



Agenda

Planning Commission Regular Meeting

Wednesday, December 04, 2024 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: 979 8816 0903 Password: 976062

<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 Special Meeting Minutes of November 6, 2024
- [B.](#) Decisions and Findings CUP 23-08, 1563 & 1663 Homer Spit Road and 1491 Bay Avenue
- [C.](#) Decisions and Findings CUP 24-12, 688 Waddell Road

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planner's Report, Staff Report 24-057
- [B.](#) Comprehensive Plan Steering Committee Report
October 23, 2024 Unapproved CPSC Meeting Minutes

PUBLIC HEARINGS

PLAT CONSIDERATION

- [A.](#) Glacier View Subdivision No. 1 Muhs 2025 Replat Preliminary Plat, Staff Report 24-058

PENDING BUSINESS

- [A.](#) Memorandum PL 24-041, Compile Title 21 Zoning Code Issues and Areas for Improvement

NEW BUSINESS

- [A.](#) Memorandum PL 24-042, Planning Commission Request to Discuss a Moratorium on Conditional Use Permits
- [B.](#) Memorandum PL 24-043, Planning Commission Budget Request

INFORMATIONAL MATERIALS

- [A.](#) PC Annual Calendar 2024
- [B.](#) 2024 Meeting Dates & Submittal Deadlines

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 MAYOR/COUNCIL

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Thursday, January 2, 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 24-18, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on November 6th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

ABSENT: COMMISSIONER BARNWELL (EXCUSED)

STAFF: CITY PLANNER FOSTER, ASSOCIATE PLANNER ANDERSON, PUBLIC WORKS DIRECTOR KORT & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

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

VENUTI/SCHNEIDER MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

Penelope Haas urged the Commission to make decisions on the basis of health and safety in regards to CUP 24-12. Speaking strictly to the process for CUP 23-08, she encouraged the Commission to keep the deliberations open to the public. She added that CUP 23-08 is a bigger issue that the public should be involved in to the maximum extent possible.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Special Meeting Minutes of October 16, 2024

Chair S. Smith requested a motion and second to adopt the consent agenda.

SCHNEIDER/H. SMITH 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 24-053

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

- Introduced the Commission to Associate Planner Will Anderson
- Comprehensive Plan update and open house event recap
- Planning Commissioner Training has been postponed to Sunday, November 17th
- Ordinance 24-51 to rezone a portion of Rural Residential to Medical was denied by the City Council by a vote of 5 to 0
- Special Planning Commission Meeting scheduled for November 20th
 - Title 21 Zoning Code discussions and budget requests
- Next Regular Meeting is scheduled for Wednesday, December 4th
- Next Commissioner report to Council on November 12th

B. Comprehensive Plan Steering Committee Report

City Planner Foster noted that what was provided in the City Planner's Report were the only updates he had in terms of the Comprehensive Plan Steering Committee.

PUBLIC HEARINGS

A. Conditional Use Permit 24-12 per HCC 21.14.030(i), Staff Report 24-054 Addendum SR 24-054 Public Comment Received

Chair S. Smith introduced the item by reading of the title, noted the addendum and the public comments provided in the supplemental packet, and deferred to City Planner Foster. Mr. Foster provided a thorough summary of his report included in the packet.

Chair S. Smith opened the floor for the Applicant, Zane Ulin. Mr. Ulin thanked the Commissioners for their time and consideration of his project, adding that his project will be beneficial for the City of Homer.

Chair S. Smith then opened the public hearing period.

Carol Renfrew, city resident, stated that she lives on Waddell Street, adding that bank erosion is a major concern of hers in the area of the proposed project. She shared other concerns she had about increased traffic on Waddell Street, a lack of parking that will be needed for the new dwellings, and the size of the road being inadequate for emergency response vehicles.

Scott Adams, city resident, shared his concerns for coastal bluff development taking place in Homer, stating that no research has been conducted to determine what these structures are being built on. He suggested that the Commission require core sampling for future coastal bluff development.

Jack Cushing, city resident, warned the Commission that if the City is going to allow this kind of development, the City needs to be clear that it won't be sued or asked to stabilize the bluff in some manner. He shared concerns he had of the City being dragged into a lawsuit if/when the bluff erodes, and suggested that some kind of analysis be conducted on the slope in the proposed project area, referencing the slope analysis conducted behind the hospital some time ago.

Chair S. Smith closed the public hearing period and opened the floor for questions from the Commission to either the Applicant or the City Planner.

Chair S. Smith shared his concerns for the analysis of square footage used, noting that a significant portion of this property is underwater. He questioned how the Commission can address something like that when it's not prohibited by City Code. Mr. Foster stated that the project is fairly low density, reasoning that when considering the overall property and the number of units it comes out to just over half an acre per unit. He added that the coastal bluff and the setback provide tremendous benefit to the property given that they protect the property from further impact as a result of development.

Commissioner H. Smith stated that he shared the same concerns as Chair S. Smith, but added that he doesn't see a way for the Commission to deny the CUP.

Commissioner Schneider requested recusal from consideration of the CUP, noting that he lives within 100 feet of the proposed project and has fairly strong feelings about the project.

CONLEY/H. SMITH MOVED THAT COMMISSIONER SCHNEIDER HAS A CONFLICT OF INTEREST WITH THE APPLICATION IN FRONT OF THE PLANNING COMMISSION.

Commissioner Conley asked Mr. Schneider if the proximity of the project in relation to his residence would affect his decision on this CUP, to which Mr. Schneider confirmed that it would.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: S. SMITH, H. SMITH, CONLEY, STARK

VOTE: NO: VENUTI

Motion carried.

Commissioner Schneider left the room for the remainder of this business item.

Commissioner Stark questioned if the Applicant would be willing to get soils information if the Commission were to postpone the item to the next meeting. Mr. Ulin stated that an engineer has already looked over the plan, and further that he plans to have more studies and core samples done as directed. Addressing road and parking concerns that arose earlier in the meeting, Mr. Ulin clarified that the 15-foot easement and the 5-foot setback grants a 20-foot width, noting that this is a standard width for any road and won't prevent emergency vehicles from accessing this area.

When questioned about information regarding the slope and coastal development in the area, Mr. Ulin stated that he expects the bluff to outlive him, adding that soil remediation and vegetation will help to mitigate any further sloughing. He noted that with the city sewer, he doesn't foresee any water saturation issues.

H. SMITH/CONLEY MOVED TO ADOPT STAFF REPORT 24-054 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. INSTALL APPROVED COMMUNITY SEWER SERVICE TO THE STRUCTURES.
2. OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.
3. PROVIDE DRAINAGE FLOW ARROWS ON THE FULL SITE PLAN SHOWING ALL FUTURE STRUCTURES. INDICATE IF DRIVEWAY IS PAVED.
4. THE APPLICANT WILL SUBMIT A ZONING PERMIT TO THE PLANNING DEPARTMENT AND DEMONSTRATE ALL APPLICABLE REQUIREMENTS OF HCC 21.44 SLOPE AND COASTAL DEVELOPMENT HAVE BEEN MET.

Commissioner H. Smith stated that a lot of things concern him about steep slope development, and that this project isn't unique to those challenges. He added that people who own steep slope property know the dangers they take on when they choose to develop there, and that this is not an onus that the City has to be a party to.

Commissioner Conley echoed Mr. Smith's comments, noting that development on the bluff seems to be a recurring theme for the Commission. He suggested the Commission revisit the coastal setbacks again as the town develops and infill becomes more of a topic.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: S. SMITH, H. SMITH, CONLEY, STARK, VENUTI.

Motion carried.

- B. A Proposal to Vacate the Farmwald Circle Right-of-Way within the Bridge Creek Coop. Subdivision, Located in the E 3/4, S 1/2, SW 1/4, SEC. 4 T. 6S, R13W, S.M. ALASKA, Staff Report 24-055 Addendum SR 24-055

Chair S. Smith introduced the item by reading of the title, and noted the addendum in the supplemental packet. He then deferred to City Planner Foster, who provided a summary of his report included in the packet.

Chair S. Smith stated that he needed to declare a potential conflict of interest, noting that he lives on the property to the east of Clearwater. He stated that he resides outside of the notification zone, but felt it appropriate to disclose this information. He then passed the gavel to Commissioner Venuti to consider the potential conflict of interest.

SCHNEIDER/H. SMITH MOVED THAT CHAIR S. SMITH HAS A CONFLICT OF INTEREST.

Chair S. Smith stated that his declaration was for precautionary purposes, adding that he has visual view of the property out of his front door, but that he doesn't know the applicant. He clarified that he has no financial gain from this application, just that he resides in the neighborhood.

Commissioner Venuti requested the Clerk to perform a roll-call vote.

VOTE: NO: SCHNEIDER, CONLEY, STARK, VENUTI, H. SMITH.

Motion failed.

Commissioner Venuti returned the gavel to Chair S. Smith.

Commissioner Conley stated that he needed to declare a potential conflict of interest, stating that he owns the lot adjacent to the northwest of Mr. Farmwald's property. He added that the vacation of this right-of-way could have some perception on the effect of his property access.

H. SMITH/SCHNEIDER MOVED THAT COMMISSIONER CONLEY HAS A CONFLICT OF INTEREST.

Commissioner Stark asked Commissioner Conley if his proximity to the property would affect his vote. Mr. Conley shared that he and the Applicant have discussed access to each other's properties in the past, but he was unsure if it would affect his vote. He added that he certainly has a different perception and position than the rest of the Commission.

Chair S. Smith questioned if the potential vacation would negatively or positively affect the value of Mr. Conley's property, or work that he may have to do to access his property. Mr. Conley affirmed that this would affect his property. He then pointed out that the next agenda item also pertains to this same property.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: H. SMITH, STARK, VENUTI, S. SMITH, SCHNEIDER.

