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# Bechtol Planning & Development

## Memorandum

To: Nome Planning Commission  
Glenn Steckman, CITY Manager

From: Eileen Bechtol, City Planner

Date: September 1, 2020 PC Commission Meeting

SUBJECT: Comprehensive Plan Project Review

It appears that the last action taken by the Planning Commission was at the April 2019 meeting, the Planning Commission decided to postpone public involvement in order to differentiate it from the Historic Preservation Plan public process. City Planner Faix spent the remaining months, until August 2019, doing great work on the background report.

The following document is the results of the survey that was conducted in Spring 2019 by the Planning Commission and Monica Faix. The document is the results of the survey. Please read through the results as a way of getting back to speed on the comprehensive plan update.

### Survey - Winter/Spring 2019 Comprehensive Plan Update

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

The Nome 2030 Comprehensive Plan will guide physical and economic development in the City for the next 10 years. The state State of Alaska requires that this Plan to address land use, physical conditions, the environment, open space, natural resources, community services and facilities, transportation, and economic development. We also are also asking for seek your input on education, public safety, subsistence, social services, and recreation. Our goal is to create a Plan for development priorities that reflects our shared community values, builds on our strengths, identifies our challenges, and seeks creative and collaborative solutions.

In addition to this survey there will also be opportunities provide input at public meetings that will take place later this year. If you would like to be more involved in developing the Plan, there is a place at the end of the survey to provide your contact information or you can let the City Clerk know of your interest. Thank you! Quyanna!

#### **LAND USE and HOUSING**

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

- Yes
- No
- No opinion
- Other Suggestions \_\_\_\_\_

What area(s) should be the focus of commercial and retail development, such as offices, stores for grocery, shopping and services, restaurants, bars and entertainment? Please rank by order of most important (1) to least important (3): Select your top 3 priorities.

- Front Street
- Bering Street
- Foster Building / Recreation Center area
- Alaska Commercial area
- Norton Sound Regional Hospital area
- Other Suggestions \_\_\_\_\_

**Commented [JR1]:** approximately

**Commented [MPF2]:** Julie,  
We need help identifying the best way to respond to the questions. I would prefer that they be answered by selecting the top choices, top 2, 3 or 4, depending on the number of choices. The Planning Commission favors ranking. But I am concerned about the time required to complete and also tabulate ranking, and I think that selecting the top choices would have similar results. We thought it best to seek your guidance on this issue.

**Commented [JR3]:** Hi Monica,  
I agree that selecting a certain number of responses, rather than ranking, is probably best in this context. I would suggest 'top 3'.

There are a lot of different kinds of questions in this survey. It might be good to reduce the number of ways to respond. For example there are Y/N questions, choose X number questions, open response questions, 'table ranking' questions, questions that require respondents to look at maps...

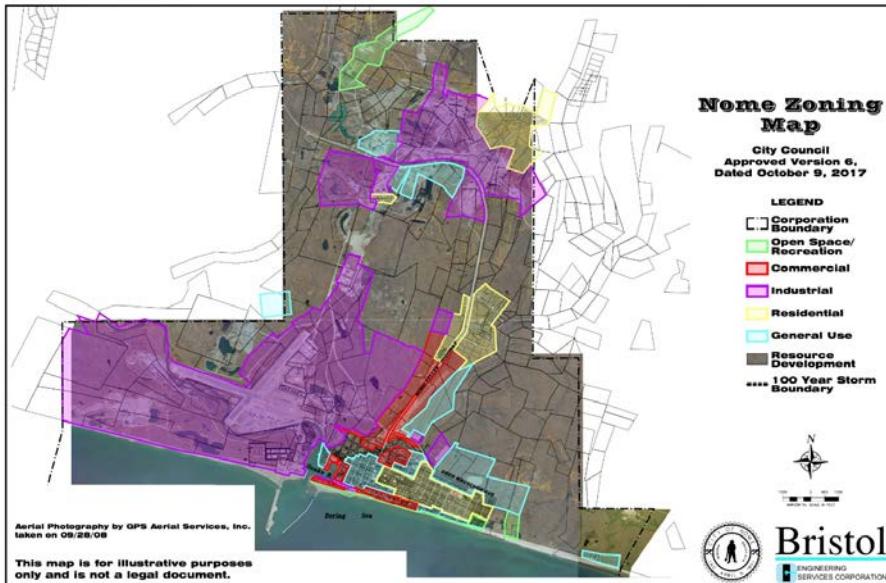
I think there should be a clear intention by the City for what they want to use the data from each of these questions for. I.E. for X section of the Comprehensive Plan. I don't recommend a lot of questions being asked just because people are curious about what the answers will be – there should be specific ideas for how the information will be used.

