



# City of Homer

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## Memorandum Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL  
FROM: MELISSA JACOBSEN, MMC, CITY CLERK  
DATE: APRIL 11, 2022  
SUBJECT: SUPPLEMENTAL PACKET

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### Announcements/Presentations/Reports

Planning Commission Written Report

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## WORK SESSION

Attending: Deputy City Clerk Renee' Krause, Commissioner Barnwell and City Planner Abboud were in the Chamber Room. Commissioners Venuti, Highland, Chiappone, Conley, and Smith attended via Zoom. Commissioner Bentz was properly excused. Mayor Castner attended in Chambers.

City Planner Abboud presented an evaluation of Staff Report 22-25, Rural Residential to Urban Residential Zoning District, West Homer Area. This change has the potential to

- Decrease CUP applications therefore reducing workload on Planning Department employees
- Align with the CDM and increase infill
- Increase tax base for the City through subdivision of lots
- Promote utility access for a greater number of lots
- Allow for multi-family dwellings.

City Resident of 35 years, John Faulkner, attended in Chambers and announced his opposition. Reasons included:

- This is not coming from the people, but from the City
- Although he understands growth, he does not want to live in an Urban defined area
- He knows of no residents in the area that are for this change
- Where are the people in favor of this?

Mayor Castner shared how he hopes to have budget in place for establishing a Building Department in about 2 years.

Meeting adjourned around 6:00 pm.

## REGULAR SESSION

AGENDA: Approved

### PUBLIC COMMENTS:

City Resident of 55 years, Arn Johnson, attended in Chambers and announced his opposition to Staff Report 22-25, Rural Residential to Urban Residential Zoning District, West Homer Area. Reasons included:

- A better drainage plan is needed before this area is further subdivided
- smaller lots and housing will decrease the value of the larger lots and houses.

City Resident James Dickson attended in Chambers and announced his opposition to Staff Report 22-25. Reasons included:

- increased traffic demand on roads not designed for higher capacity use
- increased demand on under-designed City Utilities; stating he only has 25lbs of water pressure at his house and further demand for water in the area would decrease the pressure at his house.

RECONSIDERATIONS: None.

CONSENT AGENDA: Approved without objection.

PRESENTATIONS/VISITORS: None.

REPORTS: Staff Report 22-23, City Planners Report: CP Abboud briefly reviewed the report highlighting some adjustments to Deputy City Planner Julie Engebretsen's work responsibilities and how this impacts the Planning Department; and the Hazard Mitigation Plan update which is now available for review on the web site.

PUBLIC HEARINGS: Staff Report 22-24, Conditional Use Permit 22-02, a request to allow eighteen dwellings at 2161 East End Road.

Commissioner Highland announced a possible Conflict of Interest. Motion was presented and failed.

City Planner Abboud thoroughly reviewed the Report.

Applicant, Bill Hand, attended via Zoom and shared how he owns another property on which he has constructed in a similar fashion which has been very successful and well received. He wants to provide additional affordable housing for the Homer area.

Commissioners affirmed the project to Mr. Hand, but also asked questions about the review of fire mitigation, dumpster services, pedestrian walkways and storm water runoff.

Resident Hayley Norris attended via Zoom and although being for affordable housing, she expressed concern about area density, parking demand of potential guests and pedestrian walkways.

Both CP Abboud and Mr. Hand affirmed these questions and provided sufficient answers.

Commissioners liked the project and also the 60% of natural vegetation Mr. Hand is retaining on the property.

Motion Passed without objection.

PENDING BUSINESS: Staff Report 22-25, Rural Residential to Urban Residential, West Homer Area. CP Abboud reiterated the reasons for making this switch (as it was already discussed in the Work Session). He also shared the gains of this effort. The Planning Office has received a few responses expressing opposition. Commissioners briefly discussed the topic highlighting Utility demand, adjustments to CUP Applications and how much they need to weigh in the objections of the residents. Mr. Abboud will continue to work on this effort and bring updates to future meetings.

NEW BUSINESS: Staff Report 22-26, Tiny Homes. CP Abboud presented a request for a tiny home as a principal dwelling on a lot. Currently, there are no restrictions on the size of a dwelling being placed on a lot as long as they are connected to City water and sewer. However, since the dwelling is on a rolling chassis, Mr. Abboud thought it would be best to bring this topic to the Commission.

Motion was presented to discuss this matter and passed.

Mr. Abboud and Commissioners discussed matters pertaining to wheeled dwellings, potential Tiny House developments vs RV park developments, potential permitted locations of these dwellings, manufactured dwellings vs repurposed dwellings and whether or not these are better classified as ADU's.

Mr. Abboud will continue to develop this and bring updates at a future meeting.

COMMENTS OF THE STAFF: Mayor Castner affirmed the work of the PC and shared on the growth of Homer and the infrastructure adjustments needed to properly handle this growth.

Deputy City Clerk shared that the Clerk's office will now be responsible for developing and distributing the packets to the Planning Commission.

COMMENTS OF THE COMMISSION:

Commissioner Barnwell said Mr. Hand's project is good and Homer needs more affordable housing. He also shared his appreciation for the members of the Commission. Other Commissioners agreed.

Commissioner Smith shared how his grandfather-in-law built 7,000 houses in Rapid City after he identified the need for housing of returning war veterans from WWII. He saw the need, made a plan and implemented it. Homer is at a similar point of development. He would like a visioning time with open discussion during a Work Session for dreaming and also planning to identify the needs and also determining potential courses of action to meet these needs of the community. This would dovetail into the next CDM.