Motion carried.

Commissioner Conley stepped out of the room for the remainder of this business item, as well as the plat consideration for Staff Report 24-056.

Chair S. Smith opened the floor for the Applicant, Jay Farmwald, who explained that the City previously bought Lots 6, 7, and 8 to protect the watershed, noting that Farmwald Circle and half the cul-de-sac lie on City property. As the owner of Lots 1, 2, 3, and 5, Mr. Farmwald stated that he relies on this road easement for access to Lots 2, 3, and 5. He shared that he had agreed to provide a drainage easement to protect the creek when the City purchased the lots, and also supports vacating Farmwald Circle to align with watershed protection goals.

Mr. Farmwald stated that this property was originally platted in 1981, predating the creation of the Watershed Protection District. He added that he is updating the plat to reflect watershed priorities. He said that he plans to combine Lots 1, 2, 3, and 5 into a single 29-acre lot. He concluded his statement by informing the Commission that upon the vacation of Farmwald Circle, the property will revert back to the City.

Chair S. Smith then opened the public hearing period.

Scott Adams, city resident, shared his concern that Commissioner Conley's property might be landlocked from ever being developed should the Farmwald Circle vacation be approved.

Chair S. Smith closed the public hearing period, and opened the floor to comments and questions from the Commission.

Given that Lots 1, 2, 3, 4, and 5 are owned by either Mr. Farmwald or his son, Commissioner H. Smith questioned if the City has ever shown interest in acquiring any of these lots. Mr. Farmwald stated that the City has not approached him about these properties. He added that this is a legacy property that will transfer to his son eventually, and that he has no plans of selling the land.

Addressing the comment made during the public hearing period, Mr. Farmwald insisted that the vacation won't land lock Mr. Conley's property.

SCHNEIDER/VENUTI MOVED TO RECOMMEND APPROVAL OF THE VACATION OF THE FARMWALD CIRCLE RIGHT-OF-WAY WITHIN THE BRIDGE CREEK WATERSHED DISTRICT WITH THE FOLLOWING COMMENT:

1. IN PLACE OF THE EXISTING UTILITY EASEMENT ALONG FARMWALD CIRCLE, A NEW 20-FOOT UTILITY EASEMENT WILL BE DESIGNATED ALONG THE WEST BOUNDARY OF LOT 6-A AS PART OF THE REPLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

- A. Staff Report 24-056, Bridge Creek Coop. Subdivision 2024 Replat, Preliminary Plat

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

Chair S. Smith opened the floor for the Applicant, Jay Farmwald, who mentioned that vacating the utility easement and shifting it to a 20-footer on the west side of Lot 6-A maintains the potential for utility access to the western portion of his new 29-acre lot.

Chair S. Smith opened the public hearing period. With no one wishing to speak, Chair S. Smith closed the public hearing and opened the floor to questions and comments from the Commission to either the Applicant or the City Planner. Seeing no further comments or questions, Chair S. Smith requested a motion and second.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 24-056 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. THE SPELLING OF "FARMALD CIR. 50' R/W" ON BOTH THE PRELIMINARY PLAT AND THE RIGHT-OF-WAY VACATION DIAGRAM BE CORRECTED TO "FARMWALD CIR. 50' R/W."
2. THE ADDITION OF A PLAT NOTE: ALL LOTS ARE LOCATED WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AND ARE SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

3. IN PLACE OF THE EXISTING UTILITY EASEMENT ALONG FARMWALD CIRCLE, A NEW 20-FOOT UTILITY EASEMENT WILL BE DESIGNATED ALONG THE WEST BOUNDARY OF LOT 6-A AS PART OF THE REPLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith called for a 10-minute recess at 8:20 p.m.

Chair S. Smith called the meeting back to order at 8:30 p.m.

PENDING BUSINESS

- A. Conditional Use Permit 23-08 per HCC 21.24.030(f), Staff Report 24-052
Memorandum PC-24-041 from Deputy City Clerk as backup
Memorandum PC-24-042 from Deputy City Clerk as backup

Chair S. Smith introduced the item by reading of the title.

Commissioner Conley shared that he needed to disclose a potential conflict of interest.

SCHNEIDER/H. SMITH MOVED THAT COMMISSIONER CONELY HAS A CONFLICT OF INTEREST.

Commissioner Conley stated that there are business connections between the company that he works for and the Chief Financial Officer of Doyon. He added that there's a common group of people that he gets closely attached to that are involved in the project.

Commissioner Stark noted that the Commission voted that Mr. Conley didn't have a conflict of interest the last time that this came up. He asked Mr. Conley if the reasons that he had provided for the potential conflict of interest would impact his vote one way or another. Mr. Conley stated that it would not affect his vote.

Chair S. Smith questioned if Mr. Conley's relationship with anyone at the hotel would cause him any monetary gain in any form. Mr. Conley insisted that he would have no monetary gain as a result of this project.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: STARK, VENUTI, S. SMITH, SCHNEIDER, H. SMITH.

Motion failed.

The Commission worked its way through the potential motion, discussing various edits that could be implemented for the final wording of the motion.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING FOR ONE HOUR.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There were lengthy discussions regarding the building height of the proposed project.

SCHNEIDER/CONLEY MOVED TO ADOPT STAFF REPORT 24-052 AND RECOMMEND APPROVAL OF CUP 23-08 WITH FINDINGS 1-26 AND THE FOLLOWING CONDITIONS AS DISCUSSED AND AGREED UPON.

There was discussion about the best path forward in terms of wording of the final motion. Commissioner Schneider requested to withdraw his motion, and unanimous consent was granted to do so.

Motion withdrawn.

SCHNEIDER/CONLEY MOVED TO ADOPT STAFF REPORT 24-052 AND RECOMMEND APPROVAL OF CUP 23-08 WITH FINDINGS 1-26 AND THE FOLLOWING CONDITIONS AGREED UPON AND AS READ BY THE CLERK:

1. THE PROPERTY AT 1491 BAY AVENUE MUST BE REZONED TO AN AUTHORIZED ZONING DISTRICT, GENERAL COMMERCIAL 1, TO ALIGN WITH THE PROPOSED COMMERCIAL USES.
2. THE B STREET RIGHT-OF-WAY, SOUTH OF BAY AVENUE MUST BE VACATED. THE FINAL APPROVAL OF THIS VACATION IS DECIDED BY THE HOMER CITY COUNCIL.
3. A 20-FOOT PEDESTRIAN EASEMENT MUST BE DEDICATED AS DEPICTED ON ARCHITECTURAL SITE PLAN AS0.01.
4. CONTACT THE FAA BEFORE CONSTRUCTION BEGINS AND CONFIRM IF THEY REQUIRE A PERMIT FOR CONSTRUCTION CRANES ON THE PROJECT.
5. OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.
6. THE MAXIMUM BUILDING HEIGHT FOR THE HOTEL ARE THOSE DEPICTED IN THE PLANNED UNIT DEVELOPMENT PLANS SUBMITTED FOR THE CONDITIONAL USE PERMIT.
7. THE FOLLOWING RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS MUST BE IMPLEMENTED BEFORE OCCUPANCY AND OPERATIONS CAN OCCUR, CONTINGENT UPON APPROVAL BY THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES:
 - IMPLEMENT IMPROVEMENTS TO ENHANCE ACTIVE TRANSPORTATION MODES AND POTENTIALLY REDUCE VEHICLE DEMAND AT INTERSECTIONS AND ROADWAYS.
 - INSTEAD OF THE FRONTAGE ROAD BETWEEN THE NORTH AND SOUTH ACCESS DRIVEWAYS SHOW IN FIGURE 4 ON PAGE 17, CONSTRUCT A PATHWAY FRONTING THE LIGHTHOUSE VILLAGE DEVELOPMENT TO CONNECT THE SITE TO THE CROSSING AT KACHEMAK DRIVE-HOMER SPIT ROAD CROSSWALK. THE PATHWAY SHOULD MEET DOT&PF STANDARDS AND BE LOCATED FOR COMPATIBILITY WITH FUTURE PEDESTRIAN IMPROVEMENT PROJECTS ALONG HOMER SPIT ROAD.
 - CONSTRUCT A CONNECTION BETWEEN THE LIGHTHOUSE VILLAGE DEVELOPMENT TO BAY AVENUE USING THE B STREET RIGHT-OF-WAY TO ALLOW WALKING AND BIKING TRIPS TO USE THE LOWER VOLUME, LOW SPEED BAY AVENUE, FOR NON-MOTORIST TRIP SEGMENTS.

