

Preparation for February 4th Work Session

To ensure we have a successful work session on the Title 21 Update effort, please find the following outline of topics for discussion and how you can prepare.

How You Can Prepare – In addition to these guiding slides, please review the following provided excerpts (i.e., sections/pages) of the 10-08-25 Working Drafts – Mark-Up & Clean Versions of the Code. We will have a detailed discussion on these topics. Your preparation, including any initial comments or questions, will help facilitate a productive dialogue among commissioners and with the project team. Thank you!

The following sections/pages excerpted for you in the packet:

Mark-up code page 63

1. Mark-up code page 84
2. Clean code pages 32-33
3. Chapter 21.34 Slopes and Coastal Development, pages 118-120

Also review the handouts in the packet:

- Dimensional standards table
- Short-term rental regulations example: Valdez
- An excerpt from the Homer 2045 Comprehensive Plan: Appendix H, Land Use and Environmental Chapter Background
- A memo on Conditional Use Permits for Planned Unit Developments, shared with the City Council on Jan. 26, 2026



Phase 2: Title 21 Update

Planning Commission Work Session: Outstanding Issues Direction & Process Discussion

February 4, 2026

Facilitated by Project Team Members: Shelly Wade, Agnew::Beck Consulting & Lauren Walburg, Stantec

Timeline and Process

January – March 2025

- Compile background and gather initial feedback.
- Review existing code and identify updates.

Other Homer Plans (e.g., Transportation Plan, Local Hazard Mitigation Plan, Community Design Manual)

Analysis of City of Homer Land Use Applications and Trends

Technical Code Audit

Small Group Discussions with Homer Groups that work with the Code (Builders, Developers, Guiding Growth/ Mobilizing for Action through Planning and Partnerships, Business Owners, Realtors)

*Monthly Meetings with **Planning Commission** on Code Topics and Potential Changes*

April – November 2025

- Staff, legal team, PC review of draft code.
- Gather stakeholder and public input on potential changes.

 **2045 Homer Comprehensive Plan**

Community Input from Open House (in person & virtual)

Planning & Zoning Best Practices

Input from City Staff (ongoing)

 **One-on-one interviews with **Planning Commission** and **City Council****

November 2025 – Spring 2026

- Conduct Planning Commission work sessions on key topics.
- Refine draft code for public review.

 *Input from **Planning Commission** via Work Sessions: Housing and District Changes, Development Process, and Environmental Features*

Public Comments

 *One-on-one interviews with **City Council***

 **Planning Commission**

 **City Council**

Title 21 Inputs to Date

Next Steps

Late February 2026:

Public Review Draft released

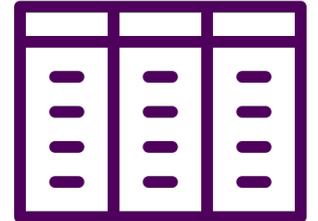
Comment period opens



Spring 2026:

Comment period closes

Project team analyzes and responds to public comments



Early Summer 2026:

Create Public Hearing Draft

Adoption process



Objectives for This Work Session

- Provide final direction on:
 - Conditional Use Permits (CUPs)
 - Administrative Adjustments
 - Townhouses
 - Multi-Unit Housing
 - Short Term Rentals
 - Wetlands and Watercourses
 - Steep Slopes
- Confirm next steps, including timeline public review draft release of the draft code.



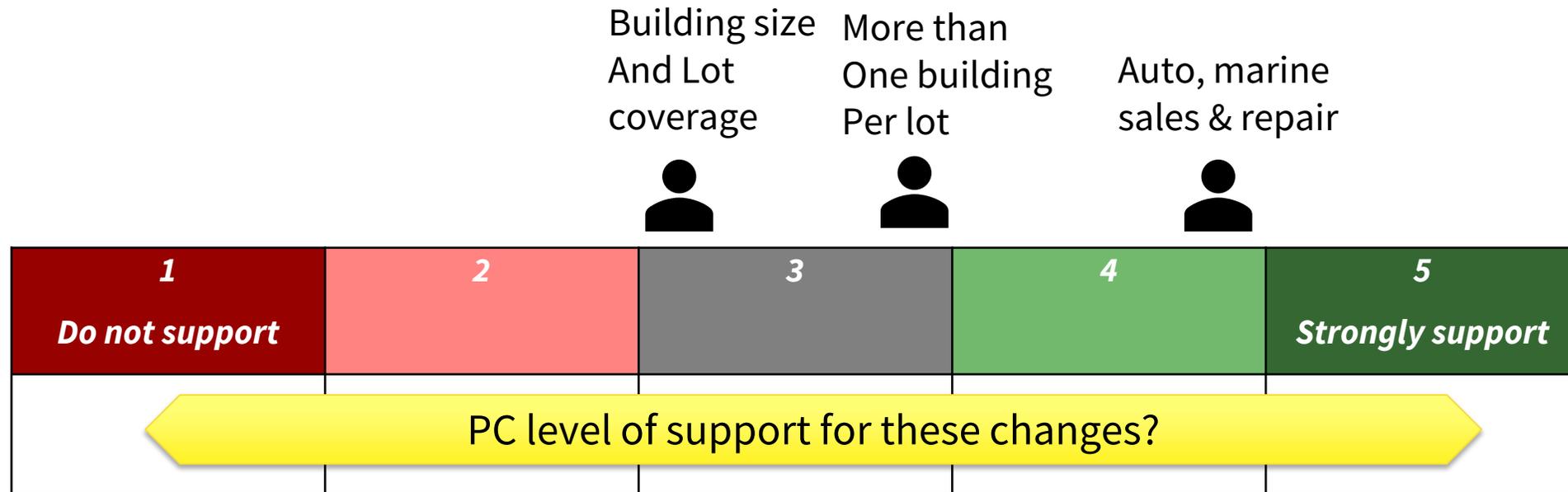
CUPs

The Topic – CUPs

Reference:
 Mark-up code page 63 (example)
 Mark-up code page 84 (example)

Currently requires a CUP	Proposed Change	Rationale
<p>More than one principal building on a lot</p> <p><i>*Discuss today; review case study</i></p>	<p>Remove requirement for CUP.</p>	<p>Accounts for majority of past CUP requests; all but one were approved.</p>
<p>Buildings more than 8000 sf or more than 30% lot coverage</p> <p><i>*Discuss today; review case study</i></p>	<p>Remove the 8,000 sf building size max, but any project that exceeds district lot coverage requirements will still have to get a variance, requiring a public hearing.</p>	<p>Any request to deviate from the dimensional requirements of the code should require a variance or administrative adjustment (both of which have higher standards for approval than a CUP) and not a CUP.</p>
<p>Auto, marine, and RV sales, rental, repair and storage (in some districts)</p>	<p>CUP not required in Commercial Mixed Use or Light Industrial Mixed Use.</p>	<p>Limited potential for negative impacts on surrounding properties in these areas.</p>

Feedback



 = general sentiment from PC members in attendance related to each CUP proposed change