**Commented [JR4]:** Should give several more options here so that people can 'choose 3', if you don't do rankings. If this is theoretical, and not based (necessarily on currently zoning...) other suggestions: near AC, near the new hospital. MPF comment – AC and hospital areas added

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

- Agree
- Disagree
- No opinion
- Other Suggestions \_\_\_\_\_

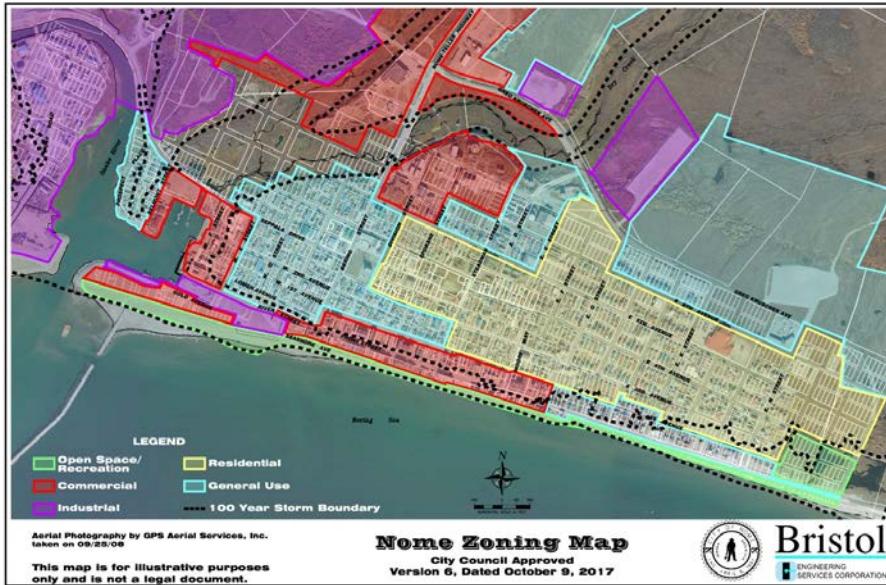
**Commented [JR5]:** The map and this question have to be on the same physical page of the survey or the answers will be no good. The map needs to be cleaned up and simplified. Major streets and landmarks should be indicated. And make it as large as possible. I suggest using just one map that is as large as possible, as opposed to the two that are below. MPF Comment – we may not be able to obtain better maps.



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

- Too strict
- Adequate
- Not strict enough
- No opinion
- Other/Suggestions \_\_\_\_\_

Nome has enough housing.

- Agree
- Disagree
- No opinion
- Other Suggestions \_\_\_\_\_

What additional housing types are needed in Nome? Select your top all that apply 3 priorities:

**Commented [JR6]:** I think I would remove this option. People may think it is 'too strict' and want to tell you why, so not actually check 'too strict', but check 'other' and then try and tell you why it is too strict. If you remove this option, it forces people to tell you. MPF Comment – removed Other as an option

**Commented [JR7]:** I would limit this to 3.

**Commented [JR8]:** Eee. The answers for this one include several different categories of things. I'm not an expert in housing stuff – this one is difficult. We are doing something similar in Girdwood right now and even defining the options is difficult. I suggest these as possible answers.

