Memorandum
Supplemental Packet

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II
DATE: MAY 25, 2022
SUBJECT: SUPPLEMENTAL PACKET

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

C. Homer Marine Trades Association Report
   i. HMTA Meeting Minutes dated April 26, 2022
   ii. HMTA Meeting Minutes dated May 24, 2022

NEW BUSINESS

A. Workforce Housing on the Spit
   i. HCC 21.28 & 21.30 Excerpts Permitted/Conditional Uses & Structures in MI & MC
   ii. Commissioner Shavelson Memo Re: Worker Housing on the Homer Spit

B. Homer Spit Comprehensive Plan Review & Discussion
   i. Spit Comp Plan Overview 2022 Calendar
   ii. City Planner Staff Report 22-34, Comprehensive Plan & Attachments
   iii. City Planner Supplement Memo to SR 22-34: Trails & Sidewalks in Code

INFORMATIONAL MATERIALS

G. Economic Development Advisory Commission 2021-2022 Strategic Plan & Goals
The meeting was called to order by President, Aaron Fleenor at 6:10 p.m.

Officers/Directors Present: Aaron Fleenor, Eric Engebretsen, Mark Zeiset, Cinda Martin, Josh Hankin-Foley and Kate Mitchell; Claire Neaton, Matt Alward, Jen Hakala and Bruce Friend were absent/excused. A quorum was established.

Guests: None

Approve Agenda: Motion by Eric Engebretsen to approve the Agenda as presented, 2nd and carried.

Minutes of the March Meeting: Motion by Mark Zeiset to approve the minutes of the March 22nd meeting as written, 2nd and carried.

Treasurer’s Report: Kate Mitchell reported on behalf of Jen, there is $17,504 in the checking currently. Eric was able to get the Expo banner invoice cut in half for us, it has been paid.

Committee Reports:
- Advertising/Social Media –
  - Updates – Mark reported that the committee members met with Erica at Port & Harbor to discuss the 2022 Expo. They learned about the City's involvement behind the scenes and reviewed costs and split for 2021. Discussion held regarding promotion strategies for 2022.
  - Schedule Next Meeting – May 10th
- Workforce Development – no report
- FOL List – Aaron reported that Walter has been ill and canceled Bay Weld and NOMAR field trips and Salmon Sisters for tomorrow. Being close to the end of the school year, we’ll pick up in the fall. Aaron will work on the attendance list with Walter to determine sweatshirt awards.
- Scholarship – Cinda reported the following:
  - KPC reimbursements total $3,724 with $165 over budget and one more application for a $700 100-ton reimbursement. Motion by Kate to approve $165 over budget for KPC reimbursements, 2nd and carried. Cinda will talk to Dee Dee Shoultz about funds from Aleutian Harvester to fund the last request for 100-ton reimbursement. In the meantime, Jen can get us an accurate balance of funds set aside for workforce development.
  - Annual Scholarship – received 1 application from Joshua Ruby who is attending the AVTEC Welding program. Motion by Mark Zeiset to approve Joshua as our selection for a $1,000 scholarship.
- Website – Aaron reported that he spoke with Grady about maintaining our site @ $100/month flat fee. Kate gave Grady some Homer marine history. He would like access to the email to make things easier for him to obtain content. Grady is developing a form to submit content and pictures with to give us some control.

Old Business:
• Mitsubishi Lunch & Learn – Aaron reported that attendance was light primarily attributed to the time of year. They are expressed interest in doing it again next year and will plan differently. Homer Marine Trade Show – Mark suggested that the week prior to Kodiak’s Comm Fish in March would be ideal to put a show together with various vendors who are traveling to Alaska already for Comm Fish and the Outdoorsman Show.
• PME – discussed above

New Business:
• Bill Walker Meeting 4/27 9AM at Northern Enterprises – Bill is running for Governor again and would like to meet with fishermen and marine industry folks. There is a fundraiser at Buck and Shelly Laukitis’ that evening. Aaron will be attending the meeting and will highlight the efforts of HMTA.
• HHS BBQ May 19th – Cinda reported that Paul Story from the HHS has requested support for their year-end BBQ, both financially and with cooks/servers. Motion by Mark Zeiset to donate $500 toward the BBQ, 2nd and carried. Cinda will email Paul for more information regarding time and serving.

Comments:
• Eric reported that he and a group of folks testified at the State Budget Committee on behalf of the Harbor Expansion project for their feasibility study. The State has to participate in order for the Feds to pick up the remainder of the cost. He and a few of his AVTEC graduates attended a job fair at AVTEC and found it to be very well attended. His involvement on their board has proved to be beneficial with positive changes to their curriculum.
• Mark reported on Port & Harbor; if anyone has anything to report at the meeting, he is happy to relay. They have an open seat; Eric is interested.

Next Meeting: Tuesday, May 24th at 6pm at the Harbor Office

Adjourn: There being no further business to come before the board members, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Cinda Martin
HMTA Secretary
The meeting was called to order by President Aaron Fleenor at 6:30 p.m.

Officers/Directors Present: Aaron Fleenor, Eric Engebretsen, Mark Zeiset, Cinda Martin, Kate Mitchell, Matt Alward and Claire Neaton, telephonically. Jen Hakala, Bruce Friend and Josh Hankins-Foley were absent, excused. A quorum was established.

Guests: Bryan Hawkins, Homer Harbormaster reported that he went back to Juneau last week, our project is in the budget that has been presented to the Governor for signature. He did a presentation to the Corps of Engineers on the expansion project planning as well as challenges with working with the corps as a small boat harbor emphasizing the need to look at small harbors through a different lens. The Hickory’s berth has been dredged. Bruce Friend has been added as a Port & Harbor commissioner. Met with former Governor Bill Walker who is running for Governor in the upcoming election. Working on damage to the Pioneer dock sustained by the Tustamena during a storm. Senator Sullivan stopped in during his visit to Homer, expressed support for the expansion project and has big ideas for utilization. He and Senator Murkowski are working through the challenges with the Corps budget.

Approve Agenda: Motion by Mark Zeiset to approve the Agenda as presented, 2nd and carried.

Minutes of the April Meeting: Motion by Kate Mitchell to approve the Minutes of the April 24th meeting as written, 2nd and carried.

Treasurer’s Report: no report

Committee Reports:
- Advertising – Aaron reported that they did not meet in May; re-scheduled for June 14th
- Workforce Development – Kate reported that Jesus’ position has been terminated due to lack of funding; UAA/KPC is looking for a new funding source to continue with the program.
- FOL recap – Cinda reported that BBQ was well organized and attended. Jen and Matt Hakala, Bruce and myself were present to help cook and serve. The staff at the high school greatly appreciated the donation and help. Pictures were taken that can be posted on the website. We did not award any shirts this year due to the number of FOLs cancelled late this spring; will try again next year.
- Scholarship – Cinda reported that HMTA received $3,000 from the Aleutian Harvester Memorial to use for our KPC reimbursements. She received 10 applications for the Deckhand course held on 5/7, 8. All applications including the one remaining 100-Ton course that was left to fund have now been paid thanks to the unexpected donation. HMTA funded a total of $6,419 in KPC scholarships and the $1,000 spring scholarship awarded to Joshua Rudy. Thanks to Aleutian Harvester and Homer Kachemak Bay Rotary for their contributions. A total of 18 reimbursements were awarded this year; 8 of which were high school and middle school students; and 6 100-Ton certificates.
- Website – no report

Old Business:
• Sweatshirt count – Mark reported that we have a dwindling supply of shirts; 1 SM, 2 LG, 3 XL, 5 2XL, currently stashed at his store on the Spit. Will need to order more for next year. Kate reported that there are decals ready at Skiff Chicks that were paid for a few years back. Will need to decide if we want to use those and use them up before printing our new logo.
• Back to the Bay – Kate reported that the boat will be sailing on July 5th and she would like HMTA to participate in some manner; she will let us know via email if an opportunity arises.