- INSTALL A MARKED MEDIAN REFUGE, AND A POTENTIAL MARKED CROSSWALK ON THE HOMER SPIT ROAD APPROACH TO THE OCEAN DRIVE-HOMER SPIT ROAD-FAA ROAD INTERSECTION. THE CROSSWALK WOULD ONLY BE INSTALLED IF THE CROSSING DEMAND COULD BE ESTABLISHED AS 20 VEHICLES PER HOUR OR MORE AT THIS LOCATION. HOWEVER, THE MEDIAN REFUGE COULD BE IMPLEMENTED WITHOUT THE CROSSWALK. THIS IS PRESENTED IN THE FOLLOWING FIGURE 23 ON PAGE 75.
- CONSIDER IMPLEMENTING A RAPID RECTANGULAR FLASHING BEACON AT THE MARKED CROSSWALK AT KACHEMAK DRIVE FOR THE HOMER SPIT ROAD CROSSING.
- THE NORTH ACCESS DRIVEWAY AND SOUTH ACCESS DRIVEWAYS MAY BE CONSTRUCTED WITH TWO LANES, ONE LANE OUTBOUND AND ONE LANE INBOUND. IT IS STRONGLY RECOMMENDED THAT IF THERE IS AN OUTBOUND LANE ON THE NORTH ACCESS DRIVEWAY THAT IT BE A RIGHT TURN ONLY EXIT. DRIVEWAYS MUST COMPLY WITH THE RECOMMENDATIONS IN THE DOT&PF HIGHWAY PRECONSTRUCTION MANUAL (SECTION 1190).
- IN ADDITION TO THE ABOVE, THE FOLLOWING RECOMMENDATIONS WERE EXPLICITLY REQUESTED BY DOT&PF AFTER REVIEW OF THE DRAFT REPORT:
 - CONSTRUCT INTERNAL PEDESTRIAN CONNECTIVITY BETWEEN THE HOTEL AND THE CONDOMINIUMS.
 - REVISE THE SITE PLAN TO REALIGN THE SOUTH ACCESS DRIVEWAY DIRECTLY ACROSS FROM THE KACHEMAK DRIVE APPROACH TO FUNCTION AS A FOUR-LEG INTERSECTION. MOREOVER, IT IS ESSENTIAL TO ALIGN THE SOUTH ACCESS DRIVEWAY WITH KACHEMAK DRIVE TO ASSURE THAT REQUIRED 35 MPH DRIVEWAY SPACING DISTANCE BETWEEN THE NORTH AND SOUTH ACCESS DRIVEWAYS, CITED AS 260 FEET IN THE DOT&PF HIGHWAY PRECONSTRUCTION MANUAL TABLE 1190-3, IS ACHIEVED (SEE ADDITIONAL DISCUSSION ON SEPARATION BELOW). INSTALL STOP SIGN CONTROL FOR THE SOUTH ACCESS DRIVEWAY.
 - CONSTRUCT A RAPID RECTANGULAR FLASHING BEACON AT THE EXISTING CROSSWALK ACROSS HOMER SPIT ROAD JUST SOUTH OF KACHEMAK DRIVE.
 - FOLLOWING THE DRAFT REPORT, WE EVALUATED DRIVEWAY SPACING. THE DOT&PF HIGHWAY PRECONSTRUCTION MANUAL TABLE 1190-3 REQUIRES DRIVEWAY SPACING TO BE 260 FEET FOR ROADWAY SPEEDS OF 35 MPH. THE DISTANCE IN TABLE 1190-3 IS MEASURED BETWEEN THE EDGE OF DRIVEWAYS AS DEPICTED IN FIGURE 1190-2. WITH THIS REQUIREMENT, IT IS ESSENTIAL TO ALIGN THE SOUTH ACCESS DRIVEWAY WITH KACHEMAK DRIVE AS WELL AS REALIGN/REPOSITION THE NORTH ACCESS DRIVEWAY TO THE NORTH TO ACHIEVE THE FULL 260 FEET OF SEPARATION REQUIRED IN TABLE 1190-3. THE NORTH ACCESS DRIVEWAY COULD BE RELOCATED ABOUT 20 TO 25 FEET TO THE NORTH AND STILL MEET MINIMUM DRIVEWAY SIGHT DISTANCE STANDARDS.
- THE MAY 2012 TRANSFER OF RESPONSIBILITIES AGREEMENT (TORA) BETWEEN THE CITY OF HOMER AND DOT&PF FOR PARKING AND PEDESTRIAN FACILITIES NEAR THE PROJECT AREA APPLY TO THE IMPROVEMENTS RECOMMENDED IN THIS TRAFFIC IMPACT ANALYSIS. OWNERSHIP AND MAINTENANCE OF THE PROPOSED PATHWAY AND PEDESTRIAN CROSSINGS WILL BE FINALIZED BETWEEN THE CITY OF HOMER, DOT&PF, AND THE DEVELOPER PRIOR TO FINAL PERMITS BEING ISSUED.

8. INCORPORATE THE RECOMMENDATIONS PROVIDED IN THE PUBLIC WORKS COMMENTS IN THIS STAFF REPORT.
9. THE APPLICANT WILL NEED TO SUBMIT THEIR ENGINEERED WATER, SEWER AND STORM DRAIN DESIGN TO PUBLIC WORKS FOR COMMENT. AFTER PUBLIC WORKS' COMMENTS HAVE BEEN MADE AND IMPLEMENTED, THEY WILL NEED TO SUBMIT THEIR ENGINEERED DESIGN TO ADEC FOR APPROVAL.
10. PER HCC 21.52.070 TIME LIMIT: AFTER A PUD CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN ARE APPROVED BY THE COMMISSION, CONSTRUCTION OF THE PLANNED UNIT DEVELOPMENT MUST BEGIN WITHIN TWO YEARS OF THE APPROVAL OF THE CONDITIONAL USE PERMIT.
11. ANY CHANGES OF USE FROM THOSE IN THE SUBMITTED PLANNED UNIT DEVELOPMENT WOULD REQUIRE A NEW OR REVISED CONDITIONAL USE PERMIT.

Commissioner H. Smith suggested that the motion be amended to include language to clarify that the 20-foot pedestrian easement be a public easement. There was brief discussion whether Condition 3 defined the easement as public.

H. SMITH/VENUTI MOVED TO AMEND CONDITION 3 TO INSERT "PUBLIC" AFTER "20-FOOT."

There was no discussion.

VOTE (AMENDMENT): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING 30 MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Commissioner Stark noted the changes that Doyon has implemented with their revised application, and added that no applicant should be expected to remedy the traffic issues in Homer. He noted that the application is in compliance with City Code, and provided a list of potential benefits that the development would provide to the City.

Commissioner H. Smith shared his appreciation for the public input throughout the entire process. He also shared his appreciation for Doyon's responsiveness to concerns made by members of the public. He recognized the need for Homer to grow in order to thrive in the future.

With no further discussion, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE (MAIN MOTION): YES: STARK, VENUTI, S. SMITH, SCHNEIDER, H. SMITH, CONLEY.

Motion carried.

NEW BUSINESS

- A. Memorandum PL 24-040, Request for Initiation of a Zoning Code Amendment

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided an explanation of his memo included in the packet.

H. SMITH/SCHNEIDER MOVED TO SUSPEND THE RULES TO ALLOW MS. BERRYMAN TO ADDRESS THE COMMISSION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Ms. Berryman provide a brief background of herself and her history with dancing. She added that it's been really difficult to find anywhere to rent in the zoning districts that allow dance studios.

There was a brief discussion whether the Commission should wait until the Title 21 rewrite to implement the code change. City Planner Foster asserted that this edit should be fairly simple, and that he feels the Planning Department can handle the request. He noted that dance studios are very limited in the zoning districts. Mr. Foster then explained the process for initiating a code amendment.

Commissioner H. Smith requested that the Planning Commission initiate a code amendment process to consider additional zoning districts that would allow for a dance studio.

- B. Planning Commission 2025 Meeting Schedule
Memorandum PC-24-043 from Deputy City Clerk as backup

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who directed everyone to the Planning Commission's meeting schedule in the draft resolution.

H. SMITH/CONLEY MOVED TO APPROVE THE RESOLUTION AS IS AND RECOMMEND ADOPTION BY CITY COUNCIL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines

Chair S. Smith noted the informational materials.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, questioned why the 30-foot vegetative buffer that was a part of Doyon's plan for CUP 23-08 wasn't included in the conditions that the Commission approved for the CUP. He cautioned the Commission to be careful of issuing a moratorium for all CUPs. He shared his frustration regarding the subdivisions in western Homer that don't have sidewalks, adding that he's been advocating for these areas to get sidewalks for the past 5-6 years.

SCHNEIDER/CONLEY MOVED TO EXTEND THE MEETING TO 11:15 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Jack Cushing, city resident, asked if the 20-foot easement would connect Bay Avenue to the Spit Road Crosswalk. He thanked the Commissioners for their time.

Glenn Seaman, city resident, thanked the Commission for their persistence in handling CUP 23-08, and thanked Doyon for going through the process. He stated that he had hoped the conditions of the CUP would be more aligned with concerns that were given during public testimony. He reiterated that the 30-foot vegetative buffer is something that needs to be permanent that sticks to the property.

Zach Dunlap thanked the Commission and the public for their time and feedback. He added that Doyon is looking forward to bringing a world-class project to Homer.

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work.

Associate Planner Anderson thanked the Commission for allowing him to sit in on the meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti paid his respects to the late Sam Beachy, and he thanked all veterans of the armed forces. He noted that there will be a State of the City Presentation hosted by the Chamber of Commerce at the Kenai Peninsula College on Tuesday, November 12th.

Commissioner H. Smith stated that it was a great meeting. He thanked the Commission and City Staff for their work, and he thanked the public for participating in the process.

Commissioner Stark thanked Chair S. Smith and Zach Dunlap of Doyon. He also gave his appreciation to City Staff and the rest of the Commissioners for their work. He noted that Homer is in a stage of development, and that it can be a process to implement changes that the public is asking for.

Commissioner Conley thanked the Commission and City Staff for their work. He shared that it's been encouraging to watch Doyon's response to the concerns of the public. He added that it's great to have an Alaskan company that has an investment in the State and its people.

Commissioner Schneider welcomed Associate Planner Anderson. He shared his appreciation for City Staff and the rest of his fellow Commissioners.

Chair S. Smith stated that the evaluation of a moratorium on some CUPs is appropriate. He added that he will be requesting a new business item regarding a moratorium for CUPs on the next Regular Meeting agenda. He urged Commissioners to be more expedient with making motions and following along in the packet during meetings. He referenced former Public Work Director Kaiser's comments about Homer desiring qualitative increase rather than quantitative increase, reasoning that Doyon is absolutely nailing this notion. Lastly, he welcomed Associate Planner Anderson and thanked the City Staff.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 11:13 p.m. A Special Meeting is scheduled for **Wednesday, November 20th, 2024 at 5:30 p.m.** The next Regular Meeting is scheduled for **Wednesday, December 4th, 2024 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.

