

PLANNING MEMO

TO: Glenn Steckman, City Manager
FROM: Erin Reinders
RE: Downtown Zoning
DATE: 1/28/24

SUMMARY: This memo includes the following:

1. **BACKGROUND**, providing an overview of the process thus far and where we have reached general consensus.
2. **DISCUSSION**, focusing on boundaries, dimensional requirements, and permitted and conditional land uses.

BACKGROUND: 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 and to encourage mixed use development in this particular area.

The October memo outlined the guidance from the Comprehensive Plan and Zoning Ordinance. The memo introduced two potential paths forward - new zoning district or a sub-area. Together, we came to an agreement on the path forward, a new zoning district, and developed a sound starting point for dimensional requirements, and permitted and conditional land uses.

In January we discussed the new zoning district concept with the Planning Commission. We defined a purpose/intent statement for this zoning district, began to consider potential boundaries, agreed on several dimensional requirements, and came to consensus on the majority of permitted and conditional land uses.

This memo and the February Planning Commission meeting will focus on the following:

- Confirm appropriate uses for the district based on the January Worksession and additional research.
- Confirm dimensional requirements based on the January Worksession and additional research.
- Refine or determine geographic limits.

Once we get this more solidified, we will need to outline the approval and mapping process and timeline, with the guidance described in the October memo and in Chapter 18.170.

DISCUSSION: Again, this memo focused on permitted and conditional land uses, dimensional requirements, and boundaries.

Land Uses. The table below outlines Nome's land uses by zoning districts currently in the downtown area along Front and River Streets for context. This list was developed from the summary table in Chapter 18.110.

Based on the discussion in January; **Private storage, not including junk, or small warehouse associated with residential use/home occupations** is identified as a conditional use. Previously this was proposed as not allowed.

Additionally, I suggest the following adjustments from what was originally proposed and discussed in January:

- **Public utility facilities or structures** be identified as Condition Use, which had been identified as Permitted. This would be more consistent with the intent of the distinct and more in line with how other districts address this use. If a tower were to be proposed, there is potential that could be categorized as this land use. This conditional use designation would allow for more oversight and input..
- **Snow dump and storage sites** are identified as a Conditional Use, which had been identified as Not Allowed. This would be in keeping with most other zoning districts and operations.

<u>Land Use / Zoning District</u>	<u>General</u>	<u>Commercial</u>	<u>Industrial</u>	<u><i>Proposed Downtown</i></u>
Residential uses				
Single family dwellings	Permitted	Conditional use	Conditional use	<i>Not Allowed</i>
Duplex dwellings	Permitted	Conditional use	Conditional use	<i>Not Allowed</i>
Multiple-family dwelling	Permitted	Conditional use	Conditional use	<i>Permitted</i>
Mobile homes and mobile home parks	Permitted	Conditional use	Conditional use	<i>Not allowed</i>
Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional use	Conditional use	<i>Permitted</i>
On premise dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<i>Permitted</i>
Civic/Institutional/Public uses				
Parks and Playgrounds	Permitted	Permitted	Conditional use	<i>Permitted</i>
Churches	Permitted	Permitted	Not allowed	<i>Permitted</i>
Public and governmental buildings and uses	Permitted	Permitted	Permitted	<i>Permitted</i>
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	<i>Permitted</i>
Schools	Permitted	Permitted	Not allowed	<i>Permitted</i>
Museums and cultural facilities	Permitted	Permitted	Not allowed	<i>Permitted</i>
Public utility facilities or structures	Conditional use	Not allowed	Permitted	<i>Conditional use</i>

