



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, April 14, 2026 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 990 0366 1092 Password: 725933

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

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.**
2. **AGENDA APPROVAL**
3. **PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA** (3 minute time limit)
4. **RECONSIDERATION**
5. **APPROVAL OF MINUTES**
 - A. 03 2026 Minutes Unapproved
6. **VISITORS/PRESENTATIONS** (10 minute time limit)
7. **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**
 - A. EDC Staff Report
 - B. Clerk's Report
 - C. Homer Chamber of Commerce Director's Report
 - D. Homer Marine Trades Association Report
 - E. Kenai Peninsula Economic Development District Report
 - F. Guiding Homer's Growth and Housing
8. **PUBLIC HEARING**
9. **PENDING BUSINESS**
 - A. Short Term Rentals
10. **NEW BUSINESS**
 - A. Public Review Draft Title 21

11. INFORMATIONAL MATERIALS

[A.](#) 2026 Calendar

12. COMMENTS OF THE AUDIENCE (3 minute time limit)

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE COMMISSION

16. ADJOURNMENT

Next Regular Meeting is Tuesday, **May 12th, at 6:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 26-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on March 10th, 2026 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS AREVALO, MARKS, NOOMAH & YOUNG

ABSENT: COMMISSIONERS STARK & ZUBEK

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK
PILLIFANT

AGENDA APPROVAL

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

AREVALO/NOOMAH MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Scott Adams- commented about affordable housing and opposition to using information from other areas of the nation to influence decision making in Homer, the definition of affordable housing and unfortunate attacks against short term rental ownership.

Miguel Romez commented about hotels, competition and free markets. Asked about decision making.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of FEBRUARY 10, 2025

YOUNG/NOOMAH MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. EDC Staff Report-Engbretsen gave report and asked EDC for any additional topics that they'd like to discuss ahead of time. STR topic discussion and how it will relate to Title 21 and Title 8, the importance of commenting. She gave an update on HERC that they are working with DEC and looking at Brownfield alternatives.

- B. Clerk's Report-Pillifant reviewed 4 elements of Robert's Rules. Chair is leader among equals, members have equal rights, courtesy and one issue at a time.
- C. Homer Chamber of Commerce Director's Report-Winter King Tournament potential postponement due to weather, Planet Youth presentation, State of the City Melissa Jacobsen.
- D. Homer Marine Trades Association Report-not available
- E. KPEDD Report-they meet quarterly, so report is not out yet
- F. Guiding Homer's Growth and Housing

PUBLIC HEARING

PENDING BUSINESS

- A. Short Term Rentals-Conflict of Interest.

The Commission discussed the memorandum on City of Homer Conflict of Interest Code, because Commissioner Young owns short term rentals. It was determined after review of information that Commissioner Young does not have a conflict of interest as his interest is shared by several hundred people who also own STR's within the City of Homer, which is a large class of citizens.

- B.

Discussion of Memo written by Commissioner Noomah.

NOOMAH/AREVALO MOVED TO SEND MEMO TO CITY COUNCIL

Discussion topics included- Council sponsors, priorities of city council, EDC willingness to take on STR issue, housing, bias, strategies of other communities in Alaska and the US, lenient vs. strict rules, collaboration with city council, definitions for tiers of STR's, and a proposal to wait for Title 21 draft to see how far it goes look for direction from CC.

Draft of new memo working from original.

Engbretsen read revised memo.

Chair requested a motion and second to approve memo.

YOUNG/NOOMAH MOVED TO APPROVE MEMO AS AMENDED

Chair asked for roll call vote on the motion of the substitute memo.

VOTE(substitution) YES: AREVALO, MARKS,NOOMAH,YOUNG

ABSENT: STARK, ZUBEK

Motion Carried

VOTE (send memo to council) **NON-OBJECTION. UNANIMOUS CONSENT.**

Motion carried.

Memo will go in next City Council packet.

C. Itinerant Merchants

Discussion included other Alaska communities and what they are doing. What are goals? Issue determined to be not a high priority and there was agreement on postponement until November and add it to work plan.

Chair requested motion to postpone until November EDC Meeting

YOUNG/NOOMAH MOVED AND SECONDED TO POSTPONE THE TOPIC OF ITINERANT MERCHANTS TO THE NOVEMBER (EDC) MEETING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Budget Recommendations

The EDAC didn't have any budget requests.

INFORMATIONAL MATERIALS

A. City Manager Reports- Chair requested that commissioners look at KPEDD. Requested clerk to print hard copy.

COMMENTS OF THE AUDIENCE

Charles Anderson-Recommended Chat GPT for crafting language on memorandums, he is happy to be involved in research, has been involved with STR's, housing, real estate and is putting together data to present to EDC. Importance of good data. Data from last time painted a very different picture than what was expected.

Scott Adams-Major concerns on issues in packet on STR's such as taxes, impacts to visitor industry. He believes there is a conflict of interest as one of the commissioners is on the Guiding Growth of Homer and they have radical views. Concerned about income and impacts of strict STR regulations.

COMMENTS OF THE CITY STAFF

Clerk Pillifant-Thank you for your attention to Robert's Rules training.

Director Engebretsen-Thank you for the Jurassic Parliament tool and training. Thanks to everyone for their work tonight. I want to make sure everyone has access to resource materials for citizen and commissioner research. She'd like to put things on website and a paper version like the KPEDD document.

COMMENTS OF THE MAYOR/COUNCIL MEMBER

COMMENTS OF THE COMMISSION

Noomah-Homer is behind the times concerning STR regulations. We should be doing something. A very good first step is a basic, easy, free online registration. Anchorage and others have done this so we could learn from many other communities.

Arevalo- Putting forth the memo has good value as there is a lot of barking about STR's and housing and being able to do a deep dive is valuable. Topic isn't going anywhere. Hoping to handle it thoughtfully.

Young- Grateful for opportunity to be on EDC to share experience and be a part of a positive outcome in STR's and other topics. Lots of things with education and school consolidation. Honored to be on the EDC.

Marks-Thanks audience and commissioners. She stated that it is very good that we have matured to a level to do these actions. Thrilled with variety of viewpoints and information. They will allow us to make the best decisions.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:04 p.m. The next regular meeting is Tuesday, April 14th, 2026 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

MARYA PILLIFANT, DEPUTY CITY CLERK

Approved: _____



AGENDA ITEM REPORT

April Staff Report

Item Type: Information Memorandum
Prepared For: Economic Development Advisory Commission
Meeting Date: April 8, 2026
Staff Contact: Julie Engebretsen, Community Development Director

1. Title 21 Zoning Code Update: The **Public Review draft** of the code is out, with a 45-day comment period ending May 15. Then later in the year the **Public Hearing draft** of the code will go through the formal public hearing process at the Planning Commission and City Council. Visit the City website or the project website for more information. (Also on the EDC agenda this month).
2. Comprehensive Plan: The Kenai Peninsula Borough Assembly adopted our new Comprehensive Plan on March 17th. Find it on the City Website. *Let me know if we'd like a paper Commission copy- you can borrow it and we can pass it around.
3. HERC Update: AK DEC has opened a public comment period <https://www.cityofhomer-ak.gov/communitydevelopment/herc-cleanup-alternatives-public-comment-invited>
4. May meeting: I have a schedule conflict for the May EDC meeting. The City Manager is going to sit in for me.

Commissioner to speak at April 27th CC meeting _____



MEMORANDUM

Before the Meeting – How to Prepare for your Board or Commission Meeting

Item Type: Informational Memorandum
Prepared For: All Advisory Bodies
Date: April 7, 2026
From: Amy Woodruff, City Clerk

SUMMARY:

This month's topic covers best practice for getting ready for your meeting. Following these steps helps meetings be more effective and lets you discuss the big questions.

BACKGROUND:

Here are some of our suggestions for how to prepare for a meeting. Discuss briefly as a group and share your own thoughts so we can improve this training for next year.

If you have a schedule conflict, let us know as soon as possible

- Life happens, and we understand that! We need at least 4 members present to hold a meeting.
- We would rather cancel the meeting in advance of everybody showing up on the night of the meeting.

When you get your packet, start by reading the memorandum for each agenda item so you know the overall business, then dive into the backup materials

- The memos are carefully written to provide a summary of the issues and a suggested action.
- Starting with all the memos gives you a sense of the general plan for the meeting, and lets you decide which areas you want to do a deeper dive on.
- If you use the digital/online packet, learn how to use the PDF 'table of contents' to navigate to different sections of the agenda (Deputy clerk will demonstrate during the meeting).

If something you want to discuss is not on the agenda

- Talk to the staff liaison or the chair to see about adding it to the agenda for the next meeting. *(A future training will talk about how to write a memo to provide information on your topic)*
- You can use the "Comments of the Commission" section at the end of the meeting to share your thoughts on any topic, since that section does not include back-and-forth discussions.
- If something is not on the agenda, the commission/board can't discuss it—that protects the public's right to be informed about what the City's advisory bodies are doing.

