



City of Homer

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Planning

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Staff Report PL 20-60

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: September 2, 2020
SUBJECT: Draft ordinance creating the Medical District

Requested Action: Conduct a public hearing and forward a recommendation to the City Council.

Timeline

- June 17, 2020 PC meeting, a motion passed to recommend approval of the draft ordinance to the City Council. Notice of reconsideration was issued shortly thereafter.
- At the July 15, 2020 meeting the Planning Commission voted to reconsider the motion. Discussion topics and public comment included building height, the purpose statement of the district, tall tower height, and allowing heliports by conditional use permit.
- At the August 5, 2020 meeting, the Commission discussed the above issues. The only item that was amended by motion was a portion of the purpose statement. The ordinance was moved to a new public hearing.

New Public Hearing -9/2/2020

A portion of the purpose statement of the district has been amended. This is a fairly minor amendment, but this change does trigger a new public hearing. This hearing has been advertised in the local newspaper, and a courtesy copy mailed to area land owners.

The staff analysis per HCC 21.94.040 and 21.95.050 from the June 17th meeting is still relevant and the staff findings remain unchanged.

Staff Recommendation

Conduct a public hearing and forward a recommendation to the City Council.

Attachments

1. Revised draft ordinance
2. Public Notice

Please see 8/5/2020 packets for all other staff reports and public comments.

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE TO CREATE HOMER CITY CODE 21.17, MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.58.030, PERMISSION FOR COMMUNICATIONS TOWERS, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.60.060, SIGNS ON PRIVATE PROPERTY, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.10.020, ZONING DISTRICTS, TO INLCUDE THE MEDICAL DISTRICT; AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT.

Whereas, The 2018 Homer Comprehensive Plan Goal 1 Objective B states that the zoning map be updated to support the desired pattern of growth; and

Whereas, The Comprehensive Plan Land Use Recommendations Map designated an area for consideration of a Medical District; and

Whereas, The Homer Planning Commission has worked with area residents and business owners to identify desirable characteristics and appropriate performance standards as suggested in the Homer Comprehensive Plan; and

Whereas, The Homer Planning Commission held a neighborhood meeting on February 19, 2020 and held a public hearing on June 17, 2020, as required by HCC 21.95.060(C); and

WHEREAS, The Homer Planning Commission determined there is a public need and justification for the rezone; and

WHEREAS, The Homer Planning Commission determined the rezone would not have a negative effect on the public health, safety and welfare; and

WHEREAS, The Homer Planning Commission considered the effect of the change on the district and surrounding properties; and

WHEREAS, The Homer Planning Commission determined that the rezone was in compliance with the Homer Comprehensive Plan.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

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35 Section 1. Homer City Code 21.17 is hereby enacted as follows:

36

Chapter 21.17

37

M MEDICAL DISTRICT

38 Sections:

- 39 21.17.010 Purpose.
- 40 21.17.020 Permitted uses and structures.
- 41 21.17.030 Conditional uses and structures.
- 42 21.17.040 Dimensional requirements.
- 43 21.17.050 Site and access.
- 44 21.17.060 Traffic requirements.
- 45 21.17.070 Site development standards.
- 46 21.17.080 Nuisance standards.
- 47 21.17.090 Lighting standards.

48 **21.17.010 Purpose.**

49 The purpose of the Medical District is to provide an area near the hospital to support medical
50 facilities and other professional office and limited commercial uses. The district is meant to
51 accommodate a mixture of residential and nonresidential uses. Pedestrian-friendly designs
52 and amenities are encouraged.

53 **21.17.020 Permitted uses and structures.**

54 The following uses are permitted outright in the Medical District:

- 55 a. Single-family and duplex dwelling, excluding mobile homes;
- 56 b. Multiple-family dwelling, provided the structure conforms to HCC 21.14.040(a)(2) and
57 excluding mobile homes;
- 58 c. Public parks and playgrounds;
- 59 d. Rooming house, bed and breakfast;
- 60 e. Townhouses (compliant w 21.53.010 (g) and (h));
- 61 f. Home occupations; provided they conform to the requirements of HCC 21.51.010;
- 62 g. Professional offices and general business offices;

