



Agenda

Planning Commission Worksession

Wednesday, January 07, 2026 at 4:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 936 2815 3389 Password: 865591

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 4:00 P.M.

AGENDA APPROVAL

DISCUSSION TOPIC(S)

- A. Discussion with Agnew Beck and Stantec to review Title 21 Zoning Code Draft

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting is January 21, at 6:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

City of Homer Title 21 Update

Homer City Code
Title 21 ZONING AND PLANNING

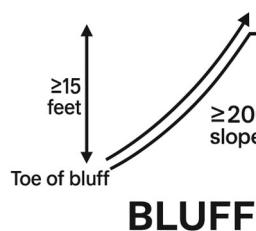
October 8, 2025 Working Draft

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Excerpts for Reference at January 7, 2026 Planning Commission Work Session

“Bed and breakfast” means a dwelling in which an individual or family resides and rents no more than five bedrooms in the dwelling to overnight guests, if the bed and breakfast use is accessory to the principal use of the dwelling as the primary residence of the operator.

“Bluff” means an abrupt elevation change in topography of at least 15 feet, with an average slope of not less than 200 percent (two feet difference in elevation per one foot of horizontal distance).



BLUFF

“Boat storage yard” means a lot used for the indoor or outdoor commercial dry storage of boats.

“Bridge Creek Watershed” means the watershed contributing to the City’s reservoir at Bridge Creek.

“Buffer” means an open space, landscaped area, fence, wall, berm, or any combination thereof used to physically separate or screen one use or property from another to shield or block visibility, noise, lights, or other undesirable effects.

“Buffer, runoff” means an area of natural or planted vegetation through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and that provides for infiltration of the runoff and filtering of silt and pollutants. The buffer is measured landward from the normal full water elevation of impounded structures and from the top of the bank of each side of a stream, river, ditch, or other channel.

“Buffer, stream” means a runoff buffer of a designated distance on each side of a channel measured perpendicularly from the top of the bank of each side of a stream, river, ditch, or other channel.

“Build-to Line” means an alignment establishing a certain distance from the front lot line to a line along which the principal structure or other specified structure shall be built.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building construction” means the placing of construction materials in a permanent position and fastened in a permanent manner in the course of constructing or erecting a building.

“Building coverage” means the area of a lot covered by the footprints of principal and accessory structures divided by the total area of the lot.

“Building height” is the vertical distance from grade plane to the average height of the highest roof surface of a structure, as measured according to HCC 21.05.030.

“Business, open air” or “open air business” means the retail sale or display of merchandise or services, including but not limited to farmers’ markets and flea markets, conducted outdoors or under a canopy for protection from the elements and held on a regular or periodic basis. Open air business does not include (1) outdoor display or sales of goods or services by a retail or wholesale business that is principally located in a building, or (2) sales, services or rentals of any kind of boat or motorized vehicle.

“Business, retail” means a place of business principally engaged in selling goods, substances or commodities in small quantities to the ultimate consumer, and may include rendering services incidental to the sale of such goods, substances or commodities. The term “retail business” does not include, as either a principal or accessory use,

automobile-oriented uses, the sale, rental, storage, service, or repair of any motor vehicles, or any use separately defined or listed in any zoning district.

“Business, wholesale” or “wholesale” means a place of business principally engaged in selling or distributing goods, substances or commodities in quantity to retailers or to industrial, commercial or institutional users mainly for resale or business use.

“Campground” means a parcel of land where two or more campsites are located that provides facilities for temporary recreational living in any manner other than a permanent building.

“Cemetery” means land used or intended to be used for burial of the dead and dedicated for cemetery purposes, including columbaria and mausoleums when operated in conjunction with and within the boundary of such cemetery.

“Channel protection storage volume” means the volume used to design structural management practices to control stream channel erosion.

Church. See “Place of assembly.”

“City Engineer” means an engineer within the Homer Department of Public Works designated by the Director of Public Works.

“Clearing” means the removal of trees and brush from the land, but shall not include the ordinary pruning of trees or shrubs or mowing of grass.

“Clinic, Medical” means a professional office with facilities for providing outpatient medical, dental or psychiatric services, which may include as incidental to the principal use a dispensary to handle medication and other merchandise prescribed by occupants in the course of their professional practices.

“Coastal edge” means the seaward extent of a relatively flat land where a slope break or scarp occurs that is adjacent and within 300 feet of the mean high-water line of Kachemak Bay. The chosen coastal edge must represent the seaward extent of land that is neither part of a previous landslide nor a bench on a slope.

“Cold storage” means a building equipped with refrigeration or freezing facilities that provides cold or frozen storage or freezing services.

“Collocation” means the placement or installation of wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound.

“Commercial vehicle” means any motor vehicle defined in AS 28.90.990 as a commercial motor vehicle or any motor vehicle with signs or logos exceeding nine square feet in combined area.

“Community Design Manual” means the Community Design Manual for the City of Homer, adopted by City Council Resolution 04-34, as may be amended from time to time.

“Comprehensive Plan” means a public declaration of policy statements, goals, standards and maps for guiding the physical, social and economic development, both private and public, of the City.

“Date of distribution” means the date on which a City official mails a written decision or order issued under the zoning code or, if the document is personally delivered, the date of such personal delivery.

“Day care facility” means any establishment for the care of children, whether or not for compensation, excluding day care homes and schools. Such day care facility must also be duly licensed by the State, if so required by State law or regulation.

“Day care home” means the principal dwelling unit of one or more persons who regularly provide(s) care, in the dwelling unit, whether or not for compensation, during any part of the 24-hour day, to eight or less children at any one time, not including adult members of the family residing in the dwelling. The term “day care home” is not

Nonconforming Use. See HCC 21.15.020.

“Nursing facility” means a facility that is primarily engaged in providing skilled nursing care or rehabilitative services and related services for those who, because of their mental or physical condition, require care and services above the level of room and board. “Nursing facility” does not include a facility that is primarily for the care and treatment of mental diseases or an assisted living home.

“Occupancy” means the purpose for which a building is used or intended to be used. The term may also include the building or room housing such use. Change of occupancy does not result from a mere change of tenants or proprietors.

“Office” means a physical location designed for, or used for conducting the affairs of a business, profession, personal service, service industry, veterinary, or government, but does not include direct retail or wholesale sale of goods except for those sales that are clearly incidental to the principal office use. Offices that are part of and are located with a business or industrial firm in another category are considered accessory to that firm’s primary activity.

“Off-road vehicle” means any motorized vehicle designed for or capable of cross-country travel on or immediately over land, water, sand, snow, ice, wetland, or other natural terrain, except that such terms exclude (1) registered motorboats, (2) military, fire, emergency, and law enforcement vehicles when used for such military, emergency, and law enforcement purposes, and (3) any vehicle whose use is expressly approved by the City of Homer.

“Oil water separators” means passive, physical separation systems, designed for removal of oils, fuels, hydraulic fluids, and similar products from water. They are generally large-capacity, underground cement vaults installed between a drain and the connecting storm drain pipe. These vaults are designed with baffles to trap sediments and retain floating oils. The large capacity of the vault slows down the wastewater, allowing oil to float to the surface and solid material to settle out.

“Open space” means an area reserved or developed for recreational uses or preserved for its natural amenities. Open space may include squares, parks, bicycle and pedestrian paths, refuges, campgrounds, picnic areas, playgrounds, and gardens. “Open space” does not include outdoor recreation facilities.

“Ordinary High Water Mark” means the line on a shore or bank of a body of water established by the normal fluctuations of water and indicated by a relatively abrupt change in observable physical, hydrologic, and biologic characteristics above and below the line. For a stream or lake the OHWM is approximately equivalent to the “bank.” For a marine shoreline, the OHWM is approximately equivalent to the “mean high water line.” In all cases, an appropriate mix of indicators used to establish the OHWM at a particular location are selected using means and methods that consider the type of water body and the characteristics of the surrounding area.

“Overbank flood protection volume” or “Qp” means the volume controlled by structural practices to prevent an increase in the frequency of out of bank flooding generated by development.

“Overlay district” means a defined area with supplementary regulations that is superimposed upon all or part of one or more underlying zoning districts. The boundaries of an overlay district are usually shown on the official map, but may be established by description.

“Overslope development” means an overslope platform and the structures located on the overslope platform.

“Overslope platform” means an elevated horizontal structure designed to support buildings that are located above the slope between an upland lot and the water of the Homer small boat harbor.

“Parking lot” means an off-street, ground level open area, usually improved, containing parking spaces for motor vehicles.

“Parking lot, double-loaded” means all or any portion of a parking lot in which there are parking spaces on both sides of the driving aisle.

“School” means any public or private property, or building or part thereof, which is designed, constructed or used for educational purposes or instruction in any branch of knowledge..

“Sediment” means soils or other surficial materials transported or deposited by the action of wind, water, ice, or gravity as a product of erosion.

“Senior housing” means attached or detached independent living developments, including retirement communities, age-restricted housing and active adult communities.

“Setback” means the required minimum distance between the lot line and a building, measured according to Chapter 21.05 HCC. The setback area establishes a required yard in which structures are prohibited or limited as provided in the zoning code.

“Sewer, community” means that portion of a nonpublic sewerage serving:

1. One or more multifamily dwellings;
2. A mobile home park, a trailer park, or a recreational vehicle park;
3. Two or more:
 - a. Single-family homes or duplexes;
 - b. Commercial establishments;
 - c. Industrial establishments; or
 - d. Institutions; or
4. Any combination of two or more of the structures listed in subsections (3)(a) through (d) of this definition.

“Sewer, public” means a sewer system operated for the benefit of the public by the City of Homer or a public utility under a certificate of convenience and necessity issued by the Regulatory Commission of Alaska or by its predecessor or successor agency.

“Shelter for the homeless” means a building used primarily to provide on-site meals, shelter and secondary personal services such as showers and haircuts to the homeless and the needy on a nonpermanent basis for no or nominal compensation.

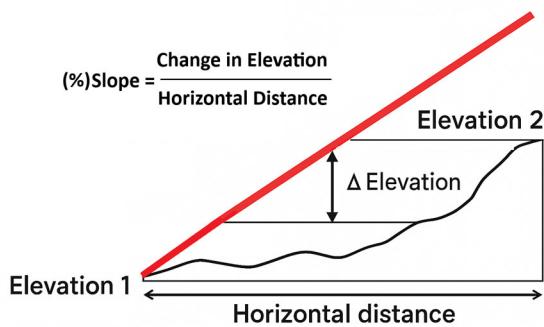
Sign. See HCC 21.60.040.

“Site” means any lot, tract, or parcel of land, or a portion thereof, or any combination thereof that is in one ownership or is contiguous and in diverse ownership, where development exists or will be created as one unit, subdivision, or project.

“Site plan” means a plan, to scale, showing the proposed use and development of a site. The plan generally includes lot lines, streets, points of vehicular access to the site, building sites and setbacks, reserved open space, existing buildings, major landscape features (both natural and manmade), and the locations of utility easements. Specific requirements for site plan submittal are described in applicable sections of the zoning code.

“Slash pile” means a row or pile of woody debris from timber harvesting, land clearing, or similar activity.

“Slope” means, with respect to two points on the surface of the ground, the ratio, expressed as a percentage, of the difference between their elevations divided by the horizontal distance between them. Slope is measured as provided in HCC 21.05.040.



“Stabilization, soil” means the prevention of soil movement by any of various vegetative or structural means.

“Stable, private” means an accessory building in which one or more horses are kept for private use and enjoyment and not for boarding, hire or sale; or in which not more than one horse is kept for boarding, hire or sale.

“Stable, public” means a building in which two or more horses are kept for boarding, hire or sale.

“State highway” or “Highway” means a street designated by the State as a part of the State highway system.

“Steep slope” means an elevation change in topography of at least 15 feet, with an average slope of not less than 45 percent (one foot difference in elevation per 2.22 feet of horizontal distance). A steep slope can occur naturally or can be created by excavation into or filling over natural ground.

“Stormwater management” means:

1. For quantitative control, a system of vegetative and structural measures that control the increased volume and rate of surface runoff caused by manmade changes to the land; and
2. For qualitative control, a system of vegetative, structural, and other measures that reduce or eliminate pollutants that might otherwise be carried by surface runoff.

“Stormwater management, off-site” means the design and construction of a facility necessary to control stormwater from more than one development.

“Stormwater management, on-site” means the design and construction of systems necessary to control stormwater within an immediate development site.

“Stormwater management plan” or “SWP” means a set of drawings or other documents prepared according to the requirements of this title and submitted by a person as a prerequisite to obtaining a stormwater management approval. A SWP will contain all of the information and specifications pertaining to stormwater management.

“Stormwater runoff” means flow on the surface of the ground, resulting from precipitation or snow melt.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement or cellar shall be considered a story.

“Story, half” means a story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two of its opposite exterior walls are not more than two feet above the floor of such story.

“Stream” means a body of flowing water, including a river, creek, tributary, or other watercourse.

“Stream banks” are defined by the steep or sloping ground that borders a stream and confines the water in the natural channel when the water level or flow is normal.

“Stream, intermittent” means a stream that does not flow continuously but stops or dries up from time to time.

“Stream, perennial” means a stream that flows continuously throughout the year, in contrast to an intermittent stream.

“Street” means a public thoroughfare including a public street, road or highway of any description that affords a principal means of access to abutting property. Street does not include alley or driveway.

“Street line” means the line of demarcation between a street right-of-way and the abutting lot(s).

“Stripping” means any activity that removes the vegetative surface cover including tree removal, clearing, grubbing and storage or removal of topsoil.

“Structural alteration” means any change of the supporting members of a building or structure such as bearing walls, columns, beams or girders.

“Structure” means anything constructed or erected that requires location on the ground or that is attached to something having location on the ground.

“Structure, Principal” means a building in which is conducted the primary or main use of the lot on which the building is situated.

“Studio” means a room, rooms or building where an artist or photographer does work, a place where dancing lessons, music lessons, or similar artistic lessons are given, or where radio or television programs are produced or where recordings are made.

“Timber growing, harvesting and forest crops” means the growing, harvesting, or both, for commercial purposes, of (1) trees including, without limitation, live trees, Christmas trees and tree products in the form of logs, chunks, bark chips or similar items; or (2) minor forest crops such as cones, ferns, greenery, berries and moss.

“Tiny House” means a dwelling that is 400 square feet or less in floor area excluding lofts.

“Total suspended solids” means the sum of the organic and inorganic particles (e.g., sediment) suspended in and carried by a fluid (e.g., water).

“Tower, amateur radio” means a fixed vertical structure used exclusively to support an antenna used by an amateur radio operator licensed by the Federal Communications Commission, plus its accompanying base plates, anchors, guy cables and hardware.

“Tower, communications” means a fixed vertical structure built for the primary purpose of supporting wireless communications equipment, plus its accompanying base plates, anchors, guy cables and hardware.

“Townhouse” means a building on its own separate lot containing one dwelling unit that occupies space from the ground to the roof and is attached to one or more other townhouse dwelling units by at least one common wall.

“Trip” in reference to traffic means a single one-way motor vehicle movement either to or from a subject property or study area.

