February 16, 2011
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 11-16, Preparation for March 7th session with City Council regarding Homer Spit signage and enforcement *(Page 1)*

4. Staff Report PL 11-22, East End Road Mixed Use *(Page 3)*

5. Staff Report PL 11-19, Draft Policies and Procedures ***(Please see page 79 of the regular meeting packet.)***

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

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STAFF REPORT PL 11-16

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: February 16, 2011
SUBJECT: Goals for March 7, 2011 joint session with City Council

The objective to this staff report is to help solidify points that need to be made and questions that need to be answered in the CC/PC joint work session scheduled on March 7, 2011 at 6pm in City Council Chambers. This is my outline as I understand. It is up to the Planning Commission to refine the items and phrase questions as they like. I just want to make sure that all we need to address is clearly stated and presented to help guide and frame the discussion. Please make notes for discussion and suggestion of how you would like a staff report to look like. We start out with some background information to frame the issue then move on to pointed policy questions.

Background information:
None of the boardwalks are in compliance with the current sign code which allows 150 sf of signage per lot. Gaining compliance would be no easy task and take a great deal of time and effort, perhaps so much that consideration would have to given to extra staff time and possibly attorney fees.

Legal challenges may have multiple participants. The property owner is responsible for compliance; however ownership on the boardwalks often involve 1) a property owner, 2) a building owner and 3) a business owner. Compliance is based on the **entire** lot, which requires all the various owners to work together to reduce signage to 150 sf. In the most simplistic form, if one lot has 10 buildings, every building would need to reduce their signage to 15 sf. If one owner doesn't reduce their signage, the entire parcel is in violation.

Currently, Spit businesses on boardwalks view the sign code as unrealistic or unattainable. During the fall of 2010 the HAPC reviewed Homer's sign code and is considering changes to Spit signage on lots with multiple buildings. Signage would be allocated **per building versus per lot**. Oddly, in many instances this may increase the allowed signage on many lots with multiple structures, but in the end approximately 50% of the businesses will likely need to reduce their signage. If such sign code amendments are adopted the Planning and Zoning Office would take great lengths to educate Spit business owners of the changes. Even so, there is likely to be some resistance.

Draft Spit Comprehensive Plan statements that support changes to the sign code are:

"Sign size needs to be compatible and in scale with multiple buildings on one parcel." Pg 24, Commercial Development.

"Zoning should be adjusted to support Spit business owner's sense of individuality and unique character." Pg 23, Land Use & Community Development.

The HAPC, the Port and Harbor Commission, the Lease Committee, and the planning staff have been working together to get Spit properties in compliance. For example, prior to lease renewals the leaseholders may need to get a Conditional Use Permits which verifies that FEMA, DEC and Fire Marshal certifications are current. The business owner may need to provide a survey, replace/remove older structures, and water/sewer connections. When the property owner is resistant the City incurs legal fees. The grid below illustrates the permit progress:

Permit	Business	On-site	Address
CUP 11-09	Petro Marine	Fuel tanks	4755 Homer Spit Road
CUP 10-05	The Fish Factory	Seafood processing	800 Fish Dock Road
CUP 10-03	Alaska Marine Hwy System	Warehouse	4667 Homer Spit Road
CUP 10-01	The Sports Shed	Retail-hotel	3815 Homer Spit Road
CUP 09-07	The Auction Block	Seafood processing	4501 Ice Dock Road
CUP 07-14	Kachemak Shellfish Growers	Retail-seafood processing	3851 Homer Spit Road
CUP 05-05	Yourkowski	Retail	4460 Homer Spit Road
Upcoming			
In 2011	Snug Harbor	Seafood processing	Ice Dock Road
In 2011	B. Faulkner	Wholesale seafood	4474 Homer Spit Road
In 2011	Central Charters	Retail, restaurants, booking	4241 Homer Spit Road

Draft Spit Comprehensive Plan statements that support enforcement:

"A clear policy is needed and appropriate regulations created and enforced to meet public health and safety concerns." Pg 25, 1.C Resort/Residential Development

"By permitting these activities, the City can better regulate them and ensure facilities meet building, health, and safety codes." Pg 25, 1.C Resort/Residential Development
Support of enforcement actions.

Clearly in regards to signs and in some instances zoning permits and/or CUP's many instances of noncompliance are found on the spit which are disproportionate to those found in other parts of town.