Do send any questions to your staff liaison in an email so they can provide thorough answers

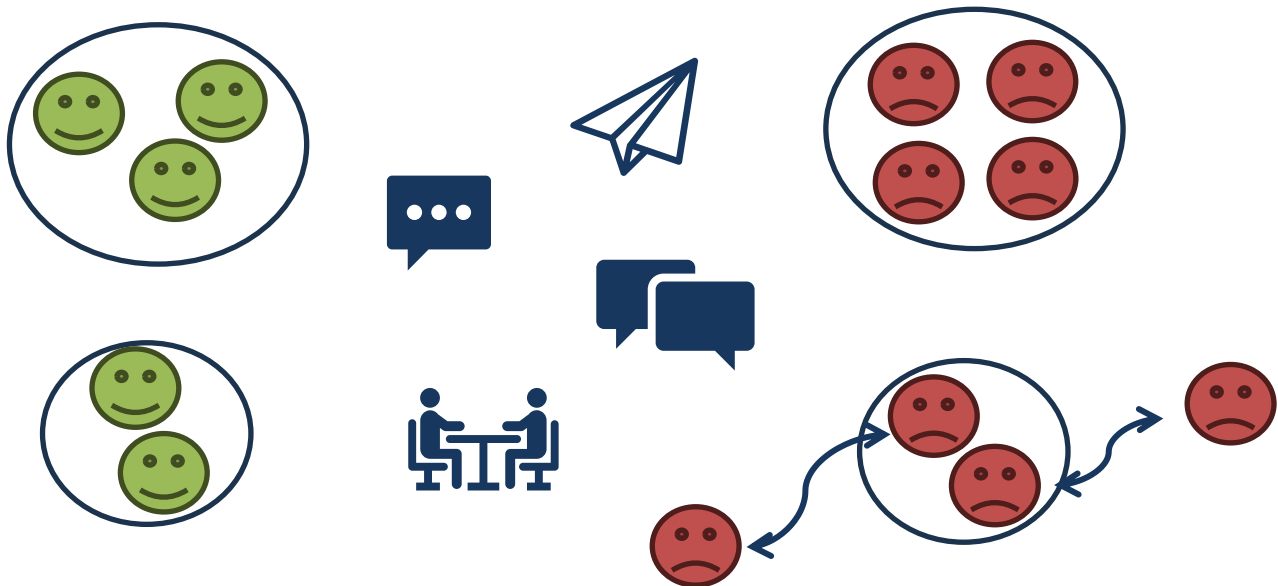
- We are always happy answer questions. Having a little prep time makes it easier to get it right compared to answering in the spot during the meeting.
- If the answer to your question is “that info in this memo attachment on page 23”, that’s a great outcome! Part of the Staff Liaison’s job is to know and understand the backup material and help you navigate it.

Do let members of the public know what’s on the agenda if you think they might be interested

- We know not every person is refreshing the city webpage to see when the next packet will land. The point of putting agendas out in advance is to inform the public, and it is totally appropriate to pass that information along to a member of the public.

Don’t discuss decisions ahead of time with multiple commissioners or board members

- This is important! The public has a right to hear what the Commission or Board considers as a part of their decision. If you have private conversations about the decisions, those could violate the Open Meetings Act (OMA).
- We would rather that you save comments for the meeting or send questions to the staff liaison so that every member of the advisory body gets the same information, and in a public way.
- If OMA is not followed a decision can be voided, or the City could be subject to a lawsuit
- If you have more questions about , reach out to me (Amy, City Clerk) directly!



**Homer Marine Trades Association
Regular Business Meeting
February 25, 2026**

Meeting Minutes

Call to order: The meeting was called to order by Eric Engebretsen at 6:14 p.m.

Directors Present: Eric Engebretsen, Jen Hakala, Alita Mahan, Cody Stadler, Galadriel Gaines, Trey Hill, Mark Zeiset, Kate Mitchell, Matt Alward and Communications Director Samantha Jacobsen

Directors Absent: Bruce Friend, George Hall

Approval of Minutes for the previous BOD Meeting dated November 12, 2025: Motion by Jen Hakala to approve minutes as written, second by Trey Hill, Approved as presented.

Approval of Agenda: Motion by Mark Zeiset to approve the agenda as amended to add Harborfest. Second by Trey Hill, amended agenda approved.

Guest Intro and Presentations:

- Billy Haden – Silver Fox / Rainbow Tours / Maverick Charters
- Jessica Marx – Gear Shed

Treasurer's Report:

- Jen Hakala provided report attached to minutes
- Received two thank you notes from course reimbursement recipients.
- Updated BOD on finance committee meeting with potential new bookkeeper, Cindy Anderson.

Communication Director's Report – Samantha Jacobsen:

- Potential April RoundHaul event?
 - Billy Haden volunteered boardwalk space by Maverick Charters.
- After BOD retreat, looking into ways to improve communication for committees
 - Trello / Discord
 - Consensus is that board would like Sam to continue to research options.
- Membership tracking software –
 - Sam is researching options but needs to know what annual budget for software is? Also, what features are top priority?
 - Once established with new bookkeeper and have budget, will circle back.
- Shared Avtech job fair success story – research Avtech job fair for future attendance opportunities.

Committee Re-Organization:

- **Board Governance & Development** [Matt, Trey, Alita, Eric]
 - Policies, bylaws, board development
- **Workforce Development** [Cody, Samantha, Jen, Jessica Marx, Mark, Alita]
 - Includes former Scholarship committee
- **Marketing and Events** [Samantha, Kate, Trey, Eric, Galadriel, Mark, Alita]
 - Social media, Harborfest, Roundhails, Advertising
- **Finance** [Jen, Matt, Samantha, Alita]
 - Working budget, accounting oversight

Old Business:

- Harborfest update – 2 Day Event 6/5-6/6/2026
 - Kate has helped to arrange Coast Guard Day on 6/5/26
 - HCOC Harborfest committee meetings are being held weekly now
 - Vendor apps are open and space is limited – Harborfest would like HMTA to advertise to members now.
 - HCOC and Sacred Acre own Harborfest 50/50
 - Eric to meet with Brad and Chris to discuss HMTA involvement and potential share in event revenue.
 - Proposal for HMTA to receive a portion of Boat/Marine Trade vendor fees

New Business:

- Board Member Attendance
 - Consensus of board is that we should draft a BOD attendance policy.
 - Discussed current remote call in options
 - Governance committee will draft policy to be brought to BOD.
- HHS Yearbook Ad Request
 - Matt made a motion to purchase a full page ad in the HHS yearbook. Motion seconded by Mark; motion passed.
 - Will attempt to use pics from youth events and BBQ for Ad.

Announcements: Kate is trying to keep Fathoms Deep going w/ KBBI, possibly adding live shows.

Next Meeting: March 18, 2026 @ Nomar CG conference room @ 6pm

Adjourn: The meeting was adjourned at 7:40p.m.

Respectfully submitted,

Alita Mahan
HMTA Secretary



MEMORANDUM

CC-26-XXX

Short Term Rentals

Item Type: Action Memorandum
Prepared For: Economic Development Advisory Commission
Date: April 9, 2026
From: Julie Engebretsen, Community Development Director

SUMMARY:

The Commission sent a memo to Council requesting direction for work on the topic of Short-Term Rentals (STR). Council is scheduled to consider a resolution at the Monday, April 13th meeting. I will provide an update at the EDC meeting following Council's decision.

Updates over the last month (all attached):

1. EDC and the Planning Commission provided memo's to Council for the March 23rd meeting
2. Staff provided a memo at the same meeting
3. Councilman Davis had a memo for Council on that agenda
4. SCHEDULED, not yet published in the Council packet: memo and resolution from Councilmembers Davis and Erickson

What's next:

1. If Council adopts the resolution on Monday, I will provide it at the Tuesday EDC meeting. I propose we do a brief update on Council's direction, assign any follow-up "homework" items as needed, and then move on.
2. The EDC can review the STR code and definitions in Title 21. (a prior agenda item at this meeting)

RECOMMENDATION:

Skim read the attachments for some background. If the Council passes a new resolution on Monday, I would appreciate a volunteer Commissioner or two to draft a project schedule with me in the next few weeks.

ATTACHMENTS:

Memo CC 26-074
Memo CC 26-068
Memo CC 26-069
Memo CC 26-072



MEMORANDUM

CC-26-068

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 17, 2026
From: Economic Development Advisory Commission
Through: Julie Engebretsen, Community Development Director

SUMMARY:

The Economic Development Advisory Commission (EDC) has been discussing Short Term Rentals (STR's) and requests Council direction and city resources to work on potential regulations.

DISCUSSION:

The EDC's conversations at their February and March meetings resulted in the following comments to Council:

- STR's are an important topic - there has been a lot of community conversations on this issue through the housing forums, community comments in the Comprehensive Plan process, work through MAPP and Guiding Homer's Growth, the real estate community, among others.
 - STR's potential impact on housing has been a recurring theme and discussion point
- This issue is worth a deep dive in volunteer and staff efforts
- There is a need to better define STR's (which may be included in Title 21 rewrite) and also define potential tiers of accommodations
- The EDC is looking to take a deep dive on STRS to determine the impacts of various mechanisms that the city may explore and what the outcomes could be for STR's
- This may include a permit or registration process

The EDC is seeking Council direction and city resources to research possible scenarios to guide future ordinances. These scenarios could include researching communities in and out of Alaska, and examining the potential economic outcomes in Homer of the following levels of regulation:

1. Do nothing – no additional regulation
2. Basic registration system
3. Moderate regulation/more impactful STR regulations
4. Restrictive STR regulations

The EDC' s work could include working on draft ordinances.

RECOMMENDATION:

Council provide direction on next steps for the EDC.

ATTACHMENTS:

Draft EDC Minutes from 3/10/26

CALL TO ORDER

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PRESENT: COMMISSIONERS AREVALO, MARKS, NOOMAH & YOUNG

ABSENT: COMMISSIONERS STARK & ZUBEK

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK
PILLIFANT

AGENDA APPROVAL

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

AREVALO/NOOMAH MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Scott Adams- commented about affordable housing and opposition to using information from other areas of the nation to influence decision making in Homer, the definition of affordable housing and unfortunate attacks against short term rental ownership.