“Turbidity” means an expression of the optical property that causes light to be scattered and absorbed rather than transmitted in straight lines through a water sample; turbidity in water is caused by the presence of suspended matter such as clay, silt, finely divided organic and inorganic matter, plankton, and other microscopic organisms.

“Use” means the purpose for which land or a structure is occupied, arranged, designed or intended, or for which either land or a structure is or may be occupied or maintained.

“Use, Accessory” means a use or activity that is customary to the principal use on the same lot, and which is subordinate and clearly incidental to the principal use.

“Use, Principal” means the use of a lot or structure that is of chief importance or function on the lot.

“Variance” means any deviation from the requirements of the zoning code authorized by the Planning Commission pursuant to Chapter 21.72 HCC.

“Vehicle fleet” means a group of vehicles operated under unified control.

Vehicle Maintenance or Repair. See “auto repair.”

“Visibility clearance” means the assurance of adequate and safe vision clearance particularly for vehicle operators and pedestrians; a specified area of clearance at corners of intersections where no plantings, walls, structures or temporary or permanent obstructions exceeding a specified height above the curb level are allowed.

“Warehouse” means a building used primarily for the storage of goods and materials. Also referred to as “commercial storage”.

“Water-dependent” means a use or activity that can be carried out only on, in or adjacent to water areas because the use requires access to the water body.

“Water quality volume” or “WQv” means the volume needed to capture and treat 90 percent of the average annual runoff volume at a development site.

“Water-related” means a use or activity that is not directly dependent upon access to a water body, but which provides goods and services that are directly associated with water-dependent uses or activities.

“Watercourse” means any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash, in and including any adjacent area that is subject to inundation from overflow or floodwater.

“Watershed” means any area of land that water flows or drains under or across ground on its way to a lake, pond, river, stream, or wetland. A watershed can be delineated on a topographical map by connecting the high points of the contour lines surrounding any water body.

“Wetland” means an area of land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

“Wind energy system” means a wind turbine and its supporting wind energy system tower.

“Wind energy system, Small” means a wind energy system having a rated capacity of less than 25 kilowatts and a total height less than 170 feet, whose primary function is to provide electric power for on-site consumption.

“Wind energy system tower” means a fixed vertical structure that supports a wind turbine, including a monopole or lattice tower, plus its accompanying base plates, anchors, guy cables and hardware.

“Wind turbine” means a bladed or other type of rotating mechanism that converts wind energy into electric energy.

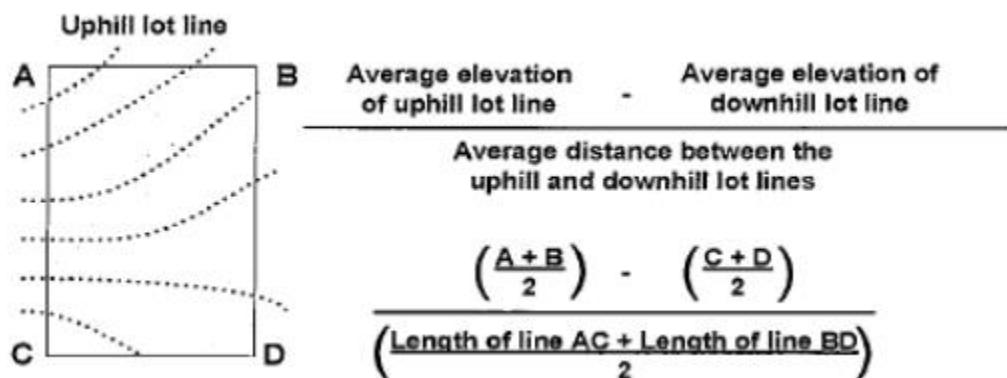
“Wireless communications equipment” means the set of equipment and network components used in the provision of wireless communications services, including without limitation antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding any wireless communications support structure.

excavation made for the purpose of locating or supporting the structure. In cases in which the normal grade cannot reasonably be determined, structure height shall be calculated on the assumption that the elevation of the normal grade at the base of the structure is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the primary entrance to the principal structure on the lot, whichever is lower. [Ord. 20-53 § 1, 2020; Ord. 19-22 § 1, 2019; Ord. 14-18(A)(S-2) §§ 2, 3, 2016; Ord. 09-34(A) § 3, 2009; Ord. 08-29, 2008].

21.04.040 Measuring slopes.

When calculating the slope of a lot, an average slope is used based on the elevations at the corners of the lot. The average slope of a lot, expressed as a percentage, is calculated by subtracting the average elevation of the uphill lot line and the average elevation of the downhill lot line and dividing the difference by the average distance between the two lot lines. The average elevation of the uphill or downhill lot line is calculated by adding the elevations at the ends of the lot line and dividing by two. See Figure 1.

Figure 1



[Ord. 08-29, 2008].

21.04.050 Measuring lot width.

- The width of a lot is calculated as horizontal distance between the side property lines of a lot, measured at right angles to the lot depth at the rear of the required front yard setback. See Figure 2.

Chapter 21.34 Slopes and Coastal Development

21.34.010 Purpose.

- a. The steep slopes overlay district regulates development activity and structures in areas affected by slopes, bluffs, ravines, and the coastal edge, and provides the means for additional review and protection to encourage safe and orderly growth to promote the health, welfare and safety of Homer residents.

21.34.020 Applicability.

This chapter applies to all development activity that disturbs the existing land surface, including without limitation clearing, grading, excavating and filling in areas that are subject to any of the following conditions:

- a. Lots with average slopes 15 percent or greater, bluffs, coastal edge and ravines;
- b. Located within 40 feet of the top or within 15 feet of the toe of a steep slope, bluff, coastal edge or ravine; and
- c. Any other location where the City Engineer determines that adverse conditions associated with slope stability, erosion or sedimentation are present.

21.34.030 Permit Required.

No development activity, including clearing and grading, may occur before the issuance of a zoning permit under Chapter 21.12 HCC

21.34.040 Drainage and erosion control.

All development on a site affected by a slope of 15 percent or more, bluff, coastal edge or ravine, as described in HCC 21.34.020, shall be subject to level two drainage and erosion control standards in HCC 21.51.030 in addition to the requirements of this section.

21.34.050 Stormwater management.

All development on a site affected by a slope of 15 percent or more, bluff, coastal edge or ravine, as described in HCC 21.34.020, shall be subject to a stormwater management plan in addition to the requirements of this section.

21.34.060 Slope development standards.

a. Area of Development.

1. Except where the City Engineer approves a site plan under HCC 21.34.060(b)(4) that provides for a larger area of development, the area of development on a lot with an average slope:
 - i. Of 15 to 30 percent shall not exceed 25 percent of the total lot area.
 - ii. Greater than 30 percent but less than 45 percent shall not exceed 10 percent of the total lot area.
2. The area of development on a lot with an average slope of 45 percent or greater shall not exceed the area of development described in a site plan approved by the City Engineer under HCC 21.34.070.

b. Setbacks. Subject to the exceptions to setback requirements in HCC 21.34.060(b)(4), all development activity is subject to the following setback requirements:

1. No structure may be closer to the top of a ravine, steep slope or bluff than the lesser of:
 - i. Forty feet; or
 - ii. One-third of the height of the bluff or steep slope, but not less than 15 feet.
2. No structure may be closer than 15 feet to the toe of a bluff.
3. Structures shall be set back 40 feet from the coastal edge starting at the eastern extent of the City of Homer, adjacent to Kachemak Bay extending to the north-south section line dividing Sections 19 and 24 Township 6 South Range 14 West Seward Meridian, and excluding all property South of Mile Post 175 of the Sterling

Highway. All structures west of the section line shall be set back 60 feet from the coastal edge. No structure may be placed closer than 15 feet from the toe of a coastal edge.

4. Exceptions to setback requirements.

- i. Any of the following may be located within a setback required by HCC 21.44.030(c):
 - a) A deck extending no more than five feet into the required setback.
 - b) An unoccupied accessory structure having a building area not greater than 200 square feet that is no closer than 15 feet to the top of any bluff or ravine.
 - c) A boardwalk, sidewalk, foot path or stairway that provides access to a beach, bluff or accessory structure, and that is located at or within three feet above ground level.
 - d) Development activity that the City Engineer determines is reasonably intended to stabilize an eroding coastal edge.
- ii. No structure other than a structure described in subsections i. of this section may be located in a required setback without a variance issued in accordance with Chapter 21.10 HCC and a site plan approved by the City Engineer under HCC 21.11. [Ord. 22-32 § 2, 2022; Ord. 08-29, 2008].

c. Natural Drainage. The site design and development activity shall not restrict natural drainage patterns, except as provided in this subsection.

1. To the maximum extent feasible, the natural surface drainage patterns unique to the topography and vegetation of the site shall be preserved. Natural surface drainage patterns may be modified only pursuant to a site plan approved by the City Engineer under HCC 21.44.050, and upon a showing that there will be no significant adverse environmental impacts on the site or on adjacent properties. If natural drainage patterns are modified, appropriate soil stabilization techniques shall be employed.
2. The site shall be graded as necessary to ensure that drainage flows away from all structures for a distance of at least 10 feet, especially where building pads are cut into hillsides.
3. The development activity shall not cause an adverse effect on adjacent land and surrounding drainage patterns.

d. Erosion Control During Construction.

1. Erosion control methods approved by the City Engineer, including without limitation sediment traps, small dams and barriers, shall be used during construction and site development to protect water quality, control soil erosion and control the velocity of runoff.
2. Winter Erosion Control Blankets. If development on a slope is not stabilized by October 15th, erosion control blankets (or a product with equivalent performance characteristics) must be installed upon completion of the seasonal work, but no later than October 15th. The erosion control blankets shall remain in place until at least the following May.
3. Vegetation shall remain undisturbed except as necessary to construct improvements and to eliminate hazardous conditions, in which case it must be replanted with approved materials including ground cover, shrubs and trees. Native vegetation is preferred for replanting operations, and will be used where practicable.
4. Grading shall not alter the natural contours of the terrain except as necessary for building sites or to correct unsafe conditions. The locations of buildings and roads shall be planned to follow and conform to existing contours as nearly as possible. [Ord. 22-32 § 2, 2022; Ord. 08-29, 2008].

21.34.070 Site plan requirements.

- a. No permit for development activity for which HCC 21.34.060 requires a site plan may be approved unless the City Engineer approves a site plan for the development activity that conforms to the requirements of this section. The City Engineer shall accept or reject the plan as submitted or may require that specific conditions be complied with in order for the plan to meet approval.

- b. The site plan shall be prepared by a qualified civil engineer licensed to practice in the State of Alaska and shall include the following information:
 1. The location of all watercourses, water bodies, and wetlands within 100 feet of the location of the proposed development activity.
 2. The location of all existing and proposed drainage structures and patterns.
 3. Site topography shown by existing and proposed contours with a maximum vertical interval of five feet.
 4. The location of all proposed and existing buildings, utilities (including on-site well and septic facilities), driveways and streets.
 5. The location of all existing vegetation types including meadow, forest and scrub lands, identifying all areas of vegetation that will be removed as well as vegetation to be preserved or replaced. Specifications for revegetation shall also be included.
 6. Temporary construction erosion controls and permanent erosion controls.
 7. A description of the stability of the existing soils on site and a narrative and other detail sufficient to demonstrate the appropriateness of the development and construction methods proposed.
 8. A grading plan for all areas that will be disturbed by the development activity with major point elevations labeled.
 9. A slope stability analysis including the following:
 - i. Summary of all subsurface exploration data, including subsurface soil profile, exploration logs, laboratory or in situ test results, and groundwater information;
 - ii. Interpretation and analysis of the subsurface data;
 - iii. Summary of seismic concerns and recommended mitigation;
 - iv. Specific engineering recommendations for design;
 - v. Recommended geotechnical special provisions;
 - vi. An opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes. [Ord. 22-32 § 2, 2022; Ord. 10-56 § 2, 2011].

DIVISION V. SITE DEVELOPMENT STANDARDS

Chapter 21.51 Drainage and Erosion Control

21.51.010 Drainage and erosion control standards – General.

- a. All development in all zoning districts must comply with minimal drainage and erosion control standards. There are various levels of standards set forth in this chapter.
- b. The level of drainage and erosion control standards required is specified in the applicable zoning district regulations. [Ord. 13-27 § 12, 2013; Ord. 08-29, 2008].

21.51.020 Drainage and erosion control – Level one.

- a. Drainage.
 1. Development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into a natural drainage.
 2. Where open-ditch construction is used to handle drainage within the development, a minimum of 15 feet shall be provided between any structures and the top of the bank of the defined channel of the drainage ditch.
 3. When a closed system is used to handle drainage within the development, all structures shall be a minimum of 10 feet from the closed system.
- b. Vegetation.
 1. Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, intentional or inadvertent fill or root damage to neighboring trees, or other damaging physical impacts. The property owner and developer shall take such steps, including installation of culverts or buffers, or other methods, as necessary to comply with this requirement.
 2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and disturbed soils shall be protected against subsequent erosion by methods such as, but not limited to, landscaping, maintenance of native vegetative cover, or plantings to minimize invasive species.
 3. All exposed, cleared, filled and disturbed soils shall be revegetated within nine months following the initiation of earthwork, or reseeded by the next August 31st. Native revegetation is acceptable if the site naturally revegetates within that nine-month period. If native revegetation is not successful within that nine-month period, the property owner and developer shall revegetate by other means no later than the end of that nine-month period.
 4. Drainage can be stabilized by other means than vegetation, if approved in writing by the City Engineer.
- c. A stormwater management plan approved under Chapter 21.52 HCC is required for development that:
 1. Creates more than 25,000 square feet of new impervious surface area on a lot;
 2. Increases the total impervious surface area of a lot beyond one acre;
 3. Includes grading, excavation or filling that cumulatively moves 1,000 cubic yards or more of material; or
 4. Includes grading, excavation or filling that creates a permanent slope of 3:1 or steeper and that has a total height, measured vertically from toe of slope to top of slope, exceeding 10 feet. [Ord. 22-32 § 3, 2022; Ord. 15-08(S)(A) § 1, 2015; Ord. 13-27 § 13, 2013; Ord. 10-56 § 3, 2011; Ord. 10-54 § 1, 2011; Ord. 08-29, 2008].

21.51.030 Drainage and erosion control standards – Level two.

This section establishes level two site development standards.

a. Site Development.

1. Development shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, or root damage to neighboring trees, or other adverse effects.
2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and disturbed soils shall be protected against subsequent erosion by methods such as, but not limited to, landscaping, planting, and maintenance of vegetative cover.
3. All exposed, cleared, filled and disturbed soils shall be revegetated within nine months following the initiation of earthwork.

b. Slopes. All development on a site affected by a slope of 15 percent or more, bluff, coastal edge or ravine, as described in HCC 21.34.020, shall be subject to the requirements of Chapter 21.34 HCC in addition to the requirements of this section.

c. Drainage.

