



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

Memorandum Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: APRIL 3, 2024
SUBJECT: SUPPLEMENTAL

8. PUBLIC HEARINGS

8. A. Staff Report 24-014, Request for Conditional Use Permit CUP 24-04, More than one building containing a permitted principal use on a lot and No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit at 1061 East End Road.

Application with Site Plan and Elevation Drawing
Fenced outdoor play areas site plan
Compliance Review of Homer Comprehensive Plan
Public Notice and Map

Page 3
Page 10
Page 12

11. NEW BUSINESS

- 11.A. Review of Draft Transportation Plan with Planning Commission Comments
Memorandum from Community Development Director as backup

Page 14

12. INFORMATIONAL MATERIALS

12. D. Public Comment received regarding Comp. Plan Steering Committee

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Applicant

Name: JASON WEISSER Phone No.: 907-399-8084
Address: 4063 PENNOCK ST Email: Jasonweisser@aci.net

Property Owner (if different than the applicant):

Name: Church on the Rock Homer Phone No.: 907-235-2689
Address: P.O. Box 2689 Email: office@cotrhomer.org

PROPERTY INFORMATION:

Address: 1061 East End Rd Lot Size: 2.33 acres KPB Tax ID # 17705421
Legal Description of Property: HA Mattox 2023 Replat Lot 14D

For staff use:

Date: _____ Fee submittal: Amount _____
Received by: _____ Date application accepted as complete _____
Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				x3	x	x	x	x			x	

Circle applicable additional permits. Planning staff can assist with these questions.

- Y/N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: _____
- Y/N Will development trigger a Development Activity Plan?
Application Status: _____
- Y/N Will development trigger a Storm Water Plan?
Application Status: _____
- Y/N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- Y/N Is development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- Y/N Do the project require a traffic impact analysis?
- Y/N Are there any nonconforming uses or structures on the property?
- Y/N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- Y/N Does the site have a State or City driveway permit? Status: _____
- Y/N Does the site have active City water and sewer permits? Status: _____

Conditional Use Permit Application Questions. Use additional sheets if necessary.

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

Current use Type of 106 East End Rd is Institutional.
Existing Building #1 is 672 st and is used as Office Space
Existing Building #2 is 4904 st and is split use between
assembly and office space

2. What is the proposed use of the property? How do you intend to develop the property?

Attach additional sheet if needed. Provide as much information as possible.

The proposed use of the New building is to be a day care/child care facility
The portion to be developed will be the original property known as 1091 East End Rd
(Now replatted into one property). The building site, parking spaces, along
with required fenced green spaces will be developed.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

Section 4 of HCC 21.16.030 allows for Day care facilities in ZONE RO

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

Code Allows for Day Care facilities in Zone RO so long as the out-door play Area is fenced

- c. How will your proposed project affect adjoining property values?

+ Believe that this development will have no change to surrounding property values. Due to the fact that most of the surrounding properties are currently developed and in use as commercial + Institutional property.

- d. How is your proposal compatible with existing uses of the surrounding land?

The Majority of the surrounding properties are commercial and Institutional and the proposed project will be the same.

- e. Are/will public services adequate to serve the proposed uses and structures?

Public services are adequate for the proposed structure and its usage.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

This proposed building and its usage fit within the desired neighborhood character. The traffic flow will be aided by the use of two outlets to include East End Rd and Fenwick St. This will disperse traffic evenly.

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:

CIRCLE ONE:

Owner of record

Lessee

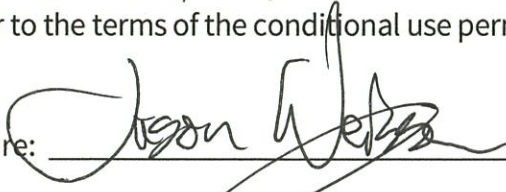
Contract purchaser

Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

(a) apply for the conditional use permit, and

(b) bind the owner to the terms of the conditional use permit, if granted.

