



Agenda

Planning Commission Worksession

Wednesday, January 15, 2025 at 5:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 936 2815 3389 Password: 865591

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 5:30 P.M.**AGENDA APPROVAL****DISCUSSION TOPIC(S)**

- A. Planning Commissioner Training by Renee Krause, City Clerk
- B. Planning Commissioner Training by Ryan Foster, City Planner

CONSENT AGENDA ITEM(S)**REGULAR AGENDA ITEM(S)****COMMENTS OF THE AUDIENCE** (3 minute time limit)**ADJOURNMENT**

Next Regular Meeting is Wednesday, February 5, 2025 at 6:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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(f) 907-235-3118

Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: JANUARY 15, 2025
SUBJECT: SUPPLEMENTAL

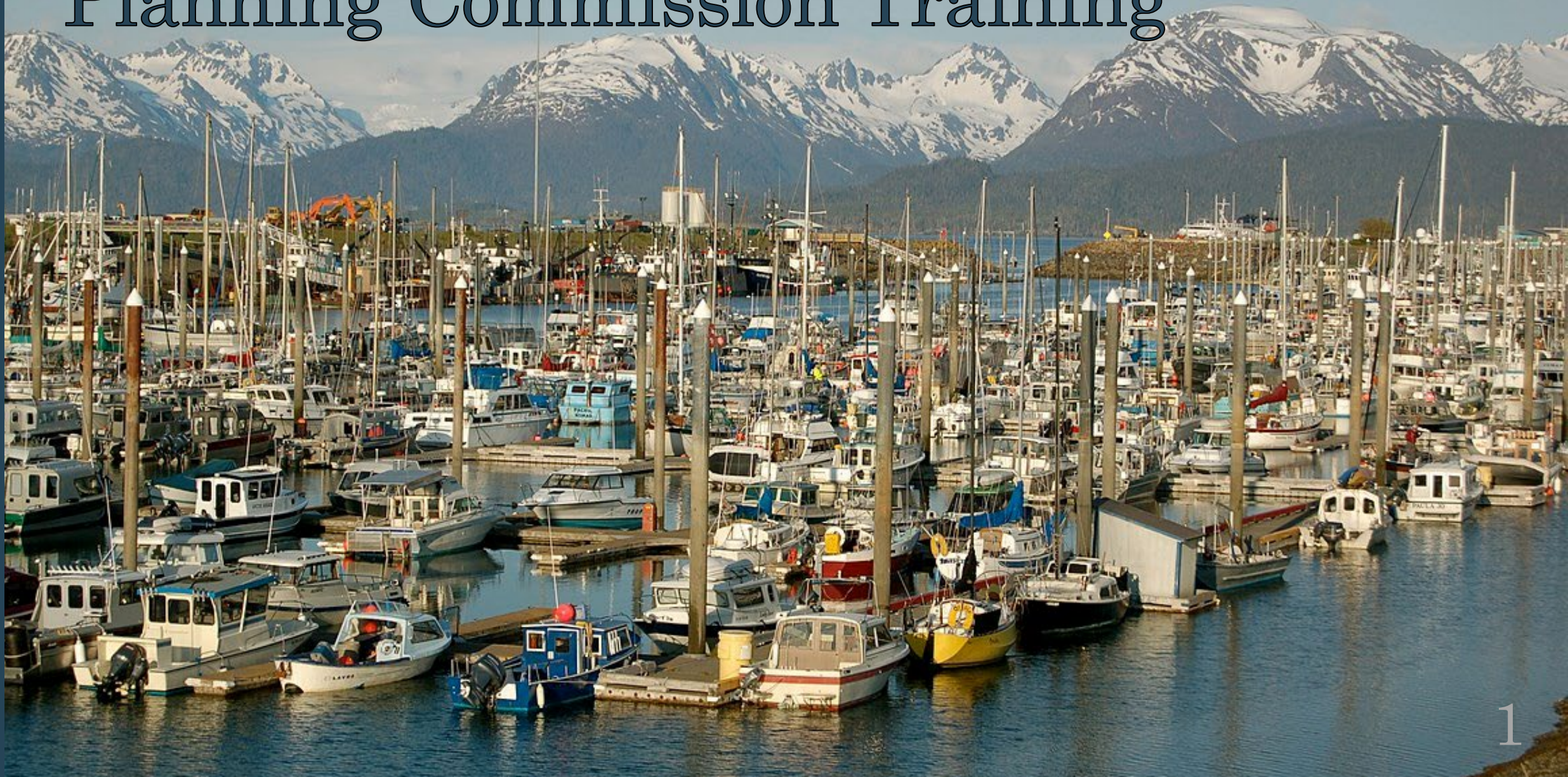
3. DISCUSSION TOPIC(S)