Questions

*Reference:
dimensional
standards table*

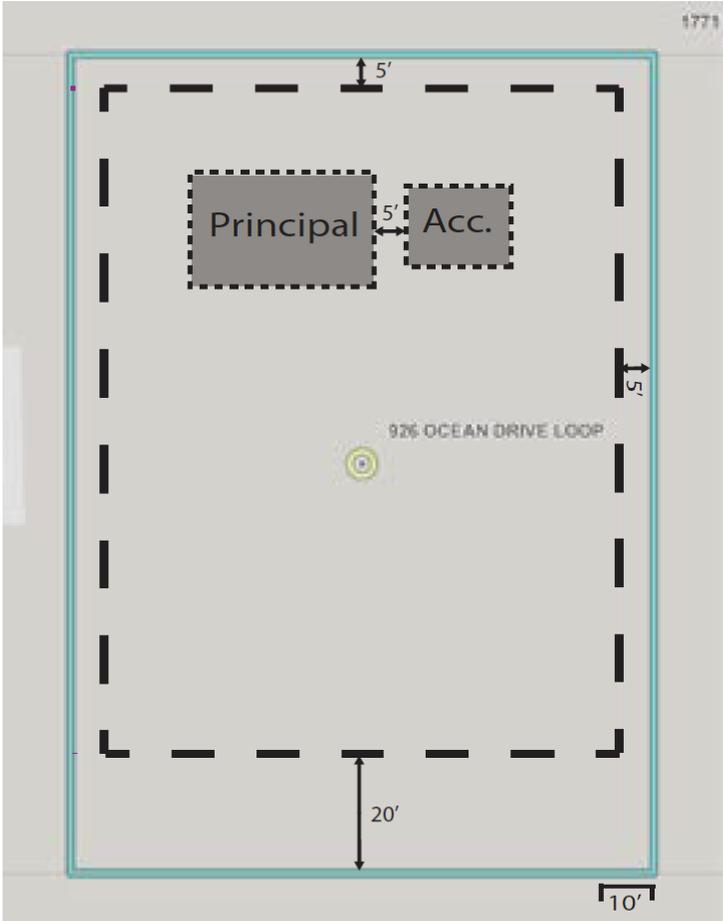
Currently requires a CUP	Section	Proposed Change	PC Feedback
More than one principal building on a lot	All zoning districts; CUP text removed	Remove requirement for CUP.	Concerns about what other safeguards there are; one idea of providing a cap on the number of residential buildings.
Buildings more than 8000 sf or more than 30% lot coverage	All current commercial, mixed use, and industrial districts; CUP text removed from dimensional requirements	Remove the 8,000 sf building size max, but any project that exceeds district lot coverage requirements will still have to get a variance, requiring a public hearing.	Concerns over what other safeguards there are to prevent over-development. Desire to review other dimensional standards.

CUP Case Study: Residential Parcel, Current

More than one principal building on a lot requires CUP

13,939.2 sf

Current Rural Residential Dimensional Standards



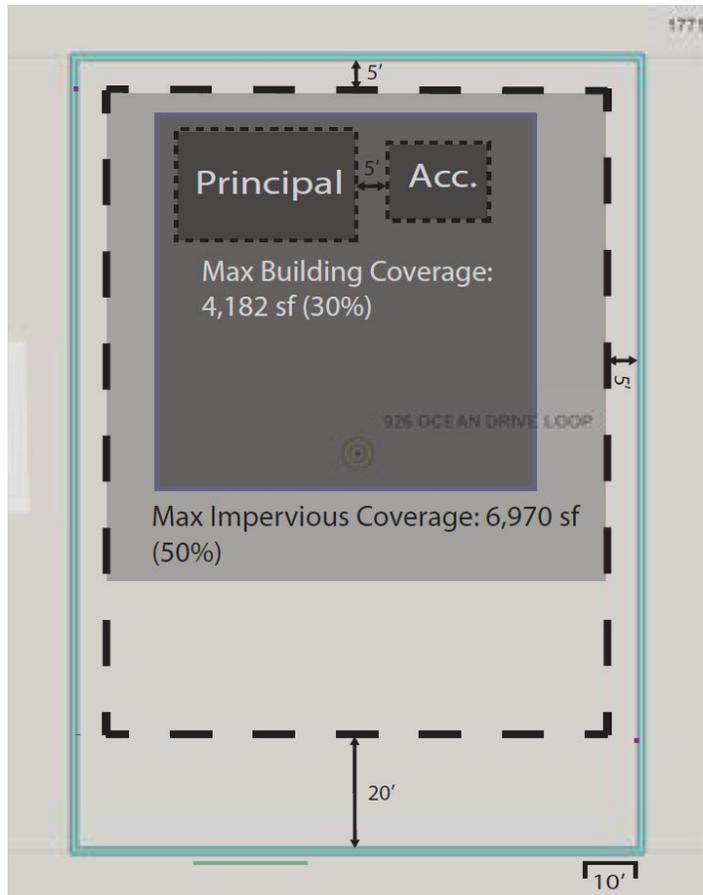
		Rural Residential	
		Current Dimensional Standards	Proposed Dimensional Standards
Setback	Front yard	20 ft	20 ft
	Side yard	5 ft	5 ft
	Rear yard	5 ft	5 ft
	Maximum Building Coverage	N/A	30%
	Maximum Impervious Coverage	N/A	50%
Detached Accessory Buildings	% of Rear/side/front yards	25% of a required rear/side yard (no front yard)	--
	Distance between principal/accessory buildings	5 ft	5 ft

CUP Case Study: Residential Parcel, Proposed

Removes CUP requirement, adds dimensional standards

3,939.2 sf

Proposed Rural Residential Dimensional Standards



		Rural Residential	
		Current Dimensional Standards	Proposed Dimensional Standards
Setback	Front yard	20 ft	20 ft
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Detached Accessory Buildings	% of Rear/side/front yards	25% of a required rear/side yard (no front yard)	--
	Distance between principal/accessory buildings	5 ft	5 ft

Current Homer definition of “impervious”: An area of ground that, by reason of its physical characteristics or the characteristics of materials covering it, does not absorb rain or surface water. All parking areas, driveways, roads, sidewalks and walkways, whether paved or not, and any areas covered by buildings or structures, concrete, asphalt, brick, stone, wood, ceramic tile or metal shall be considered to be or have impervious coverage.

CUP Case Study: Commercial Parcel, Current

Buildings more than 8000 sf or more than 30% lot coverage require CUP

157,687 sf

As part of T21 Update, GC1, CGC2, EEMU is being combined into LIMU

Current General Commercial I Dimensional Standards



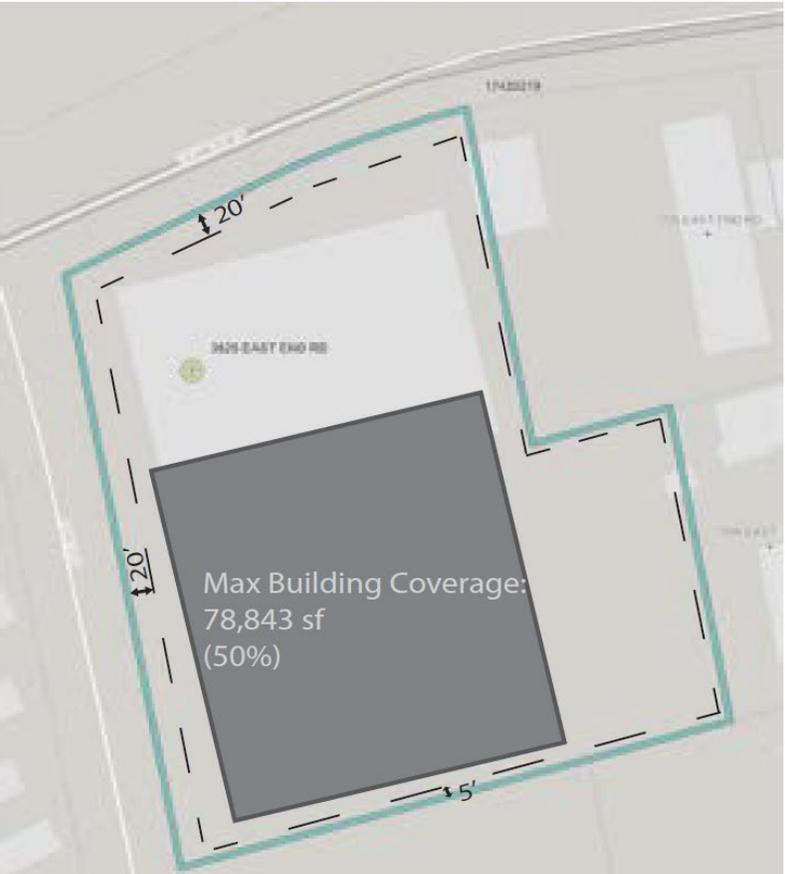
		GC1	LIMU
		Current Dimensional Standards	Proposed Dimensional Standards
Setback	Front Yard	20 ft	20 ft
	Side Yard	5 ft	5 ft
	Rear Yard	5 ft	5 ft
	Maximum Building Coverage (Lesser of)	30% (47,306.1) or 8,000 sf	50%
	Maximum Impervious Coverage	--	--

CUP Case Study: Commercial Parcel, Proposed

Increasing what is allowed by right; anything exceeding = CUP

157,687 sf

Proposed Light Industrial Mixed Use Dimensional Standards



As part of T21 Update, GC1, CGC2, EEMU is being combined into LIMU

		GC1	LIMU
		Current Dimensional Standards	Proposed Dimensional Standards
Setback	Front Yard	20 ft	20 ft
	Side Yard	5 ft	5 ft
	Rear Yard	5 ft	5 ft
	Maximum Building Coverage (Lesser of)	30% (47,306.1) or 8,000 sf	50%
	Maximum Impervious Coverage	--	--

Questions

*Reference:
dimensional
standards table*

Currently requires a CUP	Section	Proposed Change	PC Feedback
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Buildings more than 8000 sf or more than 30% lot coverage	All current commercial, mixed use, and industrial districts; CUP text removed from dimensional requirements	Remove the 8,000 sf building size max, but any project that exceeds district lot coverage requirements will still have to get a variance, requiring a public hearing.	Concerns over what other safeguards there are to prevent over-development. Desire to review other dimensional standards.