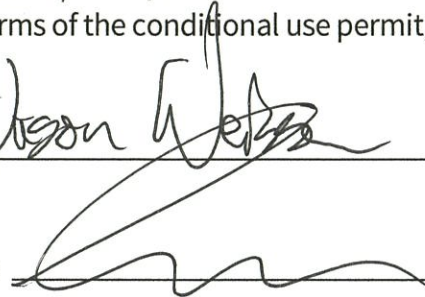
Applicant signature: _____



Date: _____

3/8/2024

Property Owner signature: _____



Date: _____

3/6/2024

g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

The Proposed Building and usage will be a positive to the city of Homer as Day Care facilities are in high need.

h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

- 1. Y/N Special yards and spaces
- 2. Y/N Fences, walls and screening
- 3. Y/N Surfacing of parking areas
- 4. Y/N Street and road dedications and improvements (or bonds)
- 5. Y/N Control of points of vehicular ingress and egress
- 6. Y/N Special provisions on signs
- 7. Y/N Landscaping
- 8. Y/N Maintenance of the grounds, buildings, or structures
- 9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
- 10. Y/N Time for certain activities
- 11. Y/N A time period within which the proposed use shall be developed
- 12. Y/N A limit on total duration of use
- 13. Y/N Special dimensional requirements such as lot area, setbacks, building height
- 14. Y/N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 13

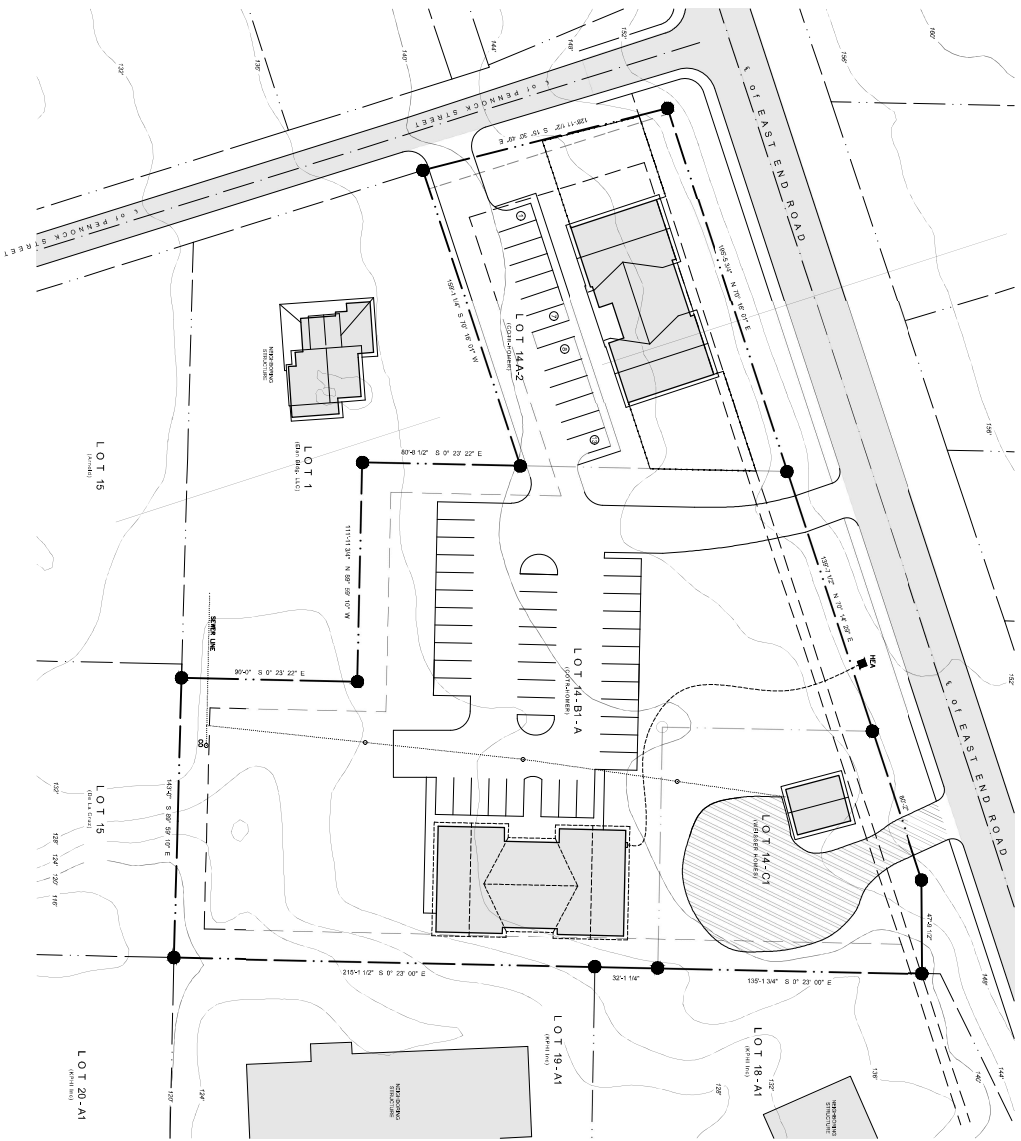
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)

