



City of Homer

www.cityofhomer-ak.gov

Planning

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: JANUARY 15, 2025
SUBJECT: SUPPLEMENTAL

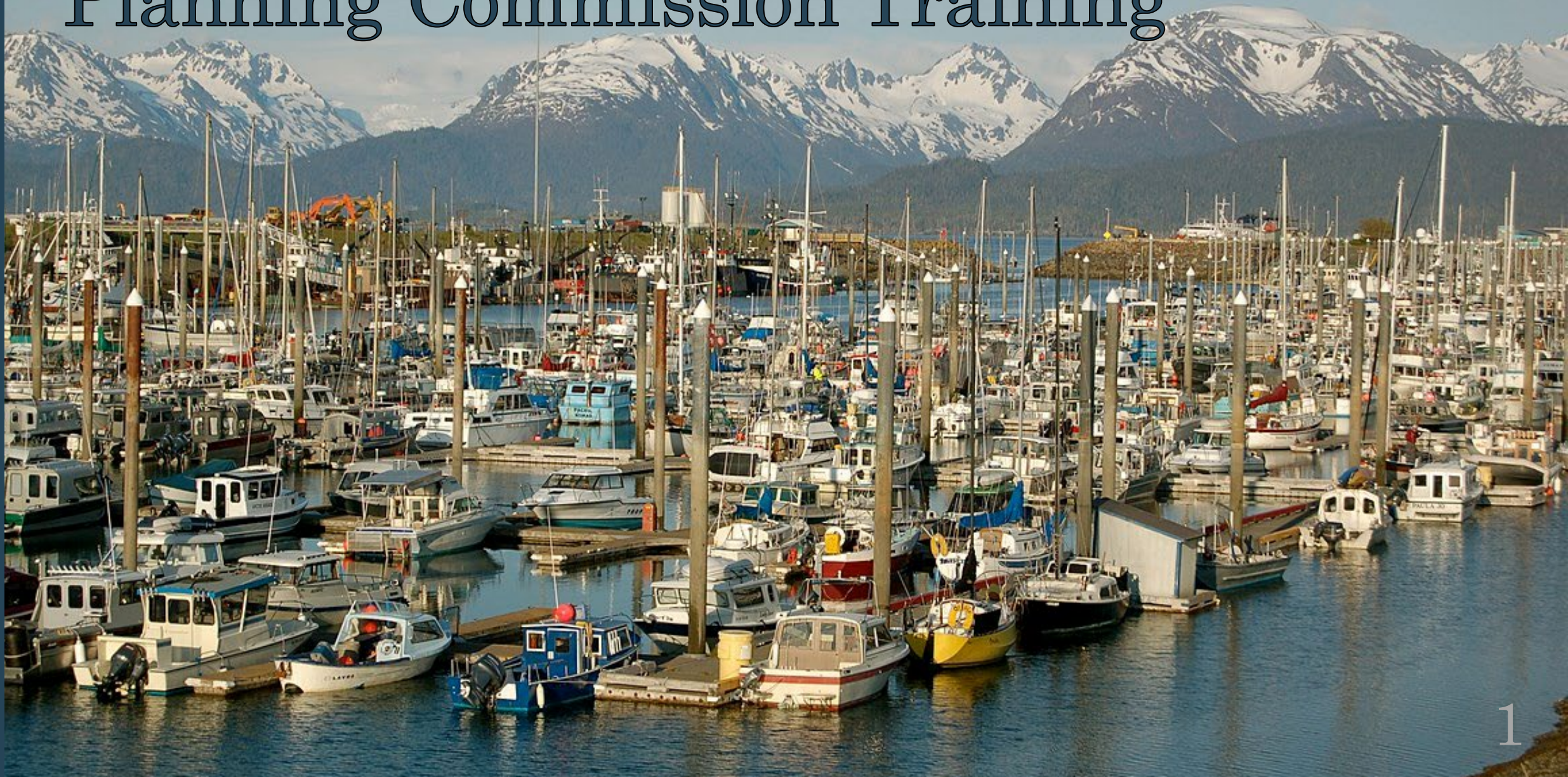
3. DISCUSSION TOPIC(S)

