

Agenda Comprehensive Plan Steering Committee Regular Meeting

Monday, December 2, 2024 at 8:00 – 9:30 AM 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: 971 1030 8124 Password: 151329

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

CALL TO ORDER, 12:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3-minute time limit)

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of October 23, 2024

Page 3

VISITORS/PRESENTATIONS

REPORTS

- A. Agnew::Beck Contract Amendment Update on Project Timeline as set out in Contract as Amended (Project Team)
- B. Growth Scenarios Share and Discuss In-Person and Online Growth Scenarios Engagement Results and Characteristics of "Preferred Alternative" (Project Team)

 Page 6
- C. Plan Development Share Update on Timing for Public Review Draft Rollout (Project Team)

 Preliminary Timeline:
 - a) Early January Steering Committee Review of Draft Chapters
 - b) Late January Public Review Draft Launch
 - c) Mid-February Community Open House to Present, Discuss, Get Feedback on the Public Review Draft

PENDING BUSINESS

A. Community Engagement – Share and Discuss Direct Outreach to Fishermen and Processors (Steering Committee Members Erickson & Arevalo)

B. Steering Committee Deliverables – Committee Discussion and Decision Regarding Fulfilling Assignment to "Submit Written Comments on the Draft Comprehensive Plan" per Resolution 23-129(A) (Steering Committee Members)

NEW BUSINESS

- A. Plan Development Share, Discuss, and Confirm the Proposed Structure and Topics for the Revised Comprehensive Plan and Identify Steering Committee Member Assignments for Early January Review of Public Review Draft Chapters (Project Team)
- B. Title 21 Code Revision Introduce Additional Project Team Members and Conduct Brief Overview of Code Revision Process and Timeline (Project Team) Page 23
- C. Steering Committee Schedule
 - a) Mid-January (Proposed: 1-hour) Focus on Public Review Draft Launch Process, Including Role of Steering Committee Members
 - b) February (Proposed: 2-hour & Potential FINAL MEETING) Joint Worksession with City Council and Planning Commission

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE (Members of the audience may address the Committee on any subject, 3-minute limit)

COMMENTS OF CITY STAFF

COMMENTS OF MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE STEERING COMMITTEE

ADJOURNMENT

CALL TO ORDER

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

PRESENT: COMMITTEE MEMBERS AREVALO, BARNWELL, CARSSOW & ERICKSON

ABSENT: COMMITTEE MEMBER DAVIS (EXCUSED)

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

CONSULTANTS: SHELLY WADE, AGNEW::BECK

MEG FRIEDENAUER, AGNEW::BECK

LUKE RUBALCAVA, RESPEC

AGENDA APPROVAL

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

ERICKSON/BARNWELL MOVED TO APPORVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

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

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

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of October 9, 2024

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

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

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

- Attendance and input from the public
- Title 21 code revisions
- Potential outreach to fishing community and marine trades
- B. Plan for Collecting and Incorporating Electronic-Based Responses to the Scenarios (Project Team)

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

- Desire to closely mirror what was seen by the public during the event at Islands & Oceans Visitor Center, rather than doing an overhaul
- Similarity between the three growth scenarios
- Release of the online survey
- C. Next Steps: Process and Timeline for Developing Draft Priority Strategies and Action Plan (Project Team)

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

- Late November/Early December meeting focused on sharing the results of the inperson and online growth scenarios engagement, the Phase 2 scope of work, and the structure of topics for the Comprehensive Plan
- Early January meeting focused on the draft plan, followed by public launch of the plan in late January
- D. Schedule for Introducing the Full Code Revision Team, Discussion of that Scope of Work, Timeline and how the Comprehensive Plan Process Will Inform the Code Revision Effort (Project Team)

PENDING BUSINESS

NEW BUSINESS

A. November and December Steering Committee Meeting Schedule

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

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

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

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

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

COMMENTS OF CITY STAFF

City Manager Jacobsen thanked everyone for all they do.

City Planner Foster thanked everyone for their hard work.

COMMENTS OF THE MAYOR

COMMENTS OF THE TASK FORCE

Committee Member Barnwell thanked everyone for a good meeting.

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

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

ADJOURN

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

Zach Pettit, Deputy City Clerk I
Approved:



Homer Comprehensive Plan Rewrite Growth Scenarios Report Card Results

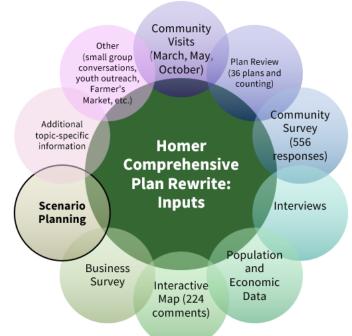
Draft for Steering Committee review, November 26, 2024

Introduction

The City of Homer is <u>updating the 2018 Comprehensive</u>

<u>Plan</u>. As part of this process, three scenarios were developed to explore what a desired future Homer could look like. These exploratory scenarios can help navigate uncertainty about the future by using data and community input to illustrate what a desired future Homer could look like. The scenarios can also:

- **Build education** and awareness around issues faced by Homer now and in the future.
- **Build consensus** around possible solutions.
- Define a strategic direction for the plan by identifying variables and key drivers of change
- Clarify plan goals, strategies, and actions to guide Homer toward its desired future.