- 63 h. Clinics;
- 64 i. Day care facilities;
- 65 j. Day care homes;
- 66 k. Personal services;
- 67 l. Museums, libraries and similar institutions;
- 68 m. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- 69 n. Religious, cultural and fraternal assembly;
- 70 o. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner
71 and separated by at least five feet from any property line as an accessory use incidental to a
72 permitted or conditionally permitted principal use;
- 73 p. Private exterior storage of the occupant's personal noncommercial equipment, including
74 noncommercial trucks, boats, campers, and not more than one recreational vehicle in a safe
75 and orderly manner and separated by at least five feet from any property line as an accessory
76 use incidental to a permitted or conditionally permitted principal use;
- 77 q. Other customary accessory uses to any of the permitted uses listed in the Medical District;
78 provided, that no separate permit shall be issued for the construction of any detached
79 accessory building prior to that of the main building;
- 80 r. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a
81 manner consistent with the requirements of the Homer City Code and as long as such
82 animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb
83 occupants of neighboring property;
- 84 s. Recreational vehicles, subject to the standards set out in HCC 21.54.320;
- 85 t. As an accessory use, one small wind energy system per lot having a rated capacity not
86 exceeding 10 kilowatts;
- 87 u. Mobile food services;
- 88 v. Retail as an accessory use to a permitted principle use;
- 89 w. Sale of durable and non-durable medical supplies and equipment;
- 90 x. More than one building containing a permitted principal use on a lot;
- 91 y. Parking lots.

92 **21.17.030 Conditional uses and structures.**

93 The following uses may be permitted in the Medical District when authorized by conditional
94 use permit issued in accordance with Chapter 21.71 HCC:

95 a. Planned unit developments, excluding all industrial uses;

96 b. Public or private schools;

97 c. Hospitals;

98 d. Public utility facilities and structures;

99 e. Mortuaries;

100 f. Group care homes;

101 g. Helipads, but only as an accessory use incidental to a hospital conditional use;

102 h. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided,
103 that it is the only wind energy system of any capacity on the lot;

104 i. Other uses approved pursuant to HCC 21.04.020;

105 j. Parking garage.

106 **21.17.040 Dimensional requirements.**

107 The following dimensional requirements shall apply to all structures and uses in the Medical
108 District:

109 a. The minimum lot size is 7,500 square feet.

110 b. Building Setbacks.

111 1. Buildings shall be set back 20 feet from all dedicated rights-of-way.

112 2. All buildings shall be set back from all other lot boundary lines according to the
113 number of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 1/2 stories	6 feet
2 stories	7 feet
2 1/2 stories	8 feet

114 c. Building Height.

115 1. The maximum building height is 35 feet, except as provided in subsection (c)(2) of
116 this section.

117 2. If approved by conditional use permit, the maximum building height for multifamily
118 residential and commercial buildings 65 feet.

119 d. No lot shall contain more than 8,000 square feet of building area (all buildings combined),
120 nor shall any lot contain building area in excess of 30 percent of the lot area, without an
121 approved conditional use permit.

122 **21.17.050 Site and access.**

123 a. A zoning permit for any nonresidential use or structure shall not be issued by the City
124 without an approved site plan and an approved level two right-of-way access plan that
125 conform to the standards of Chapter 21.73 HCC.

126 b. All access points to rights-of-way shall conform to the standards of a level two right-of-way
127 access plan stated in Chapter 21.73 HCC. This applies to all uses and structures.

128 **21.17.060 Traffic requirements.**

129 A conditional use permit is required for every use that:

130 a. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated
131 utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

132 b. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip
133 Generation Handbook, Institute of Transportation Engineers, 9th Edition;

134 c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any
135 hour of the day due to a change in land use or intensity of use; or

136 d. Is expected to generate traffic that will detract from the safety of, or degrade by one level
137 of service, the highway, road, street, alley or intersection.

138 **21.17.070 Site development standards.**

139 a. All single-family and duplex residential development in the Medical District shall comply
140 with the level one site development standards contained in HCC 21.50.020.

141 b. All residential development of three units or more and all nonresidential development on
142 lands in this district shall conform to the level two site development standards set forth in
143 HCC 21.50.030 subsections (a) through (e), and HCC 21.50.030(f)(1)(a) and HCC 21.50.030(f)(2).
144 Parking lots with a minimum of 24 spaces or more shall provide a minimum of 10%
145 landscaped area in dividers, islands or buffers or any combination thereof, adjacent or within
146 the parking area.

147 c. New non-residential construction shall be screened from existing single family or duplex
148 dwellings by a continuous fence or landscaping so as to obscure the view of the parking lot
149 and loading areas from the adjacent dwelling.

150 **21.17.080 Nuisance standards.**

151 The nuisance standards of HCC 21.59.010 apply to all development, uses, and structures in
152 this zoning district.

153 **21.17.090 Lighting standards.**

154 The level one lighting standards of HCC 21.59.030 apply to all development, uses, and
155 structures in this zoning district.

156

157 Section 2. Homer City Code 21.21.58.030 Permission for communications towers is hereby
158 amended as follows:

159 a. Except as provided in subsection (b) of this section, a communications tower is permitted
160 as a principal or accessory use or structure in each zoning district.