New Business:
• PME – dates have been released - November 17-19, 2022; Mark will start talking to members about attendance and banner advertising

Next Meeting: Tuesday, July 13th at 6pm at NOMAR

Adjourn: There being no further business to come before the board members, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Cinda Martin
HMTA Secretary
MEMORANDUM

TO: BRYAN HAWKINS, HARBORMASTER
FROM: BOB SHAVELSON, PHC MEMBER
DATE: MAY 19, 2002
RE: WORKER HOUSING ON THE HOMER SPIT

Housing generally, and seasonal worker housing specifically, present unique challenges for the City of Homer. This issue is especially pronounced on the Homer Spit, and will only increase as demand for harbor services grows and the Homer Large Vessel Expansion proceeds.

During a recent Port & Harbor Advisory Commission deliberation on lease improvements in the marine industrial (MI) zoning district, a lessee raised concerns about restrictions on worker housing.

The Homer Spit contains several zoning districts, including but not limited to marine industrial and marine commercial. The marine commercial district (MC) allows employee housing as a permitted use (21.28.020(o)) (and hotels and motels as conditional uses (21.28.030(c))); the MI also allows worker housing as a permitted use (21.30.020(l)).

Because both zoning districts allow worker housing, it’s unclear what prevented the lessee in question from building worker housing. Possibilities include:

1. The language contained in City Code is too restrictive. For both the MI & MC districts, housing is constrained by conditions in the permitted use authorization:

   “Caretaker, business owner or employee housing as an accessory use to a primary use, and limited to no more than 50 percent of the floor area of a building and for use by an occupant for more than 30 consecutive days;

2. A City lease contains restrictions that create greater limits on worker housing than City Code.

RECOMMENDATION: Inquire with the lessee in question what specific provisions of City Code and/or the lease restricted worker housing, and take steps to encourage worker housing on City leased-lands.
## Spit Comp Plan Overview

<table>
<thead>
<tr>
<th>Date</th>
<th>Pages</th>
<th>Section</th>
<th>Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 25, 2022</td>
<td>iv</td>
<td>Comp Plan Goal</td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>1-4</td>
<td>Introduction</td>
<td></td>
</tr>
<tr>
<td>July</td>
<td>5-10</td>
<td>Background Data &amp; Existing Conditions</td>
<td></td>
</tr>
<tr>
<td>Aug</td>
<td>21-28</td>
<td>Vision 2030</td>
<td></td>
</tr>
<tr>
<td>Sept</td>
<td>11-16, 28-30</td>
<td>Parking/Transportation</td>
<td></td>
</tr>
<tr>
<td>Sept-worksession</td>
<td>17-20, 30-32, 28 2a Port (Expansion), Marine Transportation</td>
<td>(Mapping)</td>
<td></td>
</tr>
<tr>
<td>Oct</td>
<td>33-34</td>
<td>Implementation 1.1 Land Use/Zoning</td>
<td>Planning Dept</td>
</tr>
<tr>
<td>Oct or Nov-worksession</td>
<td>35-36</td>
<td>Implementation 1.2-1.6 Facilities and Recreation Development</td>
<td>Parks &amp; Rec</td>
</tr>
<tr>
<td>Dec</td>
<td>37-39</td>
<td>Implementation 2.3-2.5 Transportation</td>
<td>(DOT consult prior to)</td>
</tr>
<tr>
<td>Jan 2023</td>
<td>39-40</td>
<td>Implementation 3 Economic Vitality</td>
<td>EDC</td>
</tr>
<tr>
<td>Feb</td>
<td>40-42</td>
<td>Implementation 4 Natural Environment Additional Section Proposals</td>
<td>Pub Works</td>
</tr>
<tr>
<td>March</td>
<td>Wrap up of Additional Sections, Schedule presentation to stakeholders, community forums and feedback for Update</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Staff Report PL 22-34

TO: HOMER PLANNING COMMISSION
FROM: RICK ABBOUD, AICP, CITY PLANNER
DATE: MAY 4, 2022
SUBJECT: COMPREHENSIVE PLAN

Introduction
The Commission calendar scheduled review of the Homer Comprehensive Plan for April and I wish to continue with the item. We heard from Matt Steffy, at last meeting, about efforts to implement items of the Non-Motorized Transportation and Trail Plan (NMTTP). I wish to provide a broader overview of the Comprehensive Plan of which the NMTTP is an element. If my schedule allows, I may supplement this staff report with a discussion of implementing sidewalks and trails.

Analysis
The duties and powers of the Commission are found in HCC 2.72.030 including developing and to promote public interest in and understanding of the master plan (comprehensive plan) and of general regulations with regard to planning and zoning. I did mention to those that testified at the last meeting, who stating they had no knowledge of our comprehensive plan, that we held 24 public meetings, I misspoke, it was 29. In addition to the Planning Commission, the plan was reviewed by the Parks, Art, Recreation & Cultural Advisory Commission, Library Advisory Board, and Economic Development Commission. Then it was adopted by the Homer City Council, Kenai Peninsula Planning Commission, and Kenai Peninsula Borough Assembly. My point is that it went through an extensive public process and had many advertisements for the myriad of meetings for which it was part of the agenda.

The document to which I am referring above, is just part of the plan though. HCC 21.02 describes the document and incorporates all the elements, namely:

An amendment of any of these documents required to follow the above path from city to borough for adoption. The alteration of any of these documents is expected to be done with extensive opportunity for public engagement. It is the Commission’s duty to recommend a final draft for adoption of the City and Borough. Elements of the plan include, but is not limited to:

1. Statements of policies, goals, and standards;
2. A land use plan;
3. A community facilities plan;
4. A transportation plan; and
5. Recommendations for implementation of the comprehensive plan.

The Planning Commission’s highest order of concern is with the Land Use Chapter. This is where the Commission is seen as the experts and represents the entire community. The Land Use Recommendations Map is a part of the chapter. A reminder of the plan goals:

**GOAL 1:** Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

**GOAL 2:** Maintain the quality of Homer’s natural environment and scenic beauty.

**GOAL 3:** Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

**GOAL 4:** Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

You will notice the first priority in Goal 1, *to focus on increasing the supply and diversity of housing*. The broad strategy here is to encourage concentrated residential and business growth in the central area of the city, with densities decreasing in outlying areas. This is a really strong theme that supports most all aspiration of the land use chapter. We are building upon the built infrastructure, discouraging sprawl, and developing in fashion that attempts to minimize negative environmental impacts.

The goals and objectives of the plan are so very important to keep in mind as we work through the zoning recommendations. Like it or not, Homer will grow. It is our job to guide growth in the most responsible fashion possible, in consideration of the entire community. The plan functions as the road map for the future and was created with the input of many community members. The Homer City Code presents the current rules and the Comprehensive Plan foresees how the future may evolve.
Staff Recommendation
Questions and conversation

Attachments
2018 Homer Comprehensive Plan Chapter 4
CHAPTER 4 LAND USE

Vision Statement: Guide the amount and location of Homer’s growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Overview

This chapter presents background information and policies to guide development in Homer. The first goal presents the overall goal of the land use policies. The other goals are more specific to various aspects of land use issues.

Summary of Goals

GOAL 1: Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

GOAL 2: Maintain the quality of Homer’s natural environment and scenic beauty.

GOAL 3: Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.
Context: Land Use in Homer & Surrounding Areas

Land Use in Homer

Land use in Homer today closely corresponds to the area’s unique geographical features, history of homesteading, the road system, access to Kachemak Bay, and other water resources. Two very distinct areas with very different land use characteristics developed in the last century, one on the mainland and the other on the Homer Spit. The portion of the City on the “mainland” has a ring-like land use pattern. It has a relatively concentrated, mixed use core or central business district. Transitional land uses surround the core consisting of institutional and public facilities, commercial uses, residential office, and denser, more urban residential. Farther from the central business district, larger lot/low density rural residential land uses prevail. Variations from this general pattern occur, for instance, along the Sterling Highway where roadside commercial activities are prevalent and in some instances compete with concentrated downtown activities. Additionally, the area surrounding the airport, southeast of downtown, holds most of the town’s mixed industrial activities.

