



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

MEMORANDUM 14- 105

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: RICK ABOUD, CITY PLANNER

DATE: June 17, 2014

SUBJECT: AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING HOMER CITY CODE 21.16.020, PERMITTED USES AND STRUCTURES, TO ADD OPEN AIR BUSINESS AS A PERMITTED USE IN THE GENERAL COMMERCIAL 2 ZONING DISTRICT.

The Planning Commission invited and heard from representatives of the Board of the Homer Farmers Market in the work session and accepted testimony at the beginning of the Regular Meeting of May 21, 2014. A public hearing was held by the Planning Commission meeting of June 4, 2014 on the proposed ordinance. Council Member Roberts provided testimony at the work session held before the meeting.

The ordinance, as originally conceived, was to consider for the conditional use allowance for expansion of farmer's market activities. Uses, as classified in Homer City Code, allow permitted or "outright" uses that are reviewed and permitted through the planning office or conditional uses which may be permitted after a hearing at the Planning Commission. Current code already allows outright provision for farmers market in Central Business District (CBD) and Town Center District (TCD). It is also allowed outright in General Commercial 1 (GC1) district, as it is a subset of "open air business" which is permitted outright. The Commission does not wish to restrict farmer's market activity any further than currently provided in code and does not support moving it to a conditional use from the current permitted status.

Now we have a consideration for the amendment to further consider open air business in CBD and GC2. After discussion about the higher standards for development found in the CBD and all the present efforts at beatification, it was found to not be in the best interests of all the effort made to improve the looks of CBD to allow for flea market activities on a continuous basis. The commission supported a motion to remove consideration for open air business in the CBD and recommended to retain farmers market as a permitted use. No objections were made for the allowance of open air market as a permitted use in the GC2 district, as flea markets and swap meets are commonly found in industrial areas. This also expands to the allowance for farmers market in GC2.

Recommendation:

The Homer Advisory Planning Commission recommends the City Council accept amended Ordinance 14-20

Attachments:

Staff Reports 14-48, 14-50
Excerpts from Planning commission meeting minutes 5.21.14 and 6.4.14
Ordinance 14-20 Revised