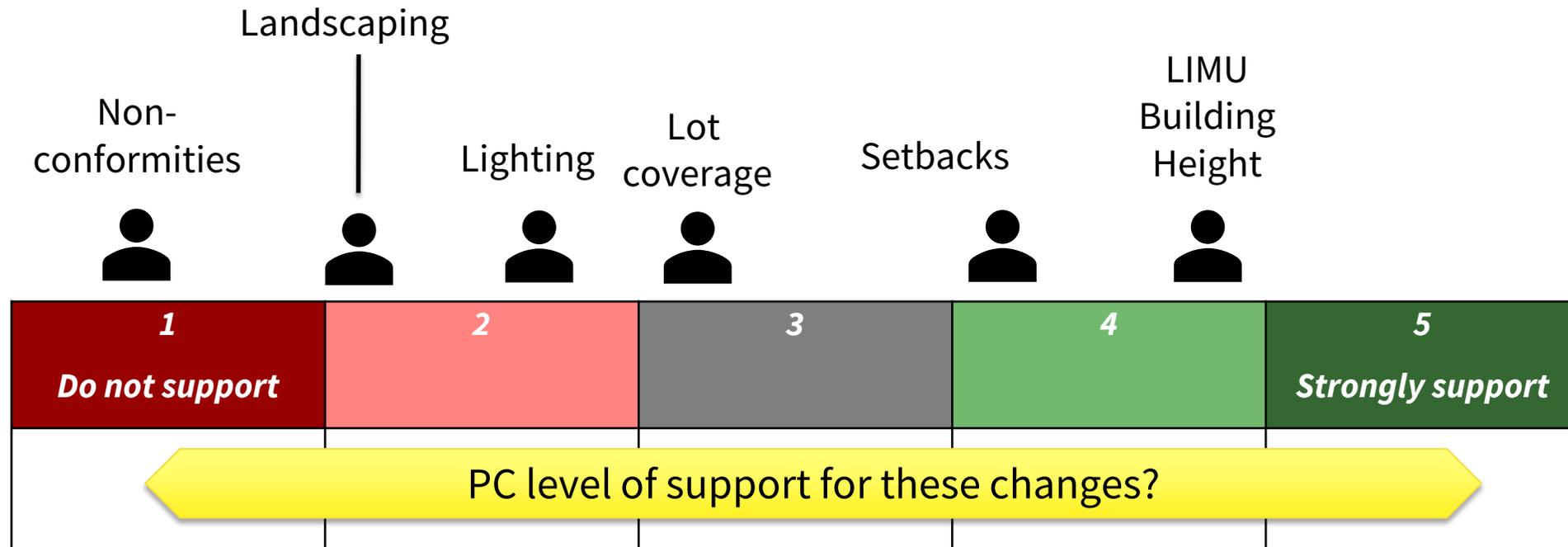
Administrative Adjustments

The Topic – Administrative Adjustments

- Up to 2 ft. reduction in setbacks
- Up to 10% more lot or building coverage ****Discuss today***
- Up to 10% of required landscaping
- Up to 10% of accessory structure size
- Expansions of legal nonconforming uses
- Building height in LIMU (for boat building)
- Lighting standards
- Off-street parking ****Discuss today***

*Clean code
reference: pages
34-35*

Feedback



 = general sentiment from PC members in attendance related to each administrative adjustment

Questions

Proposed Adjustment	Section	Question
Up to 10% lot coverage	All zoning districts – dimensional standards	Some opposition, let's discuss
Off-street parking	Section 21.53.100	Let's discuss

NEW QUESTION: Should CUPs for Planned Unit Developments continue in their current form? If not, what should change?

See PUD memo in packet

Housing Types

The Topic - Housing

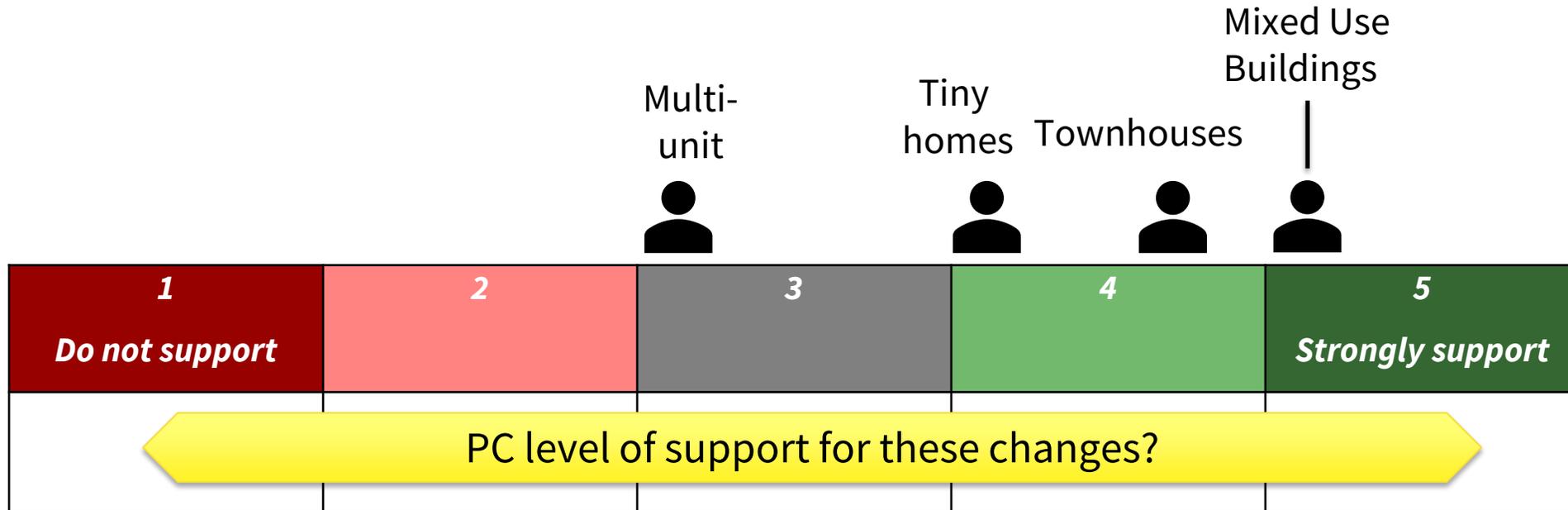
Housing Type	Current Status	Proposed Additions	Why?
 <p>Townhouses</p>	<p>Permitted in:</p> <p>UR Urban Residential, M Medical, CBD Central Business District, TC Town Center, GB Gateway Business, RO Residential Office</p> <p>Conditional in:</p> <p>GC-1 General Commercial 1</p>	<p>Visit station #2 for details</p> <p>+</p> <p>NF Neighborhood Flex, DMU Downtown Mixed Use, CMU Commercial Mixed Use, LIMU Light Industrial Mixed Use</p>	<p>Expand areas where townhouses are allowed.</p>
 <p>Multi-Unit Dwelling</p>	<p>Permitted in:</p> <p>UR Urban Residential, RR Rural Residential, CBD Central Business District, TC Town Center, GB Gateway Business</p> <p>Conditional in:</p> <p>n/a</p>	<p>+</p> <p>All Commercial Districts, All Mixed Use Districts, All Industrial Districts</p> <p><i>*Discuss today</i></p>	<p>Allow multi-family projects in commercial and industrial districts.</p>
 <p>Mixed Use Buildings</p>	<p>Permitted in:</p> <p>n/a</p> <p>Conditional in:</p> <p>GC-2 General Commercial 2, EEMU East End Mixed Use</p>	<p>+</p> <p>CMU Commercial Mixed Use, LIMU Light Industrial Mixed Use</p>	<p>Allow apartments/condos above commercial or office uses.</p>
	Permitted in:	UR, NF	

**Discuss today*

This table shows which districts currently allow specific housing types, and additional districts that would also allow those housing types.