The Homer Spit contains its own assortment of industrial, commercial, and recreational uses. The Spit’s functions and land uses fluctuate with the season; during the summer months commercial activities increase in response to the arrival of summer visitors and tourism. Activities on the Spit are sufficiently distinct and complex to warrant a separate plan, the Homer Spit Comprehensive Plan (2011).

Homer’s land use pattern is generally supported by the City’s current zoning designations, but an eclectic mix of land uses is still found in various zoning districts (see Appendix C-2, 2016 Zoning Map). This mixing of uses is part of the unique character of Homer and not without benefits. The current land use zones largely fulfill their intended functions, but in some cases do not mesh with the realities of existing or desired future use patterns. Growth in Homer will require a new set of standards to guide the form and location of future land use and development. For instance, the land downtown and extending west along the Sterling Highway is zoned central business district and gateway business district respectively. New policies are needed in the central business district to better allow for higher density and greater mixing of retail shopping, professional services, entertainment facilities, restaurants, and residential uses. The policies controlling development in the gateway business district will likely need ongoing refinement to promote business with an emphasis on the visitor industry and at the same time ensure an attractive and notable entry point to Homer and Kachemak Bay.

Homer’s public water and sewer infrastructure plays a large role in shaping land use patterns in the city (see Appendix C-4, Existing Water and Sewer Infrastructure Map). To make the investment in public water and sewer infrastructure efficient and fair, decisions on infrastructure need to be coordinated with land use policy. For example, there are some areas within the rural residential zoning that have gained water and sewer service, providing landowners the opportunity to subdivide their lots and develop at a higher density than the existing land use classification promotes. This situation calls for a solution and is addressed in this plan.
Homer’s pattern of development is also greatly influenced by environmental constraints. Steep slopes, bluff and shoreline erosion, and wetland areas make development of many parcels costly, difficult, or even unfeasible. While such areas may be unfeasible for individual development, they can have great value for the community as a whole. Drainage ways, beach areas, or steep or erodible slopes can form an integrated open space network (“green infrastructure”) which supports the areas that may be developed more intensively. Environmental constraints and opportunities have an important role in guiding the character and location of new growth.

**Land Use and Growth in Homer and the Surrounding Area**

The city of Homer is growing and it is likely to continue to grow (see Chapter 2, Background Demographic Information). As stated previously in this plan, future growth will be driven by factors including changes in the overall economy of Alaska, the future of the fishing industry, the pace of growth in the visitor industry and – probably the most difficult to forecast – the growth of Homer as a quality-of-life community for retirees, baby boomers, and other “footloose” prospective residents. If Homer remains a desirable residential destination, then it can grow, in some ways, more or less independently of changes in the conventional economic base.

While increasing visitation has had a great impact on the economic growth of Homer, the most significant change in Homer’s real estate landscape has been the recent, rapidly growing demand for middle- to high-end residential development. This has led to substantial increases in land prices and the construction of many new homes, particularly in the area just outside of the city’s perimeter, extending out East End Road and on the bench above town. This growth is an important consideration in the development of Homer’s Comprehensive Plan. Residents of these developments use many of the same public and commercial services as Homer residents including police, fire, water supply, shops, restaurants, visitor and medical facilities, and public institutions like the library. Planning for services requires consideration of this growing residential demand.
Goals & Objectives for Land Use

GOAL 1: Guide Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Many of the community’s most important goals are tied to the amount and location of growth. These goals include encouraging affordable housing, protecting environmental quality, creating a walkable community, and efficiently providing public services and facilities. The broad strategy behind this objective is to encourage concentrated residential and business growth in the central area of the city, with densities decreasing in outlying areas. The existing pattern of development in the city and current zoning generally follow this pattern. The alternative to this pattern – to allow this same quantity of growth to spread over a much wider area – works against all these goals.

While concentrating land uses brings many benefits, residents clearly want to maintain a sense of open space and privacy that is often associated with lower density development, particularly in residential areas. As a result, this objective of concentrated growth must be accompanied by a set of standards that ensure housing and commercial areas are well designed. The remainder of this section presents more details on the location of new development. The following sections address the character of new development.

The key element of this section is the generalized Land Use Recommendations Map (see Appendix A-10, Comprehensive Plan Land Use Recommendations Map). This is not a zoning map, but a general map of proposed future land uses in Homer. Before these recommendations have the force of law, a separate, subsequent process must occur to amend the City’s current zoning code.

Implementation Strategies

- Review Land Use Recommendations Map

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

The Comprehensive Plan Land Use Recommendations Map establishes the location and intent of proposed land use districts, but does not address the standards needed to guide development.

Implementation Strategies

- Revise zoning map
- Encourage preservation of natural system infrastructures
- Review density objectives
- Review appropriate design standards
**Objective C:** Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Diverse, high-quality residential neighborhoods are crucial to the stability and economic health of Homer. Growth puts pressure on housing prices as land prices increase. Neighborhoods established decades ago with large lots face pressure as some landowners create subdivisions with smaller lots, while others would like to preserve the established neighborhood character. Housing choice is crucial to accommodate future growth as the dominant single family large lot developments clearly won’t be able to meet future demand in quantity or price.

**Implementation Strategies**
- Review code for opportunities for appropriate infill
- Support options for affordable housing

**Objective D:** Consider the regional and global impacts of development in Homer.

Homer is a community that understands and appreciates its place in the context of the larger, global environment. As shown by its robust environmental nonprofit community and the work of the City's Global Warming Task Force, Homer residents look beyond their boundaries and have expressed the importance of acting locally as a way of addressing global issues.

**Implementation Strategies**
- Review opportunities that support energy efficiency for structures
- Consider land use policies that promote density and discourage sprawl

**GOAL 2:** Maintain the quality of Homer’s natural environment and scenic beauty.

Homer’s natural setting provides many benefits but also creates significant constraints. The characteristics of the physical setting need to be respected in guiding the location, amount, and density of development. Growth will need to be guided to meet Homer’s concerns about protecting community character and the quality of the environment.

This plan takes two general approaches to guide development in relation to environmental conditions. One is to “overlay” information regarding environmental constraints and opportunities onto the Land Use Recommendations Map. This means, for example, that some portions of an area identified for development would be limited by the site-specific presence of steep slopes, wetland areas, drainage channels, etc. The second broad strategy is to recommend that appropriate standards be adopted so that where development does occur it is designed to respect environmental functions and characteristics. Examples in this category include site development polices for drainage, vegetation, and grading.

A need exists for the community to take seriously the issue of shoreline stabilization and the implications of allowing ongoing shoreline development. A process should be launched to examine the issue and put proposed solutions before the citizens.
**Objective A:** Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

Protecting the environment can be a way to achieve goals like reducing infrastructure costs and providing “environmental services” like drainage ways, parks, and trails. For example, protecting the integrity of a stream channel can help provide cost-effective drainage solutions and also provide a trail corridor. The challenge in carrying out these types of actions is that most land in Homer is already split into many individual private parcels. This objective provides the first step in solving this challenge by creating a complete base of knowledge regarding environmental features on land regardless of ownership. Specific steps to establish a system of green infrastructure are found in Appendix C-7.

Maps of important environmental features, processes, and key open space areas are valuable to the extent this information shapes decisions about development. In particular, this information is critical to protect features that cross boundaries of multiple parcels; e.g., streams and trails. This action not only protects open space values, but increases the value of neighboring properties for developers.

**Implementation Strategies**
- Review how developments effect on- and off-site environmental functions
- Support the preservation of green infrastructure.

**Objective B:** Continue to review and refine development standards and require development practices that protect environmental functions.

Once a project has been identified for development, green infrastructure concepts can be used to consider what special conditions, if any, need to be incorporated into the project’s layout and development. Guidelines for development such as setbacks from waterbodies or limits on development of steep slopes are covered through the City’s zoning code. Homer's existing codes include many good environmental standards. Periodic review of the successes and failures of the existing standards will help identify opportunity for revisions.

