercial use and building development. Encouraging redevelopment. Be ready to engage with CC.

Scot Henderson – Gets nervous when we talk about changes. Tax base is not keeping up with operating costs. Feels we can't be picky about what we develop or don't develop. Might be getting ahead of ourselves with putting limits on growth. No one really has a sense on what the future growth is going to look like or demand. Great idea for a joint session. We have no development at this time. Thought the conditional use issue was to fix setback issues and incorporate residential. Feels there are some really good pieces in this ordinance.

C.Lust – Feels NPC is really close on this and needs to do more reading and feels work session will shed some light.

SH- Conditional use is much more restrictive. Feels that property values will decrease with the way the ordinance is written at this time. Would be happy if the same commercial uses were allowed as in other commercial areas in the city. Mentioned that most port cities house a lot of warehousing.

CP – Of the 53 land uses that are identified, 36 are unchanged, 10 are more restrictive and 7 are less restrictive. Benefit would be going through the list, defining what is junk. Modular homes are different than the trailer park issue. Modular and stick frame home are the same.

C.Ford - Stated once you take the wheels off a mobile home it is no longer a mobile home. Work session will help clarify the concerns and changes that CC might be looking for. Stated she hates the conditional use for her business. Would like to just tell her customers either yes or no on if something is allowed or not. Stated that we had a public meeting and this plan is what came out of that meeting.

C.Lust – Hopes that after work session would we still be able to meet deadlines.

CP – This hasn't gone through formal process. Suggest we honor April 1st public hearing day. Looking at May or June if all goes smoothly. Proposes she will make changes after work session to include revisions. Then it can go through the common council.

D. Ordinance O-25-03-01 Ordinance Amending The Zoning Map and Amending Title 18

UNFINISHED BUSINESS

A. Letter to Kanosak LLC

C.Smith – Wanted to know if there was any response from land owner? Any reports regarding if there were any police reports regarding kids playing on property or any other types of complaints. Stated that when he was BI, he wrote tickets himself. No one is doing enforcements at this time. Need a code enforcement officer or someone who would be willing to do these enforcements.

C.Ford – Wants this to be left on agenda until resolved. Why are we allowing this pile to grow?

SH – Wanted to know what happens when someone does work without a permit? Seems like a lot of people are just refusing to obtain permits.

B. 25-02-04 City Planner Memo

Repeated item from previous meeting, nothing to approve. Added by mistake.

C. 25-02-04 - Downtown Zoning Ordinance

Repeated item from previous meeting, nothing to approve. Added by mistake.

STAFF REPORTS

No Staff Reports.

COMMISSIONERS' COMMENTS

C.Lust – Wanted to thank City Planner and Mr. Henderson for being at meeting. Lots of good comments and discussion. Presentation was interesting, hoping that there might be grant money out there. Looking forward to the sharing of other communities' ideas and plan of action.

C.Smith – Mentioned the budget deficit, stated that a third of Nome properties are vacant and these properties would make up some of the deficit if taxed properly. Vacant property legislation on the books that is not being utilized. Would like to see a land bank created working with builders and investors. As for code enforcement, city is lacking the skills and willingness of present staff to carry this out.

C.Ford – Excited about Safety Planning, money for upgrades around town. Appreciated Mr. Henderson coming down and giving input on the land uses. Would like to keep Kanosak issue on agenda until this gets resolved. Wanted an update on junk pile.

C.Hughes – Thanked Mr. Henderson for comments regarding land use. Appreciated snow removal crew, especially around ice rink. Also mentioned that they are trying to get more kids involved in using rink. They have around 90 kids and 10-15 adults, per month taking part in the public skating at the rink. Not including the hockey portion.

SCHEDULE OF NEXT MEETING

A. Next Scheduled Meeting - 25-04-01

ADJOURNMENT 9:12pm

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

At the Roll Call:

Aye: No roll call, voice vote allowed on adjournment.