Zach Pettit, Deputy City Clerk I

Approved:_____



City of Homer

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HOMER PLANNING COMMISSION

Approved CUP 2023-08 at the Meeting of November 6, 2024

RE: Conditional Use Permit (CUP) 2023-08 Planned Unit Development
Address: 1563 Homer Spit Road, 1663 Homer Spit Road, and 1491 Bay Avenue

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0940051 BAYVIEW SUB NO 6 LOT 164-A

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0940051 BAYVIEW SUB NO 6 LOT 164-B

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163

DECISION

Introduction

Doyon, Limited (the “Applicant”) applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code HCC 21.24.030 (f), Planned Unit Developments. . The applicant proposes a revised submission of a planned unit development consisting of a hotel and multi-family units at 1563 Homer Spit Road, 1663 Homer Spit Road, and 1491 Bay Avenue.

A public hearing was held for the application before the Commission on October 16, 2024 and postponed to November 6, 2024, as required by Homer City Code 21.94. The public hearing was closed after hearing public testimony on October 16, 2024. Notice of the public hearing was published in the local newspaper and sent to 25 property owners of 28 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the November 6, 2024 special meeting, Commissioner Conley shared that he needed to disclose a potential conflict of interest due to business connections between the company that he works for and the Chief Financial Officer of Doyon. The Commission unanimously voted 5-0 that Commissioner Conley did not have a conflict of interest.

At the November 6, 2024 special meeting of the Commission deliberations were held, six Commissioners were present. The Commission voted unanimously to approve CUP 2023-08 with 11 conditions.

Evidence Presented

City Planner, Ryan Foster, provided a detailed review of Staff Report PC 24-052 for the Commission at the November 6, 2024 meeting and provided response to Commissioners questions. The Applicant was available and presented and provided responses to Commissioners questions. Public testimony was provided at the November 6, 2024 meeting and the public hearing was closed on November 6, 2024. Written comments were also submitted for the November 6, 2024 meeting. The public testimony and written comments are provided in the record.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determines CUP 2023-08, for a Planned Unit Development for a hotel and multi-family units at 1563 Homer Spit Road, 1663 Homer Spit Road, and 1491 Bay Avenue satisfies the review criteria set out in HCC 21.71.030 and HCC 21.52 Planned Unit Developments and is hereby approved.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Finding 1: The structures and uses are authorized by the applicable code for the General Commercial 1 District.

Finding 2: The residential structures and uses are authorized by the applicable code for the Rural Residential District. The commercial structures and uses are not authorized by the applicable code for the Rural Residential District, therefore, a rezone to General Commercial 1 is required.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

Finding 3: The proposed structures and uses are compatible with the purpose of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Finding 4: A planned unit development consisting of a hotel and multi-family units are not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Finding 4: The proposal is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Finding 6: Water, sewer, and fire services are adequate to serve the proposed planned unit development.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Finding 7: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Finding 8: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Finding 9: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Finding 10: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A and C, and D and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Finding 11: Project will comply with the applicable provisions of the CDM.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** See Traffic Impact Analysis.
- 5. Control of points of vehicular ingress and egress:** See Traffic Impact Analysis.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed: Condition 6: Per HCC 21.52.070 Time Limit:** After a PUD conditional use permit and development plan are approved by the Commission, construction of the planned unit development must begin within two years of the approval of the conditional use permit.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by

conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot: No specific conditions deemed necessary.

HCC 21.52 Planned Unit Developments (PUD)

HCC 21.52.030 Development Plan

The following information is the applicant's response to the requirements of HCC 21.52.030. Staff analysis follows the applicant response.

a. PUDs are allowed in a zoning district only when allowed by the code provisions specifically applicable to that district. A PUD may consist of residential, noncommercial, commercial or industrial uses or a combination thereof, subject to any limitations or exceptions provided in this title.

b. In every PUD and during every stage of development of the PUD, at least 60 percent of the uses in the PUD must be uses that are listed as permitted outright or conditionally within the zoning district in which it is located. To satisfy this standard, the PUD must satisfy all of the following tests:

1. The total of floor area plus exterior lot area occupied by uses listed as permitted outright or conditionally in the zoning district must be not less than 60 percent of the total of floor area plus exterior lot area occupied by all uses in the PUD; and
2. The tax assessed valuation of that portion of the structures in the PUD used for uses listed as permitted outright and conditionally in the zoning district must total not less than 60 percent of the total assessed valuation of all structures in the PUD.

Finding 12: These requirements are met. Hotels are a permitted use in GC1 and multiple family dwellings are a conditional use.

c. If topographical or other barriers do not provide adequate privacy for uses adjacent to the PUD, the Commission may impose conditions to provide adequate privacy, including without limitation one or both of following requirements:

1. Structures located on the perimeter of the planned development must be set back a distance sufficient to protect the privacy of adjacent uses;

2. Structures on the perimeter must be permanently screened by a fence, wall or planting or other measures sufficient to protect the privacy of adjacent uses.

Finding 13: A 30' landscaping buffer and a 20' pedestrian easement are illustrated on the site plan to ensure privacy and provide a buffer between a commercial use (hotel) and the neighboring residence to the west.

d. Dimensional Requirements. Setbacks and distances between buildings within the development shall be at least equivalent to that required by the zoning district in which the PUD is located unless the applicant demonstrates that:

1. A better or more appropriate design can be achieved by not applying the provisions of the zoning district; and
2. Adherence to the dimensional requirements of the zoning district is not required in order to protect health, safety and welfare of the occupants of the development and the surrounding area.

Finding 14: The setback and distances between buildings are equivalent to that required by the GC1 district. The only flexibility above the dimensional requirements of HCC 21.24.040 is the building height for GC1 where the maximum building height is 35 feet. The maximum building height proposed in the planned unit development for the hotel is 44' 6". Which is a better and more appropriate building height for a three story hotel, which, by their nature, is often higher than 35 feet. There are no health, safety, or welfare concerns with the proposed hotel building height. As noted earlier in the staff report, the applicant has provided a letter from the Federal Aviation Administration (FAA) with a determination that the proposed planned unit development will not be a hazard to air navigation to the Homer Airport.

Staff Analysis of HCC 21.52.060 Commercial, noncommercial, and Industrial PUDs

a. Any PUD that contains any commercial, noncommercial, or industrial use shall comply with the requirements and conditions of this section. If residential use is included in the PUD, it shall also comply with HCC 21.52.050.

1. For purposes of this section, a commercial use is defined as an occupation, employment, or enterprise that is carried on for profit that is not an industrial use.
2. For purposes of this section, an industrial use is defined as a use engaged in the processing or manufacturing of materials or products, including processing, fabrication, assembly, treatment, packaging, storage, sales or distribution of such products.
3. For purposes of this section a noncommercial use is a use that is neither residential, commercial nor industrial.

Finding 15: The proposed hotel is considered a commercial use, there are no proposed industrial or noncommercial uses. There is a proposed residential use.

b. A planned unit development that includes commercial, noncommercial or industrial uses shall comply with the following requirements and conditions:

1. The PUD site shall have direct access to an arterial or collector street.
2. Utilities, roads and other essential services must be constructed, installed and available for the immediate use of occupants of the PUD.
3. The PUD shall be developed with a unified architectural treatment in exterior building materials, colors and design features.

Finding 16: The proposed PUD has access to an arterial via the Sterling Highway/Homer Spit Road. Utilities are proposed to be installed and available for immediate use for the occupants. This is a requirement of a Zoning Permit and Public Works Condition 9 of this staff report. As illustrated on the submitted Schematic Massing Studies and Renderings, there is a strong unified architectural treatment in the exterior building materials, colors, and design features for all proposed buildings.

c. If topographical or other barriers do not provide adequate privacy for uses adjacent to the PUD, the Commission may impose conditions to provide adequate privacy, including without limitation one or both of following requirements:

1. Structures located on the perimeter of the planned development must be set back a distance sufficient to protect the privacy of adjacent uses;
2. Structures on the perimeter must be permanently screened by a fence, wall or planting or other measures sufficient to protect the privacy of adjacent uses.

Finding 17: Setbacks, fencing, and vegetative buffers are illustrated on the Architectural Site Plan AS0.01 to provide adequate privacy via setbacks and screening.

d. Dimensional Requirements. Setbacks and distances between buildings within the development shall be at least equivalent to that required by the zoning district in which the PUD is located unless the applicant demonstrates that:

1. A better or more appropriate design can be achieved by not applying the provisions of the zoning district; and

2. Adherence to the dimensional requirements of the zoning district is not required in order to protect health, safety and welfare of the occupants of the development and the surrounding area.

Finding 18: The only flexibility in dimensional requirements requested in this application is for the hotel building height as noted in Finding 14.

e. The site development standards of HCC 21.50.030 shall be met. [Ord. 13-27 § 17, 2013; Ord. 08-29, 2008].

Finding 19: The site development standards of HCC 21.50.030 have been demonstrated and met in this application (see HCC 21.50.030 Development Plan on page 15 of this staff report).

Staff Analysis of HCC 21.52.050 Residential PUDs

a. A residential PUD (any planned unit development that includes any residential uses) shall comply with the requirements and conditions of this section. A residential PUD shall also comply with HCC 21.52.060 if commercial, noncommercial or industrial uses are included in the PUD.

Finding 20: This application includes the requirements for the Residential PUD and the Commercial, Noncommercial, and Industrial PUDs.

b. Connections to public water and sewer utilities, if available, shall be provided as part of the PUD. If public water and sewer utilities are not available, systems provided must be approved by the Alaska Department of Environmental Conservation.