The Details

- **Timing**: The scenarios debuted at the October 22, 2024, Community Work Session at the Islands & Ocean Center, where over 90 Homer residents provided feedback. The Story Map-based online version of the scenarios and report card were available on the project website during the first two weeks of November 2024.
- **Design and Promotion**: The growth scenarios Story Map and report card were designed and promoted with assistance from the City of Homer planning staff and Comprehensive Plan Steering Committee members. The in person work session and virtual report card were promoted via e-blasts to the project listserv, social media, radio announcements, an ad in the Homer Times, and the event flyer was included in packets for all City committees and commissions.
- Responses: The report card received 123 total responses from both the the Community Work Session
 and the online growth scenarios Story Map. Some individuals may have completed both the in-person
 work session and online report cards.
- In-person versus online: The wording and numbering on the report cards was minimally modified between the in-person meeting and the online Story Map. In addition to the report card, in-person attendees were able to fill out comment forms with no prompting questions, the responses to which were included in Question 9 for analysis.

Scenarios Overview

Input from the public through the community and business surveys, interactive comment map, interviews, and small group conversations strongly guided the direction of the three scenarios. There were three scenarios that Homer residents considered:

- **Status Quo:** Maintain current trends, keep current zoning and land use policies.
- **Enhance**: Increase density minimally through minor code modifications and focus on current economic drivers.
- Amplify: Increase density moderately through major code modifications and encourage new economic drivers aimed toward young families.

View the three potential growth scenarios here.

Key Takeaways

Overall, the **Enhance** and **Amplify** scenarios were preferred by Homer residents over the **Status Quo** scenario.

- Over 75% of respondents said that the Enhance (34%) or Amplify (41%) scenario best aligned with their vision for Homer in 2035 (Question 1).
- While the Amplify scenario was preferred by the largest group when thinking about a vision for Homer in 2035 (Question 1), in the more detailed grading, Enhance received the most A and B grades and the fewest D and F grades out of all three scenarios (Question 2), showing more consensus around Enhance than Amplify.
- Many respondents preferred Enhance or Amplify but identified elements of the other scenario that they
 also liked. Responses to questions 3-5 shed some light on this dynamic:
 - 1. For **Density & Housing Attainability**, Amplify received more A and B grades than Enhance (54% vs. 49%).
 - 2. For **Sustainability & Resilience**, Enhance received more A and B grades than Amplify (52% vs. 47%).
 - 3. For **Parks & Open Space**, Enhance and Amplify were nearly tied in terms of A and B responses, with Enhance receiving only 1% more than Amplify.
 - 4. For **Economic Opportunity**, Amplify received 15% more A and B grades than Enhance, showing a clear preference among respondents.
 - 5. For **Financially Sustainable Infrastructure**, Enhance received more A and B grades than Amplify (54% vs. 46%).
- The top 3 biggest priorities identified by respondents for the next 10 years were (Question 6):
 - 1. Suitable/sustainable development (34%)
 - 2. Financially sustainable infrastructure (20%)
 - 3. Attainable housing (19%)
- In response to questions about policy changes, respondents frequently mentioned support for
 increased density, environmental protection, and strategies to increase housing affordability. There is
 also broad support for updating the City's Title 21 Zoning Code. Opinions on economic development
 vary, but the consensus appears to be that development should prioritize the needs of local residents
 and small business owners and support the growth of the working population in Homer.

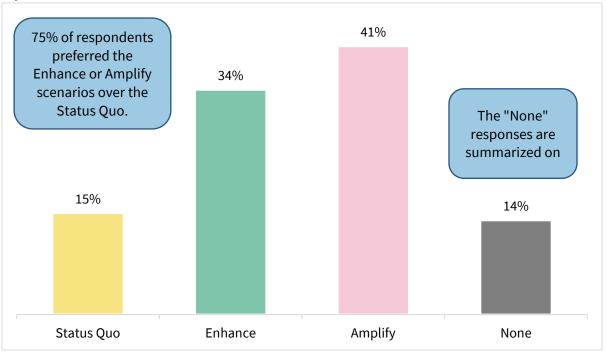
Index of Results by Question

1: Overall, which scenario aligns most with your vision for Homer ten years from now?	4
2: Please grade each scenario on how well it achieves your vision for Homer	5
3–5: Please rank Status Quo's / Enhance's / Amplify's ability to achieve your vision in specific categories	6
6. My biggest priority for Homer over the next 10 years is:	. 11
7 and 8: What action or policy change will help achieve your priority? What is the barrier to implemention? .	. 11
9: What other comments, questions, or concerns do you have for the project team?	. 16

Survey Results

Question 1: Overall, which scenario aligns most with your vision for Homer ten years from now (i.e., Homer in 2035!)? Please check the box.

Answered: **91**. Multiple choice question. Respondents who answered "None" were prompted to provide an explanation.