Questions:

As the City Managers Report mentions (1/10/2011) "many are concerned that the City is not doing enough, or being assertive enough about code enforcement, particularly on the Spit. On the other hand, a sizable portion of the community believes that the City is being too aggressive..."

1. What kind of support is there for enforcement of the current sign regulations? Even if the use/structure is in violation?
2. Should the Spit have different sign regulations than the rest of the town?
3. Should there be some sort of delay or time extension given to come into compliance?

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STAFF REPORT PL 11-22

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: February 16, 2011
SUBJECT: Draft Ordinance 11-xx East End Mixed Use District

Requested action: Discuss questions 1-7 under Staff Recommendations. Please summarize the outcome of the discussion during the regular meeting, so there will be a written record of your work.

GENERAL INFORMATION

At the HAPC work session on November 3rd, 2010, and again on January 5, 2011, the commission reviewed the first draft of the East End Mixed Use District. Some of the concerns voiced were:

- Lack of community design manual standards
- Development standards (or called performance standards), relating to the 100 foot buffer area
- Box store size rules
- Landscaping along East End Road, and also for noxious uses such as asphalt batch plants
- Animal regulations

- In addition, staff has thought of a few more issues:
  1. Staff recommends mobile homes be added as a conditional use, next to single family homes and duplexes
  2. More than 1 building containing a permitted principle use should be a permitted use and not require a CUP.
  3. Something to consider over the next few weeks: Is there a way to slant this district towards commercial uses, so it does not become a mainly residential district over time? Is too much residential use a likely future problem?

What the comprehensive plan says (Page B-6):

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.

Community Design Manual (CDM)

If the Commission would like to apply the CDM to this district, we need to amend the CDM to include this new district. Please be aware the CDM has limitations; it applies to certain projects that require a conditional use permit, and outside of the Central Business District, there are very few design criteria. In the GC1 district, only the outdoor lighting and outdoor furnishing sections apply, and to only a portion of that district. Since the CDM was adopted, city code has also been amended to address outdoor lighting, district wide. So the CDM does not really require much if anything in the GC1 district, and nothing in the GC2 district. City code now covers some of the basic concerns the CDM was intended to address. The current draft ordinance would require 3 feet of landscaping along lot boundaries, and down lighting, as is required city wide in all commercial districts. See HCC 21.50 and 21.49 for current code requirements.

A. One question that arises is, does the Commission and community feel that architectural standards for buildings are appropriate in this area? In the whole district? Or just along East End Road? How should this affect existing buildings and businesses?

B. Another option is clearly state in code what is required. For example, if the visual quality East End Road business corridor is of concern, the code should address that. Are there special landscaping or architectural requirements that are warranted along East End Road or Kachemak Drive?

Something to Think about – staff is not looking for a solution just yet

C. Another thing to consider is the nuisance standards of 21.59.010 (g). Materials and Equipment Storage.

1. All materials and equipment including waste material shall be stored and all grounds

maintained in a manner that will not attract or aid in the propagation of insects, animals, or create a health or safety hazard. (Staff has no comment here, this is not the problem)

2. Open storage of materials and equipment is permitted, subject to these exceptions and conditions:

(i) If a lot abuts a residential zoning district or abuts a lot that lawfully contains a dwelling unit, any outdoor storage of materials and equipment on the lot must be screened from the residential lot or district by a wall, fence, or other sight-obscuring material. The screen must be a minimum of eight feet in height.

Staff discussion. (i) above could create negative conditions for businesses. A dwelling unit could be a single family home, or it could be an apartment in a commercial building. For example, on lot A, John Doe has an excavation business, and stores equipment on his lot. Lot B is along his rear lot line. Andy Smith owns lot B, and he is granted a CUP to build a single family home. Mr. Smith clearly knows there is equipment storage occurring next door when he applies for permits builds his home. A year later, John Doe needs CUP; he wants to expand his maintenance shop over 8,000 square feet because business is booming. Because there is now a dwelling unit on lot B, should he have to screen his lot with an 8 foot fence? What are some fair solutions?

Staff does not have any suggestions at this time, however, this issue will need to be clarified in code. EEMU is a mixed use district and we can expect these kind of conflicts. We can write specific standards for this district if needed. We may find that screening, landscaping and buffering needs are unique for this district.

