



Date: July 8, 2025  
From: Dan Grimmer, City Clerk  
To: The Nome Planning Commission  
Subject: BSRHA Conditional Use Permit

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**Comments from Engineer and Clerk:**

We are not aware of them having a USACE permit for this parcel yet or a permit from the AKDOT for the potential easement onto the Nome Teller HWY.

We have not seen a Preliminary Plat request for a Minor SUB despite all the comments and suggestions provided to them from John and I.

They have submitted a Fill permit and Building permit which cannot be approved before the zoning issue has been resolved.

Before a fill permit can be issued by the City, the wetland permit and driveway permit need to be obtained. They can fill a portion of the property before the plat is completed, but the Planning Commission would need to approve multiple dwelling units on a single parcel, like a condominium development.

We suggest looking at this development as a condominium-type development (at least at this early stage) to help BSRHA with their proposed timelines. We believe it should be considered that the conditional use be for single-family, duplex, and multi-family dwellings on the entirety of Rube Placer Mining Claim, USMS 1898.

**Statements & Comments from the City Planner:**

This application supports needed residential development, and the applicant is in a time crunch at this point. But the most appropriate way of approaching this development would be to plat it and rezone it. And that takes time. The reason it takes time is that it is a significant change and layers of review involving utilities and access to say the least.

If we are going down the road of the conditional use permit, referencing John's suggestion, the technical request would be for this conditional use permit to allow for multifamily and single family uses for the entire property, with their general plan to be what they have provided here for this smaller portion.



With that in mind, this property is zoned as Resource Development. Nome's code lists out what conditional uses can be considered for each district. In this case, it's limited...

**18.80.030 Conditional Uses and Structures**

*The following uses are permitted with a conditional use permit in resource development districts; provided, that the following additional criteria are met:*

- (a) The use is consistent with the intent of the resource development district subarea.*
- (b) There will be no conditional uses allowed until a resource development subarea plan is adopted. (18.20.010 defines "Subarea" as a portion of a zoning district identified in a specific plan addressing development of that portion of a zoning district.)*

Based on what was submitted, the comments of the City Planner include the following:

- The application proposes 15 dwelling units (combination 3 triplexes or multi-family dwellings and 6 single family homes) on an un-subdivided piece of property.
- No subarea plan has been developed.
- This is a portion of a larger property, with unclear roadway or ROW access, how utilities would access.
- It is not clear if there is adequate turn space on the southern point of the property, or if this is connecting to the property to the south.
- It is not clear that setbacks are being met as is.
- They do have an area identified for snow storage.
- This property is zone Resource Development and the Adjacent Property to the south is zoned Residential.
- The use Matrix of Permitted and Conditional Uses (18.110.010 labels single family, duplex and multi-family dwellings as conditional uses in this zoning district.
- The comprehensive plan does call for housing.