



Agenda

Planning Commission Regular Meeting

Wednesday, April 16, 2025 at 6:30 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: 205 093 973 Password: 610853

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes of March 19, 2025

PRESENTATIONS / VISITORS

- A. Kenai Peninsula Borough Safe Streets 4 All presentation and Q&A

REPORTS

- A. City Planner's Report, Staff Report 25-17

PUBLIC HEARINGS

- A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup.

- B. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

PLAT CONSIDERATION

[A.](#) Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

A. Title 21 Update and Audit Discussion - If needed.

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, May 7, 2025, at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 25-06, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on March 19th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, CONLEY, SCHNEIDER, STARK & H. SMITH

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTANTS: SHELLY WADE, AGNEW::BECK

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

BARNWELL/CONLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of March 5, 2025

H. SMITH/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-015

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- March 10, 2025 Council Meeting Recap
 - Ordinance 25-20, Amending Homer City Code by Adding Studio as a Permitted Use in the Residential Office, General Commercial 1, and General Commercial 2 Districts (approved by City Council)
 - Ordinance 25-27, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential Zoning District to East End Mixed Use Zoning District (denied by City Council)
- Next Commission report to City Council is March 24, 2025
- Regular Meeting for April 2, 2025 has been cancelled
- Next Regular Meeting is Wednesday, April 16, 2025
- Potential Special Meeting on Tuesday, April 29, 2025 to discuss the Comprehensive Plan Comments that have been compiled

There was brief discussion among the Commission and Shelly Wade of Agnew::Beck regarding the adoption process for the Comprehensive Plan.

PUBLIC HEARINGS

- A. Ordinance 25-11(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 21.90, Administration and Enforcement, to Direct Appeals to the Office of Administrative Hearings of a Hearing Office Appointed by the City Manager, Staff Report 25-016

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the public hearing period. With no one wishing to provide testimony, Chair S. Smith closed the public hearing period. He then opened the floor to comments and questions from the Commission.

Commissioner H. Smith noted that there was no fiscal note attached to the draft ordinance that indicates how much it will cost the City to forward appeals to a hearing officer. He opined that the 10-day time limit seemed short given the transient nature of many Alaskans' work lives.

Commissioner Schneider shared that he doesn't see the need for the Planning Commission to act as a hearing officer. He agreed with Commissioner H. Smith that 10 days doesn't seem like enough time, and questioned what it would cost the City.

Commissioners Conley and Barnwell both agreed that 10-day timeframe seemed unreasonably short.

SCHNEIDER/H. SMITH MOVED TO RECOMMEND CITY COUNCIL ADOPT ORDINANCE 25-11(S)(A) WITH THE FOLLOWING AMENDMENTS:

1. CHANGING THE APPEAL PERIOD REFERENCED ON LINES 113 AND 114 BACK TO 30 DAYS FROM 10 DAYS.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

- A. Draft Comprehensive Plan Review and Comments, Staff Report 25-014
Public Comment Received

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster and Shelly Wade of Agnew::Beck. The Commission reviewed the Draft Comprehensive Plan in-depth, discussing the following items:

- Land Use and Environment
 - Industrial vs. conservation zoning near Beluga wetlands
 - Inventory of developable/potentially developable land
 - Concerns regarding steep-slope development
 - Creating affordable housing
 - Indoor recreation center/future plans for the HERC
- Sustainability, Resilience & Climate Change
 - Inclusion/restructuring of the Climate Action Plan
 - EV charging stations
- Public Facilities & Services
 - Maintenance of DOT&PF-owned roads to City standards
- Housing
- Transportation
- Economic Development
- Quality of Life
 - the City's role in regards to childcare access and education
- Governance

Chair S. Smith called for a 10-minute recess at 8:47 p.m.

Chair S. Smith called the meeting back to order at 8:57 p.m.

H. SMITH/SCHNEIDER MOVED TO EXTEND THE MEETING UNTIL 10:30 P.M.

Chair S. Smith stated that he felt the Commission should extend to 11:00 p.m.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

H. SMITH/ MOVED TO EXTEND THE MEETING UNTIL 11:00 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/BARNWELL moved to continue to 11:07 p.m.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates and Submittal Deadlines

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster noted that there was some great input provided tonight, and shared that he was looking forward to seeing everyone again on April 16th.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

Mayor Lord thanked the Commission for letting her be there with them, and added that she hopes they start their meeting on April 29th earlier.

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked his fellow Commissioners for serving with him, and he also thanked Mayor Lord for attending.

Commissioner Barnwell noted that there were some great conversations at the meeting. He thanked Mayor Lord and his fellow Commissioners.

Commissioner H. Smith shared his appreciation for everyone who devoted their time towards the conversation tonight.

Commissioner Stark seconded Commissioner H. Smith's comments, and thanked City Staff, Mayor Lord, and his fellow Commissioners.

Commissioner Schneider thanked City Staff for their work and thanked Mayor Lord for attending. He also thanked his fellow Commissioners, noting that the group is polite to one another.

Commissioner S. Smith noted the decommissioning of the Naushon taking place on Friday at noon down at the Spit. He provided a notice that he may not be in attendance for the meeting on April 16th.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 11:05 p.m. The next Regular Meeting is scheduled for **Wednesday, April 16th, 2025**. A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk II

Approved: _____



City of Homer

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Planning

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(f) 907-235-3118

MEMORANDUM

TO: Homer Planning Commission
FROM: Julie Engebretsen, Community Development Director
DATE: April 16, 2025
SUBJECT: Kenai Peninsula Borough Safe Streets 4 All presentation and Q&A

Kenai Peninsula Borough Safe Streets 4 All presentation and Q&A

Beth McKibben from R&M Consultants (and former City of Homer Planner!) will zoom with the Commission to provide an overview of the plan. This presentation to the Commission is expected to last about an hour, and Council members have been invited. This is not a joint work session, but Council is able to attend and comply with Open Meetings Action law.

See the attached flier for a QR code to the document, (or search “KPB SS4A” to find the project website. There are also multiple appendices with crash information, priority projects and recommendations.

The consultants will take comments of the Commission at the meeting, and public comment is open until April 30th.

Attachments

Meeting Flier

KPB COMPREHENSIVE SAFETY ACTION PLAN

Because everyone deserves to get home safely

PUBLIC WORKSHOP 3

The Kenai Peninsula Borough, with partner cities Homer, Kenai, Seldovia, Seward, and Soldotna, is developing its first Comprehensive Safety Action Plan (CSAP) structured around the Safe System Approach (SSA) National Roadway Safety Strategy developed by the USDOT. Humans are vulnerable and sometimes make mistakes and our transportation system needs to account for this reality. The CSAP will help the KPB and their partner cities to understand the causes and contributing factors, and identify opportunities to improve safety, especially for areas of highest concern.

Please join us for these open house events, or one of the presentations to the partner cities and Advisory Planning Commissions to learn about the key findings and recommended countermeasures (solutions), the next steps in the plan process, and how you can see the plan and provide comments.

KPB SS4A CSAP SCHEDULE OF EVENTS:

VIRTUAL PUBLIC WORKSHOPS

- **Monday, March 31, 2025; 11:30 AM - 1:00 PM**
Join Zoom Meeting:
<https://us06web.zoom.us/j/81533690920>
Meeting ID: 815 3369 0920
One tap mobile
+16694449171,,81533690920# US

You may also join the 11:30 AM Virtual Public Information Session at the **Soldotna Public Library**: 235 N. Binkley Street in Conference Room A.

- **Monday, March 31, 2025; 5:30 PM - 7:00 PM**
Join Zoom Meeting:
<https://us06web.zoom.us/j/89569255278>
Meeting ID: 895 6925 5278
One tap mobile
+12532050468,,89569255278# US

ADVISORY PLANNING COMMISSIONS

Advisory Planning Commission meeting location and a Zoom link will be provided as soon as available at the project website.

- **April 9, 2025**
6:00PM - Cooper Landing Advisory Planning Commission
7:00PM - Hope/Sunrise & Funny River Advisory Planning Commissions
- **April 10, 2025**
6:00PM - Moose Pass Advisory Planning Commission
7:00PM - Nikiski Advisory Planning Commission

CONTACTS

Beth McKibben, AICP - Planning Lead - bmckibben@rmconsult.com - 907.646.9664
Robert Ruffner - Planning Director - Kenai Peninsula Borough - RRuffner@kpb.us - 907.714.2378
Celina Robinson - GIS Specialist - Kenai Peninsula Borough - crobinson@kpb.us - 907.714.2221



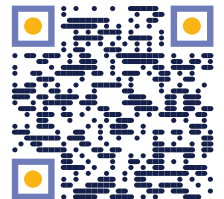
PARTNER CITY PRESENTATIONS

Partner city meeting location and zoom links may be found at each city's website.