Appendix C-7 includes examples of how decisions about site clearing, grading, and impervious surfaces can create very different types of development. Homer is encouraged to continue practices that bring about Objective B.

**Implementation Strategies**
- Review the lessons learned from the implementation of site development standards
- Consider revision of development standards in light of new information in relation to environmental functions and best practices
Objective C: Provide extra protection for areas with highest environmental value or development constraints.

Ideally, adopting more effective development standards will result in the preservation and protection of lands with high environmental value. However, there may be some areas identified that cannot easily be protected through standard means and are so important they should be preserved forever. References such as wetland, steep slope, and green infrastructure maps can help identify and prioritize these lands. Organizations, such as the Homer Soil and Water Conservation District and the Natural Resources Conservation Service of Alaska may be consulted in identifying specific local strategies. Examples of environmentally important areas might include a particular beach access corridor or a particular section of a lake or stream.

Implementation Strategies

- Support acquisition of environmentally sensitive land for preservation

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

Homer’s environment is affected by actions outside of its borders. Wildlife corridors and drainage systems do not conform to borough and municipal boundaries. In this regard, Homer should work with surrounding jurisdictions, notably the Kenai Peninsula Borough along with other local, state, and federal land managers to promote environmentally suitable policy.

Implementation Strategies

- Support practices that preserve and maintain environmental quality outside the City of Homer

GOAL 3: Encourage high quality buildings and site design that complements Homer’s beautiful natural setting.

New growth and development in Homer is inevitable. The community has made clear its intent to guide the character of the built environment so this growth improves the quality of life. The Town Center Development Plan established standards for the development of the city core and sets a good standard for policies that can be followed to achieve higher design quality. An integrated but balanced regulatory and enforcement process is needed for the entire city, to raise the bar for future development standards. While enhanced development standards help guide the character of the built environment, enforcement of nuisance properties and the undue collection of open air junk will compliment development standards to improve the quality of life.
Objective A: Create a clear, coordinated regulatory framework that guides development.

Clear, predictable, consistent rules and regulations are key to achieving standard, quality design. These rules and regulations have to fit the context of the marketplace and be accepted by the development community. Overregulation is a disincentive, while under-regulation will achieve less than desired results. Specific policies addressing this topic include:

Implementation Strategies
- Review City adopted plans for consistency
- Review rules and regulation options with consideration of operational constraints and community acceptance

Objective B: Encourage high quality site design and buildings.

Good site design, appealing architecture, and quality construction practices contribute to the creation of high quality buildings. Attractive, well-constructed buildings are a long-term asset to the community. Design can be thought of in two categories: form, meaning what the building looks like; and function, meaning the construction methods and layout of the building.

Implementation Strategies
- Consider appropriate design standards for buildings
- Review site impacts of developments

GOAL 4: Support development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Creating a vital, successful central business district – the clear commercial and civic center of Homer – won’t happen by accident. A number of strategies are required to reach this objective, as outlined below. These actions are all designed to carry forward in the spirit of the previously approved Homer Town Center Development Plan and Community Design Manual. Those documents provide additional details that need to be considered to gain a full understanding of CBD objectives.

Implementation Strategies
- Consider infrastructure appropriate to support and sustain investment in the Central Business District

2018 Homer Comprehensive Plan
**Objective B:** Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Strip development occurs along busy major roads with easy access to businesses. Strip development is an unplanned consequence of building transportation infrastructure, and it tends to include practically any land use in an eclectic – often cluttered and unsightly – array of buildings, parking lots, utilities, and support structures.

Strip development along highways introduces competition for the central business district and weakens its role. Strip development can create unattractive community entries (e.g., the Glenn Highway coming into downtown Anchorage) and unsafe edges along thoroughfares. Communities with no restraints on the location of commercial use often find their downtowns wither, as businesses shift to outlying, lower cost properties. On the other hand, communities need to allow for a measure of outlying commercial growth, to be fair to property owners, to meet the need for the types of commercial uses that don’t fit well into a central commercial core, and to respond to ongoing demand for expansion of commercial activity.

**Implementation Strategies**

- Support infill of existing commercial districts prior to expansion of a district
- Consider attractive commercial design practices

**Land Use Implementation table**

Table 7. Chapter 4, Land Use Implementation Table

<table>
<thead>
<tr>
<th>Project</th>
<th>Timeframe</th>
<th>Primary Duty</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-A-1 Update the zoning map in support of the desired pattern of growth.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>I-B-1 Consider additional methods for preserving natural areas and areas where ongoing natural processes may present hazards to existing or proposed development.</td>
<td>Mid Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>I-B-2 Promote standards and policies that promote mixed use and high quality, attractive medium to high-density development.</td>
<td>Longer Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>I-B-3 Develop standards and policies for new mixed-use districts, including the Gateway Business district. Consider “form-based” zoning strategies, encouraging a modest scale of development while allowing for a wide range of uses.</td>
<td>Ongoing</td>
<td>HAPC</td>
</tr>
<tr>
<td>I-B-4 Consider zoning regulations that accommodate more mixed use and medium to high-density housing in the residential office and central business districts.</td>
<td>Ongoing</td>
<td>HAPC</td>
</tr>
<tr>
<td>Project</td>
<td>Timeframe</td>
<td>Primary Duty</td>
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</tr>
<tr>
<td>I-B-5 Develop consistent design standards for new development to complement the character of the land use. Include architectural and site development standards and standards for associated infrastructure (particularly roads and trails).</td>
<td>Near Term</td>
<td>Mid Term</td>
</tr>
<tr>
<td>I-B-6 Re-evaluate height standards in commercial and mixed use districts to determine whether buildings over three stories should be permitted. Height standards must meet fire safety and insurance standards.</td>
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</tr>
<tr>
<td>I-B-7 Consider neighborhood planning around the hospital for the centralized expansion of medical services.</td>
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<tr>
<td>I-C-1 Promote infill development in all housing districts.</td>
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<tr>
<td>I-C-2 Encourage inclusion of affordable housing in larger developments and affordable housing in general.</td>
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</tr>
<tr>
<td>I-C-3 Improve the rural residential zoning code to withstand pressure for platting large lots into smaller ones in that district.</td>
<td></td>
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</tr>
<tr>
<td>I-D-1 Pursue environmentally sound development practices and measure success for every public facility project in Homer either by locally established benchmarks, LEED certification, or other contemporary concepts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>I-D-2 Encourage a concentrated development pattern to reduce the need for vehicle trips and encourage non-motorized transportation (see Chapter 5, Transportation).</td>
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</tr>
<tr>
<td>I-D-3 Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, higher density development, and infill.</td>
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<td>x</td>
</tr>
<tr>
<td>I-D-4 Adopt building codes and incentives to increase energy efficiency in all new residential and commercial development.</td>
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</tbody>
</table>

