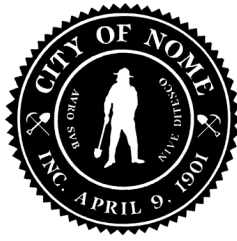


Mayor
John K. Handeland
City Manager
Glenn Steckman
Deputy City Clerk
Jeremy Jacobson



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

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 04, 2024 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- A. May 7, 2024 Nome Planning Commission Regular Meeting Minutes,

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HISTORIC PRESERVATION COMMISSION ACTIVITIES

- A. **VERBAL**

COMMUNICATIONS

- A. Special Public Notice of May 15, 2024 from US Army Corps of Engineers: Alaska District re: Permit Applications Are Now Available Online,

PAGE 7

- B. Letter of April 26, 2024 from FAA to Atlas Tower 1, LLC re: Determination of No Hazard to Air Navigation,

PAGE 8

- C. Memorandum of May 28, 2024 from Clerk Grimmer to Nome Planning Commission re: Zoning Limitations for Variance Property,

PAGE 16

CITIZENS' COMMENTS

UNFINISHED BUSINESS

- D. Memorandum of June 4, 2024 from City Planner Reinders to Nome Planning Commission re: Downtown Zoning Update,

PAGE 18

NEW BUSINESS

- A. Variance Request for Lot Tract A-2 of Nome 21st Century Subdivision Phase 2, Permitted Use (Resource Development) in General Zoning, **PUBLIC HEARING,**

PAGE 25

STAFF REPORTS

- A. Building Inspector's Report,
VERBAL
- B. Permits Summaries,
PAGE 45
- C. Port Project Manager Report (Final) – May, 2024,
PAGE 48
- E. Planning Commission Training,
PAGE 51

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

STAFF REPORTS

[A.](#) Building Inspector's Report,

VERBAL

[B.](#) Permits Summaries,

PAGE X

C. Port Project Manager Report (Final) – May, 2024,

PAGE X

E. Planning Commission Training,

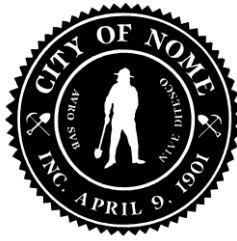
PAGE X

COMMISSIONERS' COMMENTSSCHEDULE OF NEXT MEETINGADJOURNMENT

Mayor
John K. Handeland

City Manager
Glenn Steckman

Deputy City Clerk
Jeremy Jacobson



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

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 07, 2024 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

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

ROLL CALL

Members Present: Melissa Ford; Ken Hughes; Greg Smith; Adam Lust; Rhonda West
Members Absent: John Odden (excused); Carol Piscoya (excused)
Also Present: Jeremy Jacobson, Deputy City Clerk; Erin Reinders, City Planner;
Cliff McHenry, City Building Inspector
In the audience: Anna Lionas, Nome Nugget Newspaper

APPROVAL OF AGENDA

(00:00:27)

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

At the roll call:

Aye: Hughes; Smith; Lust; West; Ford

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. April 2, 2024 Nome Planning Commission Regular Meeting Minutes,
(0:01:07)

A motion was made by C. Smith and seconded by C. Ford to approve the April 2, 2024 Nome Planning Commission Regular Meeting minutes.

At the roll call:

Aye: Smith; Lust; West; Ford; Hughes

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

A. VERBAL,

(0:01:59)

No report given.

COMMUNICATIONS

- A. Public Notice of April 2, 2024 from ADEC re: Notice of Review of An APDES Proposed Final General Permit,

(00:02:18)

- Chair Hughes announced the public notice hearing period, directing comments beyond the Planning Commission be sent to the contact listed in the informational notice.

CITIZENS' COMMENTS

(0:03:27)

No comments were given.

UNFINISHED BUSINESS**NEW BUSINESS**

- A. Variance Request for Lot 11A of Block 63, Set Back from Lot Line, **PUBLIC HEARING,**

(0:03:43)

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

Public Hearing:

- Dawn DeCristo, State of Alaska Department of Transportation (SOA: DOT) Right of Way Agent II stated her name and title with the project, for the record.
- There were no other comments made during the public hearing.

The Nome Planning Commission came back into session at 7:09 PM.

A motion was made by C. Lust and seconded by C. Smith to approve the Variance as requested.

Discussion:

- Chair Hughes provided context for the State of Alaska DOT's road project upgrades to Nome's Seppala Drive.
- Building Inspector McHenry stated no issues with the Variance.
- Chair Hughes went through the variance requirements, finding each to be true, as required.

At the roll call:

Aye: Smith; Lust; West; Ford; Hughes

Nay:

Abstain:

The motion **CARRIED.**

STAFF REPORTS

- A. City Planner's Report,

(0:12:47)

- City Planner Reinders noted resident feedback from the Planning Commission’s recent open house, suggesting the commission review the input before advancing, listing a few key points. A new timeline, taking into account new discussion points and conformance to notice guidelines, after discussion with legal, would be prepared for the next regular Planning Commission meeting.
- Chair Hughes suggested including residential zoning information, for the public’s reference, at future community rezoning events.
- City Planner Reinders acknowledged Chair Hughes comments, adding finding the balance with information overload.
- Commissioner Lust shared resident feedback, interest in a further inclusive mixed usage downtown, the boundary with the proposed zoning, and excluding single-family housing was a noted concern, expressed to Commissioner Lust. His suggestion, further discuss dimensional requirements, permitted & conditional uses, boundaries.
- Chair Hughes acknowledged parking regulation would be an obstacle to consider, with new development.
- City Planner Reinders stated parking regulation would be researched.
- Commissioner Lust further described conversations with resident concerns with zero lot line development.
- Commissioner Ford added described concern received toward setbacks adjacent to property owners, less concern with ROW setbacks.
- City Planner Reinders described a mix use of style of residential housing usage, business downstairs, residential upstairs. She confirmed with the Planning Commissioners, the west side would be best left as it currently is outlined.

B. Building Inspector's Report,

(1:20:22)

- Commissioner Ford inquired into the nuisance structure on his agenda.
- Building Inspector McHenry described the nuisance-property as initially observed by Nome Police Department, which best practice, involves regular collaboration NPD. He noted the standards of property maintenance is sad at times coupled with the City lacking a property maintenance code for enforcement. Spring clean-up, dilapidated property-rehabilitation with tax benefit and application process, abatement, and property code enforcement was discussed.

C. Permits Summaries,

(1:21:00)

- The commissioners gave appreciation to the permit list provided. Permit information was considerably more than in recent meetings.
- Deputy City Clerk Jacobson noted the MyGov generated report was new, however still with some issues of it's own, record information corrections needed still.

COMMISSIONERS' COMMENTS

(2:22:18)

1. Commissioner Smith gave appreciation to the State of Alaska on the Seppala Drive Road Upgrades project, the downtown zoning discussion and project, and the commissioner training provided. He opined unfinished business may have been missing a few items on the agenda.
2. Commissioner Lust opined excitement to the rezoning plan, citizen feedback, and completion of the project.
3. Commissioner West disclosed to the Planning Commission that while the commission is a new experience, is one that she is following intently and thanked everyone for their time.
4. Commissioner Ford thanked staff for permit summaries, emphasizing importance to the vacant property registry.
5. Chair Hughes thanked City Planner Reinders for the assimilation of information, noting the training was a delightful addition and thanked everyone for the evening's meeting.