Performance Standards (buffer area)
Buffer from conservation zone: There are two issues: should there be a buffer requirement, and where?! The Commission can discuss issue whether to have a buffer requirement of not. Staff has a new recommendation on where the buffer might be.

In the last staff report, staff recommended the buffer from conservation zones. After looking at the map, there are some properties that Moose Inc has purchased as habitat that would be appropriate to zone as conservation. There may be future land acquisitions and zoning changes that we can't anticipate today. But the buffer requirement for a property should not change due to ownership and zoning changes. Therefore, staff recommends the buffer requirement be limited to those properties adjacent to the critical habitat area. CRA's as designated by the state and approved by the legislature; they do not change quickly or often!

However, in reality, at this time it means only 2 parcels would be affected by the buffer. (There could be future subdivisions however). See map.

Buffer Zone Concept (repeated from the last staff report):
Staff has done some research, and found that one approach to buffer zones is to require an average buffer size, with a minimum width. For example, the ordinance might require an average 100 foot buffer, measured from the property line, along all properties adjacent to a conservation zone. The buffer area must be a minimum 50 feet in width. There might be allowable exceptions, like utility connections

and driveways, if the area is made up in another location. This approach allows the property owner some flexibility to use their land as they see fit, but still retain some habitat.

If the Commission agrees with this approach, staff will include such language in the draft ordinance. What are the wishes of the Commission?

1. Should there be a buffer area?
2. Should it be related to the Critical Habitat Area, or from future conservation zone boundaries?

Box Store Size Limits

The store size limits in the ordinance are the same that are in effect now in GC1 for the East End Road area: 75,000 square feet - or about double the size of the Gear Shed. If the Commission wants to change this number, please make a recommendation.

Landscaping Requirements – Some things to think about…no action needed at this time

Landscaping requirements beyond the minimum 3 feet required now, is a bit of a trick along East End Road. There are many existing structures that are fairly close to the road. And, there is an overhead power line which means trees may be subject to severe pruning. This is a lose – lose proposition! The property owner may spend the time and money to landscape, only to have HEA cut it down in a year or 10 years. This will not result in long term improvements along East End Road. Please consider some possible solutions. Landscaping will be discussed more at a future work session.

Animals

At both work sessions, there were questions about how animals (fowl, livestock etc) are regulated. The commercial zones in Homer are silent on animals of any type. Only the residential districts have specific regulations (which also means we don't allow anything but normal household pets in the commercial districts). The EEMU ordinance includes all the animal regulations that exist in Homer City Code. See permitted uses (l), (qq) and (rr).

Urban Residential rules:

Permitted:

- The outdoor harboring or keeping of dogs, small animals and fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

Conditional:

- Private stables and the keeping of larger animals not usually considered pets, including paddocks or similar structures or enclosures utilized for keeping of such animals as an accessory use incidental to a primary residential use; such use shall be conditioned on not causing unreasonable disturbance or annoyances to occupants of neighboring property, and on sufficient land to harbor such animals;

Rural Residential:

Permitted:

- private stables (See your code book for a definition of Stable, private and Stable, public if interested)
- Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses provided that:
  1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within one hundred feet of any residence other than the dwelling on the same lot,
- STAFF NOTE: the heading here is agricultural activities, and implies larger scale operations – farming specifically, and this is the only place where livestock is allowed outright. The implication is we're talking about more than just 2-3 egg chickens on a 10,000 square foot lot. Over the years, the planning office interpretation is that horses and large numbers of chickens need to be 100 feet from a neighbor's house…its things like smelly horse manure that generate complaints, not the small animals and fowl that are commonly found throughout Homer.
- The draft ordinance includes all of the above language. If the Commission would like to make an amendment, please provide comments.

STAFF COMMENTS:
When the Commission feels the ordinance is ready for thorough public review, we can discuss a more firm plan for public participation.

STAFF COMMENTS/RECOMMENDATIONS:

- Planning Commissioners think about landscaping and screening in the EEMU district, for discussion at a future work session.

Planning Commission consider the following questions:

1. Are architectural standards appropriate in part of or this entire district?
2. Are additional landscaping or other design elements needed along East End Road?
3. Does the Commission agree with the idea presented for implementing the 100 foot buffer discussed in the Comprehensive Plan?
4. Does the Commission want to change the box store size limits for this area?
5. Are there any changes desired regarding animals?
6. Are there any objections to mobile homes as a conditional use?
7. Are there any objections to more than one building containing a principle permitted use on a lot NOT requiring a CUP?