Miguel Romez commented about hotels, competition and free markets. Asked about decision making.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of FEBRUARY 10, 2025

YOUNG/NOOMAH MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. EDC Staff Report-Engbretsen gave report and asked EDC for any additional topics that they'd like to discuss ahead of time. STR topic discussion and how it will relate to Title 21 and Title 8, the importance of commenting. She gave an update on HERC that they are working with DEC and looking at Brownfield alternatives.

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- D. Homer Marine Trades Association Report-not available
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PUBLIC HEARING

PENDING BUSINESS

- A. Short Term Rentals-Conflict of Interest.

The Commission discussed the memorandum on City of Homer Conflict of Interest Code, because Commissioner Young owns short term rentals. It was determined after review of information that Commissioner Young does not have a conflict of interest as his interest is shared by several hundred people who also own STR's within the City of Homer, which is a large class of citizens.

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Discussion of Memo written by Commissioner Noomah.

NOOMAH/AREVALO MOVED TO SEND MEMO TO CITY COUNCIL

Discussion topics included- Council sponsors, priorities of city council, EDC willingness to take on STR issue, housing, bias, strategies of other communities in Alaska and the US, lenient vs. strict rules, collaboration with city council, definitions for tiers of STR's, and a proposal to wait for Title 21 draft to see how far it goes look for direction from CC.

Draft of new memo working from original.

Engbretsen read revised memo.

Chair requested a motion and second to approve memo.

YOUNG/NOOMAH MOVED TO APPROVE MEMO AS AMENDED

Chair asked for roll call vote on the motion of the substitute memo.

VOTE(substitution) YES: AREVALO, MARKS,NOOMAH,YOUNG

ABSENT: STARK, ZUBEK

Motion Carried

VOTE (send memo to council) **NON-OBJECTION. UNANIMOUS CONSENT.**

Motion carried.

Memo will go in next City Council packet.

C. Itinerant Merchants

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There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Budget Recommendations

The EDAC didn't have any budget requests.

INFORMATIONAL MATERIALS

A. City Manager Reports- Chair requested that commissioners look at KPEDD. Requested clerk to print hard copy.

COMMENTS OF THE AUDIENCE

Charles Anderson-Recommended Chat GPT for crafting language on memorandums, he is happy to be involved in research, has been involved with STR's, housing, real estate and is putting together data to present to EDC. Importance of good data. Data from last time painted a very different picture than what was expected.

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COMMENTS OF THE CITY STAFF

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MARYA PILLIFANT, DEPUTY CITY CLERK

Approved: _____



MEMORANDUM

CC-26-069

Memorandum from the Planning Commission regarding Short Term Rentals

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 19, 2026
From: Ryan Foster, Planning Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

At the March 4, 2026 Planning Commission meeting, the Planning Commission moved to forward the attached memorandum to City Council for their consideration, with the request that Council provide direction to the EDC to take up consideration of Long-Term Rental Incentives.

ATTACHMENTS:

February 23, 2026 Memorandum from Commissioner Harness to the Planning Commission
Draft Minutes from the March 4, 2026 Planning Commission Meeting

February 23, 2026

To: HAPC members, Ryan Foster, City Planner

From: Dotti Harness, HAPC member

Re: Long-term rental aka "Lease to Locals," "Rent Local" incentives

At the Feb. 18th HAPC meeting I suggested changing the short-term rental registration narrative to long-term rental incentives. Ryan followed with: "What are examples of long-term rental incentives." Great questions bring forth more questions to help narrow in on a solution.

"What does long-term housing mean in Homer?"

Steady housing for June, July and August or year-round?

Local businesses need to feel secure that there is housing available for their employees during the peak summer months.

"How do communities incentivize long-term housing?"

Reduced city water and sewer rates. (Ole Andersson's suggestion). For the summer or year-round? Within city limits or beyond? How would the city tie the incentives to 'hailed' water customers?

How would borough property tax incentives work?

For city residents or beyond?

Challenge: Typically, property owners commit to long-term rentals in the spring, which may not align with KPB's tax levy timeline.

How have other communities tackled long-term rental incentives?

Sedona, AZ: the City Council approved \$240,000 for a pilot program that offers stipends to short-term rental owners who lease their properties for at least one year to a local worker (defined as a person who works at least 30 hours a week for at least 30 days for an employer based in Sedona).

www.sedonaaz.gov/your-government/departments-and-programs/community-development/housing/owners/rent-local-program

North Lake Tahoe, CA a "Lease to Locals" program pays homeowners to sign long-term leases with local renters. The program caps the amount of rent owners can charge. Tenants must work at least 20 hours per week at a business located within the boundaries of the Tahoe-Truckee Unified School District.

<https://www.northtahoecommunityalliance.com/project/lease-to-locals/>

Portland, Maine, "In an effort to open the rental market to those in need, up to 25 short-term rental owners in Portland will receive \$1,000 if they lease their units for at least a year."

Big Sky Montana and parts of Colorado have similar programs.

"How would landlord prove that they provide long-term rentals?"

Most important, it's should a voluntary program. If a property owner wants to participate, they would submit a:

- Rental agreement showing address, and
- Lease length that runs through the summer months, and
- Confirmation that the tenant is indeed a local hire, by a local business.
- Homeowners renting out a bedroom in their home must commit to renting out their space for a minimum of June, July and August.

How do cities fund "Lease to Locals" "Rent Local" programs?

Funding for long-term rental initiatives is typically derived from a combination of federal and state grants and locally generated revenues linked to short-term rental (STR) activity.

How does the HAPC move forward?

I will have a motion ready, such as: "The HAPC recommends forwarding this memorandum to the City Council to encourage consideration of long-term rental incentives."

CALL TO ORDER

Session 26-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on March 4th, 2026 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS SCHNEIDER, H. SMITH, HARNESS, S. SMITH, VENUTI,

ABSENT: COMMISSIONERS WALKER, BARNWELL

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK LYNN

AGENDA APPROVAL

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

HARNESS/SMITH MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of February 4th, 2026
- B. Decisions and Findings CUP 26-01, 960 East End Road

HARNESS/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

City Planner's Report, Staff Report 26-004

The Planning Commission has completed a series of worksessions over the last few months leading consultant Agnew Beck to work on finalizing a public review draft of Title 21 to release in late March.

Homer City Council approved Ordinance 26-09 to align the term expirations for all commissioners and board members to March 31 every year.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Memorandum 26-01, Review of the Planning Commission Bylaws

The commission reviewed the Bylaws for the first time of three meetings and asked the staff Liaison to clarify questions they had and bring back his findings to the Bylaws discussion on the Marh 18th meeting.

B. Memorandum 26-02, Long Term Rentals, Commissioner Harness

SCHNEIDER/HARNESS MOVE TO FORWARD THIS MEMORANDUM TO THE CITY COUNCIL AND THE EDC TO ENCOURAGE CONSIDERATION OF LONG-TERM RENTAL INCENTIVES

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion Carried

INFORMATIONAL MATERIALS

A. 2026 Planning Commission Meeting Calendar.

B. 2026 Housing Assessment

COMMENTS OF THE AUDIENCE

City resident Scott Adams commented on “dark houses” and talks of building height restrictions of other cities in Alaska.

COMMENTS OF THE STAFF

Planning Director Foster thanked the commission for a great meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Harness thanked the commission for the motion to bring the long-term rental memo to the City Council.

Commissioner Venuti thanked the commissioners for serving.

Commissioner Schneider Thanked Commissioner H. Smith on bringing up drainage issues as they are not brought to attention often enough.

Chair S. Smith asked what is next for the planning commission after title 21 and thanked the Planning Commission for a good meeting.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:25 p.m. The next Regular Meeting is scheduled for **Wednesday, March 18, 2026 6:30 p.m.** A Worksession is scheduled for 4:00 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.



MEMORANDUM

CC-26-072

Short-Term Rentals Direction from Council to Administration and Commissions

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 18, 2026
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

Over the past two months, the Planning Commission (PC) and the Economic Development Advisory Commission (EDC) have discussed Short-Term Rentals (STRs). Their memos to Council (CC-26-068 and CC-26-069) are included in the packet under Reports. Staff is seeking two Council sponsors to work on a resolution that will provide direction to the Administration and the Commissions on next steps.

BACKGROUND:

STRs were a major topic during the Comprehensive Plan process, and community interest continues. A few things to know at this point:

1. The Public Review Draft of the Title 21 Rewrite will include a basic STR registration requirement and a definition of STR's, but no cap on the number of units or more stringent regulations. The public will be able to comment on these basic regulations in the upcoming 45-day public comment period. (Launch forthcoming before the next Council meeting on April 13th).
2. The EDC proposed research into up to four STR scenarios, and the PC suggested exploring incentives for long-term rentals. These topics are intentionally broad. Council direction would help focus this work on policy and code options that align with City capacity and that the Council may wish to consider adopting.

RECOMMENDATION: Identify two Council sponsors to work with staff to draft a resolution outlining next steps and providing direction to the Administration, Planning Commission and the Economic Development Advisory Commission.



MEMORANDUM

CC-26-074

Suggested next steps for Short-Term Rentals Resolution

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 23, 2026
From: Councilmember Davis

I want to express my appreciation for the initiative of the Community Development (CD) Department to develop formal guidance for the Planning Commission (PC) and the Economic Development Advisory Commission (EDC) as they consider the issue of short-term rentals (STRs) in Homer. I also understand that staff is seeking two Council sponsors to work with the Administration on a resolution to provide direction on next steps.

I also appreciate the work already undertaken by both commissions. The EDC has indicated a desire to evaluate a range of potential regulatory scenarios, and the Planning Commission has requested Council direction regarding the exploration of long-term rental incentives. As this work moves forward, I hope that all councilmembers and interested members of the public will share their perspectives with CD so that the scope of inquiry is as complete and balanced as possible.