This table was presented at the community open house.

Feedback



= general sentiment from PC members in attendance related to each housing type

Questions

*Reference: Valdez
Short-Term Rental
Regulations*

Housing Type	Proposed Change	Question
Townhouses	Remove requirement for CUP.	Do we need a trigger for a CUP for “large” projects?
Multi-unit housing	Allow as permitted in Commercial and Industrial districts.	Should we limit multi-unit housing in these districts to preserve space for commercial and industrial uses? Limit multi-unit housing to an accessory use?

NEW QUESTION: Should we establish a registration process (see Valdez example in packet), or establish regulations (e.g., cap on number of units) for short-term rentals?

Wetlands and Watercourses

Topic – Wetlands and Watercourses

Chapter 21.34, Slopes and Coastal Development

This is an **overlay district** that regulates development activity and structures in areas affected by *slopes, bluffs, ravines, and the coastal edge*.

There are **currently no City requirements** for development setbacks/non-buildable area **on or around wetlands** except for Bridge Creek Watershed District.

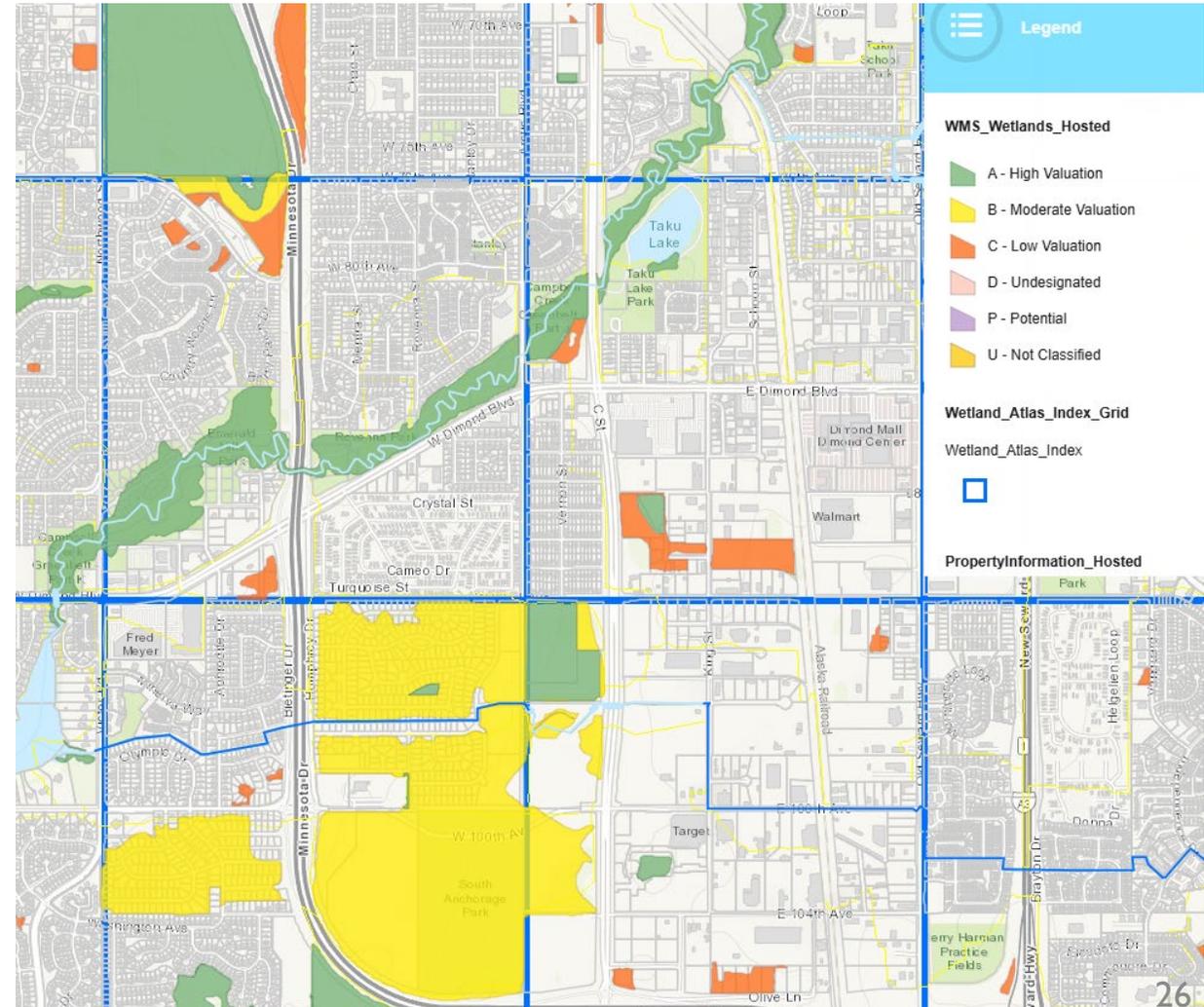
Proposed wetland development/fill requests are evaluated by the Army Corps of Engineers.

Clean code
reference: pages
118-120



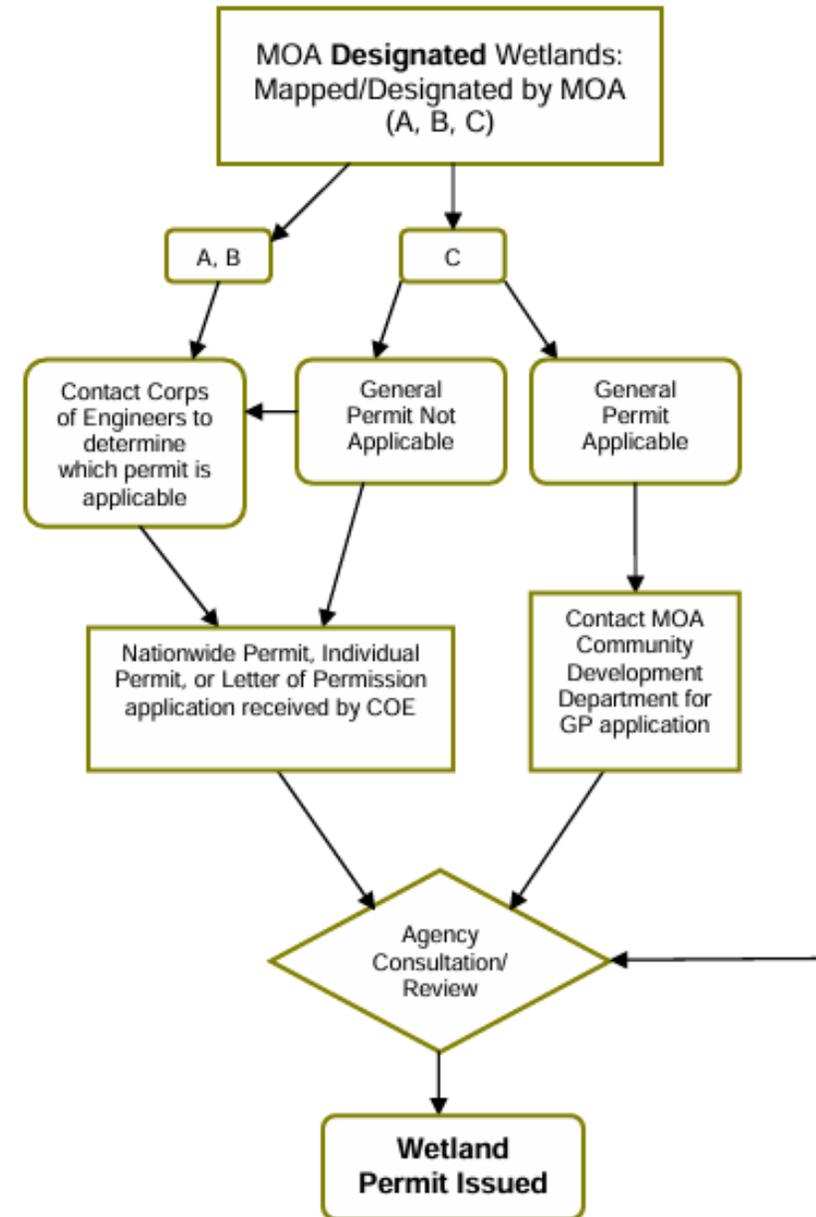
Municipality of Anchorage Wetland Regulations