**Goal 2 – Maintain Homer's Natural Environment and Scenic Beauty**

<table>
<thead>
<tr>
<th>Project</th>
<th>Timeframe</th>
<th>Primary Duty</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-A-1 Consider adopting incentives to encourage use of the Green Infrastructure Map developed by the Homer Soil and Water Conservation District.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>2-A-2 Require developers to include details about environmental features and processes, along with plans for open space, when submitting subdivisions or other developments for approval.</td>
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<tr>
<td>Project</td>
<td>Timeframe</td>
<td>Primary Duty</td>
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<td>------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>2-A-3 Require developers to demonstrate how features that cross multiple parcels will be protected in individual projects. Use this process to create links between open space areas and integrate new development into the network of open space.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-A-4 When a Green Infrastructure Map is adopted, use it in the review process.</td>
<td>Near Term</td>
<td>Planning, HAPC</td>
</tr>
<tr>
<td>2-A-5 Audit the codes and ordinances to identify the revisions that support the implementation of green infrastructure and prioritize code amendments for adoption.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-B-1 Continue to review and refine standards and guidelines to reduce bluff erosion and shoreline erosion, such as managing surface water runoff on coastal bluffs and implementing any other applicable best management practices.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-B-2 Continue to review and refine standards for coastal bluff stabilization projects and building setbacks from coastal bluffs.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-B-3 Continue to review and refine standards for setbacks on streams and wetlands.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-B-4 Continue to review and refine standards for development on steep slopes, in wetland areas, areas subject to landslides, and on other sensitive sites, including standards for grading and drainage, vegetation clearing, building setbacks, and building footprints. Include flexibility in road dimensions to avoid excessive grading.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-B-5 Continue to review and refine review processes for hillsides, areas subject to landslides and other sensitive settings (e.g., allowance for development on steeper slopes subject to submission of more extensive site analysis and engineering reports).</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-B-6 Consider regulation of on-site septic systems</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-C-1 Work with land trusts and/or public agencies to acquire land for protection and recreational use. Build on example set by Kachemak Heritage Land Trust.</td>
<td>Near Term</td>
<td>Administration</td>
</tr>
<tr>
<td>2-C-2 Consider land trades or variations on the transfer of development rights.</td>
<td>Near Term</td>
<td>HAPC</td>
</tr>
<tr>
<td>2-C-3 Recommend that the City purchase property vital for the protection of the Bridge Creek Watershed.</td>
<td>Near Term</td>
<td>HAPC</td>
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<tr>
<td>Project</td>
<td>Timeframe</td>
<td>Primary Duty</td>
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<tr>
<td><strong>2-D-1</strong> Identify environmentally sensitive sites and natural systems of regional importance and work towards collaborative management of these areas. Options include implementing Special Use Districts to develop and pay for needed infrastructure and addressing drainage and trail issues on a regional or watershed approach.</td>
<td>Near Term</td>
<td>HAPC, Planning</td>
</tr>
<tr>
<td><strong>2-D-2</strong> Encourage establishment of environmentally responsible development practices by the KPB and other land managers on land surrounding Homer.</td>
<td>Ongoing</td>
<td>HAPC, Administration</td>
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</tbody>
</table>

### Goal 3 – Encourage High Quality Development

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<tr>
<th>Project</th>
<th>Timeframe</th>
<th>Primary Duty</th>
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</thead>
<tbody>
<tr>
<td><strong>3-A-1</strong> Synthesize existing rules and regulations for both public and private development in a comprehensive design manual. For instance, it is important that the Master Roads and Streets Plan is supplemented by the Community Design Manual, Transportation Plan, and a Streetscape Design Manual to balance functionality and aesthetics.</td>
<td>Near Term</td>
<td>HAPC, Planning, Public Works</td>
</tr>
<tr>
<td><strong>3-A-2</strong> Provide a clear and predictable approval process for every development including organizing project review and permitting and providing appropriate staff review.</td>
<td>Mid Term</td>
<td>HAPC</td>
</tr>
<tr>
<td><strong>3-A-3</strong> Review code enforcement requirements and other actions in relation to meeting community expectations.</td>
<td>Longer Term</td>
<td>HAPC</td>
</tr>
<tr>
<td><strong>3-B-1</strong> Adopt building codes and create an inspection program.</td>
<td>Near Term</td>
<td>HAPC, Administration, Public Works</td>
</tr>
<tr>
<td><strong>3-B-2</strong> Set standards that regulate the form of development to encourage attractive, diverse housing styles.</td>
<td>Near Term</td>
<td>Planning, HAPC</td>
</tr>
<tr>
<td><strong>3-B-3</strong> Develop specific policies regarding site development including standards for landscaping, grading, lighting, view protection, etc., in coordination with current national efforts that promote better site development (LEED certification standards, Sustainable Sites Initiative, Low Impact Development, etc.).</td>
<td>Longer Term</td>
<td>HAPC</td>
</tr>
<tr>
<td><strong>3-B-4</strong> Ensure that all utility service to new developments shall be underground.</td>
<td>Ongoing</td>
<td>Planning, Public Works</td>
</tr>
<tr>
<td><strong>3-B-5</strong> Ensure that any redevelopment which moves overhead utilities requires moving those utilities underground.</td>
<td>Ongoing</td>
<td>Public Works</td>
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<tr>
<td>Project</td>
<td>Timeframe</td>
<td>Primary Duty</td>
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<tr>
<td><strong>Goal 4 – Support Development of Well-defined Business Districts</strong></td>
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<tr>
<td>4-A-1 Provide incentives for private investment in the CBD. Incentives can include public investments in improved infrastructure (e.g., roads, trails, parking) and in public facilities. Particular priorities include improved public parking and construction of a new east-west road through the center of the CBD roughly parallel to the Sterling Highway and Pioneer Avenue.</td>
<td>Near Term</td>
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<td>Mid Term</td>
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<td>Ongoing</td>
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<td></td>
<td>HAPC, Public Works, Administration</td>
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<tr>
<td>4-A-2 Create an overlay zone for the “Old Town” section of the CBD, establishing general standards for building design and construction. Aim for future buildings to continue in the style of the older buildings in the area as well as the several more recently constructed buildings that follow these traditions.</td>
<td>Near Term</td>
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<td>HAPC</td>
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<tr>
<td>4-A-3 Use public/private partnerships to improve streetscapes, including better sidewalks, landscaping, and building facades. Develop an attractive, business friendly commercial streetscape for Pioneer and Old Town businesses.</td>
<td>Near Term</td>
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<td>Mid Term</td>
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<td>Administration</td>
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<tr>
<td>4-A-4 Improve trail connections to and within the CBD. Provide a system of trails and sidewalks linking residential areas, commercial and civic uses.</td>
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<td>Ongoing</td>
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<td></td>
<td>Public Works</td>
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<tr>
<td>4-A-5 Concentrate commercial uses in the downtown.</td>
<td>Near Term</td>
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<td>Mid Term</td>
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<td>Longer Term</td>
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<td></td>
<td>Ongoing</td>
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<td></td>
<td>Planning Commission</td>
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</tr>
<tr>
<td>4-A-6 Support Pioneer Avenue beautification/revitalization efforts.</td>
<td>Near Term</td>
<td>x</td>
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<tr>
<td></td>
<td>Mid Term</td>
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<td></td>
<td>Longer Term</td>
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<td></td>
<td>Ongoing</td>
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<tr>
<td></td>
<td>HAPC, Public Works, Administration</td>
<td></td>
</tr>
<tr>
<td>4-B-1 Use the zoning process to guide the majority of future commercial development into the central business district. Locate development as presented on the Land Use Recommendations Map. Implementation will require an ongoing balancing act.</td>
<td>Near Term</td>
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<td>Mid Term</td>
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<td>Ongoing</td>
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<td>HAPC</td>
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<tr>
<td>4-B-2 Use strategies to ensure the character of strip commercial development will make a positive contribution to the overall character of the community. Strategies include: controls on the size and appearance of signs, requirements for landscaping of parking areas, and basic guidelines regarding building appearance.</td>
<td>Near Term</td>
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<td>Mid Term</td>
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<td>Longer Term</td>
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<td></td>
<td>Ongoing</td>
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<td></td>
<td>HAPC</td>
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</tbody>
</table>
Appendix A – Land Use Recommendations

Index

Comprehensive Plan Land Use Designation Categories  A-2
Comprehensive Plan Land Use Recommendations Map  A-10
Appendix A

Land Use Designation Categories

INTRODUCTION

Homer’s existing set of land uses and built environment offers much to be commended and retained. Two qualities in particular stand out as strengths:

**Mix of uses**

Homer has a freewheeling, organic character. In many parts of town, land uses – residential, office, retail, storage, industrial, and open space – are freely mixed. This style breaks common rules of traditional planning, but in most instances the result is attractive and functional. This eclectic mix of uses fits together with little or no conflicts, and helps create Homer’s unique, well-liked character.

1. **Building appearance**
   Homer has an organic building aesthetic where the majority of buildings “fit.” Many are actually quite attractive, while relatively few stand out as offensive or out-of-place.