The following thoughts are offered for consideration as two councilmembers work with staff to develop a resolution to guide the commissions' efforts.

Context and Framing

There is clear and growing community interest in the impacts of STRs. This has been reflected in housing forums, public comment during the Comprehensive Plan process, and ongoing community discussions. Key concerns include:

- Potential impacts on the availability of summer workforce housing and year-round housing;
- Effects on residential neighborhood character, including noise, parking, and general compatibility with surrounding uses.

It may also be helpful to recognize that STRs are not a single, uniform category, but rather exist along a continuum—for example, from locally managed or owner-occupied properties where someone is enhancing their ability to afford to live in Homer, and is present or nearby to address issues; to properties owned by investors from outside the community and/or the state, used primarily for

seasonal STR activity with limited local presence. These distinctions may be relevant when evaluating different policy approaches.

This work should also build on, and not duplicate, the forthcoming Title 21 rewrite, which is expected to include a definition of STRs and a basic registration framework.

Potential Scope of Work for the Commissions

Commissions may wish to consider:

- Whether registration of STRs with the City should be required and how such a system would operate, including mechanisms for consistent and enforceable sales tax collection;
- Whether, and to what extent, existing City code governing bed-and-breakfast operations could be extended or adapted to STRs;
- Whether standards regarding local management or response times (e.g., on-site, adjacent, or within a defined distance) should be considered;
- Whether tax policy tools or other incentives could be evaluated to understand their potential effects on ownership patterns, housing availability, and overall fairness within the tax structure;
- Potential incentives or policy tools to encourage long-term rental housing, including how STR regulation and long-term housing incentives might interact, consistent with the Planning Commission's request for Council direction on this topic;
- Comparative analysis of approaches used in other Alaska communities and similarly situated municipalities, including potential economic and housing impacts;
- Administrative feasibility, enforcement capacity, and the potential costs and benefits of various approaches.

These are intended as areas of inquiry rather than conclusions. The goal is to support a thorough and balanced evaluation of potential options.

Homer Title 21 Use Table

Uses Allowed By Zoning District

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Residential												
Detached Dwelling	P	P	P	P	P	P						
Dormitory							P					
Duplex Dwelling	P	P	P	P	P	P	A					
Mixed-use building containing both residential and commercial uses					P	P	P		C ²			
Factory-Built or Manufactured Dwelling	P	P	P	P	P	P						
Group care home	C	C	P	P	P							
Mobile homes	P				P							
Mobile home parks	C						C					y
Multi-unit dwelling	P	P	P	C	P	P						
Planned Unit Development	C	C	C	C	C		C					
Tiny home	P	P	P									
Townhouses		P	P	P	P	P	P					
Worker Housing							A		A			y
Accessory Dwelling Unit	A	A	A		A	A						y
Lodging												
Hotels and motels						P	P	P				
Rooming house, bed and breakfast and hostel	P	P	P	P	P	P	P					
Commercial												
Auto fueling stations					C	P	P					y
Auto, marine, and RV sales, rental, repair and storage					C	C	P	P	P			y
Building supply and equipment sales and rentals							P					
Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises	P											
Sale of durable and nondurable medical supplies and equipment				P								
Drive-in car washes					C		P					
Drive-through establishments					P	P	P					y
Dry cleaning and laundry							P					
Entertainment establishments					P	P	P					
Farmer's market					P							
Garden supplies and greenhouses					P		P					
Heavy equipment and truck sales, rentals, service and repair							P					
Itinerant or transient merchants					P	P	P	P	P			
Kennels	C						P					
Large Format Development						C	C					y
Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities					P		P					y
Mobile Commercial structures							P					

Homer Title 21 Use Table

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Outdoor harboring or keeping of livestock		A										
Outdoor harboring or keeping of fowl		A	A				A					
Planned unit developments, limited to water-dependent and water-related uses								C	C			
Plumbing, heating and appliance services					P	P	P					
Private Stables	P	C	C				P					
Printing, publishing, and bookbinding					P		P					
Retail businesses				A	P	P	P					
Retail businesses limited to the sale of seafood products, sporting goods, curios, and arts and crafts								P				
Retail and wholesale sales of building supplies and materials					P	P						
Self-service laundries					P	P	P					
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Wholesale businesses, including storage and distribution services incidental to the products to be sold							P					
Eating and Drinking												
Mobile food services				P	P	P	P	P	P			
Restaurants and clubs					P	P	P	P	A			
Office and Services												
Assisted living home	C	C	P	P	P							
Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores								P	P			
Cemeteries	C											
Crematoriums							C					
Day care facilities	C	P	P	P	P	P	P					
Day care homes	P	P	P	P	P	P						
Financial institutions					P	P	P					
Home occupations	A	A	A	A	A	A	A					y
Hospitals				P								
Medical clinics				P	P							
Mortuaries				C			P					
Offices				P	P	P	P					
Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours								P				
Personal Services				P	P	P						
Studios					P	P	P					
Public and Quasi-Public												
Libraries and similar institutions				P	P	P						
Museums					P	P						
Parking garages				C	P		P					
Parking lots				P	P		P	P	P	C	A	
Pedestrian trails, including boardwalks and viewing platforms											C	

Homer Title 21 Use Table

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Public utility facilities and structures	P	P	P	P	P	P	P		P		C	
Schools	P	P	P	C		P	P					
Places of Assembly	C	C	C	P	P	P	P					
Shelter for the homeless					C		C					
One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts	A	A	A	A	A	A	A	A	A			
One small wind energy system exceeding 10 kW; provided that it is the only wind energy system of any capacity on the lot	C	P	P	C	C	C	P		P			
Recreation												
Campgrounds							C	P	C	C		
Indoor recreational facilities	C	C	C				P	C	C	C		
Marine-life and wildlife sanctuary or preserve										P	P	
Marine recreation activities such as fishing and boating										P		
Open air businesses							P					
Other open space and recreation uses										C		
Outdoor recreational facilities	C	C	C				P	C	C	C		
Open space	P	P	P		P	P	P			P	P	
Parks	P	P	P	P	P	P	P	P	P	P		
Educational and interpretive displays and signs											C	
Recreational vehicles		A										
Recreational vehicle parks							P	P	P	P		y
Industrial, Production and Storage												
Boat storage and boat manufacturing.							P		P			
Boat and fishing gear storage							C			C		
Bulk petroleum storage (above or underground)							C		C			
Cold storage facilities							P	P	P			
Extractive enterprises							C		C			
Private exterior storage of occupant's personal noncommercial equipment				A	A							
Exterior storage of noncommercial equipment	A	A	A									y
Impound Yards							P					
Junkyard							C					
Light or custom manufacturing, fabricating, and assembly					C	C						
Lumberyard							P					
Manufacturing, fabrication and assembly							P					
Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products;							P	P	P			
Research and development							P		P			
Storage and distribution services and facilities							P					
Storage of heavy equipment, vehicles or boats	A	A	A				P					
Storage of heavy equipment, vehicles or boats over 36 feet in length	C	C	C									

Homer Title 21 Use Table

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Uses												
Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line	A	A	A	A	A							
Warehousing, commercial storage, mini-storage							P					
Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation									P			
Welding and mechanical repair							P					
Transportation and Aviation												
Air charter and airport operations							P					
Boat launching or moorage facilities, marinas, boat charter services								P	P			
Dry docks									P			
Floatplane tie-up facilities and air charter services							P					
Helipads				C					C			
Heliports									C			
Railroads	C											
Pipelines	C	C	C		C		C			C		
Port and Harbor Facilities									P			
Private floatplane tie-down	A	A	A									
Wharves and docks, marine loading facilities, ferry terminals, marine railways									P			
Agriculture												
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Agricultural activity							P					
Agricultural activity, including general farming, truck farming, livestock farming, nurseries, and greenhouses	P											y
Fish and wildlife habitat protection and enhancement											P	
Marine-life raising or production for recreational purposes, but not for commercial fishing purposes										P		
Keeping of larger animals not usually considered pets		C	C									
Private stables	P	C	C				P					
Other												
Other customary accessory uses incidental to any of the permitted uses listed	A	A	A	A	A	A	A	A				
More than one building containing a permitted principal use on a lot;	P	P	P	P	P	P	P	P	P			
Other conservation uses that will enhance the Conservation District											C	

Footnotes:

1: Conditional use: Any uses with the following traffic impacts:

Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;

Homer Title 21 Use Table

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	Specific Use Standards (y = yes applicable)

Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;

Is estimated to generate an increase in traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 20-59(A) § 1, 2020].