161 b. A communications tower that exceeds the following maximum height for the zoning
162 district in which the communications tower is located is permitted only when authorized by
163 conditional use permit issued in accordance with Chapter 21.71 HCC.

District	Maximum Height (feet)
CBD	60
TC	60
GBD	60
GC1	120
RO	85
MD	85
UR	60
RR	85
CONS	60
GC2	120
EEMU	120
MI	120

District	Maximum Height (feet)
MC	120
OSR	60
BCWPD	120

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165 Section 3. Homer City Code 21.60.060 Signs on private property is hereby amended as
 166 follows:

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168 a. Signs shall be allowed on private property in the City only in accordance with Table 1. If the
 169 letter “A” appears for a sign type in a column, such sign type is allowed without prior permit
 170 approval in the zoning district represented by that column. If the letter “P” appears for a sign
 171 type in a column, such sign type is allowed only with prior permit approval in the zoning
 172 district represented by that column. Special conditions may apply in some cases. If the letter
 173 “N” appears for a sign type in a column, such sign type is not allowed in the zoning district
 174 represented by that column under any circumstances. If the letters “PH” appear for a sign
 175 type in a column, such sign type is allowed in the zoning district represented by that column
 176 only with prior approval by the Commission after a public hearing.

177 b. Although permitted under subsection (a) of this section, a sign designated by an “A” or “P”
 178 in Table 1 shall be allowed only if:

179 1. The sum of the area of all building and freestanding signs on the lot does not exceed
 180 the maximum permitted sign area for the zoning district in which the lot is located as
 181 specified in Table 2; and

182 2. The characteristics of the sign conform to the limitations of Table 3, Permitted Sign
 183 Characteristics by Zoning District, and with any additional limitations on characteristics
 184 listed in Table 1 or Table 2.

185 c. A sign type that is not listed on the following tables is prohibited.

Key to Tables 1 through 3			
RR	Rural Residential	GBD	Gateway Business District
UR	Urban Residential	GC1	General Commercial 1
RO	Residential Office	GC2	General Commercial 2
INS	Institutional Uses Permitted in	EEMU	East End Mixed Use
		MC	Marine Commercial

Key to Tables 1 through 3			
	Residential Zoning Districts (a)		
CBD	Central Business District	MI	Marine Industrial
TC	Town Center District	OSR	Open Space Recreation
M	Medical District	PS	Public Sign Uses Permit
A = Allowed without sign permit			
P = Allowed only with sign permit			
N = Not allowed			
PH = Allowed only upon approval by the Planning Commission after a public hearing.			
For parenthetical references, e.g., “(a),” see notes following graphical portion of table.			

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Table 1

Sign Type	RR	UR	RO	INS (a)	M	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS
Freestanding															
Residential (b)	A	A	A	A	A	A	A	A	N	N	N	N	N	A	PH
Other (b)	N	N	N	P	P	P	P	P (i)	A	A	A	P	P	N	PH
Incidental (c)	N	N	A (d)	A (d)	A	A	A	A	A	A	A	A	A	N	N
Parking Lot Identification					A	A	A	A	A	A	A	A	A		
Building															
Banner	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Building Marker (e)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N
Identification (d)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N
Incidental (c)	N	N	A	A	A	A	A	A	A	A	A	A	A	N	N

Sign Type	RR	UR	RO	INS (a)	M	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS
			(f)												
Marquee	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N
Projecting	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N
Residential (b)	A	A	A	N	A	A	A	A	N	N	N	N	N	A	N
Roof, Integral	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Suspended	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Temporary (g)	P	P	P	N	P		P	P	P	P	P	P	P	N	N
Wall	A	A	A	A	P	P	P	P	P	P	P	P	P	A	A
Window	N	N	A	N	P	P	P	P	P	P	P	P	P	N	N
Miscellaneous															
Flag (h)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

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190 Notes to Table 1:

- 191 a. This column does not represent a zoning district. It applies to institutional uses
- 192 permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is
- 193 defined as an established organization or corporation of a public, nonprofit, or public
- 194 safety/benefit nature, i.e., schools, churches, and hospitals.
- 195 b. No commercial message allowed on sign, except for a commercial message drawing
- 196 attention to goods or services legally offered on the lot.
- 197 c. No commercial message of any kind allowed on sign if such message is legible from any
- 198 location off the lot on which the sign is located.
- 199 d. Only address and name of occupant allowed on sign.
- 200 e. May include only building name, date of construction, or historical data on historic site;
- 201 must be cut or etched into masonry, bronze, or similar material.
- 202 f. No commercial message of any kind allowed on sign.
- 203 g. The conditions of HCC 21.60.130 apply.
- 204 h. Flags of the United States, the State, the City, foreign nations having diplomatic
- 205 relations with the United States and any other flag adopted or sanctioned by an elected
- 206 legislative body of competent jurisdiction. These flags must be flown in accordance with
- 207 protocol established by the Congress of the United States for the Stars and Stripes. Any flag
- 208 not meeting any one or more of these conditions shall be considered a banner sign and shall
- 209 be subject to regulations as such.
- 210 i. The main entrance to a development in GBD may include one ground sign announcing
- 211 the name of the development. Such sign shall consist of natural materials. Around the sign
- 212 grass, flowers and shrubs shall be placed to provide color and visual interest. The sign must
- 213 comply with applicable sign code requirements.

