

September 15, 2010
5:30 P.M.

Cowles Council Chambers
491 East Pioneer Avenue
Homer, Alaska

WORK SESSION Advisory Planning Commission AGENDA

1. Call To Order, 5:30 P.M.
2. Discussion of Items on the Regular Meeting Agenda
3. Staff Report PL 10-89, Planning Commission Work List *Page 1*
4. Discussion of Policy and Procedures, by request of Chair Minsch
5. Staff Report PL 10-88, Sign Code Changes *Page 9*
6. Public Comments
The public may speak to the Planning Commission regarding matters on the work session agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).
7. Commission Comments
8. Adjournment





City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121

Fax (907) 235-3118

E-mail Planning@ci.homer.ak.us

Web Site www.ci.homer.ak.us

STAFF REPORT PL 10-89

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: September 15, 2010
SUBJECT: Work List

GENERAL INFORMATION

It was requested that the work list be on the work session agenda. It's a good idea for the Commission to review the list periodically. That way staff knows which topics the Commission is interested in, and also so the Commission is aware of issues staff is working on. Staff has attached a short term and a longer term work list.

Short Term

The attached HAPC short term work list contains the items actively being worked on, through the end of the year.

Some other recent issues that have arisen are:

- Fence height along rights of way (related to conditional fence permits)
- Rooming house definition, and regulation of overnight accommodations
- Sign code amendments (on agenda)

If the Commission has consensus that these are issues you'd like to work on, they can be added to the list. Staff will begin to research the issues and present some possible solutions over the winter.

If you have new items you would like on the work list, please bring those ideas to the meeting. If there is consensus on the problem and topic, staff will add it to the work list.

Longer Term

There is also an attached work list from last year containing long term items; some were awaiting adoption of the 2008 Comp Plan (which happened in June), or the Spit Plan. If you think any particular item should be a higher priority, put it on the short term work list!

Lastly, there is a synopsis of the action items from the 2008 Comprehensive Plane. Feel free to any of those topics to either work list.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission discuss any new items that should be on the work list.

ATTACHMENTS

1. HAPC short term work list
2. 2009 Long term work list
3. 2008 Comp Plan Implementation

HAPC short term work list, through January 2011, unordered

1. Steep Slope ordinance (at public hearing)
 2. RO district rewrite (Scheduled for October 15th meeting) DONE
 3. Grading/filling ordinance (at public hearing)
 4. ~~Mobile Home/nonconforming regulations, from City Council (on agenda) DONE~~
 5. ~~Clean up/update ordinances — Storm water plan code, Bridge Creek, mobile homes Done~~
 6. Ordinance to allow more than one home per lot without a CUP (PC decided against in recent RO revision)
 7. Review standards for rezones (on agenda)
 8. Storm Water Plan (SWP) and already developed properties
 9. Review/Amendment of Planned Unit Development code
 10. Subdivision process (on agenda)
 11. Spit Comp Plan process (underway)
- Commissioner training TBA, and platting

HAPC work list 2010 March-December

- Subdivision code, visioning w HAPC, KPB plat issues, fire access issues
- Continue storm water conversation and DAP, BMP... have spent a lot of time with commission, should think about what can be achieved now w current resources
- Rezone ordinance (underway)
- Review PUD requirements
- Community design manual

After comp plan adoptions:

- Spit comp plan stuff, parking, zoning, 2011
- Main comp plan stuff:
 1. Allow residential in commercial districts
 2. Create Transition zoning district. Need to be ready for density when it comes...
 3. Fix E end mixed use district to allow for mixture of uses we have.



HOMER ADVISORY PLANNING COMMISSION
Long Term WORK LIST September 2009, updated 9/2010

Develop subsections to Sensitive Areas Ordinance

- a. steep slope – (Underway)
- b. wetlands/shorelines/bluff erosion – partially underway
- c. discussion/development of waterbody setbacks – discussion guided in comp plan.
No work in progress
- d. development standards– discussion guided in comp plan. No work in progress
 - i. Limit clearing w/out building
 - ii. Tree protection
 - iii. Regulations and incentives

Subdivision process -- discussion guided in comp plan. Some work underway

- a. subdivision agreement fitting in order of pre plat process
- b. code rewrite
- c. platting powers – partial or full from KPB

