



City of Homer

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Memorandum 19-121

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD AICP, CITY PLANNER
DATE: AUGUST 29, 2019
SUBJECT: PERMITTING BUILDINGS OVER 35 FEET AND UP TO 75 FEET WITH A
CONDITIONAL USE PERMIT IN THE EAST END MIXED USE DISTRICT

While on the subject of zoning height standards, the Planning Commission received citizen input regarding the benefits to the boat building and repair industry for allowances of structures taller than the 35 feet height limit in the East End Mixed Use District (EEMU).

After extensive research and deliberation, the Commission is proposing an allowance for structures above 35 feet up to 75 feet with an approved conditional use permit (CUP) in the EEMU District. It is proposed that buildings greater than 35 feet be used for commercial purposes only and shall not contain any dwelling units. In order for a tall commercial structure to be built in the EEMU District, the structure will require approval from the State Fire Marshal and the FAA. Activities on site are subject to the nuisance standards currently found in code.

The Commission feels that the allowance for taller structures in the EEMU District will enhance economic activity by providing additional year-round opportunities for business and employees and can be developed in a responsible fashion in a district that currently supports the industry.

After being a subject in eight meetings, a public hearing was conducted at the August 21, 2019 meeting of the Commission. A vote of the Commission gained unanimous consent to recommend that the City Council adopt the proposed amendment.

Attachments:

Ordinance
Staff reports and corresponding meeting minutes