Key themes from the explanations given for the "None" responses:

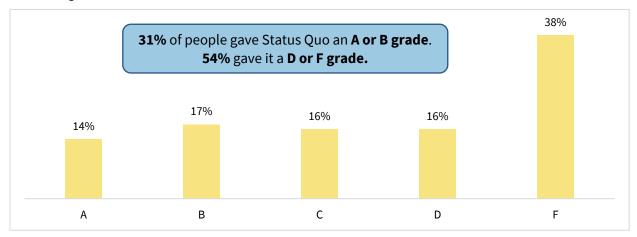
- Comments indicating an overall preference for Status Quo in terms of growth (prefer no growth or "natural"/unguided growth), coupled with a desire for the sustainability & resilience, parks & open spaces, and nonmotorized transportation policies from other scenarios. Arts, education, and healthcare are also mentioned.
- The City should focus on revising the zoning code and ordinances.
- Management of city water is key.
- Green spaces, wetlands, and other critical natural environments should be protected.

Question 2: Please grade each scenario on how well it achieves your vision for

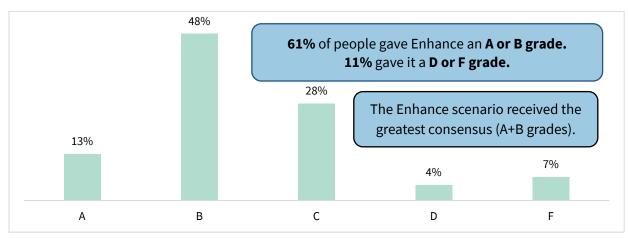
Homer. "A" = Very well; "C" = Neutral; "F" = Not at all

Answered: 96. Multiple choice question.

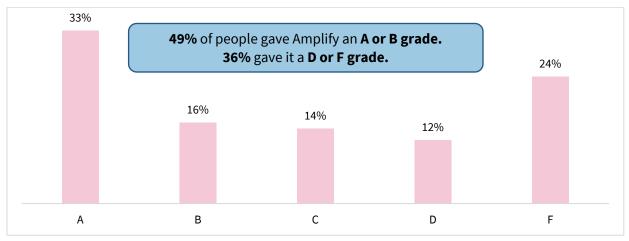
Status Quo



Enhance

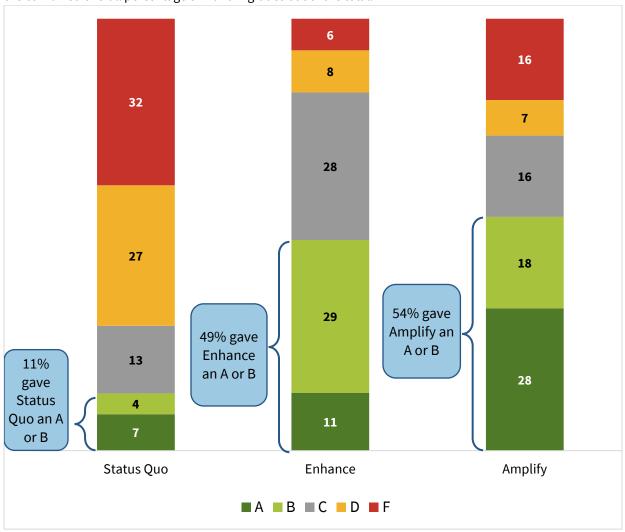


Amplify

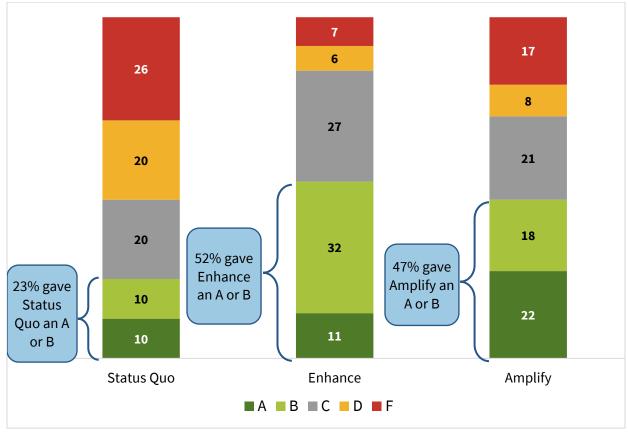


Questions 3–5: Please rank *Status Quo's / Enhance's / Amplify's* ability to achieve your vision for Homer in specific categories. Please circle one grade per scenario/per category. "A" = Very well; "C" = Neutral; "F" = Not at all