3. B. Planning Commissioner Training by Ryan Foster, City Planner

1. City of Homer: Planning Commission Training PowerPoint

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City of Homer: Planning Commission Training



Agenda

- Comprehensive Plan
- Title 21 Zoning Code
- Value of Planning
- Land Use Trends
- Mobility Trends
- Housing Trends
- Development Process
- Roles & Responsibilities



Comprehensive Plan

- High level, long-range policy document that guides decisions about the physical development of the City
- Articulates the vision, the goals, and the aspirations of the community
- Aims to be practical and useful for its many users
- Managed by Planning Staff, Planning Commission, and City Council

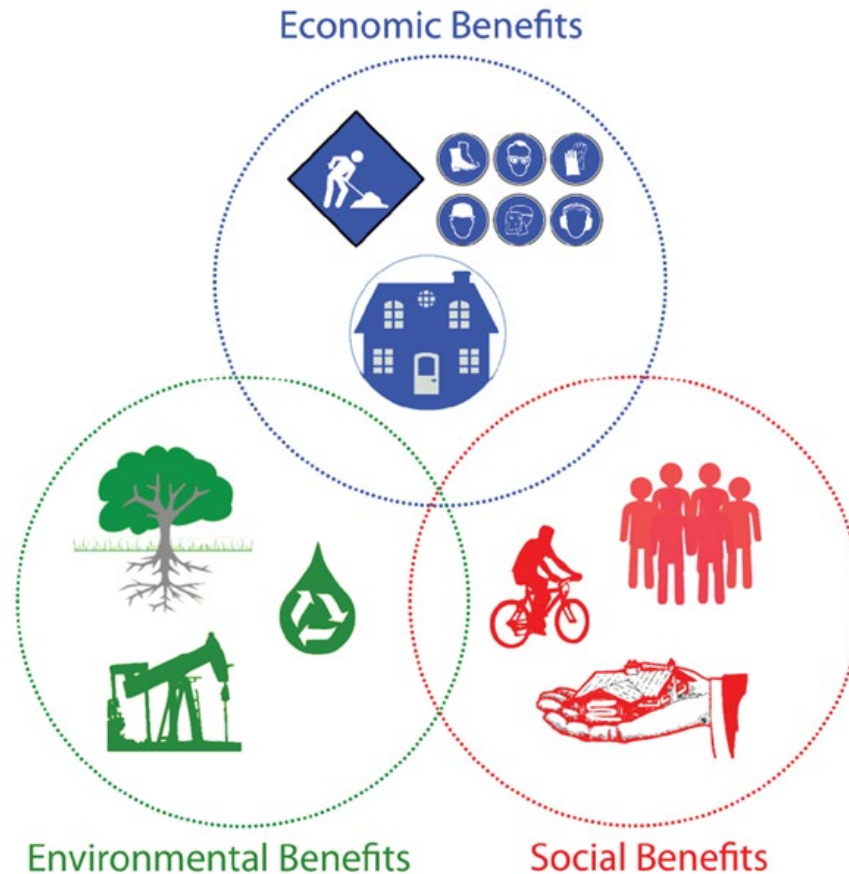


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- City of Homer Zoning Map**
- March, 2024
- Scale: 0 0.25 0.5 1 Miles
- Abbreviations:
 MC = Marine Commercial
 MI = Marine Industrial
 OSR = Open Space Recreation
 CONS = Conservation
- Legend**
- Zone**
- Gateway Business District
 - Central Business District
 - Town Center
 - General Commercial 1
 - General Commercial 2
 - East End Mixed Use
 - Marine Commercial
 - Marine Industrial
 - Open Space Rec
 - Conservation
 - Bridge Creek Watershed
 - Rural Residential
 - Urban Residential
 - Medical
 - Res Office
 - Urban Residential Office
 - Urban Residential
 - Town Center
 - Central Business
 - Open Space Rec
 - General Commercial 1
 - General Commercial 2
 - Rural Residential
 - RR
- Other Symbols**
- Scenic Gateway Corridor Overlay
 - Small Boat Harbor Overlay
 - City Limits
 - Section Lines
- Ordinance No. Date**
- | | |
|-------|----------|
| 83.07 | 07/15/83 |
| 83.30 | 12/19/83 |
| 84.30 | 10/22/84 |
| 85.10 | 02/28/85 |
| 85.15 | 02/28/85 |
| 86.23 | 05/28/86 |
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| 87.00 | 05/28/86 |