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Table 2. Maximum Total Sign Area Per Lot by Zoning District

Table 2 Part A

The maximum combined total area of all signs, in square feet, except incidental, building marker, and flags (b), shall not exceed the following according to district:

RR	UR	RO	RO (e)	INS (a)	OSR	PS (d)	M
4	4	6	50	20	4	32	50

Table 2 Part B

In all other districts not described in Table 2 Part A, the maximum combined total area of all signs, in square feet, except incidental, building marker and flags, shall not exceed the following:

Square feet of wall frontage (c):	Maximum allowed sign area per principal building:
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
200 to 349	50 s.f.
0 to 199	30 s.f.

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1. In all districts covered by Table 2 Part B, on any lot with multiple principal buildings or with multiple independent businesses or occupancies in one or more buildings, the total allowed sign area may be increased beyond the maximum allowed signage as shown in Table 2 Part B, by 20%. This additional sign area can only be used to promote or identify the building or complex of buildings.

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2. In all districts covered by Table 2 Part B, freestanding Parking Lot Identification signs are excluded from calculation as sign area, and are allowed in addition to the freestanding sign per limitation stated in Table 2 Part B(4). One directional parking lot

225 identification sign may be erected without a sign permit if restricted to identifying a
226 parking lot with its owner, operator, or name of the business providing the lot. The sign
227 may include the logo, corporate colors or name of the business but no advertising other
228 than the name of the business shall be included. The total sign area shall not exceed six
229 square feet and shall not exceed a sign height of six feet.

230 3. In all districts covered by Table 2 Part B, special conditions for additional signage
231 allowance above 150 square feet per building. An allowance for additional signage may
232 be granted by the City Planner for either section (a) or section (b) below.

233

234 a. Multiple-Tenant Buildings which adjoin and have which have more than one
235 entrance for clients that access more than one improved street.

236 1. Secondary and tertiary entrances must be commonly used by clients and
237 must access the interior of the building and conversely the entrance must
238 access a parking lot, sidewalk or constructed public road. These entrances
239 are approved at the sole direction of the planning department. Alleys,
240 stairways to upper levels, emergency exits may not apply at the discretion
241 of the Planning Director.

242 2. Additional signage is allowed based $\frac{1}{2}$ the allowance on Table 2 part B to
243 existing for each secondary or tertiary street wall frontage. Signage must be
244 placed on the wall face of the building the allowance was based on.

245 b. Additional sign allowance for multitenant split level buildings and buildings two or
246 more businesses deep:

247 1. In a building that has one frontage, which is the only frontage that has access
248 to a public street, and is split level or is more than one business in depth.

249 2. Additional signage is allowed based on $\frac{1}{2}$ the allowance of Table 2 Part B.

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251 4. In all districts covered by Table 2 Part B, freestanding signs, when otherwise allowed,
252 shall not exceed the following limitations:

253 a. Only one freestanding sign is allowed per lot, except one freestanding public
254 sign may be additionally allowed. A freestanding sign may not exceed 10 feet in
255 height.

- 256 b. The sign area on a freestanding sign (excluding a public sign) shall be included
257 in the calculation of maximum allowed sign area per lot and shall not exceed the
258 following:
- 259 i. One business or occupancy in one building – 36 sq ft
- 260 ii. Two independent businesses or occupancies or principal buildings in any
261 combination – 54 sq ft
- 262 iii. Three independent businesses or occupancies or principal buildings in any
263 combination – 63 sq ft
- 264 iv. Four or more independent businesses or occupancies or principal buildings in
265 any combination – 72 sq ft

