

## PLANNING MEMO

TO: Common Council  
Glenn Steckman, City Manager  
FROM: Erin Reinders  
RE: Downtown Zoning Update  
DATE: April 3, 2024

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### SUMMARY:

The Common Council requested that the City Manager work with the Planning Commission to update zoning regulations in the Front Street area of Nome. Council expressed concern that the zoning regulations had been too restrictive. The purpose of creating this new district is to help spur redevelopment or development and to encourage mixed use development in this particular area. This memo outlines the process the Planning Commission is going through to create a new downtown zoning district. Additionally, the memo also outlines the proposed purpose, land uses, dimensional standards, and geographic boundary identified so far by the Planning Commission. No action is required by the Common Council at this time, this is being provided for informational purposes.

### PROCESS:

Over the course of the past several months the Planning Commission has been preparing for a new downtown zoning district. This overall creation process can be broken down into four primary phases, summarized below. These phases are summarized below.

1. Preparation - activities we have been involved with since January when the Planning Commission came to consensus regarding the purpose and direction of this new district. This phase was January - March.
2. Collaboration - memo to Common Council, targeted outreach to potential district and informal public notices, community meeting with Planning Commission. This phase is planned to take place April - May.
3. Adoption - formal process directed by municipal code including formal notices and public hearings. This phase is planned to take place primarily June - July and is dictated by various 30-day notice requirements.
4. Post Approval Action - formal process directed by municipal code. This would take place post approval planned for July.

Likely activities and associated dates are as follows. The timeline is subject to change based on actual meeting times and availability, as well as the level of feedback and guidance received throughout the process from the community, administration, Planning Commission and Common Council.

Day	Date	Activity	Phase	Status
Tuesday	1/9/24	Planning Commission Work Session: Introduction and discussion of components	Preparation	Completed
Tuesday	2/6/24	Planning Commission Meeting: Review consensus items and refine direction	Preparation	Completed

Tuesday	3/5/24	Planning Commission Meeting: Confirm direction and points of consensus, and discuss future phases	Preparation	Completed
Monday	4/8/24	Council Meeting: Memo provided outlining process and approach.	Collaboration	Current
Friday	4/12/24	Staff: Targeted letters of potential district & informal public notices	Collaboration	Planned
Monday	4/29/24	Community Meeting with Planning Commission	Collaboration	Planned
Friday	5/3/24	Staff: Set Zoning Amendment Public Hearing and Complete Public Notification Process - 30-day notice requirement for 6/4/24 hearing	Adoption	Planned
Tuesday	5/7/24	Planning Commission Meeting: Review and reflect on feedback from Community Meeting	Collaboration	Planned
Tuesday	6/4/24	Planning Commission Meeting: Planning Commission Public Hearing and Action on the Zoning Amendment and finalize based on Planning Commission Comments	Adoption	Planned
Friday	6/7/24	Staff: Notify Parties of Interest, Set Common Council Public Hearing, Complete Public Notification Process - 30-day notice requirement for 7/22/24 hearing	Adoption	Planned
Monday	7/8/24	Council Meeting: First Reading	Adoption	Planned
Monday	7/22/24	Council Meeting: Second Reading and Public Hearing, Common Council Public Hearing and Action on the Zoning Amendment	Adoption	Planned

**PROPOSED DIRECTION:**

Planning Commission, during its preparation phase, has reached general consensus with what they see as the purpose of this new zoning citation, the associated permitted and conditional land uses, dimensional standards should be as well as the geographical boundaries. These are described in more detail below. They now will begin to seek feedback from the community on these concepts and take that feedback into consideration as they move forward.

**Purpose.** Each zoning district has an “intent section,” describing the purpose. Proposed wording is as follows: *The downtown mixed use zoning district is intended to encourage active commercial use and building development, contextually appropriate residential uses, and allow for ample parking.* This wording is based on guidance from the Comprehensive Plan.

**Land Uses.** The table below outlines proposed permitted land uses and conditional uses. This is based on analyzing Nome’s land uses in zoning districts currently in the downtown area along Front and River Streets.