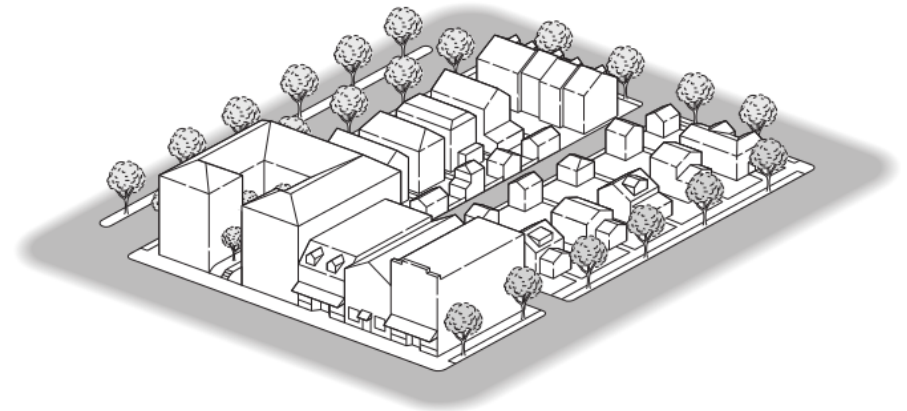
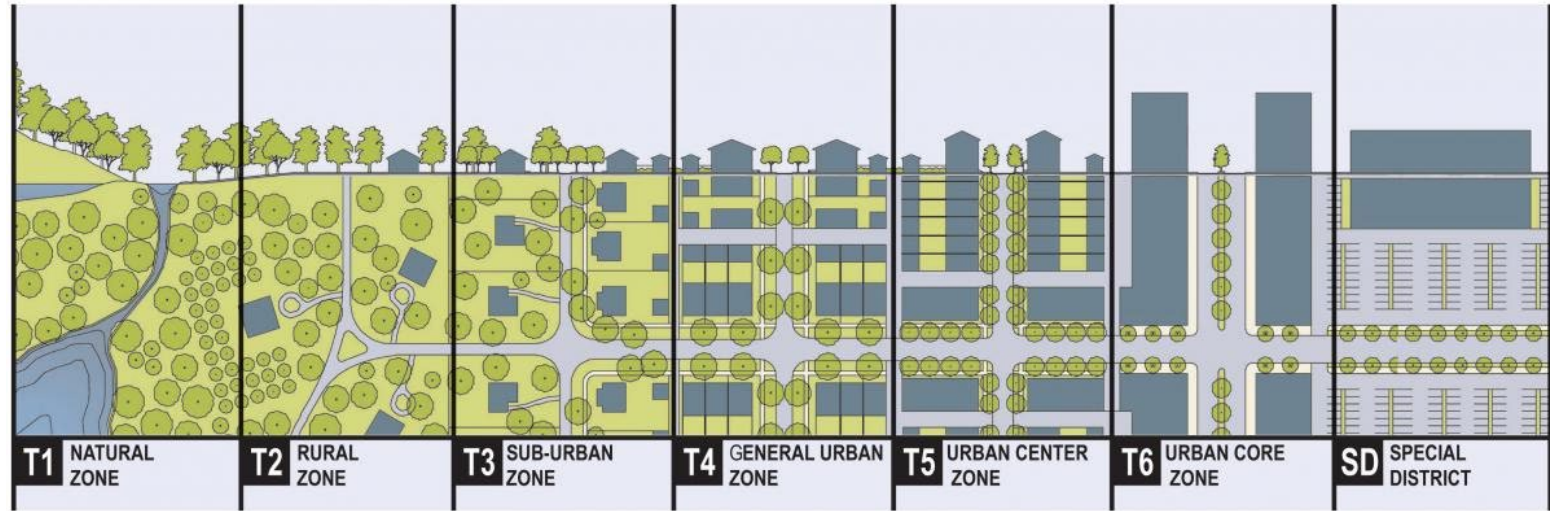
Value of Planning