Nay:

Abstain:

The motion **CARRIED**

APPROVED and SIGNED this 1st day of April, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

BRAD SOSKE
Deputy Clerk



Memo

Date: May 13, 2025

From: Dan Grimmer, City Clerk

To: Nome Planning Commission

Subject: Correspondence with regards to Property 190.1.040 Kanosak, LLC

On February 26, 2025 the City Clerk sent a letter to Mr. Burnham of Kanosak, LLC. After several attempts to contact Mr. Burnham who was out of the country the Clerk's Office was successful in getting ahold of Mr. Burnham. In consultation with the City Attorney it was determined that it would be unreasonable to not allow Mr. Burnham to appeal the City's Decision that he was in violation of City Codes and Zoning. Mr. Burnham's appeal will be presented and heard before the planning commission on June 2, 2025.

Dan Grimmer
City Clerk

PLANNING MEMO

TO: Planning Commission

FROM: Erin Reinders, AICP, CPM

RE: Planning Commission Public Hearing on Downtown Zoning Ordinance and Map Amendment

DATE: May 13, 2025

SUMMARY: This memo compliments the memo from the March 24, 2025, Joint Planning Commission and Common Council Work Session, and outlines a potential path forward for consideration. Though no formal vote will occur today, the hope is that the Planning Commission and Common Council will be able to reach consensus on the details of this ordinance this evening.

BACKGROUND: Over the course of the past year, the Planning Commission has been preparing new downtown zoning districts and developing this draft ordinance. Together, we have gone through the preparation and collaboration phases. This collaboration phase included numerous Planning Commission Meetings, a community Open House, a Common Council Work Session and two Joint Planning Commission and Common Council Work Sessions. The adoption phase will formally begin with the Public Hearing with the Planning Commission and will continue with two readings, including a public hearing, at the Common Council level.

Exact dates will be determined by public notice requirements, and Commission and Council availability. Currently, the anticipated process is as follows, which is subject to change. This considers 30-day public notice requirements, meeting schedules, and holidays.

- May 13, 2025: Planning Commission Public Hearing
- May 27, 2025: Common Council First Reading
- July 14, 2025: Common Council Second Reading and Public Hearing

DISCUSSION: This ordinance before you for consideration includes the purpose of two new zoning districts, designation for associated land uses, dimensional standards and the geographical boundaries. The following section describes these in more detail. The ordinance also includes a section on performance standards. This ordinance's language matches other districts; it introduces no new proposals.

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

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

Geographical Boundaries. This ordinance results in the creation of two new zoning districts. The two district areas are combined in the map below, outlined in red (downtown mixed use, see Figure 1) and green (downtown core mixed use, see Figure 1), and is what is represented in the ordinance before you

this evening. The only difference between the two districts is minor wording of the intent/purpose statement and the side yard setback. This would allow for zero-foot side yard setbacks from the Nugget Inn to the Polar Bar where such setbacks have generally existed historically (green area).