- **April 2, 2025, 5:00PM**
City of Seldovia City Council/Planning Commission Joint Work Session
[City of Seldovia](#)
- **April 8, 2025, 6:00PM**
City of Seward Planning Commission Work Session
[City of Seward](#)
- **April 16, 2025, 5:00PM**
City of Kenai PC City Council/Planning Commission Joint Work Session
[City of Kenai](#)
- **April 16, 2025, 6:30PM**
City of Homer Planning Commission
[City of Homer](#)
- **April 23, 2025, 6:00PM**
City of Soldotna Planning Commission
[City of Soldotna](#)

FOR MORE INFORMATION:

Project Website
<https://www.kpb.us/safestreets>





City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 25-017

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 16, 2025
SUBJECT: City Planner's Report

Comprehensive Plan Update

The Draft Comprehensive Plan public review comment period is now closed. Comments will be compiled and utilized in revising the draft plan. For more information on the project, go to: <https://homercompplanupdate.com/>

A Special Meeting is scheduled with the Planning Commission for Tuesday, April 29, 2025 at 5:30pm to discuss the draft plan comments and next steps on the Comprehensive Plan.

Meeting Schedule

A special meeting is scheduled for Tuesday, April 29, 2025

The next regular meeting date is Wednesday, May 7, 2025

Commissioner Report to Council

4/28/25 _____



City of Homer

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Planning

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STAFF REPORT PL 25-018

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: April 16, 2025
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The subject property, 3145 Lampert Lane is split zoned, the northern half of the lot is zoned General Commercial 1 and the southern half of the lot is zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to General Commercial 1 for the southern half of the lot.

Applicant: Seabright Survey + Design
1044 East End Road Suite A
Homer, AK 99603

Location: 3145 Lampert Lane

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE
SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH
NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO
THE POB

Parcel ID: 17923019

Size of Existing Lot: 1.02 acres

Zoning Designation: Rural Residential District/General Commercial 1

Existing Land Use: Commercial

Surrounding Land Use: North: Commercial
South: Residential
East: Commercial and Vacant
West: Commercial, Accessory Building, and Vacant

Comprehensive Plan: Economic Vitality Goals 1, 2, & 3, and Land Use Goal 4

Wetland Status: Yes, KWF Wetlands Assessment of Discharge Slope at the very southern edge of the lot.

Flood Plain Status: None

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 24 property owners of 29 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the General Commercial 1 boundary, on the split zoned lot, south to encompass the entirety of the subject lot. The applicant states that the parcel is currently being used commercially. This rezone application seeks to unify the property as GC 1. The rezone will allow for cleanup and redevelopment of the property. The rezone is justified to correctly change the Rural Residential portion to match the existing General Commercial 1 use. The applicant has also provided additional detailed information in their application.

HCC 21.95.060 Review by Planning Commission

- a. The Planning Commission shall review each proposal to amend this title or to amend the official zoning map before it is submitted to the City Council.
- b. Within 30 days after determining that an amendment proposal is complete and complies with the requirements of this chapter, the Planning Department shall present the amendment to the Planning Commission with the Planning Department's comments and recommendations, accompanied by proposed findings consistent with those comments and recommendations.
- c. The Planning Department shall schedule one or more public hearings before the Planning Commission on an amendment proposal, and provide public notice of each hearing in accordance with Chapter 21.94 HCC.
- d. After receiving public testimony on an amendment proposal and completing its review, the Planning Commission shall submit to the City Council its written recommendations regarding the amendment proposal along with the Planning Department's report on the proposal, all written comments on the proposal, and an excerpt from its minutes showing its consideration of the proposal and all public testimony on the proposal.

21.95.050 Planning Department review of zoning map amendment.

The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Applicant: See attached application.

Analysis: There are specific goals and objectives from the 2018 Comprehensive Plan that support this rezoning:

Economic Vitality Chapter

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community.

The Ocean Drive corridor is a key area of Homer dedicated to general commercial businesses and development.

GOAL 2: Encourage the retention and creation of more year-round and higher wage employment.

Objective A: Increase year-round employment that will enable local people to work, live, and raise their families in Homer. While almost all city actions will ultimately affect the course of economic change and job growth, city actions to promote year-round jobs include those listed below:

Implementation Strategies:

- *Consider zoning regulations that support new business opportunities while minimizing negative impacts.*

This rezoning considers zoning regulations that support new business opportunities in a commercial industry while minimizing negative impacts to neighboring properties.

GOAL 3: Identify and promote industries that show a capacity for growth.

Objective A: Recognize Emerging Industries

Homer is a place of big ideas and entrepreneurial spirit. Examples include the fervor with which local agriculture has developed, particularly high tunnel cultivation and commercial peony growing. These are growing local and regional business opportunities. Over time, there will be new economic opportunities that arise; the city should be open to these new ideas and support those that show reasonable opportunities for growth.

This rezoning application supports new economic opportunities for a local business to change and grow.

Land Use Chapter

Goal 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

The Ocean Drive corridor is a well-defined, and most prominent, general commercial business district in Homer. The rezone of this property would support this district, which is rather small, with limited opportunity for infill development.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support land use and economic vitality goals.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Applicant: See attached application.

Analysis: Split zoned lots are a less than ideal anomaly in Homer, likely created when the zoning districts were originally created, with some zoning districts not adhering/aligning to lot boundaries. This lot consists of a northern half zoned General Commercial 1, and a southern half zoned rural residential, and should not have been split zoned since the adoption of the current districts. There are several other known split zoned lots in the Ocean Drive corridor in Homer. This proposal to rezone the entirety of the lot to General Commercial 1 would be essentially a “clean up” of the zoning for this property and is the best fit for the current commercial use in the City’s key general commercial corridor.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because the split zoned lot is not appropriate and is likely from the adoption of the current districts.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Applicant: See attached application.

Analysis:

Public Services and Transportation

City water and sewer are available and access to the subject property is currently via 1103 Ocean Drive, an Alaska Department of Transportation maintained road. Additional future access could be developed at Lampert Lane. Full police and fire services are available. Public services and facilities are adequate to serve the property. The GC1 district and the Ocean Drive corridor is the hub of the general commercial uses in Homer.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies a small area of discharge slope at the very southern edge of the property. Any future development, via zoning permit, would require a determination by the US Army Corps of Engineers.

Land Use Patterns

This property is split zoned, where General Commercial 1 and Rural Residential districts meet. To the north, east, and west are commercial uses reflective of this commercial corridor. To the south is a residence, though there is a buffer of trees and Sea Breeze Court between the residence and the subject property. The majority of the GC1 properties in the Ocean Drive corridor have already been developed, leaving a dearth of zoned commercial space available for future development.

Staff Finding: The rezoning of this 1.02-acre lot to General Commercial 1 is in the best interests of the public as it resolves the issue of a split zoned lot, supports the current commercial use, and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Petition
3. Map of Rezone
4. As-built
5. Public Notice
6. Aerial Map
7. Zoning Districts Map



City of Homer

www.cityofhomer-ak.gov

RECEIVED

MAR 19 2025

CITY OF HOMER
PLANNING/ZONING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Rezoning Application

For Staff Use Only Code: 13-1306

Fee Amount: \$500.00	Received by: EDG	Planning Commission Public Hearing Date: 4.16.25
Date application accepted as complete: 3.19.25	HAPC approval or denial date:	

APPLICANT INFORMATION

Name: Seabright Survey + Design Phone Number: 907-299-1580

Address: 1044 East End Road Suite A Homer Alaska 99603

Property Owner (if different than applicant)

Name: Jose Ramos (HEATH ST INVESTMENTS, LLC) Phone Number: 907-229-7196

Address: 127 W Pioneer Ave. Homer Alaska 99603

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 3145 Lampert Ln Lot size: 1.02 Acres +/- Tax parcel number: 17923019

Legal Description: Deed Parcel (see attached parcel plot)

Circle one: Is City water available? YES/NO City Sewer? YES/NO Electrical Service? YES/NO

What is the existing use of the property? Commercial

What is the proposed use of the property? Commercial

What structures or land uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use

Zoning

North: Commercial Building
South: Residential
East: Commercial Farmer's Market
West: Commercial Building

General Commercial 1
Rural Residential
GC1 & RR
GC1 & RR

1. What is the public need and why is this rezone justified?

This property is partially zoned General Commercial 1 and partially Rural Residential. The parcel is currently being used commercially. This rezone application seeks to unify the property as GC1. The rezone will allow for cleanup and redevelopment of the property. The rezone is justified to correctly change the Rural Residential portion to match the existing General Commercial 1 use.

Describe the benefits and detriments of this proposed rezoning to:

- (a) the community.**
- (b) the neighboring landowners.**
- (c) you, the property owner.**

- a) The community will benefit from the increase in tax base and employment opportunities resulting from future proposed redevelopment of the property into a well planned heated garage complex.
- b) The neighboring landowners will benefit from the removal of the outdated building and associated junk. Redevelopment may result in increased activities that are compatible with the proposed rezone to GC 1.
- c) The demand for large garage space for uses including heated storage, manufacturing, etc., requires flat areas located in the GC 1 ZONING DISTRICT. This rezone will rectify the existing and somewhat arbitrary division of the parcel into two zoning districts. The two zoning district classification makes redevelopment of this parcel impracticable.

2. Can the proposed land use be developed in a manner that is compatible with development in adjacent zoning districts? If so, how? What effect will this change have on the surrounding properties?

The redevelopment of the property is designed to contain the possible uses compatible with GC 1. The existing adjacent RR property to the South, East and West are vacant and also potentially contain wetlands. Considering the closest residence is over 120' SE from the southerly boundary, few negative effects are expected to the existing residences.

3. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

Yes. We have concurrence with the Public Works Dept. to upgrade the existing water and sewer services to this property and to enter into an agreement that encumbers 1103 Ocean Dr (owned by the same LLC) to provide easements that center on these services. Electric and Natural Gas services will be upgraded to serve the needs of the proposed future redevelopment.

4. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

We feel clear that the redevelopment will be compatible with the existing adjacent land use.

5. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

In Chapter 4 Land Use Goal 3 seeks to “Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting”. Goal 4 states, “Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes”. We feel this rezoning application is apropos.

6. How would the proposed change affect the public health safety and welfare of the surrounding area?

We believe this rezone will enable the proposed future redevelopment to become a reality. It is our opinion that a well designed and constructed development actually is a significant improvement over the existing use. The public health, safety and welfare of the surrounding area will benefit from the upgrade.

OTHER REQUIREMENTS

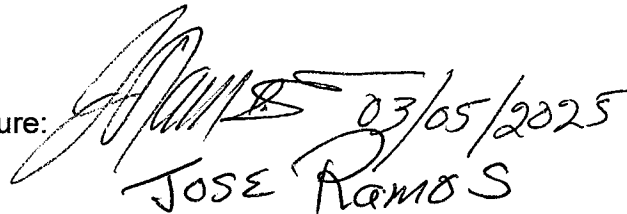
1. The applicant shall provide a map showing the area to be rezoned.
2. The applicant shall provide a petition, signed by a majority of the landowners within the proposed zoning area saying that they support the proposed change.

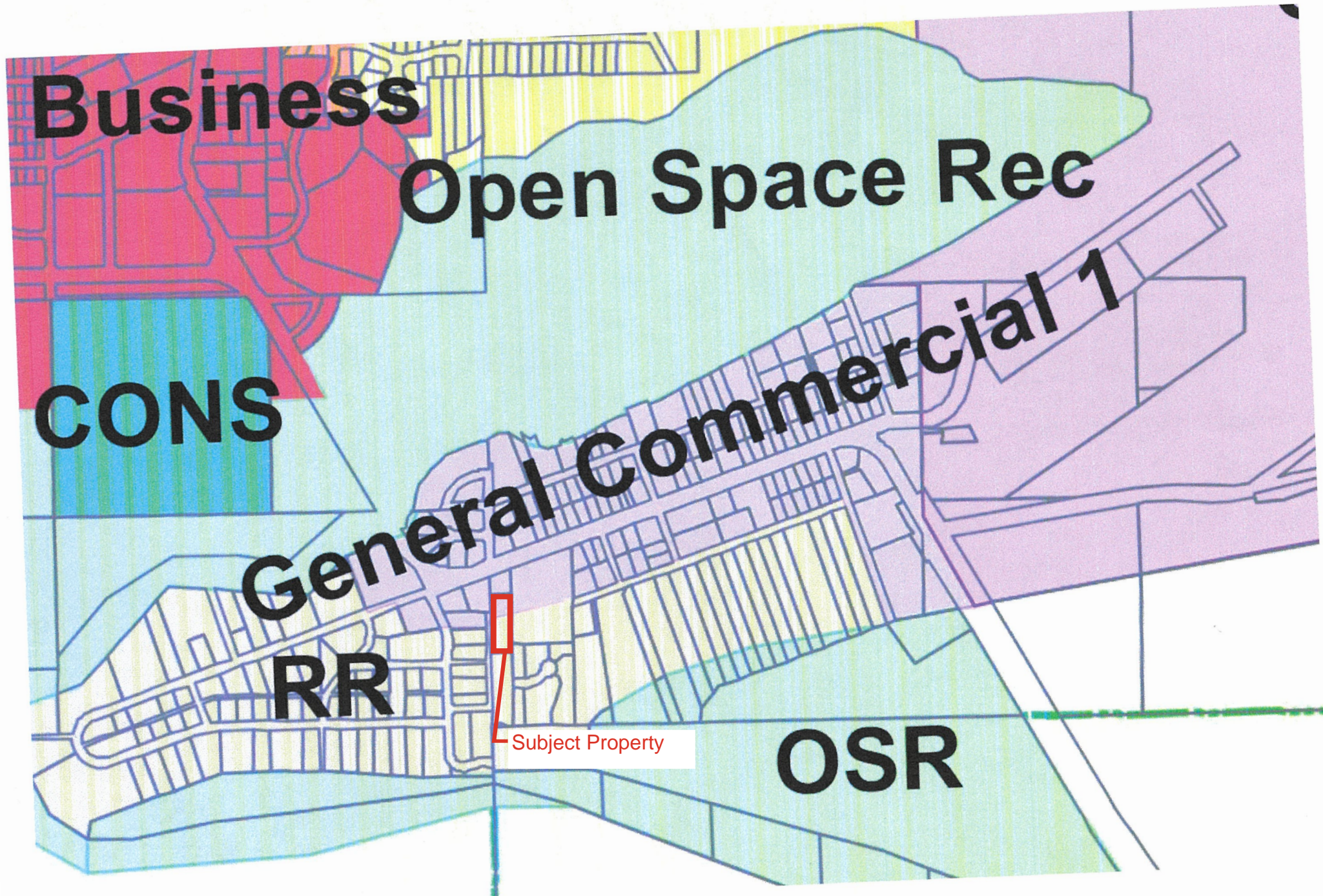
I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

Owner of record Lessee Contract purchase duly authorized to act for a person who has the following legal interest, and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.

Applicant Signature:

Property Owner Signature:

 03/05/2025
JOSE RAMOS





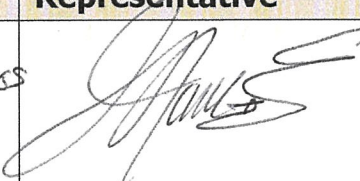
Subject Property

17923019

200 ft

Petition

Proposed amendment:	The property at 3145 Lampert Lane consists of one 1.02 acre deed parcel. Currently the parcel is partially zone General Commercial 1 and partially zoned Rural Residential. This request is to change the zoning of the entire deed parcel to the General Commercial 1 District.
HCC 21.95.020 (e) (3) (a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
JOSE RAMOS		T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB	17923019