2. How many spaces are shown on your parking plan? 13

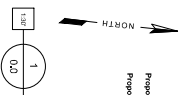
3. Are you requesting any reductions? NO

CHURCH of the ROCK CHILDREN'S CENTER
 8
 1061 East End Road
 Homer, Alaska 99603

Project Title: COTR 23
 Sd4 Date: 16 NOV 23
 Drawn by: ABR
 Revisions:

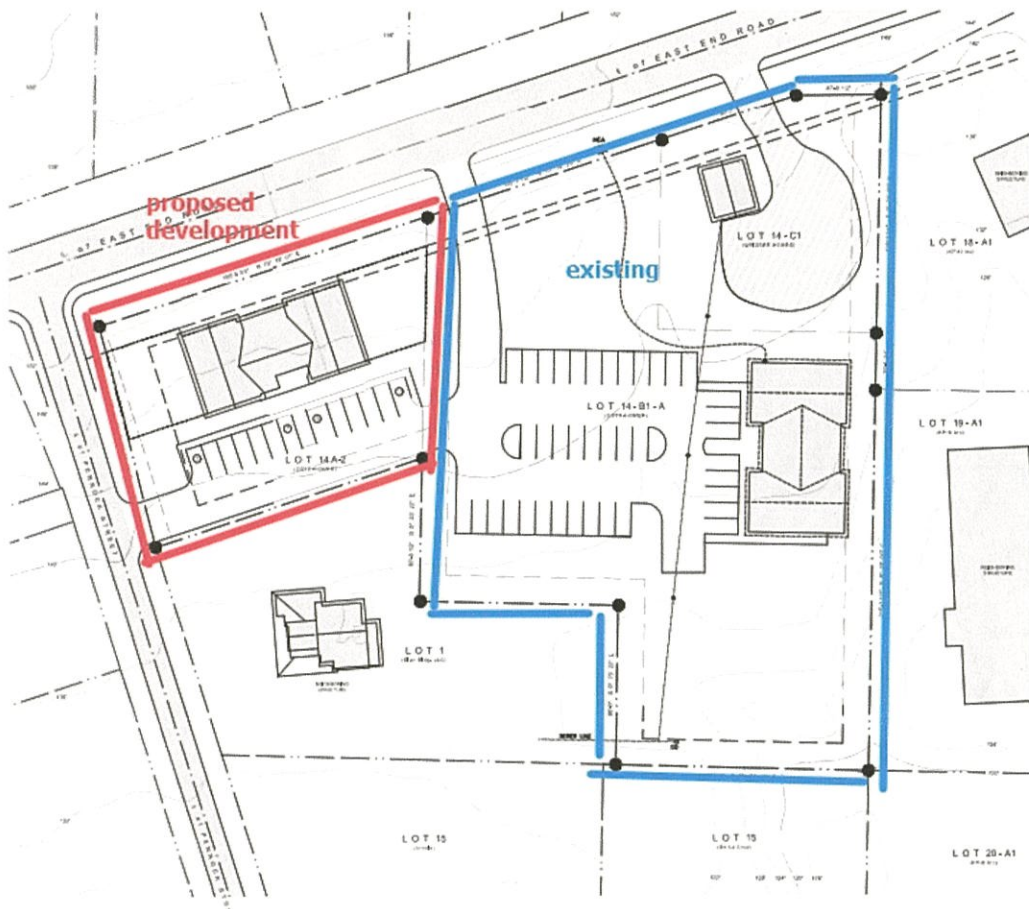


Project Address: 1061 East End Road Homer, Alaska 99603
Owner: Church of the Rock Homer, POB 3080, Homer, Alaska 99603
APN: 173024411
Legal Description: 7.26 S. 11.18' Section 17 of the General Meridian of the Homer Planning District, 44th and 200th E - AA Major Subdivision, Parcel No. 14-01-01, Ld# 14-01.
Zoning: per City of Homer - Residential Office (RO) District
SETBACKS: 25' from dedicated right-of-way, 15' from all other lot boundaries (non-dedicated)
HEIGHT: 35' maximum building height
Proposed Use(s): Educational
Proposed Sign Code: V-4 (non illuminated) wood frame with concrete foundation