Snow dump and storage sites	Conditional use	Conditional use	Permitted	<i>Conditional use</i>
Youth correction facilities	Conditional use	Conditional use	Not allowed	<i>Not allowed</i>
Halfway houses	Conditional use	Conditional use	Not allowed	<i>Not allowed</i>
Correctional facilities	Conditional use	Conditional use	Not allowed	<i>Not allowed</i>
Cemetery	Not allowed	Not allowed	Permitted	<i>Not Allowed</i>
Interpretative area or visitors center	Permitted	Permitted	Not allowed	<i>Permitted</i>
Public watershed area and related facilities	Not allowed	Not allowed	Not allowed	<i>Not allowed</i>
Business/Commercial/Retail uses				
Hospitals, medical and dental clinics	Permitted	Permitted	Not allowed	<i>Permitted</i>
Home businesses and occupations	Permitted	Conditional use	Conditional use	<i>Permitted</i>
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not allowed	Conditional use	Conditional use	<i>Not allowed</i>
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Conditional Use	Conditional use	<i>Conditional Use</i>
Retail and wholesale businesses	Permitted	Permitted	Permitted	<i>Permitted</i>
Offices	Permitted	Permitted	Permitted	<i>Permitted</i>
Restaurants, taverns and entertainment establishments	Permitted	Permitted	Permitted	<i>Permitted</i>
Hotels and motels	Permitted	Permitted	Not allowed	<i>Permitted</i>
Funeral homes	Permitted	Permitted	Permitted	<i>Permitted</i>
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Permitted	Not allowed	<i>Permitted</i>
Personal service businesses	Permitted	Permitted	Not allowed	<i>Permitted</i>
Recreational facilities	Permitted	Permitted	Permitted	<i>Conditional Use</i>
Day care houses and facilities	Permitted	Conditional use	Not allowed	<i>Conditional Use</i>
Industrial uses				

Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Permitted	Permitted	Not Allowed
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	Conditional use
Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	Permitted
Service stations	Conditional use	Permitted	Permitted	Not allowed
Vehicle and equipment repair facilities	Not Allowed	Conditional use	Permitted	Not allowed
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not allowed	Permitted	Not allowed
Boat marinas and docks	Not Allowed	Permitted	Permitted	Conditional use
Marine transportation and port facilities	Not Allowed	Permitted	Permitted	Conditional use
Navigation aids and facilities	Not Allowed	Permitted	Permitted	Not allowed
Bulk Petroleum storage, including aviation fuel	Not Allowed	Not allowed	Permitted	Not allowed
Junkyards, commercial, and auto wrecking yards	Not Allowed	Not allowed	Permitted	Not allowed
Aircraft storage, loading, parking, repair and aviation related facilities	Not Allowed	Not allowed	Permitted	Not allowed
Warehousing and storage	Conditional use	Permitted	Permitted	Not allowed
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Permitted	Not allowed
Transportation facilities, including bus and taxi operations	Not Allowed	Permitted	Permitted	Conditional use
Dredging and filling	Not Allowed	Not Allowed	Permitted	Not allowed
Dog kennels and lots	Not Allowed	Not Allowed	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	Not allowed

Helicopter landing pad	Permitted	Not Allowed	Permitted	Not allowed
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Dimensional Standards. The Planning Commission supported zero foot setbacks from all property lines during the January 9 worksession, as well as keeping the minimum lot size at 5,000 square feet.

What will also need to be determined is the setback from the top bank of any drainage ditch and from a closed drainage system. Other zoning districts require a 10 foot setback from each. Based on discussions with the Public Works and Building Inspector, I have kept these setbacks 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. Specific to this area, Cole Cushman points out that this would allow access for repair of the outflows which cross to the seawall.

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

Potential Boundaries. The boundaries of the new zoning district need to be defined, as this could incorporate some of River Streets in the new district. We began discussion about how far east or west the district would go, and how it would transition to neighboring districts, during the January Worksession.

The table below outlines some potential boundaries, with a map that may be helpful to visualize. Specific boundaries, however, will require more analysis. We determined that this district would include some land on the west side of Bering Street to W 1st Avenue. We also determined that the intent was to focus on Front street, and not the lots facing 1st Avenue.

Potential Downtown Mixed Use Zoning District Boundaries
Red Outline (Includes vacant property on the West and the Mini Convention Center, and stops at Steadman Street)
Red and Blue Outline (Includes vacant property on the West and the Mini Convention Center, and stops at Moore Way)
Red, Blue and Green Outline (Includes vacant property on the West and the Mini Convention Center, and stops at Mettler Way)