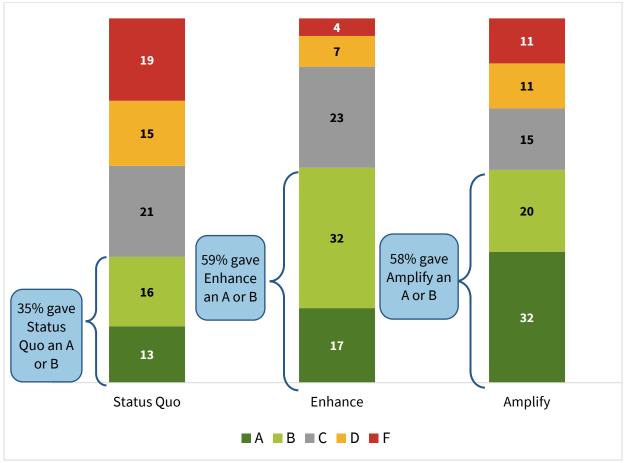
Density & Housing Attainability



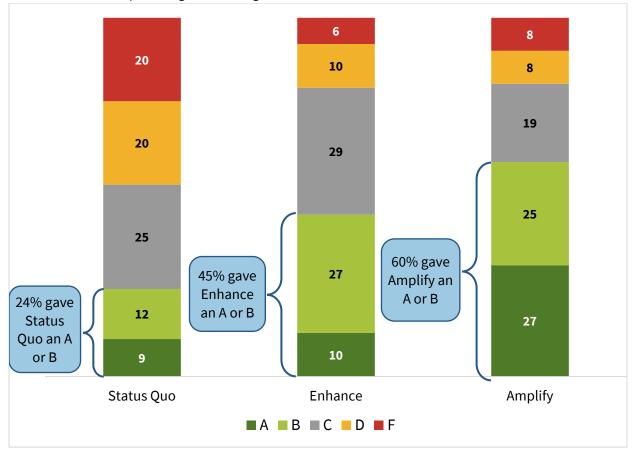
Sustainability & Resilience



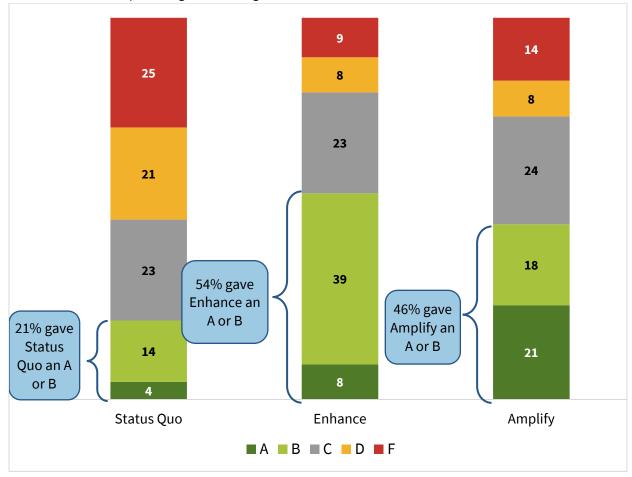
Parks & Open Space



Economic Opportunity

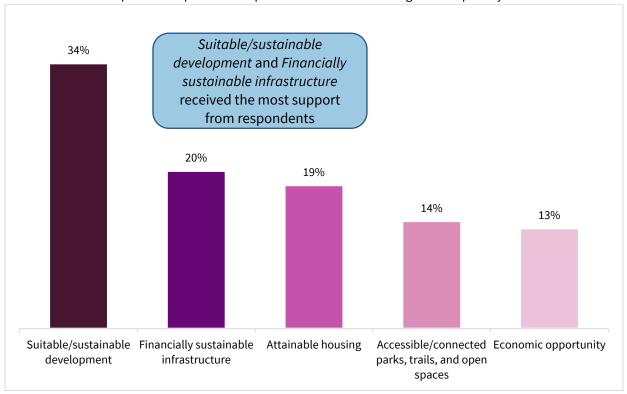


Financially Sustainable Infrastructure



Question 6: My BIGGEST PRIORITY for Homer over the next 10 years is:

Answered: 108. Multiple choice question. Responses sorted in descending order of priority.



Questions 7 and 8: What SINGLE ACTION or POLICY CHANGE will help achieve your biggest priority from the previous question? *AND* What is THE BIGGEST BARRIER to implementing the action/policy you've described above?

Answered: **100** (Question 7), **94** (Question 8). Open-ended question coded for themes, organized in descending order by frequency of mention. Some responses had multiple themes, so the count is higher than the total number who answered. The tables include themes that were repeated at least four times. For tables that had fewer than 4 comments, all themes represented in more than one comment are included.

Suitable/Sustainable Development

ACTION OR POLICY CHANGE

Themes	Count	Representative Quotes
Change zoning code	8	 Zoning for infill, smart parking Change zoning to allow increased density and lot coverage in central business district
Incentivize desired development/housing types	6	 Expand walkability & density in city center. Avoid urban sprawl, preserve green spaces outside town. LESS single family homes.
Enforce zoning code and implement comprehensive plan	6	 Don't make exceptions to code, hold developers etc. to spirit of sustainable growth Require city planners to guide development according to goals in comp plan

Prioritize the natural environment	5	 Control and manage growth along environmentally sustainable and culturally supported lines Policies and regulations need to be strengthened to control growth and protect wetlands, streams, rivers, aquatic habitat, etc.
Update permitting process and building code	5	 Strict/environmentally sound building code and land use Building permit process w/ qualified personnel + codified environmental considerations
Maintain small town character/limit growth	4	 Limit Homer's exponential growth Keep the longtime character of Homer, which we are already losing in the last 10-15 years. Do not allow development to change this into a different place
Tax or restrict short-term rentals and vacation homes	4	 Minimize out of town short term rental ownership. Limit Airbnb and Sedona home millionaire expensive housing
Promote infill and higher density	4	 Development of core area. Infill of vacant, underutilized lots. Revisit the Town Center concept and encourage public/private partnerships to develop the heart of Homer.