SITE PLAN

NOTE: DRAWINGS PRINTED ON 11" X 17" SHEETS ARE HALF THE INDICATED SCALE.



wing nut
 P.O. Box 1191
 Homer, Alaska 99603
 907.296.2277 c

CHURCH of the ROCK CHILDREN'S CENTER

1001 East End Road
 Homer, Alaska 99603

Project Address: 1001 East End Road Homer, Alaska 99603
Owner: Church of the Rock - Homer, P.O. Box 2680, Homer, Alaska 99603
APN: 177A0411
Legal Description: 7.66 S. R. 02 W. Section 17 of the Swinomish Island of the Homer Recreating District, 1/4 NW 20000' x 1/4 NW 20000' Subdivision, Homers Place Addition No. 1, LR 16407.
Zoning: per City of Homer - Residential Office (RO) District
SETBACKS: 25 feet dedicated easements, 15 feet all other easements from residential; 30 feet maximum building height
Proposed Use(s): E (Educational)
Proposed Risky Const.: V-8 four sided wood frame with concrete foundation

Project Title: COTR 23
Set Date: 16 NOV 23
Drawn by: ADR
Revisions:

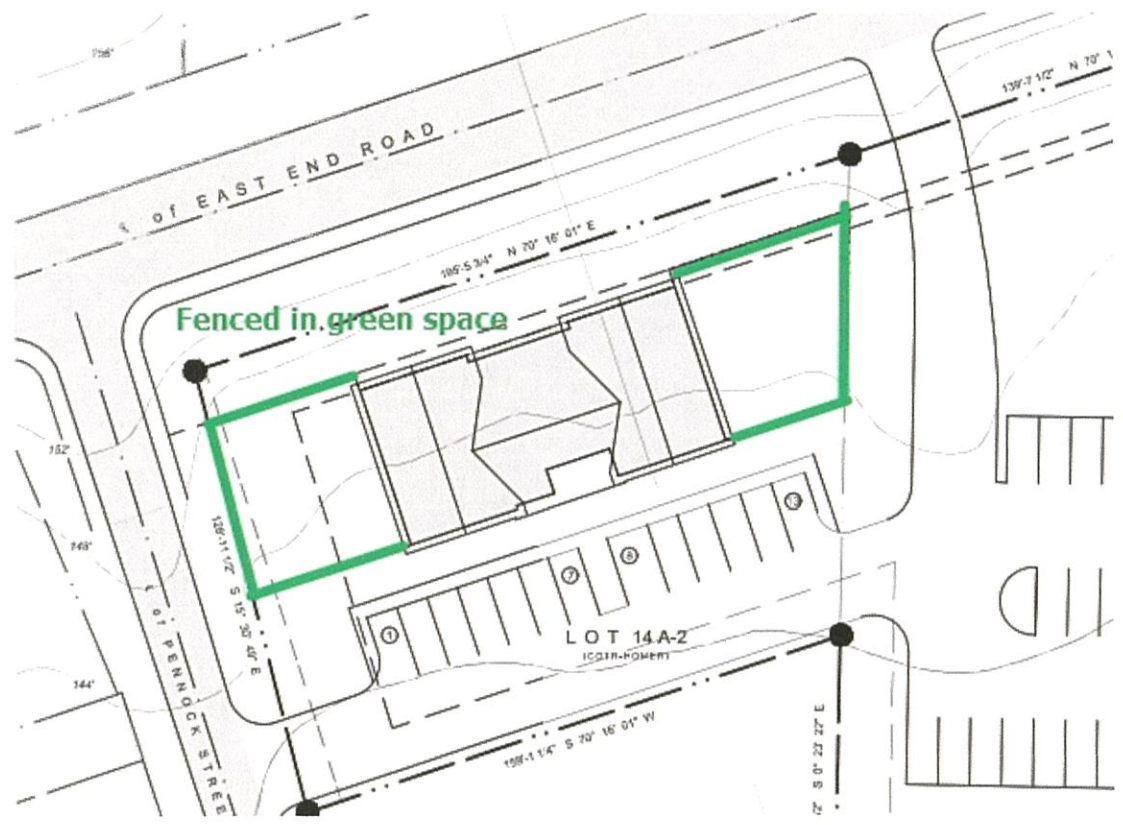


SITE PLAN



NOTE: DRAWINGS PRINTED ON 11" X 17" SHEETS ARE HALF THE INDICATED SCALE.