Finding 21: Connections to public water and sewer are required and noted in Condition 9 in this staff report.

c. Density.

1. Maximum floor area in the PUD shall not exceed 0.4 times the gross land area;
2. Total open area shall be at least 1.1 times the total floor area;
3. For purposes of subsection (c)(2) of this section, open area shall not include areas used for parking or maneuvering incidental to parking or vehicular access. Open area may include walkways, landscaped areas, sitting areas, recreation space, and other amenities. All open

area shall be suitably improved for its intended use but open area containing natural features worthy of preservation may be left unimproved.

Finding 22: The maximum floor area does not exceed the 0.4 times the gross land area, the total open area is over 1.1 times the total floor area. These calculations are found on the Architectural Site Plan AS0.01.

d. Common Open Space.

1. All or a portion of the open area may be set aside as common open space for the benefit, use and enjoyment of present and future residents of the development.
2. The development schedule that is part of the development plan must coordinate the improvement of the common open space with the construction of residential dwellings in the planned development.
3. For any areas to be held under any form of common ownership, a written description of the owner's intentions for the creation of legally enforceable future maintenance provisions shall be submitted with the conditional use permit application. The description shall indicate whether membership of property owners in an association for maintenance of the common area will be mandatory.

Finding 23: Provisions for common open space, development schedule, and common ownership are detailed in the application.

e. Perimeter Requirements. If topographical or other barriers do not provide adequate privacy for uses adjacent to the PUD, the Commission may impose conditions to provide adequate privacy, including without limitation one or both of following requirements:

1. Structures located on the perimeter of the planned development must be set back a distance sufficient to protect the privacy of adjacent uses;
2. Structures on the perimeter must be permanently screened by a fence, wall or planting or other measures sufficient to protect the privacy of adjacent uses.

Finding 24: Setbacks and vegetative screenings are illustrated on the Architectural Site Plan AS0.01.

f. Dimensional Requirements. Dimensional requirements may be varied from the requirements of the district within which the PUD is located. All departures from those requirements will be evaluated against the following criteria:

1. Privacy. The minimum building spacing is one method of providing privacy within the dwelling unit. Where windows are placed in only one or two facing walls or there are no windows, or where the builder provides adequate screening for windows, or where the windows are at such a height or location to provide adequate privacy, the building spacing may be reduced.
2. Light and Air. The building spacing provides one method of ensuring that each room has adequate light and air. Building spacing may be reduced where there are no windows or very small window areas and where rooms have adequate provisions for light and air from another direction.
3. Use. Where areas between buildings are to be used as service yards for storage of trash, clotheslines or other utilitarian purposes for both buildings, then a reduction of building space permitting effective design of a utility space may be permitted. Kitchens and garages are suitable uses for rooms abutting such utility yards.
4. Building Configuration. Where building configuration is irregular so that the needs expressed in subsections (f)(1), (2), and (3) of this section are met by the building configuration, reduced building spacing may be permitted.
5. Front Yard. Where the PUD provides privacy by reducing traffic flow through street layouts such as cul-de-sacs, or by screening or planting, or by fencing the structure toward open space or a pedestrian way, or through the room layout, the right-of-way setback requirement may be reduced.
6. Lot Width. A minimum lot width is intended to prevent the construction of long, narrow buildings with inadequate privacy, light and air. There are situations as in cul-de-sacs, steep slopes or off-set lots where, because of lot configuration or topography, narrow or irregular lots provide the best possible design. Where the design is such that light, air and privacy can be provided, especially for living spaces and bedrooms, a narrower lot width may be permitted. [Ord. 08-29, 2008].

Finding 25: The only request for a variation in dimensional requirements are for the hotel building height, as noted in Finding 14.

TRAFFIC IMPACT ANALYSIS

Finding 26: A Traffic Impact Analysis was completed with recommendations resulting from the TIA analysis.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2023-08 is hereby approved, with Findings 1-26 and the following conditions:

1. THE PROPERTY AT 1491 BAY AVENUE MUST BE REZONED TO AN AUTHORIZED ZONING DISTRICT, GENERAL COMMERCIAL 1, TO ALIGN WITH THE PROPOSED COMMERCIAL USES.
2. THE B STREET RIGHT-OF-WAY, SOUTH OF BAY AVENUE MUST BE VACATED. THE FINAL APPROVAL OF THIS VACATION IS DECIDED BY THE HOMER CITY COUNCIL.
3. A 20-FOOT PUBLIC PEDESTRIAN EASEMENT MUST BE DEDICATED AS DEPICTED ON ARCHITECTURAL SITE PLAN AS0.01.
4. CONTACT THE FAA BEFORE CONSTRUCTION BEGINS AND CONFIRM IF THEY REQUIRE A PERMIT FOR CONSTRUCTION CRANES ON THE PROJECT.
5. OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.
6. THE MAXIMUM BUILDING HEIGHT FOR THE HOTEL ARE THOSE DEPICTED IN THE PLANNED UNIT DEVELOPMENT PLANS SUBMITTED FOR THE CONDITIONAL USE PERMIT.
7. THE FOLLOWING RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS MUST BE IMPLEMENTED BEFORE OCCUPANCY AND OPERATIONS CAN OCCUR, CONTINGENT UPON APPROVAL BY THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES:
 - IMPLEMENT IMPROVEMENTS TO ENHANCE ACTIVE TRANSPORTATION MODES AND POTENTIALLY REDUCE VEHICLE DEMAND AT INTERSECTIONS AND ROADWAYS.
 - INSTEAD OF THE FRONTAGE ROAD BETWEEN THE NORTH AND SOUTH ACCESS DRIVEWAYS SHOW IN FIGURE 4 ON PAGE 17, CONSTRUCT A PATHWAY FRONTING THE LIGHTHOUSE VILLAGE DEVELOPMENT TO CONNECT THE SITE TO THE CROSSING AT KACHEMAK DRIVE-HOMER SPIT ROAD CROSSWALK. THE PATHWAY SHOULD MEET DOT&PF STANDARDS AND BE LOCATED FOR COMPATIBILITY WITH FUTURE PEDESTRIAN IMPROVEMENT PROJECTS ALONG HOMER SPIT ROAD.
 - CONSTRUCT A CONNECTION BETWEEN THE LIGHTHOUSE VILLAGE DEVELOPMENT TO BAY AVENUE USING THE B STREET RIGHT-OF-WAY TO ALLOW WALKING AND BIKING TRIPS TO USE THE LOWER VOLUME, LOW SPEED BAY AVENUE, FOR NON-MOTORIST TRIP SEGMENTS.
 - INSTALL A MARKED MEDIAN REFUGE, AND A POTENTIAL MARKED CROSSWALK ON THE HOMER SPIT ROAD APPROACH TO THE OCEAN DRIVE-HOMER SPIT ROAD-FAA ROAD INTERSECTION. THE CROSSWALK WOULD ONLY BE INSTALLED IF THE CROSSING DEMAND COULD BE ESTABLISHED AS 20 VEHICLES PER HOUR OR MORE AT THIS LOCATION. HOWEVER, THE MEDIAN REFUGE COULD BE IMPLEMENTED WITHOUT THE CROSSWALK. THIS IS PRESENTED IN THE FOLLOWING FIGURE 23 ON PAGE 75.

- CONSIDER IMPLEMENTING A RAPID RECTANGULAR FLASHING BEACON AT THE MARKED CROSSWALK AT KACHEMAK DRIVE FOR THE HOMER SPIT ROAD CROSSING.
- THE NORTH ACCESS DRIVEWAY AND SOUTH ACCESS DRIVEWAYS MAY BE CONSTRUCTED WITH TWO LANES, ONE LANE OUTBOUND AND ONE LANE INBOUND. IT IS STRONGLY RECOMMENDED THAT IF THERE IS AN OUTBOUND LANE ON THE NORTH ACCESS DRIVEWAY THAT IT BE A RIGHT TURN ONLY EXIT. DRIVEWAYS MUST COMPLY WITH THE RECOMMENDATIONS IN THE DOT&PF HIGHWAY PRECONSTRUCTION MANUAL (SECTION 1190).
- IN ADDITION TO THE ABOVE, THE FOLLOWING RECOMMENDATIONS WERE EXPLICITLY REQUESTED BY DOT&PF AFTER REVIEW OF THE DRAFT REPORT:
 - CONSTRUCT INTERNAL PEDESTRIAN CONNECTIVITY BETWEEN THE HOTEL AND THE CONDOMINIUMS.
 - REVISE THE SITE PLAN TO REALIGN THE SOUTH ACCESS DRIVEWAY DIRECTLY ACROSS FROM THE KACHEMAK DRIVE APPROACH TO FUNCTION AS A FOUR-LEG INTERSECTION. MOREOVER, IT IS ESSENTIAL TO ALIGN THE SOUTH ACCESS DRIVEWAY WITH KACHEMAK DRIVE TO ASSURE THAT REQUIRED 35 MPH DRIVEWAY SPACING DISTANCE BETWEEN THE NORTH AND SOUTH ACCESS DRIVEWAYS, CITED AS 260 FEET IN THE DOT&PF HIGHWAY PRECONSTRUCTION MANUAL TABLE 1190-3, IS ACHIEVED (SEE ADDITIONAL DISCUSSION ON SEPARATION BELOW). INSTALL STOP SIGN CONTROL FOR THE SOUTH ACCESS DRIVEWAY.
 - CONSTRUCT A RAPID RECTANGULAR FLASHING BEACON AT THE EXISTING CROSSWALK ACROSS HOMER SPIT ROAD JUST SOUTH OF KACHEMAK DRIVE.
 - FOLLOWING THE DRAFT REPORT, WE EVALUATED DRIVEWAY SPACING. THE DOT&PF HIGHWAY PRECONSTRUCTION MANUAL TABLE 1190-3 REQUIRES DRIVEWAY SPACING TO BE 260 FEET FOR ROADWAY SPEEDS OF 35 MPH. THE DISTANCE IN TABLE 1190-3 IS MEASURED BETWEEN THE EDGE OF DRIVEWAYS AS DEPICTED IN FIGURE 1190-2. WITH THIS REQUIREMENT, IT IS ESSENTIAL TO ALIGN THE SOUTH ACCESS DRIVEWAY WITH KACHEMAK DRIVE AS WELL AS REALIGN/REPOSITION THE NORTH ACCESS DRIVEWAY TO THE NORTH TO ACHIEVE THE FULL 260 FEET OF SEPARATION REQUIRED IN TABLE 1190-3. THE NORTH ACCESS DRIVEWAY COULD BE RELOCATED ABOUT 20 TO 25 FEET TO THE NORTH AND STILL MEET MINIMUM DRIVEWAY SIGHT DISTANCE STANDARDS.