266 Notes to Table 2, Parts A and B

- 267 a. The INS column does not represent a zoning district. It applies to institutional uses
268 permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is
269 defined as an established organization or corporation of a public, nonprofit, or public safety
270 or benefit nature, e.g., schools churches, and hospitals.
- 271 b. Flags of the United States, the State, the City, foreign nations having diplomatic
272 relations with the United States, and any other flag adopted or sanctioned by an elected
273 legislative body of competent jurisdiction. These flags must be flown in accordance with
274 protocol established by the Congress of the United States for the Stars and Stripes. Any flag
275 not meeting any one or more of these conditions shall be considered a banner sign and shall
276 be subject to regulation as such.
- 277 c. Square feet of wall frontage is defined as total square footage of wall surface, under the
278 roof, that faces the major access or right-of-way of the business. In the case of a business
279 located on a corner lot, square footage of wall frontage is the total square footage of wall
280 surface, under the roof, on the side of the business with the most square footage.
- 281 d. The PS column does not represent a zoning district. It applies to public signs permitted
282 under the zoning code, in all zoning districts.
- 283 e. This RO column applies only to lots in that portion of the RO district that abuts East
284 End Road, **Bartlett Street**, Hohe Street, and Pennock Street. Within this area, there is
285 allowed a maximum of 50 square feet total area of all signs (including the ground sign
286 referred to below), except incidental, building marker, and flags (see note (b) above). One
287 ground sign, with a maximum total area of 16 square feet, will be permitted per lot. Each
288 ground sign shall not exceed six feet in height, measured from the base to the highest portion
289 of any part of the sign or supporting structure.
- 290 f. **In the Medical District, only one freestanding sign is allowed per lot, except one**
291 **freestanding public sign may be additionally allowed. A freestanding sign may not**
292 **exceed 10 feet in height or 36 square feet in area.**
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Table 3. Permitted Sign Characteristics by Zoning District

Sign Type	RR	UR	RO	INS (a)	M	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS (e)
Animated (b)	N	N	N	N	N	P	P	N	P	N	P	P	N	N	N
Changeable Copy (c)	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Illumination Internal	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Illumination External	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Neon (d)	N	N	N	N	N	P	P	N	P	P	P	P	P	N	N

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297 Notes to Table 3:

- 298 a. The INS column does not represent a zoning district. It applies to institutional uses
- 299 permitted under the zoning code, in the RR, UR and RO zoning districts. Institutional is
- 300 defined as an established organization or corporation of a public, nonprofit, or public
- 301 safety/benefit nature, i.e., schools, churches, and hospitals.
- 302 b. Animated signs may not be neon or change colors or exceed three square feet in area.
- 303 c. Changeable copy signs must be wall- or pole-mounted, and may not be flashing.
- 304 d. Neon signs may not be flashing and may not exceed 32 square feet.
- 305 e. The PS column does not represent a zoning district. It applies to public signs permitted
- 306 under the zoning code, in all zoning districts.

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309 Section 4. HCC 21.10.020 Zoning District is hereby amended as follows:

310 a. The City is divided into zoning districts. Within each zoning district only uses and structures

311 authorized by this title are allowed.

312

313 b. The following zoning districts are hereby established:

Zone	Abbreviated Designation
Residential Office	RO

Zone	Abbreviated Designation
Rural Residential	RR
Urban Residential	UR
Central Business District	CBD
Town Center District	TCD
Gateway Business District	GBD
General Commercial 1	GC1
General Commercial 2	GC2
East End Mixed Use	EEMU
Marine Commercial	MC
Marine Industrial	MI
Medical	M
Open Space – Recreational	OSR
Conservation District	CO

314 c. The zoning district boundaries shall be as shown on the official Homer zoning map. [Ord.
 315 12-10 § 2, 2012; Ord. 08-29, 2008].

316

317 Section 5. The Homer Zoning Map is amended to transfer the parcels listed on the attached
 318 Exhibit A from RO zoning district to the M zoning district as shown on the attached Exhibit B.

319

320 Section 6. The City Planner is authorized to note on the Homer Zoning Map the amendments
 321 enacted by this ordinance as required by Homer City Code 21.10.030(b).

322

323 Section 7. Sections 1-4 of this Ordinance are of a permanent nature and general character and
 324 shall be included in the City Code. Section 5 is a non-Code ordinance of a permanent nature
 325 and shall be noted in the ordinance history of Homer City Code 21.10.030.

326

327 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this XX day of XXX, 2020.