BARRIER

Themes	Count	Representative Quotes
Lack of time/political will	15	 Folks who desperately need affordable housing have little voice and visibility. Political will to adopt + pay for the infrastructure it would take to put this system in place
Lack of planning or regulations	14	 Plats are issued and development is approved without restriction resulting in exponential growth Homer is growing too fast due to lax regulations allowing anyone to build large monster homes anywhere
Lack of sustainable development policy	6	 Pro-development, no taxation mindset It [suitable/sustainable development] doesn't seem to be required at this time. It seems looked on as a guide that can be ignored.
Lack of funding	6	 Growth outside the city depends on city services, city lacks funding to support growth outside city Anything that requires significant funding needs to start with stating who is willing to pay for it
Current zoning code/building code	4	 Lack of policy and zoning Commitment to single family housing, laissez-faire approach to expansion

Financially Sustainable Infrastructure

ACTION OR POLICY CHANGE

Themes	Count	Representative Quotes
Reduce barriers to development	5	 Reduce housing and development regulations to make utilities more affordable Reduce cost and regulation of development and improve existing infrastructure

BARRIER

Themes	Count	Representative Quotes
Lack of political will	7	 Financial and representative support from city council Political will, proper "marketing" to voting public, and disciplined approach with "public interest" (vs "private interest") as top priority
Lack of funding/capacity	5	 The city needs the funding to be able to support growth

Attainable Housing

ACTION OR POLICY CHANGE

Themes	Count	Representative Quotes
Incentivize desired development/housing types	7	 Incentivizing the development of denser housing to increase the availability of year round rentals + starter homes Please stop the single family home zoning
Tax or restrict short-term rentals and vacation homes	6	 Bed tax on Airbnb's + incentivize year-round rentals There needs to be something fundamentally done about the short-term rental units in Homer if we want to see new families and residents actually growing the city.
Promote long-term rentals	4	 Provide tax breaks for 5-10 years to anyone building a duplex or larger to rent >1 year leases to allow them the ability to keep rent low Landlord/renter laws improvement. Restrictions on monthly rentals.
Update permitting process and building code	4	 Simplification of permitting for development, particularly for affordable housing developments Build using universal design

BARRIER

Themes	Count	Representative Quotes
High cost of living/cost of development	6	 Zoning that prevents the building of multi-family units
development		Expense + time of permitting process
Community pushback/lack	6	NIMBYism. It is common to be reluctant to change
of understanding		 Community pushback and lack of funding
Current permitting process	4	 Shorten building permits to 2 years or require
and building code		builders to meet current code
Lack of	4	 Public/private partnerships & visions
funding/partnerships		Public/private partnerships & visions

Accessible/Connected Parks, Trails, and Open Spaces

ACTION OR POLICY CHANGE

Themes	Count	Representative Quotes
Invest in parks and	3	 Create a centralized location that connects the
recreational facilities		community that is accessible to everyone
		 We need to attract more families to Homer by
		investing in our education and recreation
Develop, fund, and	3	Develop & implement park specific maintenance
implement a park		plans to validate preventative maintenance
maintenance program		 Support parks + rec. including more support for
		nonprofits, e.g., bike, ski, trail clubs
Protect environmentally	2	 Safeguard stream setbacks, don't build on steep
sensitive areas		slopes prone to landslides, don't build in the Homer
		Sponge
Plan for green/open	2	 Focus on open space, connectivity, and recreational
spaces		opportunities

BARRIER

Themes	Count	Representative Quotes
Lack of funding/wrong	4	Utilizing funds in the right way versus disbursing out
funding priorities		for several different parks or trails
		 Lack of funding and education for available
		opportunities

Economic Opportunity

ACTION OR POLICY CHANGE

Themes	Count	Representative Quotes
Update permitting process and building/zoning code	3	Less restrictive code for new developmentBuilding size restrictions
Attainable housing	2	Housing for locals and a diversified economy
Expand Homer/develop commercial areas	2	Expand Homer to include Kachemak City
Support business growth	2	Allowing more businesses to come to Homer

BARRIER

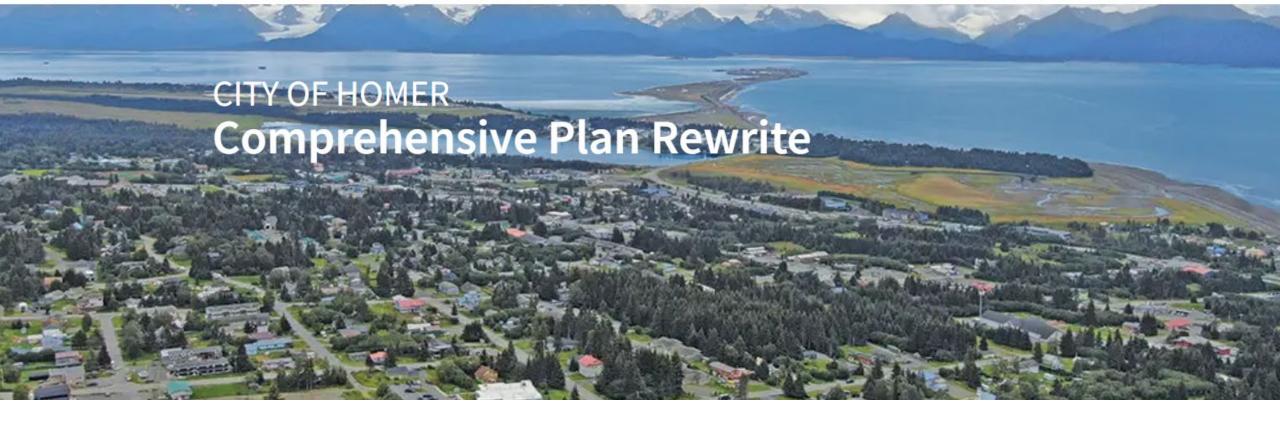
Themes	Count	Representative Quotes
Current zoning code	6	 Property being zoned in a way for so few units Large lots sizes in subdivisions is a big barrier to more affordable housing