2: Limited to water-dependent and water-related uses

Homer City Code Title 21 – Public Review Draft

Table 21.29.a Dimensional and Intensity Standards

	RR	NF	UR	M	DMU	GBD	LIMU	MC	MI	OSR	CO	
Structure Height (maximum)	35-ft	35-ft.	35-ft	40-ft	40-ft	50-ft	55-ft ⁸	35-ft	35-ft	--	--	
Building Orientation	--	--	--	--	Primary entrances shall face the street; parking located to the side or rear	--	--	--	--	--	--	
Building Coverage (maximum)	30%	50%	50%	30%	70%	50%	30%	--	--	--	--	
Impervious Coverage (maximum)	50%	70%	80%	--	80%	70%	70%	--	70%	--	--	
Lot Size (minimum)			7,500-sf	7,500-sf	6,000-sf ³	20,000-sf ³	40,000-sf.	10,000-sf ⁶	6,000-sf	--	--	
Served by both water and sewer	10,000-sf. ^{1,3}	7,500-sf. ¹	--	--	--	--	10,000-sf	--	--	--	--	
Served by either water or sewer	20,000-sf. ^{1,3}	15,000-sf. ¹	--	--	--	--	--	--	--	--	--	
Not served by water or sewer	40,000-sf. ^{1,3}	30,000-sf. ¹	--	--	--	--	40,000-sf	--	--	--	--	
Lot area per additional dwelling unit	Dwelling – up to 2 units per building	same as above	same as above	no additional area	--	no additional area	no additional area	--	--	--	--	
	Dwelling, Multi-Unit -- Three or more units per building	1,200-sf.	1,200-sf.	1,200-sf	--	1,200-sf	1,200-sf	--	--	--	--	
	Townhouses		2,000-sf.	2,000-sf.		2,000-sf.						
Lot Width (minimum)	--	--	--	--	--	--	--	80-ft ⁶	--	--	--	
Setback (minimum)	Front	20-ft ²	20-ft ²	20-ft ²	20-ft	Build-to Line: 0 to 10-ft	Build-to Line: 5-15-ft	20-ft	0-ft	20-ft ⁷	--	--
	Side / rear	5-ft	5-ft.	5-ft	5-ft	5-ft. ⁴	5-ft ⁴	5-ft ⁵	5-ft	5-ft	--	--
Accessory - Detached	Size (maximum)	25 percent of a rear or side yard and no portion of a required front yard	Lesser of 1,200-sf and 25-percent of the rear/side yard	Lesser of 1,200-sf and 25-percent of the rear/side yard	--	Lesser of 1,200-sf and 25-percent of the rear/side yard	--	--	--	--	--	
	Setback ^{4,5} (minimum)	Front	Same as principal structure	Same as principal structure	Same as principal structure	--	--	Same as principal structure	Same as principal structure	--	--	--
		Side				--	5-ft			--	--	--
		Rear				--	10-ft			--	--	--
Location	Side or rear yard; minimum 5 feet from principal structure	Side or rear yard; minimum 5 feet from principal structure	Side or rear yard; minimum 5 feet from principal structure	--	Side or rear yard; minimum 5-ft from principal structure	Side or rear yard; minimum 5-ft from principal structure	Side or rear yard; minimum 5-ft from principal structure	--	--	--	--	
Frontage	--		--	--	At least 60% of the lot frontage within the build-to line shall be occupied by a building facade.	--	--	--	--	--	--	
Drainage and Erosion Control Standards	Level 1	Level 1	Level 1	Level 1 - Residential less than 5 units Level 2 - nonresidential development and multi-family 5 units or more	Level 1 - Residential less than 5 units Level 2 - nonresidential, mixed-use development and multi-family 5 units or more	Level 2	Level 2	Level 3	Level 3	Level 1	Level 1	
Site Plan	--	--		Level 1	Level 1	Level 1	Level 2	Level 1	Level 2	Level 1	--	
ROW Access Plan	--	--	--	Level 2 - non-residential development	Level 2	Level 3	Level 2	Level 1	Level 2	--	--	

Footnotes

1. Plus same minimum lot size per dwelling unit in excess of one unit.
2. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way 5 feet.
3. Lawful nonconforming lots of smaller size may be newly developed and used if off-site parking is provided in accordance with the City parking code
4. No side setback required for attached buildings on separate lots. A two-foot setback may be approved when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshall
5. Unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshall.
6. Except for lots lawfully platted before December 12, 2006.
7. Setbacks from any lot line abutting an alley shall be 5 feet.
8. Administrative flexibility for buildings up to 75 feet in height may be granted for boat storage or construction purposes.



Homer Title 21 Update

Public Review Draft Comment Form, *March/April 2026*

Comments due May 15, 2026

We want to hear from you! Please use the space below to share your comments on the draft code. When possible, reference specific code chapters, sections, or section numbers (for example: *Homer City Code 21.20.040, Definitions Used in Zoning Code*). If you need additional space, please continue on the back of this form. If you have more ideas than space provides, email the project team directly - their contact info is on the back of the form.

Project Website: <https://homert21codeupdate.com/>

Thank you for your input!

Optional Contact Information

Your Name: _____

Your Email: _____

Phone: _____

Organization: _____

Check here to be added to the project distribution list

Submit your comments via email to shelly@agnewbeck.com or mail/drop off this form to the Homer City Hall, 491 E. Pioneer Ave. Homer, AK 99603.

Thank you for your feedback! More comments or questions? Contact us:

- **Ryan Foster**, City of Homer City Planner, **Phone:** (907) 299-8529, **Email:** rfoster@ci.homer.ak.us
- **Shelly Wade**, Agnew::Beck Consultant Project Manager **Cell:** (907) 242-5326 **Email:** shelly@agnewbeck.com

Homer City Code Title 21 – Public Review Draft

Table 21.29.a Dimensional and Intensity Standards

	RR	NF	UR	M	DMU	GBD	LIMU	MC	MI	OSR	CO	
Structure Height (maximum)	35-ft	35-ft.	35-ft	40-ft	40-ft	50-ft	55-ft ⁸	35-ft	35-ft	--	--	
Building Orientation	--	--	--	--	Primary entrances shall face the street; parking located to the side or rear	--	--	--	--	--	--	
Building Coverage (maximum)	30%	50%	50%	30%	70%	50%	30%	--	--	--	--	
Impervious Coverage (maximum)	50%	70%	80%	--	80%	70%	70%	--	70%	--	--	
Lot Size (minimum)			7,500-sf	7,500-sf	6,000-sf ³	20,000-sf ³	40,000-sf.	10,000-sf ⁶	6,000-sf	--	--	
Served by both water and sewer	10,000-sf. ^{1,3}	7,500-sf. ¹	--	--	--	--	10,000-sf	--	--	--	--	
Served by either water or sewer	20,000-sf. ^{1,3}	15,000-sf. ¹	--	--	--	--	--	--	--	--	--	
Not served by water or sewer	40,000-sf. ^{1,3}	30,000-sf. ¹	--	--	--	--	40,000-sf	--	--	--	--	
Lot area per additional dwelling unit	Dwelling – up to 2 units per building	same as above	same as above	no additional area	--	no additional area	no additional area	--	--	--	--	
	Dwelling, Multi-Unit -- Three or more units per building	1,200-sf.	1,200-sf.	1,200-sf	--	1,200-sf	1,200-sf	--	--	--	--	
	Townhouses		2,000-sf.	2,000-sf.		2,000-sf.						
Lot Width (minimum)	--	--	--	--	--	--	--	80-ft ⁶	--	--	--	
Setback (minimum)	Front	20-ft ²	20-ft ²	20-ft ²	20-ft	Build-to Line: 0 to 10-ft	Build-to Line: 5-15-ft	20-ft	0-ft	20-ft ⁷	--	--
	Side / rear	5-ft	5-ft.	5-ft	5-ft	5-ft. ⁴	5-ft ⁴	5-ft ⁵	5-ft	5-ft	--	--
Accessory - Detached	Size (maximum)	25 percent of a rear or side yard and no portion of a required front yard	Lesser of 1,200-sf and 25-percent of the rear/side yard	Lesser of 1,200-sf and 25-percent of the rear/side yard	--	Lesser of 1,200-sf and 25-percent of the rear/side yard	--	--	--	--	--	
	Setback ^{4,5} (minimum)	Front	Same as principal structure	Same as principal structure	Same as principal structure	--	--	Same as principal structure	Same as principal structure	--	--	--
		Side				--	5-ft			--	--	--
		Rear				--	10-ft			--	--	--
Location	Side or rear yard; minimum 5 feet from principal structure	Side or rear yard; minimum 5 feet from principal structure	Side or rear yard; minimum 5 feet from principal structure	--	Side or rear yard; minimum 5-ft from principal structure	Side or rear yard; minimum 5-ft from principal structure	Side or rear yard; minimum 5-ft from principal structure	--	--	--	--	
Frontage	--		--	--	At least 60% of the lot frontage within the build-to line shall be occupied by a building facade.	--	--	--	--	--	--	
Drainage and Erosion Control Standards	Level 1	Level 1	Level 1	Level 1 - Residential less than 5 units Level 2 - nonresidential development and multi-family 5 units or more	Level 1 - Residential less than 5 units Level 2 - nonresidential, mixed-use development and multi-family 5 units or more	Level 2	Level 2	Level 3	Level 3	Level 1	Level 1	
Site Plan	--	--		Level 1	Level 1	Level 1	Level 2	Level 1	Level 2	Level 1	--	
ROW Access Plan	--	--	--	Level 2 - non-residential development	Level 2	Level 3	Level 2	Level 1	Level 2	--	--	

Footnotes

1. Plus same minimum lot size per dwelling unit in excess of one unit.
2. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way 5 feet.
3. Lawful nonconforming lots of smaller size may be newly developed and used if off-site parking is provided in accordance with the City parking code
4. No side setback required for attached buildings on separate lots. A two-foot setback may be approved when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshall
5. Unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshall.
6. Except for lots lawfully platted before December 12, 2006.
7. Setbacks from any lot line abutting an alley shall be 5 feet.
8. Administrative flexibility for buildings up to 75 feet in height may be granted for boat storage or construction purposes.

Chapter 21.23 DMU Downtown Mixed Use

21.23.010 Purpose.

The Downtown Mixed Use District is a vibrant community focal point, serving as the city's central hub for business, services, education, dining, and entertainment. It supports a mix of higher density residential and commercial uses. Potential conflicts between residential and commercial uses should be minimized through thoughtful site design, building orientation, and buffering. The district is designed to be human-scaled and pedestrian-friendly.