ATTACHMENTS

1. Draft ordinance 2/8/2011 version

February 16, 2011 DRAFT

Chapter 21.27

EEMU East End Mixed Use District

21.27.010 Purpose
21.27.020 Permitted uses and Structures
21.27.030 Conditional Uses and Structures
21.27.040 Dimensional requirements
21.27.050 Site and Access Plans
21.27.060 Traffic Requirements.
21.27.070 Site Development Requirements.
21.27.080 Nuisance standards.
21.27.090 Lighting Standards.

21.27.010 Purpose. The East End Mixed Use (EEMU) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area. The district is meant to accommodate a mixture of residential and non-residential uses with conflicts being resolved in favor of non-residential uses.

21.27.020 Permitted uses and structures. The following uses are permitted outright in the East End Mixed Use District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter.

a. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair,
b. Auto fueling stations and drive-in car washes;
c. Building supply and equipment sales and rentals;
d. Lumberyards;
e. Garden supplies and greenhouses;
f. Boat and marine equipment sales, rentals, manufacturing, storage yard, service and repair;
g. Welding and mechanical repair;
h. Restaurants, including drive-in restaurants, clubs and drinking establishments;
i. Religious, cultural, and fraternal assembly;
j. Studios
k. Personal services
l. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, tree farms and greenhouses provided that:
   Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within one hundred feet of any residence other than the dwelling on the same lot,
m. Storage of heavy equipment, vehicles or boats over 36 feet in length ~~as an accessory use incidental to a permitted or conditionally permitted principal use~~;
n. Plumbing, heating and appliance service shops,

o. Home occupations, provided they conform to the requirements of HCC § 21.51.010
p. Mortuaries and Crematoriums;
q. Open air businesses;
r. Parking lots and parking garages, in accordance with HCC Chapter 7.12.
~~s.~~ Manufacturing, fabrication and assembly and assembly ~~of pottery, ceramics, musical instruments, toys, novelties, furniture, small molded products and electronic equipment, instruments, equipment and devices,~~
t. Retail businesses;
u. Trade, skilled or industrial schools;
v. Wholesale businesses, including storage and distribution services incidental to the products to be sold;
w. Parks and open space;
x. Warehousing, commercial storage and mini-storage;
y. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.
z. Dry cleaning, laundry, and self-service laundries;
aa. Mobile food services;
bb. Day care homes; all outdoor play areas must be fenced and provided that a conditional use permit was obtained for the dwelling, if required by HCC § 21.27.030
cc. Rooming house and bed and breakfast, provided that a conditional use permit was obtained for the dwelling, if required by HCC § 21.27.030
dd. Dormitory
ee. As an accessory use, one small wind energy system per lot
ff. Production, processing, assembly and packaging of fish, shellfish and seafood products;
gg. Construction, assembly and storage of boats and boat equipment;
hh. Research and development laboratories;
ii. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments, lumberyards and sales, or similar uses;
jj. Underground bulk petroleum storage;
kk. Cold storage facilities;
ll. Mobile commercial structures;
mm. Dwelling units located in buildings primarily devoted to business uses;
nn. *Update HERE for final district* uses....*this is a placeholder for now!* Customary accessory uses...(Include residential uses like too!)Accessory uses to the uses permitted in the EEMU district that are clearly subordinate to the main use of the lot or building, such as wharves, docks, restaurant or cafeteria facilities for employees; or caretaker or dormitory residence if situated on a portion of the principal lot: provided that separate permits shall not be issued for the construction of any type of accessory building prior to that of the main building.(other code examples: k. Customary accessory uses to any of the permitted uses listed in the X district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building. Needs tweaking for open air land uses..ie a tool or storage shed on a lot used for equipment storage)
oo. Taxi operation;
pp. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
qq. Public and private stables;

rr. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

21.27.030 Conditional uses and structures. The following uses may be permitted in the East End Mixed Use District when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:

a. Construction camps;
b. Extractive enterprises, including crushing of gravel, sand and other earth products and batch plants for asphalt or concrete; *(should better spell out noxious uses such as batch plants from more benign uses like sand pile storage for contractors who provide sanding services) (stockpile OK)(screen/landscape for new structures on EERoad)*
c. Bulk petroleum product storage above ground;
d. Planned unit developments,
e. Junk yard;
f. Kennels;
g. Public utility facilities and structures;
h. Impound yards; (allow outright w screening? Stuff is supposed to move in an impound yard as opposed to long term storage in a junk yard?)
i. Shelter for the homeless, provided any lot used for such shelter does not abut an urban, rural or office residential zoning district;
j. More than one building containing a permitted principal use on a lot. *Allow outright?*
k. Day care facilities; provided, however, that outdoor play areas must be fenced.
l. Group care homes and assisted living homes.
m. Indoor recreational facilities;
n. Outdoor recreational facilities.
o. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2)
p. Single family and duplex dwellings, **including mobile homes**
q. Townhouses;
r. Other uses approved pursuant to HCC § 21.04.020.

Comment [JE1]: After discussion about residential uses in GC1 in general, staff thinks allowing individual mobile homes in the EEMU is appropriate. This does NOT allow mobile home parks, which is 2 or more mobile homes on a lot.

21.27.040 Dimensional requirements. The following dimensional requirements shall apply to all structures and uses in the East End Mixed Use District:

a. Lot Size.

1. The minimum lot area shall be 40,000 square feet in areas not served by public sewer and water.

2. Each lot shall contain a minimum of 20,000 square feet if one of the following conditions exists:

i. The lot is served by public water supply approved by the State Department of Environmental conservation; or

ii. The lot is served by public or community sewer approved by the State Department of Environmental Conservation.

3. Each lot shall contain a minimum of 10,000 square feet if the lot is served by both public water and sewer that satisfies both conditions of subsection (a)(2).

b. Building Setbacks.

1. Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(3);

2. Buildings shall be set back from all other lot boundary lines according to the number of stories as follows:

b. Building Setbacks.

1. All buildings shall be set back 20 feet from all dedicated rights-of-way. Alleys are not subject to a 20 foot setback requirement. The setback requirements from any lot line abutting an alley will be determined by the dimensional requirements of subparagraphs (2) and (3) below;

2. Buildings shall be set back five feet from all other lot boundary lot lines unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal;

3. Any attached or detached accessory building shall maintain the same yards and setbacks as the main building.

4. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction by Resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way according to the number of stories as provided in subsection (b)(2).

c. Building Height. The maximum building height shall be 35 feet.

d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.

e. Building Area and Dimensions - Retail and Wholesale.

1. The total square feet of floor area of retail and wholesale business uses within a single building shall not shall not exceed 75,000 square feet.

Comment [JE2]: These are the existing box store standards for GC1 in this area. The Commission can recommend and amendment.

2. No conditional use permit, Planned Unit Development, or variance may be granted that would allow a building to exceed the limits of these subparagraphs (e)(1), and (2)

and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subparagraphs (e)(1), and (2).

f. Screening. When one or more side or rear lot lines abut land within an RO, RR, or UR district or when a side or rear yard area is to be used for parking, loading, unloading or servicing, then those side and rear yard areas shall be effectively screened by a wall, fence, or other sight-obscuring screening. Such screening shall be of a height adequate to screen activity on the lot from outside view by a person of average height standing at street level

See comp plan for Beluga wetland complex setback SEE STAFF REPORT

21.27.050 Site and Access Plans. a. A zoning permit for any use or structure within the East End Mixed Use District shall not be issued by the City without a level one site plan approved by the City under HCC Chapter 21.73.

b. No zoning permit may be granted for any use or structure without a level two right-of-way access plan approved by the City under HCC § 21.73.100.

21.27.060 Traffic Requirements. A conditional use permit is required for every use that is estimated or expected to generate traffic in excess of the criteria contained in HCC § 21.18.060.

21.27.070 Site Development Requirements. All development on lands in this district shall conform to the level two site development standards set forth in HCC § 21.50.030

21.27.080 Nuisance standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district.

21.27.090 Lighting Standards. The level one lighting standards of HCC § 21.59.030 apply to all development, uses, and structures in this zoning district.

Section 2. The official zoning map as drafted of the East End Mixed Use Zoning District dated _____ (attached exhibit A) shall consist of the originally proposed properties and adjoining properties which may by request be included. The City Clerk is authorized to sign the map and adhere to the requirements set forth in the Homer City Code, Section 21.10.030 (b).

Comment [JE3]: The concept of screening will need more definition in this district. What should east end road look like? Are there problems now? What should be different? What is working well?