INFO
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Public hearings on the matters below are scheduled for Wednesday, April 3, 2024 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.

A request for Conditional Use Permit (CUP) CUP 24-04 per HCC 21.16.030 (g), More than one building containing a permitted principal use on a lot and per HCC 21.16.040 (e) No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit. The applicant proposes a Day Care Facility at 1061 East End Road, T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2023037 A A MATTOX 2023 REPLAT LOT 14D

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: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

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 March 29, 2024 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 comments must be received by 4pm on the day of the meeting.

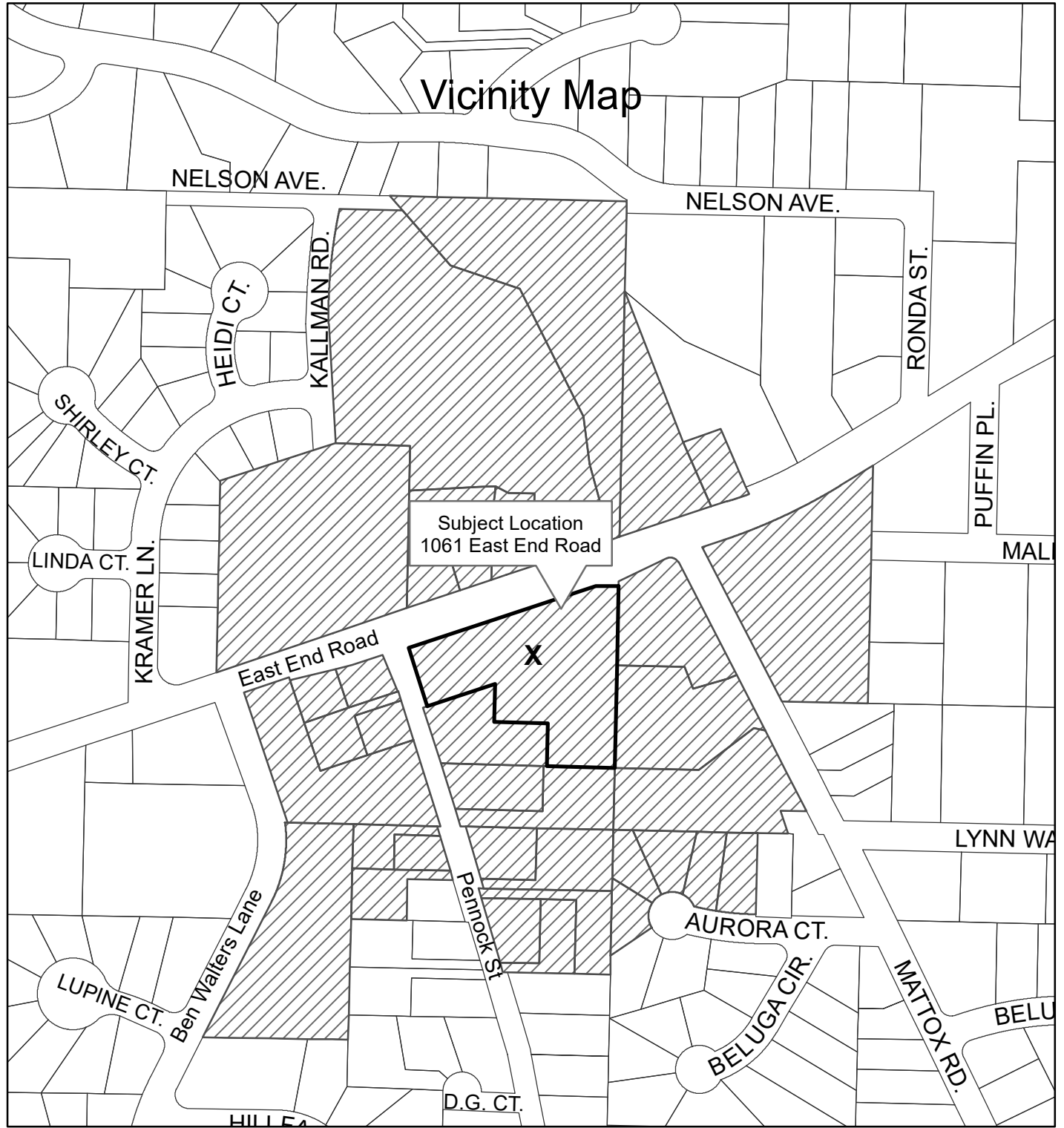
If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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



