

PLANNING MEMO

TO: Planning Commission
Glenn Steckman, City Manager
FROM: Erin Reinders
RE: Downtown Zoning Update
DATE: June 4, 2024

SUMMARY: This memo outlines the next steps for the Planning Commission within the Collaboration phase of creating a new downtown zoning district. Today's meeting provides an opportunity for the Planning Commission to review material and reflect on what was heard at the Community Meeting. Specific feedback is requested on the geographic boundaries, land uses, and dimensional requirements. Once consensus is reached on these areas, we can work to begin the Adoption phase.

BACKGROUND: To review, 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.

The Planning Commission held a Community Meeting on April 29th, the memo prepared for the May Planning Commission meeting offers an overview of that meeting. There remains general consensus that: ***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.*** Now the discussion is focused primarily on reviewing and refining the boundaries, land uses and dimensional standards proposed for this new district, with community feedback in mind.

Once consensus is again reached at the Planning Commission level, the formal adoption process for both the proposed map and zoning code changes can begin. The formal process is directed by municipal code including formal mailed and posted notices as well as public hearings. This adoption phase is heavily impacted by various notice requirements. The following is a general flow:

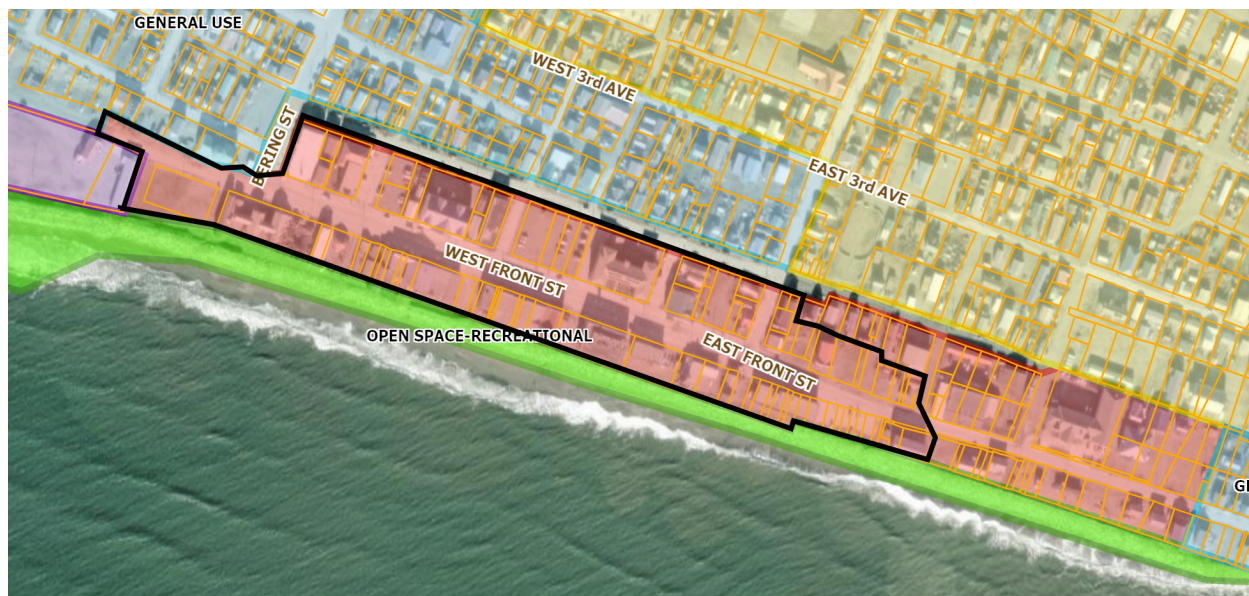
- Staff or Planning Commission: Set Zoning Amendment Public Hearing (minimum of 30-days in advance)
- Staff: Complete Public Notification Process (30-day notice requirement for Planning Commission hearing)
- Staff: Proposed map made available at City Hall (15-days prior to Hearing)
- Planning Commission Meeting: Planning Commission Public Hearing and Action on the Zoning Amendment and finalize based on Planning Commission Comments
- Common Council Meeting: First Reading and Set Public Hearing (minimum of 30-day in advance)
- Staff: Complete Public Notification Process (30-day notice requirement for Common Council Hearing)
- Staff: Proposed map made available at City Hall (15-days prior to Hearing)
- Common Council Meeting: Second Reading and Public Hearing, Common Council Public Hearing and Action on the Zoning Amendment

DISCUSSION: Today's discussion is focused primarily on reviewing and refining the **boundaries, land uses** and **dimensional standards** proposed for this new district, with community feedback in mind. We will

refine the geographical boundaries first, as that will help us in better defining appropriate land uses and dimensional standards.

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, the Planning Commission decided to begin the collaboration phase with the boundary as shown 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 included the Mini Convention Center.