1. Development shall provide a drainage system, as approved by the City Engineer, that is designed to deposit all runoff into either an engineered drainage system or into a natural drainage.
2. Where open-ditch construction is used to handle drainage within the development, a minimum of 15 feet shall be provided between any structures and the top of the bank of the defined channel of the drainage ditch.
3. When a closed system is used to handle drainage within the development, all structures shall be a minimum of 10 feet horizontally from the closed system.
4. Drainage can be stabilized by methods other than vegetation, if approved in writing by the City Engineer.

d. A stormwater management plan (SWP) approved by the City Engineer under Chapter 21.52 HCC is required if the project includes:

1. Grading involving the movement of 1,000 cubic yards or more of material;
2. Grading that will result in a temporary or permanent slope having a steepness of 3:1 or steeper and having a total slope height, measured vertically from toe of slope to top of slope, exceeding five feet;
3. Grading that will result in the diversion of an existing drainage course, either natural or human-made, from its existing point of entry to or exit from the grading site; or
4. Any land clearing or grading on a slope steeper than 20 percent, or within 20 feet of any wetland, watercourse, or water body.
7. An impervious surface coverage that is greater than 60 percent of the lot area (existing and proposed development combined);
8. The cumulative addition of 25,000 square feet or greater of impervious surface area from the pre-development conditions;
9. Land grading of one acre or greater surface area;
10. Grading involving the movement of 10,000 cubic yards or more of material;

11. Grading that will result in a temporary or permanent slope having a steepness of 3:1 or steeper and having a total slope height, measured vertically from toe of slope to top of slope, exceeding 10 feet; or
12. Any land clearing or grading on a slope steeper than 25 percent, or within 10 feet of any wetland, watercourse, or water body.

21.51.040 Drainage and erosion control standards – Level three.

- a. Development shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, or root damage to neighboring trees, or other adverse effects.
- b. Upon completion of earthwork, all exposed slopes and all cleared, filled, and disturbed soils shall be protected against subsequent erosion by methods such as, but not limited to, landscaping, planting, and maintenance of vegetative cover.

21.51.050 Fill standards.

- a. Except as permitted in subsection (b) of this section, fill material shall be free of large organic debris (including without limitation stumps), construction or demolition debris (including without limitation concrete and asphalt), garbage and any material that is categorized as hazardous or toxic under Federal or State law.
- b. Fill material that will not support a structure may include large organic debris that originated on the lot where the fill is placed; provided, that it is capped with clean fill for future landscaping or driveway use.
- c. The placement of fill to a depth greater than three feet over 25 percent or more of a lot is subject to following requirements:
 1. Before any fill is placed, a grading plan for the lot must be approved by the City Engineer. The grading plan shall show the following:
 - i. The existing grade and finished grade of the lot using contour intervals sufficiently small to show the nature and extent of the work, and its compliance with the requirements of this title; and
 - ii. The existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this title; and
 - iii. Existing and future grading patterns, demonstrating that no new drainage flows to adjacent properties.
 2. Best management practices shall be used to limit sedimentation and stormwater runoff, and shall be installed before fill is placed on the lot.
 3. All corners of the lot shall be flagged before fill is placed on the lot.
 4. The slope of the fill shall not exceed 50 percent.
 5. No fill may be placed closer than five feet to a side or rear lot line, except that clean fill may be placed on adjoining lots up to their common lot line after approval of a development plan including a drainage plan by the City Engineer and the owners of all lots on which the fill will be placed.
 6. The placement of fill shall be completed within 24 months after its commencement, and the filled area shall be capped and seeded as soon as possible within the growing season. No fill shall be placed of existing organic matter. [Ord. 10-54 § 2, 2011].

Chapter 21.52 Stormwater Management

21.52.010 Stormwater management plan (SWP).

- a. This chapter applies to a stormwater management plan (SWP) when required by another provision of the zoning code.
- b. When a SWP is required, no person shall do or cause to be done any development activity on the site without first obtaining a SWP approved by the City Engineer. [Ord. 08-29, 2008].
- c. A SWP shall be prepared and stamped by a person who is registered as a professional civil engineer in the State of Alaska. The engineer who prepares a SWP also shall submit to the Department written post-construction documentation that the installed mitigation methods meet the standards in HCC 21.52.020 and the requirements of the approved SWP. [Ord. 10-26 § 1, 2010; Ord. 08-29, 2008].

21.52.020 Stormwater management plan standards.

The SWP shall provide for the control of stormwater discharges, the control of total suspended solids, and the control of other pollutants carried in runoff. The SWP shall address and satisfy each of the standards established in this section. These standards apply during construction and all other phases of development activity.

- a. Stabilization and Sediment Trapping. All exposed or disturbed soils with grades exceeding 10 percent and soils exposed to concentrated surface runoff flows, including soil stockpiles, shall be stabilized in a way that protects soil from the erosive forces of weather and flowing water. Applicable practices include, but are not limited to, the installation of silt fences, vegetative establishment, mulching, plastic covering, and the early application of gravel base on areas to be paved. No soils shall remain unstabilized for more than three days. At all times of the year, the contractor shall have sufficient materials, equipment and labor on site to stabilize and prevent erosion from all disturbed areas before initiating or continuing work.
- b. Delineation of Clearing and Easement Limits. Clearing limits, setbacks, buffers, and sensitive or critical areas such as steep slopes, wetlands and riparian corridors shall be clearly identified in the SWP, marked in the field, and inspected by the City prior to commencement of land clearing activities.
- c. Protection of Adjacent Properties. Adjacent properties shall be protected from sediment deposition by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures and other appropriate methods.
- d. Timing and Stabilization of Sediment Trapping Measures. Sediment ponds and traps, perimeter dikes, sediment barriers and other approved methods intended to trap sediment on site shall be constructed as a first step. These methods shall be functional before additional land-disturbing activities take place. Earthen structures such as dams, dikes, and diversions shall not remain unstabilized for more than three days.
- e. Slope Stabilization. Cut and fill slopes shall be constructed in a manner that will minimize erosion. Roughened soil surfaces are preferred to smooth surfaces. Interceptors should be constructed at the top of long, steep slopes that have significant areas above that contribute runoff. Concentrated runoff should not be allowed to flow down the face of a cut or fill slope unless contained within an adequate channel or pipe slope drain. Wherever a slope face crosses a water seepage plane, adequate drainage or other protection should be provided. In addition, slopes should be stabilized in accordance with subsection (a) of this section.
- f. Controlling Off-Site Erosion. Properties and waterways downstream from development sites shall be protected from erosion due to increases in the volume, velocity, and peak flow rate of stormwater runoff from the development site by the implementation of appropriate methods to minimize adverse downstream impacts.
- g. Stabilization of Conveyance Channels and Outlets. All temporary and permanent on-site conveyance channels shall be designed, constructed and stabilized to prevent erosion from the expected flow velocity from a two-year, three-hour duration storm for the post-development condition. Stabilization adequate to prevent erosion of outlets, adjacent stream banks, slopes and downstream reaches shall be provided at the outlets of all conveyance systems.

- h. Storm Drain Inlet Protection. All storm drain inlets made operable during construction shall be protected so that stormwater runoff shall not enter the conveyance system without first being filtered or otherwise treated to remove sediment. After proper written application, the requirement for inlet protection may be waived by the City on a site-specific basis when the conveyance system downstream of the inlet discharges to an appropriate on-site sediment control method, including but not limited to sediment ponds or traps. The conveyance system will be adequately cleaned following site stabilization.
- i. Underground Utility Construction. The construction of underground utility lines shall be limited, where feasible, to no more than 500 feet of open trench at any one time. Where consistent with safety and space considerations, excavated material should be placed on the uphill side of the trench. Dewatering devices shall discharge to an appropriate sediment trap or pond, preceded by adequate energy dissipation, prior to runoff leaving the site.
- j. Constructed Access Routes. Wherever construction vehicle routes intersect paved roads, provisions must be made to minimize the transport of sediment (mud) and debris onto the paved road by use of approved methods. If sediment or debris is transported onto a road surface, the roads shall be cleaned thoroughly, as a minimum, at the end of each day. Sediment or debris shall be removed from roads by shoveling or sweeping and be transported to a controlled sediment disposal area. Street washing shall be allowed only after sediment is removed in this manner.
- k. Removal of Temporary Erosion and Sediment Control Methods. All temporary erosion and sediment control methods shall be removed within 30 days after final site stabilization is achieved or after the temporary methods are no longer needed. Trapped sediment shall be removed or stabilized on site. Disturbed soil areas resulting from removal of temporary methods shall be permanently stabilized. The removal of temporary erosion and sediment control methods may not be required for those projects, such as single-family developments, that will be followed by additional construction under a different permit. In these circumstances, the need for removing or retaining the measures will be evaluated on a site-specific basis.
- l. Dewatering Construction Sites. Dewatering devices shall discharge into an appropriate sediment trap or pond designed to accept such a discharge, preceded by adequate energy dissipation, prior to runoff leaving the site. Dewatering activities shall not adversely impact downstream property and shall be directed to a natural or manmade drainage system.
- m. Control of Pollutants Other Than Sediment on Construction Sites. All pollutants other than sediment that occur on site during construction shall be handled and legally disposed of in a manner that does not cause contamination of ground or surface waters. Pollutants of concern include, but are not limited to, fuels, lubricants, solvents, concrete by-products and construction materials.
- n. Maintenance. All temporary and permanent erosion and sediment control methods shall be maintained and repaired as needed to assure continued performance of their intended function. The owner shall be responsible for assuring that any such facilities damaged during floods, storms or other adverse weather conditions are immediately returned to normal operating condition.
- o. Erosion Control. Erosion control design storm event facilities designed for the control of erosion and sedimentation shall be designed for the erosion and sedimentation control design storm event, defined as the two-year, three-hour duration storm.
- p. Changes in Site Topography.
 - 1. The maximum surface gradient on any artificially created slope shall be two feet of horizontal run to one foot of vertical fall (2:1). This gradient may be increased to a steeper slope, if, in the judgment of the City Engineer, it has been demonstrated by the developer through engineering calculations performed by a qualified professional engineer that surface erosion at such a gradient can be controlled to that erosion rate equal to a properly stabilized 2:1 slope under the same conditions.
 - 2. The developer shall, at all times, protect adjacent properties and public rights-of-way and easements from damage occurring during, or resulting from, grading operations. The developer shall restore public improvements damaged by the developer's operations.

- q. Correction of Defective Maintenance. If the developer or owner, or both, refuse or fail to adequately maintain and keep the erosion and sediment control facilities functional at all times, and the owner of the property is given seven days' notice to perform the work necessary to make the facility functional and fails to do so, the City may use public funds to complete maintenance of the facilities at the cost of the developer and the property owner, who shall be jointly and severally liable for such costs.
- r. Progress of Work. All work required or approved under this section shall proceed continuously to completion in an expeditious manner unless otherwise authorized by the Director of Public Works, with the intent that work may be halted, for example, due to weather conditions or the need to coordinate other construction on the project site. [Ord. 08-29, 2008].
- s. Site designs shall minimize the channelization of stormwater (surface water runoff) that results from all natural forms of precipitation (including snow melt) and maximize pervious areas for stormwater absorption.
- t. Stormwater runoff generated by development activities and discharged directly into wetlands, watercourses or waters of Kachemak Bay shall be adequately treated to limit nonpoint source and point source pollution.
- u. Water quality management shall be provided through the use of structural and nonstructural practices.
- v. Structural methods used for new development shall be designed to remove 80 percent of the average annual post-development total suspended solids load (TSS).
- w. All stormwater from paved areas 25,000 square feet or larger subject to motor vehicle traffic shall flow through a spill-containment type of oil/water separator prior to discharge to eliminate nonpoint source pollution.
- x. Development sites that include fixed storage in excess of 1,500 gallons of petroleum products shall utilize secondary containment or appropriately sized oil/water type centrifugal separators and shall incorporate a spill response plan within the SWP.
- y. Development sites that transfer petroleum products shall utilize appropriately sized and located oil/water type centrifugal separators and shall incorporate a spill response plan within the SWP.
- z. Source Control of Pollution. Pollution source control approved methods shall be applied to all projects to the maximum extent to eliminate any discharge.
 - aa. The post-development stormwater discharge rate shall not exceed the pre-development peak discharge rate (PDR) for the 10-year frequency storm event, consisting of rainfall for a period of three consecutive hours at a rate of one-half inch per hour.
 - bb. To protect stream channels from degradation, channel protection storage volume shall be provided based on two-year, three-hour duration storm.
 - cc. Fuel and chemical residue or other types of potentially harmful material, such as animal waste, garbage or batteries, located in an area susceptible to runoff, shall be removed and disposed of according to applicable law.
 - dd. All approved stormwater control methods shall be installed and maintained to ensure the system functions as designed, for the life of the development.
 - ee. A schedule of monitoring and maintenance practices necessary to maintain the SWP control methods will be supplied by the developer to the City.
 - ff. A record of ongoing monitoring and maintenance shall be maintained on the premises and shall be made available for inspection by the City. [Ord. 10-26 § 2, 2010; Ord. 08-29, 2008].

21.52.030 Financial responsibility.

- g. A SWP submitted to the Department shall be accompanied by the following:
 1. An estimate prepared by a person who is registered as a professional civil engineer in the State of Alaska of the cost of constructing and installing the mitigation methods and structures that are required to comply with the SWP; and

2. If the estimated cost exceeds \$7,500, a performance guaranty meeting the requirements of subsection (b) of this section.
- b. A performance guaranty shall be in the form of either a surety bond from a company authorized to do such business in the State, or a cash deposit with the City. The terms of the performance guaranty shall provide that if the developer defaults in constructing and installing the mitigation methods and structures that are required to comply with the SWP, the City may draw upon the performance guaranty to cure the default, but that such a drawing does not relieve the developer of its obligation to comply with the SWP. The amount of the performance guaranty shall be equal to 150 percent of the engineer's estimate of the cost of constructing and installing the mitigation methods and structures that are required to comply with the SWP.
- c. When the engineer who prepared a SWP submits to the Department written post-construction documentation that the installed mitigation methods and structures meet the standards in HCC 21.52.020 and the requirements of the approved SWP, the City shall release the performance guaranty for the SWP. [Ord. 10-26 § 3, 2010].

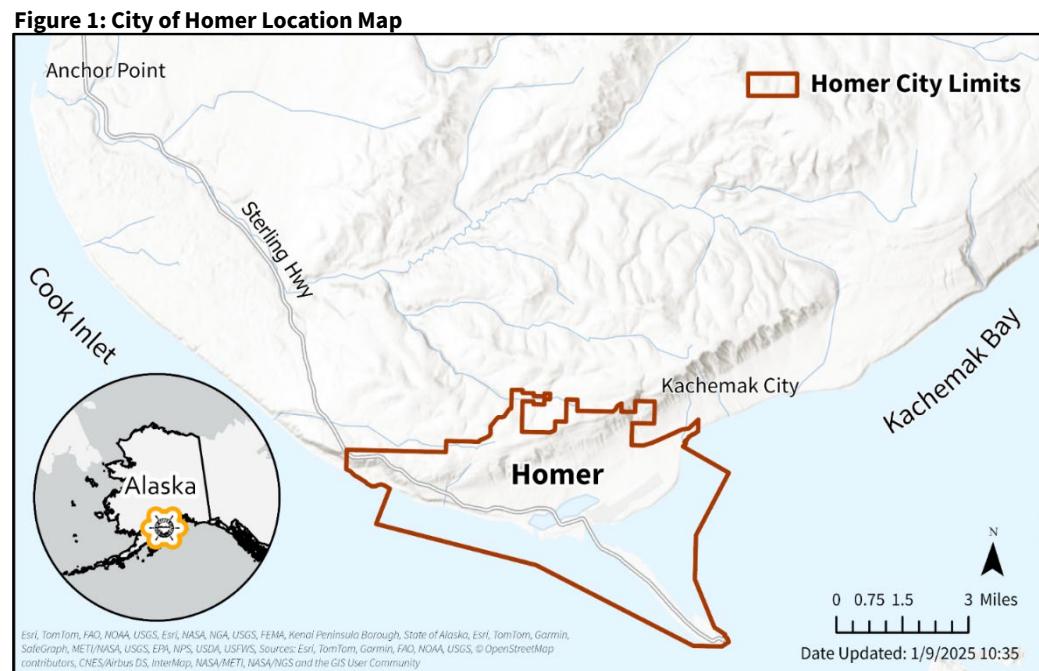
Appendix H: Land Use and Environment Chapter Background

Supplemental Maps

This appendix provides a series of supplemental maps that informed development of the Future Land Use Map and corresponding policies in the Land Use and Environment chapter of the Core Plan. These figures present key background data on land ownership, existing land use patterns, current zoning, and environmental conditions within the City of Homer. Together, they offer geographic context and spatial analysis that supported the planning process.