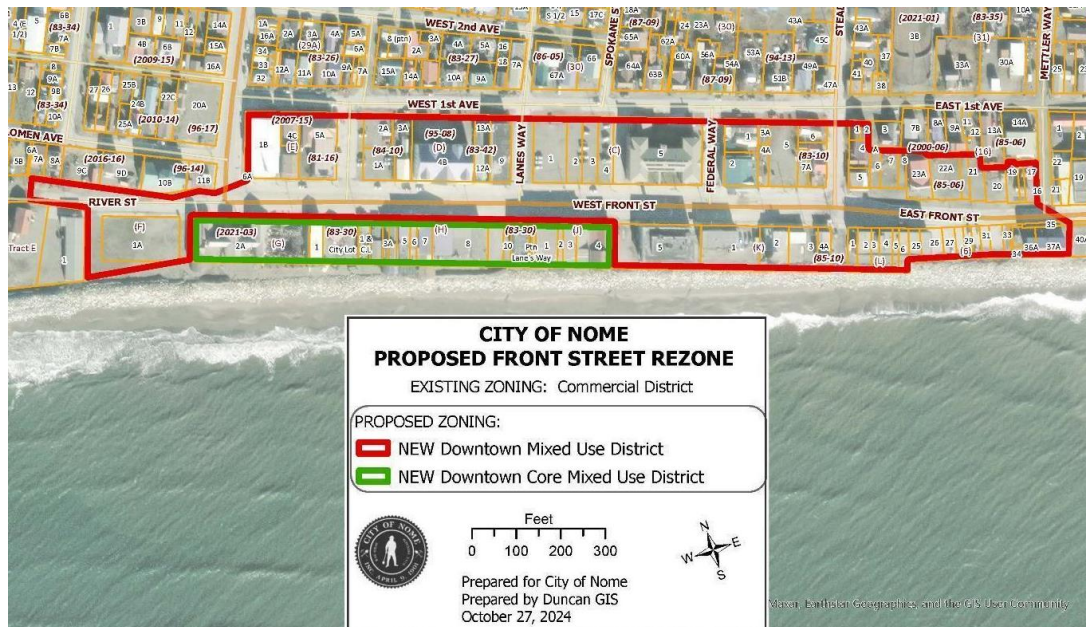


Figure 1: Proposed district boundaries with red and green outlines referenced in this memo.

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

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

Land Uses. Land use designations - and whether they are to be **Permitted**, allowed as a **Condition Use**, or **Not Allowed** in the new zoning districts – for each of the new zoning districts are outlined in the ordinance before you.

- If a land use is identified as **Permitted**, then it is allowed by right.
- If a land use is identified as **Conditional Use** the use may be allowed but will need to be considered by the Planning Commission. Over the last few months, there have been questions about the Condition Use designation. Chapter 18.120 of the Code of Ordinances describes the purpose of such a designation: *In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts subject to the granting of a conditional use permit. Specific conditional uses for each zoning district are listed in the matrix of permitted and conditional uses.* While the intent is to provide flexibility, and section 18.120.030 of the Code of Ordinances outlines specific review criteria for proposals, the Conditional Use designation does not provide a clear *yes or no* to current or potential property owners and developers without going to the Planning Commission.
- If a land use is identified as **Not Allowed** then it is not allowed in that particular zoning district.

It is worth noting that some land uses have definitions included in Section 18.20.00, the Definition section of the Code of Ordinances, while others do not. Updating and expanding upon definitions, and identified uses themselves if needed, will likely be a follow-up project.

There have been significant discussions about and approaches to land use designations throughout this process. The ordinance before you for formal action tonight has the same land use designations for each zoning district, and all but two of those land use designations match the Commercial District. There are two land uses that are now **less restrictive than the Commercial District**, namely **multifamily residential dwellings** as well as **day care houses and facilities**. Both are currently identified as Conditional Uses in the Commercial District, and will be Permitted in both new zoning districts. The table below outlines the changes between Commercial District and the new districts, by use category.

Use Category	No change	More Restrictive	Less Restrictive	Total
Residential Uses	5	0	1	6
Civic and Institutional Uses	14	0	0	14
Business and Commercial Uses	12	0	1	13
Industrial Uses	20	0	0	20
Total	51	0	2	53

NEXT STEPS: If the Planning Commission votes to recommend this Ordinance to the Common Council, it will then be considered by the Common Council for two readings, including a Public Hearing at the second of the two readings.

1st Reading _____
 2nd Reading _____

Action Taken:
 Yes ____ No ____ Abstain ____

**CITY OF NOME, ALASKA
 ORDINANCE NO. O-25-06-xx**

AN ORDINANCE AMENDING THE ZONING MAP AND AMENDING TITLE 18 OF THE NOME CODE OF ORDINANCES WITH A NEW CHAPTER 18.62 DOWNTOWN MIXED USE DISTRICT, A NEW CHAPTER 18.66 DOWNTOWN CORE MIXED USE DISTRICT, AND AMENDMENTS TO SECTIONS 18.110.010 AND 18.30.010

IT IS HEREBY ORDAINED by the Nome Common Council as follows:

SECTION 1. Classification. This is a code ordinance.