Title 21 rewrite

~~—phase 2 policy changes—~~ Guided by comp plan DONE

~~Clarification of the issues of uses and building sizes in the residential office district –~~ DONE

Review standards for rezone requests – UNDERWAY

~~Grading and filling permit/code language—~~

- a. ~~DAP to apply to all other zoning districts (note may be addressed thru grading and filling)~~ Underway

sub-zones in CBD – Comp plan driven No work in progress

Lot sizes – review of minimum lot size requirements in all districts – Comp plan driven No work in progress

Review GC1 and GC2 District (review allowed uses, consider subordinate residential uses or residential outright) – Comp plan driven No work in progress

Review Residential Districts (cottage industries, bed&breakfasts/roominghouse) – Comp plan driven, Possible new work list item

Review/Amendment of Planned Unit Development code – No work in progress

Spit Parking regulations (*post Spit Comp Plan*) – addressing with parking study (Port)

Community Design Manual – No work in progress

- Complete connection section
- Scenic Spit
- Old Town

HOMER ADVISORY PLANNING COMMISSION
Long Term WORK LIST September 2009, updated 9/2010

Bridge Creek Watershed Protection District Enhancements – **Some guidance from comp plan discussion and guidance needed. No work in progress**

- amend legal boundaries of District to reflect physical watershed boundaries
(*information to do this is NOT available consider removing from list*)
- propose to CC tax breaks for properties w/low impervious surface coverage and conservation lands
- annexation of City owned lands w/the district
- explore annexation of lands w/in the district w/interested parties
- low impact trail and recreation system plan w/in district (coordinate w/PR)
- propose assistance program for failing septic systems w/in the district

Definitions – can review as needed for code amendments after comp plan adoption. **No work in progress**

- Use
- Tree thinning
- Development
- ~~Bed & Breakfast (done in title 21 rewrite)~~ done

Storm Water Plan (SWP) and already developed properties – **No work in progress**

HCC 21.42.010 –when is a zoning permit required – land use permit? Small additions (decks)?
Itinerant Merchants/Mobile Food Vendors – **Not high on priority list, unless brought forward by HAPC No work in progress**

Sign Code Amendment

-Internally illuminated signs or back lighted signs

-Definitions

- Reorganization/clarification

Consider if conditions for various CUP are appropriate (ex. Is it necessary for “More than one building containing a permitted principal use on a lot?") **No work in progress**

Permitting for higher density development – **Comp plan driven No work in progress**

Town Center – **not top priority statues will be developing in the future No work in progress**

- a. parking requirements – on-street parking, shared/joint use parking pockets (public)
- b. Homer Boulevards Document

Timeframe For 2008 Comprehensive Plan Implementation

September 2009

Short Term – 1-5 Years (2010-2015)

1. Revise the City's existing zoning code, to reflect the general land use designations presented in Objective B and Appendix B.
2. Allow for housing in more zones, allow for greater housing density, and support infrastructure expansion so more land is readily developable for housing.
3. Transitional residential areas – establish a new R-2 residential district to support moderate density residential development in areas previously designated rural residential.
4. Commercial districts – encourage residential uses, while recognizing the primacy of commercial and/or industrial uses.
5. Implement new zoning districts and refine existing districts.
6. Develop standards and policies such as buffers and transitional densities to ensure high-quality higher density residential and/or mixed use development, particularly where this adjoins existing lower density residential areas. Create regulations that promote mixed use and high quality, attractive medium- to high-density development.
7. Develop standards and policies for new mixed use districts, including the recently established Gateway Business district. Use “form-based” zoning strategies, encouraging a modest scale of development, while allowing for a wide range of uses. Tailor current residential office and central business district zoning to accommodate more mixed use, medium- to high-density housing, for example, through allowing for more shared parking.
8. Encourage alternative methods for preserving natural areas by creating improved cluster housing/open space/Planned Unit Development zoning standards and subdivision ordinance.
9. Develop and apply in all districts new standards addressing environmental issues including management of storm water, slope standards and on-site septic systems.
10. Review the existing Planned Unit Development ordinance which provides the chance to offer somewhat higher density housing, in exchange for protecting natural areas, trails and environmental functions.
11. Work with KPB on plat issues and write a new subdivision code to address city concerns.
12. Encourage developers and provide incentives to consider including affordable housing as a percentage of new development (as is done, for example, in a number of Lower 48 resort communities, where 5-10 percent of new housing must be affordable.) Mixture of lot sizes in subdivisions.
13. Develop standards for coastal bluff stabilization projects
14. Create building setbacks from coastal bluffs.
15. Create standards for setbacks on streams and wetlands.
16. Create standards for development on steep slopes, in wetland areas and 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.

