



City of Homer Planning & Zoning

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MEMORANDUM 08- 37

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
WALT WREDE, CITY MANAGER

FROM: BETH MCKIBBEN, CITY PLANNER *Bme*

DATE: March 3, 2008

SUBJECT: A resolution amending the Community Design Manual to include the Gateway Business District and the Scenic Gateway Corridor Overlay District.

At the regular meetings of January 16, 2008 and February 6, 2008 the Homer Advisory Planning Commission (HAPC) held public hearings on the proposed amendments to the Community Design Manual.

The Community Design Manual (CDM) was adopted with resolution 04-34. The CDM is a set of guidelines for design review. The Gateway Business District is a new zoning district that was created in 2006. If the amendments to the CDM are approved, conditional uses in the GBD will have to comply with the CDM, which is the current process for the Central Business District.

While working through the Scenic Gateway Corridor Overlay District the HAPC determined that many of the "regulations" would be difficult to enforce, and many were advisory (including language "where practical"). It was decided that this type of language would better work in the Community Design Manual than in code and so proposed new language specific to the Scenic Gateway Overlay District was added. This new language would be specific to the Scenic Gateway Corridor Overlay District. Single family and duplex buildings would not be affected by the CDM, except for lighting.

Recommendation:

The Homer Advisory Planning Commission recommends the Homer City Council adopt the resolution and amend the Community Design Manual.

Attachments:

1. Community Design Manual (as amended)
2. Minutes of January 16, 2008 HAPC meeting
3. Minutes of February 6, 2008 HAPC meeting
4. Minutes of February 20, 2008 HAPC meeting
5. SR 06-77
6. SR 07-68
7. SR 07-96
8. SR 07-107
9. SR 08-11
10. Public Notice and mailing list
11. Meeting notes –public meetings March 21, April 12, 2006