- more affordable houses for purchase (e.g. under XX \$)
- more affordable houses for rental (e.g. under XX \$)
- more affordable apartment rentals (e.g. ....)
- low income, subsidized housing (apartments, homes, duplexes)
- build to own housing opportunities
- Transitional housing (e.g. sober housing for post-treatment individuals)
- overnight emergency shelters for homeless individuals and families
- day use facilities for homeless individuals and families [[I'm not sure about this one – it isn't actually housing – should probably be in some other kind of 'service' category]]

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- First-time home purchasing opportunities
- Home sales at all price ranges
- Subsidized house/duplex/triplex rentals
- Efficiencies for very low-income individuals
- Emergency shelters – overnight
- Transitional housing for homeless veterans, post drug/alcohol treatment
- Other Suggestions \_\_\_\_\_
- Build to own housing opportunities
- Subsidized apartment rentals
- Fair market **Market rate** rentals
- Sober housing for post-treatment
- Emergency shelters – day use

**Commented [JR9]:** Is this something the City can influence at all? I think this is an unclear option for people

**Commented [JR10]:** Again – not sure this is something the City can influence. But what this really means is 'affordable' housing

**Commented [JR11]:** I'm not sure what this means – but again, not a housing expert. But as a potential survey-taker – not sure what it means. MPF Comment – changed Fair market rentals to Market rate rentals, although not sure if this is clearer.

Delete - If new **apartment complex(s)** are built, what are some possible **locations**?

Select your top 3 priorities.

- East of N street to bypass road
- North of Greg Kruscheck road (to the east)
- North of bypass road (to the west) – dog lot
- Icy View
- Other Suggestions \_\_\_\_\_

**Commented [JR12]:** This seems like a strange question unless the City is getting into the housing business.

Wherever land is available and owners are willing to build? If this is a question about zoning... should be rephrased that way. Like what areas should be considered for rezoning to accommodate apartment complexes. MPF Comment – in most places this is relevant because the city would want to focus development where infrastructure exists and does not need to be created, and to focus developers to selected areas for a variety of reasons. This may or may not be the case in Nome. I would suggest deleting this question and retaining the next one.

If new **residential areas** are created, what are some possible **locations**. (Note to PC - a map with these sites identified will be created)

- East of N street to bypass road
- North of Greg Kruscheck road (to the east)
- North of bypass road (to the west) – dog lot
- Icy View
- Other Suggestions \_\_\_\_\_

**Commented [JR13]:** Same as above – should be rephrased in terms of zoning, probably. And should include a map.

Delete - What **resources** are needed to maintain and renovate existing housing? In Nome one-third of the houses are vacant, or in severe disrepair and on the abatement list to correct the conditions or demolish. What are solutions that could address this problem? Select your top 3 choices:

- Urban homesteading - for a small fee, Nome offer City-owned abandoned properties to applicants in exchange for a commitment to renovate and reside in the property for three to five years.
- Spot blight elimination - Nome offer market value for properties that have history of violations.
- Identify an historic district and seek resources for historic preservation
- Continue the Nome Vacant Property Registration
- Create a focused area to concentrate abatement, clean-up and repair and replacement housing to measure impacts
- Identify if pooling the purchase of building supplies can lower purchase and transportation costs

**Commented [JR14]:** This question is kind of a hot mess – there is so much going on. MPF Comment – agreed that this complexities of this question are better handled later in the plan development and not in the survey. It should be deleted.

Other/Suggestions \_\_\_\_\_

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**RECREATION**

What current existing recreational facilities are most important in Nome? S-Please select your top 3 priorities rank by order of most important (1) to least important (7):

- Existing Parks
- Playgrounds
- Recreation Center
- Ice rink
- Swimming pool
- Skateboard park
- Bowling alley
- Basketball court
- Youth softball fields
- Other Suggestions \_\_\_\_\_

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What other types of recreational opportunities would you like to see in Nome? Select your top 3 priorities

- More parks
- Better walking paths/sidewalks
- Trails for biking, skiing, walking, hiking
- Snowmachine trails/routes within the City
- Covered ice rink
- Tennis court
- Handicap accessible playground
- Full-size outdoor basketball court
- More pavilions and picnic tables
- Public restrooms/outhouses that are maintained
- Develop new parks**
- Provide better walking paths in the City**
- Improve/identify trails for biking, skiing, snow machining**
- Other Suggestions \_\_\_\_\_

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**ENVIRONMENT AND NATURAL RESOURCES**

What types of natural areas do you enjoy and most contribute to your quality of life.

Select the top two-your top 3 priorities.