17. Provide a clear and predictable approval process for every development including organizing project review and permitting and providing appropriate staff review.

Mid Term 5-10 Years (2015-2020)

1. Consider impact fees, and stormwater regulation
2. Review the existing Planned Unit Development ordinance which provides the chance to offer somewhat higher density housing, in exchange for protecting natural areas, trails and environmental functions.
3. Require developers to include details about environmental features and processes, along with plans for open space, when submitting subdivisions or other developments for approval.
4. 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.
5. 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.

Long Term 10+ Years (2020-)

1. Adopt building codes and incentives to increase energy efficiency in all new residential and commercial development. Adopt building codes and create an inspection program.
2. Consider adopting LEED standards for neighborhood development and building remodeling, and incorporate in the permit process.
3. 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.).
4. Improve zoning standards to ensure that new moderate and higher density development is attractive and a good fit with Homer's character.
5. Set standards that regulate the form of development to encourage attractive, diverse housing styles. Specific design objectives are presented under Goal 5. Page 4.17.
6. 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),
7. Create an option for a specialized review processes for hillsides and other sensitive settings (e.g., allowance for development on steeper slopes subject to submission of more extensive site analysis and engineering reports)

Homer Spit comp plan items to be added upon adoption, and this revised and re-prioritized



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

STAFF REPORT PL 10-88

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: September 15, 2010

SUBJECT: Proposed Signi code changes

At the August 4th HAPC Work session the Commission discussed Spit sign issues. The Commission directed staff to research and bring back a proposal. Options are numerous from no change to limitless signage on the Spit with a few guidelines. Based on the August 4th discussion staff has focused on lots with multiple buildings both in town and on the Spit. Staff has taken measurements of existing signs, their associated buildings. This report focuses on:

1. The amount of signage allowed per building versus per lot, HCC 21.60.060 Table 2 Part B.
2. Displaying temporary signs only when the business is open.
3. Clarifying fines for sign violations.

Our proposed solution includes:

Allocating signage by "principal building."

Adding a row to Table 2 "0 to 199 square feet of wall frontage" to allow "30 square feet."

Restricting temporary portable signs to the hours the business is open.

Streamlining violation procedures.

Background on these three topics:

1. Currently, the amount of signage is prescribed per lot and by the amount of wall frontage. The larger the building the more signage allowed. For example, Safeway is allowed the maximum of 150 square feet in signage, while small buildings like the Alibi or Northwind Gallery are allowed 50 square feet of signage. These are straightforward, one business per lot. From HCC 21.60.060 Table 2 Part B:

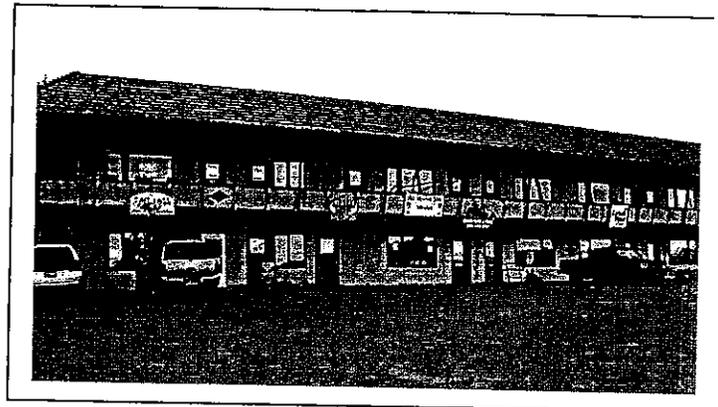


Square feet of wall frontage	Maximum allowed sign area per lot
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
0 to 349	50 s.f.