- THE MAY 2012 TRANSFER OF RESPONSIBILITIES AGREEMENT (TORA) BETWEEN THE CITY OF HOMER AND DOT&PF FOR PARKING AND PEDESTRIAN FACILITIES NEAR THE PROJECT AREA APPLY TO THE IMPROVEMENTS RECOMMENDED IN THIS TRAFFIC IMPACT ANALYSIS. OWNERSHIP AND MAINTENANCE OF THE PROPOSED PATHWAY AND PEDESTRIAN CROSSINGS WILL BE FINALIZED BETWEEN THE CITY OF HOMER, DOT&PF, AND THE DEVELOPER PRIOR TO FINAL PERMITS BEING ISSUED.
8. INCORPORATE THE RECOMMENDATIONS PROVIDED IN THE PUBLIC WORKS COMMENTS IN THIS STAFF REPORT.
 9. THE APPLICANT WILL NEED TO SUBMIT THEIR ENGINEERED WATER, SEWER AND STORM DRAIN DESIGN TO PUBLIC WORKS FOR COMMENT. AFTER PUBLIC WORKS' COMMENTS HAVE BEEN MADE AND IMPLEMENTED, THEY WILL NEED TO SUBMIT THEIR ENGINEERED DESIGN TO ADEC FOR APPROVAL.
 10. PER HCC 21.52.070 TIME LIMIT: AFTER A PUD CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN ARE APPROVED BY THE COMMISSION, CONSTRUCTION OF THE PLANNED UNIT DEVELOPMENT MUST BEGIN WITHIN TWO YEARS OF THE APPROVAL OF THE CONDITIONAL USE PERMIT.
 11. ANY CHANGES OF USE FROM THOSE IN THE SUBMITTED PLANNED UNIT DEVELOPMENT WOULD REQUIRE A NEW OR REVISED CONDITIONAL USE PERMIT.

Date

Chair, Scott Smith

Date

City Planner, Ryan Foster

NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code 21.93.020 any person with standing in this decision may appeal this decision to a hearing officer within fifteen (15) days of the date of distribution indicated below. A hearing officer will be appointed in accordance with Homer City Code 21.91.100. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing and contain all the

information required by Homer City Code Section 21.93.080 and shall be filed with the Homer City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603. CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on _____ 2024. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

Date

Ed Gross, Associate Planner

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HOMER PLANNING COMMISSION

Approved CUP 2024-12 at the Meeting of November 6, 2024

RE: Conditional Use Permit (CUP) 2024-12
Address: 688 Waddell Road

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970005 BLUFF PARK NO 4
HARMON-PORTER ADDITION LOT 4

DECISION

Introduction

Zane Ulin (the “Applicant”) applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot at 688 Waddell Road.

A public hearing was held for the application before the Commission on November 6, 2024, as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 21 property owners of 20 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the November 6, 2024 meeting of the Commission, six Commissioners were present, Commissioner Schneider requested recusal from consideration of the CUP, noting that he lives within 100 feet of the proposed project and has fairly strong feelings about the project. The Planning Commission approved the motion that Commissioner Schneider had a conflict of interest by a vote of 4-1, and Commissioner Schneider was recused from the case. The Commission unanimously approved CUP 2024-12 with four conditions.

Evidence Presented

City Planner, Ryan Foster, provided a detailed review of Staff Report PC 24-054 for the Commission. The Applicant presented on their application and answered questions of the Commission. There were three public testimony comments provided during the public hearing portion of the meeting.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determines CUP 2024-12, to allow six single family dwellings at 688 Waddell Road satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Finding 1: The structures and uses are authorized by the applicable code.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

Finding 2: The proposed structures and uses are compatible with the purpose of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Finding 3: Residential development is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Finding 4: The proposal is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Condition 1: Install approved community sewer service to the structures.

Finding 5: Water, sewer, and fire services will be, prior to occupancy, adequate to serve the proposed existing and proposed dwellings.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

75 **g. The proposal will not be unduly detrimental to the health, safety or welfare of the**
76 **surrounding area or the city as a whole.**

77
78 **Finding 7:** The proposal will not be unduly detrimental to the health, safety or welfare
79 of the surrounding area and the city as a whole when all applicable standards are met
80 as required by city code.

81
82 **h. The proposal does or will comply with the applicable regulations and conditions**
83 **specified in this title for such use.**

84
85 **Finding 8:** The proposal will comply with applicable regulations and conditions
86 specified in Title 21 when gaining the required permits.

87
88 **i. The proposal is not contrary to the applicable land use goals and objectives of the**
89 **Comprehensive Plan.**

90 **Finding 9:** The proposal is not contrary to the applicable land use goals and objectives
91 of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A, C,
92 and D and no evidence has been found that it is contrary to the applicable land use
93 goals and objectives of the Comprehensive Plan.

94 **j. The proposal will comply with the applicable provisions of the Community Design**
95 **Manual (CDM).**

96
97 **Condition 2:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

98
99 **Finding 10:** Project will comply with the applicable provisions of the CDM.

100
101 **HCC 21.71.040(b).** b. In approving a conditional use, the Commission may impose such
102 conditions on the use as may be deemed necessary to ensure the proposal does and will
103 continue to satisfy the applicable review criteria. Such conditions may include, but are not
104 limited to, one or more of the following:

105
106 **1. Special yards and spaces:** No specific conditions deemed necessary.

107 **2. Fences and walls:** No specific conditions deemed necessary.

108 **3. Surfacing of parking areas:** No specific conditions deemed necessary.

109 **4. Street and road dedications and improvements:** No specific conditions deemed
110 necessary.

111 **5. Control of points of vehicular ingress and egress:** No specific conditions deemed
112 necessary.

113 **6. Special provisions on signs:** No specific conditions deemed necessary.

114 **7. Landscaping:** No specific conditions deemed necessary.

8. Maintenance of the grounds, building, or structures: No specific conditions deemed necessary.

9. Control of noise, vibration, odors or other similar nuisances: No specific conditions deemed necessary.

10. Limitation of time for certain activities: No specific conditions deemed necessary.

11. A time period within which the proposed use shall be developed: No specific conditions deemed necessary.

12. A limit on total duration of use: No specific conditions deemed necessary.

13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2024-12 is hereby approved, with Findings 1-10 and the following conditions.

Condition 1: Install approved community sewer service to the structures.

Condition 2: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Condition 3: Provide drainage flow arrows on the full site plan showing all future structures. Indicate if driveway is paved.

Condition 4: The applicant will submit a zoning permit to the Planning Department and demonstrate all applicable requirements of HCC 21.44 Slope and Coastal Development have been met.

Date

Chair, Scott Smith

153 _____
154 Date City Planner, Ryan Foster

155
156
157
158
159
160 NOTICE OF APPEAL RIGHTS
161 Pursuant to Homer City Code 21.93.020 any person with standing in this decision may appeal this
162 decision to a hearing officer within fifteen (15) days of the date of distribution indicated below. A
163 hearing officer will be appointed in accordance with Homer City Code 21.91.100. Any decision not
164 appealed within that time shall be final. A notice of appeal shall be in writing and contain all the
165 information required by Homer City Code Section 21.93.080 and shall be filed with the Homer City Clerk,
166 491 E. Pioneer Avenue, Homer, Alaska 99603.

167
168 CERTIFICATION OF DISTRIBUTION
169 I certify that a copy of this Decision was mailed to the below listed recipients on _____,2024.
170 A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same
171 date.

172
173
174 _____
175 Date Ed Gross, Associate Planner

Zane Ulin
PO Box 671292
Chugiak, AK 99567

Michael Gatti
JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Melissa Jacobsen, City Manager
City of Homer
491 E Pioneer Avenue
Homer, AK 99603



City of Homer

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Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PI 24-057

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: December 4, 2024
SUBJECT: City Planner's Report

Comprehensive Plan Update

The City held an open house for the Comprehensive Plan on Tuesday, October 22nd. The meeting was well attended by some 90 participants and good conversations were held all around on the three growth scenarios that were developed through the initial Comprehensive Plan surveys and public meetings. The online opportunity to review the scenarios and provide feedback and comments closed on November 15. Comments are being compiled for consideration in the drafting of the Comprehensive Plan.

Planning Commissioner Training Postponed

The Alaska Chapter of the American Planning Association's two-part virtual Planning Commissioner Training has been cancelled and will be revisited in 2025.

Meeting Schedule

The next regular meeting date is Thursday, January 2, 2025.