Question 9: What other comments, questions, or concerns do you have for the project team?

Answered: **88**. Open-ended question coded for themes. Some responses had multiple themes, so the count is higher than the total number who answered. These results include responses to the comment forms that were available during the in-person public meeting.

Themes	Count	Representative Quotes
Thoughtful economic development	29	 Make Homer a good place to live & it will be a good place to do business Tourism needs to be scaled to what maintains local ownership A diverse economy is a healthier economy
Need for action to promote housing affordability	25	 Homer cannot continue to develop by means of single family houses in clear cut fields You can't have affordable housing without higher density units Affordable housing developers would benefit from a simplified process with the city
Sustainable development	19	 Unless Homer embraces change and alters the status quo, we will experience more of the sprawl model of development that we are already witnessing Instead of developing outward into untouched spaces, develop upward and efficiently, while leaving those beautiful spaces alone
Infrastructure improvements	18	 Sewer and water must be available for all existing city lots City needs to control infrastructure (roads, sidewalks, etc.) we care about All options need to go "green" for service development, modification, maintenance
Public spaces and parks	15	 Consider the concept of creating dedicated (new or modify existing funding stream) funding for Recreation, Parks, Culture and Arts services with voter advisory/approval I believe that encouraging density must go hand in hand (1) with intentional and strategic conservation of open space and (2) with a plan for how you ensure that the density you are creating is attainable housing
Walkability and transportation	13	 We need a town center. I believe while we increase density minimally, we should pursue many of the policies of the Amplify model: develop more green infrastructure, greater

		regilion out hoot moreles and regression reserved as
		resiliency, best parks and recreation master plan
		ambitious policies for infrastructure, and a robust
		non-motorized system.
Youth and recreation	12	 Youth should be considered when making decisions.
		Caring for their needs will serve the community as it
		ages.
Clarity and accessibility	10	I did not get a good sense of what is being
		considered and evaluating between them [the
		scenarios]. Feel like I need to read through this a
		couple times and work to interpret the graphics
		hetter.
Environmental	10	The focus is on human activities without
	10	
conservation		consideration of potential environmental impacts of
	_	the scenarios.
Zoning and land use	8	 Multigenerational housing and neighborhoods.
		Wildlife corridors. Walkable. Consideration for water
		conservation. Preservation of wild spaces that
		mitigate impacts of climate change.
Community health and	6	 Make decisions like your children need to live here,
wellbeing		and then their children
Governance and	6	Hopes for a strong plan, well designed that can
leadership		survive changes in city leadership over coming years
Economic resilience	5	Homer needs to grow and offer homes for younger
		people and families starting out or there will be no
		one to work in the service industries
		one to work in the service industries



Overview of Phase 2: Title 21 Code Revision Presentation to Homer City Council

November 25, 2024

What We'll Cover

- Overall Project
 Timeline
- Scope of Phase 2 –
 Code Revision
- Examples from another AK community!



Project Timeline

Featuring major milestones. For simplicity, smaller deliverables and activities are not included, including the visitor survey, business survey, Meeting in a Box, individual stakeholder meetings, key informant interviews, etc.

Progress to Date

December 2023: Signed contract

January 2024: Kickoff project, develop Public Participation Plan (PPP); Steering Committee (SC) member appointment

February 2024: Refine PPP, prep for community kickoff

March 2024: Visit #1 March 25-29

April 2024: Develop Community Snapshot; existing plans review (updates are ongoing)

May 2024: Survey launches; release Snapshot to public; visit #2 May 13-17

June 2024: Survey open; scope growth scenarios

July 2024: Survey closes, begin analysis; start with growth scenarios methodology

August 2024: Create growth scenarios; finish survey analysis

September 2024: Continue developing growth scenarios; met with commissions and committees; release business survey results

October 2024 : Continue developing growth scenarios and outreach; Visit #3 from October 22-24 for Community Work Session

2024 2025 Phase 1: Comprehensive Plan Revision NOV DEC JAN MAR FEB APR Early February community open **Public Participation** house to celebrate plan launch Public review: **Growth Scenarios** finalize scenarios We are here Draft Plan Plan drafting, staff review Public review draft (includes future land use map, (accounts for holidays, review) by end of January development strategies, action plan template) Comment period; **Proposed comment** deadline: March 7; work session(s) with Final Plan Adoption process Steering Committee, consider revisions TBD Planning Commission, based on feedback and City Council and finalize plan Ongoing: outreach and documentation; work sessions and/or monthly updates to the Steering Committee, Planning Commission, and City Council

December 2024 – Planning Commission & City Council Work Sessions – Preliminary Input on Existing Code

Phase 2: Title 21 Code Rewrite

Contract goes through Dec. 2025.