After considering the feedback received at the community meeting, the Planning Commission determined to refine the boundaries to include only the Commercial District boundaries on the west side and to have the western boundary be Mettler, with the area between Steadman Street and Mettler Way focused only on the Front Street frontage. This map below is a visual representation of what was discussed at the May Planning Commission Meeting, for consideration and feedback.



Land Uses. The Planning Commission also needs to determine the proposed permitted and conditional uses in this new zoning district.

Following the presentation at the Community Meeting, there was a group discussion that highlighted a couple of concerns. Some mentioned that perhaps there was still too much restriction in terms of the uses allowed, with single family homes and warehousing being named specifically. Some in attendance mentioned that having to go before the Planning Commission for conditional use review and approval served as an additional hurdle for development.

At the May Planning Commission Meeting, Commissioners shared feedback they received at Community Workshop suggesting that Day Care Houses and Facilities be permitted and the desire to have a yoga storefront. Currently the Day Care use is identified as a condition use. A yoga studio would qualify as either retail (which is proposed to be permitted) or a recreation facility (which is proposed to be a conditional use and limited to billiards, bowling alleys, or similar commercial and retail scale uses.).

Written feedback specific to land uses collected at the Community Meeting included:

1. Green space on southside of Front street from Bering to Steadman. *(This appears to support limited development in this area. Currently, more intense land uses are proposed to be permitted, although parks are included in that listing.)*
2. Recreation Facilities, Cold Storage Space and Modular Housing, associated with hotel development, were identified as desirable. There was concern that, although much of this is keeping with the intent of the new zoning district, that the listing of allowed uses may not allow for these particular uses. The following were specifically mentioned:
 - a. ATV rental for beach travel and tourism, possibly car rental. *(Depending on the details, this would qualify as retail [proposed to be permitted], recreation facility [proposed to be a conditional use] or transportation facilities [proposed to be a conditional use])*
 - b. Cultural cold storage space and butcher station for locals. It was noted this would support the needs of Nugget Hotel while also supporting and encouraging culture substance activity. This would tie in with tourism for Nome and rural Alaska. *(Again, whether or not these would be permitted would depend on the details and could fall into a number of uses.)*
 - c. Modular buildings. It was noted that these could serve as future port amenities in association with hotel, washateria, etc. with the goal of creating vibrant space. *(Modular buildings are not specify addressed in this portion of code, rather the uses of those building)*
 - d. Shop space that could be used for building skinboats, storage of skinboats, skinboat races, again with the goal of creating vibrant space. *(Again, whether or not these would be permitted would depend on the details and could fall into a number of uses.)*

The table outlines Nome's land uses by all zoning districts and not just those currently in the downtown area along Front and River Streets. This list was developed from the summary table in Chapter 18.110. This complete listing was requested during the May Planning Commission meeting as a result of feedback and concerns about residential uses.

Written Comments received at the Community Meeting related to each use are provided in the right column, when only General, Commercial, and Industrial districts were shown. Additional comments related to land uses follow the table for your consideration.

At the May Planning Committee meeting, there was discussion about the fact that refined geographic boundaries help with the final determination for the land uses.

Land Use / Zoning District	General	Residential	Commercial	Industrial	Resource Development	Open Space	Proposed Downtown	Comments
Residential uses								
Single family dwellings	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Not Allowed	- Written support (from Nugget Inn to Steadman on Front Street). -Another comment said they should be allowed.
Duplex dwellings	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Not Allowed	-Written support (from Nugget Inn to Steadman on Front

								<i>Street)</i> <i>-Another comment said they should be allowed.</i>
Multiple-family dwelling	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Permitted	<i>-Should not be allowed. (3) (One of those three stated that they were okay on First only)</i>
Mobile homes and mobile home parks	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Not allowed	<i>-Written support of not being allowed.</i>
Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional Use	Conditional use	Conditional use	Conditional use	Not allowed	Permitted	<i>-Written support.</i>
On premise dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Permitted	<i>-Written support.</i>
Civic/Institutional/Public uses								
Parks and Playgrounds	Permitted	Permitted	Permitted	Conditional use	Conditional use	Permitted	Permitted	
Churches	Permitted	Permitted	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Public and governmental buildings and uses	Permitted	Not Allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Schools	Permitted	Permitted	Permitted	Not allowed	Conditional use	Not allowed	Permitted	<i>-Should not be allowed. (3) (One of those three stated that they were okay on First only)</i>
Museums and cultural facilities	Permitted	Conditional use	Permitted	Not allowed	Conditional use	Conditional Use	Permitted	
Public utility facilities or structures	Conditional use	Not Allowed	Not allowed	Permitted	Conditional use	Permitted	Conditional use	
Snow dump and storage sites	Conditional use	Conditional use	Conditional use	Permitted	Conditional use	Not allowed	Conditional use	<i>-Should not be allowed (4) (One of those four stated that they were okay on First only)</i>
Youth correction facilities	Conditional use	Conditional use	Conditional use	Not allowed	Conditional use	Not allowed	Not allowed	
Halfway houses	Conditional use	Conditional use	Conditional use	Not allowed	Conditional use	Not allowed	Not allowed	
Correctional facilities	Conditional use	Not allowed	Conditional use	Not allowed	Conditional use	Not allowed	Not allowed	
Cemetery	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not Allowed	
Interpretative area or visitors center	Permitted	Conditional use	Permitted	Not allowed	Conditional use	Permitted	Permitted	
Public watershed area and related facilities	Not allowed	Not allowed	Not allowed	Not allowed	Conditional use	Permitted	Not allowed	
Business/Commercial/Retail uses								