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

RECEIVED

MAR 19 2025

CITY OF HOMER
PLANNING/ZONING

RECEIVED

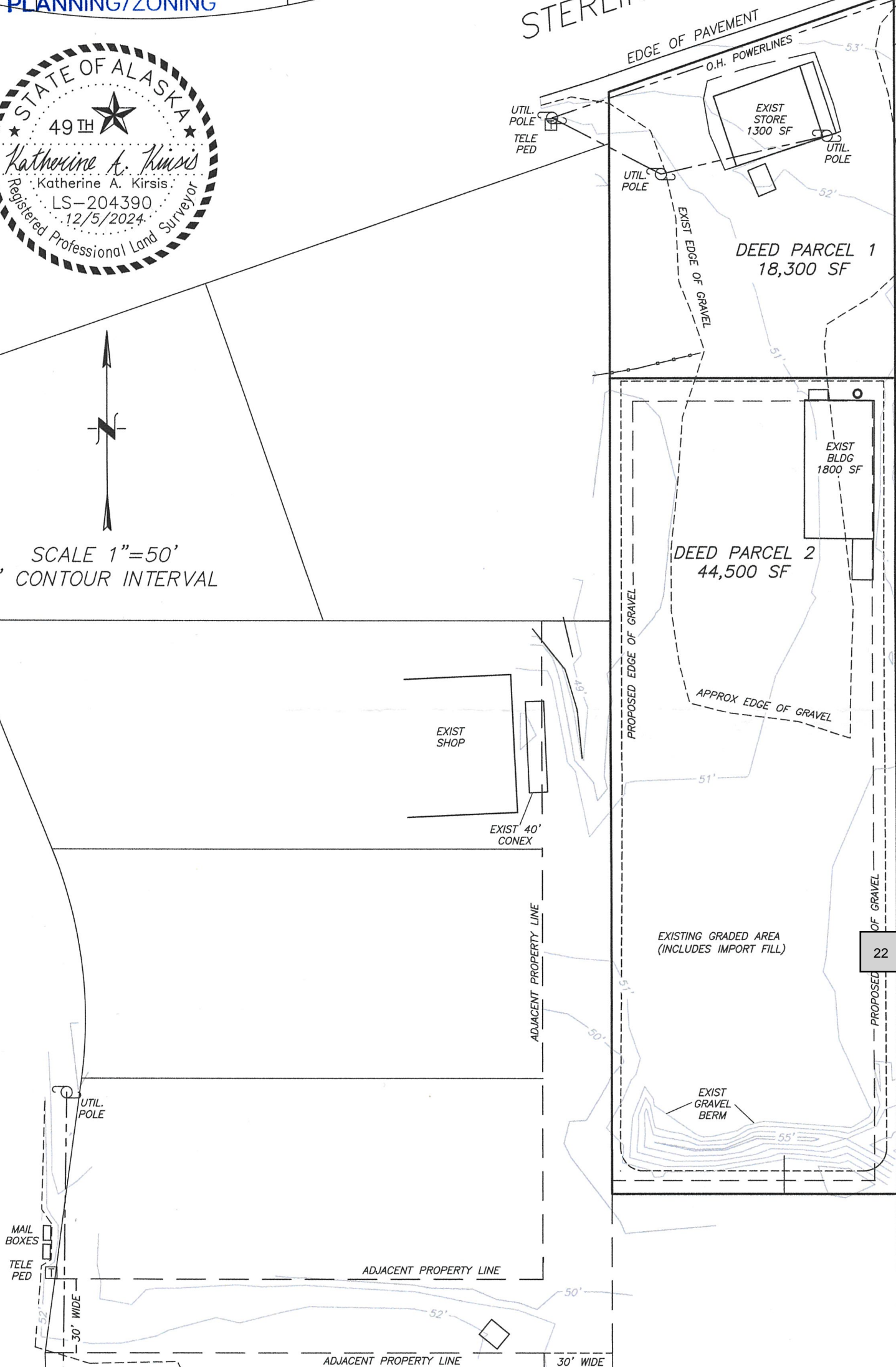
MAR 19 2025

CITY OF HOMER
PLANNING/ZONING



SCALE 1"=50'
1' CONTOUR INTERVAL

STERLING HIGHWAY



ASBUILT & ORIGINAL GROUND TOPOGRAPHY
ENCOMPASSING THE AREA WITHIN THE 2 DEED PARCELS
LOCATED AT 1103 OCEAN DRIVE & LOCATED WITHIN
SECTION 21, T. 6 S., R. 13 W., S.M., HOMER, ALASKA

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

DATE: 1/17/2025

SCALE: 1"=50'

JOB #24-106

SH. #1 OF 1

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, April 16, 2025 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO GENERAL COMMERCIAL 1 (GC1) ZONING DISTRICT

The rezone from Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District is proposed for the following address:

3145 Lampert Lane

T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for April 11, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

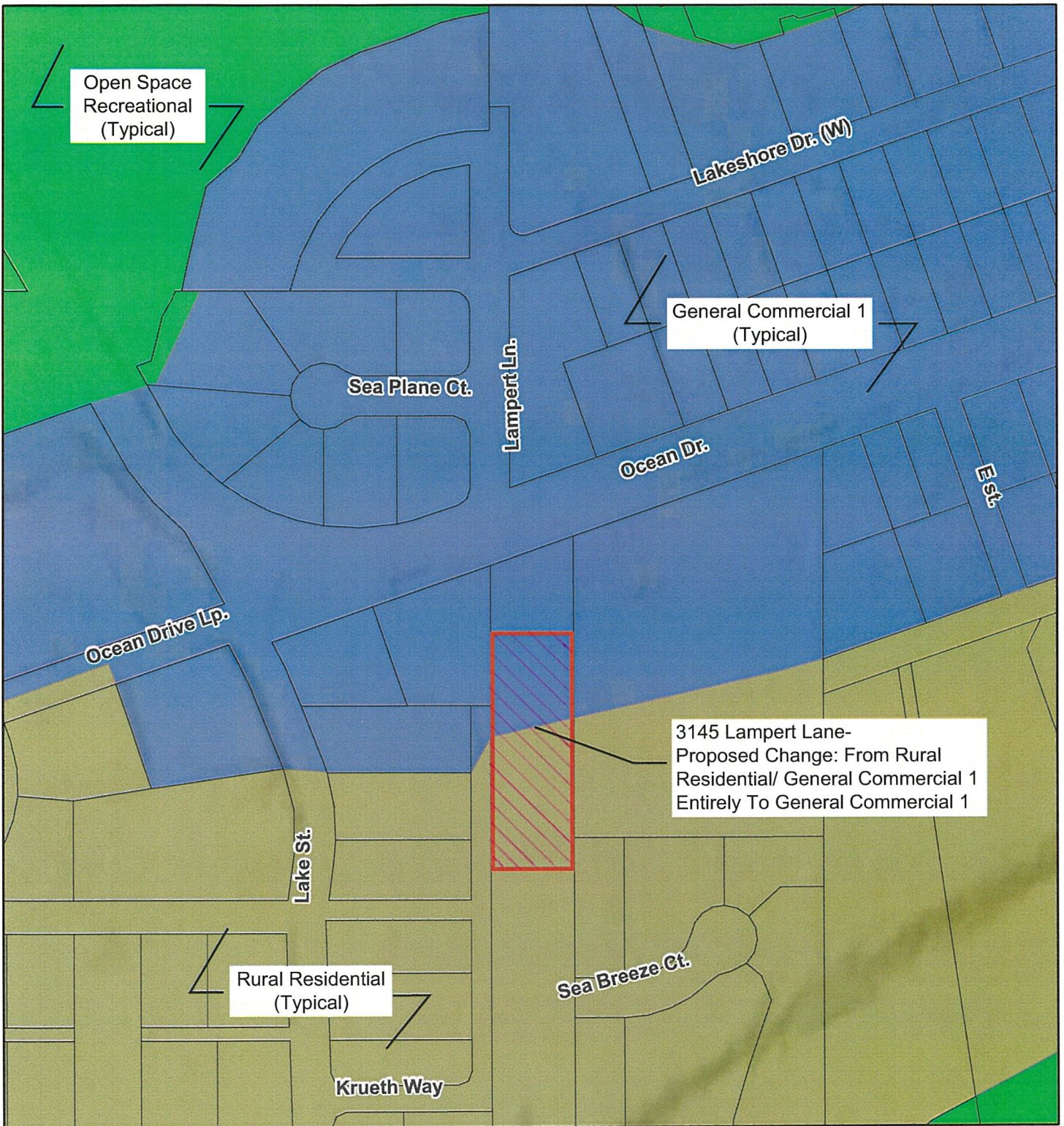
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

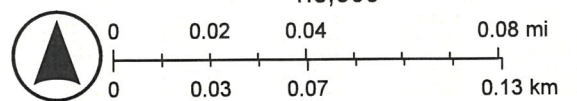
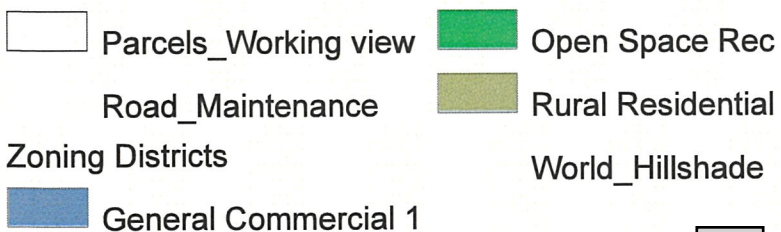
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....

3145 Lampert Lane



3/28/2025



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Legend

Physical Addresses

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



0 250 500
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.

City of Homer Zoning Map

Miles
0 0.25 0.5 1

March, 2024

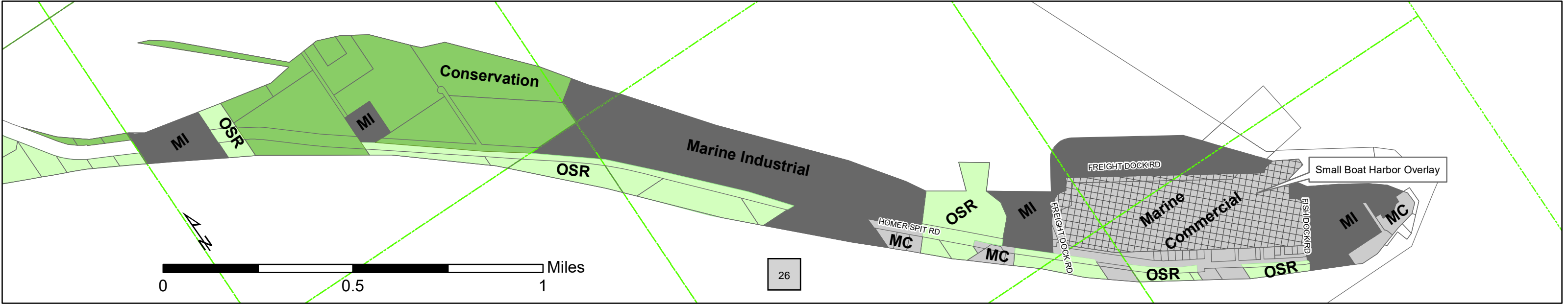
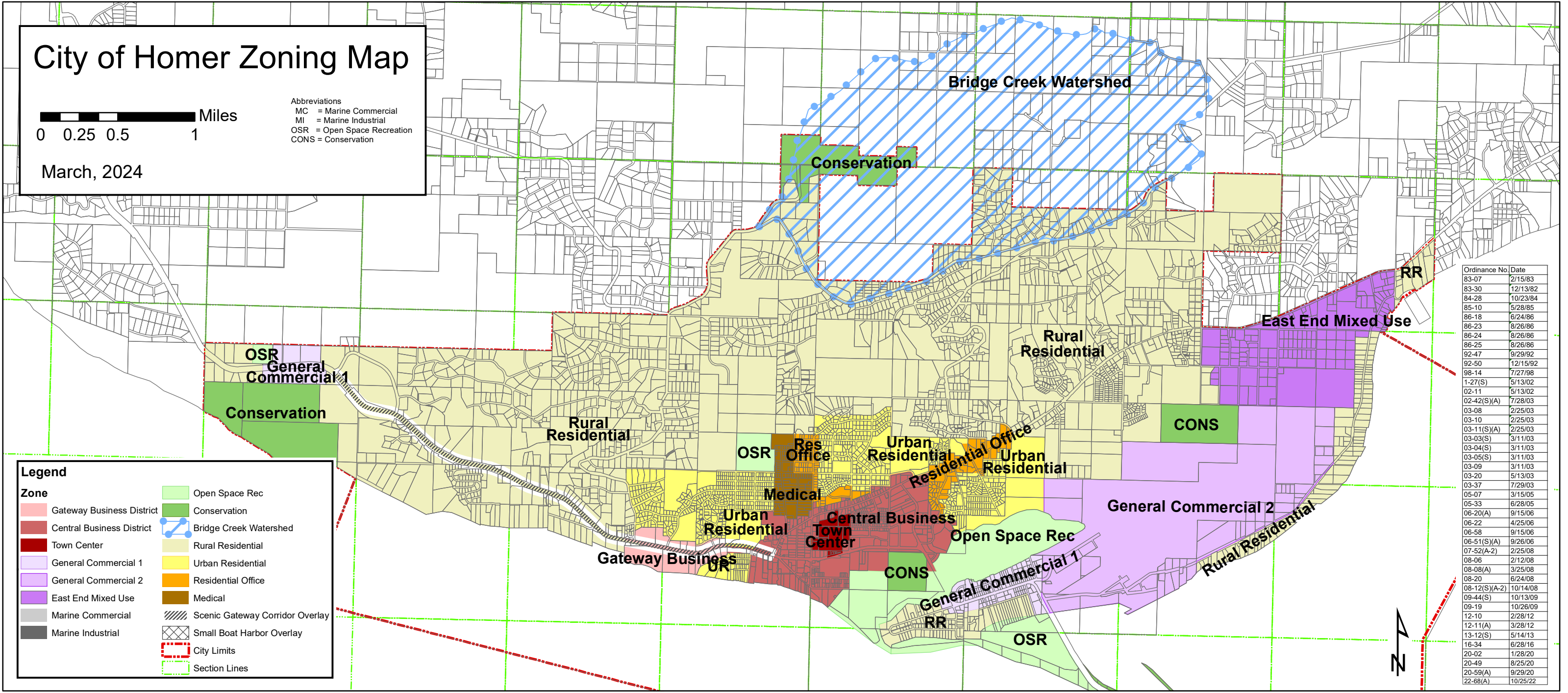
Abbreviations