VICINITY MAP ON REVERSE

Vicinity Map

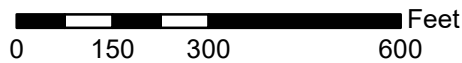


City of Homer
Planning and Zoning Department

3/18/24

Request for CUP 2024-04

Marked Lots are w/in 300 feet
and property owners notified



*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.*

Staff Report PL 24-016

TO: HOMER PLANNING COMMISSION
THOROUGH: RYAN FOSTER, AICP, CITY PLANNER
FROM: JULIE ENGBRETSSEN, COMMUNITY DEVELOPMENT DIRECTOR
DATE: APRIL 3, 2024
SUBJECT: TRANSPORTATION PLAN

Introduction

At the March 6, 2024 Regular Meeting, the Commission agreed to review the plan draft individually and submit recommendations, concerns or comments to staff for review and discussion at the April 3, 2024 meetings, and then conduct the Public Hearing on May 1, 2024. The entirety of comments provided by Commissioners has been provided in the April 3, 2024 meeting packet. The table below is a synopsis of the actionable comments received from commissioners. Commission can discuss and vote on these changes for incorporation into the draft. Approved changes would be included in the Public Hearing May 1.

Commissioner Comment	Section	Page
Electric vehicle charging infrastructure may be needed. I would note that “may” should be changed to “will.”	What improvements are needed	p.13
This page contains a good summary of current transit options in Homer. I think what is missing is mention of an option of providing a shuttle to the Harbor area from the city core area. This would relieve parking on the Spit.	Transit	p.20
Needed language speaking to the necessity of COH and ADOTPF cooperation and joint planning for roads in the COH (and broader) area.	Objective 3D	p.37
Connections into Homer from outlying areas (the Diamond Creek Underpass is an example of this type of connection).	P4S Priorities for walking and biking	p.45

Recommendation:

Make a motion on any changes to the plan for inclusion at the May 1, 2024 Public Hearing. After the hearing, the Commission will make recommendation on approval of the plan to the City Council.

Alan Parks
907-399-3096,
alan@alanswatertaxi.com

April 1st, 2024

Steering Committee
Kathryn Carssow, Chair

I attended the community open house regarding the comp plan rewrite at I & O last week.

I found the opening comments of the organizers refreshing, hearing the acknowledgement of the first people.

From the opening comments of the organizers, I understand the process and ruff timeline as follows,

Gather input from the community through,

- The meeting last week on (3/28).
- Meet with community organizations (mentioned, they have met with Homer Chamber of Commerce already).
- Based on the community input gathered on 2/28, at meetings with community organizations, talking to community stakeholders, three separate visons depicting the future of Homer would be produced using visuals such as drawings, renderings, models etc... What would Homer look like in 20 years? based on comp plans written with three separate scenarios,
 1. No growth
 2. Moderate Growth
 3. Lots of Growth
- Present the visuals and other findings at a community open house in May.
- Receive additional community input through meetings, surveys, interactive map, make revisions, more community input, revisions etc...
- Adoption of rewritten comp plan winter 2024.
- Draft ordinances supporting the adopted new comp plan, 2025.

Is my understanding of the process and timeline basically, correct? Please add anything I might have missed.

I have reviewed the schedule on the Homer Comp Plan Update website, based on what I heard at the community open house, the website it is not updated, or I have it wrong.

Thank you,
Alan Parks

cc: Mayor & Homer City Council, Planning Commission.