SECTION 2. Amendment of 18.30.010. Section 18.30.010 Zoning Districts is hereby amended with the following revisions: [additions are underlined]

(a) In order to carry out the provision of this title, the city is divided into the following zoning districts:

Zoning District	Map Designation
General Use	GU
Residential	R
Commercial	C
<u>Downtown Mixed Use</u>	<u>DM</u>
<u>Downtown Core Mixed Use</u>	<u>DCM</u>
Industrial	I
Resource Development	RD
Open Space/Recreational	OSR
Flood Hazard Overlay	FHO

SECTION 3. Addition of Chapter 18.62. Title 18 is hereby amended with the addition of a new Chapter 18.62 Downtown Mixed Use District to read as follows:

Sections:

18.62.010 Intent.

18.62.020 Permitted uses and structures.

18.62.030 Conditional uses and structures.**18.62.040 Dimensional requirements.****18.62.050 Performance standards.****18.62.010 Intent.**

The downtown mixed use district is intended to encourage active commercial uses and building development, and contextually appropriate residential uses.

18.62.020 Permitted uses and structures.

The following uses and their accessory uses are permitted in the downtown mixed use district:

- (a) Retail and wholesale businesses.
- (b) Offices.
- (c) Churches.
- (d) Restaurants, taverns, and entertainment establishments.
- (e) Hospitals, medical and dental clinics.
- (f) Hotels and motels.
- (g) Public and governmental buildings and uses.
- (h) Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- (i) Residential use of the upper floor above a commercial use.
- (j) Funeral homes.
- (k) Service stations.
- (l) Clubs or fraternal, religious or philanthropic associations and union halls.
- (m) On-premises dwelling for owner or caretaker of commercial use.
- (n) Parks and playgrounds.
- (o) Schools.
- (p) Museums and cultural centers.
- (q) Interpretative area or visitor's center.
- (r) Recreational facilities.
- (s) Fire station and emergency medical aid station.
- (t) Outdoor storage, including junk, as an accessory use to any permitted or conditional use.
- (u) Boat marinas and docks.
- (v) Marine transportation and port facilities.
- (w) Navigation aids and facilities.
- (x) Personal service businesses.
- (y) Warehousing and storage.
- (z) Transportation facilities, including bus and taxi operations.
- (aa) Helicopter landing pad.
- (bb) Multifamily dwellings.

- (cc) Day care houses and facilities.

18.62.030 Conditional uses and structures.

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

- (a) Halfway houses.
- (b) Single-family and duplex dwellings.
- (c) Home occupations and businesses.
- (d) Public utility facilities or structures.
- (e) Snow dumpsites and storage sites.
- (f) Vehicle and equipment repair facilities.
- (g) Mobile homes and mobile home parks.
- (h) Residential use of the upper floor above a commercial or industrial use.
- (i) Youth correctional facility.
- (j) Private storage, including junk, or small warehouse associated with residential use/home occupations.
- (k) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the planning commission finds necessary as they relate to the specific request:
 - (1) The use is tied to a specific and identified project;
 - (2) The term of the permit is limited to the earlier of completion of the project or five years following the issuance of the building permit for the crew camp; and
 - (3) A detailed schedule for deconstruction and removal is provided with the permit application, and updated on or before each anniversary date of the issuance of the conditional use permit.

18.62.040 Dimensional requirements.

The following dimensional requirements shall apply to all uses in the downtown mixed use district unless approved by variance as provided in Chapter 18.140 NCO:

- (a) Lot Size. The minimum lot area shall be five thousand square feet.
- (b) Building Setbacks.
 - (1) Buildings shall be set back at least zero feet from all dedicated rights-of-way.
 - (2) Buildings shall be set back at least five feet from all other lot boundary lines.
 - (3) Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
 - (4) Buildings shall be set back at least ten feet from a closed drainage system.