- Wetland Management Plan adopted 2014 (original 1982)
- Data comes from:
 - Aerial photography
 - Hydric soil mapping
 - Ground truthing
- *Mapping is approximate.* Private property owners must still get a Jurisdictional Determination from ACOE or hire a wetland scientist to get a delineation.
- In no case does the plan identify private property where ALL potential development is prohibited
- If the property owner does not agree with MOA's Management Strategies, they may still petition the Corps of Engineers and apply for a Section 404 Individual Permit



Municipality of Anchorage Wetland Regulations

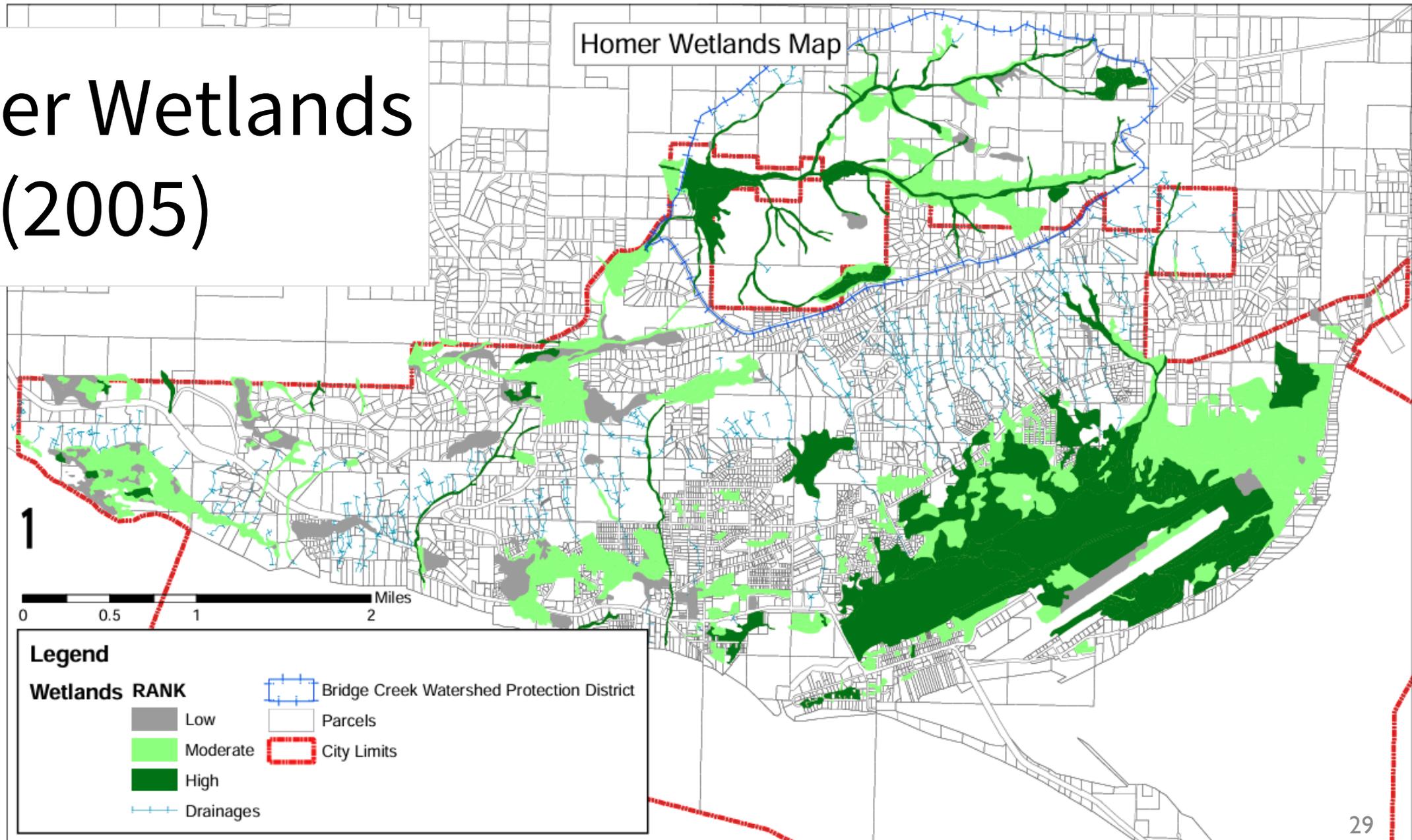
- Wetlands evaluated by 4 functions: hydrology, habitat, species occurrence, social function.
- Classified into 3 types: A, B & C
 - A or B require a Section 404 (Individual) Permit from the Army Corps of Engineers .
 - C are suitable for development with another (Regional or Nationwide) Army Corps permit
 - A = generally not to be developed/filled.
 - B = maintain wetland areas and functions “to the maximum extent”
 - C = minimize fill to extent necessary for principal structure, outbuilding, utilities and parking pad
- Setbacks required from water bodies, drainage ways, riparian edges, and wetlands



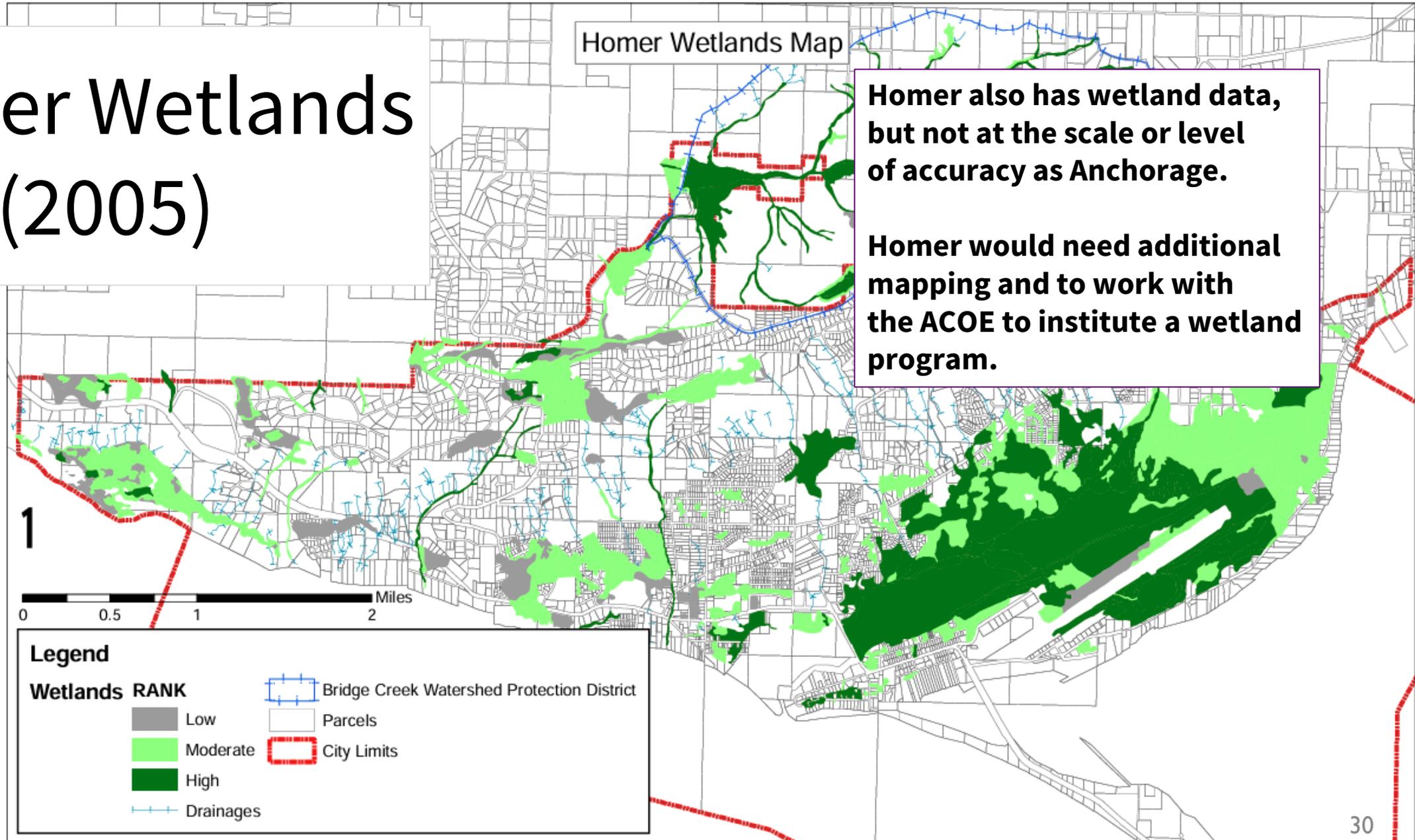
Municipality of Anchorage Wetland Regulations