21.23.020 Permitted uses and structures.

- a. Detached dwelling;
- b. Duplex dwelling;
- c. Townhouses;
- d. Factory-built dwelling;
- e. Multi-unit dwelling, provided the structure conforms to HCC 21.20.050(a)(2);
- f. Mixed-use buildings containing both residential and commercial uses;
- g. Group care homes.
- h. Open space;
- i. Parks;
- j. Day care homes; provided, however, that outdoor play areas must be fenced;
- k. Day care facilities; provided, however, that outdoor play areas must be fenced;
- l. Rooming house, bed and breakfast and hostel;
- m. Offices;
- n. Personal services;
- o. Retail businesses;
- p. Itinerant or transient merchants;
- q. Entertainment establishments;
- r. Restaurants and clubs;
- s. Mobile food services;
- t. Financial institutions;
- u. Museums, libraries and similar institutions;
- v. Places of assembly;
- w. Drive-through establishments;

- x. Medical clinics;
- y. Parking garages;
- z. Parking lots;
- aa. Plumbing, heating, and appliance services;
- bb. Printing, publishing, and bookbinding;
- cc. Public utility facilities and structures;
- dd. Retail and wholesale sales of building supplies and materials;
- ee. Self-service laundries;
- ff. Studios;
- gg. More than one building containing a permitted principal use on a lot.

21.23.030 Accessory uses and structures.

- a. Accessory dwelling unit;
- b. Home occupations; provided they conform to the requirements of HCC 21.40.010;
- c. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
- d. Private exterior storage of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
- e. One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;
- f. Other customary accessory uses to any of the permitted uses listed in the Downtown Mixed Use district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the principal structure;

21.23.040 Conditional uses and structures.

- a. Planned unit developments, excluding all industrial uses;
- b. Auto fueling stations;
- c. Auto, marine, and RV sales, rental, and repair;
- d. Drive-in car washes;
- e. Light or custom manufacturing, fabricating, and assembly;
- f. Shelter for the homeless;
- g. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot;

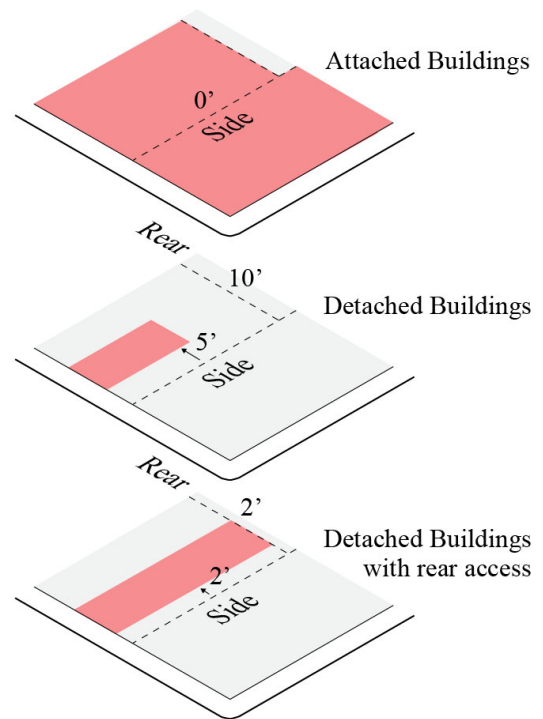
- h. Every use that:
1. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 2. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 3. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or
 4. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 13-27 § 2, 2013; Ord. 10-06 § 4, 2010].

21.23.050 Dimensional requirements.

- a. Lot size.
1. Minimum lot size: 6,000 square feet. Lawful nonconforming lots of smaller size may be newly developed and used if off-site parking is provided in accordance with the City parking code, HCC 21.53;
 2. Multi-unit structures with 3 units or more shall have a minimum lot size of 6,000 sf. plus 1,200 sf. per dwelling unit for the third dwelling unit and above.
- b. Townhouses shall require a minimum lot size of 2,000 square feet.

a. Building Setbacks and Placement.

1. Build-to Line: 0-10 feet.
 2. Minimum side setbacks: 0 feet for attached buildings, 5 feet for detached buildings, except the minimum setback shall be two feet from side and rear property lines when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.
 3. Minimum rear setback: 10 feet.
- b. Frontage: At least 50% of the lot frontage within the build-to line shall be occupied by a building façade.
- c. Building height: maximum of 40 feet.
- d. Building orientation: Primary entrances shall face the street.
- e. Maximum building coverage: 70%.
- f. Detached accessory buildings:
1. Maximum size: 1,200 square feet or 25 percent of the required rear or side yard, whichever is less..
 2. Location: side or rear yard. and shall be located at least five feet from the nearest part of a principal structure.
 3. Setbacks: same requirements as principal structure.



Building Setbacks

21.23.060 Site, access, and development plans.

- a. A zoning permit for any nonresidential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan.
- b. All detached and duplex residential development shall comply with the level one drainage and erosion control standards contained in HCC 21.51.020.
- c. All multi-unit residential development of 5 units or more and all commercial or mixed-use development shall conform to the level two drainage and erosion control standards contained in HCC 21.51.030. [Ord. 10-06 § 3, 2010; Ord. 08-29, 2008].

21.23.060 Additional standards.

- a. Pedestrian access. Pedestrian connections shall be provided between principal structures and the sidewalk.
- b. Parking.
 1. Off-street parking shall be located to the rear or side of the primary structure.
 2. Shared parking and use of on-street parking are encouraged.
- c. Open Space.
 1. Plazas, courtyards, or pocket parks shall be integrated into site design for developments over one acre. These spaces are to be located on private property and shall be maintained by the property owner, unless under a signed agreement with the City for a dedicated public park.
- d. Signage.
 1. Signs shall be pedestrian-scaled and integrated with the building architecture.
 2. Monument, wall, window and projecting signs are permitted; pole signs are prohibited.

21.23.070 Architectural standards.

- a. Variation. All development shall contain variation in detail to provide visual interest and to avoid monotony. Use of pitched roofs, breaks in roofs and wall lines and other architectural features are encouraged.
- b. Transparency. Ground floor facades facing public streets shall have a minimum of 50% transparent windows and doors.
- c. Franchise architecture. Where buildings of franchise design are proposed, design is encouraged to conform with the architectural section of the Community Design Manual.
- d. Buildings of less than 8,000 square feet are exempt from the siding and trim and color sections of the manual.
- e. Artwork. Architecturally integrated artwork is encouraged.
- f. Fences. Fences shall comply with the Community Design Manual.
- g. Materials. Durable, high-quality materials such as brick, stone, and fiber cement siding are encouraged.

Homer Title 21 Use Table

Uses Allowed By Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Residential												
Detached Dwelling	P	P	P	P	P	P						
Dormitory							P					
Duplex Dwelling	P	P	P	P	P	P	A					
Mixed-use building containing both residential and commercial uses					P	P	P			C ²		
Factory-Built or Manufactured Dwelling	P	P	P	P	P	P						
Group care home	C	C	P	P	P							
Mobile homes	P				P							
Mobile home parks	C						C					y
Multi-unit dwelling	P	P	P	C	P	P						
Planned Unit Development	C	C	C	C	C		C					
Tiny home	P	P	P									
Townhouses		P	P	P	P	P	P					
Worker Housing							A		A			y
Accessory Dwelling Unit	A	A	A		A	A						y
Lodging												
Hotels and motels						P	P	P				
Rooming house, bed and breakfast and hostel	P	P	P	P	P	P	P					
Commercial												
Auto fueling stations					C	P	P					y
Auto, marine, and RV sales, rental, repair and storage					C	C	P	P	P			y
Building supply and equipment sales and rentals							P					
Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises	P											
Sale of durable and nondurable medical supplies and equipment				P								
Drive-in car washes					C		P					
Drive-through establishments					P	P	P					y
Dry cleaning and laundry							P					
Entertainment establishments					P	P	P					
Farmer's market					P							
Garden supplies and greenhouses					P		P					
Heavy equipment and truck sales, rentals, service and repair							P					
Itinerant or transient merchants					P	P	P	P	P			
Kennels	C						P					
Large Format Development						C	C					y
Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities					P		P					y
Mobile Commercial structures							P					

Homer Title 21 Use Table

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Outdoor harboring or keeping of livestock		A										
Outdoor harboring or keeping of fowl		A	A				A					
Planned unit developments, limited to water-dependent and water-related uses								C	C			
Plumbing, heating and appliance services					P	P	P					
Private Stables	P	C	C				P					
Printing, publishing, and bookbinding					P		P					
Retail businesses				A	P	P	P					
Retail businesses limited to the sale of seafood products, sporting goods, curios, and arts and crafts								P				
Retail and wholesale sales of building supplies and materials					P	P						
Self-service laundries					P	P	P					
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Wholesale businesses, including storage and distribution services incidental to the products to be sold							P					
Eating and Drinking												
Mobile food services				P	P	P	P	P	P			
Restaurants and clubs					P	P	P	P	A			
Office and Services												
Assisted living home	C	C	P	P	P							
Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores								P	P			
Cemeteries	C											
Crematoriums							C					
Day care facilities	C	P	P	P	P	P	P					
Day care homes	P	P	P	P	P	P						
Financial institutions					P	P	P					
Home occupations	A	A	A	A	A	A	A					y
Hospitals				P								
Medical clinics				P	P							
Mortuaries				C			P					
Offices				P	P	P	P					
Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours								P				
Personal Services				P	P	P						
Studios					P	P	P					
Public and Quasi-Public												
Libraries and similar institutions				P	P	P						
Museums					P	P						
Parking garages				C	P		P					
Parking lots				P	P		P	P	P	C	A	
Pedestrian trails, including boardwalks and viewing platforms											C	