Kickoff & work plan

Review of current code

Updated 11/25/24, for City Council



Phase 2: Title 21 Zoning and Planning Code Update

From City of Homer Request for Proposal – Phase 2 Project Objectives & Scope of Work

- **1. Modernize the code** by bringing the standards up to date by applying measures that reflect contemporary best practices, land use trends, and market demands, while improving efficiency and user friendliness into the code.
- 2. Identify best code format and create a new code that enables development to take place as a mixture of uses.
- 3. Align with and implement the vision of the Comprehensive Plan.
- **4. Conduct all public and key stakeholder outreach** to better inform and guide the updated Title 21 Zoning and Planning Code.
- **5. Align the updated Title 21 Zoning and Planning Code** to support implementation of related City plans such as Transportation Master Plan, Stormwater, and Water/Sewer Plan.
- **6. Present the updated Title 21 Zoning and Planning Code** to the Planning Commission and City Council public hearings for recommendation and approval.

Task I: Data Collection, Background Research and Analysis

Responsibility

- Lead: Stantec
- **Support**: Agnew::Beck (Project Manager)

Check out <u>this</u> <u>initial summary</u> of

Title 21 issues (page 4), by code component, from the 11/20/24 Planning Commission Work Session (compiled by City Planner, Ryan Foster)

Deliverables

- Facilitate **kickoff meeting** with city staff, including agenda development and meeting documentation with action items and assignments identified.
- Prepare **a Phase 2 work plan** identifying team roles and responsibilities, communication preferences, and a **detailed project timeline**.
- Summary of **key findings and emerging recommendations** from the data collection, background research, and analysis.
- Ongoing **project management tasks** including team coordination/communications, invoicing, budget management, etc.

We are not prepared to share this level of detail today. – anticipated mid-January 2025 Would include results/summary of 2024 Planning Commission & City Council Preliminary Title 21-Focused Work Sessions

Task 2: Technical Review of Existing Code and Recommendations

Responsibility

Deliverables

- **Lead**: Stantec
- **Support**: Agnew::Beck (Project Manager)

- **Code audit** of current Title 21 Zoning and Planning Code, including a zoning map with notes that identifies areas and parcels that are inconsistent with the land use place types map with potential district recommendations.
- **Diagnostic report** identifying steps needed to update the code.

NOTE: As discussed at the November 20th Planning Commission Title 21 Work Session – other parts of the city code that are problematic, that also potentially need revising, may be identified during the Title 21 review and update process. Although this process will not result in revised code for areas outside of Title 21, these suggestions will not be lost! We will capture these ideas in the record for future consideration. Example: Valdez Title 17 Zoning Code Revision Process & recognition of Title 18, Subdivision Code, as necessary next step to align with revised zoning code. They are doing this process now, having completed their zoning code update.

Task 3: Public Participation Process

Responsibility

• **Lead**: Agnew::Beck (Project Manager)

• Support: Stantec

Deliverables

- Public participation plan that identifies a timeline for stakeholder and community engagement; outreach strategies; and a list of potential interview and survey questions.
- Outreach materials as identified in the public participation plan, including presentation slides, e-newsletters, press releases, and other tools.
- Documentation of engagement efforts, including meeting notes.

Potential Planning Commission & City Council Work Session – potentially February 2025

Task 4: Preparation of Vision, Values, Goals, Objectives, and Recommendations for Code Type

Responsibility	Deliverables
• Lead: Stantec • Support: Agnew::Beck (Project Manager)	 Summary of recommendations to code format/structure, code components, and regulatory topics, to include a best practices zoning code comparison summary.
	30

Task 5: Draft Code

Responsibility	Deliverables
• Lead: Stantec • Support: Agnew::Beck (Project Manager)	 Internal draft of Title 21 – Zoning and Planning Code document using Microsoft Word. Public Review Draft of Title 21 – Zoning and Planning Code document using Microsoft Word.
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Task 6: Presentations

Responsibility	Deliverables
Lead: Stantec Support: Agnew::Beck (Project Manager)	 Quarterly meetings and work sessions with the Planning Commission and other boards and commissions as identified in the public participation plan. Final code presentations to the Planning Commission and City Council. Meeting materials (including agendas, cover memos or reports, and code sections) for staff review prior to each meeting.