MC = Marine Commercial

MI = Marine Industrial

OSR = Open Space Recreation

CONS = Conservation





City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

STAFF REPORT PL 25-019

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: April 16, 2025
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The subject properties, 4410 East Hill Road and 1374 East End Road are zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to Residential Office by extending the boundary of the Residential Office district eastward.

Applicant: William L. Slone
1374 East End Road
Homer, AK 99603

Location: 4410 E Hill Rd and 1374 E End Road

Legal Description: T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 1
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 2

Parcel ID: 17903078 and 17903079

Size of Existing Lot: 0.68 acres and 0.73 acres

Zoning Designation: Rural Residential District

Existing Land Use: Vacant and Residential

Surrounding Land Use: North: Vacant
South: Institutional
East: Residential
West: Commercial and Vacant

Comprehensive Plan: Economic Vitality Goals 1, 2, & 3

Wetland Status: Yes, KWF Wetlands Assessment of Wetland/Upland Complex on 4410 E Hill Rd.

Flood Plain Status: None

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 25 property owners of 20 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the Residential Office Boundary (RO) east to encompass the subject lots. The applicant states that they are petitioning for a change in the Homer Zoning Map to incorporate his two adjacent Rural Residential lots into the contiguous (west side of E. Hill Rd.) Residential Office zone. This proposal conforms with the Comprehensive Plan's overarching theme to "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character." The primary effect of the zone change would be to allow a home-based business, professional office building, or studio for local artists as an authorized use, and medical clinic through a CUP.

HCC 21.95.060 Review by Planning Commission

- a. The Planning Commission shall review each proposal to amend this title or to amend the official zoning map before it is submitted to the City Council.
- b. Within 30 days after determining that an amendment proposal is complete and complies with the requirements of this chapter, the Planning Department shall present the amendment to the Planning Commission with the Planning Department's comments and recommendations, accompanied by proposed findings consistent with those comments and recommendations.
- c. The Planning Department shall schedule one or more public hearings before the Planning Commission on an amendment proposal, and provide public notice of each hearing in accordance with Chapter 21.94 HCC.
- d. After receiving public testimony on an amendment proposal and completing its review, the Planning Commission shall submit to the City Council its written recommendations regarding the amendment proposal along with the Planning Department's report on the proposal, all written comments on the proposal, and an excerpt from its minutes showing its consideration of the proposal and all public testimony on the proposal.

21.95.050 Planning Department review of zoning map amendment.

The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

- a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.**

Applicant: See attached application.

Analysis: There are multiple goals and objectives from the Economic Vitality Chapter of the 2018 Comprehensive Plan that support this rezoning:

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community.

The East End Road corridor is a significant state maintained east-west route for Homer. Specifically, the Residential Office district is centered on East End road and provides a transition from the urban core to the rural edge of Homer, this type of development helps meet the needs and interests of Homer residents.

GOAL 2: Encourage the retention and creation of more year-round and higher wage employment.

Objective A: Increase year-round employment that will enable local people to work, live, and raise their families in Homer. While almost all city actions will ultimately affect the course of economic change and job growth, city actions to promote year-round jobs include those listed below:

Implementation Strategies:

- *Consider zoning regulations that support new business opportunities while minimizing negative impacts.*

This rezoning considers zoning regulations that support new business opportunities at the key junction of East End Road and East Hill Road while minimizing negative impacts to neighboring properties.

GOAL 3: Identify and promote industries that show a capacity for growth.

Objective A: Recognize Emerging Industries

Homer is a place of big ideas and entrepreneurial spirit. Examples include the fervor with which local agriculture has developed, particularly high tunnel cultivation and commercial peony growing. These are growing local and regional business opportunities. Over time, there will be new economic opportunities that arise; the city should be open to these new ideas and support those that show reasonable opportunities for growth.

This rezoning application supports new economic opportunities for local businesses to change and grow. There is a strong demand for residential and office development in Homer.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support economic vitality.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Applicant: See attached application.

Analysis: The Residential Office district in Homer is centered on East End Road, a major east-west connector for Homer. This district is intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, and acts as a transition zone between commercial and residential neighborhoods in Homer, specifically the downtown core and the rural residential on the outer edges of the City. The RO district along East End Road abruptly ends at East Hill Road, it would be more appropriate for this district to extend across the intersection of East Hill and East End Roads and should have been extended with the creation of the RO district in this corridor. By encompassing the entire intersection in RO, there is an efficiency in services and land use, essentially creating a node of RO uses and more appropriately transitioning from CBD, RO, to RR from the urban core to the rural edge of the City.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because Residential Office is more appropriate for a prominent intersection than Rural Residential.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Applicant: See attached application.

Analysis:

Public Services and Transportation

City water and sewer are available at East Hill and East End Road and access to the subject properties would be via East Hill Road and East End Road, an Alaska Department of Transportation maintained road. Full police and fire services are available. Public services and facilities are adequate to serve the property.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies Wetland/Upland Complex on 4410 E Hill Rd. on the northwestern portion of the property. Any future development, via zoning permit, would require a determination by the US Army Corps of Engineers.

Land Use Patterns

The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

This property is located where Residential Office and Rural Residential districts meet. To the west is a health clinic, to the south is a school, to the east is residential, and to the north is a vacant lot. The residential office district fits well with the existing surrounding land uses and zoning districts.

Staff Finding: The rezoning of 4410 East Hill Road and 1374 East End Road to Residential Office is in the best interest of the public as it supports the transition between the downtown core and the rural edges of the City and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Petition
3. Map of Rezone
4. Public Notice
5. Aerial Map
6. Zoning Districts Map

MAR 14 2025

CITY OF HOMER
PLANNING/ZONING

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

(f) 907-235-3118

For Staff Use Only

Fee Amount:	Received by:	Planning Commission Public Hearing Date:
Date application accepted as complete:		HAPC approval or denial date:

Name: WILLIAM L. SLONE Phone Number: 907 399-7170

Address: 1374 East End Rd.