- Setbacks required:
 - Measured from ordinary high water mark or lakes, ponds, streams
 - Watercourse setbacks: 65-100 ft.
- Buffers required:
 - Between fill authorized in C wetlands to A or B wetlands
 - 15-25 ft.

Homer Wetlands Map (2005)



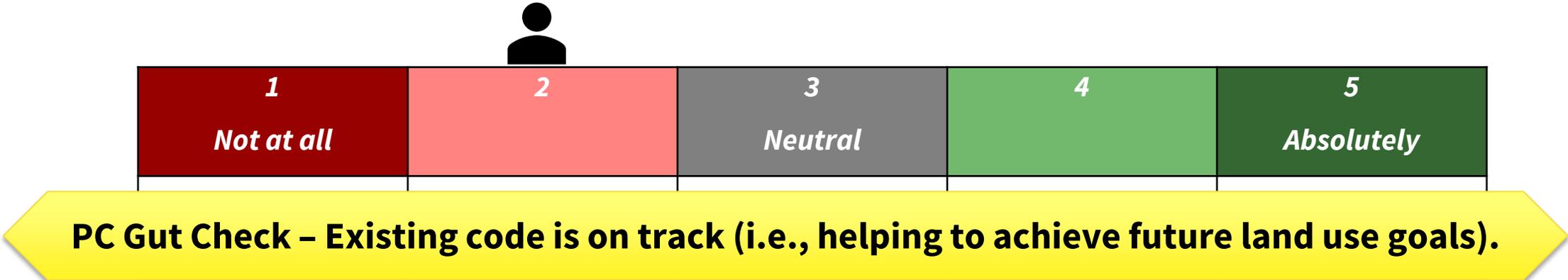
Homer Wetlands Map (2005)



Homer also has wetland data, but not at the scale or level of accuracy as Anchorage.

Homer would need additional mapping and to work with the ACOE to institute a wetland program.

Feedback



= general sentiment from PC members in attendance related to existing wetlands and watercourses-focused code being on track to help achieve future land use goals

Recommendation

- This zoning code rewrite is intended to be one the City can implement immediately with the staff and resources we have today.
- Could include a longer-term recommendation to implement wetland policies, if desired.
 - Note: The 2045 Homer Comprehensive Plan already includes this recommendation.
 - Would require additional staff, mapping, and partnership (e.g. , with Army Corps of Engineers) to implement.

Recommendation: no change for Public Review Draft; seek additional public input; document potential next steps for enhanced wetlands regulation.

Steep Slopes

What does the current code say?

Includes Chapter 21.34, Slopes and Coastal Development

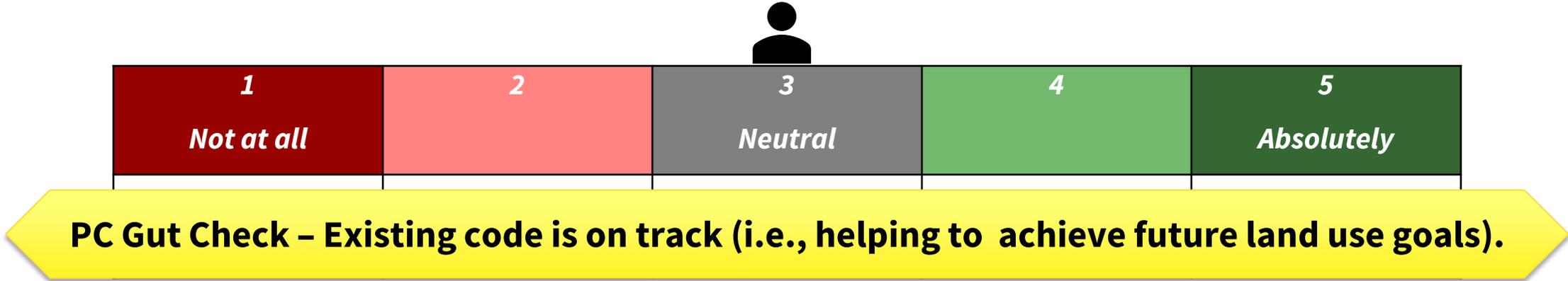
This is an **overlay district** that regulates development activity and structures in areas affected by slopes, bluffs, ravines, and the coastal edge. The chapter applies to:

- Lots with average slopes 15 percent or greater, bluffs, coastal edge and ravines;
- Located within 40 feet of the top or within 15 feet of the toe of a steep slope, bluff, coastal edge or ravine; and
- Any other location where the City Engineer determines that adverse conditions associated with slope stability, erosion or sedimentation are present.

Clean code reference:
pages 118-120



Feedback



The code needs to recognize Homer’s unique soil and geologic conditions.



= general sentiment from PC members in attendance related to existing steep slopes-focused code being on track to help achieve future land use goals

Recommendation:

- This zoning code rewrite is intended to be one the City can implement immediately with the staff and resources we have today.
- Could require that certain combinations of soil conditions, slopes could trigger increased engineering review (not implemented by planning staff).
- Could include a longer-term recommendation to address other steep slope concerns, if desired.
 - Would require third party engineering assistance to implement.

Recommendation: no change for Public Review Draft; seek additional public input; document potential next steps for enhanced steep slopes regulation.

Next Steps

Next Steps

Late February 2026:

Public Review Draft released

Comment period opens

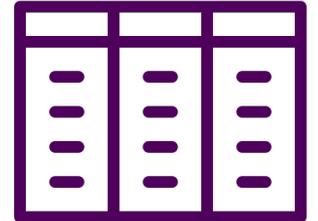


Public
Review
Draft

Spring 2026:

Comment period closes

Project team analyzes and responds to
public comments



Early Summer 2026:

Create Public Hearing Draft

Adoption process



Public
Hearing
Draft

Next Steps – the Details

Late February 2026: Release Public Review Draft

- Release and promote the **Public Review Draft** of the code.
- Accept public comments on the draft code.
- Meet with the City’s legal team to review the draft code.
- Hold one-on-one conversations with City Council Members.



Spring 2026: Categorize, Analyze, and Respond to Public Comments

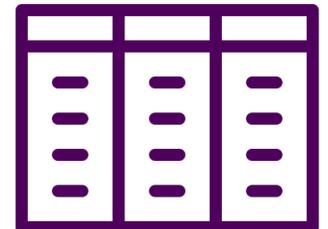
Early Summer 2026: Create Public Hearing Draft and Adoption Process

Next Steps – the Details

Late February 2026: Release Public Review Draft

Spring 2026: Categorize, Analyze, and Respond to Public Comments

- Compile all comments into a comment tracker.
- Prepare summary of comments and identify proposed revisions; share and discuss with Planning Commission.
- Share response to comments with the public.