Figures included in this appendix:

- **Figure 1:** City of Homer Location Map
- **Figure 2:** City of Homer Ownership Map
- **Figure 3:** City of Homer Current Land Uses Map
- **Figure 4:** City of Homer Zoning Map
- **Figure 5:** Environmental Constraints Overlay
- **Figure 6:** Environmental Constraints Overlay: Conditions
- **Figure 7:** Table of Descriptions in Environmental Constraints Overlay: Conditions
- **Figure 8:** Table of Description and map for Moose Habitat
- **Figure 9:** Environmental Constraints Overlay: Designations



These maps represent the best available data at the time of plan drafting and were used to identify development opportunities and environmental limitations across the community.

Figure 2: City of Homer Ownership Map

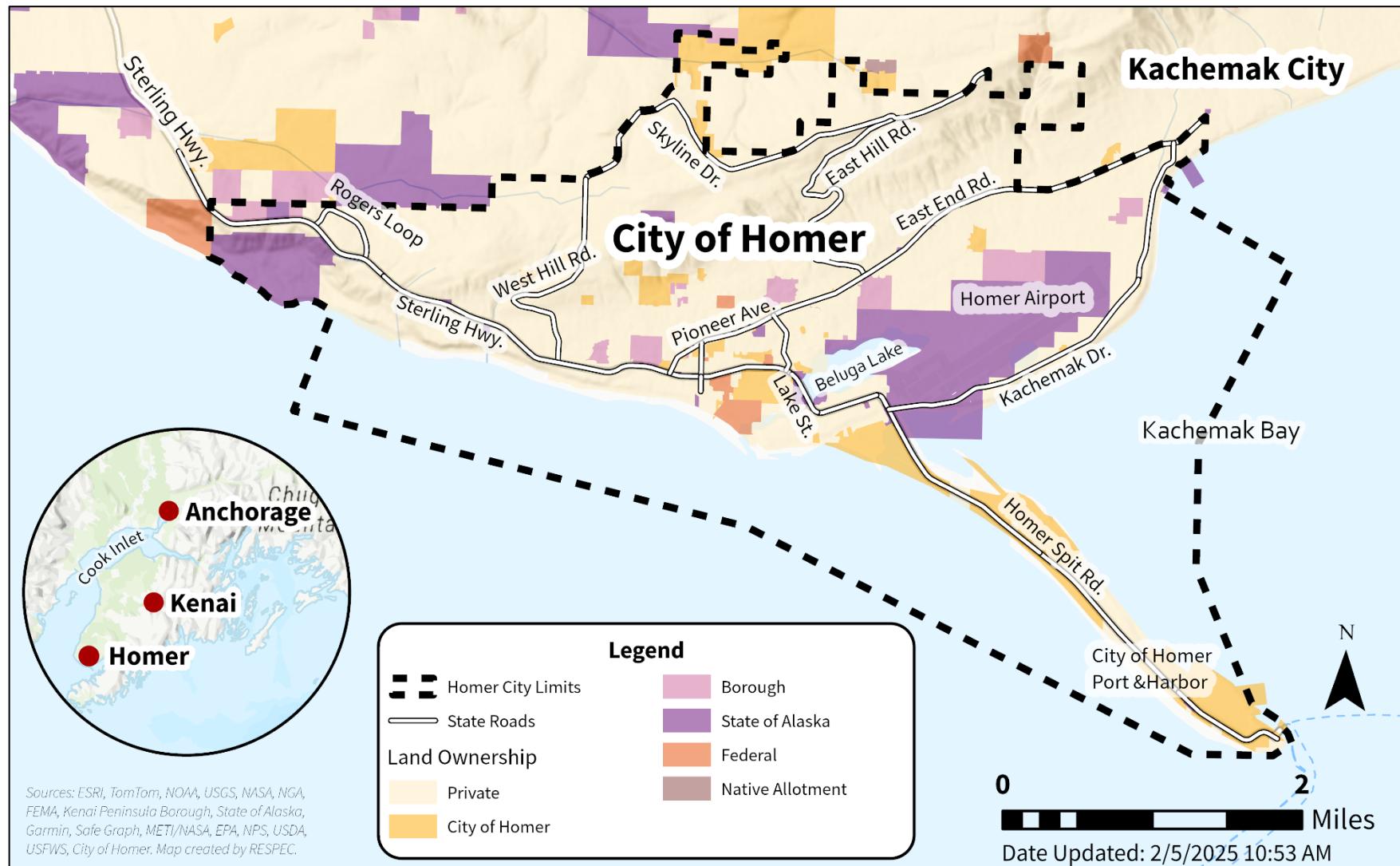


Figure 3: City of Homer Current Land Uses Map

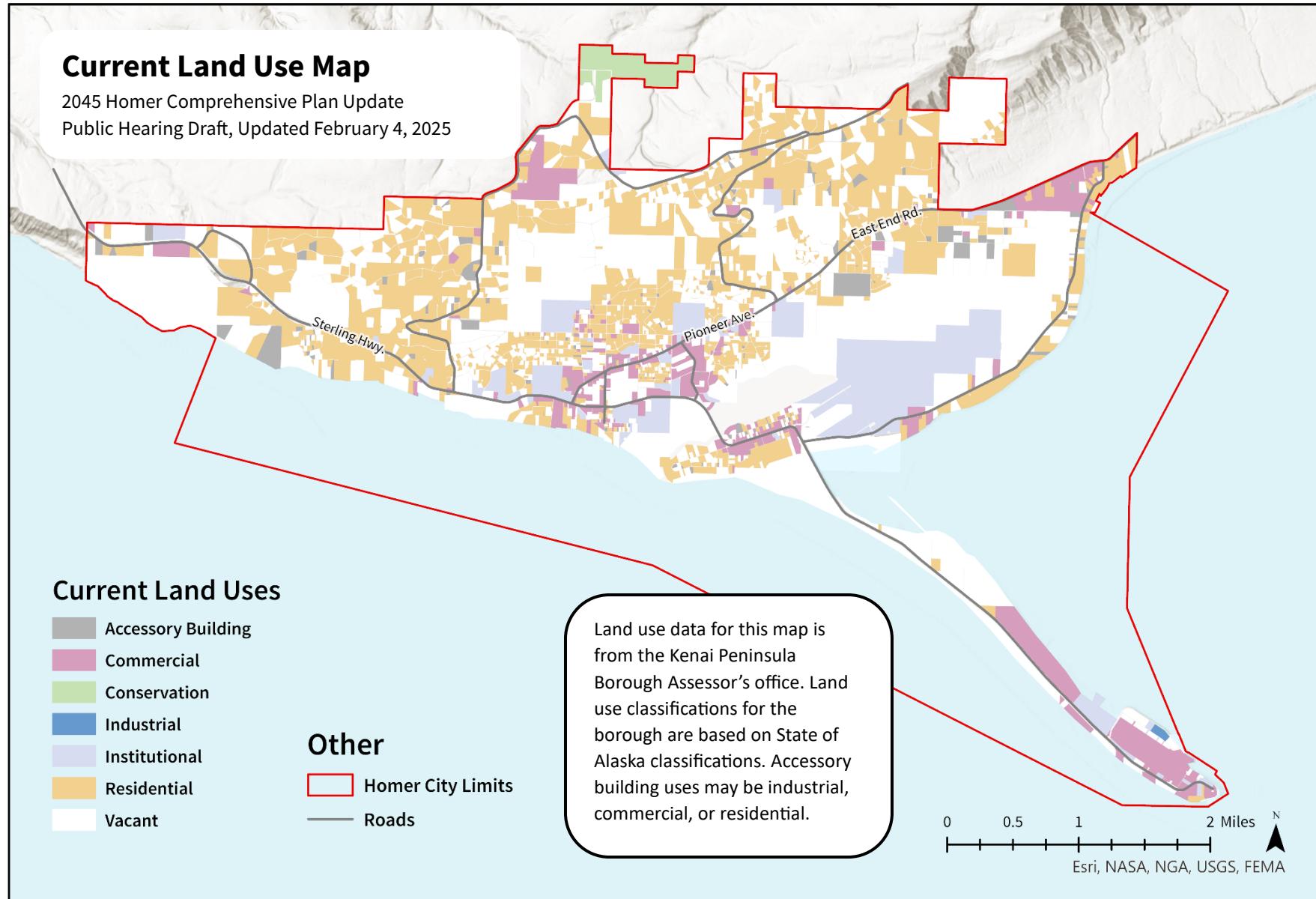
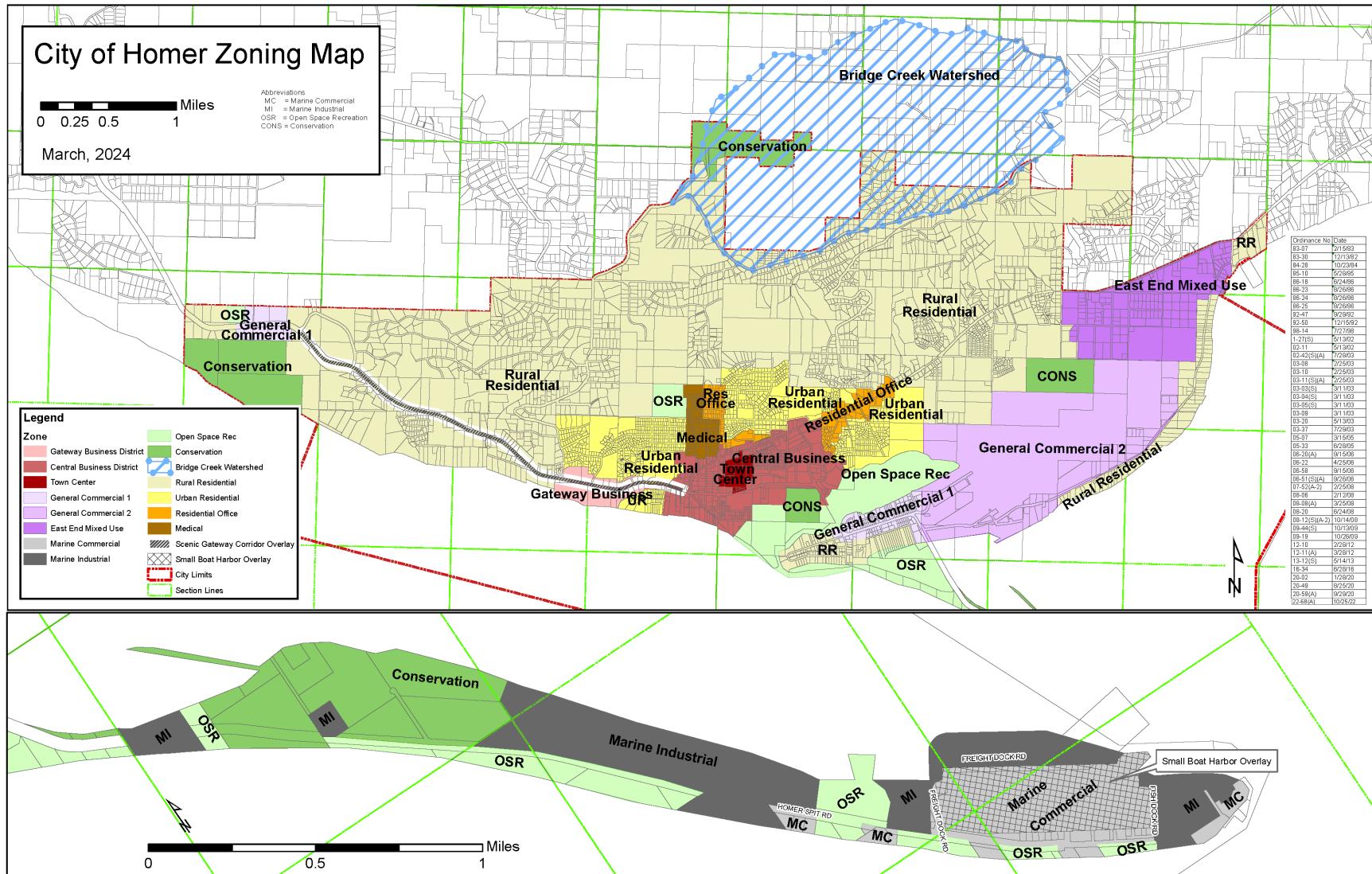


Figure 4: City of Homer Zoning Map



Environmental Constraints Overlay

The Environmental Constraints Overlay is a planning tool developed to support the Future Land Use Map and guide long-term land use policy decisions. It brings together a range of environmental data to illustrate where physical and ecological conditions may present limitations to development or require special consideration. The overlay is organized below into two maps:

- **Conditions** include physical characteristics of the landscape that may pose risks or limitations for development, such as watersheds, steep slopes, scarps, floodplains, hydric soils, and areas of high erosion potential.
- **Designations** include areas that are formally recognized by public entities for conservation or ecological value, such as the Homer Airport Critical Habitat Area.

The Environmental Constraints Overlay accompanies the Future Land Use Map's base designations for the Plan. It provides a general

illustration of environmental constraints that may affect development, based on approximate data. **It is not intended to serve as a definitive guide for site-specific decisions.** Detailed technical analysis should be conducted as part of any proposed site development to fully assess conditions. Additionally, users are encouraged to consult the original source data for each mapped constraint; citations for these sources are provided below.

