



Agenda

Planning Commission Worksession

Wednesday, May 21, 2025 at 5:30 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, 5:30 P.M.

AGENDA APPROVAL

DISCUSSION TOPIC(S) / PRESENTATIONS

A. Presentation by Agnew::Beck & Stantec to Discuss Title 21 Zoning Code Rewrite

CONSENT AGENDA ITEMS

REGULAR AGENDA ITEMS

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting is **June 4th, 2025 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.



Homer Title 21 Update

Planning Commission Working Session – May 21, 2025

TOPIC: Engagement, Uses & Housing Types

March 5th, 2025: DONE!

- Project introduction
- Listening session

April 28th, 2025: DONE!

- Review background report and code audit

May 21st, 2025: WE ARE HERE!

- Summary of engagement-to-date
- Land uses
- Housing types

June/July 2025:

- Zoning districts (new and consolidations)
- Use standards
- Sign code
- Administrative flexibility

September 2025:

- Review draft code

November 2025:

- Comment review

Work Session Objectives

The purpose of this work session is to:

1. Have an initial discussion of uses that may be appropriate to allow by-right, rather than requiring a Conditional Use Permit (CUP).
2. Review housing types, discuss where they are currently allowed, and in which districts they should potentially be allowed.

To help inform the conversation, a table of uses that are allowed by zoning district is attached and related zoning district “key” outlined below). This table represents what is currently permitted (permitted, accessory, and conditional uses). This table will serve as a foundation for the discussion.

Use Table Purpose

A use table helps address some of the issues identified in the code audit and make the allowed uses in zoning more consistent with the Comprehensive Plan. Benefits to this approach could include:

1. There is one table that lists all uses and all zoning districts in one place.
2. Eliminates duplication of uses.
3. Creates more general use categories, so that creative uses of land can “fit”, rather than automatically be excluded.
4. Allows a wider mix of uses in more districts which correspond to the Land Use & Environment element of the Comprehensive Plan.
5. Keeps uses with potential compatibility or life/safety concerns at certain locations subject to conditional use review (including a public hearing), so proposals fit seamlessly into the surrounding context.

One of the main tasks in revising the zoning code (Title 21) is to move some uses from the Conditional category (i.e., require a public hearing and Planning Commission approval) to Permitted, or Allowed By-Right (without a public hearing). The use table also provides an easy way to see if consistent terms are used throughout the ordinance, whether there are antiquated or duplicative uses listed, and if there are logical groupings that could be created to simplify the regulation of uses in the city.

Guiding Questions & Planning Commission “Homework”:

To prepare for the meeting, please review the attached use table and consider the following:

1. What conditional uses should be flagged for potentially moving to permitted (by-right) uses?
2. Which uses could be grouped together to make regulation simple (e.g., different types of retail stores)?

Housing Types

In our listening sessions with staff, the Planning Commission, and stakeholders, it is clear there is a strong local desire for the code to be more permissive regarding housing types and where they are permitted. The community has a potential housing shortage, yet the code includes several regulatory barriers to residential development. Examples:

- Multiple residential structures on the same lot, such as Accessory Dwelling Units and cottage courts, require a CUP.
- Townhomes require a CUP.
- Mobile or manufactured homes require a CUP.
- Height requirements inhibit the development of housing in the CBD.

Guiding Questions & Planning Commission “Homework”:

To begin updates related to housing, please review the use table and consider the following:

1. What other housing types than those listed should be allowed in Homer?
2. What specific housing needs do seasonal (or permanent) workers have?
3. Which housing types should be permitted without a CUP? (Note that they could have specific standards related to the use, but those could be reviewed by staff.)