Early Summer 2026: Create Public Hearing Draft and Adoption Process

Next Steps – the Details

Late February 2026: Release Public Review Draft

Spring 2026: Categorize, Analyze, and Respond to Public Comments

Early Summer 2026: Create Public Hearing Draft and Adoption Process

- Conduct Joint Work Session (Planning Commission & City Council) for sharing and discussing proposed Public Hearing Draft of the updated code.
- Create Public Hearing Draft and begin adoption process with Planning Commission and City Council.
- Invite public comment and testimony.
- City Council amendments to City Code must be referred to and considered by the Planning Commission. [Ord. 16-57 § 2, 2017; Ord. 10-58, 2011].



Companion to the Draft Code: “How to Navigate the Code.” *Example from Valdez Zoning Revision Process*

How to Read the Draft Code

Table of Contents	Description
17.01 General Provisions	Establishes the purpose of Title 17, how it was developed, and provides for emergency declarations
17.02 Definitions	Provides a list of definitions for terms used in the code
17.04 Administration & Enforcement	Describes the zoning commission review process
17.06 Zoning Districts	Designates the various zoning districts and the uses allowed in each
17.08 Specific Use Standards	Assigns additional standards for certain uses, such as child care facilities
17.09 Planned Unit Developments	Provides a process for reviewing large site developments
17.13 Site Development Standards	Specifies the standards for site plan requirements
17.20 Nonconforming Situations	Defines the standards for nonconforming uses and structures

The zoning districts (17.06) describe the intent of zones on the zoning map. Each district includes a

Summary of Major Changes

Approval Process

- Adds a review matrix (17.04.030a)
- Adds clear submittal requirements for each application type (17.04)
- Provides details for specific applications, such as code amendments, lot modifications, conditional uses, and more (17.04)

Revisions

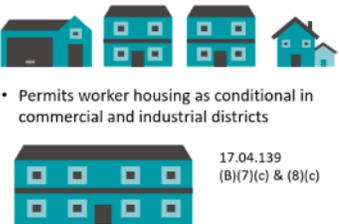
- Consolidate (see SI)
- Create groupings
- Include process types (17.06)
- Adds d (17.06)

Summary of Major Changes



Housing

- Allows more housing types in more districts
- Permits worker housing as conditional in commercial and industrial districts



17.04.139 (B)(7)(c) & (8)(c)

- Allows mobile and manufactured homes anywhere detached housing is allowed (See Table)
- Establishes permit requirements for short-term rentals that include zoning clearance review, business license submittal, and caretaker/owner registration (17.08030J)
- Bases the number of Accessory Dwelling Units (ADUs) per lot, on lot size (starting at 8,000 sf) (17.08.030A(b))
- Specifies that RVs are not considered housing units relevant to ADU standards (17.08.030A)

How to Comment

- ✓ Does the draft code do a good job of reflecting project goals?
- ✓ Are you someone who will need to reference the code in the future?
- ✓ Do you have questions about the process?
- ✓ We want to know!



Use our comment form to provide feedback before November 3.



Provide testimony at upcoming P&Z and Council meetings during the ordinance public hearings. Dates TBD in December and January.



Use phone or email to contact us directly. Email comments to zoning@valdezak.gov



Visit the project website - zoningvaldez.com - to find updates, comment form, survey, and more!

There will be multiple opportunities to provide feedback over the next couple of months, and we hope you will.

City of Valdez: Title 17 Revision | Guide to the New Draft Code | October 2023

Promoting the Draft Code

- Posted to project and City websites.
- Shared via City's Facebook page.
- Announced via e-blast to project distribution list (over 300 contacts).
- Announced in newspaper.
- Flyer in City Council, Commission, and Boards/Committee packets.



A comment form will be available to guide the public in providing input.

The image is a promotional flyer for the Homer Title 21 Update. At the top left is the City of Homer Alaska logo. To its right is the title "Homer Title 21 Update" in white text on a purple background. Below the logo is a photograph of a man in a vest presenting to a group of people at a table covered with documents and sticky notes. To the right of the photo is a white box with the text: "Did you miss the November Title 21 Open House? Visit the **Virtual Open House** to share your comments, questions, and levels of support for different emerging changes to Title 21. *Open through January 16, 2026.*" Below this is a purple bar with the website "HomerT21CodeUpdate.com" in white, followed by the text "Visit the website to:" and "View the Open House results | See the project timeline | Learn about other opportunities to contribute" in a smaller white font.

Example Facebook promotion image for the Virtual Open House

Thank you! Questions, Comments?

Ryan Foster

City of Homer City Planner

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Email: rfoster@ci.homer.ak.us

Shelly Wade

Agnew::Beck Consultant Project Manager

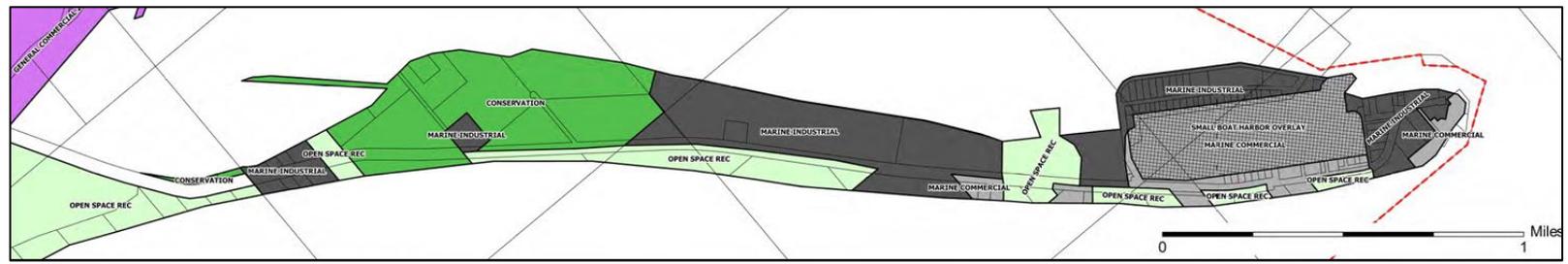
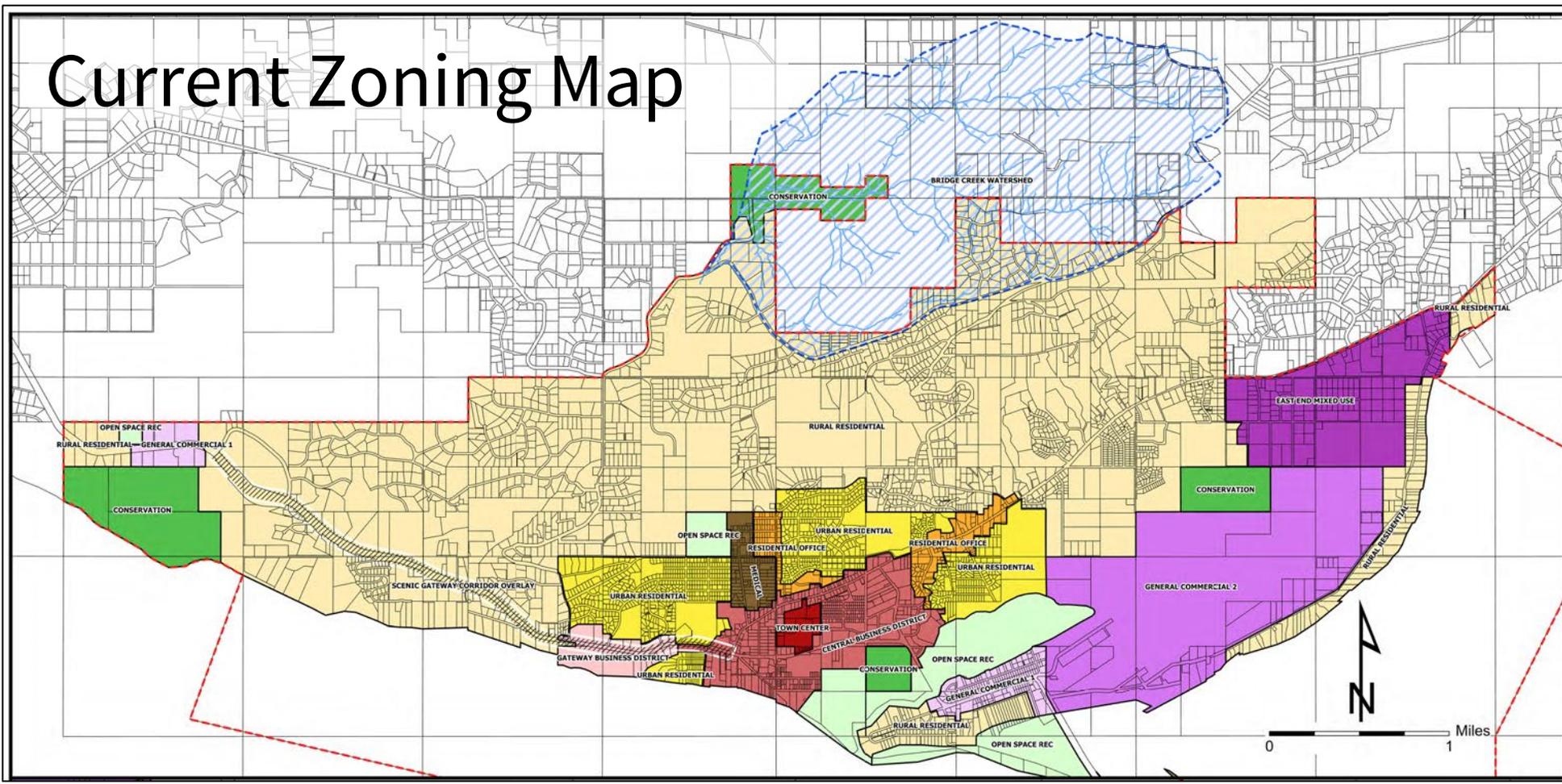
Cell: (907) 242-5326 (call or text)

