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CITY OF NOME
CLERKS DEPARTMENT

City of Nome, Alaska
Application for Conditional
Use Permit

Date: 6/4/2025

Permit CU-25-01

The undersigned hereby applies to the City of Nome for approval of the following conditional use permit to the land as follows as per NCO Title 18. Chapter 120.

Property Owner: Bering Straits Regional Housing Authority (BSRHA) Phone #: (907)443-8612

Property Address: Just north of Icy View on the right side of the Nome Teller Highway (see map)

Mailing Address: PO Box 995, Nome, AK, 99762

Legal Description: A 2.6 acre subdivision of the Rube Placer Mining Claim (subdivision under consideration) all lying and being in U.S. Mineral Survey NO. 1898; Records of the Nome Recording District, Second Judicial District, State of Alaska (see attached proof of ownership and drawings)

CURRENT ZONE DESIGNATION: Resource Development

PROPOSED CONDITIONAL USE: Residential: 15 units total on 2.6 acres of land.

Construct, operate, and maintain one triplex consisting of two two-bedroom units and one three-bedroom unit available exclusively to low-income families as defined by HUD with rent limited to 30% of family income.

Construct, operate, and maintain two triplex buildings with all one-bedroom units, and six one-bedroom homes. These Rural Professional Housing (RPH) units will be available first to State of Alaska Employees and then to City of Nome employees if no State employees need housing. Income from the RPH units will be used to subsidize low-income unit operation & maintenance.

Zoning- 18.120.20 NCO - The following process shall apply to conditional permits. The City Clerk shall give notice of the public hearing in the following manner:

- a. The City shall send notice of the public hearing to the applicant, all property owners of record within three hundred (300) feet of the property in question no less than fourteen (14) days before the hearing.
- b. The referral information shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name.
- c. The City shall also publish notice in a newspaper of general circulation.
- d. The City shall prepare a public hearing notification sign to be posted on the property by the applicant.
- e. The hearing may be held no less than fourteen (14) days from the date of property posting and newspaper publication.
- f. If the conditional use request is accompanying another application, which is scheduled

for public hearing before the Planning Commission, one public hearing may be held on both applications.

PLEASE NOTE:

Conditional Use Application Submittal.

The applicant shall submit one (1) copy of the complete conditional use application package to the City and shall request that the Planning Commission review the application. **Conditional use request shall include:**

- 1) Conditional Use Application Form.
- 2) Written statement and any graphics necessary to describe the precise nature of the proposed use and its operating characteristics and to illustrate how all conditional use review criteria have been satisfied.
- 3) A map showing the proposed development of the site, including building locations, parking, utilities, and drainage features.
- 4) Preliminary building plans and elevations sufficient to indicate the dimensions, general appearance, and scale of all buildings.
- 5) Such additional material as the City may prescribe or the applicant may submit pertinent to the application.

This request will be heard before the Nome Planning Commission on July 8, 2025.
Applicant attendance is required.

CERTIFICATION

I hereby certify that (I Am) (I have been authorized to act for) the owner of the property described above and that I desire a conditional use permit for this property in conformance with the Title 18 NCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability, that this application meets them. I understand that payment of the conditional use fee is non-refundable, and it is to cover Costs associated with the processing of this application and that it does not assure approval of the request.



Signature of Applicant

6/4/2025

Date

Planning Commission Additional Restriction or Conditions:

A conditional use hearing on this permit was held by the Planning Commission on _____ and this permit (was / was not) approved.

Chairman, Planning Commission Date

City Clerk's Office Date

Date/Fee Paid: 06/06/25

Receipt No: P&P 177251640

FEE SCHEDULE:

Regular Planning Commission Meeting: \$200

Special Planning Commission Meeting: \$300

Project Narrative

The Bering Straits Regional Housing Authority (BSRHA) respectfully requests that the Nome Planning Commission take prompt action to approve a conditional use permit to construct, operate, and maintain residential housing in an area currently zoned for resource development.

The proposed development includes a total of fifteen units on a 2.62-acres of land just north of the Icy View subdivision on the East side of the Nome-Teller Highway, averaging .17 acres/unit. For the purpose of residential housing development BSRHA acquired the land from Arctic Gold Mining LLC on 11/20/2024 (Cape Nome Recording District Document 2024-001332-0 Statutory Warranty Deed)

The proposed development includes one low-income triplex, funded by ERA2 and Denali Commission resources, that will be made exclusively available to low-income families as defined by HUD, where rent will be limited to 30% of family income. This triplex must be completed by October 1, 2025, or BSRHA forfeits the funding.

The proposed development also includes two triplexes, and six single-family Rural Professional Housing (RPH) homes that must be available first, to State of Alaska employees, then to City of Nome employees if nobody from the State needs housing. BSRHA will use income from these market-rate units to subsidize the operation and maintenance of the low-income triplex above.

These homes will have utility services connected to Nome Joint Utility Systems infrastructure. BSRHA continues to collaborate with NJUS, and is about to award a contract to a qualified engineering firm to design and engineer utility service to the homes. NJUS advises they have unused utility components in stock, not used on a previous project, that are available if needed.

In 2024 BSRHA signed a contract with NANA Construction to build the homes off-site during the winter of 2024-25, to deliver them by barge to Nome in the summer of 2025, and to complete construction during the summer of 2025. NANA commits to meeting the deadline on the low-income triplex, contingent on the gravel pad being ready for construction on August 1st, 2025.

We are in the process of obtaining a RGP-07 Rural Development permit from the US Army Corps of Engineers (USACE). The City of Nome can not issue a construction permit until USACE clears the project. Q-Trucking is prepared to build the pad as soon as permits are in place. They advise it will take 7 – 10 days to get the project done.

The project supports the goals of the Nome Comprehensive Plan 2020. It increases the supply of safe, healthy, and affordable housing and promotes workforce retention by providing housing for State and City employees near existing neighborhoods. It also promotes long-term economic viability and growth, linked to significant projects such as the Port of Nome expansion and the Graphite One mine. The City of Nome and the Bering Straits Native Corporation, property owners within 300 feet of the proposed development, have both been aware of the project for several months and support it.

With the Nome Port Expansion Project approaching, it is in the City of Nome's best interest for BSRHA to deliver a complete, self-contained housing subdivision that meets urgent housing needs in the summer of 2025. We request the Planning Commission's support in approving the zoning action necessary to keep this project on track.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Rose", with a stylized, cursive script.

Walter H. Rose

Proof of Ownership

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A
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K
A

2024-001332-0

Recording Dist: 201 - Cape Nome

11/20/2024 09:49 AM Pages: 1 of 2



AFTER RECORDING RETURN TO:

Grantee

STC 2447429

STATUTORY WARRANTY DEED

THE GRANTOR(S): Arctic Gold Mining LLC

whose mailing address is: PO Box 2664, Edward, CO 81632

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

THE GRANTEE(S): Bering Straits Regional Housing Authority

whose mailing address is: PO Box 895, 1008 Front Street, Nome, AK 99762

the following described real estate:

Rube Placer Mining Claim all lying and being in U.S. MINERAL SURVEY NO. 1898; Records of the Nome Recording District, Second Judicial District, State of Alaska

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.