Homer Title 21 Use Table

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Public utility facilities and structures	P	P	P	P	P	P	P		P		C	
Schools	P	P	P	C		P	P					
Places of Assembly	C	C	C	P	P	P	P					
Shelter for the homeless					C		C					
One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts	A	A	A	A	A	A	A	A	A			
One small wind energy system exceeding 10 kW; provided that it is the only wind energy system of any capacity on the lot	C	P	P	C	C	C	P		P			
Recreation												
Campgrounds							C	P	C	C		
Indoor recreational facilities	C	C	C				P	C	C	C		
Marine-life and wildlife sanctuary or preserve										P	P	
Marine recreation activities such as fishing and boating										P		
Open air businesses							P					
Other open space and recreation uses										C		
Outdoor recreational facilities	C	C	C				P	C	C	C		
Open space	P	P	P		P	P	P			P	P	
Parks	P	P	P	P	P	P	P	P	P	P		
Educational and interpretive displays and signs											C	
Recreational vehicles		A										
Recreational vehicle parks							P	P	P	P		y
Industrial, Production and Storage												
Boat storage and boat manufacturing.							P		P			
Boat and fishing gear storage							C			C		
Bulk petroleum storage (above or underground)							C		C			
Cold storage facilities							P	P	P			
Extractive enterprises							C		C			
Private exterior storage of occupant's personal noncommercial equipment				A	A							
Exterior storage of noncommercial equipment	A	A	A									y
Impound Yards							P					
Junkyard							C					
Light or custom manufacturing, fabricating, and assembly					C	C						
Lumberyard							P					
Manufacturing, fabrication and assembly							P					
Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products;							P	P	P			
Research and development							P		P			
Storage and distribution services and facilities							P					
Storage of heavy equipment, vehicles or boats	A	A	A				P					
Storage of heavy equipment, vehicles or boats over 36 feet in length	C	C	C									

Homer Title 21 Use Table

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	
Uses												
Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line	A	A	A	A	A							
Warehousing, commercial storage, mini-storage							P					
Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation									P			
Welding and mechanical repair							P					
Transportation and Aviation												
Air charter and airport operations							P					
Boat launching or moorage facilities, marinas, boat charter services								P	P			
Dry docks									P			
Floatplane tie-up facilities and air charter services							P					
Helipads				C					C			
Heliports									C			
Railroads	C											
Pipelines	C	C	C		C		C			C		
Port and Harbor Facilities									P			
Private floatplane tie-down	A	A	A									
Wharves and docks, marine loading facilities, ferry terminals, marine railways									P			
Agriculture												
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Agricultural activity							P					
Agricultural activity, including general farming, truck farming, livestock farming, nurseries, and greenhouses	P											y
Fish and wildlife habitat protection and enhancement											P	
Marine-life raising or production for recreational purposes, but not for commercial fishing purposes										P		
Keeping of larger animals not usually considered pets		C	C									
Private stables	P	C	C				P					
Other												
Other customary accessory uses incidental to any of the permitted uses listed	A	A	A	A	A	A	A	A				
More than one building containing a permitted principal use on a lot;	P	P	P	P	P	P	P	P	P			
Other conservation uses that will enhance the Conservation District											C	

Footnotes:

1: Conditional use: Any uses with the following traffic impacts:

Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;

Homer Title 21 Use Table

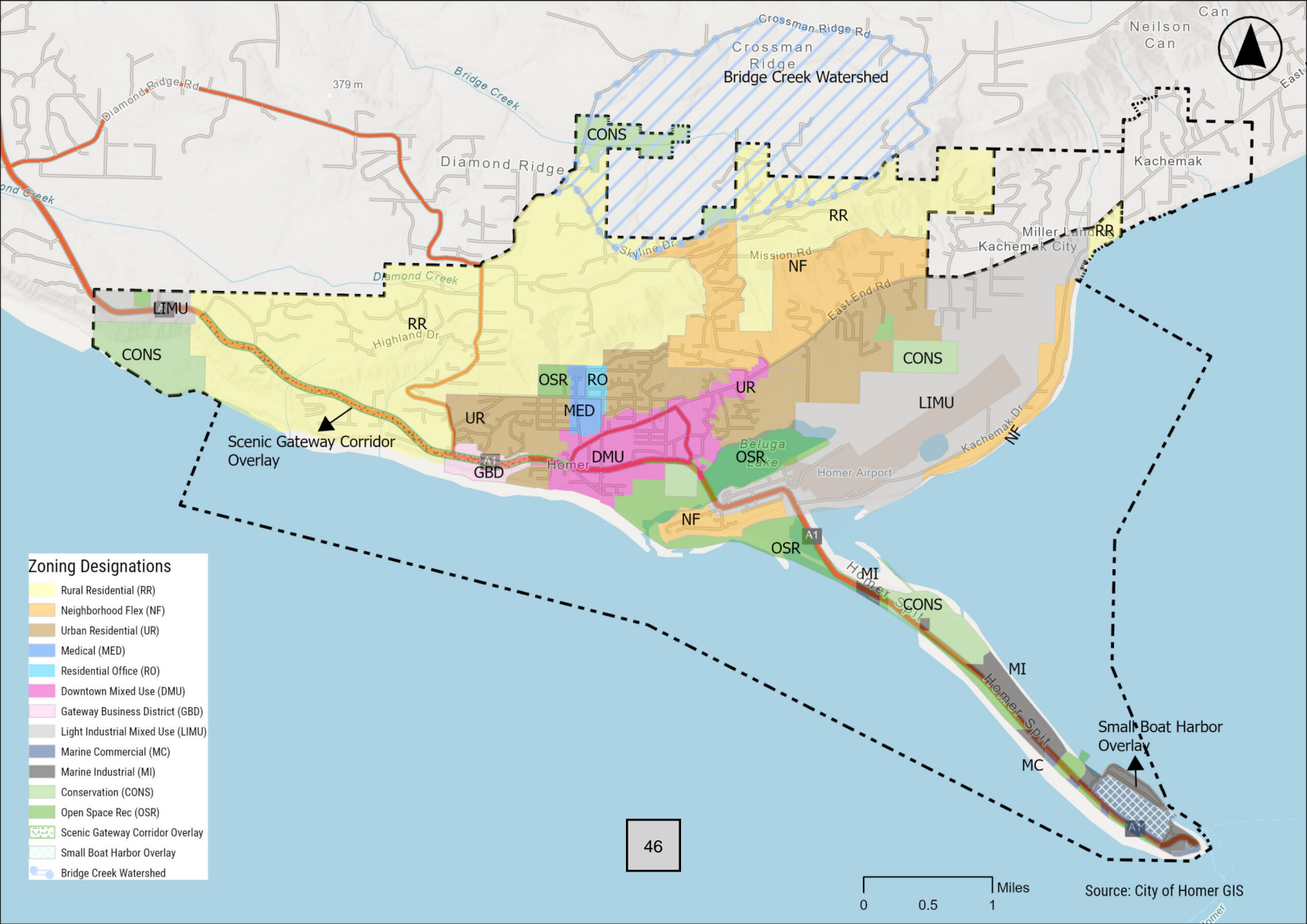
<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	GBD ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	Specific Use Standards (y = yes applicable)

Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;

Is estimated to generate an increase in traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 20-59(A) § 1, 2020].

2: Limited to water-dependent and water-related uses



Zoning Designations

- Rural Residential (RR)
- Neighborhood Flex (NF)
- Urban Residential (UR)
- Medical (MED)
- Residential Office (RO)
- Downtown Mixed Use (DMU)
- Gateway Business District (GBD)
- Light Industrial Mixed Use (LIMU)
- Marine Commercial (MC)
- Marine Industrial (MI)
- Conservation (CONS)
- Open Space Rec (OSR)
- Scenic Gateway Corridor Overlay
- Small Boat Harbor Overlay
- Bridge Creek Watershed

Chapter 21.50 Short-Term Rentals

21.50.010 Purpose.

The purpose of this section is to establish rules, regulations, and limitations on housing arrangements which are typically an alternative to traditional lodging/accommodation establishments such as hotels and motels. Short-term rentals provide lodging or housing for terms less than thirty days.

21.50.020 Applicability.

The provisions of this section shall be applicable to all short-term rentals that provide accommodations for terms less than thirty days. Motels, hotels, lodges, and inns, rental cabins, and long-term residential rentals (thirty days or more) are not subject to the provisions of this section.

21.50.030 Specific Use Standards.

- a. Location. Short-term rentals may be located in any zoning district where dwelling units are a permitted or conditional use.
- b. Review. Short-term rentals shall be established through a short-term rental application and permit. The city may establish or modify a limit on the number of short-term rental permits it allows within the municipal limits, as established by resolution of the city council.
- c. Issuance. Permits will be issued and require renewal on an annual basis. During annual permit renewal period, the applicant must demonstrate that the short-term rental has been active (in both advertising and use) during the prior permit period.
- d. Types of Rental Situations. Short-term rentals may be permitted as one of the following:
 1. Dwelling Units. In these situations, a temporary tenant/guest may rent and occupy an entire dwelling unit which may include a house or apartment. These units typically possess a kitchen, bathroom, and any number of sleeping rooms. Dwelling units may have the capacity to support multiple temporary tenants.
 2. Rooms Within Dwelling Units. In these situations, individual sleeping rooms within a dwelling unit are rented/leased to temporary tenants/guests and the larger dwelling unit may be shared with the permanent resident. Rooms have limited tenant/guest capacity due to their size.
- e. Owner/Caretaker Registration. The owner shall register the name and contact information of the responsible caretakers/property manager with the city so that public safety officials can effectively respond to neighborhood complaints or safety-related events. The owner shall also post the caretaker/property manager contact information within each rental.
- f. Transferability. Short-term rental permits are for specific properties and are not transferable to any other properties. Short-term rental permits are transferable to a new owner, if the property on which the short-term rental is located changes ownership.

