



Phase 2: Title 21 Update

for reference, Phase 1: *Homer Comprehensive Plan Update*

Homer Planning Commission Meeting

FOCUS: Specific Use Standards

July 16, 2025

What We'll Cover

- Introductions
- Project Goals
- Project Schedule & Stakeholder Engagement Update
- Specific Use Standards
- Next Steps & Closing Comments



Introductions



Shelly Wade, AICP
Molly Mylius

Dena'inaq ełnen'aq' gheshtnu ch'q'u yeshdu.
We live and work on the land of the Dena'ina.
Translation by J. Isaak and S. Shaginoff-Stuart

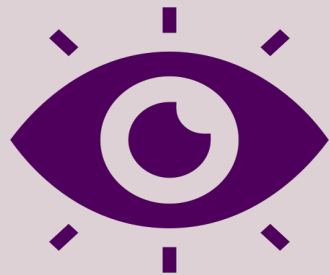


Erin Perdu, AICP
Lauren Walburg, AICP
Kribashini Moorthy, AICP

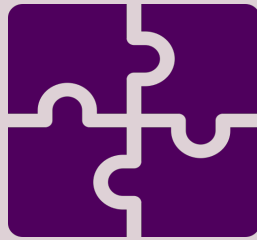
Code Revision Goals



Streamline development processes and increase predictability



Increase code clarity and flexibility



Better align the code with community plans



Consider natural hazards and preserve natural features



Simplify, reorganize, and add visuals to make the code more user friendly

Project Schedule

January – March 2025

- Launch Phase 2
- Compile background and gather initial feedback from City staff and Planning Commission
- Review existing code and identify updates

April – June 2025

- Meet with key stakeholders, partners, and Planning Commission to gather input
- Develop proposed code type and structure

*We are
here*

July – September 2025

- Gather input from public on potential changes
- Internal drafting of updated Title 21

*Oct 23rd
Community
Open House!*

October – December 2025

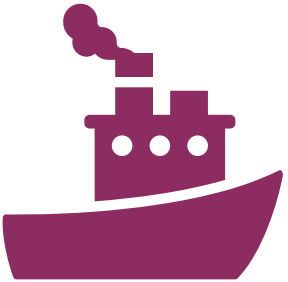
- Share code for public review
- Community open house
- Consider and incorporate revisions based on feedback
- *Code adoption process starts early 2026*

Ongoing: Monthly updates and/or work sessions with the Planning Commission and City Council

Stakeholder Engagement Update



- **Additional Interviews** with Planning Commissioners and Builders/ Developers unable to participate in a small group discussion.



- **Port and Harbor Advisory Commission** scheduled for August 27th (*rescheduled from June*).



- **Community Open House** tentatively slated for October 23rd, to coincide with release of the review draft the updated code.

Results from small group discussions and interviews are being summarized into a succinct Stakeholder Engagement Summary and will be posted to the project website.

Project Website

HomerT21CodeUpdate.com

Related Resources

Project Documents

- [Background Summary Report](#)
- [Zoning Code Audit](#)

Background Documents

- Homer City Code: [Current Title 21](#)
- Homer Comprehensive Plan: find the most current draft [here](#)

Planning Commission and City Staff Engagement Results

- June 18th, 2025: Planning Commission Regular Meeting – Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts
 - [View meeting materials](#)
- May 21, 2025: Planning Commission Work Session – Emerging Stakeholder Engagement Themes and Land Uses Discussion
 - [View meeting materials](#)



View results from past PC conversations, including June meeting

Share your Comments

Have ideas about what Homer's new zoning code should look like? What challenges have you had using the current code, or an idea for a new development that isn't possible right now? Click [here](#) to submit a virtual comment card to share your thoughts, or write in the adjacent comment box.

[Submit a Virtual Comment Card](#)

Your Thoughts on the Zoning Code

1. **General** – What issues have you encountered with the zoning code and related processes?

2. **Specific Example of Your Experience** – Describe a situation where the zoning code was an obstacle to a project you wanted to do or see. When and what was the obstacle?

3. **Understanding & Access** – What parts of the zoning code are hard to understand? Are there topics where information is hard to find?

4. **Approval/Permitting Process** – What is working well with the approval/permitting process? What are some areas for improvement?