SCHEDULE OF NEXT MEETING

(2:28:32)

- A. The schedule of the next Nome Planning Commission will be Tuesday, June 4, 2024 at 7PM.

ADJOURNMENT

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

Hearing no objections, the Nome Planning Commission adjourned at 9:33 PM.

APPROVED and **SIGNED** this 4th day of June, 2024.

KENNETH HUGHES III
Chairman

ATTEST:

JEREMY JACOBSON
Deputy City Clerk



US Army Corps
of Engineers
Alaska District

Special Public Notice

ISSUANCE DATE: May 15, 2024

PERMIT APPLICATIONS ARE NOW AVAILABLE IN RRS!

USACE is pleased to announce that the new national online application portal and management platform, known as the Regulatory Request System (RRS) now includes an electronic submission option for permit applications. This platform has been introduced to modernize our permit application process and to address our users' expectations by providing a straightforward and transparent process for the submittal of permit requests.

RRS is a web-based platform currently in a beta version that enables users to submit pre-application meeting requests, jurisdictional determination requests, and now applications for individual and general permits. This new system aims to streamline the process, improve efficiency, and provide a more user-friendly experience for our applicants.

We believe that RRS will not only benefit our users by simplifying the application process but will also enhance our ability to effectively manage and review permit requests. We are confident that this modernization initiative will lead to improved customer satisfaction and greater overall efficiency within our Regulatory Program.

We encourage users to explore and utilize the new Regulatory Request System to take advantage of its benefits and features. Visit rrs.usace.army.mil today!

For additional information on or to provide feedback on RRS, please contact us using the following email: rrs@usace.army.mil.

District Commander
U.S. Army, Corps of Engineers



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AAL-259-OE
Prior Study No.
2023-AAL-421-OE

Item B.

Issued Date: 04/26/2024

Mike Powers
Atlas Tower 1, LLC
3002 Bluff Street
Suite 300
Boulder, CO 80301

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower NOME AK - City of Nome 2
Location:	Nome, AK
Latitude:	64-32-32.91N NAD 83
Longitude:	165-24-02.86W
Heights:	132 feet site elevation (SE) 109 feet above ground level (AGL) 241 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (800) 478-3576 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
 X Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 10/26/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

Item B.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before May 26, 2024. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on June 05, 2024 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

Item B.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Paul Holmquist, at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AAL-259-OE.

Signature Control No: 615294397-619999055

(DNH)

Eric F Johnston

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Frequency Data

Map(s)

cc: FCC

Abbreviations

AGL - above ground level	AMSL - above mean sea level	RWY - runway
VFR - visual flight rules	IFR - instrument flight rules	NM - nautical mile
ASN- Aeronautical Study Number	CAT - category aircraft	NEH - no effect height
MDA - minimum descent altitude	W/1A - with a 1A Survey	W/2C - with a 2C survey
NA - not authorized	DER - departure end of runway	STD - standard
DA - decision altitude		

Part 77 - Title 14 Code of Federal Regulations (CFR) Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace

Proposed is a 109 foot AGL (241-feet AMSL) antenna tower to be located approximately 2.13 NM northeast of the airport reference point for Nome Airport (OME) Nome, AK. The OME airport elevation is 41 feet AMSL.

1. OBSTRUCTION STANDARDS EXCEEDED

The following proposed structure would exceed 14 CFR Part 77 standards as described below.

Section 77.19(a): Horizontal Surface-a height exceeding a horizontal plane 150 feet above the established airport elevation. The proposal would penetrate the Nome Airport (OME) Horizontal Surface by 51 feet.

2. EFFECT ON AERONAUTICAL OPERATIONS

a. The impact on arrival, departure, and en route procedures for aircraft operating under VFR: The proposal would penetrate the Nome Airport (OME) Horizontal Surface by 51 feet.

There are no effects on the VFR traffic pattern.

There are no effects on any existing or proposed arrival, departure, or en route IFR/VFR minimum flight altitudes.

There are no physical or electromagnetic effects on the operation of air navigation and communications facilities.

There are no effects on any airspace and routes used by the military.

b. The impact on arrival, departure, and en route procedures for aircraft operating under IFR: None.

c. The cumulative impact of the proposed structures, when combined with other proposed and existing structures, is not considered to be significant. Study did not disclose any substantial adverse effect on existing or proposed public-use or military airports or navigational facilities, nor would the proposals affect the capacity of any known existing or planned public-use or military airport.

4. CIRCULATION AND COMMENTS RECEIVED

To facilitate the public comment process, the proposal was circularized on 19 March 2024 to all known interests that may be affected by the proposal. No comments were received during the public comment period that concluded on 25 April 2024.

5. DETERMINATION - NO HAZARD TO AIR NAVIGATION

It is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation provided the conditions set forth in this determination are met.

Item B.

6. BASIS FOR DECISION

Study for possible VFR effect disclosed that the proposed construction would not have a substantial adverse effect on any existing or proposed arrival or departure VFR operations or procedures. In this case, the proposal would penetrate the OME Nome Airport (OME) Horizontal Surface by 51 feet. No objections were received from the public. No other VFR and no IFR effects were identified. There are no physical or electromagnetic effects on the operation of air navigation and communications facilities and there are no effects on any airspace and routes used by the military.

7. CONDITIONS

Within five days after the structure reaches its greatest height, the proponent is required to file an FAA form 7460-2, Actual Construction notification, at the OE/AAA website (<http://oeaaa.faa.gov>). This actual construction notification will be the source document detailing the site location, site elevation, structure height, and date structure was built for the FAA to map the structure on aeronautical charts and update the national obstruction database.

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W







CITY OF NOME

Item C.

Celebrating 100 Years of Gold Rush History

Incorporated April 9, 1901

MEMO TO: Nome Planning Commission
FROM: Dan Grimmer, City Clerk
DATE: May 28th, 2024
RE: Zoning Limitations for Variance Property

Dear Nome Planning Commission,

The purpose of this memo is to advise you of the current zoning of parcel 192.1.055 which is currently zoned for General Use Purposes.

NCO 18.40.20 and 18.40.30 both give an explanation of what is allowed for the General Use Zones.

NCS 18.110 which is attached gives a list of Permitted and Conditional uses for each Zone type. Under the last section of this table listed under industrial uses and next to the section that says "Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings"; the General Use section states that this is not allowed.

As the purpose of Mr. Martinson's Variance is to be used for mining; it is the position of the City of Nome Clerk's Office that variance should be denied. This would be directly related to the Parcel being designated for General Use which prohibits the activity intended.

