Memorandum 13-070 Marine Commercial and Industrial Districts Heliport Use

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Memorandum Status: Backup

City of Homer
Planning & Zoning Telephone (907) 235-3106
491 East Pioneer Avenue Fax (907) 235-3118
Homer, Alaska 99603-7645 E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

M E M O R A N D U M 13-070

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
THROUGH: WALT WREDE, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: April 30, 2013
SUBJECT: Ordinance 13-11(A), Amending the text of the Marine Commercial and Industrial Districts and Ordinance to add “heliport” as a conditional use.

The subject of heliports on the spit was a discussion of the Planning Commission. Safety and opportunity were discussed and it was deemed that the activity of picking up and dropping off of passengers is best suited for the nearby Homer Airport. One of the primary concerns about heliports on the spit was the noise and the effects that it would have to visitors, business, and the camper’s enjoyment. Finally, a concern was voiced how a heliport operation might affect the various birds found nearby.

Several items should be examined when reviewing proposed activities in any zoning district including:

- Purpose of the district
21.28.010 Purpose. The purpose of the Marine Commercial District is primarily for water-related and water-dependent uses and the business and commercial uses that serve and support them, including but not limited to fishing, marine transportation, off-shore energy development, recreation and tourism. It is recognized that unique natural features of Homer’s marine environment contribute significantly to the economic and social environments, therefore performance standards are required to minimize the impact of development on the natural features on which they depend. (Ord. 08-29, 2008).

21.30.010 Purpose. The purpose of the Marine Industrial District is primarily to provide adequate space for those water-dependent industrial uses that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil development and tourism; giving priority to those water-dependent uses over other industrial, commercial and recreational uses. (Ord. 08-29, 2008).

Some questions that the Planning Commission considers when recommending a change in use for a district include:

- Is the activity compatible with current uses in the proposed district and those nearby?
- Is it reasonable to have an expansion of the activities in the district?
- Is the activity better suited in another district?
- Is consistent with the comprehensive plan and will further specific goals and objectives of the plan?
- Will be reasonable to implement and enforce?
- Will promote the present and future public health, safety and welfare?
Related Ordinances**Memorandum - Related Ordinances:** Ordinance 13-11(A) Amending the Definition of Lodging in Marine Commercial and Marine Industrial Zoning Districts

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