Property Owner (if different than applicant)

Name: _____ Phone Number: _____

Address: _____

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 4410 E. Hill Rd Lot size: .68 Tax parcel number: 17903078
T6S R13W SEC16 SEWARD MERIDIAN HM 2005096
 Legal Description: WATSON RIDGE LOT 1

Circle one: Is City water available? YES/NO City Sewer? YES/NO Electrical Service? YES/NO

What is the existing use of the property? Vacant

What is the proposed use of the property? Residential Office

What structures or uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use

Zoning

North: Vacant RR

South: Elementary School UR

East: ~~Medical Office~~ ^{Applicants} Residence RR

West: Medical Office Ro

Lat 2



City of Homer

www.cityofhomer-ak.gov

RECEIVED

MAR 14 2025

CITY OF HOMER PLANNING/ZONING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Rezoning Application

For Staff Use Only

Fee Amount:	Received by:	Planning Commission Public Hearing Date:
Date application accepted as complete:		HAPC approval or denial date:

APPLICANT INFORMATION

Name: WILLIAM L. SLONE Phone Number: 907 399-7170

② Address: 1374 E. END Rd POB 2741 HOMER

Property Owner (if different than applicant)

Name: _____ Phone Number: _____

Address: _____

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 1374 E. Em Rd Lot size: .73 Tax parcel number: 17903079

Legal Description: T6S R 13N SEC16 SEWARD MERIDIAN NM 2005096
WATSON RIDGE, LOT 2

Circle one: Is City water available? YES/NO City Sewer? YES/NO Electrical Service? YES/NO

What is the existing use of the property? VACANT

What is the proposed use of the property? RESIDENTIAL/OFFICE

What structures or land uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use

Zoning

North: VACANT

RR

South: ELEMENTARY School

UR

East: 'QUICK-DRAW' WATER DISPENSER

RR

West: MEDICAL OFFICE

RO

UPPER LOT - VACANT

of 3 R 0

Page 1 of 3

1. What is the public need and why is this rezone justified?

2. Describe the benefits and detriments of this proposed rezoning to:

- (a) the community.
- (b) the neighboring landowners.
- (c) you, the property owner.

3. Can the proposed land use be developed in a manner that is compatible with development in adjacent zoning districts? If so, how? What effect will this change have on the surrounding properties?

4. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

5. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

6. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

7. How would the proposed change affect the public health safety and welfare of the surrounding area?

Notes for W.L. Slone zoning-change petition
 4410 E. Hill Rd, 1374 E. End Rd.
 Mar 14, 2025

In accordance with Homer City Code 21.95.020, e.1.b. *Initiating zoning map amendment*, “contiguous lot”, applicant is hereby petitioning for a change in the Homer Zoning Map to incorporate his two adjacent Rural Residential lots into the contiguous (west side of E. Hill Rd.) Residential Office zone.

This proposal conforms with the Comprehensive Plan's overarching theme to “Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character.” The primary effect of the zone change would be to allow a home-based business, professional office building, or studio for local artists as an authorized use, and medical clinic through a CUP.

Applicant's lots specifically lend themselves to this zone change: They are located at a major state-maintained road intersection (corner of East End and East Hill Roads) allowing for easy vehicular access with no maintenance cost to the City. Both lots qualify as “infill” for utilities (water/sewer, electric, and N/G), which are immediately adjacent to the south side of the two lots, as well a state-maintained sidewalk for easy pedestrian or bicycle access. Furthermore, applicant's lots are surrounded on three sides by either business or school structures, authorized by different zones: An RO medical office to the west; a UR elementary school to the south; and a CUP approved bulk water dispensing facility to the east, as well as a long-established plumbing-supply outlet. Uphill to the north is a large 7 acre vacant lot suitable for upscale residences.

Because applicant's two lots are subject to adjacent vehicular noise during the day, they are not prime candidates for family residences. However, they would be a very good location for a small business office, studios, or even a medical office thereby adding economic vitality to the city in compliance with chapter 7 of the 2018 Comp Plan. Such structures are typically well-designed, well-built and consequently more welcomed into the local community environment than, say, a trailer park as allowed by RR zoning, but not RO. Furthermore, any RO structure will have no more negative effect on the lot's vegetative environment than a multi-family house. Currently, both lots have a light screen of trees around the entire perimeter. Applicant anticipates that they will remain for the long term.

In Spring 2023, after a physical inspection, the COE removed the wetlands designation depicted on earlier maps for a portion of applicant's west lot.

The 2018 Comprehensive Plan states in the Executive Summary that “The Comprehensive Plan identifies a broad, long-term vision for Homer's future . . .” and “The plan translates community values into broad goals and identifies specific objective and strategies to further those goals.” Thus, primarily for administrative convenience, the Plan employed a broad brush in painting the boundaries of the current zoning map. Title 21 of City Code is the “ground-level” tool for practical implementation of the Comp Plan's broad goals, fine-tuning, optimizing, and modifying Homer's land use based on specific characteristics and conditions. Furthermore, even the existing zoning boundaries occasionally are modified by successive Comp Plans. In fact, the 2018 Comp Plan – on page A10 - anticipates future conversion of applicant's current RR Zone to RT, Residential Transition, allowing modest-dimensioned offices/businesses.

Recent public testimony on the Kachemak Drive lot fish-processing proposal reflected the possibility of a land use “cancer” spreading from one zoning change lot to all others subsequently adjoining it, and eventually infecting the entire original zone. While that scenario is theoretically

possible by code, it remains very unlikely with applicant's lots. As previously noted they are already essentially surrounded by alternative-based uses, with the large vacant north lot almost certainly destined for upscale residential use. Furthermore, that vacant lot also abutts the west RO and could be - again, theoretically - a potentially alternative route for zone change that entirely bypasses applicant's two lots. And to freeze all land-use changes out of resistance to future development, regardless of merit, Code, and the Comp Plan, would stifle Homer's economic growth and welfare.

Applicant's response to the three code criteria – listed below - for map amendmend approval per HCC 21.95.050 are encompassed within his answers to the City's Rezoning Application.

HCC 21.95.050

- a. Is consistent with the Comprehensive Plan and will further specific goals and objectives of the plan.**
- b. Applies a zoning district or district that are better suited to the area that is the subject of the amendment than the district(s) that the amendment would replace, because either conditions have changed since the adoption of the current district(s), or the current district(s) were not appropriate to the area initially.**
- c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.**

Homer Rezone Application
W.L. Slone

1. What is the public need and why is this rezone justified?

Optimises land use, provides utility infill, and public benefit from potential medical clinic/facility.

2. Describe benefits and detriments of this proposed rezoning to:

(a) Community: Increase professional employment; increase sales, revenue, and employment for building trades.

Land use: Encourage infill, increase supply and diversity of housing.

Encourage high-quality buildings, support a variety of dwelling options as well as development of a variety of well-defined commercial/business'.

Transportation: State-maintained roads fronting applicant's lots support community land use.

Adjacent sidewalk helps provide alternative to automobile.

Public Services: Encourages the development of community services through office/public related business.

Economic Vitality: Encourage the retention and creation of more year-round and higher wage employment.

(b) Neighboring Landowners: Enhance property values

(c) Property Owner: Optimize land use

3. Can the proposed land use be developed in a manner that is compatible with development in adjacent zoning districts? If so, how? What effect will this change have on the surrounding properties?

Yes.

Some adjacent properties to the east are already used for business. In addition, structures on lots to the immediate south and west are zoned UR and RO, respectively.

No negative effect compared to potential RR use such as trailer park or heavy equipment storage. Probably increase value of surrounding properties. Furthermore, the Comp Plan anticipates converting the property's zoning status from RR to RT.

4. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

Yes.

Water/sewer, NG, and electric are already available at immediate south boundary of the lots.

Road access is via state-maintained roads.

5. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

No.

6. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

The following categories align with Comp Plan's overarching vision of Homer, particularly the outlined goals of increasing infill and diversity, and are compatible with city code allowing for fine-tuning of land use for optimization.

Land use: Encourage infill, increase supply and diversity of housing (home-based occupation). Encourage high-quality buildings (office/medical building).

Transportation: State-maintained roads fronting applicant's lots support community land use at no cost or negative effect to city street infrastructure. Adjacent sidewalk helps provide alternative to automobile.

Public Services: Encourages the development of community services through office/public related business.

Economic Vitality: Encourage the creation and retention of more year-round higher wage employment.

Transportation: Minimize stress and maintenance cost on city-maintained roads through use of state-maintained roads.

Health care: Positive health benefit from potential medical clinic or other health-related facility.

Economy: Encourage the retention and creation of more year-round jobs. Potential to support the wellness and healthcare industries.

Environment: Maintain same or higher level of scenic appearance than potential RR use such as trailer park or heavy equipment storage.

How would the proposed change affect the public health safety and welfare of the surrounding area?


Public Health: Medical benefit from potential medical clinic/office.

Safety: Wide, well-regulated state-maintained access roads (East End and East Hill Rds.) easily accommodate light traffic increase in lieu of traffic hazard at lots with more restricted access.

Welfare: Increased employment and city taxes to help maintain city services.

Petition


Proposed amendment:	The at <u>4410 E Hill Rd Lot</u> consists of one parcel which is <u>.68</u> acres. Currently the parcel is <u>R.R.</u> . This request is to change the zoning of the entire property, <u>from R.R.</u> to <u>the R0 Residential Office</u>	
HCC 21.95.020(e)(3)(a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."	
Statement of Justification	As a natural part of the growth and development of the city pursuant to the 2013 <u>Comp Plan</u> . It optimizes land use, provides utility infill, and increases employment & tax receipts for Homer with valuable office structures, home-based business or medical clinic.	