DAN GRIMMER,
City Clerk

5/28/24, 1:33 PM

Chapter 18.110 MATRIX OF PERMITTED AND CONDITIONAL USES

Zoning District	General Use	Residential	Commercial	Industrial	Resource Development	Open Space/Rec
Transportation facilities, including bus and taxi operations	Not Allowed	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed
Dredging and filling	Not Allowed	Not Allowed	Not Allowed	Permitted	Conditional Use	Not Allowed
Dog kennels and lots	Not Allowed	Not Allowed	Not Allowed	Conditional Use	Conditional Use	Not Allowed
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not Allowed	Not Allowed	Not Allowed	Conditional Use	Permitted	Not Allowed
Helicopter landing pad	Permitted	Not Allowed	Permitted	Permitted	Conditional Use	Not Allowed

(Ord. O-08-09-01 § 2 (part), 2008)

18.110.020 Violations.

Any violation of this title shall be an infraction punishable by a fine as set forth in NCO Section 1.20.040. For a subsequent violation to be fined, at least thirty days must have passed since the previous violation. (Ord. O-17-09-03A § 2, 2017)

PLANNING MEMO

TO: Planning Commission
Glenn Steckman, City Manager
FROM: Erin Reinders
RE: Downtown Zoning Update
DATE: June 4, 2024

SUMMARY: This memo outlines the next steps for the Planning Commission within the Collaboration phase of creating a new downtown zoning district. Today's meeting provides an opportunity for the Planning Commission to review material and reflect on what was heard at the Community Meeting. Specific feedback is requested on the geographic boundaries, land uses, and dimensional requirements. 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 this new district is to help spur redevelopment or development and to encourage mixed use development in this particular area.

The Planning Commission held a Community Meeting on April 29th, the memo prepared for the May Planning Commission meeting offers an overview of that meeting. There remains general consensus that: ***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.*** Now the discussion is focused primarily on reviewing and refining the boundaries, land uses and dimensional standards proposed for this new district, with community feedback in mind.

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. This adoption phase is heavily impacted by various notice requirements. The following is a general flow:

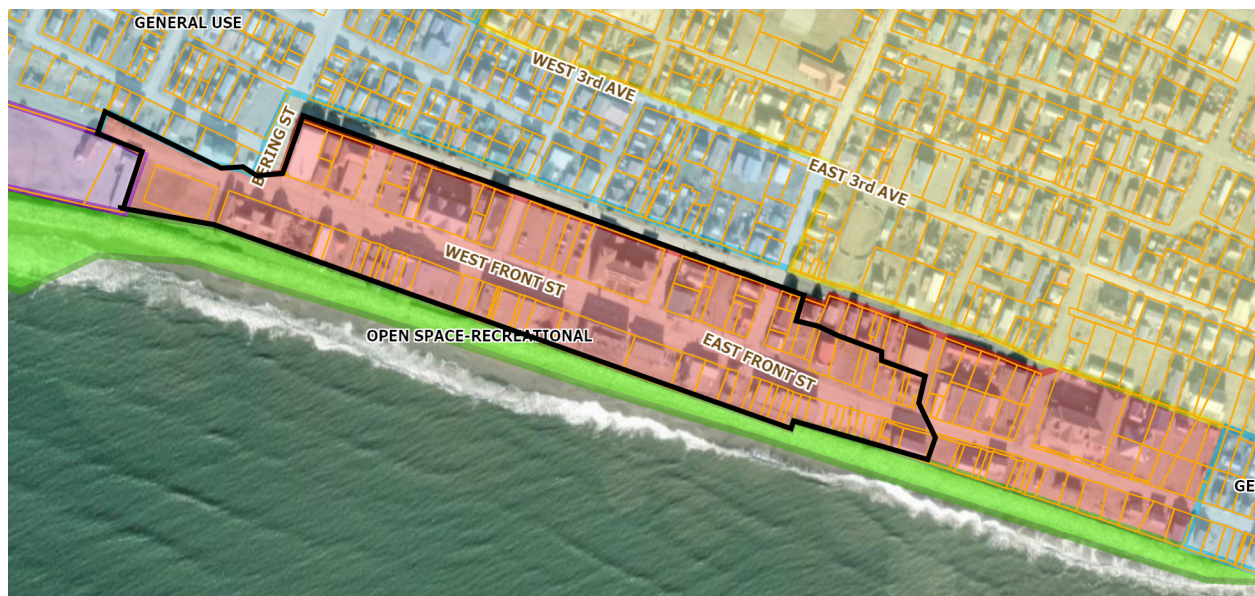
- Staff or Planning Commission: Set Zoning Amendment Public Hearing (minimum of 30-days in advance)
- Staff: Complete Public Notification Process (30-day notice requirement for Planning Commission hearing)
- Staff: Proposed map made available at City Hall (15-days prior to Hearing)
- Planning Commission Meeting: Planning Commission Public Hearing and Action on the Zoning Amendment and finalize based on Planning Commission Comments
- Common Council Meeting: First Reading and Set Public Hearing (minimum of 30-day in advance)
- Staff: Complete Public Notification Process (30-day notice requirement for Common Council Hearing)
- Staff: Proposed map made available at City Hall (15-days prior to Hearing)
- Common Council Meeting: Second Reading and Public Hearing, Common Council Public Hearing and Action on the Zoning Amendment

DISCUSSION: Today's discussion is focused primarily on reviewing and refining the **boundaries, land uses** and **dimensional standards** proposed for this new district, with community feedback in mind. We will

refine the geographical boundaries first, as that will help us in better defining appropriate land uses and dimensional standards.

Geographical Boundaries. The Planning Commission spent a great deal of time working to determine the potential geographical boundaries for this new zoning district. In March, the Planning Commission decided to begin the collaboration phase with the boundary as shown below, which includes all of the currently zoned Commercial District downtown as well as a small area of General Use and Industrial Zoning Districts to the west of Bering Street. This included the Mini Convention Center.

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.



Land Uses. The Planning Commission also needs to determine the proposed permitted and conditional uses in this new zoning district.

Following the presentation at the Community Meeting, there was a group discussion that highlighted a couple of concerns. Some mentioned that perhaps there was still too much restriction in terms of the uses allowed, with single family homes and warehousing being named specifically. Some in attendance mentioned that having to go before the Planning Commission for conditional use review and approval served as an additional hurdle for development.

At the May Planning Commission Meeting, Commissioners shared feedback they received at Community Workshop suggesting that Day Care Houses and Facilities be permitted and the desire to have a yoga storefront. Currently the Day Care use is identified as a condition use. A yoga studio would qualify as either retail (which is proposed to be permitted) or a recreation facility (which is proposed to be a conditional use and limited to billiards, bowling alleys, or similar commercial and retail scale uses.).