City of Homer Title 21 Zoning Districts (NOTE: Sequenced to match attached Use Table)

Abbreviated Designation	Zone
RR	Rural Residential
UR	Urban Residential
RO	Residential Office
M	Medical
CBD	Central Business District
TCD	Town Center District
GBD	Gateway Business District
GC1	General Commercial 1
GC2	General Commercial 2
EEMU	East End Mixed Use
MC	Marine Commercial
MI	Marine Industrial
OSR	Open Space – Recreational
CO	Conservation District

City of Homer, AK: Uses Allowed By Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential		Mixed Use					Commercial				Industrial	Open Space / Conservation		
Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Residential															
Apartment units located in buildings primarily devoted to business or commercial uses					P										
Caretaker, business owner or employee housing											A	A			
Detached Dwelling Unit	C	P	P	P	P										
Duplex Dwelling	P	P	P	P	P	P	P			A					
Dwelling units and nonresidential uses in the same building						P	P								
Dwelling units located in buildings primarily devoted to business uses								P							
Kennels	C								C	C					
Outdoor harboring or keeping of dogs, small animals and fowl		A	A	A						A					
Mobile homes	P				P										y
Mobile home parks	C				C			C							
Multiple-family dwelling	P	P			P	P	P	C							
Repair, replacement, reconstruction or expansion of a single-family or duplex dwelling, including a mobile home, that existed lawfully before its inclusion in the GC1, GC2 or EEMU zoning districts										P					
Private Stables	A									P					
Planned Unit Development	C	C	C	C	C	C		C		C					
Planned Unit Developments excluding residential uses									C						
Planned unit developments, limited to water-dependent and water-related uses											C	C			
Single-family Dwelling	P	P	P	P	P	P	P			A					
Townhouses			P	P	P	P	P	C							
Townhouse Developments		P													
Lodging															
Hotels and motels					P	P	P	P	P		C				
Lodging											C				y
Rooming house, bed and breakfast and hostel	P	P	P	P	P	P	P	P							
Commercial															
Appliance sales and service								P							
Auto fueling stations					C			P		C					
Auto repair					P			P							

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential		Mixed Use					Commercial				Industrial	Open Space / Conservation		
Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Auto and trailer sales or rental areas					P										y
Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair, excluding storage of vehicles or equipment that is inoperable or in need of repair									P						
Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair										P					
Boat and marine equipment sales, rentals, service and repair								P							
Building supply and equipment sales and rentals								P		P					
Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises	C														
Durable and nondurable medical supplies				P											
Drive-in car washes					C					P					y
Dry cleaning, laundry								P		P					
Entertainment establishments					P	P	P								
Greenhouses and garden supplies					P	P		P		P					
Heavy equipment and truck sales, rentals, service and repair								P							
Itinerant merchants					P	P		P	P	P	P	P			
Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities					P			P	P	P					
Marine equipment sales, rentals, service, repair and storage											P	P			
Mobile Commercial structures									P	P					
Mobile food services				P							P	P			
Plumbing, heating and appliance service shops					P	P				P					
Publishing, printing and bookbinding					P	P		P	P						
Retail				A											
Retail business					P	P	P	P		P					

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential		Mixed Use					Commercial				Industrial	Open Space / Conservation		
Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Retail stores limited to the sale of seafood products, sporting goods, curios, and arts and crafts											P				
Retail and wholesale sales of building supplies and materials					P	P									
Self-service laundries						P		P		P					
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P														
Transient merchant						P									
Welding and mechanical repair								P		P					
Wholesale businesses, including storage and distribution services incidental to the products to be sold								P		P					
Eating and Drinking															
Drinking establishments					P	P		P			C				
Drive-in restaurants								P							
Mobile food services				P	P	P		P	P		P				y
Restaurants and clubs							P	P			P	A			
Office and Services															
Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores											P				
Clinics				P											
Home occupations	P	P	P	P	P	P	P			P					
Medical clinics			C		P										
Offices						P									
Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours											P				
Professional offices and general business offices			P	P	P	P	P	P							
Personal Sevices			P	P	P	P	P			P					
Research and development laboratories									P	P					
Public and Quasi-Public															
Assisted living home	C	C			P	P									
Banks, savings and loans, credit unions								P							