- One way to think about the benefits of sound planning is through the “triple-bottom line” lens of sustainability assessment
- That is, communities invest in planning because it has social, economic, and environmental benefits, and these multidimensional benefits of planning typically far outweigh the costs of inaction
- Public safety



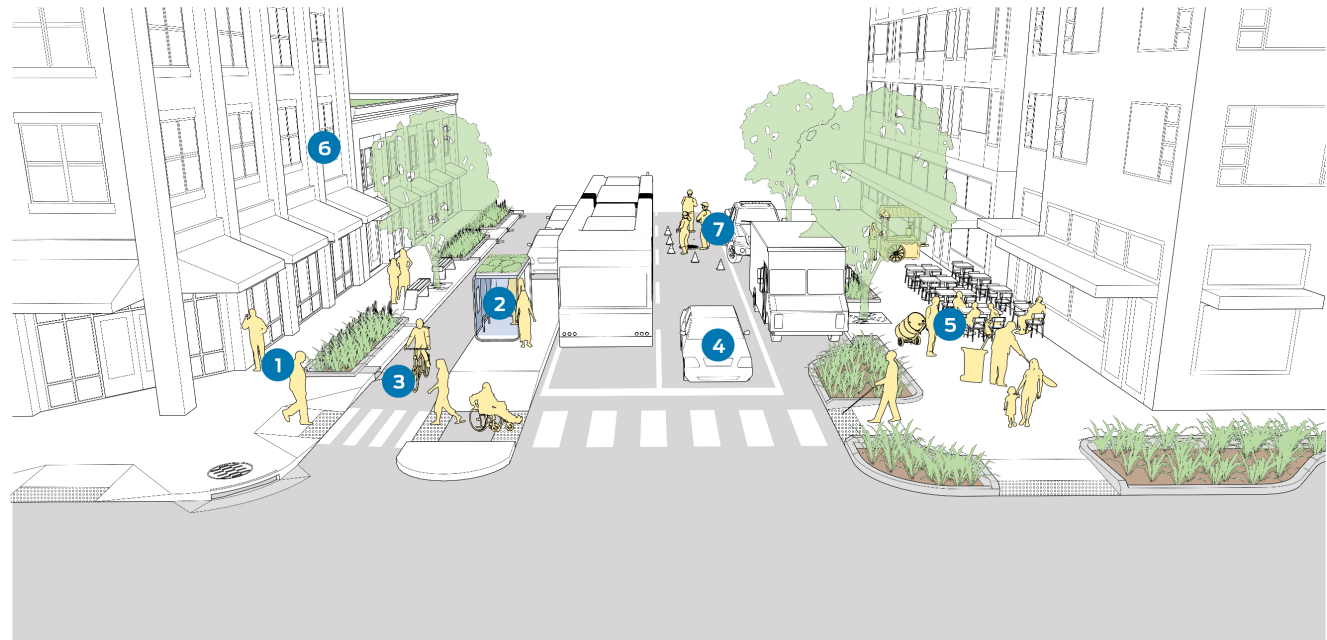
Land Use Trends

- Form Based Zoning
- Zoning for Mixed Use (Housing)
- Density
- Placemaking
- Capital Improvements Program
- Green Infrastructure
- Sustainability
- Economic Development