18.62.050 Performance standards.

All development shall be subject to the following performance standards:

- (a) Drainage. The development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into natural drainage in conformance with the city's drainage management plan.
- (b) Site Development Standards. All development on lands in this zoning district shall conform to the following:
 - (1) Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, or siltation. The property owner and developer shall take such steps, including installation of culverts or buffers, or other methods, as necessary to comply with this requirement.
 - (2) Upon completion of earthwork operations, all exposed slopes, cleared, filled, and disturbed soils shall be given sufficient protection to prevent subsequent erosion.
 - (3) Drainage will be stabilized using best management practices and approved by the city.

SECTION 4. Addition of Chapter 18.66. Title 18 is hereby amended with the addition of a new Chapter 18.66 Downtown Core Mixed Use District to read as follows:

Sections:**18.66.010 Intent.****18.66.020 Permitted uses and structures.****18.66.030 Conditional uses and structures.****18.66.040 Dimensional requirements.****18.66.050 Performance standards.****18.66.010 Intent.**

The downtown core mixed use district is intended to promote redevelopment, encourage active commercial uses and building development, and contextually appropriate residential uses.

18.66.020 Permitted uses and structures.

The following uses and their accessory uses are permitted in the downtown core mixed use district:

- (a) Retail and wholesale businesses.

- (b) Offices.
- (c) Churches.
- (d) Restaurants, taverns, and entertainment establishments.
- (e) Hospitals, medical and dental clinics.
- (f) Hotels and motels.
- (g) Public and governmental buildings and uses.
- (h) Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- (i) Residential use of the upper floor above a commercial use.
- (j) Funeral homes.
- (k) Service stations.
- (l) Clubs or fraternal, religious or philanthropic associations and union halls.
- (m) On-premises dwelling for owner or caretaker of commercial use.
- (n) Parks and playgrounds.
- (o) Schools.
- (p) Museums and cultural centers.
- (q) Interpretative area or visitor's center.
- (r) Recreational facilities.
- (s) Fire station and emergency medical aid station.
- (t) Outdoor storage, including junk, as an accessory use to any permitted or conditional use.
- (u) Boat marinas and docks.
- (v) Marine transportation and port facilities.
- (w) Navigation aids and facilities.
- (x) Personal service businesses.
- (y) Warehousing and storage.
- (z) Transportation facilities, including bus and taxi operations.
- (aa) Helicopter landing pad.
- (bb) Multifamily dwellings.
- (cc) Day care houses and facilities.

18.66.030 Conditional uses and structures.

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

- (a) Halfway houses.
- (b) Single-family and duplex dwellings.
- (c) Home occupations and businesses.
- (d) Public utility facilities or structures.
- (e) Snow dumpsites and storage sites.
- (f) Vehicle and equipment repair facilities.
- (g) Mobile homes and mobile home parks.

- (h) Residential use of the upper floor above a commercial or industrial use.
- (i) Youth correctional facility.
- (j) Private storage, including junk, or small warehouse associated with residential use/home occupations.
- (k) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the planning commission finds necessary as they relate to the specific request:
 - (1) The use is tied to a specific and identified project;
 - (2) The term of the permit is limited to the earlier of completion of the project or five years following the issuance of the building permit for the crew camp; and
 - (3) A detailed schedule for deconstruction and removal is provided with the permit application, and updated on or before each anniversary date of the issuance of the conditional use permit.

18.66.040 Dimensional requirements.

The following dimensional requirements shall apply to all uses in downtown core mixed use district unless approved by variance as provided in Chapter 18.140 NCO:

- (a) Lot Size. The minimum lot area shall be five thousand square feet.
- (b) Building Setbacks.
 - (1) Buildings shall be set back at least zero feet from all dedicated rights-of-way.
 - (2) Buildings shall be set back at least zero feet from all other lot boundary lines.
 - (3) Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
 - (4) Buildings shall be set back at least ten feet from a closed drainage system.