Virtual
comment
card
excerpt

Specific Use Standards

Reminder

Some already exist in Homer's ordinances

- Large retail
- Townhouses
- Mobile Homes

Extra layer of protection from negative impacts without Planning Commission review

Recommended changes for some uses: CUP to Permitted with Standards



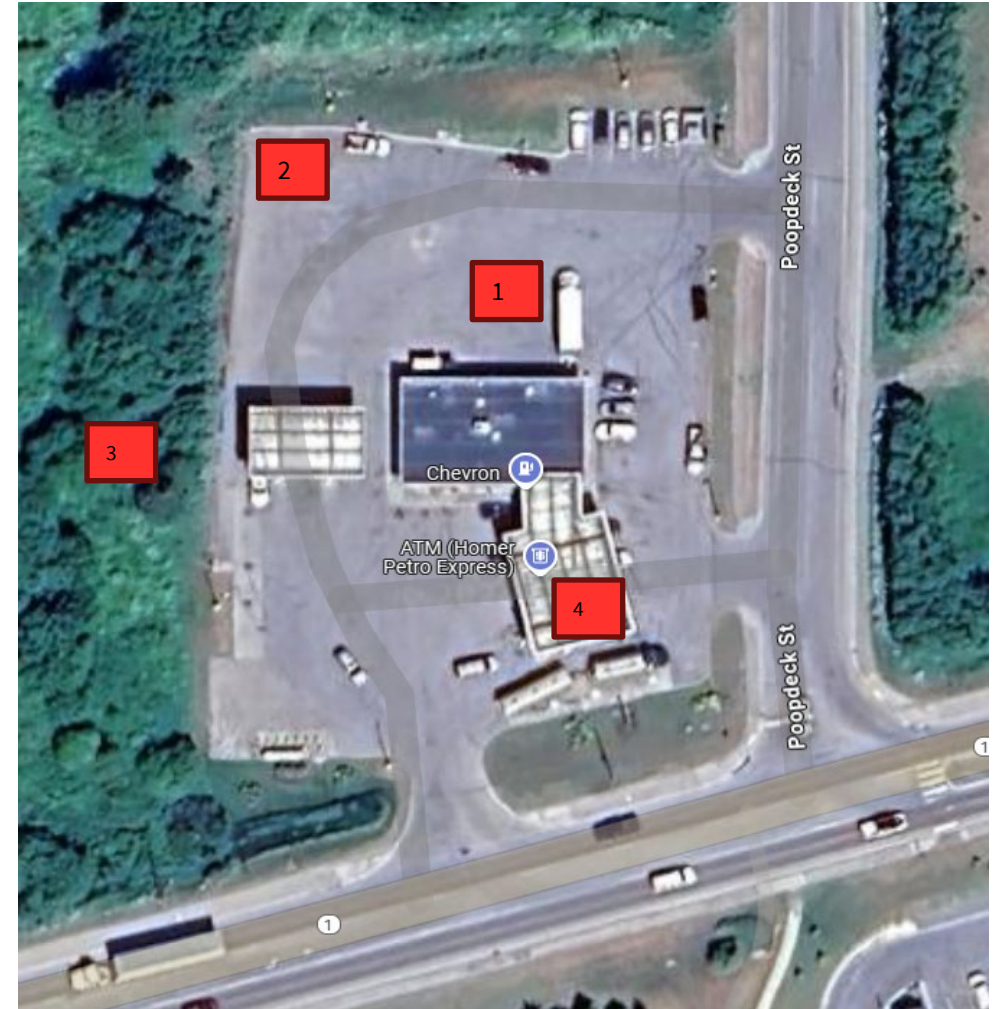
How Specific Use Standards Work

Provide criteria for uses with larger potential impacts.

Review concurrent with zoning permit or site plan.

Example: Auto Fueling/Repair

1. Truck traffic/parking
2. Parking for repair vehicles
3. Screening
4. Lighting/signage on canopies



Uses with Existing Standards

Multi-Family Dwellings

- Consolidate
- Minimum lot size
- Setbacks
- Height
- Site development standards

Townhouses

- Remove distance requirements
- Allow more than one unit on a lot
- Increase height maximum



Uses with Existing Standards

Large Retail

- Standardize process (no additional meetings)
- Revise “community and economic impact report”
- Apply standards to all large format development



New Use Standards

- Auto Fueling and Repair
- Drive-Throughs
 - Equipment
 - Setbacks and buffers
 - Operating hours
 - Layout
- Worker Housing
 - Structure types
 - Occupancy limits
- Outdoor Storage
 - Setbacks
 - Buffers, screening



Questions:

- Other uses that need standards?
- Other standards or impacts that should be included?

Next Steps & Closing Comments

What's Up Next?

- **In progress:** Preparing stakeholder engagement summary.
- **August 27th:** Port and Harbor Advisory Commission T21 introduction and initial discussion.
- **August – October:** Revised Code Drafting!
- **September:** Planning Commission review of Revised Draft Code (and redlined version of existing code to show recommended changes).
- **October 23rd:** Community Open House.

Thank you! Questions, Comments?

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