Figure 5: Environmental Constraints Overlay

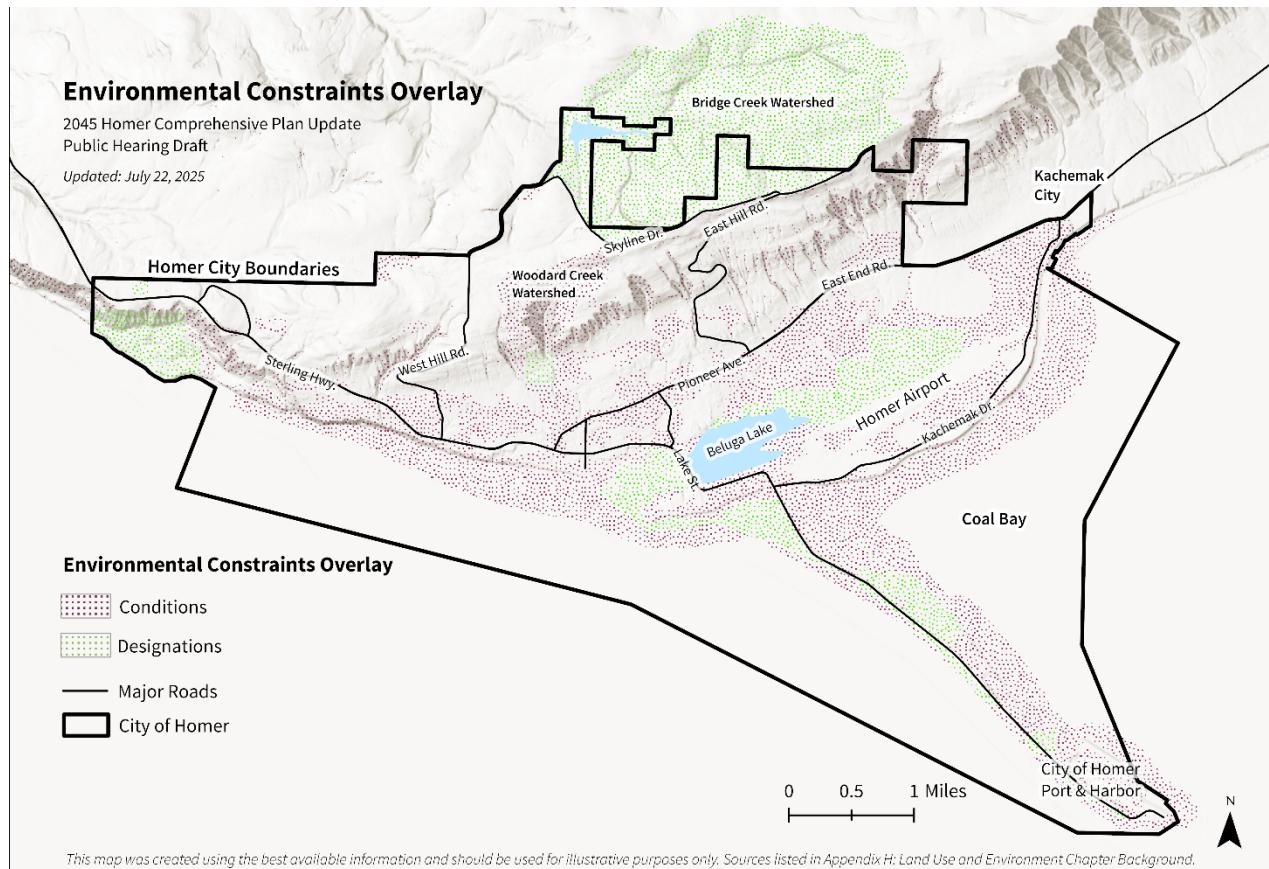


Figure 6: Environmental Constraints Overlay: Conditions

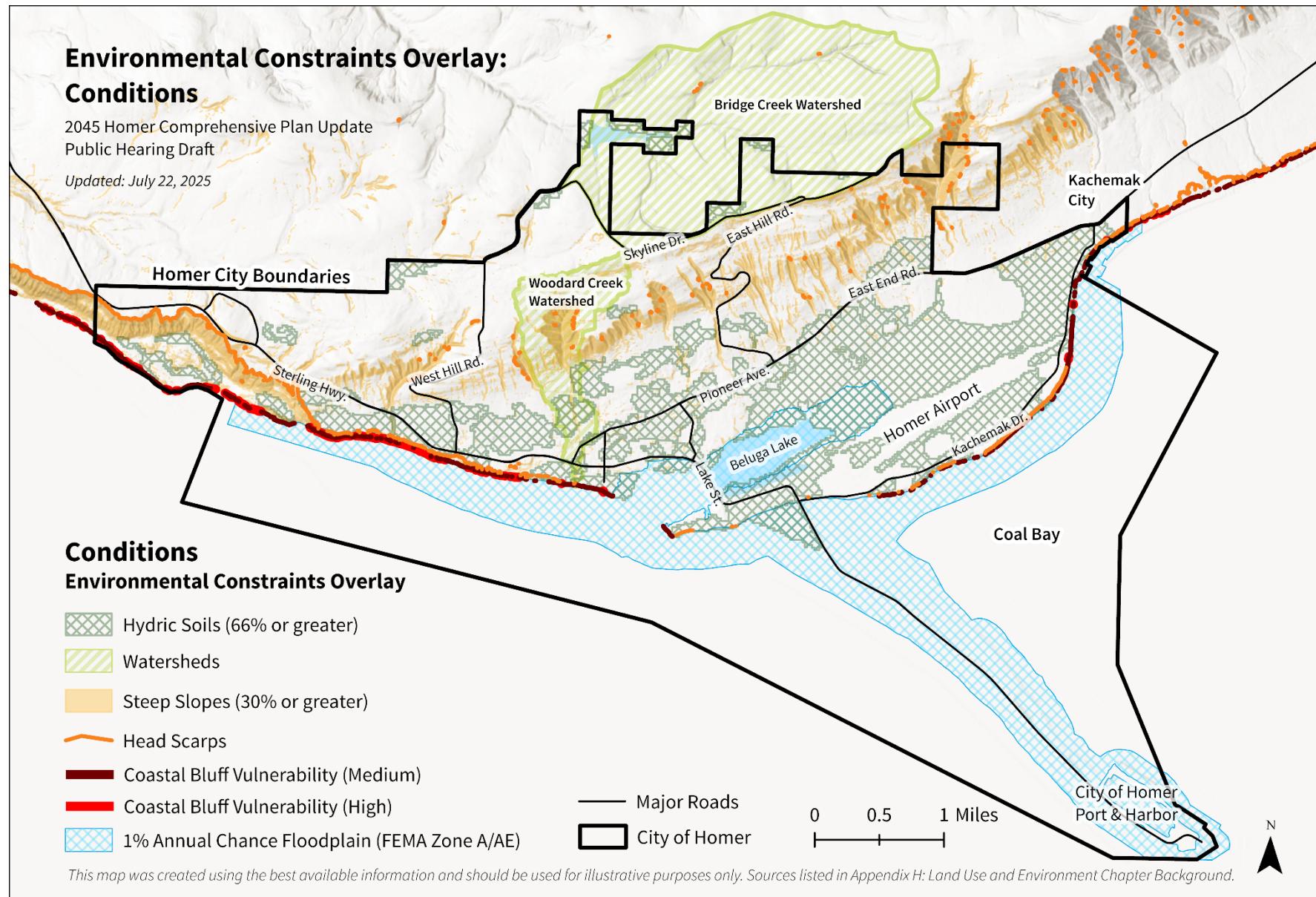
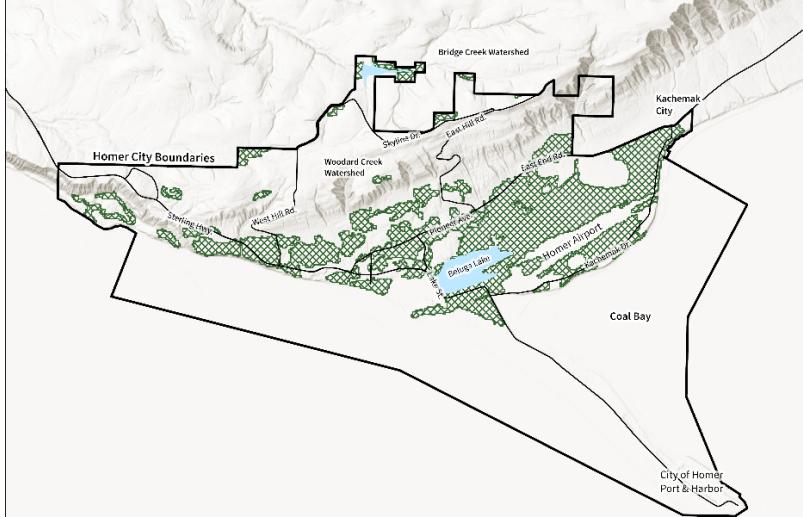
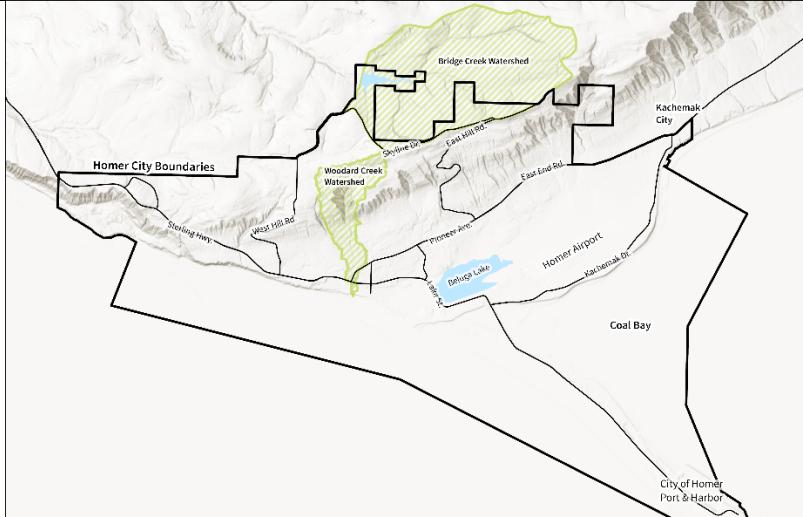
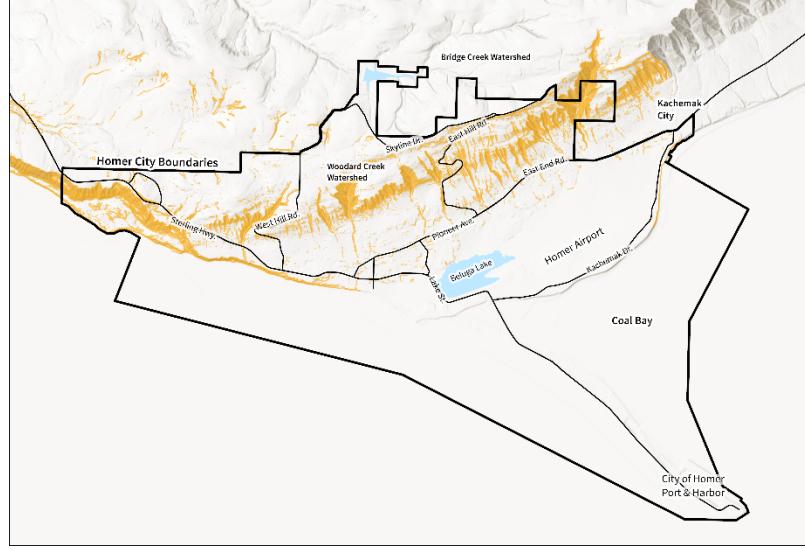
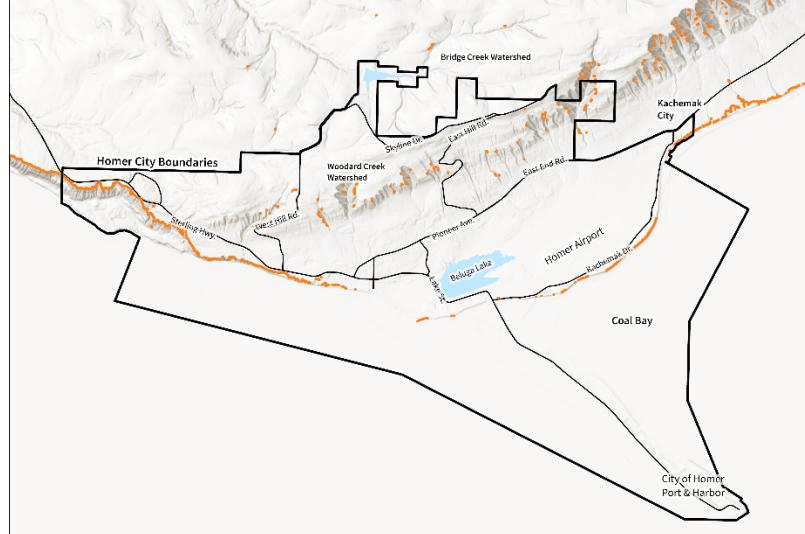


Figure 7: Table of Descriptions in Environmental Constraints Overlay: Conditions

Name, Description, and Source	Map Element
<p>Hydric Soils (66% or greater)</p> <p>The constraints map shows partially (66-90%) and predominantly (more than 90%) hydric soils. Hydric soils are defined as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. They often signal the presence of wetlands or other areas with limited development potential due to poor drainage, seasonal inundation, or regulatory protections. They also help identify important ecological areas that provide natural water filtration, habitat, and flood mitigation functions.</p> <p>Source: U.S. Department of Agriculture, Natural Resources Conservation Service. (2024). Soil Survey Geographic Database (SSURGO) [Data set]. https://sdmdataaccess.sc.egov.usda.gov</p>	
<p>Watersheds</p> <p>A watershed is an area of land where all the water – whether from rain, snowmelt, or streams – drains into a common outlet, such as a bay or river. In Homer, key watersheds include Bridge Creek, which supplies the city's drinking water, and Woodard Creek, which flows through downtown and into Kachemak Bay. These watersheds are vital for maintaining water quality, managing stormwater, and supporting fish habitats.</p> <p>Source: City of Homer. (2024). <i>Watershed Boundaries</i> [GIS data]. City of Homer GIS Department. Retrieved from https://www.cityofhomer-ak.gov</p>	

Name, Description, and Source	Map Element
<p>Steep Slopes (30% or greater)</p> <p>This layer highlights areas where the land surface rises sharply – slopes of 30 percent or more. Steep slopes can signal places where development may be more difficult due to poor soil stability, erosion potential, and increased costs. They can also indicate areas at higher risk of landslides. For more detailed landslide information in Homer – including mapped debris flows and slope failure zones – see the <i>2024 Landslide Hazard Susceptibility Mapping in Homer, Alaska</i> report. <i>Note that the study focuses on smaller-scale landslides and does not assess large landforms like the Bear Creek alluvial fan, which may also present risks.</i></p> <p>Source: Developed from: Esri. (n.d.). <i>Terrain - Slope Percent</i> [Data set]. ArcGIS Living Atlas. Retrieved [insert retrieval date], from https://www.arcgis.com/home/item.html?id=304e82c39ca14273b41c26f07e692e93</p>	
<p>Head Scarps</p> <p>This layer shows the mapped upper edges of past landslides – known as head scarps – identified through high-resolution lidar analysis by the Alaska Division of Geological & Geophysical Surveys. These features mark the original failure points of slope movements and may indicate areas of ongoing or future instability, even when no landslide deposits are visible on the surface. In Homer, head scarps are often found in steep upland areas and coastal bluffs, where they help identify terrain that may not be suitable for development without further geotechnical study.</p> <p>Source: Salisbury, J. B. (2024). <i>Landslide hazard susceptibility mapping in Homer, Alaska</i> (Report of Investigation 2024-3). Alaska Division of Geological & Geophysical Surveys. Retrieved from https://dggs.alaska.gov/pubs/id/31155</p>	