- Ocean
- Beaches
- Rivers

**Commented [JR15]:** Do you want a short paragraph at the beginning of each section (e.g. "Recreation") that lays out what you mean by 'recreation', 'land use', etc – and perhaps how, in general, the responses will be used? Not sure if that is useful or not.

**Commented [JR16]:** Do you want 'facilities' or 'areas'?

**Commented [JR17]:** Top 3

**Commented [JR18]:** I would name at least some of them. I don't think people necessarily think of the square in front of OSJ as a 'park', for example, but people like it.

Also – might add something specific about basketball – even if it is included 'within' other parks/playgrounds.

Would add playgrounds as a separate choice.

I would also add the beach. The beach is one of my favorite recreation areas in Nome. MPF – added basketball, playgrounds. Beach was added to next question. Question about naming parks may be better as part of the plan development process.

**Commented [JR19]:** This could even be broken out more into Rec Center weight room, Rec Center climbing wall, etc etc to get a better idea of which parts of that specific facility people really value.

**Commented [JR20]:** Do you mean improved, or created/added? I think something more like – What other types of recreation facilities would you like to see in Nome?

-More parks  
-Better walking paths/sidewalks  
-trails for biking, skiing, walking, hiking  
-snowmachine trails/routes within the City  
-covered ice rink  
-tennis court  
-handicap accessible playground  
-full-size outdoor basketball court  
-more pavilions and picnic tables  
-public restrooms/outhouses that are maintained  
MPF Comment – changed question to Julie's recommendation

**Commented [JR21]:**

-ocean  
-beaches  
-rivers  
-streams and ponds  
-wetlands  
-open tundra  
-hills and mountains

MPF Comment - changed

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- [Streams and ponds](#)
- [Wetlands](#)
- [Open tundra](#)
- [Hills and mountains](#)

Please identify any specific local areas you feel need protection from development

**Commented [JR22]:** This should be removed or a separate question. MPF Comment – Moved to separate question

[Nome's energy \(electricity/power\) is currently generated primarily by diesel-burning engines. What other types of energy production would you like to see in Nome in the future? Select 3 options.](#)

[forms of alternative energy would you like to see in the next 10 years in Nome?](#)

- Expand wind
- Solar
- Wave driven energy
- Nuclear
- Natural gas
- None
- Other [Suggestions](#)

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**Commented [JR23]:** Might rephrase this to something like: Nome's energy (electricity/power) is currently generated primarily by diesel-burning engines. What other types of energy production would you like to see in Nome in the future? MPF Comment – wording changed to Julie's recommendation.

**Commented [JR24]:** Only some of the questions re-state the time frame. Be consistent and either remove, or include in all.

What can Nome do within the City limits to maintain and [improve aenhance the ability of residents to practice a](#) subsistence way of life and [continue the traditional uses of](#) provide continued access to fish and wildlife?

**Commented [JR25]:** People may be very hesitant to answer this question give the way the City has reacted in recent years to subsistence activities taking place within City limits. I personally wouldn't answer that question. MPF Comment – delete based on Julie's comment and modification of the above question.

[Delete -](#) What areas of the City do you use for access points to [subsistence](#) resources? Please provide any recommendations:

**Commented [JR26]:** Just put a 'none' choice.

**Commented [JR27]:** Come on – this has to include mining – 'off shore environment' doesn't cut it.

-road dust  
-other air quality issues  
-lack of good recycling opportunities for household waste  
-lack of good recycling opportunities for electronic waste (e.g. household appliances, computers, cell phones, etc.)  
-overall quality of drinking water  
-fluoride in drinking water  
-other water quality issues (e.g. water quality in streams, rivers, ocean)  
-noise  
-hazardous material disposal  
-off shore gold dredging  
-lingering effects of historic gold mining  
-indoor air quality in older housing and office buildings  
-other (please specify)  
MPF Comment – changed to Julie's wording

**Commented [JR28]:** Top 3

What, [if any](#), environmental issues in Nome concern you? [Select your top 3 priorities:](#)

