



MEMORANDUM

Ordinance 26-46, Amending the Homer City Zoning Map To Rezone A Portion Of The Rural Residential (RR) Zoning District To Residential Office (RO) Zoning District at 1380, 1400, 1410, and 1440 East End Road. Planning Commission.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 12, 2026
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the four property owners, Lloyd Moore, Randall Anderson, Debora Lefree-Rogers, and Jeffrey Scott Ellison, per HCC 21.95.020 (e). On August 5, 2026 a public hearing was held at the Planning Commission Regular Meeting for a request to rezone the properties at 1380 East End Road, 1400 East End Road, 1410 East End Road, and 1440 East End Road from Rural Residential (RR) District to Residential Office (RO) District. The applicant states that they are petitioning for a change in the Homer Zoning Map to incorporate four adjacent Rural Residential lots into the contiguous Residential Office zone. Per the applicant, the proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit. Furthermore, the applicant states, "Promoting infill in this area by approving the rezone to Residential Office will help alleviate the public burden of the cost of the water and sewer infrastructure that is already in place. Adding more housing or a professional office in this area will utilize this existing infrastructure, thus reducing added maintenance costs associated with building the system out further."

The motion to approve the rezoning request by the Homer Planning Commission passed by unanimous consent. Attached are Staff Report 26-020 and the August 5, 2026 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

RECOMMENDATION:

The Planning Commission motion to recommend approval of the rezoning request was passed by unanimous consent.

Attachments:

Zoning Map illustrating vicinity of 1380, 1400, 1410, and 1440 East End Road

Planning Commission Staff Report 26-020

August 5, 2026 Planning Commission Unapproved Meeting Minutes

Zoning Map: East Hill Rd. & East End Rd. Corridor

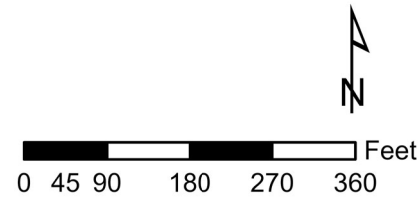
City of Homer

Planning & Zoning Department

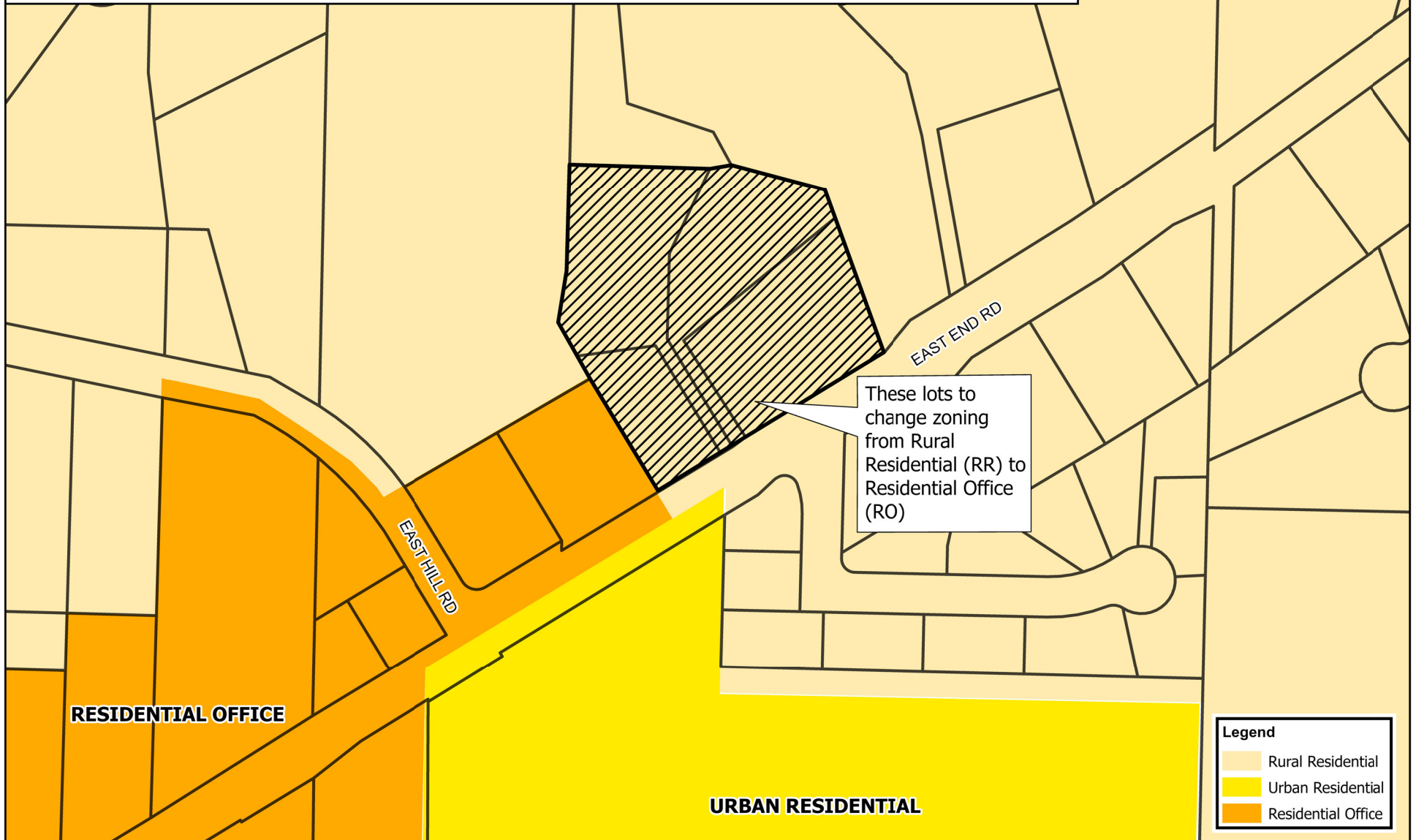
August 24, 2026

Disclaimer:

It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



RURAL RESIDENTIAL



Legend	
	Rural Residential
	Urban Residential
	Residential Office



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

STAFF REPORT PL 26-020

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: August 5, 2026
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The subject properties, 1380 East End Road, 1400 East End Road, 1410 East End Road, and 1440 East End Road are zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to Residential Office by extending the boundary of the Residential Office district eastward.

Applicant: Travis Brown
63930 Aiden Avenue
Homer, AK 99603
Location: 1380, 1400, 1410, and 1440 East End Road

Legal Description:
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 2
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 4
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 5

Parcel ID: 17903063, 17903080, 17903065, 17903066
Size of Existing Lot: 0.52 acres, 1.13 acres, 0.93 acres, and 1.1 acres
Zoning Designation: Rural Residential District
Existing Land Use: Residential and Commercial
Surrounding Land Use: North: Vacant and Residential
South: Institutional and Vacant
East: Residential
West: Residential and Vacant

Comprehensive Plan: Land Use and Environment, Goal C
Public Facilities and Services, Goal A
Housing, Goal B
Economic Development, Goal D

Wetland Status: Yes, KWF Wetlands Assessment of Discharge Slope on a small corner of 1440 East End Rd
Flood Plain Status: None
Utilities: Public utilities service the site.
Public Notice: Notice was sent to 23 property owners of 22 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the Residential Office Boundary (RO) east to encompass the subject lots. The applicant states the proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit.

HCC 21.95.060 Review by Planning Commission

- a. The Planning Commission shall review each proposal to amend this title or to amend the official zoning map before it is submitted to the City Council.
- b. Within 30 days after determining that an amendment proposal is complete and complies with the requirements of this chapter, the Planning Department shall present the amendment to the Planning Commission with the Planning Department's comments and recommendations, accompanied by proposed findings consistent with those comments and recommendations.
- c. The Planning Department shall schedule one or more public hearings before the Planning Commission on an amendment proposal, and provide public notice of each hearing in accordance with Chapter 21.94 HCC.
- d. After receiving public testimony on an amendment proposal and completing its review, the Planning Commission shall submit to the City Council its written recommendations regarding the amendment proposal along with the Planning Department's report on the proposal, all written comments on the proposal, and an excerpt from its minutes showing its consideration of the proposal and all public testimony on the proposal.

21.95.050 Planning Department review of zoning map amendment.

The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

- a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.**

Applicant: See attached application.

Staff Analysis: There are multiple goals and objectives from the 2045 Comprehensive Plan that support this rezoning:

Land Use and Environment, Goal C, Modernize zoning and land use regulations to reflect the community's vision.

This rezoning to RO aligns with the Future Land Use Map in the Comprehensive Plan for a neighborhood flex land use. Neighborhood flex is intended to mix residential and compatible uses that emphasize adaptability—to topography, mix of housing types, and variety of community uses. This is a transitional area from the city core to a rural/low-density residential area of the city. The RO zoning district aligns with this intended transition.