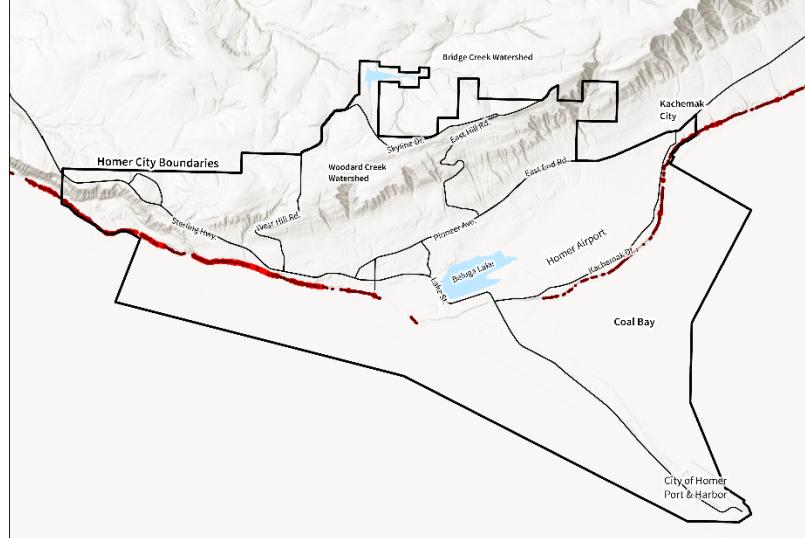
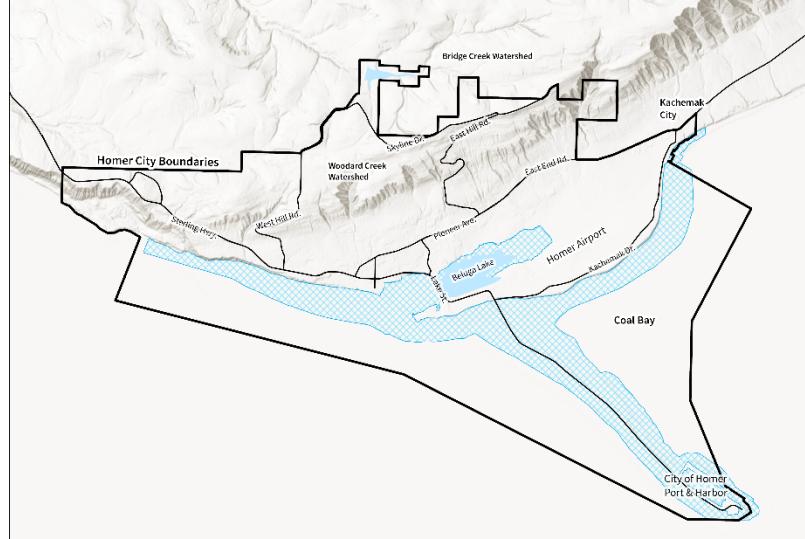
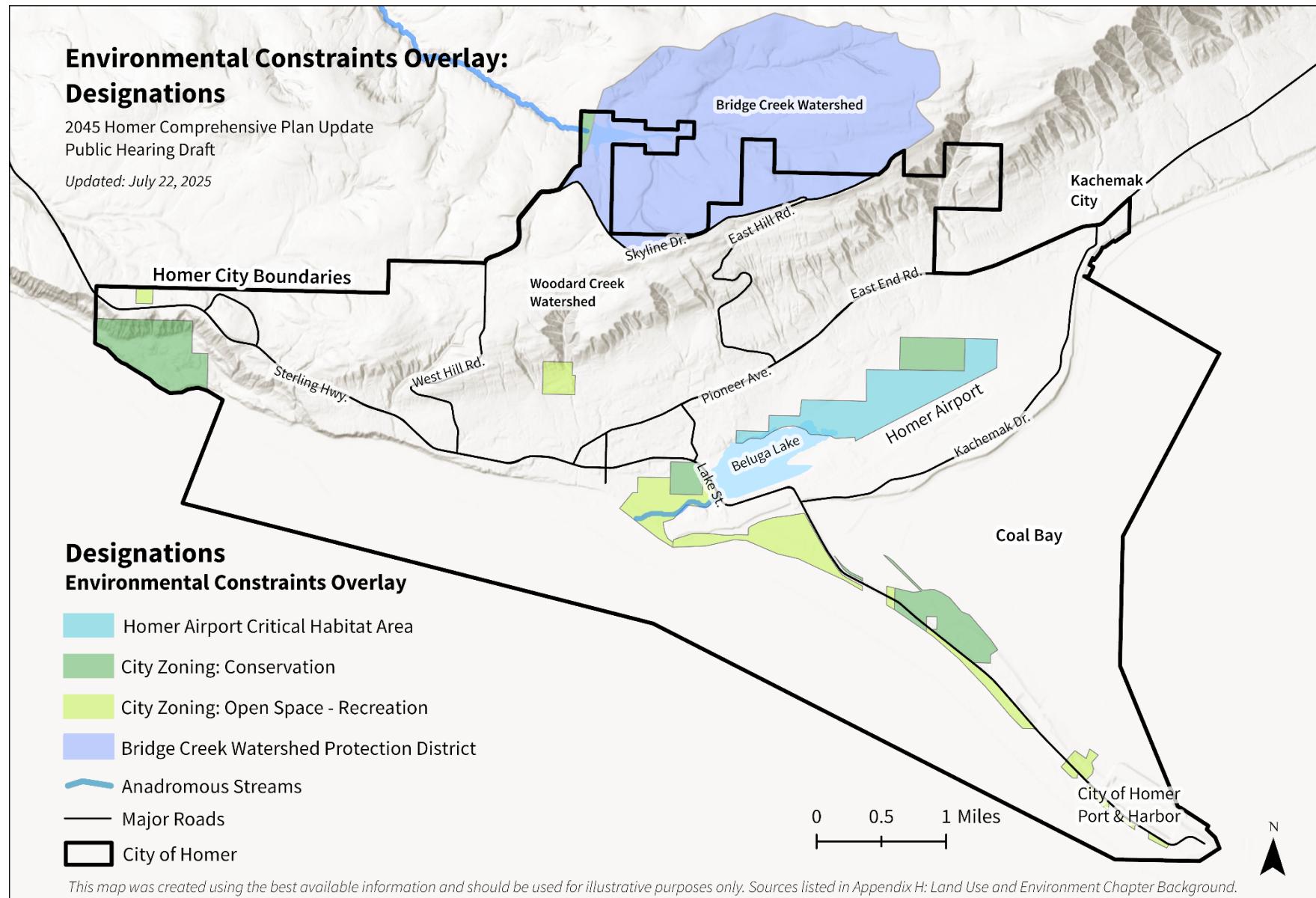
Name, Description, and Source	Map Element
<p>Coastal Bluff Vulnerability</p> <p>This layer shows areas along Homer's coastline classified as having medium or high vulnerability to bluff instability, based on the 2022 <i>Coastal Bluff Stability Assessment for Homer, Alaska</i> by the Alaska Division of Geological & Geophysical Surveys. These classifications are based on historical erosion rates, bluff height, slope, and the likelihood of future retreat. High vulnerability zones indicate areas where coastal erosion and slope failure are more likely to occur and may pose risks to nearby infrastructure or development. Including these areas on the constraints map helps inform decisions about shoreline development, safe access points, and hazard mitigation.</p> <p>Source: Buzard, R.M., & Overbeck, J.R. (2022). <i>Coastal bluff stability assessment for Homer, Alaska</i>. https://dggs.alaska.gov/pubs/id/30908</p>	
<p>1% Annual Chance Floodplain (FEMA Zone A/AE)</p> <p>This layer identifies areas within Homer that have a 1% annual chance of flooding—commonly known as the “100-year floodplain”—as defined by FEMA’s Zone A and AE designations. These zones represent the highest flood risk areas mapped by FEMA and are often subject to stricter building and insurance requirements. Other FEMA flood zones, such as areas of minimal or undetermined flood risk, are not included here to maintain clarity and emphasize the most critical flood hazard zones for planning purposes.</p> <p>Source: Federal Emergency Management Agency. (n.d.). <i>Digital Flood Insurance Rate Map Database, City of Homer, Alaska, USA</i>. Retrieved from https://catalog.data.gov/dataset/digital-flood-insurance-rate-map-database-city-of-homer-alaska-usa</p>	

Figure 8: Moose Habitat Map and Description



Moose are important wildlife on the southern Kenai Peninsula for fall harvest and year-round wildlife viewing. Lands within Homer provide important wintering and calving habitat that help sustain the population. While many moose have become acclimatized to Homer's human population, maintaining migration corridors from the higher elevation benchlands north of Homer, where they spend the summer and fall months, to low elevation habitats such as the Homer Airport Critical Habitat Area, where they spend the winter months, remains important for a sustainable population. The polygon on the map shows the region moose typically use in winter and summer to migrate between higher and lower elevations. Identifying undeveloped and lightly developed parcels in this area and in wintering areas in the city for moose habitat conservation will allow moose to continue their annual movements. Source: Lynn Whitmore, Kachemak Moose Habitat Inc. President (2024).

Figure 9: Environmental Constraints Overlay: Designation

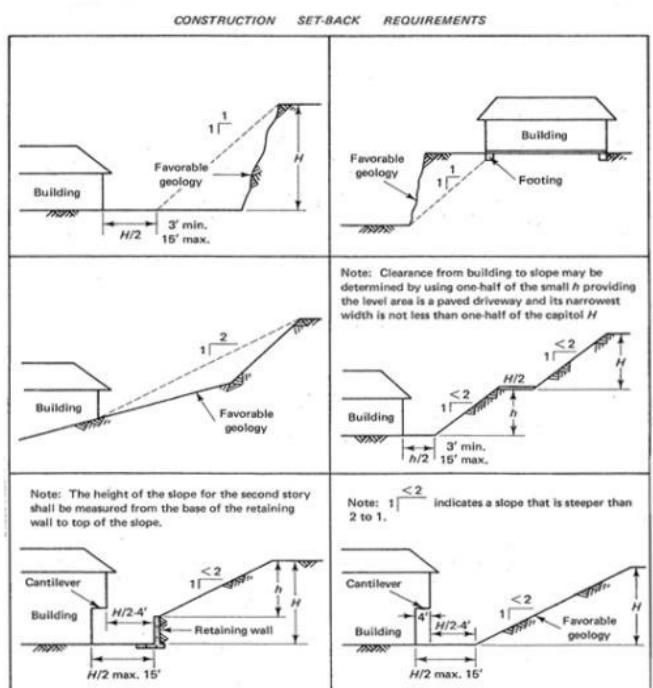


Community	District	Terminology used	Slope definitions/ criteria	Slope percentage	Maximum allowed area of development	Setbacks	Other restrictions	How are they delineated?	
Homer	All Zoning districts	Steep Slope	Steep slope change in topography of at least 15 feet and an average slope of not less than 45%	15 to 30%	25% of total lot area	A building must stay back from the top of ravine, steep slope of bluff by either 40 feet or the minimum of 1/3 of height of slope or 15 feet in height; A structure must be at least 15 feet away from the toe of a bluff	Site plan requirements for slope development	N/A	
				30 to 45%	10% of total lot area				
Cordova, AK	N/A	Steep Slope	70% or greater	70% or greater	N/A	N/A	Upland habitats shall be managed to retain natural drainage and vegetation cover on steep slopes, shorelines, and stream banks	N/A	
Haines, AK	Hazardous Area/ Avalanche Area	N/A	Hazardous: Includes areas with slopes greater than 30%; Avalanche: greater than 50%	N/A	N/A	N/A	Open space is an area within a proposed development site excluding impervious surfaces--at least 1/2 of all open space areas must have a slope of less than 20%	Open space can be developed (with limitations) unless it contains natural features that should be preserved or features that are landslide and avalanche hazards.	
Ketchikan, AK	N/A	Steeper Slope	Slopes greater than 50% (follows International Building Code)	Greater than 50%	N/A	See Table A	Section J108.3 of Ch. 19.04: Protections for properties at toe of slope; Section J108.4: Retaining Walls;	N/A	
Port Townsend, WA	Residential zoning districts	Critical Slope	Critical Slope means any areas with slopes of 40% or steeper that exceed vertical height of 10 feet	Less than 15%	30% of total area	Applicable setback may be reduced by 20%; minimum lot size may be reduced by up to 25% and infilled lot line adjustment/plat/full subdivision	Site mitigation plan required if critical slopes identified on site	N/A	
				15 to 30%	25% of total lot area				
				greater than 30%	20% of total lot area				
Westport, WA	N/A	Steep slope		40% or above	Maximum lot coverage R-3 = 55% or less; R-4 = 60% or less; R-2, SR-R and RMD = 40% or less	All facilities shall be at least 50 ft from any steep (Greater than 15%) slope	Westport Shoreline Master Program policies include setting back residential development and uses from steep slopes	N/A	
Anchorage, AK	Residential Alpine/slope district	Steep Slope	Any lot with an average slope of 20 percent or greater	20% or less	20% of total lot area	Has minimum lot area, minimum lot width, maximum lot coverage of all buildings	Cluster housing site plan review: Design standards	N/A	
				20 to 25%	14% of total lot area				
				25 to 30%	10% of total lot area		No utility easements in tracts set aside for protection of environmental features		
				30% and above	8% of total lot area				
Manzanita, OR	N/A	Geological Hazard	Slopes greater than 15%	greater than 15%	N/A	N/A	N/A	N/A	
Minnetonka, MN	N/A	Steep Slope/Bluff	Slope that: (1) rises at least 20 ft between toe and top of slope; (2) has average grade of 20% as measured between toe and top of slope; and (3) has been field verified and located by city staff	average 20%	N/A	When grade of bluff is 30% or more setback = 30 ft Bluff Impact Zone: 18% or greater + 20 ft buffer	Restricted land uses at/below Ordinary High Water Level and within Shore and Bluff Impact Zones; development restrictions (300.28, subs. 20); Performance standards	Ordinary High Water Level/Shoreland/Bluff restricted areas have extra protections	
Fridley, MN	Floodplain Management Overlay District and Shoreland Overlay District	Steep Slope + Very Steep Slope + Bluff	Code defines steep slope as any slope steeper than 15% and very steep slope as any slope steeper than one foot of rise for each Bluff: a topographic feature located in a shoreland area, whose slope drains toward waterbody, whose slope rises at least 25 ft above ordinary high water level, and whose slope's grade from the toe to 25 ft or more above the ordinary high water level averages 30%	Steep slope = greater than 15%	N/A	N/A	Special restrictions in the Urban Mixed District	Urban mixed district includes areas of highly urbanized mixed use near the river and regulations manage future growth that won't negatively affect views and protects bluffs.	

