



Agenda

Planning Commission Worksession

Wednesday, September 02, 2026 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)**

- A. Memorandum 2026-13, Title 21 Public Hearing Draft discussion on Zoning Map

CONSENT AGENDA ITEM(S)**REGULAR AGENDA ITEM(S)****COMMENTS OF THE AUDIENCE** (3 minute time limit)**ADJOURNMENT**

Next regular meeting is September 16, 2026 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



MEMORANDUM

PC-26-13

Memorandum 2026-13, Title 21 Public Hearing Draft discussion on Zoning Map

Item Type: Informational Memorandum
Prepared For: Planning Commission
Date: August 25, 2026
From: Julie Engebretsen, Community Development Director

SUMMARY:

The Title 21 zoning code update will make the code easier for applicants to use and City staff to administer. The Comprehensive Plan recommends combining some zoning districts and aligning permitted uses and district boundaries with the updated code. This work session focuses on the proposed zoning map and its major changes. Staff do not expect significant revisions to this draft. Please bring your questions about the proposed district boundaries.

The Comprehensive Plan looks ahead 20 years, but this draft map does not include every possible rezoning. It mainly addresses business districts outside of the Spit. The current ordinance does not propose broad rezoning to Conservation near the airport or Urban Residential along East End Road. Additional map changes may be considered over the next one to two years, based on community interest and future review. For now, the project is starting with the business districts.

Proposed Zoning Map Changes

Downtown Mixed-Use District

The Town Center district would be combined with the current Central Business District to create a Downtown Mixed-Use district. The proposed boundary would extend east along East End Road to include the existing Residential Office area. This consolidation is intended to carry the Town Center concepts into a broader downtown district.

Light Industrial Mixed-Use District

General Commercial 1, General Commercial 2, and East End Mixed Use would be consolidated into a new Light Industrial Mixed-Use district. The proposed district would include business areas along Ocean Drive, Kachemak Drive, and East End Road, as well as the business area along the western city boundary that was added through annexation in 2002 (existing GC1 and Rural Residential).