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
WILLIAM L. STONE		765 R 13W SEC 16 SEWARD MERIDIAN 4M 2005096 WATSON RIDGE LOT 1	179 03 078

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Petition

Proposed amendment:	The at <u>B74 East End Rd Lot</u> consists of one parcel which is <u>273</u> acres. Currently the parcel is <u>RR</u> . This request is to change the zoning of the entire property, from <u>RR</u> to the <u>RO</u> .	
HCC 21.95.020 (e) (3) (a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."	
Statement of Justification	As a natural part of the growth and development of the city pursuant to the 2018 Comp Plan. It optimizes land use, provides utility infill, and also increases employment & tax receipts for women with valuable office structure, home based business & medical clinic	

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Wendy Stone		T6.5 R 13W SEC 16	17903079
		SEWARD MERIDIAN 4M 2005096	
		WATSON RIDGE LOT 2	

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Lot 1

OTHER REQUIREMENTS

- ✓ 1. The applicant shall provide a map showing the area to be rezoned.
- ✓ 2. The applicant shall provide a petition, signed by a majority of the landowners within the proposed zoning area saying that they support the proposed change.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

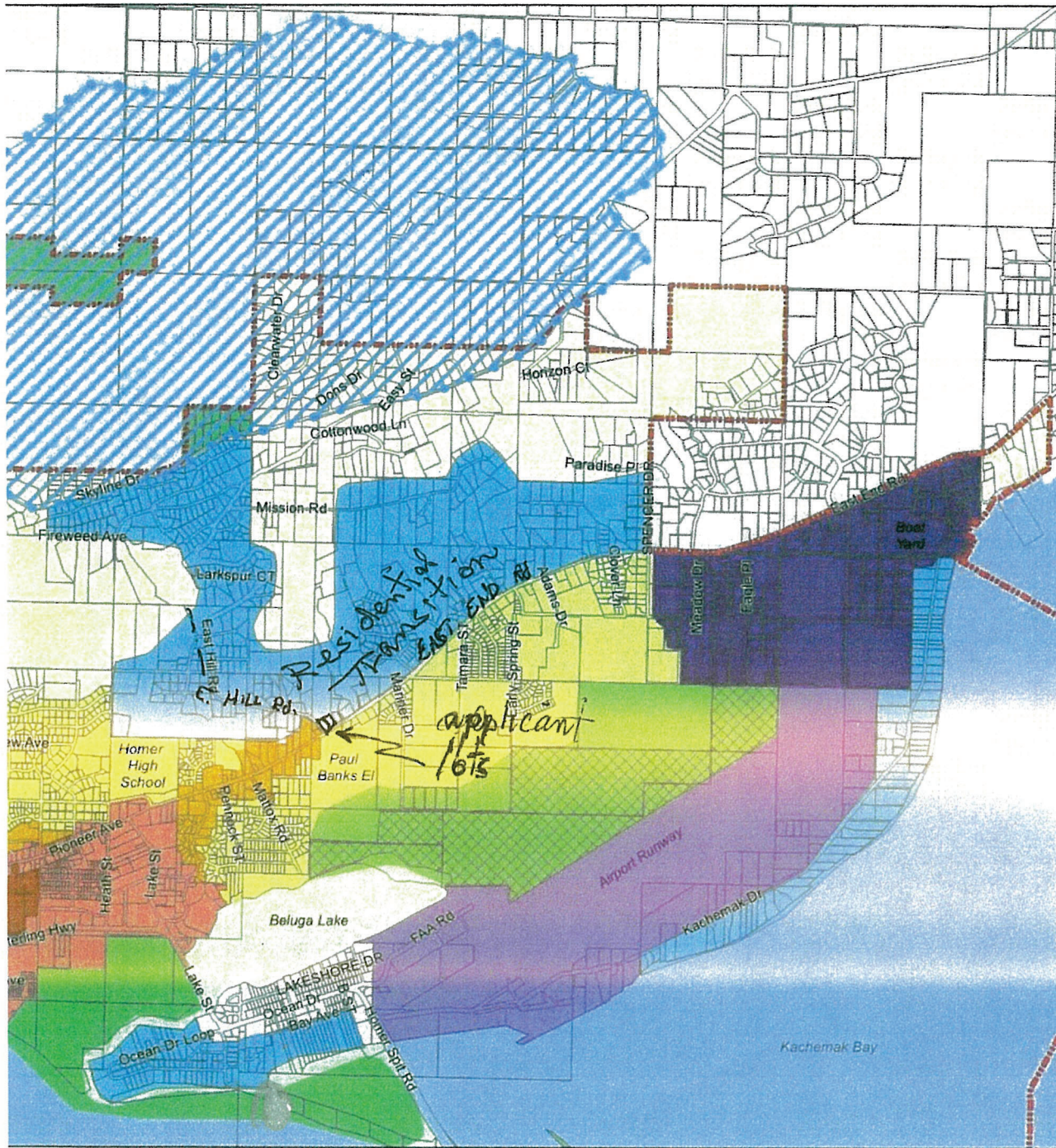
Owner of record ✓ Lessee _____ Contract purchase duly authorized to act for a person who has the following legal interest, _____ and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.



Applicant Signature: _____

Property Owner Signature: _____

2018 Comp Plan Land Use Recommendations Map

p. A10



-  City Limits
-  Airport Critical Habitat Area

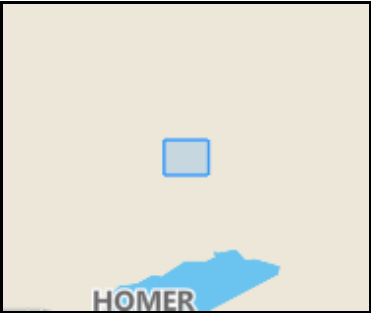
for Overlay



0 0.5 1 Miles



City of Homer



Legend

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 250 500 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.

City of Homer Zoning Map

Miles

00.250.51

March, 2024

Abbreviations

MC = Marine Commercial

MI = Marine Industrial

OSR = Open Space Recreation

CONS = Conservation

Legend

Zone

Gateway Business District

Central Business District

Town Center

General Commercial 1

General Commercial 2

East End Mixed Use

Marine Commercial

Marine Industrial

Open Space Rec

Conservation

Bridge Creek Watershed

Rural Residential

Urban Residential

Residential Office

Medical

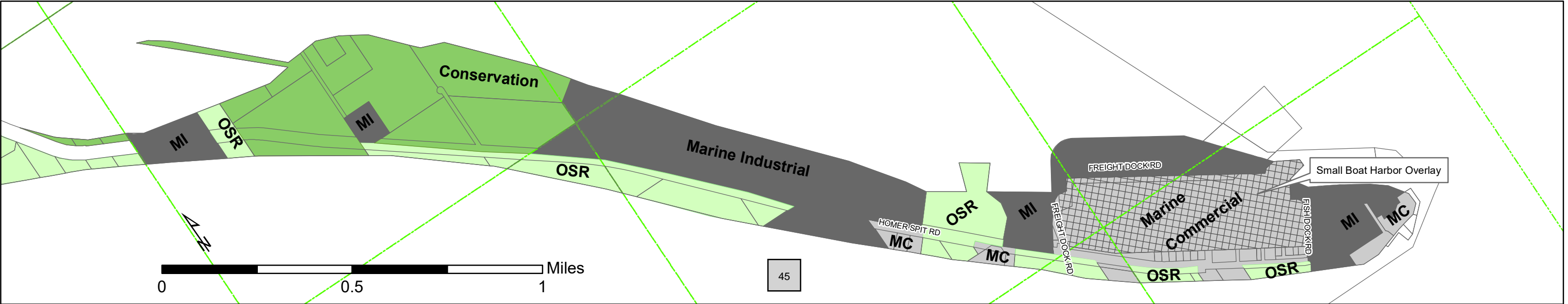
Scenic Gateway Corridor Overlay

Small Boat Harbor Overlay

City Limits

Section Lines

Ordinance No.	Date
83-07	2/15/83
83-30	12/13/82
84-28	10/23/84
85-10	5/28/85
86-18	6/24/86
86-23	8/26/86
86-24	8/26/86
86-25	8/26/86
92-47	9/29/92
92-50	12/15/92
98-14	7/27/98
1-27(S)	5/13/02
02-11	5/13/02
02-42(S)(A)	7/28/03
03-08	2/25/03
03-10	2/25/03
03-11(S)(A)	2/25/03
03-03(S)	3/11/03
03-04(S)	3/11/03
03-05(S)	3/11/03
03-09	3/11/03
03-20	5/13/03
03-37	7/29/03
05-07	3/15/05
05-33	6/28/05
06-20(A)	9/15/06
06-22	4/25/06
06-58	9/15/06
06-51(S)(A)	9/26/06
07-52(A-2)	2/25/08
08-06	2/12/08
08-08(A)	3/25/08
08-20	6/24/08
08-12(S)(A-2)	10/14/08
09-44(S)	10/13/09
09-19	10/26/09
12-10	2/28/12
12-11(A)	3/28/12
13-12(S)	5/14/13
16-34	6/28/16
20-02	1/28/20
20-49	8/25/20
20-59(A)	9/29/20
22-68(A)	10/25/22





City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 25-20

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 16, 2025
SUBJECT: Cooper Subd.- 2025 Addition, Preliminary Plat

Requested Action: Re-draw the line between Lots 2 & 15 Cooper Subd. This would result in adding approximately 22,000 square feet to Lot 2 from Lot 15. Final lot area will be Lot 2 (1.167ac.) & Lot 15 (0.288ac.)