Public Facilities and Services, Goal A, Provide City services that are available, affordable, and adequate.

This rezoning supports this goal, city services such as sewer, water, and transportation (via a state maintained east-west route for Homer) are available at this location and would build upon a node of RO at this junction of the city. By encouraging future development at locations with existing services, it helps the city provide necessary services and can make them more affordable.

Housing, Goal B, Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.

This rezoning would provide an opportunity for infill development in a location that can both maintain existing character while providing for new growth and a modest increase in density. Access via a state-maintained ROW, city sewer and water, and electric all point to an area that can accommodate modest increases in housing and density.

Economic Development, Goal D, Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.

Encouraging development where infrastructure already exists can ensure that infrastructure remains both sustainable and accessible.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support goals related to land use, public facilities and services, housing, and economic development.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either

conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Applicant: A lot has changed since this area was designated as Rural Residential (RR). Medical clinics and office space have been built within 750 feet of the proposed rezone. A separated bike and pedestrian path has been constructed. There has been an increased demand for medical services in recent years and limited land for new modern professional office buildings and small medical clinics in other appropriate zoning districts.

Staff Analysis: The Residential Office district in Homer is centered on East End Road, a major east-west connector for Homer. This district is intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, and acts as a transition zone between commercial and residential neighborhoods in Homer, specifically the downtown core and the rural residential on the outer edges of the City. In 2025, the Planning Commission recommended for approval, and the City Council approved a rezoning of 4410 E Hill Road and 1374 East End Road from RR to RO. By encompassing the entire intersection area in RO, there is an efficiency in services and land use, essentially creating a node of RO uses and more appropriately transitioning from CBD, RO, to RR from the urban core to the rural edge of the City. In addition, to the south, there is a new residential subdivision of approximately 14 lots at Cantrell Creek Road currently under construction. The proposed rezoning of 1380, 1400, 1410, and 1440 East End Road would build upon this node of RO at a key intersection of the city, accommodating the need for professional and medical office spaces in the city.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because Residential Office is more appropriate for a prominent intersection than Rural Residential.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Applicant: Expanding the Residential Office District in this location will positively impact the broader community by encouraging high-quality buildings and increased housing diversity. The allowed uses in this district are compatible with the existing nearby land uses found in the adjacent RO and UR districts. Impacts to the adjacent RR district are expected to be minimal considering some uses found in the RR district, such as kennels, churches or recreational facilities may generate more noise and traffic than many of the permitted and conditional uses allowed in the RO district.

Staff Analysis:

Public Services and Transportation

City water and sewer are available at East End Road and access to the subject properties would be via East End Road, an Alaska Department of Transportation maintained road. Full police and fire services are available. Public services and facilities are adequate to serve the properties.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies Discharge Slope on a small southwestern corner of 1440 East End Rd. It is currently not impacted by development, but any future development that would impact this corner of the lot, via zoning permit, may require a determination by the US Army Corps of Engineers.

Land Use Patterns

The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services, and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. The primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

This property is located where Residential Office and Rural Residential districts meet. To the west are RO zoned parcels and a health clinic, to the south is a school and residential lots, to the east is residential, and to the north are vacant/residential lots. The residential office district fits well with the existing surrounding land uses and zoning districts.

Staff Finding: The rezoning of 1380, 1400, 1410, and 1440 East End Road to Residential Office is in the best interest of the public as it supports the transition between the downtown core and the rural edges of the City and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff have reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Map of Rezone

3. Petition
4. Public Notice
5. Aerial Map
6. Zoning Districts Map



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
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Rezoning Application

For Staff Use Only 13-1306

Fee Amount: \$500	Received by: WCA	Planning Commission Public Hearing Date: 7-15-26
Date application accepted as complete: 6-12-26	HAPC approval or denial date:	

APPLICANT

Name:

Phone Number:

Address:

PROPERTY OWNER

Name:

Phone Number:

Address:

RECEIVED

JUN 12 2026

CITY OF HOMER
PLANNING/ZONING

PROPERTY INFORMATION (complete property information is listed on following page)

Street Address: 1380 East End Rd., 1400 East End Road, 1410 East End Rd. & 1440 East End Road

Lot Size: 0.52 acres, 1.13 acres, 0.93 acres & 1.1 acres respectively, totalling approx. 3.68 acres

Is City water available? Yes City Sewer? Yes Electrical Service? Yes

What is the existing use of the property? Water refill services, well services, dwellings

What is the proposed use of the property? Medical or professional office, single family, duplex/triplex

What structures or land uses exist on the neighboring properties? What is their zoning?