18.66.050 Performance standards.

All development shall be subject to the following performance standards:

- (a) Drainage. The development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into natural drainage in conformance with the city's drainage management plan.
- (b) Site Development Standards. All development on lands in this zoning district shall conform to the following:
 - (1) Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, or siltation. The property owner and developer shall take such steps, including installation of culverts or

buffers, or other methods, as necessary to comply with this requirement.

(2) Upon completion of earthwork operations, all exposed slopes, cleared, filled, and disturbed soils shall be given sufficient protection to prevent subsequent erosion.

(3) Drainage will be stabilized using best management practices and approved by the city.

SECTION 5. Revision of Section 18.110.010 Matrix of Permitted and Conditional Uses. Section 18.110.010 Matrix of Permitted and Conditional Uses is hereby amended with the following revisions: [additions are underlined]

Zoning District	General Use	Residential	Commercial	<u>Downtown Mixed Use</u>	<u>Downtown Core Mixed Use</u>	Industrial	Resource Development	Open Space/Rec
Residential Uses								
Single-family dwellings	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Duplex dwellings	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Multiple-family dwelling	Permitted	Permitted	Conditional Use	<u>Permitted</u>	<u>Permitted</u>	Conditional Use	Conditional Use	Not Allowed
Mobile homes and mobile home parks	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed

Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
On-premises dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Civic/Institutional/Public Uses								
Parks and playgrounds	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Conditional Use	Conditional Use	Permitted
Churches	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Public and governmental buildings and uses	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Schools	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed

Museums and cultural facilities	Permitted	Conditional Use	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Conditional Use
Public utility facilities or structures	Conditional Use	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Permitted
Snow dump and storage sites	Conditional Use	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Youth correction facilities	Conditional Use	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Not Allowed	Conditional Use	Not Allowed
Halfway houses	Conditional Use	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Not Allowed	Conditional Use	Not Allowed
Correctional facilities	Conditional Use	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Not Allowed	Conditional Use	Not Allowed
Cemetery	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Interpretative area or visitor's center	Permitted	Conditional Use	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Permitted

Public watershed area and related facilities	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Not Allowed	Conditional Use	Permitted
Business/Commercial/Retail Uses								
Hospitals, medical and dental clinics	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Home businesses and occupations	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not Allowed	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Private storage, not including junk, or small warehouse associated with residential	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed

use/home occupations								
Retail and wholesale businesses	Permitted	Conditional Use	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Offices	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Restaurants, taverns and entertainment establishments	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Hotels and motels	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Funeral home	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed

Personal service businesses	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Recreational facilities	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Day care houses and facilities	Permitted	Permitted	Conditional Use	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Industrial Uses								
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed

Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Service stations	Conditional Use	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Vehicle and equipment repair facilities	Not Allowed	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Boat marinas and docks	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Marine transportation and port facilities	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed

Navigation aids and facilities	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Bulk petroleum storage, including aviation fuel	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Junkyards, commercial and auto wrecking yards	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Aircraft storage, loading, parking, repair and aviation-related facilities	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Warehousing and storage	Conditional Use	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed

Transportation facilities, including bus and taxi operations	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Dredging and filling	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Dog kennels and lots	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Conditional Use	Conditional Use	Not Allowed
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Conditional Use	Permitted	Not Allowed
Helicopter landing pad	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Crew Camp	Conditional Use	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed

SECTION 6. Amendment Zoning Map. The Zoning Map is hereby amended to designate the locations of these new zoning districts as outlined in Attachment A.

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

APPROVED and SIGNED the ____ day of ____ 2025.

JOHN K. HANDELAND
Mayor

ATTEST: _____
DAN GRIMMER
City Clerk

ATTACHMENT A