328

CITY OF HOMER

329

330

331

KEN CASTNER, MAYOR

332

333 ATTEST:

334

335

336 MELISSA JACOBSEN, MMC, CITY CLERK

337

338 YES:

339 NO:

340 ABSTAIN:

341 ABSENT:

342

343 First Reading:

344 Public Hearing:

345 Second Reading:

346 Effective Date:

347

348

349 Reviewed and approved as to form.

350

351

352 City Manager

Michael Gatti, City Attorney

353 Date: _____

353 Date: _____

354

Exhibit A

Parcel ID	Legal Description
17505303	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 7
17505306	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 7
17505307	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 7
17505610	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 6
17505612	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2005061 FAIRVIEW SUB FLYUM ADDN LOT 2A BLK 6
17505614	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FAIRVIEW SUB NO 16 2010 REPLAT LOT 6-A2 BLOCK 6
17506106	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 10
17506205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 5
17506504	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 4
17505304	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 7
17505305	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 7
17506102	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 10
17506103	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 10
17506105	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 10
17506402	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 15 BLK 4
17506403	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 14 BLK 4
17506505	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 9 BLK 4
17506512	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 4
17506513	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 4
17513307	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 29-A
17513311	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 26-A1
17513323	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 7-A
17513324	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 8-A
17513329	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A
17513347	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2009018 BUNNELL'S SUB NO 22 LOT 22-A2
17506508	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 4
17506516	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB THE WEST 18 FT 7 IN OF LOT 7 & ALL OF LOT 8 BLK 4
17513223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE EAST PORTION THEREOF
17513225	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 27B
17513226	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 28B
17513313	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 24-A1
17513314	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 23-A1
17513319	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-A-1