- [Road dust](#)
- [Other air quality issues](#)
- lack of good recycling opportunities for household waste
- lack of good recycling opportunities for electronic waste (e.g. household appliances, computers, cell phones, etc.)
- overall quality of drinking water
- Fluoride in drinking water
- other water quality issues (e.g. water quality in streams, rivers, ocean)

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- Noise
- Hazardous materials disposal
- Off shore gold dredging
- lingering effects of historic gold mining
- indoor air quality in older housing and office buildings
- Other Suggestions \_\_\_\_\_

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

## ECONOMIC DEVELOPMENT

What type of development and growth would you like to see in Nome. Select your highest priorities top 3 priorities:

- More Commercial and small businesses
- Industrial and manufacturing businesses
- Port Development
- Fisheries Development
- Value added Fisheries Production
- more Tourism and recreation opportunities
- Parks and nature preserves
- Service sector (ie, health care)
- Mining
- Other Suggestions \_\_\_\_\_

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

Nome should use tax dollars to recruit new business and industry.<sup>2</sup>

- Agree
- Do not agree Disagree
- No opinion

Delete this option  Other/Suggestions \_\_\_\_\_

**Commented [JR29]:** What's the difference? MPF  
Comment on this question – Sue can you please work on this  
as part of your editing.

**Commented [JR30]:** Top 3

**Commented [JR31]:** What's the difference? More  
businesses? More small businesses?

**Commented [JR32]:** I think these need examples.

**Commented [JR33]:** These need to be more specific.  
Creation of new commercial fishing opportunities

**Commented [JR34]:** More fish processing businesses  
(value added fish processing) - not sure, but as it is is  
unclear

**Commented [JR35]:** These could include recreation – like  
birders taking fat-bike tours. More recreation development  
isn't necessarily 'economic growth' though

**Commented [JR36]:** Same here? Probably falls under  
tourism

**Commented [JR37]:** Expanded service sector – e.g. more  
health-care businesses, more xxx?

**Commented [JR38]:** More mining?

**Commented [JR39]:** I would delete this. You have 'other'  
in the previous question – let people add things there.

**Commented [JR40]:** Would delete this option. You want to  
know if people agree or disagree. They can give specific  
examples in the next response.

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

### INFRASTRUCTURE?

The following infrastructure improvements are important to Nome. Please select your top 3 priorities.

- Port and Harbor Improvement
- Airport improvements
- Road system improvements
- Road system expansion
- Future rail system
- Communications / Fiber optics
- Utility expansion
- Other/Suggestions \_\_\_\_\_

Commented [MPF41]: Sue can you help with this question. I changed it to make it consistent with the way we are asking other questions but it isn't quite right.

When you think about Nome's appearance, what improvements could be made?

### TRANSPORTATION

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

How important is improving the quality of various modes of transportation within Nome such as bus, biking, walking, etc.?

- Very important
- Somewhat important
- Not important
- Other/Suggestions \_\_\_\_\_

Commented [JR42]: What does this mean? This should be restructured some way to say something re improved and safer biking, improved/safer walking, public transportation such as buses. MPF Comment – Sue can you work on this as part of your editing please.

### CITY FACILITIES AND SERVICES

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

Police  
Fire

Highly dissatisfied      Dissatisfied      No opinion      Satisfied      Very Satisfied

Commented [JR43]: Something re taxes?

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### **Ambulance**

**Landfill / Monofill**

**Road Maintenance**

**Building-Maintenance of City Buildings**

**Animal Control**

**City Planning**

Carrie M. McLain Memorial Museum

Kegoayah Kozga Public Library

Parks and Recreation

Port & Harbor

Cemetery

### **QUALITY OF LIFE**

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

Highly dissatisfied	Dissatisfied	No opinion	Satisfied	Very Satisfied
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**Nome is a good place to live and raise a family**

**Nome's appearance is inviting and appealing**

**Indigenous cultures and histories are valued**

**Nome is safe**

**Nome is affordable**

**Nome is a friendly welcoming community**

**Proximity to nature and open space is valued**

**Nome is a tight knit community**

**Nome's public schools provide a quality education**

**Commented [JR44]:** This could be broken down into housing, food, fuel, etc.

Make sure this whole table is on one page, so people don't have to flip back and forth to see columns

**Commented [JR45]:** What is the goal with this one? 'tight knit' could be interpreted as good and as bad. Suggest something more specific here. MPF Comment – Sue can you work on this in your editing.

