



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report CAC 15-05

TO: Cannabis Advisory Commission
FROM: Rick Abboud, City Planner
DATE: September 24, 2015
SUBJECT: Zoning

Introduction: I am proposing that we review a zoning scenario in light of the proposed draft regulations that we have from the state

Analysis: Regardless of the state regulations, we will not be able to be less restrictive. Any proposed zoning by the city will be first subject to the minimum state regulations. We can just leave the blank empty for now and go about our public process of introducing our proposed local regulations.

Below is the table you have seen before. Included in an attachment are maps in consideration of the various buffer distances the state and the city have considered. The largest change is that the state does not seem to have a buffer around parks/playgrounds. We can discuss the merits of various distances. Otherwise the state has the 200 foot standard from all that it proposes to buffer.

Zoning District Groupings

Residential	Commercial	Industrial	Special
Rural residential	Central business	East End Mixed	Bridge Creek
Urban residential	Town center	General commercial 2	Marine Commercial
Residential office	Gateway		Marine Industrial
	General commercial 1		

Recommended allowance for marijuana related activities

Cultivation

Residential	Commercial	Industrial	Special
Small scale only RR*	Sm. and Lg. scale – CBD,GC1 TCD(Conditional Use) only	Sm. and Lg. scale <ul style="list-style-type: none"> Primary Use, permitted 	Sm. & Lg. <ul style="list-style-type: none"> Conditional Permit Bridge Creek only

Manufacturing

Residential	Commercial	Industrial	Special
Not allowed	CBD (Conditional)	EEMUD (permitted)	Not allowed

Testing

Residential	Commercial	Industrial	Special
Not allowed	Allowed	Allowed	Not allowed

Retail

Residential	Commercial	Industrial	Special
Not allowed	Allowed	Allowed	Not allowed except Marine Commercial permitted

The table above represents general recommendation for activities in the various districts. Most of the in-house conversations revolve around the requirements for a grow operation in the rural residential district. Concerns include whether it should be a primary use, minimum lot size, setbacks from property lines. The activities and how they might affect the neighbors will certainly be a point of discussion at the Planning Commission.

Staff Recommendation: Forward a general recommendation for the Planning Commission to consider. The CAC will still have a chance to weigh in on the recommendation before it goes to council.

Attachments

map