Task 7: Final Code

Responsibility	Deliverables
• Lead: Stantec • Support: Agnew::Beck (Project Manager)	 Summary of public comments received during the public review period, with a proposed set of amendments/ recommendations for addressing public comments. Meetings with city staff, Planning Commission, and City Council to review and discuss proposed next steps and prepare for code review/approval. Finalize the code and updated zoning map. Final transfer of all relevant files to the city clerk and planning department.
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Examples Code Revision Products from Valdez

- The City of Valdez also paired their comprehensive plan update and zoning code revision processes (with a short "break" in between of about one year).
- Agnew::Beck and Stantec supported the City of Valdez in their Title 17 Zoning Code Revision process in 2022 2024. The revised code was unanimously adopted in the summer of 2023.
- The project website for the Valdez effort can be found here: https://zoningvaldez.com/.
- Example tools that the Agnew::Beck team prepared for the code revision process include:
 - Open house <u>guiding slides</u> and <u>posters</u> (over 100 participants).
 - Community <u>survey</u> and <u>summary of results</u>.
 - Redlined copy of the revised code showing existing code and proposed revisions.
 - Guide for Reviewing the Revised Code and a detailed list of major changes that reference specific code sections and description of each change.
 - And many more resources check out <u>the project website</u>!

Thank You!

Project website

homercompplanupdate.com

Contact the project team:

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 City of Homer City Planner

Phone: (907) 299-8529

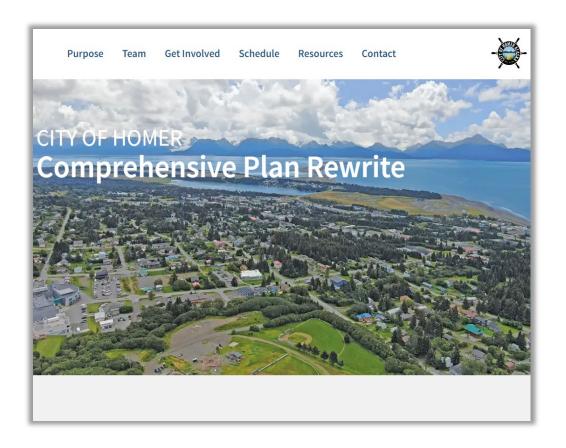
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Plan Chapters

2018 Plan

- Land Use
- Transportation
- Public Services & Facilities
- Economic Vitality
- Energy Plan

View the 2018 plan <u>here</u>

Proposed for Plan Revision (updated 11/26/24)

- Land Use & Environment
- Transportation
- Public Facilities & Services
- Economic Development
- Governance
- Health & Wellness
- Housing
- Quality of Life
- Sustainability, Resilience & Climate Change

Assignments

The Steering Committee (SC) will receive chapter drafts in the packet ahead of the January 2025 SC meeting (proposed for the week of January 13th), along with instructions to guide your review. We request SC members share your comments with us electronically, and we will discuss the feedback at the January meeting.

General Issues	
Encroachment	There are no provisions in code to address minor/major encroachment issues except for a variance application (which has a high bar for review criteria/consideration). Consider administrative encroachment of between 1'-2' and an encroachment permit for other encroachment issues.
Modern and user friendly zoning code	The current code is difficult to navigate, with a format consisting of a zoning map and zoning text. Consider an illustrative format code to make it user friendly.
Dimensional requirements	Dimensional requirements often have little to no flexibility, at times making a reasonable project, unviable and or difficult to build/pencil out.
Split lot zoning	Consider zoning map changes to address split lot zoning.
Cross referencing an flow of the code	Improve the flow of the code, it is currently somewhat disjointed. Reduce cross references, if possible, to reduce confusion and jumping between sections of the code unnecessarily.
Temporary structures	Current code does not consider temporary structures, this is this something to consider.
21.03 Definitions and Rules of Construction	
21.03.040 Definitions used in code	Update the definitions to ensure it is comprehensive. Many definitions are missing, thus requiring outside reference to find a best definition that fits the Homer circumstances.
21.44 Steep Slopes and Coastal Developme	nt
General steep slopes/coastal development	Review this section and consider improvements to applicability and requirements.
21.55 Off-Street Parking	
21.55.090 Required number of spaces	Review the number of required spaces and consider more opportunities for a reduction of parking requirements (such as the mixed use provision for shared parking).
21.59 Off-Site Impacts	7 37
21.59.010 Nuisances	There are nuisances listed in Title 21 and Title 5 of HCC. Should these nuisances be consolidated to improve
	functionality of HCC and code enforcement?
21.60 Sign Code	
General sign code	Ensure the sign code is compliant with content neutral requirements.
21.60.040 Definitions	Update definitions of signs, such as banner/blade signs.
General sign code	Make the sign code more user friendly and easier to enforce.
21.70 Zoning Permit	
General zoning permit	Consider reorganizing the code to have zoning permits and development regulations co-located for ease of use/reference.
General zoning permit	Consider how zoning permits/the format of the code could be impacted if Homer adopts building codes in the future.
21.71 Conditional use permits	
General CUP code	Analyze the number of conditional use permits triggered by the current code (there are likely many dozens of uses and
	circumstances that require a conditional use permit) and consider whether certain conditional uses should become permitted, not permitted, or remain as conditional uses.
General CUP code	Try to consolidate the circumstances that require a conditional use permit in the code to ensure a requirement for a
Jeneral Col Code	permit is not missed/overlooked. Perhaps create a "crosswalk" for permitted, conditional, and not permitted conditional use permits.
General CUP code	Consider requiring the applicant attend and present at the public hearing for a CUP.
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