Community	District	Terminology used	Slope definitions/ criteria	Slope percentage	Maximum allowed area of development	Setbacks	Other restrictions	How are they delineated?
Seward, AK	Resource Management (RM) zone is partially developable land subject to floodplains and steep slopes. These are lands which are generally undeveloped and cannot be precisely zoned due to inadequate information; the suitability of the land to support typical uses; environmental considerations	Steep Slope	N/A	N/A	N/A	N/A	N/A	N/A
Juneau	Avalanche Hazard Areas	Very Steep slope	30% or greater	30% or greater	No development may occur in moderate/severe avalanche areas unless the project receives director approval (moderate avalanche hazard); commission approval via CUP (moderate/severe avalanche hazard); warning of liability	The top of cut slopes shall not be made nearer to a site boundary line than 1/5 of the vertical height of cut with a minimum of 2 feet and maximum of 10 feet. Setback may need to be increased for required interceptor drains. The toe of fill slope shall not be made nearer to site boundary line than 1/2 the height of the slope with minimum of 2 feet and maximum 20 feet.	N/A	N/A

Ketchikan Slope Diagram

Table-A



Juneau Slope Setback Diagram

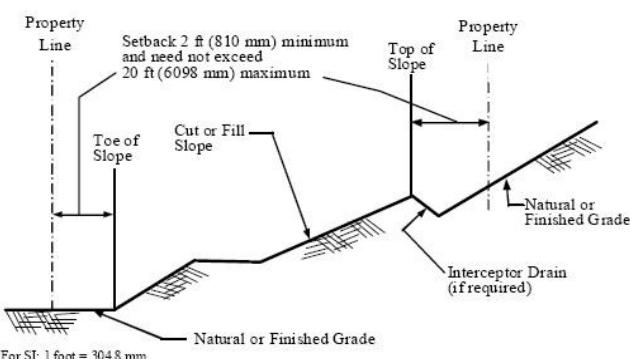


Figure 19.12.100.1 Setback Dimensions

Preparation for January 7th Work Session

To ensure we have a successful January 7th work session on the Title 21 Update effort, please find the following outline of topics for discussion and how you can prepare.

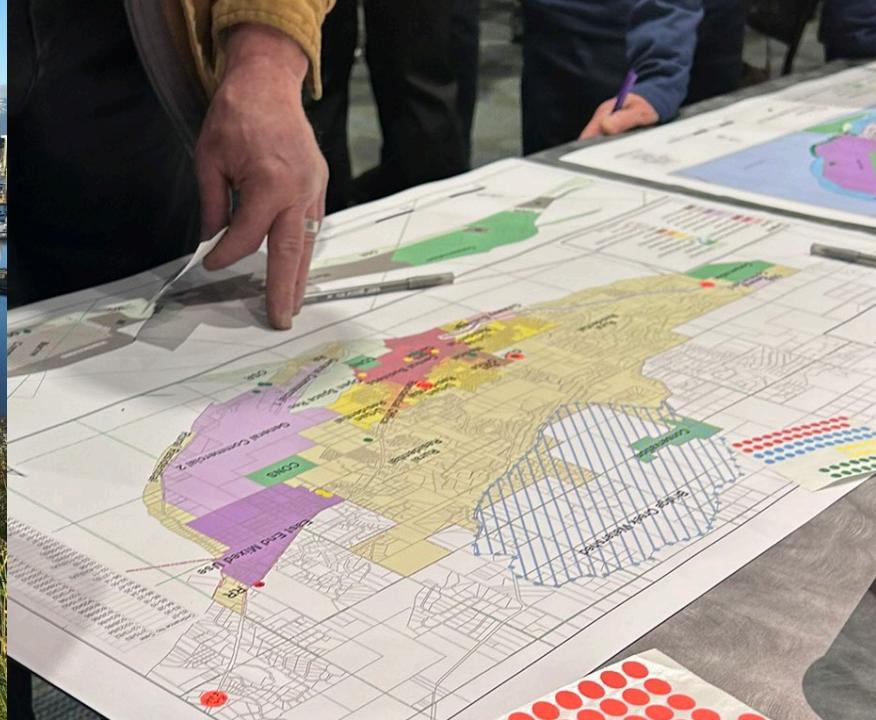
How You Can Prepare – In addition to these guiding slides, please review the following provided excerpts (i.e., sections/pages) of the *10-08-25 Working Draft – Clean Version of the Code*. We will have a detailed discussion on these topics. Your preparation, including any initial comments or questions, will help facilitate a productive dialogue among commissioners and with the project team. Thank you!

The following sections/pages in the 10-08-25 Working Draft – Clean Version of the Code:

1. Definitions, pages 5-18
2. Measuring slopes, page 22
3. Chapter 21.34 Slopes and Coastal Development, pages 118-120
4. Chapters 21.51 Drainage and Erosion Control and 21.52 Stormwater Management, pages 152-158

Also review the handouts in the packet:

- Slope regulations in other communities
- Excerpt from the Homer 2045 Comprehensive Plan: Appendix H, Land Use and Environmental Chapter Background



Phase 2: Title 21 Update

Planning Commission Work Session: Steep Slopes & Environmental Constraints

January 7, 2026

Facilitated by Project Team Members: Shelly Wade, Agnew::Beck Consulting & Erin Perdu, Stantec

Context

Updated Schedule

January – March 2025

- Compile background and gather initial feedback from City staff, Planning Commission, and key stakeholders.
- Review existing code and identify updates.
- Develop proposed code type and structure.

June – November 2025

- Draft early version of revised code.
- Staff and legal team conduct review of draft code.
- Share preliminary revisions to Title 21 ("lined version").
- Gather input from public on potential changes, including November Open House.

WE ARE
HERE

November 2025 – Spring 2026

- Conduct Planning Commission work sessions on key topics.
- Share **Public Review Draft of Revised Code** (*tentatively late January*)
- Consider and incorporate revisions based on feedback.
- *Code adoption process starts spring 2026.*



PC Work Session Dates & Topics

COMPLETED, December 3:
Housing & Zoning Districts
work session

COMPLETED, December 17:
Development Processes
special meeting

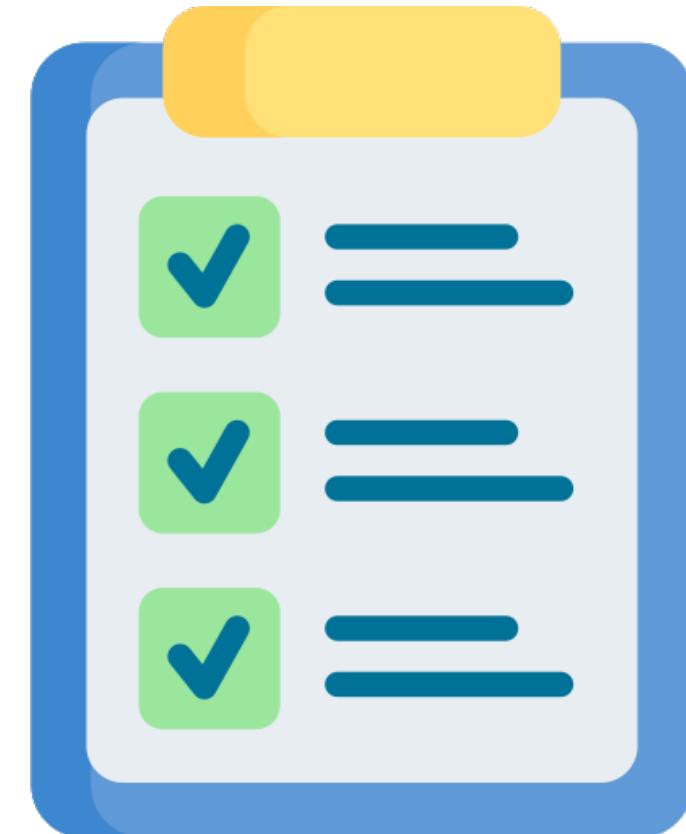
TODAY, January 7:
Steep Slopes & Environmental
Constraints
work session

Presentations to review the process for the public review draft, comment collection, and next steps toward adoption are scheduled for:

- **January 21:** Planning Commission
- **January 26:** City Council

Objectives for This Work Session

- Review and discuss Natural Hazards and Features, including:
 - Watercourses
 - Steep Slopes
 - What Exists Today
- Review and consider public input received at the November 6th open house.
- Confirm **next steps**, including timeline public review draft release of the draft code.



November 6th Open House

- Slides, posters, and summary posted on the [project website](#).
- Didn't make it to the open house? Have more to add from what was shared?

**Virtual Open House - Open through
January 16, 2026.**

Scan to visit virtual open house:

Project website:
HomerT21CodeUpdate.com



Topic-specific
feedback is featured
on upcoming slides

What Drives the Title 21 Code Changes?

Title 21 Inputs

2045 Homer Comprehensive Plan Update

Other Homer Plans (e.g., Transportation Plan, Local Hazard Mitigation Plan, Community Design Manual)

Analysis of City of Homer Land Use Applications and Trends

Technical Code Audit

Planning & Zoning Best Practices

Small Group Discussions with Homer Groups that work with the Code (Builders, Developers, Guiding Growth/ Mobilizing for Action through Planning and Partnerships, Business Owners, Realtors)

Input from City Staff

Input from Planning Commission, and City Council via Meetings and Interviews

Community Input from Open House (Nov. 2025 – Jan. 2026, in person and virtual)

Public Comments

Wetlands and Watercourses

Key Definitions (from existing code)

*Clean code
reference: page 18*

Watercourse	Wetland
<p>Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash, in and including any adjacent area that is subject to inundation from overflow or floodwater.</p> 	<p>An area of land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.</p> 

What does the current code say?

Chapter 21.34, Slopes and Coastal Development

*Clean code
reference: pages
118-120*

This is an **overlay district** that regulates development activity and structures in areas affected by *slopes, bluffs, ravines, and the coastal edge*.

There are currently no City requirements for development setbacks/non-buildable area on or around wetlands.

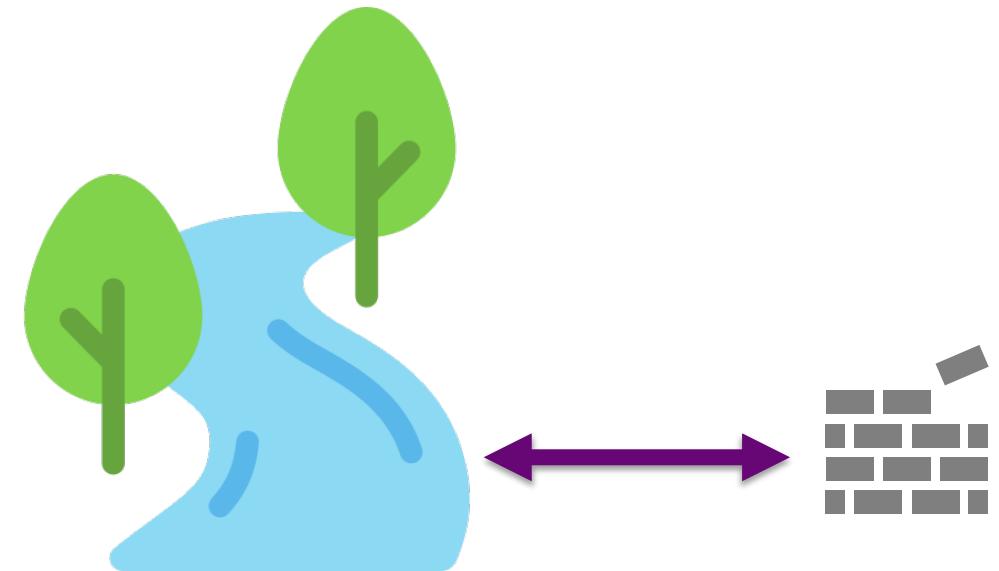
Proposed wetland development/fill requests are evaluated by the Army Corps of Engineers.



What are the related requirements in code?

- Any development within 20 feet of a wetland or watercourse requires a Stormwater Management Plan (SWP).
- A SWP provides for the control of stormwater discharges, total suspended solids, and other pollutants carried in runoff.
- It does not prohibit development.

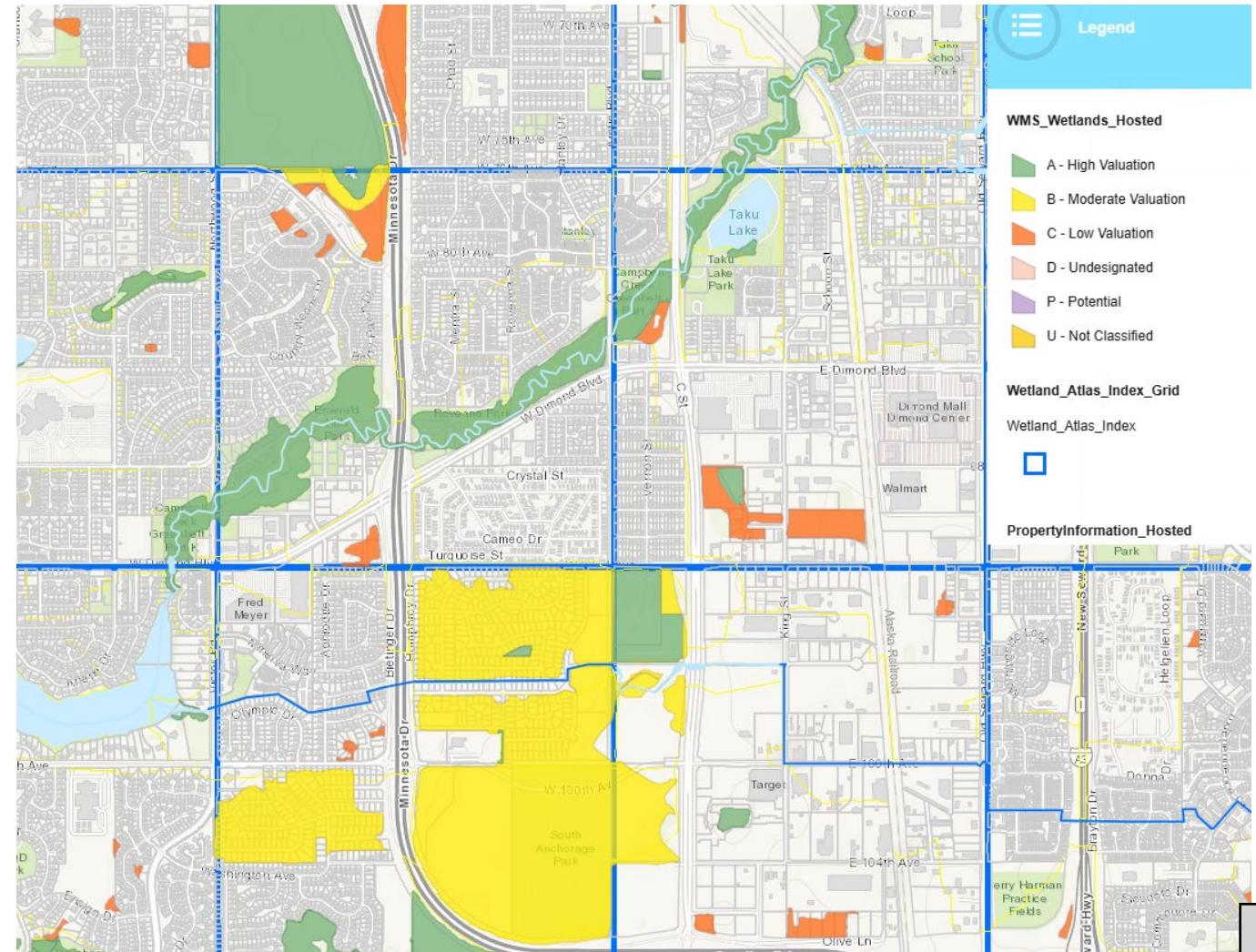
*Clean code
reference: pages
152-158*



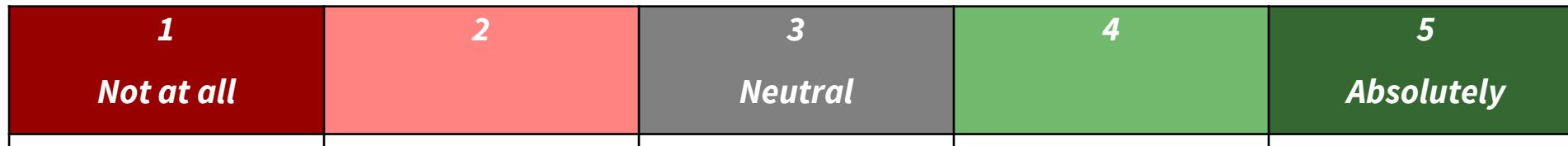
20 or less feet =
requires a
stormwater
management
plan

Municipality of Anchorage Wetland Regulations

- MOA mapped their own wetlands
- Classified into 3 types: A, B & C
 - A or B require a Section 404 Permit from the Army Corps of Engineers
 - C is suitable for development with another Army Corps permit
- Setbacks required from water bodies, drainage ways, riparian edges, and wetlands



Homer Wetlands & Watercourses



PC Gut Check – Existing code is on track (i.e., helping to achieve future land use goals).