2. **Development aesthetic**
   Homer has a widespread site development aesthetic that is also quite attractive. Many commercial lots in Homer feature hand-crafted informal signage, natural landscaping, and a comfortable, natural fit with the land. This contrasts with the buildings and parking areas in many Alaskan communities (e.g., Wasilla) where development is rarely pleasing to the eye.

In many instances these qualities exist in spite of, or possibly out of, compliance with the City’s zoning rules. In light of these realities, the function of an updated zoning code for the City of Homer should be to strengthen and institutionalize the styles and patterns most builders and developers are already following. Care needs to be taken that simplistic zoning rules don’t damage the more, unique home-grown qualities that give Homer its special character. At the same time, odds are good that future developers may not know the “unwritten rules” that have made past development generally attractive.

For these reasons and to implement comprehensive plan policies, Homer needs to upgrade and revise its existing zoning code. As part of this comprehensive plan, a “land use designation map” has been prepared identifying intended land uses, working from the existing zoning map. This product is not as detailed or specific as a zoning map, but does express the general land use strategies of the comprehensive plan. This map is a starting point in the process of amending the zoning code to refine and implement these general policies. A particular focus of this land use designation map is to use mixed use zoning practices that focus more on offsite impacts and building forms and less on controls on the specific type of use. This approach provides necessary guidance while still preserving the unique and functional character of the community.

Between the adoption of the 2008 Comprehensive Plan and the 2018 plan, several parts of the community were rezoned, zoning district text was amended, and the East End Mixed Use district created. The following descriptions of land uses are split into two parts: proposed new zoning districts, and existing zoning districts. The Land Use Recommendations Map depicts the areas of the community where the proposed new districts could be implemented. A map of the existing zoning districts, as of the draft of this plan, can be found in Appendix C, Background Land Use Information.
NEW LAND USE CATEGORIES

RT (RESIDENTIAL TRANSITIONAL)

- **Intent** The R-2 district is intended to provide a transitional residential zone between higher and lower density residential or residential office developments with a focus on residential land uses. Densities in this area will be in between the lower density rural residential zone (R-3) and the more urban, higher density uses in the R-1 district.

- **Primary Use** Medium-density residential including single-family and duplex; provide for a scale, density, and character of residential development appropriate for locations between urban and rural residential areas.

- **Other Uses, Allowances, and Specifications**
  - Areas generally served by water and sewer or likely to be served in the future; full city services.
  - Moderate lot size minimums (for example, 10,000 square foot lots for single family homes).
  - Allows second units and duplexes by right (both subject to standards).
  - Allows bed-and-breakfasts by right; other small scale accommodations\(^1\) allowed with administrative review. (For purposes of this plan a B&B defined as lodging where owner proprietor resides on site – see footnote for details.)
  - Allows home-based businesses by right (subject to standards); allows some larger non-retail business activities subject to administrative review.

- **Development standards**
  - Encourage retention of quasi-rural character.
  - Encourage attractive diverse housing types (vs. “cookie-cutter” subdivisions).
  - Encourage open space subdivisions as alternative to more typical lot layouts.

DT (DOWNTOWN MIXED USE)

- **Intent** The intent of the DT district is to provide a mixed use business district in the core area of Homer, with safe, pleasant, and attractive circulation for pedestrians and vehicles.

- **Primary Use** Provide a concentrated, centrally located district in the center of Homer for a mixture of urban uses, including general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and related businesses, civic uses, recreation and residential uses. Create high quality public spaces (sidewalks, trails, gathering areas) and encourage pedestrian movement throughout the area; allow for a mixture of residential and commercial uses with conflicts resolved in favor of commercial uses.

- **Other Uses, Allowances and Specifications**
  - Areas served by public water and sewer, full range of other urban services
  - Allow and encourage densities typical of small town, “main street” settings (sufficient concentration of uses to encourage circulation by foot).
  - Residential densities – multi-family dwellings; for example, up to 6 units per acre allowed by right; up to 14 units per acre with administrative review.
- Minimal building setbacks to create a friendly, pedestrian-oriented streetscape.
- Encourage parking off-site (e.g., allowing payment of a fee in lieu of meeting on-site parking standards, through shared parking arrangements, through reducing on-site requirements by providing public parking and protected pedestrian ways).

• Development standards include:
  - Create an attractive, pedestrian-oriented environment (e.g., windows and doors that are close to the street, landscaped parking, standards to humanize buildings such as clearly articulated entries).
  - Advisory guidelines re design character, so buildings and other structures within the district are compatible with one another and with the surrounding area.
  - Consider establishing an overlay zone for Old Town so buildings in that portion of the district feature an “Old Homer” historical character.
  - Consider establishing a University district.

MEDICAL DISTRICT

• Intent Acknowledge demand for medical services will increase with a larger, aging population. Enact zoning regulations that allow medical services to expand with the growing need for life long medical care, in a localized area near the hospital.
  - Work with area residents and business owners to identify desirable neighborhood character and appropriate performance standards such as building bulk and scale, density, signage, lighting and parking lot development.
  - Other issues may be identified and addressed through the zoning process.

EXISTING LAND USE CATEGORIES

RESIDENTIAL

UR (URBAN RESIDENTIAL)

• Intent The R-1 district is intended to provide more intense residential development in the city core, in a manner that matches Homer’s small town character and encourages increased densities near pedestrian-oriented commercial areas.
• Primary Use Medium and medium-high density residential including single-family, duplex, and multiple-family; allow for a variety in housing types and housing price levels.
• Other Uses, Allowances, and Specifications
  - Areas generally served by water and sewer; central locations with excellent access to a range of urban services and facilities.
  - Residential is primary use; but allows for other uses where these uses maintain residential character.
  - Moderate lot size minimums (for example, 6000 square foot lots for single family homes).
  - Allows bed and breakfasts by right, allows second units and duplexes by right (both subject to standards). (For purposes of this plan, a B&B is defined as lodging where owner proprietor resides on site.)
- Allows home-based businesses by right (subject to standards).

**Development standards**
- Encourage attractive, diverse housing types (vs. “cookie-cutter” subdivisions).
- Ensure newer housing is compatible with character of older neighborhoods (for example, by requiring transitional densities, buffer uses).

**RR (RURAL RESIDENTIAL)**

- **Intent** The R-3 district is intended to provide areas for low density residential development and limited agricultural pursuits.
- **Primary Use** Low-density residential development in outlying locations, generally with less services and/or lower level of service than in urban areas.
- **Other Uses, Allowances, and Specifications**
  - Areas generally not served by water and sewer, nor likely to be served in the near future.
  - Larger lot sizes or cluster subdivisions to preserve sense of open space.
  - Allows accessory housing units by right (subject to standards).
  - Allows bed and breakfasts by right, subject to standards (for purposes of this plan B&B defined as lodging where owner proprietor resides on site)
  - Allows home-based businesses by right, subject to standards; allows some larger non-retail business activities subject to administrative review.
- **Development standards**
  - Option for higher densities and cluster development. Encourage open space subdivisions as alternative to more typical lot layouts.
  - Ensure newer housing is compatible with character of older neighborhoods.

**COMMERCIAL AND MIXED USE**

**CBD (CENTRAL BUSINESS DISTRICT)**

- **Intent** The intent of the CBD commercial district is to provide a mixed use business district in the core area of Homer, with greater allowance for vehicular use than in the Downtown district, but still with a character that encourages pedestrian use.
- **Primary Use** Provide a centrally located area within the City for a mixture of urban uses and activities, including general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and related businesses, civic uses, recreation, and residential uses. Allow a mixture of residential and commercial uses but conflicts resolved in favor of business.
- **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services
  - Allow and encourage relatively high densities (sufficient concentration of uses to encourage circulation by foot).
  - On-site parking required (option for shared parking with an approved parking plan).
- Residential densities – for example, multi-family up to 6 units per acre - allowed by right

- Development standards include:
  - Create an attractive, pedestrian-oriented environment (e.g., landscaped parking, standards to humanize buildings such as clearly articulated entries).
  - Advisory guidelines regarding design character, so buildings and other structures within the district are compatible with one another and with the surrounding area.
  - Control signage to maintain visual quality (for example, avoid large, highly illuminated signs).