Hospitals, medical and dental clinics	Permitted	Not allowed	Permitted	Not allowed	Conditional use	Not allowed	Permitted	- Should not be allowed on Front, but okay on First only.
Home businesses and occupations	Permitted	Permitted	Conditional use	Conditional use	Conditional use	Not allowed	Permitted	
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not allowed	Not allowed	Conditional use	Conditional use	Conditional use	Not allowed	Not allowed	
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Permitted	Conditional Use	Conditional use	Conditional use	Not allowed	Conditional Use	-Should not be allowed (3)
Retail and wholesale businesses	Permitted	Conditional use	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Offices	Permitted	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Restaurants, taverns and entertainment establishments	Permitted	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	
Hotels and motels	Permitted	Not allowed	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Funeral homes	Permitted	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Permitted	-Should not be allowed (3) (One of those three stated that they were okay on First only)
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Not allowed	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Personal service businesses	Permitted	Permitted	Permitted	Not allowed	Conditional use	Not allowed	Permitted	
Recreational facilities	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Conditional Use	
Day care houses and facilities	Permitted	Permitted	Conditional use	Not allowed	Conditional use	Not allowed	Conditional Use	
Industrial uses								
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not Allowed	
Outdoor storage, "not" including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Conditional use	-Should not be allowed (3) (One of those three stated that they were okay on First only)
Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	Permitted	Conditional use	Not allowed	Permitted	-Should not be allowed (4) (One of those four stated that they were okay on First only)
Service stations	Conditional use	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not allowed	
Vehicle and equipment repair facilities	Not allowed	Not allowed	Conditional use	Permitted	Conditional use	Not allowed	Not allowed	

Manufacturing, processing, assembling, wholesale or storage	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Boat marinas and docks	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Conditional use	<i>-Should not be allowed</i>
Marine transportation and port facilities	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Conditional use	
Navigation aids and facilities	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not allowed	
Bulk Petroleum storage, including aviation fuel	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Junkyards, commercial, and auto wrecking yards	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Aircraft storage, loading, parking, repair and aviation related facilities	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Warehousing and storage	Conditional use	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Not allowed	
Air transport terminals for passengers and freight	Not allowed	Not allowed	Not allowed	Permitted	Conditional use	Not allowed	Not allowed	
Transportation facilities, including bus and taxi operations	Not allowed	Not allowed	Permitted	Permitted	Conditional use	Not allowed	Conditional use	
Dredging and filling	Not allowed	Not allowed	Conditional use	Permitted	Conditional use	Not allowed	Not allowed	
Dog kennels and lots	Not allowed	Not allowed	Conditional use	Conditional use	Conditional use	Not allowed	Not allowed	
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not allowed	Not allowed	Conditional use	Not Allowed	Permitted	Not allowed	Not allowed	
Helicopter landing pad	Permitted	Not allowed	Conditional use	Permitted	Conditional use	Not allowed	Not allowed	

As a followup to the May Planning Commission Meeting about parking as it related to land use, the only parking requirements I could find were in 5.10.070 as part of the permit standards. In order to get building, remodeling or moving permits, the following requirement is expected to be addressed: *Every structure intended for residential occupancy shall provide off-street parking for at least one vehicle. Multi-unit residential structures shall provide for at least one off-street parking area per residential unit.*

Dimensional Standards. The Planning Commission is currently proposing 0-foot setbacks from all property lines, keeping the 10-foot setback from drainage ditches and systems, as well as keeping the minimum lot size at 5,000 square feet.

There had been some discussion at the Community Meeting about distinction between setbacks from the ROW and other setbacks. Snow drifts and loads with respect to neighboring structures, as well fire risk and access were mentioned as concerns related to the 0-foot side yard setbacks. It was noted that Front Street narrowed east of Steadman making the 0-foot front yard setback less desirable past Steadman.

At the May Planning Committee meeting, there was discussion about the fact that refined geographic boundaries help with the final determination for the setbacks.

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