Written feedback specific to land uses collected at the Community Meeting included:

1. Green space on southside of Front street from Bering to Steadman. *(This appears to support limited development in this area. Currently, more intense land uses are proposed to be permitted, although parks are included in that listing.)*
2. Recreation Facilities, Cold Storage Space and Modular Housing, associated with hotel development, were identified as desirable. There was concern that, although much of this is keeping with the intent of the new zoning district, that the listing of allowed uses may not allow for these particular uses. The following were specifically mentioned:
 - a. ATV rental for beach travel and tourism, possibly car rental. *(Depending on the details, this would qualify as retail [proposed to be permitted], recreation facility [proposed to be a conditional use] or transportation facilities [proposed to be a conditional use])*
 - b. Cultural cold storage space and butcher station for locals. It was noted this would support the needs of Nugget Hotel while also supporting and encouraging culture substance activity. This would tie in with tourism for Nome and rural Alaska. *(Again, whether or not these would be permitted would depend on the details and could fall into a number of uses.)*
 - c. Modular buildings. It was noted that these could serve as future port amenities in association with hotel, washateria, etc. with the goal of creating vibrant space. *(Modular buildings are not specify addressed in this portion of code, rather the uses of those building)*
 - d. Shop space that could be used for building skinboats, storage of skinboats, skinboat races, again with the goal of creating vibrant space. *(Again, whether or not these would be permitted would depend on the details and could fall into a number of uses.)*

The table outlines Nome's land uses by all zoning districts and not just those currently in the downtown area along Front and River Streets. This list was developed from the summary table in Chapter 18.110. This complete listing was requested during the May Planning Commission meeting as a result of feedback and concerns about residential uses.

Written Comments received at the Community Meeting related to each use are provided in the right column, when only General, Commercial, and Industrial districts were shown. Additional comments related to land uses follow the table for your consideration.

At the May Planning Committee meeting, there was discussion about the fact that refined geographic boundaries help with the final determination for the land uses.

Land Use / Zoning District	General	Residential	Commercial	Industrial	Resource Development	Open Space	Proposed Downtown	Comments
Residential uses								
Single family dwellings	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Not Allowed	- Written support (from Nugget Inn to Steadman on Front Street). -Another comment said they should be allowed.
Duplex dwellings	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Not Allowed	-Written support (from Nugget Inn to Steadman on Front

								<i>Street)</i> <i>-Another comment said they should be allowed.</i>
Multiple-family dwelling	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Permitted	<i>-Should not be allowed. (3) (One of those three stated that they were okay on First only)</i>
Mobile homes and mobile home parks	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Not allowed	<i>-Written support of not being allowed.</i>
Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional Use	Conditional use	Conditional use	Conditional use	Not allowed	Permitted	<i>-Written support.</i>
On premise dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Permitted	<i>-Written support.</i>
Civic/Institutional/Public uses								
Parks and Playgrounds	Permitted	Permitted	Permitted	Conditional use	Conditional use	Permitted	Permitted	
Churches	Permitted	Permitted	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Public and governmental buildings and uses	Permitted	Not Allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Schools	Permitted	Permitted	Permitted	Not allowed	Conditional use	Not allowed	Permitted	<i>-Should not be allowed. (3) (One of those three stated that they were okay on First only)</i>
Museums and cultural facilities	Permitted	Conditional use	Permitted	Not allowed	Conditional use	Conditional Use	Permitted	
Public utility facilities or structures	Conditional use	Not Allowed	Not allowed	Permitted	Conditional use	Permitted	Conditional use	
Snow dump and storage sites	Conditional use	Conditional use	Conditional use	Permitted	Conditional use	Not allowed	Conditional use	<i>-Should not be allowed (4) (One of those four stated that they were okay on First only)</i>
Youth correction facilities	Conditional use	Conditional use	Conditional use	Not allowed	Conditional use	Not allowed	Not allowed	
Halfway houses	Conditional use	Conditional use	Conditional use	Not allowed	Conditional use	Not allowed	Not allowed	
Correctional facilities	Conditional use	Not allowed	Conditional use	Not allowed	Conditional use	Not allowed	Not allowed	
Cemetery	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not Allowed	
Interpretative area or visitors center	Permitted	Conditional use	Permitted	Not allowed	Conditional use	Permitted	Permitted	
Public watershed area and related facilities	Not allowed	Not allowed	Not allowed	Not allowed	Conditional use	Permitted	Not allowed	
Business/Commercial/Retail uses								

Hospitals, medical and dental clinics	Permitted	Not allowed	Permitted	Not allowed	Conditional use	Not allowed	Permitted	- Should not be allowed on Front, but okay on First only.
Home businesses and occupations	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Permitted	
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not allowed	Not allowed	Conditional use	Conditional use	Conditional use	Not allowed	Not allowed	
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Permitted	Conditional Use	Conditional use	Conditional use	Not allowed	Conditional Use	-Should not be allowed (3)
Retail and wholesale businesses	Permitted	Conditional use	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Offices	Permitted	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Restaurants, taverns and entertainment establishments	Permitted	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Hotels and motels	Permitted	Not allowed	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Funeral homes	Permitted	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	-Should not be allowed (3) (One of those three stated that they were okay on First only)
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Not allowed	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Personal service businesses	Permitted	Permitted	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Recreational facilities	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Conditional Use	
Day care houses and facilities	Permitted	Permitted	Conditional use	Not allowed	Conditional use	Not allowed	Conditional Use	
Industrial uses								
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not Allowed	
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Conditional use	-Should not be allowed (3) (One of those three stated that they were okay on First only)
Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Permitted	-Should not be allowed (4) (One of those four stated that they were okay on First only)
Service stations	Conditional use	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not allowed	
Vehicle and equipment repair facilities	Not allowed	Not allowed	Conditional use	Permitted	Conditional use	Not allowed	Not allowed	

Manufacturing, processing, assembling, wholesale or storage	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Boat marinas and docks	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Conditional use	<i>-Should not be allowed</i>
Marine transportation and port facilities	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Conditional use	
Navigation aids and facilities	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not allowed	
Bulk Petroleum storage, including aviation fuel	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Junkyards, commercial, and auto wrecking yards	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Aircraft storage, loading, parking, repair and aviation related facilities	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Warehousing and storage	Conditional use	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not allowed	
Air transport terminals for passengers and freight	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Transportation facilities, including bus and taxi operations	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Conditional use	
Dredging and filling	Not allowed	Not allowed	Conditional use	Permitted	Conditional use	Not allowed	Not allowed	
Dog kennels and lots	Not allowed	Not allowed	Conditional use	Conditional use	Conditional use	Not allowed	Not allowed	
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not allowed	Not allowed	Conditional use	Not Allowed	Permitted	Not allowed	Not allowed	
Helicopter landing pad	Permitted	Not allowed	Conditional use	Permitted	Conditional use	Not allowed	Not allowed	

As a followup to the May Planning Commission Meeting about parking as it related to land use, the only parking requirements I could find were in 5.10.070 as part of the permit standards. In order to get building, remodeling or moving permits, the following requirement is expected to be addressed: *Every structure intended for residential occupancy shall provide off-street parking for at least one vehicle. Multi-unit residential structures shall provide for at least one off-street parking area per residential unit.*

Dimensional Standards. The Planning Commission is currently proposing 0-foot setbacks from all property lines, keeping the 10-foot setback from drainage ditches and systems, as well as keeping the minimum lot size at 5,000 square feet.

There had been some discussion at the Community Meeting about 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. It was noted that Front Street narrowed east of Steadman making the 0-foot front yard setback less desirable past Steadman.

At the May Planning Committee meeting, there was discussion about the fact that refined geographic boundaries help with the final determination for the setbacks.