The Hillas Building on Pioneer Avenue has 12 units. Belmonte Vista on Lake Street and Ivory Goose on Pioneer Avenue, each have four buildings on one lot and have CUP's for "more than one permitted principal use." Based on the existing sign code, each lot is allowed a maximum of 150 square feet of signage plus a freestanding sign per HCC 21.60.060 Table 2 Part B. Dividing the 150 square feet of signage amongst four units seems workable and provides sufficient and legible signage.

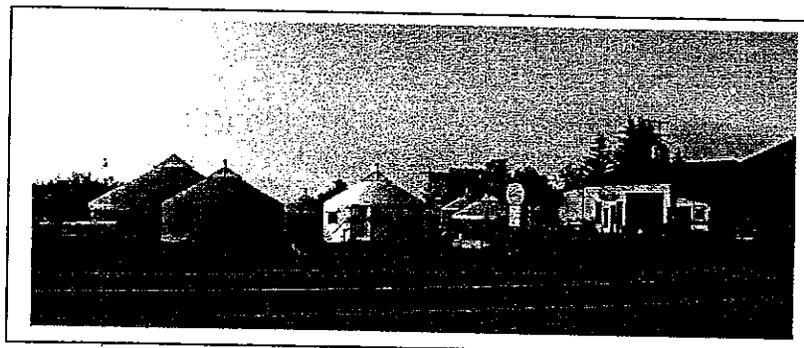


Belmonte Vista with four buildings and a freestanding sign.



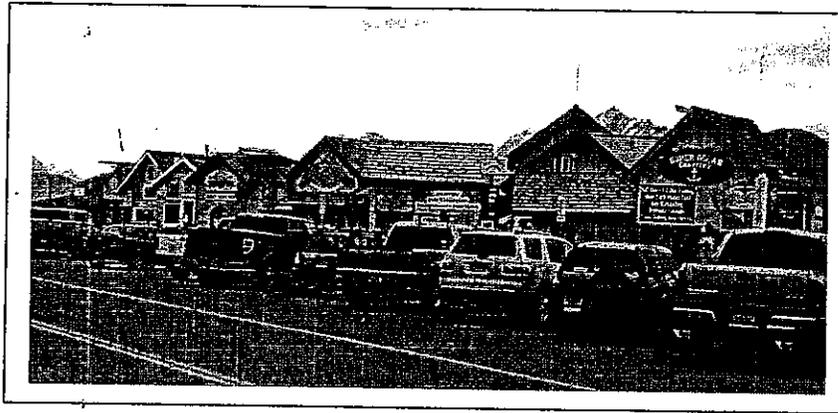
Hillas Building on Pioneer, 12 units.

The Yurt Village has seven (7) permitted principal buildings and is allow 150 square feet of signage for the entire lot.





However, as the number of buildings increase, some buildings permitted, some not, the amount of signage per lot remains at 150 square feet.



Multiple buildings on one foundation, Cannery Row Boardwalk.

Staff explored amending the sign code to base the amount of signage on a “Principal Building(s)”.

Square feet of wall frontage	Maximum allowed sign area per lot principal building.
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
0 to 349	50 s.f.

Homer’s Sign Code HCC 21.60.040 defines “*Principal building*” is defined as “The building in which is conducted the principal use of the lot on which it is located. Lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other accessory structures shall not be considered principal buildings.” This existing definition accommodates multiple principal buildings, while excluding storage and accessory structures.

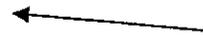
Staff compared the existing per lot code with the proposed per principal building(s) concept. For example, the Hillas Building would remain the same, one principal building. At Belmonte Vista, and the Ivory Goose each building would be allowed 50 square feet per building, for a total of 200 square feet for the entire lot. The Yurt Village would be allowed 50 square feet per building, for a total of 350 square feet for the entire lot. Staff felt an adjustment was needed to accommodate the increasing number of small buildings.