**RO (RESIDENTIAL OFFICE)**

- **Intent** The intent of the RO district is to allow for a range of residential and residential compatible uses. While allowing office, certain commercial and other business uses, buildings and sites must have a scale and character similar to single family detached or small multi-family homes. This district serves as a transition zone between commercial and residential neighborhoods.

- **Primary Use** Provide a mix of low-density to medium-density residential uses with certain specified businesses and offices which may include professional services, administrative services and/or personal services, but does not include direct retail or wholesale transactions except for sales which are incidental to the provision of services.

- **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services, close to other urban services.
  - Moderate lot size minimums (for example, 7500 square feet); allows for attached housing.
  - Guide use to create/maintain an attractive highway environment

- **Design and development standard**
  - Required (not advisory) standards to maintain residential character/residential scale of buildings (e.g., height, setbacks, parking location, signage).
  - Advisory design guidelines regarding building style (e.g., use of materials, architectural style).
  - Allow for limited commercial signage, consistent with overall goal of retaining a largely residential character.

**G-MU (Gateway Mixed Use)**

- **Intent** The intent of the G-MU district is to provide land uses that primarily cater to the tourism and visitor industry of Homer and to promote year round activity. The gateway district serves as the primary roadway entry into Homer. It will provide an attractive built environment and promote those uses that will not compete with the DT, CBD and GC districts.

- **Primary Use** Promote mixed-use development, with emphasis on the visitor industry. Serve needs and interests of the visitor industry, as well as year-round residents and Homer's role as the Gateway to Kachemak Bay (not to conflict w/CBD). Minimize future
traffic congestion along the Sterling Highway corridor and preserve the experience residents and visitors have when entering Homer by way of the Sterling Highway.

- Commercial uses are primary objective; focus on “Gateway” appropriate businesses such as visitor amenities, hotels – no gas stations, fast-food, strip development.

**Other Uses, Allowances, and Specifications**
- Areas served by public water and sewer, full range of other urban services.
- Allow and encourage relatively high densities (sufficient concentration of uses to encourage circulation by foot).
- Residential densities – for example, multi-family up to 6 units per acre - allowed by right; higher densities with administrative review or use dimensional standards like CBD above.

**Development standards**
- Advisory guidelines re “Gateway” design character.
- Encourage parking behind buildings (through appropriate set-back rules).
- Design standards that create an entry point the community can be proud of - attractive, pedestrian-oriented to a degree (e.g., landscaped parking).
- Control signage to maintain visual quality (for example, avoid large, highly illuminated signs).

**E-MU (EAST END MIXED USE)**

- **Intent** The intent of the E-MU district is to allow a wide variety of commercial, industrial, and heavy industrial uses in a district with access to the boatyard, marine services, and the airport; and to ensure such uses, which are important to Homer’s economy, continue to have a viable location.

- **Primary Use** Mixed-use development with fewer constraints on uses than existing GC-1 and GC-2. Designed to accommodate the wide range of uses found in the area today, as well as other future uses; examples include industrial, marine-oriented, construction services (including batch plants), storage, and artist workshops. Residential and retail are allowable, but residential/retail and commercial conflicts will be resolved in favor of commercial/industrial uses.

- **Other Uses, Allowances and Specifications**
  - Allows for mixed use, live/work, provides larger lots than would be available in CBD.
  - On-site parking required.
  - Guide use to create/maintain an attractive highway environment.

- **Development standards**
  - Minimal – basic guidelines for parking, setbacks.
  - Encourage basic landscaping.
  - Properties adjacent to the Conservation zone should use best management practices when developing near the southern edge of the property. Strategies may include, but are not limited to, 100 foot buffer zones along the southern property lines adjacent to the conservation areas, tree retention (bird habitat, moose cover), habitat and vegetation retention, and storm water and pollution management techniques. Developers are encouraged to use a combination of techniques to minimize impacts.
within 100 feet of the south property line and to provide for storm water filtration. Development is encouraged to concentrate on the northern portions of these lots.

GC-1 (GENERAL COMMERCIAL 1)

· **Intent** The intent of the GC-1 district is to provide for auto-oriented business.
· **Primary Use** Provide for a diverse array of commercial, retail, and civic uses; commercial uses are primary objective. Applied in locations where the auto is primary means of access.
· **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services.
  - Residential densities – for example, residential uses up to 6 units per acre allowed by right; higher densities with administrative review or use dimensional standards like CBD above.
  - On-site parking required (option for shared parking with an approved parking plan).
  - Guide use to create/maintain an attractive highway environment.
· **Development standards** include:
  - Control signage to maintain visual quality (for example, avoid large, highly illuminated signs).
  - Provide for safe pedestrian circulation.

GC-2 (GENERAL COMMERCIAL-2)

· **Intent** The intent of the GC-2 district is to locate commercial and industrial uses where access to transportation infrastructure is a primary consideration. This district will also serve as a reserve to allow for future commercial and industrial expansion.
· **Primary Use** Promote a sound heavy commercial area within the community with good access to main roads, and reserve land for future industrial expansion. Designed to permit manufacturing, processing, assembly, packaging, or treatment of products within enclosed utilities and facilities required to serve these uses. Residential uses permitted, recognizing the primacy of light industrial and commercial activities. Residential uses limited; certain retail enterprises limited. Performance standards for heavy commercial uses, especially where the district abuts other zoning districts. Allows for heavier commercial uses – manufacturing, processing, packaging, and support of airport activities / needs.
· **Other Uses, Allowances, and Specifications**
  - Accessible by vehicle/direct access.
  - Allows for mixed use, live/work, provides larger lots than would be available in CBD
  - On-site parking required.
· **Development standards include:**
  - Minimal – basic guidelines for parking, minimal setbacks
  - Encourage basic landscaping, screening

MC (MARINE COMMERCIAL) (See also 2011 Homer Spit Comprehensive Plan)

Provide adequate space for the commercial needs which service and support water-dependent industries and facilities; encourage adequate separation between allied but potentially incompatible commercial and industrial uses while providing proximate locations for the mutual benefit of such
water-oriented commercial and water dependent industrial uses. Commercial enterprise permitted to the extent that it services and supports the water-dependent industries which are important to Homer’s economic base (e.g., fishing, marine transportation, off-shore energy development, recreation, and tourism) and to the extent that location elsewhere creates unnecessary hardship for the users of such commercial services. Performance standards are required to minimize the impact of commercial development on the natural features on which it depends.

MI (MARINE INDUSTRIAL) (See also 2011 Homer Spit Comprehensive Plan)
Provide adequate space for those industrial uses that require direct marine access for their operation and to encourage the most efficient utilization of land. Promote marine-dependent industries important to Homer’s economic base (e.g., fishing, fish processing, marine transportation, off-shore oil development, and tourism); give priority to those uses, and minimize conflicts among industrial, commercial and recreational uses.

OSR (OPEN SPACE—RECREATIONAL)
Promote public recreational opportunities while protecting natural and scenic resources. Give priority to pedestrian uses over motor vehicles uses and preserve public access to the tidelands. All development proposals in the district will be evaluated in terms of their compatibility with natural hazard and erosion potential and their effect on scenic vistas and public access.

CO (CONSERVATION)

- **Intent** The conservation district is applied to sensitive public and in some instances private lands that are critical to the maintenance of fish and wildlife resources, serves important watershed protection areas, or serves other key environmental functions. These lands are to be maintained in an undisturbed and natural state, except for enhancement projects. Private landowners may agree to have this designation on their property. The Green Infrastructure map discussed is an important reference in identifying conservation areas.

- **Primary Use** Acceptable uses in this district include undeveloped open space, parks with passive recreation activities and facilities (e.g., wildlife viewing, nature walks, educational and interpretive uses) and other uses that do not change the character of the land or disrupt fish and wildlife. Passive recreation activities are secondary to habitat protection and enhancement. Private landowners may agree to have this designation on their property.