Email: shelly@agnewbeck.com

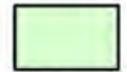
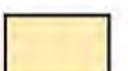
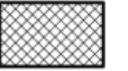
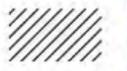
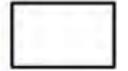
Project Website:
Homert21CodeUpdate.com

Reference Slides

Current Zoning Map



Key

-  Homer City Limits
-  Conservation CO
-  Open Space Rec OSR
-  Town Center
-  Central Business District CBD
-  Gateway Business District GBD
-  General Commercial 1 GC1
-  General Commercial 2 GC2
-  East End Mixed Use EEMU
-  Rural Residential RR
-  Urban Residential UR
-  Residential Office RO
-  Medical M
-  Marine Commercial MC
-  Marine Industrial MI
-  Small Boat Harbor Overlay
-  Scenic Gateway Corridor Overlay
-  Bridge Creek Watershed Protection District
-  Unzoned

Future Land Use Map

2045 Homer Comprehensive Plan Update

Map Updated: December 29, 2025

What is a Future Land Use Map?

Future land use maps anticipate development needs and constraints, identify suitable types of development, and establish policies to guide development. They do not act as regulatory zoning documents or make changes to existing code.

Land Use Designations

- Downtown Mixed Use
- Urban Residential
- Neighborhood Flex
- Rural Residential
- Gateway
- Medical Mixed Use
- Airport
- Light Industrial Mixed Use
- Marine Commercial
- Marine Industrial
- Open Space Recreation
- Conservation

Land Use Overlays*

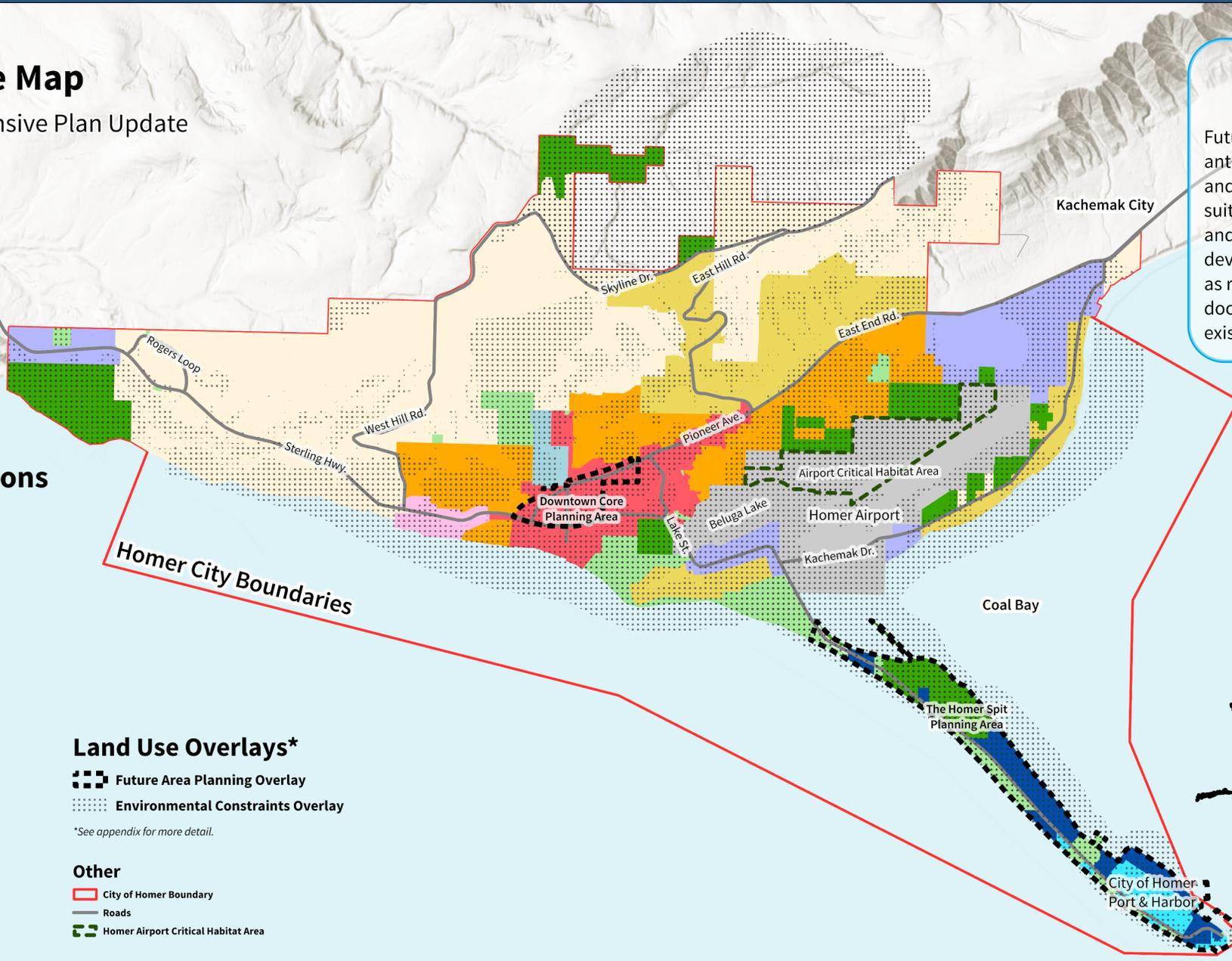
- Future Area Planning Overlay
- Environmental Constraints Overlay

*See appendix for more detail.

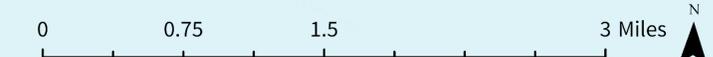
Other

- City of Homer Boundary
- Roads
- Homer Airport Critical Habitat Area

Homer City Boundaries



Coal Bay



Other Comprehensive Plan References

See your packet for the Homer 2045 Comprehensive Plan Appendix H: Land Use and Environmental Chapter Background for other relevant maps, including the environmental constraints overlays.

