

January 27, 2022

Public Comment CUP 22-01 for February 2, 2022
Planning and Zoning Commission
City of Homer, Alaska

Dear Council Members,

As 18 year residents of Homer, registered voters and property owners, we stand opposed to the granting of conditional use permit 22-01 for 323 Mountain View on the grounds that it will add to the growing problem of increased density in this area and from which we are located only four houses away.

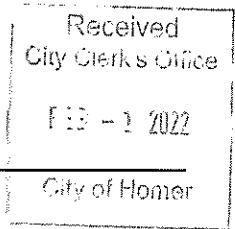
Additionally and in a related matter, we would like to request clarification within the city code as to current acceptable and legal density standards. Currently, there appears to be a large uptick in multiple persons inhabiting several single residences on Mountain View, which would seem to make such residences no more than apartment buildings if in fact, what we suspect is true.

We would also request that the council address the growing use of residential properties as Air BnB's, a practice which also increases density and is very disruptive to the integrity of our neighborhood.

Respectfully,

William D. and Marianne Schlegelmilch
4470 Kachemak Way
Homer, Alaska 99603

copy: Homer City Council



William S. Walters

P.O. Box 2224 Homer, Alaska 99603-2224

NOTICE of OBJECTION to CUP 22-01

(Lot 2, Block 5, Anderson 1976 Subdivision)

There is no need for a conditional use permit on this lot. The urban Residential district authorizes a single primary structure. The requirements of the UR district need not and should not be violated By Mr Gill.

The applicant can easily comply with code by joining the two proposed structures together with a resultant single residential building that can accommodate his proposed uses. Unfortunately, Mr Gill has gone to considerable expense in preparing plans for his non conforming use. There is no reason he cannot modify his plans to comply with the UR district by merging the two buildings.

This density will impact the neighborhood and will set a bad precedent for other property owners wishing to circumvent the zoning district standards in our neighborhood.

Please deny the CUP and encourage Mr Gill to comply with current zoning by either converting the project into a single unit or abandon the project at his discretion.


William Walters

1 February, 2021

xc: City Council



City of Homer

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Memorandum

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Travis Brown, Planning Technician
DATE: 2/2/2022
SUBJECT: As-built Requirement Update

Rick asked me to update the Commission on administration of the as-built requirement which was adopted in February 2020. As you may recall, all zoning permits issued since then have a requirement to submit a surveyor-drawn as-built upon project completion. Since zoning permits typically expire 18 months following the issue date, this is the timeframe we use to determine compliance.

2020 permits

There were 62 zoning permits issued in 2020. In July 2021, when the first of those permits were nearing expiration, a letter was sent to applicants reminding them to submit the required as-builts. We have received 16 as-builts, in total, since then. As of now, 21 of the permits have expired, for which we've received 9 as-builts. This leaves 12 outstanding projects which are either out of compliance or were not completed. In the coming weeks, I will follow up with those applicants to close out the permits/pursue compliance. As for the remaining 50 permits yet to expire, I will be sending a 2nd reminder letter in the coming weeks.

2021 permits

There were 61 zoning permits issued in 2021. I will be sending the first reminder letter in the coming weeks. Going forward, I intend to send an additional notice to those permits nearing expiration, on a quarterly basis. This will hopefully increase the response we're getting so that permits are not reaching expiration as they did with some of the 2020 permits. We hope to incorporate an automated notice system when we roll out the new permitting software this year.