<u>Dimension Standard</u>	<u>Current</u>	<i><u>Proposed</u></i>
Lot Size	5,000 sf	<i>5,000 sf</i>
Set back from ROW	10 feet	<i>0 feet</i>
Other set back	5 feet	<i>0 feet</i>
Set back from the top bank of any drainage ditch	10 feet	<i>10 feet</i>
Set back from a closed drainage system	10 feet	<i>10 feet</i>

VARIANCE APPLICATION CHECKLIST

Variance # _____

✓ APPLICATION DATE: _____
(Must meet within 14 days)

✓ MEETING DATE SET: _____

✓ NEWSPAPER AD: _____

✓ NOTIFICATION OF APPLICANT

✓ ADJACENT PROPERTY OWNERS
(Name, address, date cert. notice mailed)

PC's contacted:	Yes	No	Other
Hughes	_____	_____	_____
Odden	_____	_____	_____
Smith	_____	_____	_____
Piscoya	_____	_____	_____
Ford	_____	_____	_____
Lust	_____	_____	_____
West	_____	_____	_____

PUT IN PACKET

APPLICATION _____

DRAWINGS _____

ASBUILT _____

ADJACENT PROPERTY LETTER COPIES _____



PUBLIC HEARING

THE NOME PLANNING COMMISSION WILL HOLD A PUBLIC HEARING DURING
A REGULAR SCHEDULED MEETING HELD ON
TUESDAY, JUNE 4TH AT 7:00 P.M. IN
COUNCIL CHAMBERS

RE: VARIANCE APPLICATION BY CITY OF NOME FOR
DANIEL MARTINSON, (ALASKA GOLD COMPANY)

LOT TRACT A-2 OF NOME 21st CENTURY SUBDIVISION PHASE 2 - PLAT 2016-14
THE REQUEST IS FOR A VARIANCE TO PERMITTED USE (RESOURCE DEVELOPMENT) IN GENERAL
ZONING

THE PUBLIC IS INVITED AND ENCOURAGED TO ATTEND



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 23, 2024

Alaska Gold Co.
PO Box 640
Nome, AK 99762

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Tuesday, June 4, 2024 at 7:00 P.M. in the Nome Council Chambers in City Hall, to include the above variance request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email:

jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 23, 2024

Arctic Gold Mining LLC
PO Box 1590
Nome, AK 99762

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

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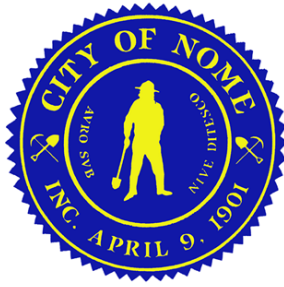
If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email:

jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 23, 2024

Bering Straits Native Corp
PO Box 1008
Nome, AK 99762

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

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jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 23, 2024

City of Nome
PO Box 281
Nome, AK 99762

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

Dear Adjacent Property Owner,

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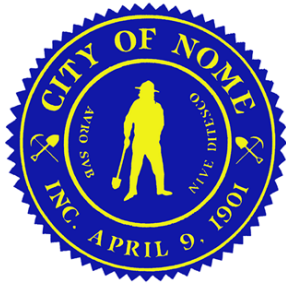
If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email:

jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 23, 2024

Kanosak LLC
1120 E. Huffman Rd.
Anchorage, Alaska 99515

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

Dear Adjacent Property Owner,

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If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email:

jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 23, 2024

Kirsten J. Bey
PO Box 667
Nome, AK 99762

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Tuesday, June 4, 2024 at 7:00 P.M. in the Nome Council Chambers in City Hall, to include the above variance request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email:

jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 23, 2024

Raymond L. Lang
7870 SE 13th Ave. #404
Portland, OR 997202

RE: Variance Application: Daniel Martinson, (Alaska Gold Company)
Lot Tract A-2 of Nome 21st Century Subdivision Phase 2 – Plat 2016-14
Request: Variance: Permitted Use (*Resource Development*) in General Zoning

Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Tuesday, June 4, 2024 at 7:00 P.M. in the Nome Council Chambers in City Hall, to include the above variance request.

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jjacobson@nomealaska.org.

Sincerely,
CITY OF NOME,

Jeremy Jacobson

Jeremy Jacobson
Deputy City Clerk

From: [Jeremy Jacobson](#)
To: [Clifton McHenry](#); [John Handeland](#); [Thomas Simonsson \(NJUS\)](#); [Cole Cushman \(CCushman@nomealaska.org\)](#); [Aaron Cooper](#); [James West](#); [Jim West Jr](#); [Dan Grimmer \(DGrimmer@nomealaska.org\)](#)
Cc: [Glenn Steckman \(GSteckman@nomealaska.org\)](#)
Subject: FW: Tuesday, June 4 Nome Planning Commission
Date: Friday, May 24, 2024 4:45:00 PM
Attachments: [image001.png](#)
[24-02V Variance Application Checklist - Daniel Martinson-Alaska Gold Co..pdf](#)
Importance: High

Gentlemen,

The Planning Commission is requesting comments from **City staff** after the City receives a Variance hearing request.

Please see the attached, page 2. The cutoff for comments to be received timely is by next Thursday, the 30th. Please reach out if there are any questions, 443-6612.

Thank you,
Jeremy

From: Jeremy Jacobson
Sent: Friday, May 24, 2024 3:29 PM
To: Jeremy Jacobson <JJacobson@nomealaska.org>
Cc: Dan Grimmer (DGrimmer@nomealaska.org) <DGrimmer@nomealaska.org>; Erin Reinders - Nome City Planner <portagepartners@weedranch.org>; 'Glenn Steckman (GSteckman@nomealaska.org)' <GSteckman@nomealaska.org>
Subject: RE: Tuesday, June 4 Nome Planning Commission

Hello everyone,

I failed to ask earlier, but could I get a confirmation of attendance please, for the Variance hearing mentioned below?

Thank you!
Jeremy

From: Jeremy Jacobson
Sent: Wednesday, May 22, 2024 10:42 AM
To: Jeremy Jacobson <JJacobson@nomealaska.org>
Cc: Dan Grimmer (DGrimmer@nomealaska.org) <DGrimmer@nomealaska.org>; Erin Reinders - Nome City Planner <portagepartners@weedranch.org>; Glenn Steckman (GSteckman@nomealaska.org) <GSteckman@nomealaska.org>
Subject: Tuesday, June 4 Nome Planning Commission

Hello Nome Planning Commissioners!

The City has received another request for Variance, the clock starts *now*. The next regular meeting of the Nome Planning Commission will be Tuesday, June 4, at which point this hearing will be held.

Kindly, please mark **Tuesday, June 4** on your calendar, thank you.

Best regards,

Jeremy Jacobson

Deputy City Clerk

City of Nome

(907) 443-6612

PO Box 281, Nome, AK 99762

Website: www.nomealaska.org



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

Review/Approved

Variance # _____

_____ Date: _____

Building Inspector

Building Inspector Notes:

_____ Date: _____

Nome Joint Utilities

NJU Notes:

_____ Date: _____

Public Works

Public Works Notes:

_____ Date: _____

Nome Volunteer Fire Department Chief

NVFD Notes:

_____ Date: _____

City Clerk

City Clerk Notes:

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

RECEIVED

DATE RECEIVED: MAY 22 2024
CITY OF NOME
CLERKS DEPARTMENT

CITY OF NOME
Variance Application

PERMIT NO.
2024-02V

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

Denials may be appealed to the Board of Adjustment.