Commissioner Report to Council

1/13/25 _____

CALL TO ORDER

Session 24-12 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 12:04 p.m. on October 23, 2024 at the Conference Room in the Homer Public Library, located at 500 Hazel Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS AREVALO, BARNWELL, CARSSOW & ERICKSON

ABSENT: COMMITTEE MEMBER DAVIS (EXCUSED)

STAFF: CITY PLANNER FOSTER, CITY MANAGER JACOBSEN & DEPUTY CITY CLERK PETTIT

CONSULTANTS: SHELLY WADE, AGNEW::BECK
MEG FRIEDENAUER, AGNEW::BECK
LUKE RUBALCAVA, RESPEC

AGENDA APPROVAL

Chair Carssow requested a motion and second to approve the agenda.

ERICKSON/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Scott Adams, city resident, expressed concerns about the Comprehensive Plan's focus on downtown Homer, overlooking areas north and east of the City. He criticized the lack of plans for infrastructure and utility expansion, highlighting the need for affordable housing to drive economic development. He concluded that growth in Homer is hindered by unaffordable infrastructure.

Mayor Lord thanked the Committee and the project team for the work that they've accomplished so far. She noted that she's happy to be in her new role as Mayor, and that she's looking forward to hearing more feedback and supporting the Committee.

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of October 9, 2024

ERICKSON/BARNWELL MOVED TO APPROVE THE OCTOBER 9, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

A. Preliminary Report on the Attendance & Public Participation in the Growth Scenarios Worksession & Key Takeaways (Project Team)

Chair Carssow introduced the item by reading of the title and deferred to Shelly Wade of Agnew::Beck. Ms. Wade, Luke Rubalcava of RESPEC, City Planner Foster, and the Committee Members recapped the Comprehensive Plan Rewrite Community Worksession from the night prior. Discussion topics included:

- Attendance and input from the public
- Title 21 code revisions
- Potential outreach to fishing community and marine trades

B. Plan for Collecting and Incorporating Electronic-Based Responses to the Scenarios (Project Team)

Chair Carssow introduced the item by reading of the title and deferred to Ms. Wade, who covered the following:

- Desire to closely mirror what was seen by the public during the event at Islands & Oceans Visitor Center, rather than doing an overhaul
- Similarity between the three growth scenarios
- Release of the online survey

C. Next Steps: Process and Timeline for Developing Draft Priority Strategies and Action Plan (Project Team)

Chair Carssow introduced the item by reading of the title and deferred to Ms. Wade, who noted the following dates as potential meeting dates for the Steering Committee:

- Late November/Early December meeting focused on sharing the results of the in-person and online growth scenarios engagement, the Phase 2 scope of work, and the structure of topics for the Comprehensive Plan
- Early January meeting focused on the draft plan, followed by public launch of the plan in late January

D. Schedule for Introducing the Full Code Revision Team, Discussion of that Scope of Work, Timeline and how the Comprehensive Plan Process Will Inform the Code Revision Effort (Project Team)

PENDING BUSINESS

NEW BUSINESS

A. November and December Steering Committee Meeting Schedule

The Committee determined that the next meeting will be held on December 2nd, 2024 at 8:00 a.m.

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Doug Van Patten, city resident, expressed concerns about the impacts of growth on Homer, drawing comparisons to the dramatic changes in Bozeman and Kalispell, Montana, where rapid development has made living uncomfortable for his relatives. He cautioned that if Homer's population were to double or triple, it might lose its unique character. He also criticized the lack of a town square concept in the draft growth scenarios, suggesting that Doyon's project could have served as an ideal anchor

for such a development. Lastly, he shared that while he previously supported the harbor expansion, he now questions its potential effects on the qualities that make Homer special.

Mayor Lord raised questions about the source of the projected 2,000 workers for the harbor expansion that Mr. Van Patten referenced. She suggested retention of the 2018 Comprehensive Plan, which updated the 2008 plan, and making updates where necessary. Looking ahead to Phase 2 of the project, she emphasized the need for a solid comprehensive plan before making substantial code edits. She acknowledged challenges with water and sewer infrastructure expansion, noting it is funded by users and prohibitively expensive due to the area's geography. She suggested that infill development could support infrastructure growth, but expanding to the City's outskirts would require significant population growth to justify the cost. She thanked everyone for their thoughtful insight and discussion.

COMMENTS OF CITY STAFF

City Manager Jacobsen thanked everyone for all they do.

City Planner Foster thanked everyone for their hard work.

COMMENTS OF THE MAYOR

COMMENTS OF THE TASK FORCE

Committee Member Barnwell thanked everyone for a good meeting.

Committee Member Arevalo noted that someone would need to fill Committee Member Davis in on what occurred at today's meeting.

Chair Carssow thanked the Committee Members and noted that she enjoyed meeting in the Library Conference Room.

ADJOURN

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 1:31 p.m. The next Regular Meeting is scheduled for **Monday, December 2, 2024 at 8:00 a.m.** All meetings scheduled to be held via Zoom Webinar and in person in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Zach Pettit, Deputy City Clerk I

Approved:_____



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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

Staff Report 24-058

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: December 4th, 2024
SUBJECT: Glacier View Subdivision No. 1 Muhs Replat, Preliminary Plat

Requested Action: Approval of a preliminary plat of supplemental plat lots 1 & 2 Blk 1 to become four smaller lots.

General Information:

Applicants:	Seabright Survey + Design 1044 East End Road, Suite A Homer, AK 99603	Muhs Living Trust: Fred H. Muhs & Judy K. Novobielski-Muhs 54493 S. Highway 97 St. Maries, ID 83861
Location:	South of Fairview Avenue, west of Kachemak Way	
Parcel ID:	17709203 & 17709204	
Size of Existing Lot(s):	0.52 & 0.52 acres	
Size of Proposed Lots(s):	0.258 acres or 11,161 square feet each	
Zoning Designation:	Urban Residential	
Existing Land Use:	Vacant	
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 64 property owners of 62 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Urban Residential District. The plat divides two lots 0.52 acres each into four proposed lots of 0.258 acres each.

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 meets this requirement. The plat notes a 15-foot utility easement. This should be granted to the City and accepted 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 subdivider shall enter into a Construction Agreement to create lot access by improving the section of Fairview Avenue fronting the lots per City of Homer 2011 Standard Specifications. Presently, there exists an eight foot wide path. The new road will connect to Kachemak Way, located to the east.

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 meets 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:

A Construction Agreement will be required. The developer will be required to build East Fairview Avenue along the frontage of the subdivision and connecting east to Kachemak Way. in accordance with City of Homer 2011 Standard Specifications.

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

1. A Construction Agreement will be required to improve the Right of Way for the section of Fairview Avenue fronting the four lots and connecting to Kachemak Way to the east. The new road will be built to City of Homer 2011 Standard Specification.
2. The developer shall dedicate a 25' Radius for the north east corner of Lot 1B

Attachments:

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

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY AND THE 5' ADJACENT TO SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 81 PG 995 HRD.

NOTARY'S ACKNOWLEDGMENT

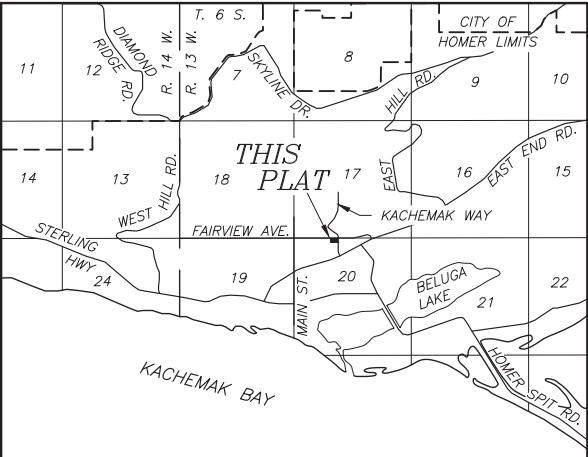
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

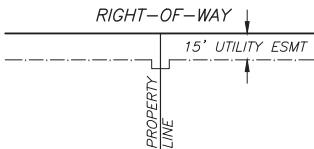
CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT THE MUHS LIVING TRUST IS THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE MUHS LIVING TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

FRED H. MUHS, TRUSTEE
MUHS LIVING TRUST
54493 S. HIGHWAY 97
ST. MARIES, ID 83861

JUDY K. NOVOBIELSKI-MUHS, TRUSTEE
MUHS LIVING TRUST
54493 S. HIGHWAY 97
ST. MARIES, ID 83861

R/W TYPICAL DETAIL



WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

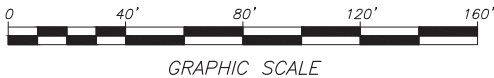
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE _____

LEGEND

- W— APPROX. LOCATION WATER MAIN (COH WATER DISTRIBUTION MAP)
—SS— APPROX. LOCATION SEWER MAIN (COH SEWER COLLECTION MAP)
--- OVERHEAD POWERLINE
○ UTILITY POLE
□ TELE PED
⊕ CURB STOP (THIS SURVEY)
⊗ CURB STOP (COH ASBUILT)
⊙ HYDRANT



SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

(907) 299-1580

seabrightz@yahoo.com

November 15, 2024

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for "Glacier View Subdivision No. 1 Muhs 2025 Replat"

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review.
Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Signed KPB plat submittal form
- Check for \$300 plat review fee

In addition, we are emailing you a digital copy of the 11x17 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

RECEIVED

NOV 15 2024

CITY OF HOMER
PLANNING/ZONING

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:

Glacier View Subdivision No. 1 Muhs 2025 Replat Preliminary Plat

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, December 4, 2024 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

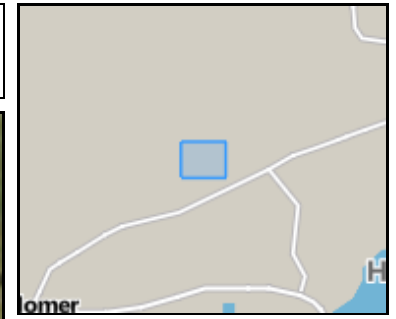
Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for November 29, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning 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

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.