Discussion:

If the code is not on track – what needs to change?

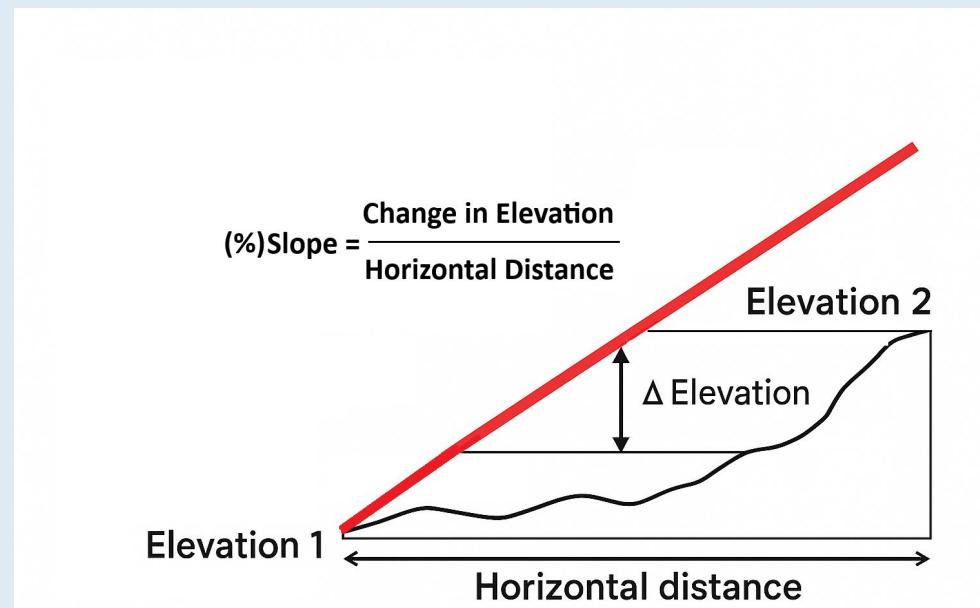
Steep Slopes

Key Definitions

*Clean code
reference: page 15*

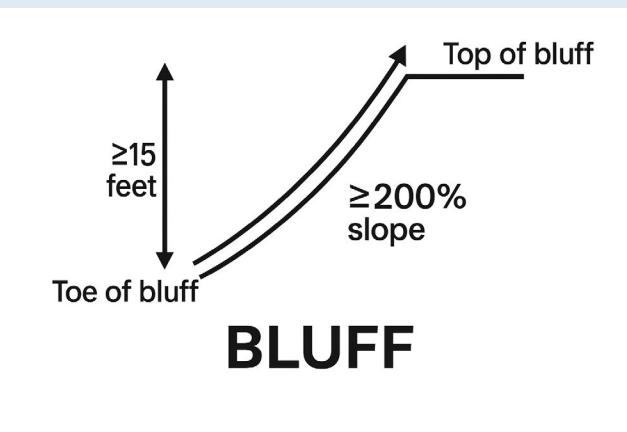
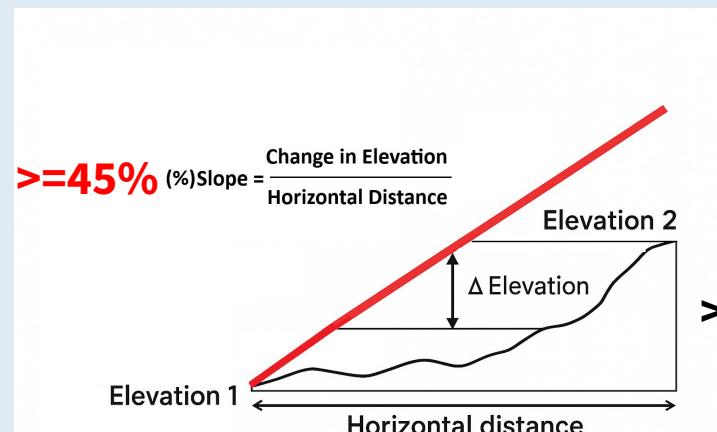
Slope

With respect to two points on the surface of the ground, the ratio, expressed as a percentage, of the difference between their elevations divided by the horizontal distance between them.



Key Definitions (from existing code)

Clean code reference:
pages 5, 16

Bluff	Steep Slope
<p>An abrupt elevation change in topography of at least 15 feet, with an average slope of not less than 200 percent (two feet difference in elevation per one foot of horizontal distance).</p>  <p>BLUFF</p>	<p>An elevation change in topography of at least 15 feet, with an average slope of not less than 45 percent (one foot difference in elevation per 2.22 feet of horizontal distance). A steep slope can occur naturally or can be created by excavation into or filling over natural ground</p>  $\text{Slope} = \frac{\text{Change in Elevation}}{\text{Horizontal Distance}}$ <p>>=45% (%)</p> <p>>=15 ft.</p> <p>>=33.3 ft.</p>

What does the current code say?

Includes Chapter 21.34, Slopes and Coastal Development

*Clean code reference:
pages 118-120*

This is an **overlay district** that regulates development activity and structures in areas affected by slopes, bluffs, ravines, and the coastal edge. The chapter applies to:

- Lots with average slopes 15 percent or greater, bluffs, coastal edge and ravines;
- Located within 40 feet of the top or within 15 feet of the toe of a steep slope, bluff, coastal edge or ravine; and
- Any other location where the City Engineer determines that adverse conditions associated with slope stability, erosion or sedimentation are present.



Homer vs. Comparisons: Slope Definitions

See related handout in packet.

Community	How is Slope Defined in Code?	Slope %
City of Homer <i>Alaska coastal city with steep slopes (pop. 2.4k)</i>	Steep slope change in topography of at least 15 feet and an average slope of not less than 45%. Slopes ranging between 15-30% and 30-45% referenced in slope development standards.	15-30% 30-45% 45%+
Cordova, AK <i>Alaska coastal city with steep slopes (pop. 2.4k)</i>	Areas with slopes 70% or greater	70% or greater
Haines, AK <i>Alaska coastal city with steep slopes (pop. 1.8k)</i>	Hazardous: Includes areas with slopes greater than 30%; Avalanche: greater than 50%	N/A
Ketchikan, AK <i>Alaska coastal city with steep slopes (pop. 8k)</i>	Slopes greater than 50% (follows International Building Code)	Greater than 50%
Port Townsend, WA <i>mountainous coastal town (pop. 10.6k)</i>	Critical Slope means any areas with slopes of 40% or steeper that exceed vertical height of 10 feet.	Less than 15% 15 to 30% greater than 30%
Westport, WA <i>Small coastal fishing town (pop. 2.4k)</i>	Inclination of 40% or more within a vertical elevation change of at least 10 feet	40% or above

Homer vs. Comparisons: Allowances and Setbacks

Community	Max. Allowed Area of Development	Setbacks
City of Homer	Avg. slope 15-30%: 25% of total lot area Avg. slope 30-45%: 10% of total lot area Avg. slope 45%+: as approved by City Engineer	A building must stay back from the top of ravine, steep slope or bluff by either 40 ft or the minimum of 1/3 of height of slope or 15 ft in height; A structure must be at least 15 ft away from the toe of a bluff.
Cordova, AK Alaska coastal city with steep slopes (pop. 2.4k)	N/A	N/A
Haines, AK Alaska coastal city with steep slopes (pop. 1.8k)	N/A	N/A
Ketchikan, AK Alaska coastal city with steep slopes (pop. 8k)	N/A	Yes, guided by table describing different circumstances.
Port Townsend, WA mountainous coastal town (pop. 10.6k)	30% of total area 25% of total lot area 20% of total lot area	Applicable setback may be reduced by 20%; minimum lot size may be reduced by up to 25% and includes lot line adjustment/plat/full subdivision.
Westport, WA Small coastal fishing town (pop. 2.4k)	Maximum lot coverage R-3 = 55% or less; R-4 = 60% or less; R-2, SR-R and RMD = 40% or less	All facilities shall be at least 50 ft from any steep (greater than 15%) slope.

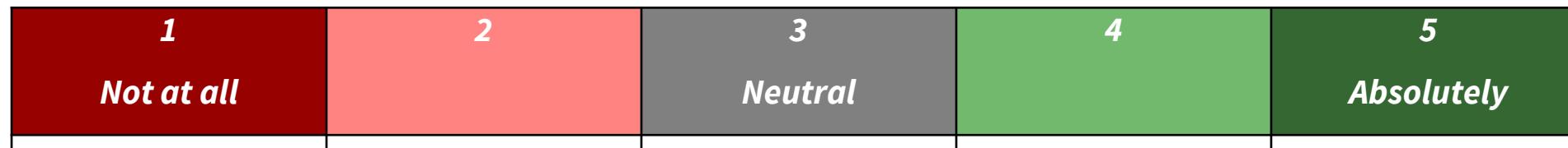
Homer vs. Comparisons: Other Restrictions

Community	Other Restrictions
City of Homer <i>Alaska coastal city with steep slopes (pop. 2.4k)</i>	Site plan requirements for slope development.
Cordova, AK <i>Alaska coastal city with steep slopes (pop. 2.4k)</i>	Upland habitats shall be managed to retain natural drainage and vegetation cover on steep slopes, shorelines, and stream banks.
Haines, AK <i>Alaska coastal city with steep slopes (pop. 1.8k)</i>	Open space is an area within a proposed development site excluding impervious surfaces--at least 1/2 of all open space areas must have a slope of less than 20%.
Ketchikan, AK <i>Alaska coastal city with steep slopes (pop. 8k)</i>	Section J108.3 of Ch. 19.04: Protections for properties at toe of slope; Section J108.4: Retaining Walls.
Port Townsend, WA mountainous coastal town (pop. 10.6k)	Site mitigation plan required if critical slopes identified on site.
Westport, WA <i>Small coastal fishing town (pop. 2.4k)</i>	Westport Shoreline Master Program policies include setting back residential development and uses from steep slopes.

Homer & Steep Slopes

Key Takeaways from Comparisons to Other Communities

Homer has strict definitions of steep slopes (e.g., the cutoff for what is considered “steep” is lower than comparable Alaska municipalities) and more restrictions on developable area compared to other municipalities with similar features.



PC Gut Check – Existing code is on track (i.e., helping to achieve future land use goals).

Discussion:

If the code is not on track – what needs to change?

Homer & Steep Slopes: Key Takeaways from the Comparisons

- Homer has strict definitions of steep slopes and more restrictions on developable area compared to other municipalities with similar features.
- There are communities in the Lower 48 with more strict slope regulations.

Discuss:

Does Homer want to add restrictions beyond what is in the current code?

Community Input

Community Input

What did we hear from the community at the open house?

31 comments on this topic; this slide features topics repeated 3+ times)

Define wetlands and peatlands; create stronger management standards

(12 Comments)

Participants expressed concern about the vulnerability of wetlands and peatlands, especially given recent federal regulatory changes, and requested stronger local definitions and enhanced buffers and setbacks.

Improve oversight, monitoring, and environmental review

(7 Comments)

Participants described a need for more consistent oversight of development in sensitive areas, including inspection improvements, site visits, and stronger approval standards, and improved use of technical tools during review.

Need closer review of development on steep slopes and bluffs

(5 Comments)

Comments focused on preventing or improved monitoring of development on unstable or hazardous terrain.

Current and Planned City Activities

What Related Activities Are Underway?

- City and Homer Soil & Water Conservation District collaboration.
- Conversations between the City and the Kenai Peninsula Borough about hosting the State's GIS data on coastal erosion and slope stability.
- The City held a Landslide Hazard Workshop in October 2025 in partnership with the Homer Soil and Water Conservation District, University of Alaska Anchorage via the Kachemak Bay National Estuarine Research Reserve, and local scientists Brentwood Hig Higman (geologist) and Anna Liljedahl (hydrologist).

Next Steps

Next Steps

Open House Follow Up

- Promote virtual open house for residents who missed the event to share their feedback. The virtual open house closes on January 16, 2026.

One-on-One Conversations with Planning Commissioners

- Optional conversations to talk through ideas, concerns, and questions about the draft code.

Launch of the Public Review Draft of the Code

- Anticipated late January 2026.
- Presentations with the Planning Commission (January 21 Work Session) and the City Council (January 26 Work Session) to go over the process for the public review draft, comment collection, and next steps toward adoption.

Thank you! Questions, Comments?

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Shelly Wade

Agnew::Beck Consultant Project Manager

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Email: shelly@agnewbeck.com

Project Website:
Homert21CodeUpdate.com

Reference Slides

Future Land Use Map

2045 Homer Comprehensive Plan Update

Map Updated: December 29, 2025

Land Use Designations

- Downtown Mixed Use
- Urban Residential
- Neighborhood Flex
- Rural Residential
- Gateway
- Medical Mixed Use
- Airport
- Light Industrial Mixed Use
- Marine Commercial
- Marine Industrial
- Open Space Recreation
- Conservation

Land Use Overlays*

- Future Area Planning Overlay
- Environmental Constraints Overlay

*See appendix for more detail.

Other

- City of Homer Boundary
- Roads
- Homer Airport Critical Habitat Area

What is a Future Land Use Map?

Future land use maps anticipate development needs and constraints, identify suitable types of development, and establish policies to guide development. They do not act as regulatory zoning documents or make changes to existing code.

Homer City Boundaries

0 0.75 1.5 3 Miles



Other Comprehensive Plan References

See your packet for the Homer 2045 Comprehensive Plan Appendix H: Land Use and Environmental Chapter Background for other relevant maps, including the environmental constraints overlays.