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential		Mixed Use					Commercial				Industrial	Open Space / Conservation		
Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Cemeteries	C														
Crematoriums								C	P						
Day care facilities	C	C	P	P	P	P		P							
Day care homes	P	P	P	P	P	P		P							
Dormitory					P			P	P						
Farmer's market					P	P									
Financial institutions					P	P	P	P							
Group care home	C	C	P	C	P	P									
Hospitals				C											
Impound Yards									P	C					
Museums, libraries and similar institutions			P	P	P	P	P								
Mortuaries			P	P	P			P		P					
Nursing facilities, convalescent homes, homes for the aged, assisted living homes			P	P											
Open space	P	P					P	P		P			P		
Parks					P	P		P		P	P	A			
Parking garages				C	P	P		P	P	P					
Parking lots				P	P	P		P	P	P				C	y
Pedestrian trails, including boardwalks and viewing platforms														C	
Public utility facilities and structures	C		C	C	C			C	C	C	C	C	C	C	
Public school and private school	P	P	C	C			P								
Public, private and commercial schools					P	P									
Public parks and playgrounds	P	P	P	P											
Religious, cultural and fraternal assembly	C	C	P	P	P	P	P			P					
Shelter for the homeless					C			C	C						
Studios					P	P	P			P					
Small wind energy system								A	A	A	A	A			
Small wind energy system upto 10 kW	A	A	A	A	A										
Small wind energy system exceeding 10 kW	C	C	C	C	C	C	C								
Trade, skilled or industrial schools								P	P	P					
Recreation															
Campgrounds								C	C		P	C	C		
Indoor recreational facilities	C	C			P	P			P	P	C	C	C		
Marine recreation activities such as fishing and boating													P		
Open air businesses								P	P	P					

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential		Mixed Use					Commercial				Industrial	Open Space / Conservation		
Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Other open space and recreation uses													C		
Outdoor recreational facilities	C	C			P	P			P	P	C	C	C		
Recreational vehicles	P	P	P	P						P					
Recreational vehicle parks					P			P	P		P	P	P		y
Recreation vehicles sales, rental, service and repair								P							
Industrial, Production and Storage															
Boat and marine equipment sales, rentals, manufacturing, storage yard, service and repair										P					
Boat sales, rentals, service, repair and storage, and boat manufacturing.											A				
Boat storage													C		
Bulk petroleum storage												C			
Bulk petroleum product storage above ground									C	C					
Cold storage facilities									P	P	P	P			
Construction camps									C	C					
Construction, assembly and storage of boats and boat equipment									P						
Extractive enterprises, including the mining, quarrying and crushing of gravel, sand and other earth products and batch plants for asphalt or concrete									C	C		C			
Fishing gear													C		
Junkyard									C	C					
Manufacturing, processing, cooking, and packing of seafood products											P				
Light or custom manufacturing, repair, fabricating, and assembly, provided such use, including storage of materials					C	C									
Lumberyard								P							
Manufacturing, fabrication and assembly								P	P	P					
Manufacturing, processing and packing of sea products												P			
Ministorage					P										
Production, processing, assembly and packaging of fish, shellfish and seafood products									P	P					
Private exterior storage of the occupant’s personal noncommercial equipment			A	A											
Private outdoor storage of noncommercial equipment	A	A													y

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Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors’ establishments, lumberyards and sales, or similar uses;									P	P					
Storage of heavy equipment, vehicles or boats	A	A								P					
Storage of personal commercial fishing gear	P	A	P	A											y
Underground bulk petroleum storage									P						
Warehousing, commercial storage and mini-storage								P		P					
Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation												P			
Transportation and Aviation															
Air charter operations								P							
Airport and air charter operations									P						
Boat launching or moorage facilities, marinas											P	P			
Dry docks												P			
Floatplane tie-up facilities and air charter services					P										
Helipads				A								C			
Heliports												C			
Pipelines	C	C			C			C	C				C		
Port and Harbor Facilities												P			
Private floatplane tie-down	A	A													
Railroads	C	C											C		
Taxi operation					P			P	P	P					
Wharves and docks, marine loading facilities, ferry terminals, marine railways;												P			
Private floatplane tie-down	A	A													
Agriculture															
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P														
Agricultural activity	P									P					Y
Fish and wildlife habitat protection and enhancement														P	
Marine-life raising or production for recreational purposes, but not for commercial fishing purposes													P		
Marine-life and wildlife sanctuary or preserve													P	P	

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential		Mixed Use					Commercial				Industrial	Open Space / Conservation		
Uses	RR	UR	RO	M	CBD	TCD	GBD	GC-1	GC-2	EEMU	MC	MI	OSR	CO	Specific Use Standards
															(y = yes applicable)
Private Stables	P									P					
Accessory Uses															
Other customary accessory uses	P	P	P	P	P	P	P	P	P	P	P				