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

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

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

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.

The City Clerk shall give notice of the public hearing in the following manner:

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

Applicant: Daniel Martman

Phone #: 907-434-1576

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

Excavation Permit Application ✓

(Please check one)

Preliminary Plat/Subdivision Application _____

Building Permit Application _____

Block #: _____ Lot #: Tract A-2 Tax Lot #: 192.1.055

OF Nome 21st Century Subd. Phase 2

For the following reason(s):

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

Other reason(s):

In order to provide the Owner and the applicant rights to use the land, which is not possible under current permitted uses.

Daniel Martindale
Signature of Applicant

5/20/24
Date

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

This request will be heard before the Nome Planning Commission on Tuesday, June 4, 2024. Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

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

_____ and this permit _____ was / was not approved.

BUILDING PERMIT REFERENCE NO: _____

Chairman, Planning Commission

Date

City Clerk's Office

Date

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

Receipt #: _____

Date Paid: _____

Fee \$: _____

RECEIVED

MAY 22 2024

CITY OF NOME
CLERKS DEPARTMENT

5/20/2024

Daniel Martinson
PO Box 1424, Nome, AK 99762
907-434-1576 alaskadlm@gmail.com
Pioneer Placer LLC
City of Nome Sales tax License: 11192

City of Nome

Additional information for the conditional use permit.

This conditional use permit is being requested with permission of the landowner, Alaska Gold Company, a subsidiary of Bering Straits Native Corporation.

The proposed use is a placer mine project on a three-acre portion of the lot. Mining/digging → Excavation

The location of the site is 1,400 feet South of Osborn Road, 1,000 feet East of Nome Teller Highway and 2,800 feet Northeast of the Nome Police Department.

The project site is on a flood plain of Dry Creek, adjacent to USMS 457 which is a Dry Creek mineral survey, zoned Resource Development.

All work will be within a Dry Creek flood plain protrusion onto Alaska gold Company Land.

A map of the project site is included. The flood plain is shown as a darkened area.

Access to the property will be from an existing unimproved road connected to Alaska gold Drive. There will be no disturbance of Dry Creek.

The proposed duration of the project is from 8/1/2024 until 8/1/2027.

There will be no permanent structures. All items on site will be temporary.

The work will include a temporary mine cut and a temporary settling pond.

The project will utilize a rotating trommel as opposed to a vibrating screen deck for noise mitigation. All engine powered equipment will be muffled.

The crew will consist of two to three persons. Equipment operation will be limited to the hours between eight o'clock am and six o'clock pm and limited to six days per week.

All work including reclamation will be complete by August 1, 2027.

The flood plain portion of this lot is unusable under the current zoning district. None of the permitted uses in a General Use zoning district can be permitted in a flood plain. (Flood zone X)

The proposed project is permittable through Alaska Department of Natural Resources.

Copy of Permit?

Thank You for your consideration,

City of Nome Map



3/24/2024, 6:03:54 PM

City Limits

Access Easements (incomplete)

ROADWAY

Parcels Joined with Taxroll

Wetlands - General Permit

PEM1/SS1B - Palustrine emergent persistent / scrub-shrub broadleaf deciduous, saturated

PEM1/SS1C - Palustrine emergent persistent / scrub-shrub broadleaf deciduous, seasonally

PEM1C - Palustrine emergent persistent, seasonally flooded

PUBHx - Palustrine emergent, unconsolidated bottom permanently flooded excavated

U - Uplands

Variance
Suppliment to Conditional Use
Application

Daniel Martinson 5/20/24

1:9,028

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

State of Alaska, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, USGS, Maxar

Public User
Copyright 2021, City of Nome

City of Nome Map

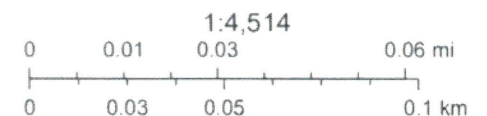


5/22/2024, 2:07:40 PM

- City Limits
- Parcels Joined with Taxroll
- Wetlands - General Permit
- PEM1/SS1B - Palustrine emergent persistent / scrub-shrub broadleaf deciduous, saturated

Project Overview
Dan Martinson
5/21/24

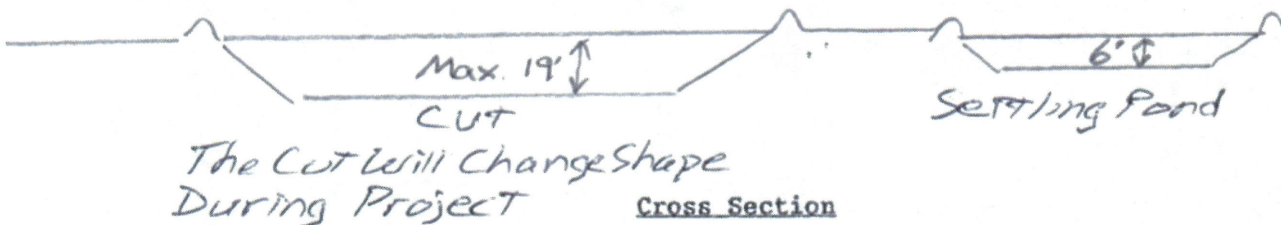
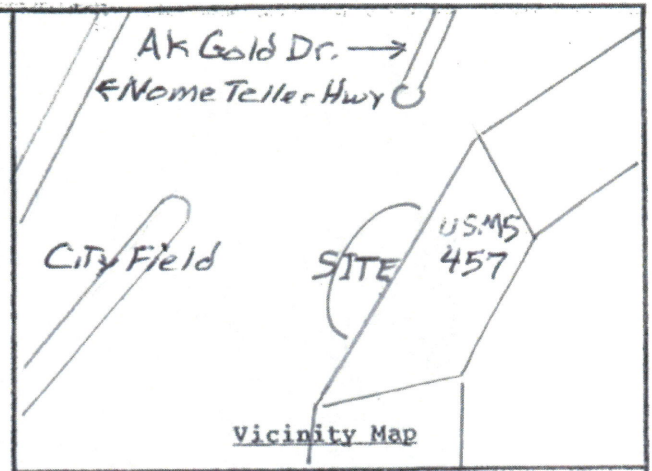
- PEM1C - Palustrine emergent persistent, seasonally flooded
- U - Uplands



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA.