	Structures/land use	Zoning District
Northwest:	Vacant Lot	RR
Northeast:	Single Family Home	RR
Southwest:	Single Family Home & Elementary School	RO & UR
Southeast:	Vacant and Single Family Home	RR

Four Properties Proposed for Rezone from Rural Residential to Residential Office:

Street Address: 1380 East End Rd. **Lot size:** 0.52 acres **Tax parcel number:** 17903063

Legal Description: LOT 2 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Street Address: 1400 East End Rd. **Lot size:** 1.13 acres **Tax parcel number:** 17903080

Legal Description: LOT 3-A WATSON RIDGE, T. 6S R. 13W, SEC 16 S.M. HM 2005096

Street Address: 1410 East End Rd. **Lot size:** 0.93 acres **Tax parcel number:** 17903065

Legal Description: LOT 4 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Street Address: 1440 East End Rd. **Lot size:** 1.1 acres **Tax parcel number:** 17903066

Legal Description: LOT 5 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Please provide your responses below regarding the zoning map amendment review criteria.

1. In what ways does this application demonstrate alignment with the Comprehensive Plan, and how does it advance specific goals and objectives outlined in the Plan?

Core Plan, Chapter 2: Land Use and Environment

Core Plan, Chapter 4: Housing

Rising Costs and Land Availability Limit Housing Development Opportunities

"... While the 2023 Homer Housing Review identified 1,163 vacant tax parcels within City limits with an average lot size of 1.3 acres, many of these properties face significant development barriers, including wetlands, steep slopes, and lack of access to utilities. 12 These conditions increase the cost and complexity of construction and limit the feasibility of building new homes. Addressing these constraints through targeted infrastructure investment and infill-oriented zoning strategies will be essential to expanding the range of housing options available to the community."

The proposed rezone will advance Chapter 4: Housing by allowing increased housing density near the core of the city where there are existing improvements including road access, water, sewer, electric, and a paved separated pathway. These many improvements make this area a great infill opportunity.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

(d) "Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services."

This proposed zoning change will allow development in this area to better align with community services due to its proximity to Paul Banks Elementary as well as the other services that are already built-out and available here.

Core Plan, Chapter 5: Economic Development

"9. Address barriers to workforce recruitment and retention (e.g., housing, child care)."

This rezone will reduce barriers to workforce recruitment by providing opportunity for more housing in this area than would be allowed by its current designation as Rural Residential zoning district.

Promoting infill in this area by approving the rezone to Residential Office will help alleviate the public burden of the cost of the water and sewer infrastructure that is already in place. Adding more housing or a professional office in this area will utilize this existing infrastructure, thus reducing added maintenance costs associated with building the system out further.

- 2. How does this application propose a zoning district (or districts) that is more appropriate for the subject area than the existing zoning? Please explain whether this is due to changed conditions since the current zoning district was adopted, or because the existing zoning was not suitable for the area from the outset.**

A lot has changed since this area was designated as Rural Residential (RR). Medical clinics and office space have been built within 750 feet of the proposed rezone. A separated bike and pedestrian path has been constructed. There has been an increased demand for medical services in recent years and limited land for new modern professional office buildings and small medical clinics in other appropriate zoning districts.

- 3. Considering the effect of development permitted under the amendment and the cumulative effects of similar development it would allow, how does this application better serve the public interest? Please address potential effects on surrounding properties and the broader community, including without limitations to impacts on the environment, transportation, public services and facilities, as well as existing land use patterns.**

Expanding the Residential Office District in this location will positively impact the broader community by encouraging high-quality buildings and increased housing diversity. The allowed uses in this district are compatible with the existing nearby land uses found in the adjacent RO and UR districts. Impacts to the adjacent RR district are expected to be minimal considering some uses found in the RR district, such as kennels, churches or recreational facilities may generate more noise and traffic than many of the permitted and conditional uses allowed in the RO district.