General Information:

Applicants:	FineLine Surveys PO Box: 774 Anchor Point, 99556	Mark E. Hennick 19375 Sterling Hwy. Ninilchik, AK 99639
Location:	5041 Alder Lane & 2520 Hillview Place	
Parcel ID:	17929010 & 17929017	
Size of Existing Lot(s):	0.64 & 0.84 acres	
Size of Proposed Lots(s):	1.167 & .288 acres or 50,834.52 & 12,545.28 square feet	
Zoning Designation:	Rural Residential	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential/ Vacant South: Residential East: Residential West: Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	No wetlands present	
Flood Plain Status:	Not located in a flood plain	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 54 property owners of 60 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. The plat changes the size of two existing lots. Lot 2, 0.643 acres and Lot 15, 0.842 acres into two proposed lots, Lot 2A, 1.67 acres and Lot 15A, 0.288 acres.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet this requirement. The plat notes a 10-foot utility easement. This should be changed to 15-foot utility easement prior to granting to the City and acceptance by signature on the plat.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. No additional easements are required.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by Homer City Code 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat does not meet these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. No known encroachments.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. The Alder Lane property: Lot 2A abandon the curb box operating the abandoned water service off of Hillview Court.
2. Note 2. Needs to be changed to the front 15' for the utility easement (not 10').

Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The Alder Lane property: Lot 2A abandon the curb box operating the abandoned water service off of Hillview Court.
2. Note 2. Shall be changed to read front 15' for the utility easement.
3. Indicate existing utilities.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map

NOTES:

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. EASEMENTS:
- A. HOMER ELECTRIC ASSOCIATION-FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, AND REPAIR AND CLEAR SHRUBBERY. (BK 19, PG 100, 1/9/1960)
- B. WATER LINE (BK 169, PG 157, 7/7/1986)
- C. CITY OF HOMER SEWER UTILITIES (BK153, PG 373, 1/9/1985)
4. WASTEWATER DISPOSAL: PLANS FOR WASTEWATER THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
5. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B). ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
6. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
8. NO SLOPES GREATER THAN 20%. NO WETLANDS DESIGNATION.
9. AN EXCEPTION TO KPB 20.30.190-LOT DIMENSIONS, HAS BEEN GRANTED BY THE PLAT COMMITTEE. MEETING DATE X/XX/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT GRANT ALL RIGHTS-OF-WAY AN PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MARK E. HENNICK
19375 STERLING HWY.
NINILCHIK, AK 99639

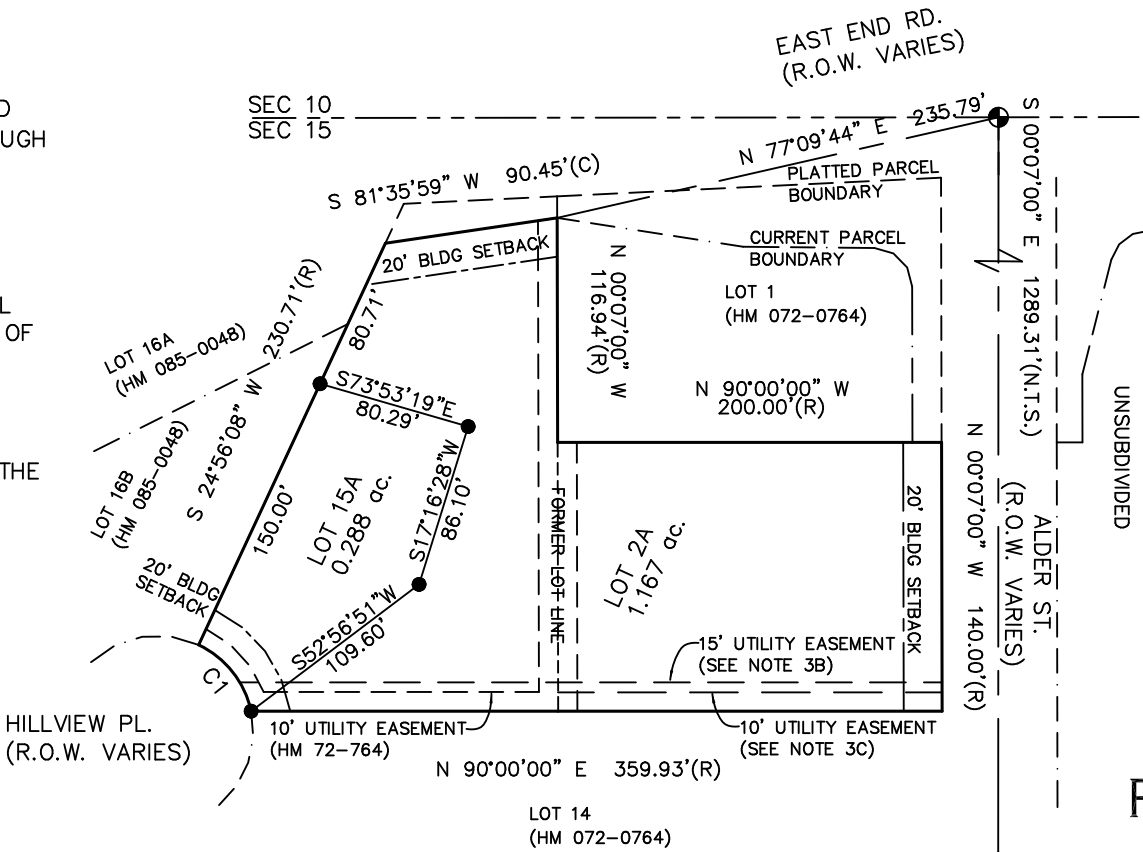
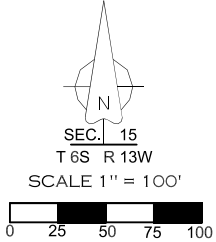
NOTARY'S ACKNOWLEDGEMENT:
FOR: MARK E. HENNICK

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 ____

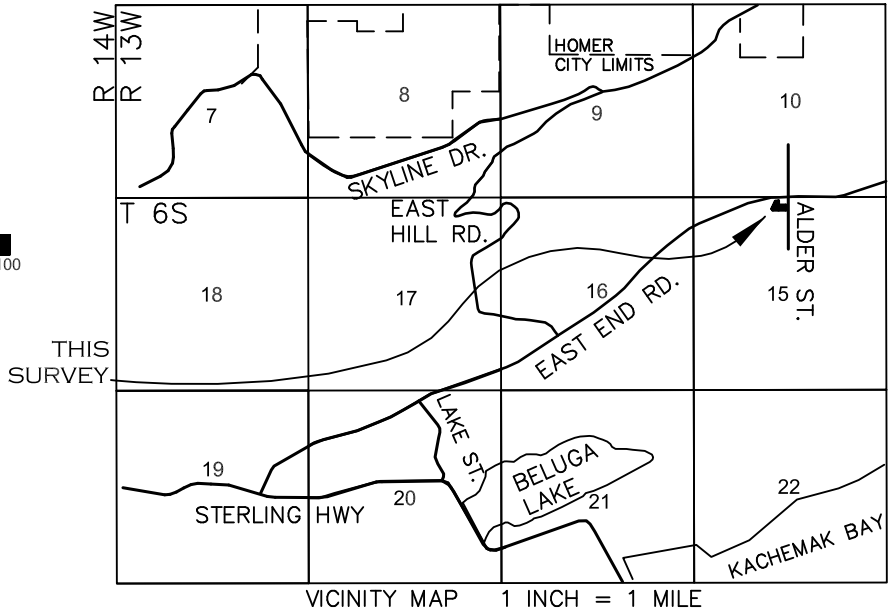
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND:

- GLO MONUMENT (1917, CAP MISSING)
- ⊙ BRASS CAP MONUMENT (CN 1/16TH, 1972 S-1301)
- FOUND REBAR
- SET REBAR WITH 2" ALUMINUM CAP (2025 S-10771)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	45.60'	44.04'	S 38°22'52" E	52°15'13"



PLAT APPROVAL:
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, X/XX/2025

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL:

PRELIM

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COOPER SUBD - 2025 ADDITION,
K.P.B. FILE # 2025-
A REPLATTING OF LOTS 2 & 15, BLOCK 2, COOPER SUBD (HM072-0764),
NE 1/4 OF NW 1/4 SECTION 15, TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA.
HOMER RECORDING DISTRICT.
containing 1.485 acres.

OWNER: MARK E. HENNICK 19375 STERLING HWY. NINILCHIK, AK 99639

FINELINE SURVEYS
P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=100' DATE: 3/3/2025

FineLine Surveys

P.O. 774

Anchor Point, AK 99556

Attn.: Ryan Foster

Ed Grimes

Re: Cooper Subd. 2025 Addn

Ryan/Ed

This proposed platting action would re-draw the line between lots 2 & 15 Cooper Subd. This would result in adding approximately 22,000 sq. ft. to lot 2 from lot 15. Final lot area will be lot 2 (1.167ac.) & lot 15 (0.288ac.)

Please call with any questions or concerns.

dmitri kimbrell

907 360 6382

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Cooper Subd. 2025 Addition Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, April 16, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for April 11, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

Physical Addresses



Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 150 300
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.