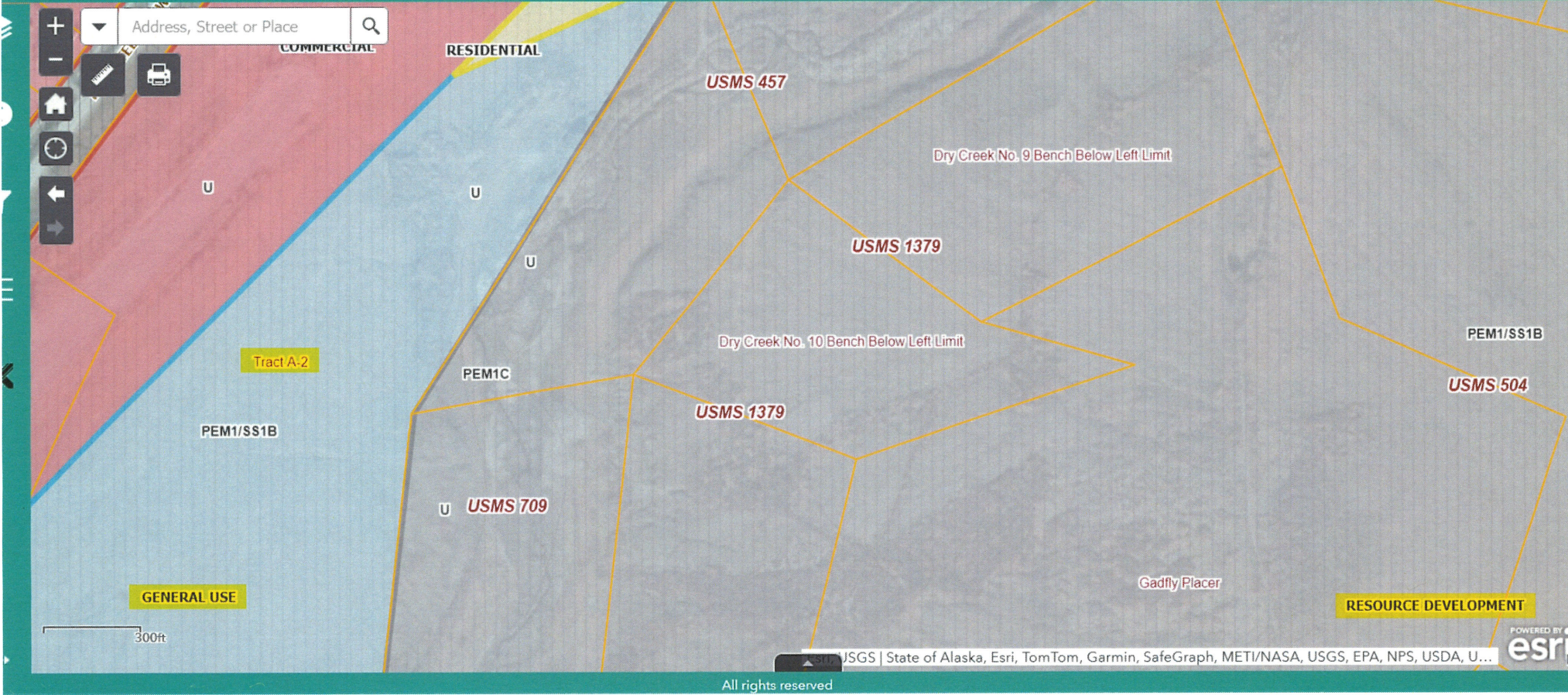
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APPLICATION FOR DEPARTMENT OF THE ARMY
GENERAL PERMIT 2006-214, City of Nome, Alaska



SEE MAP

Overview





Planning Commission Generic Permit Report

Permit Issued Date from Projects feed: 01/01/2024 - 12/31/2024

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Remodel Permit	23-000139	112 W 5th Apts A & B Ave	R Wayne Arrington (owner)	01/05/2024	\$ 0	\$ 0
Building Permit	24-000006	409 E 4th A & B Ave	W Clifton Mchenry (owner)	01/11/2024	\$ 0	\$ 0
Building Permit	24-000001	406 Steadman St	Bishop Of N. Alaska Catholic (owner)	02/06/2024	\$ 0	\$ 0
Building Permit	24-000007		J Charles Reader (owner)	02/21/2024	\$ 0	\$ 0
Building Permit	23-000141	216 King Pl	R Jake Sherman (owner)	02/21/2024	\$ 0	\$ 0
Remodel Permit	24-000005	315 & 317 Front Apts 101-201 St	Enterprises Inc. Jps (owner)	03/07/2024	\$ 0	\$ 0
Remodel Permit	24-000003	100 E King Pl	James Hickerson (owner)	03/28/2024	\$ 0	\$ 0
Remodel Permit	23-000129	415 W Bering St & 307 4th Ave	Foods Co Carr-gottstein (owner)	03/28/2024	\$ 0	\$ 0
Remodel Permit	24-000004	405 E E Tobuk Aly & 404 4th Ave	H William Jr Martin (owner)	03/28/2024	\$ 0	\$ 0
Building Permit	24-000014		(owner)	04/02/2024	\$ 0	\$ 0
Building Permit	23-000069	502 W 2nd Ave		04/02/2024	\$ 0	\$ 0
/Development Flood Plain Permit	24-000009	315 & 317 Front Apts 101-201 St	Enterprises Inc. Jps (owner)	04/04/2024	\$ 0	\$ 0
Remodel Permit	24-000010	206 W 2nd Ave	J Roger Menadelook (owner)	04/04/2024	\$ 0	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Remodel Permit	24-000011	209 E Front St	L Ulysses Hall (owner)	04/04/2024	\$ 0	\$ 0
Remodel Permit	24-000015	606 E 1st Ave	Chiropractic Nome, Llc Arctic (owner)	04/04/2024	\$ 0	\$ 0
Remodel Permit	24-000018	213 W 3rd Ave	Al Sahlin (owner)	04/05/2024	\$ 0	\$ 0
Demolition Permit	23-000015	0 0	Fuel Inc Bonanza (owner)	04/08/2024	\$ 0	\$ 0
Building Permit	23-000009	W 4th Ave	Of Nome City (owner)	04/12/2024	\$ 0	\$ 0
Remodel Permit	23-000065	410 W 5th Ave	Broadcasting Assn Arctic (owner)	04/12/2024	\$ 0	\$ 0
Remodel Permit	23-000066	408 W D St	Broadcasting Assn Arctic (owner)	04/15/2024	\$ 0	\$ 0
Demolition Permit	23-000041	405 Warren Pl	Inc Nanuaq (owner)	04/19/2024	\$ 0	\$ 0
Remodel Permit	24-000023	301 W 2nd Apts A & B Ave	Builders Inc Nome (owner)	04/30/2024	\$ 0	\$ 0
Remodel Permit	24-000024	300 W 4th Ave & 500 Division St	Brenda Ahnangnatoguk (owner)	04/30/2024	\$ 0	\$ 0
Remodel Permit	23-000135	605 E & 607 D St	R. Brent Oesterritter (owner)	05/06/2024	\$ 0	\$ 0
Remodel Permit	24-000035	339 Lester Bench Rd	Rentals Llc Peggy's (owner)	05/10/2024	\$ 0	\$ 0
Building Permit	24-000033	Round-the-clock Dr	A Susan Steinacher (owner)	05/13/2024	\$ 0	\$ 0
Remodel Permit	24-000036	214 Front St	Inc Nanuaq (owner)	05/13/2024	\$ 0	\$ 0
Building Permit	24-000037	605 Steadman St	C Darlene Milligrock (owner)	05/13/2024	\$ 0	\$ 0
Remodel Permit	24-000038	507 Spokane St	H Louie Sr Green (owner)	05/13/2024	\$ 0	\$ 0
Demolition Permit	24-000040	1000 E 7th Ave	Sound Health Corp Norton (owner)	05/16/2024	\$ 0	\$ 0