<u>Proposed Permitted Uses and Structures</u>	<u>Conditional Uses and Structures</u>
<ul style="list-style-type: none"> <li>● Multiple-family dwellings.</li> <li>● Residential use of the upper floor above a commercial or industrial use.</li> <li>● On premise dwelling for owner or caretaker of commercial use.</li> <li>● Parks and Playgrounds.</li> <li>● Churches.</li> <li>● Public and governmental buildings and uses.</li> <li>● Fire station and emergency medical aid station.</li> <li>● Schools.</li> <li>● Museums and cultural facilities.</li> <li>● Interpretative area or visitors center.</li> <li>● Hospitals, medical and dental clinics.</li> <li>● Home businesses and occupations.</li> <li>● Retail and wholesale businesses.</li> <li>● Offices.</li> <li>● Restaurants, taverns, and entertainment establishments.</li> <li>● Hotels and motels.</li> <li>● Funeral homes.</li> <li>● Clubs or fraternal, religious, or philanthropic associations and union hall.</li> <li>● Personal service businesses.</li> <li>● Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.</li> </ul>	<ul style="list-style-type: none"> <li>● Public utility facilities or structures.</li> <li>● Snow dump and storage sites.</li> <li>● Private storage, not including junk, or small warehouse associated with residential use/home occupations.</li> <li>● Recreational facilities, limited to billiards, bowling alleys, or similar commercial and retail scale uses.</li> <li>● Day care houses and facilities.</li> <li>● Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district.</li> <li>● Boat marinas and docks.</li> <li>● Marine transportation and port facilities.</li> <li>● Transportation facilities, including bus and taxi operations.</li> </ul>

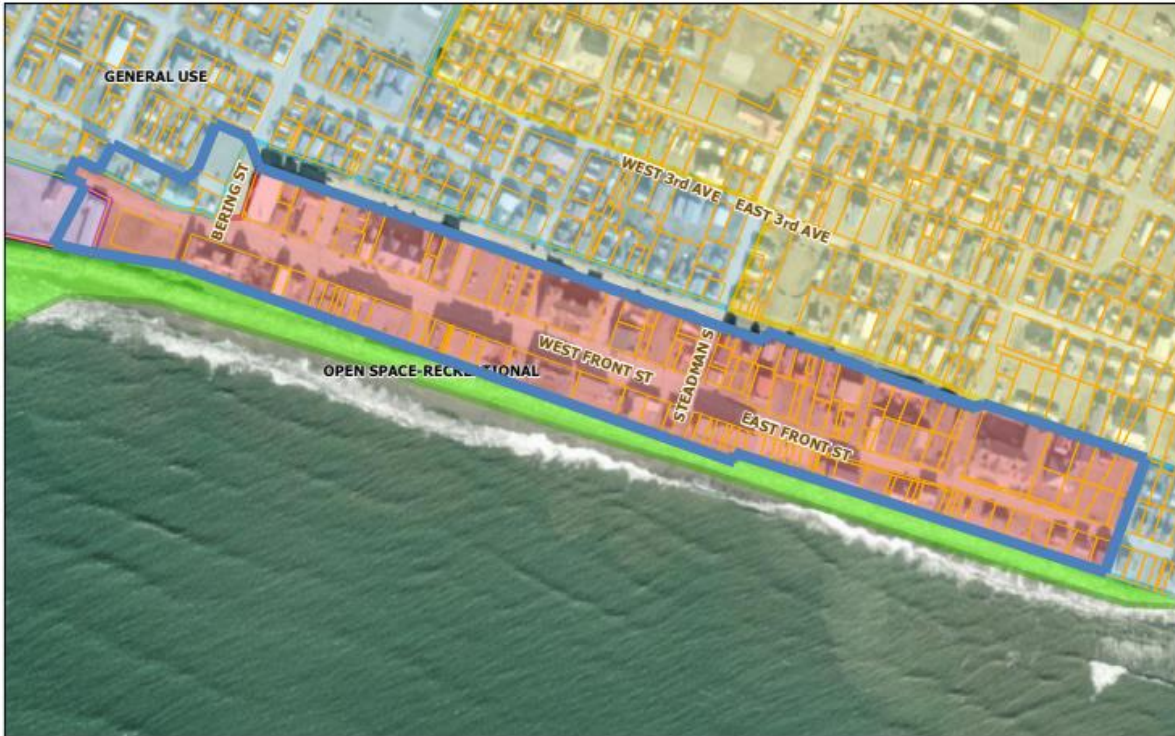
**Dimensional Standards.** The Planning Commission supported zero-foot setbacks from all property lines, as well as keeping the minimum lot size at 5,000 square feet. Based on recommendations from the Public Works Director and Building Inspector, setbacks related to drainage are proposed to remain the same. This space allows for room to access and repair drainage systems, and in the case of drainage ditches reduces the risk of erosion impacting nearby structures.

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

**Geographical Boundaries.** The Planning Commission spent a great deal of time working to determine the potential geographical boundaries for this new zoning district. In March, they determined to begin

the collaboration phase with the boundary as outlined below, which includes all of the currently zoned Commercial District downtown as well as a small area of General Use and Industrial Zoning Districts to the west of Bering Street. This includes the Mini Convention Center. The Commission understands that this boundary may be reduced and refined based on feedback throughout the process, most likely as it relates to the eastern boundary.

### Downtown Mixed Use Boundaries



2/17/2024, 12:31:08 PM

- Override 1
- City Limits
- Parcels Joined with Taxroll
- Zoning**
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GENERAL USE
- OPEN SPACE-RECREATIONAL

