



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto: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: JUNE 19, 2024  
SUBJECT: SUPPLEMENTAL

---

### 8. PUBLIC HEARINGS

8. B. Staff Report 24-028, a request for Conditional Use Permit (CUP) CUP 24-09 per HCC 21.22.030 (a), More than one building containing a permitted principal use on a lot. The applicant proposed twenty-five single-family dwellings at 955 Sterling Highway. T 6S R 13W SEC 19 SEWARD MERIDIAN HM GOVT LOT 3 EXCLUDING YUKON VIEW SUB

1. Public Comment Received

**Page 3**



**From:** [janie leask](#)  
**To:** [Department Clerk](#)  
**Subject:** CUP 24-09  
**Date:** Monday, June 17, 2024 4:08:24 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Mayor Castner and Members of the City of Homer Planning Commission

My comments address a requested Conditional Use Permit (CUP) CUP 24-09 in which the applicant proposes 25 single-family rental units consisting of a mix of one-, two-, and three-bedroom units on what is now vacant land.

I understand we need affordable housing to support area businesses, including the hospital yet I have some questions and concerns about this particular development which I think is near a parcel the City was considering for a Multi-purpose Community Recreation Center. I believe the parcel under consideration for a community center was removed from the list because of safety/highway concerns.

In the drawing, I saw the 25 housing units, 52 parking spaces, and 4 storage units, but I didn't see any common areas - i.e. playgrounds for children. The parcel is across the highway from Homer Elementary School which has a playground but children would have to cross the highway to get there which raises safety concerns. Is the City planning on installing a stoplight?

I've also heard concerns about bluff erosion and assume this has been looked into yet I see one of the conditions states that "the Homer Fire Chief strongly encourages the applicant to place a safety fence along the cliff that will discourage or prevent kids from getting close to the edge and potentially falling over the edge. We have minimal resources to provide a technical rescue operation of this nature, and a fall from that location could result in serious injury or worse."

I don't pretend to know the planning process the Commission and City will go through to approve a development like this. I simply assume/hope whatever process/due diligence is done is addressing these questions.

Respectfully submitted,

Janie Leask  
Homer Resident