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 24-041

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: November 20, 2024
SUBJECT: Review of Title 21 Zoning Code and Create a List of Issues/Comments

In anticipation of the re-write of the Title 21 Zoning Code in 2025, the Planning Commission has requested a special meeting to begin discussing Homer's Zoning Code. Among the first SOW tasks for re-writing the zoning code, is to conduct a technical review of the existing code. Attached to this memo is a draft of a list of current issues/comments on the existing zoning code from the perspective of Planning staff. Since the Planning Commission is a frequent user of the zoning code, it would be of great value to compile your issues/comments on the existing code and provide feedback to our consultant firm, Agnew Beck, by January 2025. The re-write of the Title 21 Zoning Code will take place from January 2025 to December 2025, and the Comprehensive Plan will also provide direct input into the zoning code re-write to ensure the code can implement the vision, goals, and objectives of the comprehensive plan.

Recommended Action:

Staff recommends the Planning Commission include their issues/comments on the current Title 21 Zoning Code and send them to Agnew Beck for the Title 21 Code Update process.

Attachment

Draft Title 21 Zoning Code Issues List



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

Memorandum PL 24-042

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: December 4, 2024
SUBJECT: Discussion on Conditional Use Permit Moratorium

Introduction

Chair Smith has requested a discussion on a moratorium of conditional use permits to be included as a New Business item on the December 4, 2024 Planning Commission Regular Meeting Agenda.

Chair Smith's Reasoning to Consider a Moratorium

I think it is prudent to have a discussion about recommending a moratorium (or to find another solution) on specific CUP applications until revisions are made. Here are my reasons:

1. Insufficient Code Language: The Code language which governs square footage allowance is insufficient. Including property area which is now within the area occupied by the ocean should not be included in the measurable/usable square footage formula. Doing so, in bluff situations, does not accurately represent allowable building space of a Lot. It also creates an incredible injustice/imbalance to other applicants who do not have the luxury of using property currently underwater as usable building space.
2. Hook-ups: Although these Applications meet the letter of the law regarding utility hook-ups, allowing for a single meter on a property which has multiple structures (single or multiple family house structures) may not meet the spirit of the law. The CDM encourages infill. Part of this is to increase the use of City utilities, thus generating income for the City.
3. Slope Drainage Impact: There is some language in Code governing downstream impact of drainage. Does this language sufficiently cover the City from future litigation if a disaster occurs? Is there any chance of culpability?

Possible RECOMMENDATIONS:

1. A Moratorium
2. Revising applicable Title 21 Code which governs usable square footage before the 2025 Zoning Code Update Process. Consider in Bluff situations where a Lot extends into the ocean: Total Lot area (minus) the area currently within the measured ocean area (minus) unusable Bluff area (and possibly minus) minimum setbacks. This gives

an accurate measurement of usable area which is to be considered for the number of structures on a Lot. This, in spirit, brings these Lots into the same formula of evaluation as Lots which do not extend into the ocean, or have steep slope conditions. (If we use this setback area in this application, we should also apply this change to Lots that are not impacted by Steep Slope/Bluff and ocean covering Lots.)

Moratoriums and Key Criteria for Consideration

Typically, a moratorium is used for one of two purposes. The first being when a local government is preparing a comprehensive plan or extensive amendment of land development codes and is trying to avoid a rush of applications that would be contrary to the proposed plan or regulations. It may also be used when there is an inadequacy or lack of capacity in public facilities to serve new development.

A defensible moratorium ordinance is expected to have several components that courts use to weigh the proposal. The proposal is expected to be a response to a compelling need, typically a significant threat to public health, safety, or welfare. A qualified professional should determine threats. As an example, the City Engineer may determine that water and sewer are inadequate to serve anticipated development. The moratorium should be specific to purpose, area, and have an end date.

Ideally, the most defensible argument for a moratorium would be found in the comprehensive plan. No planning documents of the City of Homer addresses the need for moratoriums in the planning process. A moratorium should forward a legitimate government purpose and not be arbitrary or capricious.

Key questions for the Planning Commission when considering a request for a conditional use permit moratorium:

- Is the proposed moratorium supported by the comprehensive plan?
- Is there a compelling need/convincing statement of a problem with a legitimate government purpose?
- Is there a specified area and end date?
- Is there evidence cited by a professional that infrastructure is inadequate?

Recommended Action

Discuss the topic of a conditional use permit moratorium and consider whether to request City Council sponsorship to work with the Planning Commission on a moratorium ordinance. The Planning Commission Report at the January 13, 2025 City Council meeting could be a good opportunity for this request.



City of Homer

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Memorandum PL 24-043

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: December 4, 2024
SUBJECT: Planning Commission budget request FY26/27

At the October 2, 2024 Work Session, the Planning Commission requested the opportunity to include a budget request for Planning Commission training and food for the FY26/27 City budget. Attached are the FY26/27 budget request work sheets for \$3,000 each year dedicated to Commissioner training and an additional \$1,000 each year for food to the existing Planning Department budget. With this budget, approximately two Planning Commissioners each year could attend the Alaska American Planning Association in Anchorage and meals could be provided to approximately 15 Planning Commission meetings such as those with work sessions before regular meetings or meetings expected to run late based on the agenda items.

Recommended Action:

Staff recommends the Planning Commission review the request and pass a motion to request the FY26 and FY27 budget Planning Commission items.

Attachment

FY26/27 Budget Request Sheets for Training and Food

FY27 BUDGET	
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Date 12/4/2024

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

Priority of Need: This budget request item ranks # 2 of the department's 2 budget requests.

City Manager
Recommendation: ☐ Approved ☐ Denied ☐ Amended

Copy of FY26-27 Dept Budget Request Form Planning Commission Food

FY27 BUDGET	
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Date 12/4/2024

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

Priority of Need: This budget request item ranks # 1 of the department's 2 budget requests.

Requestor's Name: Ryan Foster Dept Head Approval _____
Date _____

City Manager
Recommendation: ☐ Approved ☐ Denied ☐ Amended

Comments:

**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training • This meeting was canceled.
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	• Short Term Rental Ordinance
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	• Transportation Plan
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	Draft Transportation Plan Review
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	• Public Hearing on Draft Transportation Plan
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 6:00 p.m.	

JULY	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	
AUGUST	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	
SEPTEMBER	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
OCTOBER	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	5:00 p.m. Joint WS with City Council Agenda Items are determined by Council and are usually topics requested by the Commission during the previous year.
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	<ul style="list-style-type: none"> • Annual Meeting Schedule for 2025
NOVEMBER	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m.	
	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		Monday 11/25/24 6:00 p.m.	
DECEMBER					Council amended their meeting schedule to hold two meetings in November. There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 3, 2024

December 13 for Public Hearing Items
December 15 for Preliminary Plat Submittal
December 22 for Regular Agenda Items

January 17, 2024

December 27 for Public Hearing Items
December 29 for Preliminary Plat Submittal
January 5 for Regular Agenda Items

January 31, 2024

January 10 for Public Hearing Items
January 12 for Preliminary Plat Submittal
January 19 for Regular Agenda Items

February 7, 2024

January 17 for Public Hearing Items
January 19 for Preliminary Plat Submittal
January 26 for Regular Agenda Items

February 21, 2024

January 31 for Public Hearing Items
February 2 for Preliminary Plat Submittal
February 9 for Regular Agenda Items

March 6, 2024

February 14 for Public Hearing Items
February 16 for Preliminary Plat Submittal
February 23 for Regular Agenda Items

March 20, 2024

February 28 for Public Hearing Items
March 1 for Preliminary Plat Submittal
March 8 for Regular Agenda Items

April 3, 2024

March 13 for Public Hearing Items
March 15 for Preliminary Plat Submittal
March 22 for Regular Agenda Items

April 17, 2024

April 12 for Public Hearing Items
April 14 for Preliminary Plat Submittal
April 21 for Regular Agenda Items

May 1, 2024

April 10 for Public Hearing Items
April 12 for Preliminary Plat Submittal
May 19 for Regular Agenda Items

May 15, 2024

April 24 for Public Hearing Items
April 26 for Preliminary Plat Submittal
May 3 for Regular Agenda Items

June 5, 2024

May 15 for Public Hearing Items
May 17 for Preliminary Plat Submittal
May 24 for Regular Agenda Items

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

June 19, 2024

May 29 for Public Hearing Items

May 31 for Preliminary Plat Submittal

June 7 for Regular Agenda Items

July 17, 2024

June 26 for Public Hearing Items

June 28 for Preliminary Plat Submittal

July 5 for Regular Agenda Items

August 7, 2024

July 17 for Public Hearing Items

July 19 for Preliminary Plat Submittal

July 26 for Regular Agenda Items

August 21, 2024

July 31 for Public Hearing Items

August 2 for Preliminary Plat Submittal

August 9 for Regular Agenda Items

September 4, 2024

August 14 for Public Hearing Items

August 16 for Prelim. Plat Submittal

August 23 for Regular Agenda Items

September 18, 2024

August 28 for Public Hearing Items

August 30 for Preliminary Plat Submittal

September 6 for Regular Agenda Items

October 2, 2024

September 11 for Public Hearing Items

September 13 for Preliminary Plat Submittal

September 20 for Regular Agenda Items

October 16, 2024

September 25 for Public Hearing Items

September 27 for Preliminary Plat Submittal

October 4 for Regular Agenda Items

November 6, 2024

October 16 for Public Hearing Items

October 17 for Preliminary Plat Submittal

October 25 for Regular Agenda Item

December 4, 2024

November 13 for Public Hearing Items

November 15 for Preliminary Plat Submittal

November 20 for Regular Agenda Item