Chapter 21.51 Places of Assembly

21.51.010 General.

This section applies to religious, cultural and fraternal assemblies in those zoning districts where they are allowed as permitted or conditional uses.

21.51.020 Lot Size.

The minimum lot size is 15,000 square feet or the minimum lot size for the zoning district, whichever is greater.



MEMORANDUM

CC-26-XXX

Title 21 Public Review Draft

Item Type: Action Memorandum,
Prepared For: Economic Development Advisory Commission
Date: April 9, 2026
From: Julie Engebretsen, Community Development Director

SUMMARY:

The Title 21 Public Review Draft is available for public comment. The comment period is 45 days, running from March 31 through May 15. The EDC may submit comments as a group and/or as individuals. I'm bringing forward three topics for EDC discussion and comment. These will take bulk of the meeting time. We can also run through the project website if the Commission is interested in a deeper dive.

Key topics for EDC discussion – reference material attached

1. **Downtown zoning district:**
 - a. Does this reflect the Comprehensive Plan and the type of development the community wants downtown?
 - b. **Building height downtown:** The City Planner requested discussion on whether a **40-foot** height limit is appropriate (limit is 35 feet now). **Reference definition:** "Building height" is the vertical distance from grade plane to the average height of the highest roof surface of a structure, as measured according to HCC 21.05.030.
2. **Housing density/residential districts:** Are the proposed densities aligned with housing needs and neighborhood context?
3. **Short-term rentals (STRs) and housing definitions:** Review and comment on the proposed Short Term Rental code. NOTE: STR provisions and definitions of housing types appear in Title 21; comments can be submitted through this code update regardless of any separate Council STR resolution.

Definitions:

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

- b) **“Hotel” or “Motel”** means any building or group of buildings containing six or more guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests. “Hotel” or “motel” also means any building or group of buildings containing five or less guest rooms that are used, rented or hired out to be occupied for sleeping purposes by more than 15 guests. The terms “hotel” and “motel” exclude bed and breakfast, rooming house, dormitory, shelter for the homeless, and hostel.

- c) **“Rooming house”** means a dwelling containing not more than five guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests. A rooming house shall not accommodate in excess of 15 guests. A rooming house shall also include any structures associated with the dwelling, such as guest cabins; provided, that a conditional use permit was obtained for any associated structures, if a permit is required in order to have more than one building containing a permitted principal use on the lot. “Rooming house” does not include bed and breakfast.

- d) **“Short-term rental”** means a transient lodging establishment, located within a residential structure, engaged in providing temporary accommodations for the general public. Stay duration is less than thirty days. These may include, but are not limited to: entire dwellings, rooms within a dwelling, attached and detached accessory dwelling units, and bed and breakfast establishments. Short-term rentals do not include worker housing as defined in this title, which is strictly for transient workers.

- e) **“Worker Housing”** means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to house transient workers associated with a particular business, institution or industry. Housing types may include, but are not limited to, bunkhouses, boarding houses, dormitories, attached dwelling units, and manufactured homes.

RECOMMENDATION:

Discuss the three topics and provide comments on the Title 21 consultant. I will type these in a word document to share with the consultant. If we don't have consensus, Commissioners can comment as individuals.

ATTACHMENTS:

Public Review Draft Title 21

1. Comment Form
2. Downtown Mixed-Use zoning code, pages 70-73
3. Urban Residential Code
4. Short Term Rental Code
5. Dimensional Standards
6. Land Use Table
7. Proposed Zoning Map

Chapter 21.21 UR Urban Residential District

21.21.010 Purpose.

The Urban Residential District is primarily intended to provide a sound environment for medium- to high-density residential uses including detached, duplex, townhomes, and multi-unit dwellings of various types and designs and other compatible uses as provided in this chapter. [Ord. 08-29, 2008].

21.21.020 Permitted uses and structures.

- a. Detached dwelling, excluding mobile home;
- b. Factory-built or manufactured dwelling;
- c. Duplex dwelling;
- d. Townhouses;
- e. Multi-unit dwelling;
- f. Parks;
- g. Open space, not including outdoor recreational facilities;
- h. Rooming house, bed and breakfast and hostel;
- i. Day care homes; provided, however, that outdoor play areas must be fenced;
- j. Day care facilities; provided, however, that outdoor play areas must be fenced;
- k. Group care home;
- l. Assisted living home;
- m. Public schools and private schools;
- n. Tiny Home;
- o. Public utility facilities and structures;
- p. More than one building containing a permitted principal use on a lot;
- q. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot.

21.21.030 Accessory uses and structures.

- a. Accessory dwelling unit, excluding mobile homes;
- b. Home occupations, provided they conform to the requirements of HCC 21.40.010;
- c. Private floatplane tie-up facility;
- d. Storage of personal commercial fishing gear in a safe orderly manner and separated by at least five feet from any property line;
- e. Exterior storage of non-commercial equipment;

- f. The outdoor harboring or keeping of livestock or fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
- g. Storage of heavy equipment, vehicles or boats;
- h. Customary accessory uses to any of the permitted uses listed in the UR district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the principal structure;
- i. One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;

21.21.040 Conditional uses and structures.

- a. Planned unit development, excluding all industrial uses;
- b. Places of assembly;
- c. Pipelines;
- d. Storage of heavy equipment or boats over 36 feet in length as an accessory use incidental to a permitted or conditionally permitted principal use;
- e. Private stables and the keeping of larger animals not usually considered pets, including paddocks or similar structures or enclosures utilized for keeping of such animals as an accessory use incidental to a primary residential use; such use shall be conditioned on not causing unreasonable disturbance or annoyances to occupants of neighboring property, and on sufficient land to harbor such animals;
- f. Indoor recreational facilities;
- g. Outdoor recreational facilities;

21.21.050 Dimensional requirements.

- a. Lot Size.
 - 1. Minimum lot size: 7,500 square feet for detached and duplex dwellings , and multi-unit structures of 4 units or less.
 - 2. Multi-unit structures containing three or more units shall meet the following minimum lot size standard: 7,500 square feet for the first two dwelling units, plus 1,200 square feet per additional dwelling unit.
 - 3. Townhouses shall require a minimum lot size of 2,000 square feet.
- b. Building Setbacks.
 - 1. Front: 20 feet, except as allowed by subsection (b)(3) of this section
 - 2. Side and rear: 5 feet
 - 3. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way according to the number of stories as provided in subsection (b)(2) of this section.
- c. Maximum Building Height: 35 feet.

- d. Maximum building coverage: 50%
- e. Maximum impervious coverage: 80%
- f. Detached accessory structures:
 - 1. Maximum size: 1,200 square feet or 25 percent of the required rear or side yard, whichever is less.
 - 2. Location: side or rear yard, and shall be located at least five feet from the nearest part of a principal structure. [Ord. 08-29, 2008].

21.21.050 Drainage and erosion control standards.

All development in the Urban Residential District shall comply with the level one drainage and erosion control standards contained in HCC 21.51.020. [Ord. 08-29, 2008].

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2026 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/7 5:00 p.m.	Tuesday 1/13 6:00 p.m.	Monday 1/26 6:00 p.m.	<ul style="list-style-type: none"> • City Mid-Biennium Budget Review/Develop Requests • Land Allocation Plan Review • KPEDD Industry Outlook Forum
FEBRUARY	Wednesday 2/4 5:00 p.m.	Tuesday 2/10 6:00 p.m.	Monday 2/23 6:00 p.m.	<ul style="list-style-type: none"> • KPC Job Fair
MARCH	Wednesday 3/4 5:00 p.m.	Tuesday 3/10 6:00 p.m.	Monday 3/23 6:00 p.m.	<ul style="list-style-type: none"> • Clerk Reappointment Notices Sent Out • Update from Public Works Director • KPEDD CEDS Review
APRIL	Wednesday 4/1 5:00 p.m.	Tuesday 4/8 6:00 p.m.	Monday 4/13 6:00 p.m.	<ul style="list-style-type: none"> • Terms Expire April 1st • Advisory Body Training Worksession
MAY	Wednesday 5/6 5:00 p.m.	Tuesday 5/12 6:00 p.m.	Tuesday 5/26 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of Commission's Bylaws • Election of EDC Officers
JUNE	Wednesday 6/3 5:00 p.m.	Tuesday 6/9 6:00 p.m.	Monday 6/22 6:00 p.m.	<ul style="list-style-type: none"> • Comprehensive Plan Review
JULY	No Regular Meeting			
AUGUST	Wednesday 8/5 5:00 p.m.	Tuesday 8/11 6:00 p.m.	Monday 8/24 6:00 p.m.	<ul style="list-style-type: none"> • Capital Improvement Plan Review • Update from Public Works Director
SEPTEMBER	Wednesday 9/2 5:00 p.m.	Tuesday 9/08 6:00 p.m.	Monday 9/21 6:00 p.m.	<ul style="list-style-type: none"> • Workforce Development Speaker
OCTOBER	Wednesday 10/7 5:00 p.m.	Tuesday 10/13 6:00 p.m.	Monday 10/26 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of EDC's Strategic Plan/Goals & BR&E
NOVEMBER	Wednesday 11/4 5:00 p.m.	Tuesday 11/10 6:00 p.m.	Monday 11/23 6:00 p.m.	<ul style="list-style-type: none"> • Chamber's Annual Presentation to EDC • Approve Meeting Schedule for Upcoming Year
DECEMBER	No Regular Meeting			

*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. If you are unable to attend your assigned meeting to give a report in person, you can submit a written report to the Clerk's office for inclusion in the Council packet.