To what extent do the following areas need to be addressed:

Not at all – this is not a concern	To a small extent	No opinion	To a moderate extent	To a great extent – this is a large concern
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**Vacant and derelict buildings**

**Public Safety**

**Substance and alcohol use**

Cleaning up litter around town

Community-wide beautification

**Junk vehicles**

**Public Educationschools**

**Community health care**

**Elder services**

**Arts and Culture**

**Preservation of our historic buildings**

**Preservation of our cultural sites**

**Dog feces**

**Animal welfare**

**Homelessness**

**Public intoxication on Front Streetpeople on Front Street causing disturbances**

**Dust control**

What is Nome doing well?

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

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

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

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

**Commented [MPF46]:** Julie we had a long discussion about how to make this wording nonjudgmental, other descriptive words discussed were: vagrancy, inebriation, loitering, public intoxication. We would like your input.

**Commented [JR47]:** Yup, super sensitive topic. No matter how this is worded, some people will be unhappy, I'm guessing. Really this is a question about public intoxication – that is what they are getting at, I think. "Public intoxication on Front Street" is the most straight-forward way to say it. I don't know that most people have a 'problem' with homeless people ('vagrancy') simply existing on Front Street – it is homeless people that are drinking, other people that are drinking, people who are drinking and just hanging out while drunk/drinking, people who are drinking and creating disturbances or who are endangering themselves.

MPF Comment – changed from People on Front Street causing disturbances to Public intoxication on Front Street

**Commented [JR48]:** What is the difference here? Probably get same answers in both. MPF Comment – moved to same question area.

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Optional: name and email \_\_\_\_\_

### DEMOGRAPHICS About You

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

How long have you lived in Nome?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 15 years
- 16 to 20 years
- More than 20 years
- Prefer not to answer

Commented [JR49]: Not everyone knows what demographics means

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How long do you plan to live in Nome?

- Less than one year
- 1-5 years
- 6-10 years
- 11-20 years
- More than 20 years
- Prefer not to answer

Commented [JR50]: Could just do a 'I don't plan to move' response.

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

- Resident – full-time
- Resident – part-time
- Non-resident
- Business owner
- Employed in Nome
- Property owner
- If other – please specify \_\_\_\_\_

Commented [JR51]: What is the goal here? To learn if full/PT residents are survey respondents, or something else? There could be lots of other answers here.

With what gender do you identify?

- Male
- Female
- Other/prefer not to answer

Commented [JR52]: Two separate choices. Do you really need this info? If not, I suggest removing.

What is your age?

- Under 190 to 19 years

Commented [JR53]: You are missing 19 years old with this scheme

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- 20 to 29 years
- 30 to 44 years
- 45 to 64 years
- 65 years and older

What is your **race**?

- Alaska Native or American Indian
- White
- Hispanic or Latino
- Black or African American
- Asian
- Hawaiian or Pacific Islander
- Two or more races – please specify \_\_\_\_\_
- Other

**Commented [JR54]:** Do you need to follow census categories? Do you really need this information? If so, I suggest doing this differently and asking about cultural affiliation as opposed to race. MPF Comment – Sue if you can work on this editing. Mainly I want to make sure have survey responses that represent the population.

Delete - For participants age 25+, if you are 25 years old or older, what is your level of education?

- less than High School
- High School / GED graduate or higher
- Some college
- Associates and Bachelor's degree
- Masters or higher

**Commented [JR55]:** Do you really need this information? If not, I suggest you delete.

Which best describes your living situation

- I own the place I live
- I rent the place I live
- I live with family or friends
- I am homeless
- Other \_\_\_\_\_

In what area of Nome do you live:

- Inside of City limits
- Outside of City limits

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

- Employed – full time
- Employed – part time
- Employed – seasonally
- Self employed
- Unemployed
- Stay at home caretaker

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- Student
- Retired
- Other

What is your primary mode of transportation around town?

- I drive
- I walk
- I take a cab
- I ride-drive my off road vehicle
- I take the bus
- I ride my bike
- A family member/friend drives me
- Other