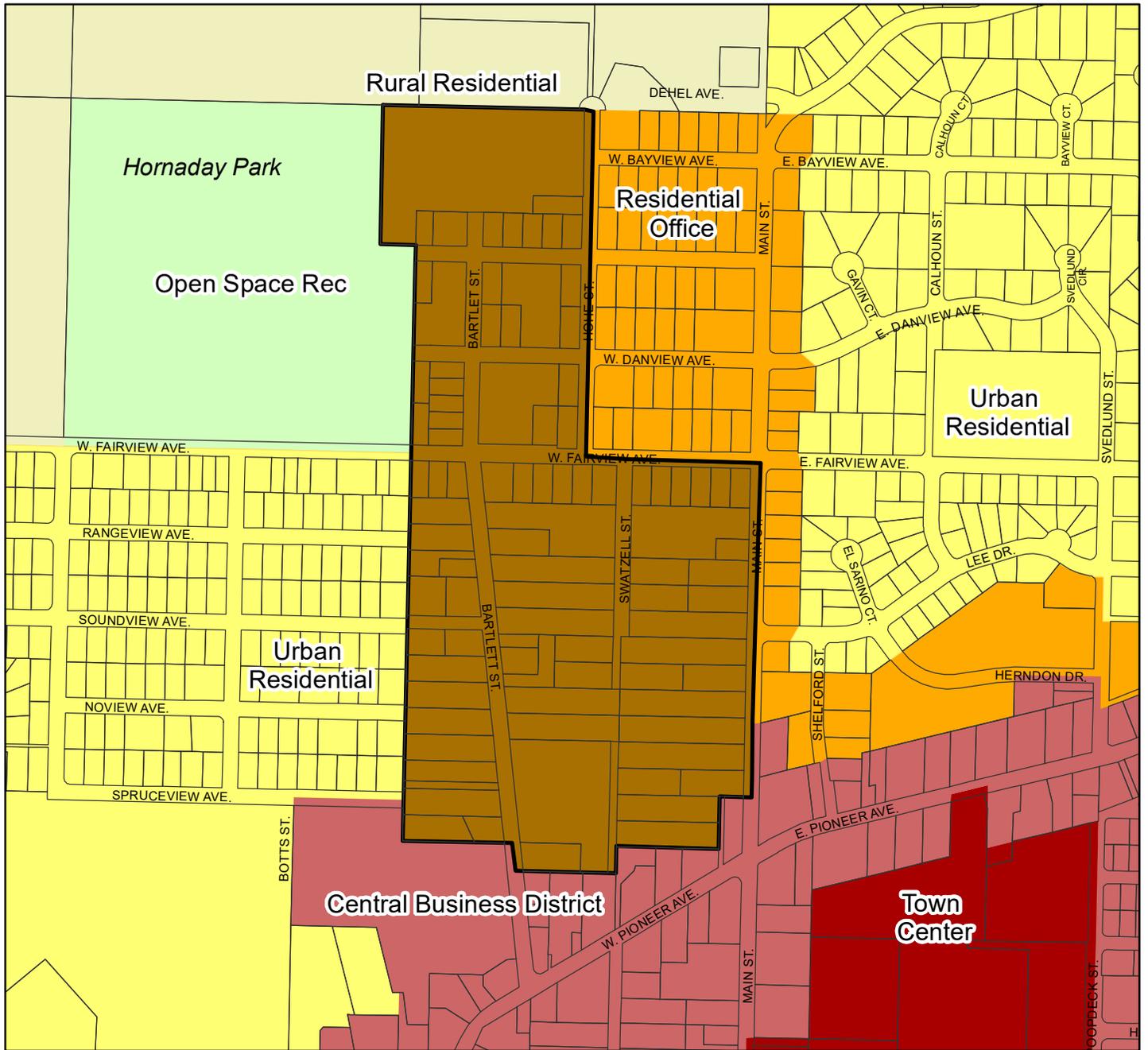
Exhibit A

Parcel ID	Legal Description
17513321	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 5-A-1
17513339	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-2
17513342	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C1
17513348	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-1
17514222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 50
17514223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 51
17504024	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2
17505205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2009043 FAIRVIEW SUB HALPIN ADDN LOT 2A BLK 8
17505509	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2004101 FAIRVIEW SUB 2003 ADDN LOT 1-A BLK 9
17505601	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 6
17505613	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FARIVIEW SUB NO 16 2010 REPLAT LOT 6-A1 BLOCK 6
17506104	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 10
17506107	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 10
17506212	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 2-A BLK 5
17506401	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 16 BLK 4
17506510	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 4
17506511	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 4
17513222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE WEST PORTION THEREOF
17513312	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 25-A1
17513318	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 2-A
17513325	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 9-A
17513326	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 10-A
17513327	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-A
17513330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-B
17513338	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-1
17514122	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB PTN OF LT 13 BEGINNING @SW CORNER OF LOT; TH N100 FT; TH E230 FT TO CTR OF STREAM BED BISECTING LOT; TH SE TO POINT WHERE STREAM CTR INTERSECTS SOUTH LINE OF LOT; TH W 283 FT TO POB
17531003	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-B
17531005	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 43-A
17531007	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-A
17531021	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0790131 HARBOR RIDGE SUB LOT 5 EXCLUDING SLOPE EASEMENT
17513217	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 44

Exhibit A

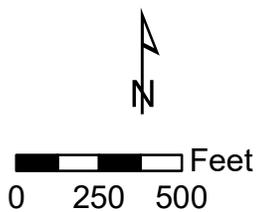
Parcel ID	Legal Description
17505202	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 8
17505302	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 7
17505501	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 9
17505605	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 6
17506101	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 10
17506210	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 5
17506211	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 9-A BLK 5
17506502	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 12 BLK 4
17506503	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 11 BLK 4
17506509	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 4
17513219	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 46
17513220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 47
17513221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 48 EXCLUDING SLOPE ESMT
17513306	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 30-A
17513316	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-C
17513317	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 1-A
17513320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-B-1
17513328	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B
17513343	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C2
17513344	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C3
17513349	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-2
17514220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 49 THE EAST PTN THEREOF EXCL SLOPE EASEMENT
17514221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000258 BUNNELLS SUB LOT 49 THE WEST PTN THEREOF
17513114	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780121 BUNNELLS REPLAT LOT 4 & N1/2 LOT 5 LOT 4-A
17531004	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-B
17531006	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-A
17531024	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0840094 HARBOR RIDGE SUB NO 2 LOT 1-A

Exhibit B



Legend Zoning Districts

-  Central Business District
-  Town Center
-  Rural Residential
-  Urban Residential
-  Residential Office
-  Open Space Rec
-  Medical District



City of Homer
Planning and Zoning Department

5/20/2020

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.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Planning Commission on Wednesday, September 2nd, 2020 at 6:30 p.m. via a virtual meeting webinar, on the following matter:

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE TO CREATE HOMER CITY CODE 21.17, MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.58.030, PERMISSION FOR COMMUNICATIONS TOWERS, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.60.060, SIGNS ON PRIVATE PROPERTY, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.10.020, ZONING DISTRICTS, TO INLCUDE THE MEDICAL DISTRICT; AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT.

The Planning Commission held a public hearing on this ordinance in June. Over the summer, the Commission continued to discuss the ordinance and made one additional change in the purpose statement of the district. A public hearing is being held on the ordinance and then it will be forwarded to the City Council for final action.

Anyone wishing to view the complete ordinance, attend or participate in the virtual meeting may do so by visiting the Planning Commission Regular Meeting page on the City's online calendar at <https://www.cityofhomer-ak.gov/calendar>. The meeting information and packet materials will be available by 5pm on the Friday before the meeting.

Visit the link above or call the City Clerk's Office to learn how to provide verbal testimony during the meeting via telephone or the Zoom online platform. Written comments can be emailed to planning@ci.homer.ak.us or mailed to Homer City Hall, 491 E. Pioneer Ave., Homer, AK, 99603. They may also be placed in the Homer City Hall drop box at any time. Comments must be received by 4pm on the day of the meeting.

