

CITY OF HOMER
HOMER, ALASKA

FAILED 8/11/25

Davis

RESOLUTION 25-070

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DIRECTING THE PLANNING COMMISSION TO REVIEW AND
RECOMMEND AMENDMENTS TO THE HOMER CITY CODE TO
ALLOW TEMPORARY STRUCTURES FOR RETAIL PURPOSES ON
VACANT LOTS IN THE CENTRAL BUSINESS DISTRICT.

WHEREAS, The City of Homer seeks to foster a vibrant and economically thriving Central Business District (CBD) that supports local businesses and enhances the quality of life for residents and visitors; and

WHEREAS, Encouraging retail activity in the CBD can increase business opportunities, generate additional tax revenues for the City, support essential public services and infrastructure; and

WHEREAS, Vacant lots in the CBD, which can remain undeveloped due to the high costs and complexities of constructing permanent commercial developments with full water and sewer connections, create gaps in the urban fabric that detract from the walkability and aesthetic appeal of downtown Homer; and

WHEREAS, Allowing temporary, unplumbed structures for retail purposes on vacant lots could activate these spaces, creating a more continuous and engaging downtown experience, while providing opportunities for small businesses and entrepreneurs; and

WHEREAS, The current Homer City Code, particularly HCC 21.18, does not explicitly permit temporary, unplumbed structures for retail use on vacant lots in the CBD, potentially limiting economic development opportunities; and

WHEREAS, Revising Homer City Code to allow such structures could balance the need for economic vitality with the City's commitment to maintaining a cohesive and attractive downtown; and

WHEREAS, The Planning Commission is responsible for reviewing and recommending amendments to Homer City Code related to zoning and land use to ensure alignment with the City's goals and community needs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, requests that the Planning Commission undertake the following actions:

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1. Review Homer City Code Chapter 21.18, particularly sections related to permitted and conditional uses in the Central Business District (HCC 21.18.020 and 21.18.030), to identify provisions that may prohibit or restrict the use of temporary, unplumbed structures on vacant lots for retail purposes.

2. Develop amendments to HCC 21.18 that would, if adopted, explicitly allow temporary, unplumbed structures for retail use on vacant lots in the Central Business District.

3. Present recommendations to the City Council by January 31, 2026, for further consideration and potential adoption.

PASSED AND ADOPTED by the Homer City Council this 11th day of August, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: NA