Homer Zoning Code - Chapter 21.95 LEGISLATIVE PROCEDURES AND AMENDMENT REQUIREMENTS:

Per HCC 21.95.020(a-e) An amendment to the official zoning map may be initiated by any of the following: A member of the City Council, a member of the Planning Commission, The City Manager, The City Planner, or a petition of property owners meeting the following requirements:

1. The proposed amendment would either:
 - a. Apply to an area not less than two acres, including half the width of any abutting street or alley rights-of-way: or
 - b. Reclassify the area to a zoning district that is contiguous to the area separated from the area only by a street or alley right-of-way.
2. The petition represents lots that include more than 50 percent of the area (excluding rights-of-way) that is subject of the proposed amendment. A lot is represented on the petition only if the petition bears the signatures, and the printed names and addresses, of all record owners of the lot.
3. The petition also shall include the following:
 - a. The following statement on each page of the petition: "Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
 - b. The name of each record owner, the legal description and the Borough tax parcel number of each lot that is the subject of the proposed amendment.
 - c. A map showing the lots comprising the area that is the subject of the proposed amendment, all lots contiguous to the boundary of that area, and the present zoning and proposed zoning of each such lot.
 - d. A statement of the justification for the proposed amendment.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

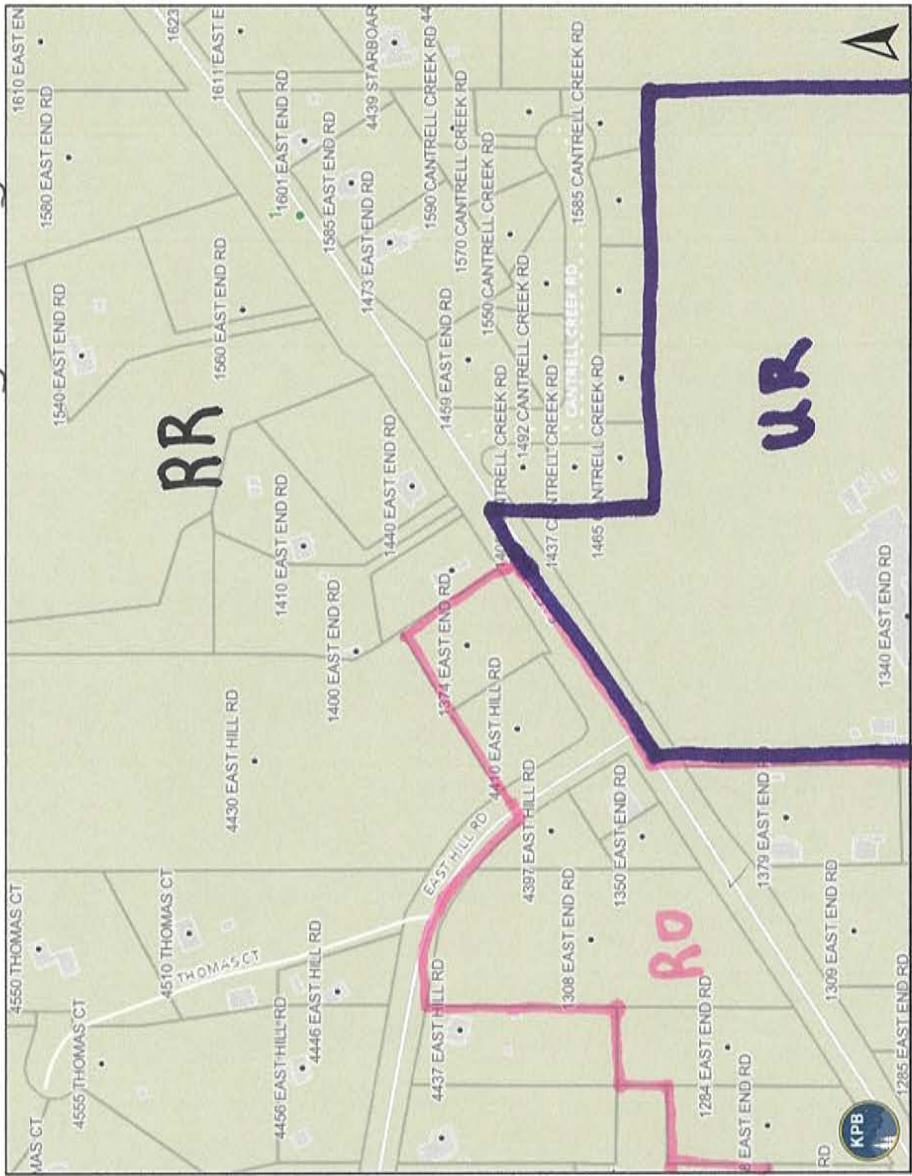
Owner of record, Jeff Ellison, duly authorizes Travis Brown to act on his behalf and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.

