

March 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 11-34, Land Allocation Plan
4. Staff Report PL 11-28, Draft Ordinance Amending HCC Chapter 21.34, Conservation District (*Please refer to page 35 of the regular meeting packet.*)
5. Staff Report PL 11-36, Hostels
6. Staff Report PL 11-37, Spit Signage
7. Staff Report PL 11-35, Draft Ordinance 11-xx, East End Mixed Use (*Please refer to page 25 of the regular meeting packet.*)
8. 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).
9. Commission Comments
10. Adjournment





City of Homer

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STAFF REPORT PL 11-36

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: March 9, 2011
SUBJECT: Hostels as a listed use in the zoning code

GENERAL INFORMATION

When the Council was reviewing the recent junk ordinance (11-03), a Council member brought up that hostels are defined by city code, but they are not a listed use in any zoning district. The Commission may wish to discuss this use, or postpone and add it to the work list.

"Hostel" means any building or portion of a building containing dormitory-style sleeping accommodations for not more than fifteen guests that that are used, rented or hired out on a daily or longer basis.

If a use is not listed in a zoning district, then the following process applies:

21.04.020 Unlisted uses. a. Unlisted uses may be allowed within a zoning district upon application of the property owner and written decision by the Planning Commission, if, after a public hearing, the commission finds the proposed use meets all of the following criteria:

1. The use is not specifically permitted outright or conditionally in any other district;
2. The use is not more appropriate in another district;
3. The use is compatible with the purposes of the district in question;
4. The use is similar to and not more objectionable than other uses permitted outright in that district;
5. The use satisfies any other criteria specifically applicable to approval of unlisted uses in the zoning district in question.

b. In approving an application for a specific unlisted use, the Planning Commission may determine that the unlisted use should be treated as a conditional use. If it does, then the application shall be processed and decided under the provisions of HCC Chapter 21.71. The applicant will be given notice and an opportunity to provide supplemental information in support of the matter as a conditional use permit application.

STAFF COMMENTS/RECOMMENDATIONS:

Comment: There is nothing wrong with using the unlisted use process for a hostel. But it is a code housekeeping issue that could be addressed if the Commission is interested.

Recommendation: Planning Commission provide direction to staff on when or if you would like to add this use to any zoning districts.





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STAFF REPORT PL 11-37

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: March 16, 2011
SUBJECT: Sign ordinance

Based on the March 7th Joint work session with the City Council it seems there is support for sign code amendments that address:

1. Banners
2. Temporary-sandwich boards
3. The amount of signage
4. Enforcement
5. Phase in compliance

Public involvement is key and a draft ordinance is needed before discussions with the public take place. On November 3, 2010 the HAPC reviewed a draft ordinance which addressed the amount of signage per principal building and temporary signs. If this is a direction that the HAPC would like to proceed, staff will expand the draft ordinance to include enforcement and phasing in the new regulations for an April HAPC meeting.

The planning staff is eager to use the summer season to inform the public. The timeline below allows for public workshops this summer followed by public hearings this fall. If an ordinance is to be effective for summer 2012 adoption should be in the winter/spring of 2012.

May 2011	Draft ordinance
June/July 2011	Invite business and property owners to workshops that explain the key concepts. Press coverage, flyers and gather public input.
August 2011	Based on the input, if needed, make adjustments to the draft ordinance
September 2011	Schedule public hearing(s) at the HAPC
Fall/winter	Send draft ordinance to City Council.
Feb. 2012	Education property owners

ATTACHED:

1. November 3, 2010 SR 10-105