- **Development standards include:**
  - Where applied to private lands, specific development strategies and standards are needed to balance the interests of private land owners with the need for protection of functionally valuable, sensitive natural areas.
  - Consider requiring a 100 foot habitat buffer on all lands bordering the airport area conservation zone, as discussed under the East End Mixed Use zone.

BCWP (BRIDGE CREEK WATERSHED PROTECTION DISTRICT)
Prevent degradation of water quality and protect the Bridge Creek Watershed to ensure its continuing suitability as a water supply source for the City’s public water utility. Restrict land use activities that would impair the water quality or increase the cost for treatment.
Memorandum

TO: Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: May 3, 2022
SUBJECT: Supplement Memo to SR 22-34: Trails & Sidewalks in Code

Introduction

There has been a great deal of interest in non-motorized transportation from the City Council, Committees, Commissions, and citizen lead groups. I am putting together some information on the state of business regarding the issue so that all may have a similar understanding to use as a basis for addressing the subject in a productive unified method. I consider this a more detailed discussion of my Comprehensive Plan item on the agenda. We get to the plans dealing with non-motorized transportation that compose the Homer Comprehensive Plan through code cited below. Newly proposed streets are subject to the criteria.

HCC 22.10 Subdivision Improvements

- Intent of code is to supplement the Kenai Peninsula Borough subdivision ordinance
- Requires rights-of-way to be built to standards of Design Criterial Manual, HCC 22.10.050
- Requires utility easements and other easements such as, sidewalks, bike paths, and other non-motorized transportation facilities as identified in the Non-Motorized Transportation and Trail Plan. Other non-required easements (such as trails and path not identified on the plan) may be accepted by the City Council, HCC 22.10.051.
- Utilities to be underground, HCC 22.10.055

Title 11 Streets, Sidewalks and Driveway Construction

- This Chapter deals with construction
- Adopts classification system of the Master Roads and Street Plan map and building standards associated with the classification, HCC 11.04.050.
- Requires streets to be built to minimum requirements of the plan, “however, that the City may, upon direction of the City Council, elect to require construction to the full standards and pay to the developer the cost difference between the required street and the proposed street.” (HCC 11.04.050(c))
- “The City Council shall be empowered to designate additional routes as arterials and collectors beyond those adopted on the Master Plan map.” (HCC 11.04.050(d))

• Technical specs and references for construction and reconstruction including:

  *HCC 11.04.120 Sidewalks and non-motorized transportation corridors.*

  a. New streets to be accepted by the City and identified as public access corridors in the adopted *Homer Non-Motorized Transportation and Trail Plan* shall have easements for sidewalks, bicycle paths or other non-motorized transportation facilities to ensure convenient mobility and convenient access to parks, recreation areas, trails, playgrounds, schools and places of public assembly.

  b. New streets to be accepted by the City and not identified as public access corridors in the *Non-Motorized Transportation and Trail Plan* may, at the developer’s option, have sidewalks, bicycle paths or other non-motorized transportation facilities.

  c. Sidewalks, bicycle paths and other non-motorized transportation facilities shall be designed in accordance with the design criteria of the City of Homer *Design Criteria Manual*.


• The document is the technical design criteria and includes specifications for construction of Sidewalks (Article 5.11) and Bikeways (Article 5.12). This is basically approved technical specifications including materials and dimensions.

*Master Roads & Streets Plan*, 1986

• The document was created by contractors working with an appointed Road Standards Committee. It includes an inventory, classification, status and recommendations of all roads (in 1986). It documented the many issues associated with the local physical conditions and the built environment. Not surprisingly, we are still addressing many today. It proposed revision to the classification system and corrective actions to take on existing streets (including constructing a sidewalk on Main Street north of Pioneer Avenue!).

• Obviously this document could use an update, but also a review for lessons learned.

*Non-Motorized Transportation and Trail Plan*, 2004 (NMTTP)

• This plan was created with a grant and was created with a contractor driven public engagement process.

• With an exclusive focus on non-motorized transportation an inventory of all existing features were documented along with mapped recommendations for future paths including sidewalks, trails and bike paths.

• Included are strategies for forwarding policies including recommended actions and funding opportunities.

So how do we get more non-motorized facilities??

Right now:

• Support our Public Works Director’s plan to utilize HART funds for projects currently identified.
• Continue to lobby the state for federal funds, especially for those associated with state roads and other projects that qualify for funding.
• Find champion to future investigate funding opportunities identified in the NMTTP.

For future infrastructure:
• Update plans and codes for non-motorized requirements for future subdivision, including consideration of cost share options for routes with the greatest community benefits.
• Update Special Assessment District (SAD) policy to better encourage participation in local district for sidewalks.

How do our plans help us?
• The plans really set the stage for funding opportunities, especially through government entities.
• They could also help address future ‘growing pains’ by identifying infrastructure requirements.

To be continued…
This is a quick look at how we address non-motorized transportation currently. At this time, this is an informational item and will be further developed with the input of the various groups.
# ECONOMIC DEVELOPMENT ADVISORY COMMISSION
## 2021-2022 STRATEGIC PLAN/GOALS

<table>
<thead>
<tr>
<th>Ongoing Goals</th>
<th>1. Define what is positive economic development for Homer, and how it leads to the quality of life and growth outcomes desired in the Comprehensive Plan.</th>
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<td>2. Keep our ears to the ground and seek out areas of &quot;lack.&quot; Confer with Julie about communicating with City Council and advising them on ways to overcome barriers-&quot;the nexus of economic goals.&quot;</td>
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</tbody>
</table>
| Near Term Goals | 1. Familiarize with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration.  
**Task:** Staff to provide smart growth resources.  
**Task:** Invite a member of the KPB Resiliency and Security Commission make a presentation to the EDC about what the Commission does. |
|               | 2. View economic development through the lens of balancing growth with quality of life.  
**Task:** Create an EDC Mission statement as a guiding principle for what the EDC does.  
**Task:** Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life. |
|               | 3. Housing: affordable short and long term housing. Seasonal workers, general workforce, seniors, etc. affordable year round housing.  
**Task:** Define one or two housing types/populations of people to focus on. |
|               | 4. Assess jobs training needs and workforce development. Communicate to KPC.  
**Opportunity:** Invite KBC Director Reid Brewer as speaker, how does the college make course offering decisions? How is workforce development part of the planning? What does the KBC Advisory Board do?  
**Opportunity:** KPEDD/Chamber to host in Homer will be hosting a jobs meeting for employers to help them learn how to attract workers, and a job fair for job seekers. |
|               | 5. Do some outreach to local businesses to take the pulse of the business community in pandemic recovery. |
|               | 6. Present an annual report of EDC accomplishments to the City Council  
**Task:** approve memo to Council, read accomplishments to Council |
| Mid Term Goals | 1. Multipurpose community center (HERC)  
**Status:** Scoping study has been funded |
|               | 2. Downtown vitalization momentum and wayfinding/streetscape plan  
**Status:** Wayfinding and Streetscape work ongoing through 21 and implementation activities in 2022  
**Longer term:** Consider storefront/Downtown and landscaping improvement program |
OVERALL EDC DUTIES AND RESPONSIBILITIES

The Economic Development Advisory Commission will act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer in accordance with Homer City Code Chapter 2.76; www.codepublishing.com/AK/Homer. The EDC also assists with official City planning documents including the following:

- Kenai Peninsula Economic Development District (KPEDD) – Regional Comprehensive Economic Development Strategy (link will bring you to all KPEDD reports): https://kpedd.org/reports
- Homer Comprehensive Plan: https://www.cityofhomer-ak.gov/planning/comprehensive-plan

DUTIES OF COMMISSION/STAFF

Commissioners
- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Julie Engebretsen)
- Aid the Chair in setting the agenda.
- Compile packet material from commissioners, write backup memos, and submit to Clerk.
- Provide information on items the commission needs to review annually.
- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk’s Office
- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission’s ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).