Applicant Signature:



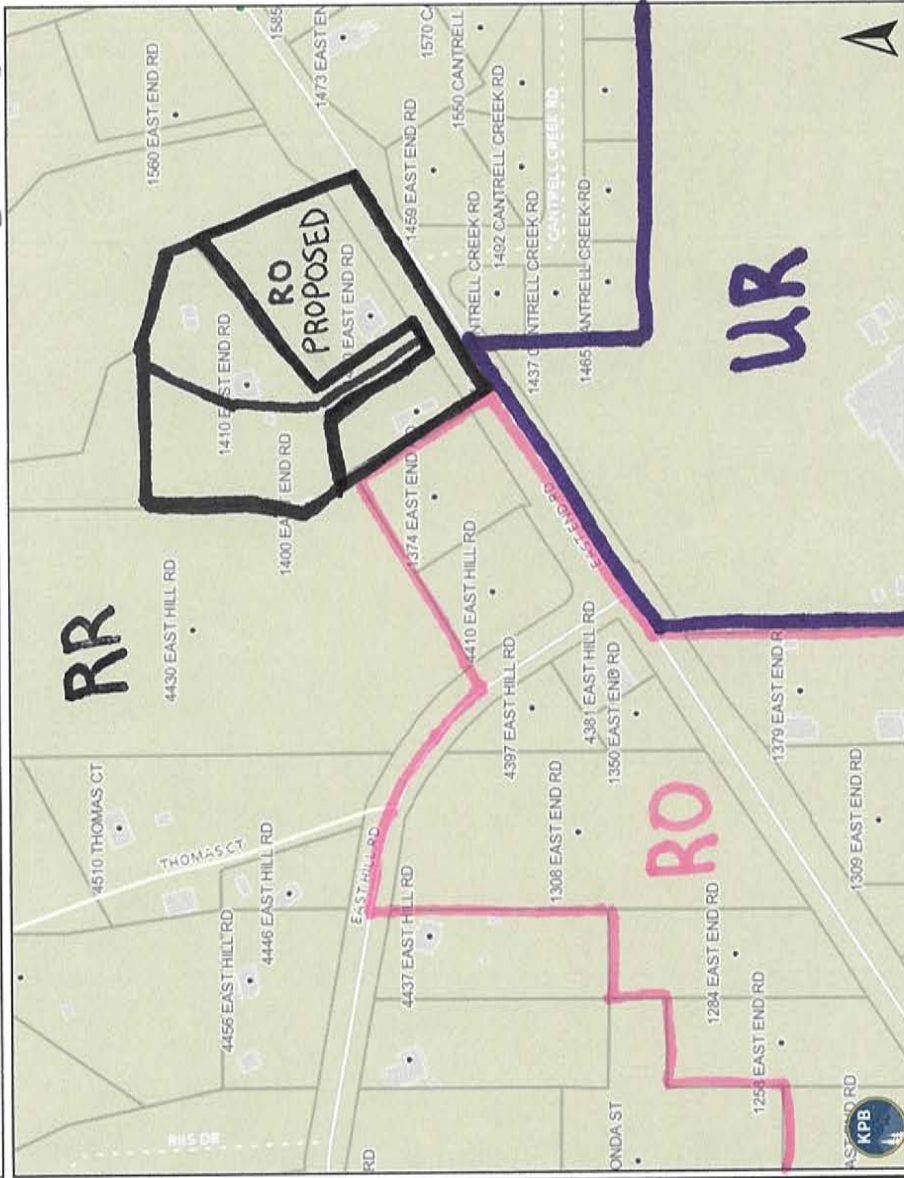
Property Owner Signature:



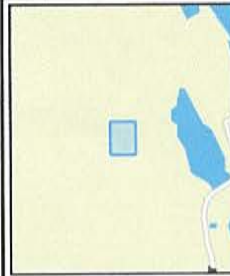


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- Legend**
- Physical Addresses
 - Transportation
 - Mileposts
 - Parcels and PLSS
 - Tax Parcels

Petition

Proposed amendment:	The property at ... 1380 East End Road		
HCC 21.95.020 (e) 3) a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."		
Statement of Justification	The proposed rezone will allow for development that is more aligned with the Comprehensive Plan than the current zoning due to changed conditions and a greater public benefit.		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Woyd Moore		Lot 2 Mutch Gangie Tracts Neptune ADDN HM 0940021	17903063