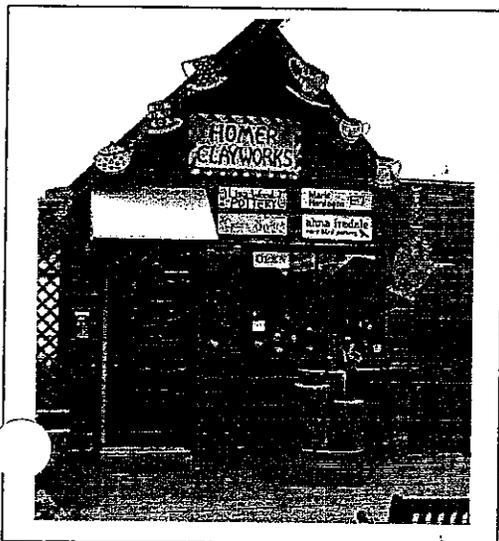
Focusing on small Spit retail buildings, staff measured signs and wall frontage. Approximately half of the small Spit buildings have less than 200 square feet of wall frontage, likewise the Yurt Village. Therefore, staff recommends a more proportional arrangement: adding a row to Table 2 "0 to 199 square feet of wall frontage" to allow "30 square feet of signage", progressing to "200 to 349 of wall frontage" to allow "50 square feet of signage".

Proposed amendment HCC 21.60.060 Table 2 Part B:

Square feet of wall frontage	Maximum allowed sign area per lot <u>principal building.</u>
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
0 to 349 (existing)	50 s.f.
With wall frontage and sign sf adjusted:	
200 to 349	50 sf
0 to 199	30 s.f.



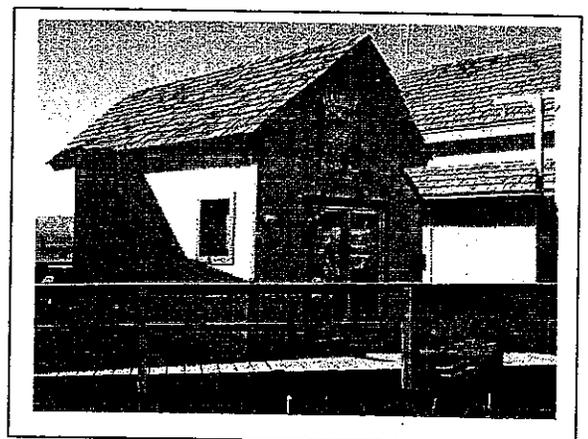
The photos might help grasp the wall frontage to sign area concept.



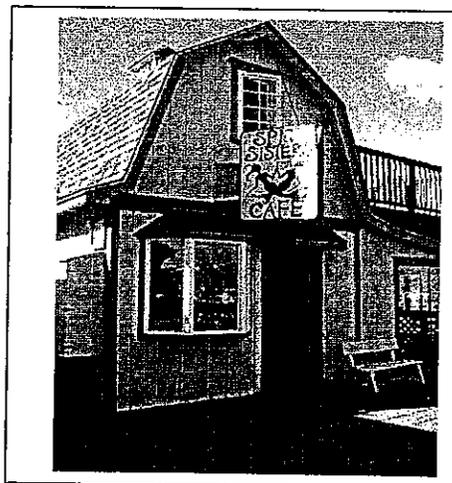
Homer Clayworks has 30 +/- sf of signage.

Halibut King has 47 +/- sf of signage (including deck sign).

Both buildings have less than 200 sf of wall frontage.







Spit Sisters has 226+- wall frontage. The signage including the banners adds up to 82 sf.

None of the Spit boardwalks comply with the existing code. The proposed amendment reduces visual clutter, and makes sign size compatible and in scale with multiple small buildings.



Harborview Boardwalk (harbor view)



2. Displaying temporary portable signs only when the business is open.

Temporary portable signs are effective for businesses during operating hours, but add visual clutter especially when the business is not open. Staff recommends displaying temporary portable signs only during business hours.

3. Clarifying fines for sign violations.

HCC 21.60.170(b) Enforcement and remedies directs us to "conviction by a court" per HCC 21.90.100 Fines for violations. Slow and costly are appeals to the HAPC, then to the Board of Adjustment followed by Court action to collect fines. This process can take years a while the signs are up. The city attorney may have suggestions for streamlining violation procedures.

RECOMMENDATION: Discuss, provide input and direct staff to write a draft ordinance to amend the sign code to include:

1. Allocating signage by "principal building."
2. Adding a row to Table 2 "0 to 199 square feet of wall frontage" to allow "30 square feet."
3. Restricting temporary portable signs to the hours the business is open.