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	PROPERTY CONTACTS	PERMIT ISSUED DATE	PROJECT FEES CHARGED	PROJECT VALUATION
Excavation/Fill Permit	24-000017	Prospect St	J Charles Reader (owner)	05/20/2024	\$ 25.00	\$ 0
Building Permit	24-000039	2920 Nome-teller Hwy	Of Nome/high School Complex City (owner)	05/30/2024	\$ 0	\$ 0
Remodel Permit	24-000046	307 Steadman St	M Randy Oles (owner)	05/30/2024	\$ 0	\$ 0
AVERAGE					\$ 0.76	\$ 0.00
TOTAL				33	\$ 25.00	\$ 0.00



Memo

To: Glenn Steckman – City Manager
From: Joy L. Baker – Project Manager *JLB*
CC: Mayor Handeland & Common Council; Port Commission; Planning Commission;
Date: May 10, 2024
Re: PROJECT MANAGER FINAL REPORT - MAY 2024

Administrative:Tariff Rate Study:

Northern Economics (NE) will be presenting the draft Tariff Rate Study & Analysis to the Port Commission at their Work Session on Wednesday, 15 May 2024 at 5:30pm. This project remains within budget, but the schedule has been extended 30 days to allow for staff and Port Commission review.

Strategic Development Plan:

The PND team is finalizing the Phase A investigation and concepts portion of the work, with expected delivery in late May. Efforts to complete Phase B of the work are underway, which will dig deeper into the concepts of future development, with another round of public meeting to be scheduled in June 2024 that will capture community participation and input. Phase C funding has also been authorized, which will incorporate all input received into finalizing the recommended concepts and completing the plan.

Causeway:Arctic Deep Draft Port – Nome Modifications Pre-Construction Engineering & Design (PED):

The solicitation package for Phase 1 of the Port of Nome Modification (PONM) Project was released on 27 Feb 2024. The Corps continues to coordinate with the City design teams in responding to bidder inquiries – of which there have been many. Based on requests from bidders, the Corps extended the bid due date to 29 May 2024, with contractor award now anticipated for September 2024. All things considered, in-water construction is expected to begin in May/June 2025.

As authorized in the executed Project Partnering Agreement (PPA), the Corps requested a portion of the construction cost-share from the City, which were required to be paid prior to solicitation of the bid package. The funds were requested from the State, and transferred to the Corps, with additional funds anticipated to be requested once the bids are received and evaluated by the Corps, and a decision made regarding award of the base project, and any potential options to be funded.

Local Service Facilities (LSF) Design Integration:

The City's design teams continue responding to bidder inquiries, as requested by the Corps. These teams will remain onboard to perform inspection and field coordination during construction, once those contract amendments are in place.

U.S. DOT Maritime Administration (MARAD) – Port Infrastructure Development Program (PIDP) Grant Pre-Award:

Port staff and consultants are presently responding to the various pre-award grant submittals required the \$11.25M grant agreement can be executed. A number of these requirements are somewhat involved and therefore could take up to 18 months to complete. *These funds will be used to cover a portion of the costs needed to purchase and construct the marine utilities for Phase 1 of the Port of Nome Modification Project. The City will provide matching funds in the estimated amount of \$16M, which will be sourced through eligible state funding. Exact amount will depend on the winning bid for the work.*

Arctic Port Reception Facility – Solid Waste Disposal (Incinerator):

Additional funding opportunities are on the horizon and being evaluated for this project.

Harbor:Inner Harbor CAP 107 Study (Deepen/Widen the Inner Basin):

The Corps recently contacted the City to revisit this project and discuss a path forward to finish the feasibility study, which will determine a timeline for design and construction in the future. The main hurdles on this project have been the Corps' insistence on having the City take over responsibility of the south and east sheet pile walls, which the Corps has maintained, improved and repaired since the harbor was first constructed in 1919. The City position has been to not accept these sheet pile walls.

Snake River Moorage Facility:

An application was submitted to the USDOT RAISE Program to design and construct this project. Awards are anticipated to be announced sometime in August 2024. Development of this project will go a long way in removing congestion in the Inner Harbor, providing moorage to light draft vessels, and thereby allowing for larger shipping vessels to safely navigate and maneuver. This will reduce the risks to smaller vessels and their crews – while improving transshipment efficiencies.

Port Industrial Pad:West Nome Tank Farm (WNTF) - Property Conveyance:

After multiple reviews by ADEC, state legal staff, and the City attorneys, the USAF still has possession of the final drafts of the Quit Claim Deed and Environmental Covenants. This conveyance of this property to the City of Nome (as passed into law in the 2014 NDAA legislation), should have been completed years ago. There have been multiple opportunities to finish the recording documents in the past two years, but the USAF continues to incur delays for reasons that are not clear to the City. Once again, this issue has been elevated to the Congressional Delegation to make inquiries on why the property has not been conveyed. (Disappointed I couldn't close this one.)

Thornbush Laydown Site Development (TBS):

In 2024 season, City personnel anticipate finishing the fill/surfacing of an area of spoils pushed out in 2023 by Public Works. This will provide an additional acre of developed land adjacent to the existing 9-acre pad in use.

Dredge spoils from the port expansion and inner harbor project have been given clearance by two ADEC programs (Solid Waste and Contaminated Sites), to be disposed of in undeveloped areas of this property. The dredge spoils will require dewatering before being transported to the site, which will be the responsibility of the contractor that will be selected by the Corps for the port expansion.

Bristol is preparing a rough cost estimate to complete development of the remaining unfilled 8.5 acres. This work will need a funding allocation down the road.

Port Rd. Improvements (ADOT Project cost-shared with City/Port):

This state STIP project has been postponed to approximately 2029/2030 to avoid conflicting with the heavier truck traffic during the port expansion.

FEMA DR4672 Merbok Recover Projects:

Inner Harbor Dredging – South Wall and East Ramp:

FEMA has completed all reviews and is ready to execute the funding obligation. Once that is done, the construction contract will be executed with Alaska Marine Excavation to complete the work in 2024.

Cape Nome Jetty Repair:

The City is waiting for FEMA to complete their review of the bid package and authorize the funding obligation so the City can release a bid package to construct the repair. The City has made multiple requests for the FEMA process to be expedited to ensure the work is done in the 2024 season.

Italics reflects no change in project information from previous report

PLANNING MEMO

TO: Planning Commissioners
Glenn Steckman, City Manager
FROM: Erin Reinders
RE: Planning Commission Training
DATE: June 4, 2024

This month's training topic will be *Managing the Meeting*, and the associated video. This is session 2 of 6, according to our plan. We will be watching the video together, and discussing our key takeaways. Details are outlined below. There is no PDF associated with the video to share.

Essential Skills Training Topics - [Managing the Meeting](#) (30 Minutes). Watch as seasoned veterans share best practices for managing commission public meetings and hearings. Learn tips to establish a welcoming, civil, and ethical process while allowing robust citizen engagement.