Petition

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Petition

Proposed amendment:	The property at ... 1400 East End Road
HCC 21.95.020 (e) 3) a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	The proposed rezone will allow for development that is more alligned with the comprehensive plan due to changed conditions and a greater public benefit.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Randall Anderson		Lot 3-A Watson Ridge HM 2005096	17903080

Petition

Proposed amendment:	The property at ... 1410 East End Road		
HCC 21.95.020 (e)3)a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."		
Statement of Justification	The proposed rezone will allow for development that is more aligned with the Comprehensive plan than the current zoning due to changed conditions and a greater public benefit.		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Debora LeFree-Rogers	Debora LeFree-Rogers	Lot 4 Mutch Gang Tracts Neptune Addr. HM 0940021	179 03065

Petition

Proposed amendment:	The property at ... 1440 East End Road		
HCC 21.95.020 (e)3)a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."		
Statement of Justification	The proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Jeffrey Scott Ellison		Lot 5 Mutch Gargi Tracts Neptune ADDN HM 0940021	17903066

Petition

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, July 15, 2026 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO RESIDENTIAL OFFICE (RO) ZONING DISTRICT

The rezone from Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District is proposed for the following addresses:

1380 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 2**

1400 East End Road

T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A

1410 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 4**

1440 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 5**

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for July 10, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

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Legend

Transportation

Mileposts



Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Unmaintained

Parcels and PLSS

Tax Parcels



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There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

7A. City Planner's Report, Staff Report PL 26-019

The City Planner informed the Planning Commission that the Title 21 Public Hearing process is expected to begin on September 2nd, with that meeting anticipated to focus primarily on receiving public testimony. Commissioners were reminded of the schedule discussed during the earlier work session.

The planner also welcomed new Planning Commissioner Lakshmi Kanter, noting that she was recently appointed by the City Council.

Looking ahead to the August 19th Planning Commission meeting, staff proposed holding both a work session and a regular meeting. The work session would focus on Title 21 and staff requested Commission approval to begin at 5:00 p.m. instead of 5:30 p.m., allowing the session to run until approximately 6:20 p.m. The regular meeting would start at 6:30 p.m. and include:

- Finalization of the Commission's Capital Improvement Program (CIP) recommendation.
- Training on motions and meeting procedures.

Finally, commissioners were reminded that the next opportunity for the Planning Commission to report to the City Council would be at the council meeting on August 10.

Commissioners agreed to begin the August 19th worksession at 5pm and requested a reminder from the Clerk.

COMMISSIONER SCHNEIDER agreed to present the Planning Commissioner Report to City Council on August 10th.

There was no discussion.

PUBLIC HEARINGS

8A. AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO RESIDENTIAL OFFICE (RO) ZONING DISTRICT, Staff Report PL 26-020

Planner presentation of SR 26-020.

City Planner Foster provided a summary of his report included in the packet. Foster concluded with recommendation that the Planning Commission recommend approval of the rezone to the City Council.

COMMISSIONER (CHAIR) SCOTT SMITH invited the applicant to speak to the application and address the commission. The applicant and owner were present.

TRAVIS BROWN (APPLICANT) Introduced himself as representing the property owner, Jeff Ellison, and made himself and the owner available for questions.

COMMISSIONER (CHAIR) SCOTT SMITH opened the public hearing for comments from the audience, noting that comments are to be limited to 3 minutes when addressing the commission.

PUBLIC COMMENT: RANDAL ANDERSON, Property owner of 1400 East End Rd, addressed the commission, voiced support for the rezone application, and asked for the commissioners' support as well.

COMMISSIONER (CHAIR) SCOTT SMITH closed the public hearing for comments from the audience.

COMMISSIONER (CHAIR) SCOTT SMITH addressed the commission for discussion.

COMMISSIONER KEISER raised several questions for the City Planner regarding the relationship between the Future Land Use Map and the City's zoning districts.

CITY PLANNER FOSTER explained that the Future Land Use Map and zoning map serve different purposes and are not intended to match exactly. The Future Land Use Map focuses on long-term land use policy, while zoning regulates specific land uses and development standards.

COMMISSIONER KEISER followed with an additional question for the City Planner regarding the proposed limits of the Downtown Mixed Use zoning district as it related to the application.

CITY PLANNER FOSTER confirmed the land west of the referenced boundary is designated Downtown Mixed Use in the Future Land Use Map, while the area east was labeled Neighborhood Flex.