Next Steps

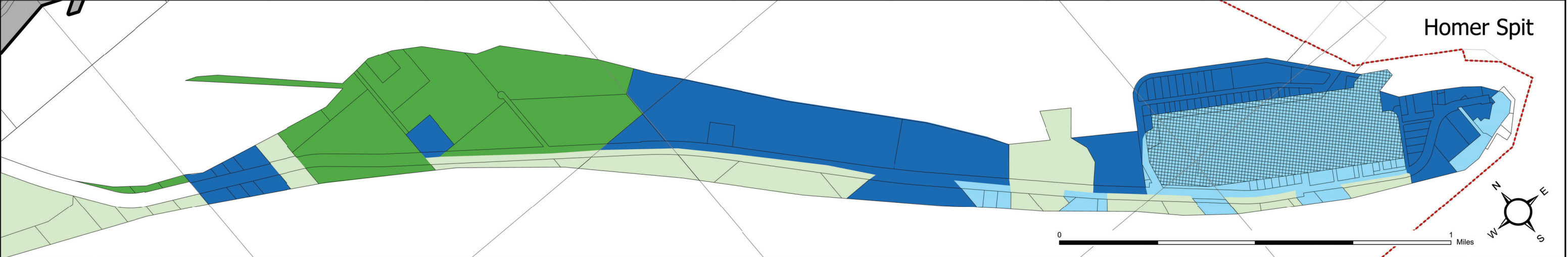
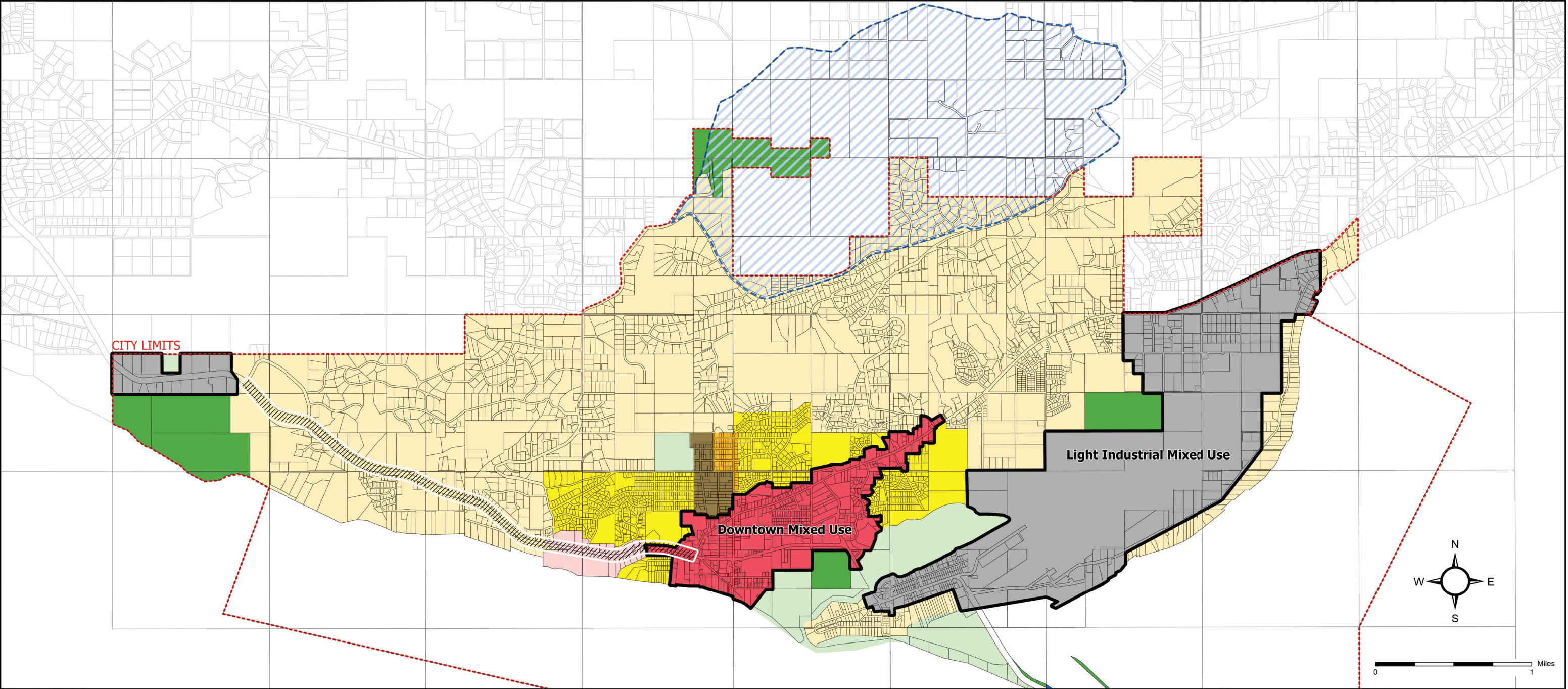
Staff may bring forward minor zoning boundary adjustments when we identify errors (a lot or two) and will review specific concerns raised by property owners between now and the December public hearing. There is also a rezoning ordinance at Council (RR to RO) just past East Hill Road. If Ordinance 26-46 passes, that change will be incorporated into the map.

RECOMMENDATION:

Ask any questions about the zoning district boundary changes, and changes in districts.

Reference Items:

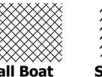
See draft zoning map included with the draft code
Zoning Map Graphic Illustrating Map Changes





City of Homer
Planning and Zoning Department

T21 Public Hearing Draft
Zoning Map
8/5/2026

																			
Conservation	Town Center	Central Business District	Gateway Business District	General Commercial 1	General Commercial 2	East End Mixed Use	Open Space Rec	Rural Residential	Urban Residential	Residential Office	Medical	Marine Commercial	Marine Industrial	Small Boat Harbor Overlay	Scenic Gateway Corridor Overlay	Bridge Creek Watershed Protection District	Unzoned	Downtown Mixed Use	Light Industrial Mixed Use

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

City of Homer
Planning & Zoning Department
8/4/2026

Draft Zoning Map Showing Proposed District Changes

Proposed Changes

- Create Downtown Mixed Use District (DMU),
- Create Light Industrial Mixed Use District (LIMU),
- Rezone All Properties Shown in Red and Gray.
- All Other Zoning Districts to Remain Unchanged.

* Properties within outlined districts are proposed and subject to change from rezoning consideration.