Mobility Trends

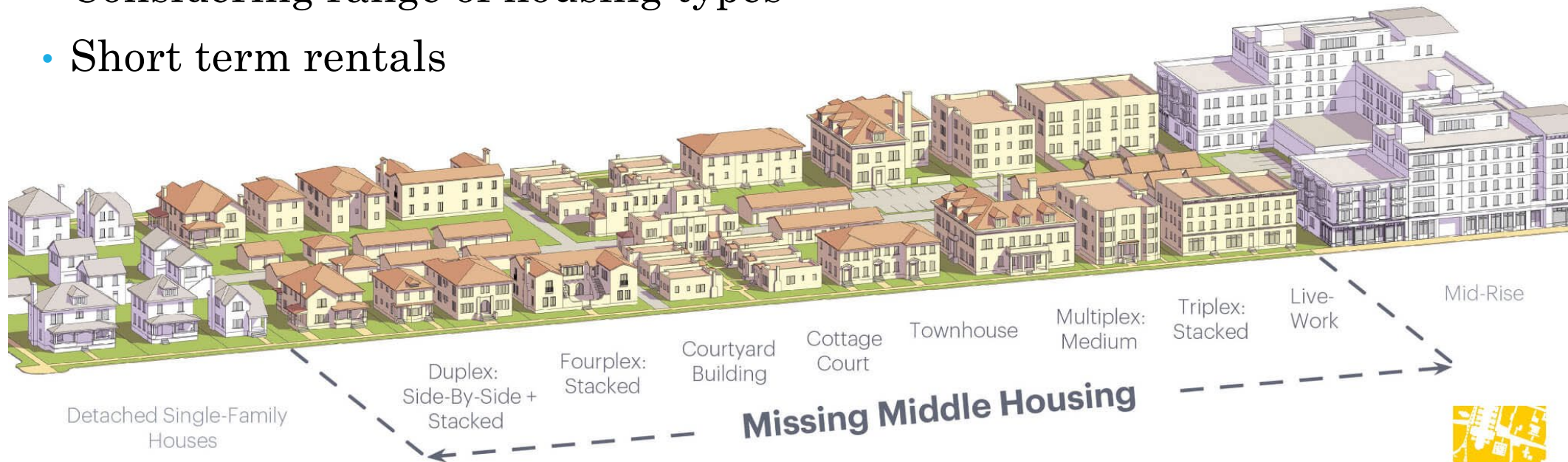
- Transportation and Land Use
- Complete Streets (multi-modal)
- Transit Oriented Development
- Bicycle and Pedestrian Planning
- Parking Management
- Shared Mobility



- 1. Walking
- 2. Transit
- 3. Bicycling
- 4. Driving vehicles
- 5. Conducting business (deliveries, dining, shopping, etc.)
- 6. Residing
- 7. Working/maintenance

Housing Trends

- Housing shortages/Affordability
- Zoning code updates
- Considering range of housing types
- Short term rentals



Process for a Conditional Use Permit Project

- Pre-application meeting
- Application submission
- Schedule for Planning Commission public hearing and notifications
- Public Hearing: Quasi-Judicial
- Zoning Permit application submission
- Review/Issuance of Application (valid for 18 months)
- Construction
- As-built

Process for Preliminary Plats

- Pre-application meeting
- Application submission
- Schedule for Planning Commission plat consideration
- Plat consideration PC meeting
- ROW vacation requires public hearing
- PC comments are sent to the surveyor and KPB Platting Staff
- KPB Preliminary Plat Hearing
- Subdivision improvements with Homer Public Works
- Surveyor finalizes KPB comments
- Finalizing, signatures, and recording

Planning Division Roles & Responsibilities

- Manage comprehensive plan and zoning code
- Customer service/pre-application meetings
- Liaison to Planning Commission
- Public Hearing Applications:
 - CUPs
 - Variances
 - Comprehensive plan amendments
 - Zoning code & map amendments
- Preliminary plat applications
- Issue zoning permits
- Issue flood plain permits
- Issue sign permits
- Nonconforming uses, lots, and structures
- Code enforcement
- Special projects
- Administrative tasks
- Training
- Coordinate with other city, state, and federal entities

Planning Commission Roles & Responsibilities

- Manage comprehensive plan and zoning code
- Public Hearing Applications:
 - CUPs (Quasi-judicial)
 - Variances (Quasi-judicial)
 - Comprehensive plan amendments (recommendations)
 - Zoning code amendments (recommendations)
- Preliminary plats (recommendations)
- Appeals board
- Recommendations to City Council
- Training