COMMISSIONER KEISER indicated that her previous questions had been answered, then followed with an additional question regarding what the future plans for the development of housing were for this area.

CITY PLANNER FOSTER confirmed that, while the future is uncertain, the rezoning from Rural Residential to Residential Office would maintain the potential for future housing development in the district.

COMMISSIONER HEATH SMITH expressed reservations about the proposed rezoning and questioned some of the justifications provided by the applicant. His primary concern was the continued expansion of the district boundary, asking where such expansions should ultimately stop if each new request is justified by the precedent set by the previous one. Smith also questioned the consistency of the application's stated benefits. He observed that the proposal cites both a need for additional medical clinic space and increased housing diversity, and he was skeptical that the same property could effectively serve both purposes. He felt some of the justifications did not clearly align with one another. Overall, Commissioner Smith's comments focused on the need to establish a clear limit to future boundary expansions and to ensure that the rationale for rezoning remains consistent and well supported.

COMMISSIONER (CHAIR) SCOTT SMITH: expressed support for the proposed rezoning, stating that he viewed it favorably. He recalled previous discussions by the Planning Commission about identifying additional land in high-visibility locations with good access for office and similar development. Overall, Chair Smith indicated that he sees the proposed adjustment as a logical extension of past planning discussions and generally supports the project.

COMMISSIONER KEISER expressed strong support for the proposed rezoning. She emphasized that allowing vertical mixed-use development along East End Road can be an effective way to create more affordable housing opportunities without requiring high-rise buildings. Overall, Commissioner Keiser viewed the proposal as consistent with the Comprehensive Plan, supportive of mixed-use development goals, and potentially beneficial for expanding housing opportunities in the community.

COMMISSIONER KANTER expressed support for the rezone application noting that the potential for additional housing is a huge bonus.

COMMISSIONER DAVID SCHNEIDER posed a question to the City Planner regarding how the proposed rezoning relates to the forthcoming Title 21 rewrite. His comment focused on understanding the proposal in the context of the City's ongoing code update and determining how the rezoning aligns with the future zoning framework being developed through Title 21.

CITY PLANNER FOSTER explained that the proposed rezoning should be evaluated based on the current code and regulations in effect today, rather than on the draft Title 21 rewrite, which has not yet been adopted. He followed by stating that while he could not definitively say how the property might be classified under a future zoning framework, his assessment is that the proposed rezoning appears generally consistent with the concepts being discussed in the Title 21 rewrite and does not create an obvious conflict with the City's future planning efforts.

COMMISSIONER DAVID SCHNEIDER concluded that he sees no conflict and is in support of the rezone but sees an opportunity for the commission to think more comprehensively about establishing a larger corridor that could accommodate similar office, commercial, and mixed-use development opportunities in the future.

COMMISSIONER (CHAIR) SCOTT SMITH request a motion and a second to approve the rezone application as presented. COMMISSIONER HARNESS MOVED TO RECOMMEND TO THE CITY COUNCIL TO ADOPT THE ORDINANCE AMENDING THE HOMER CITY ZONING MAP AS PRESENTED IN SR PL26-020. COMMISSIONER VENUTI SECOND.

There was no further discussion or objection to the motion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

8B. A request for Conditional Use Permit (CUP) CUP 26-04 per HCC 21.18.030 (h), More than one building containing a permitted principal use on a lot at 3582 Main Street, Staff Report PL 26-021

Planner presentation of SR 26-021.

City Planner Foster provided a summary of his report included in the packet. Foster concluded with recommendation that the Planning Commission recommend approval of Conditional Use Permit 26-04, with findings one through ten, and the five conditions as presented in SR PL 26-021.

COMMISSIONER (CHAIR) SCOTT SMITH invited the applicant to speak to the application and address the commission. The applicants were present.

SUSAN & CARLOS MCGRIFF (APPLICANT) introduced themselves via zoom, thanked the commission for considering their application and apologized for seeking approval after the structure was already in use. They then made themselves available for questions.

COMMISSIONER (CHAIR) SCOTT SMITH opened the public hearing for comments from the audience, noting that comments are to be limited to 3 minutes when addressing the commission.

PUBLIC COMMENTS: none

COMMISSIONER (CHAIR) SCOTT SMITH closed the public hearing for comments from the audience.

COMMISSIONER (CHAIR) SCOTT SMITH addressed the commission for discussion.