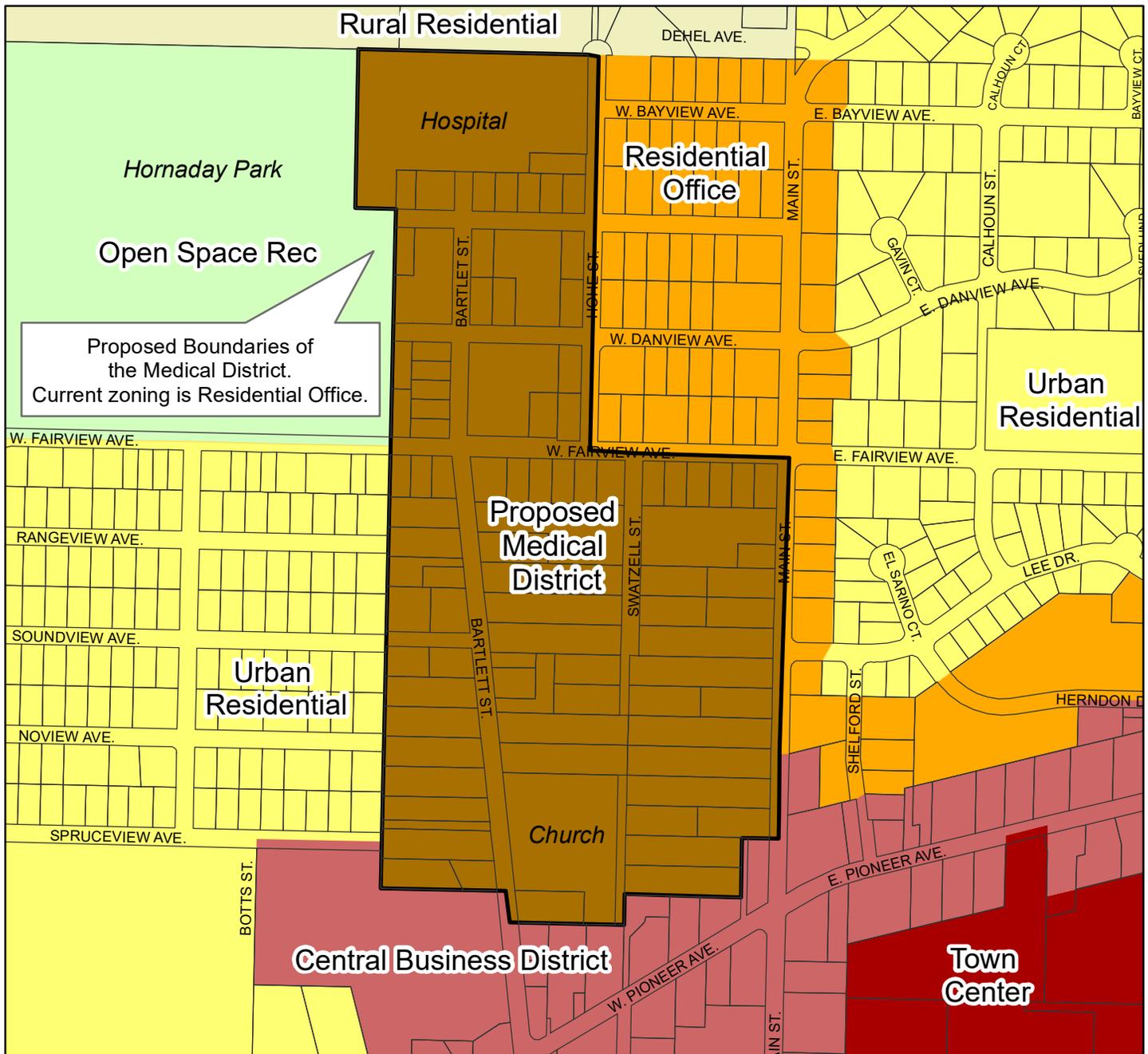
If you have questions or would like additional information about the proposal, please contact Travis Brown with the Planning and Zoning Office at 235-3106. If you have questions about how to participate in the virtual meeting, please contact Renee Krause with the City Clerk's Office at 235-3130.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROPOSED MEDICAL DISTRICT BOUNDARIES & PROPERTIES WITHIN 300 FEET OF MAIN STREET

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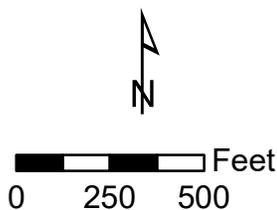
**MAP OF PROPOSED MEDICAL DISTRICT BOUNDARIES AND
CURRENT ZONING ON REVERSE**

Proposed Medical District Boundaries and Current Zoning



Legend

- Current Zones**
- Central Business District
 - Town Center
 - Rural Residential
 - Urban Residential
 - Residential Office
 - Open Space Rec
 - Medical District Boundary (up for public hearing)



City of Homer
Planning and Zoning Department

6/3/20

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