3. B. Planning Commissioner Training by Ryan Foster, City Planner

1. City of Homer: Planning Commission Training PowerPoint

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City of Homer: Planning Commission Training



Agenda

- Comprehensive Plan
- Title 21 Zoning Code
- Value of Planning
- Land Use Trends
- Mobility Trends
- Housing Trends
- Development Process
- Roles & Responsibilities



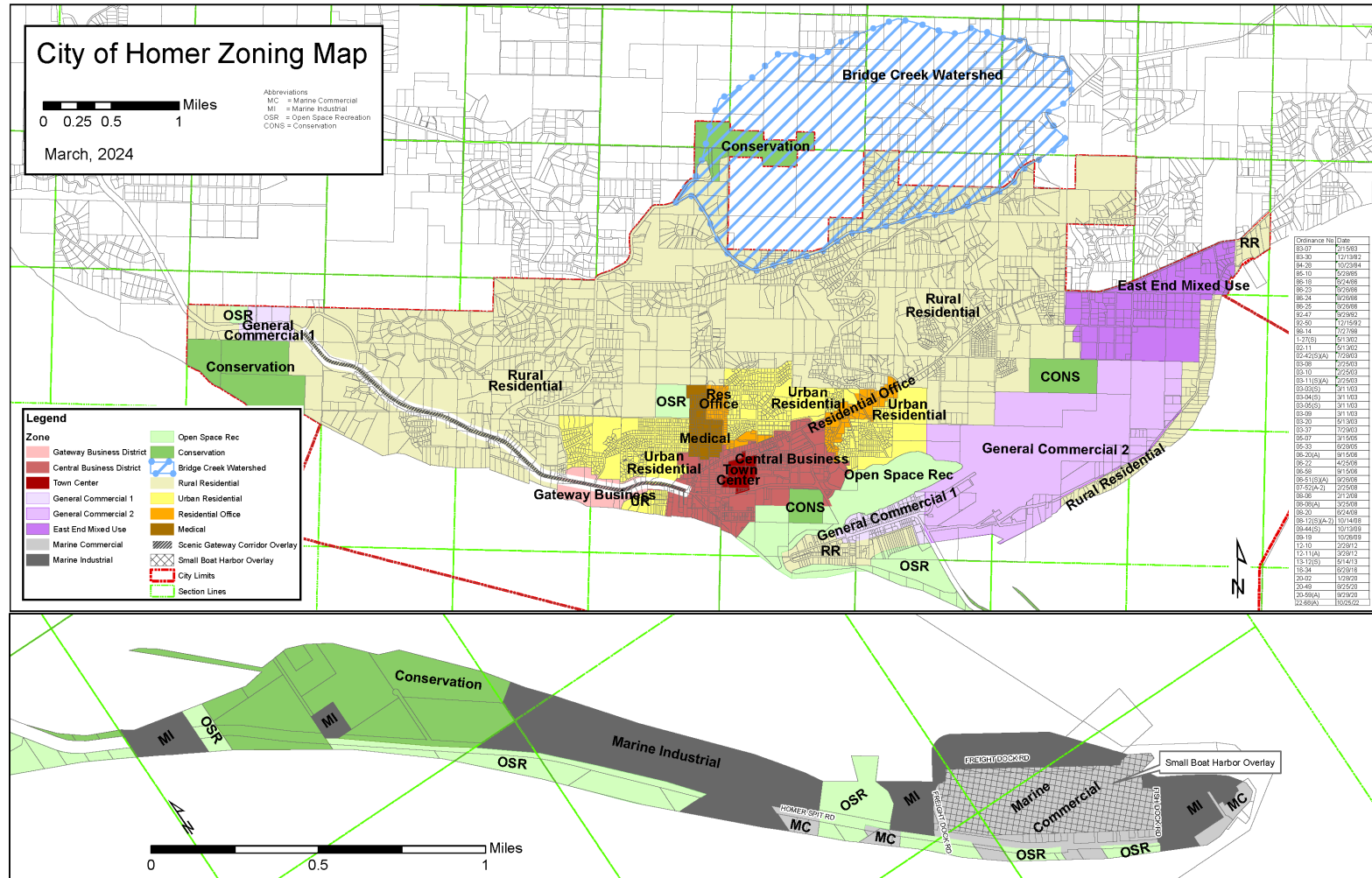
Comprehensive Plan

- High level, long-range policy document that guides decisions about the physical development of the City
- Articulates the vision, the goals, and the aspirations of the community
- Aims to be practical and useful for its many users
- Managed by Planning Staff, Planning Commission, and City Council



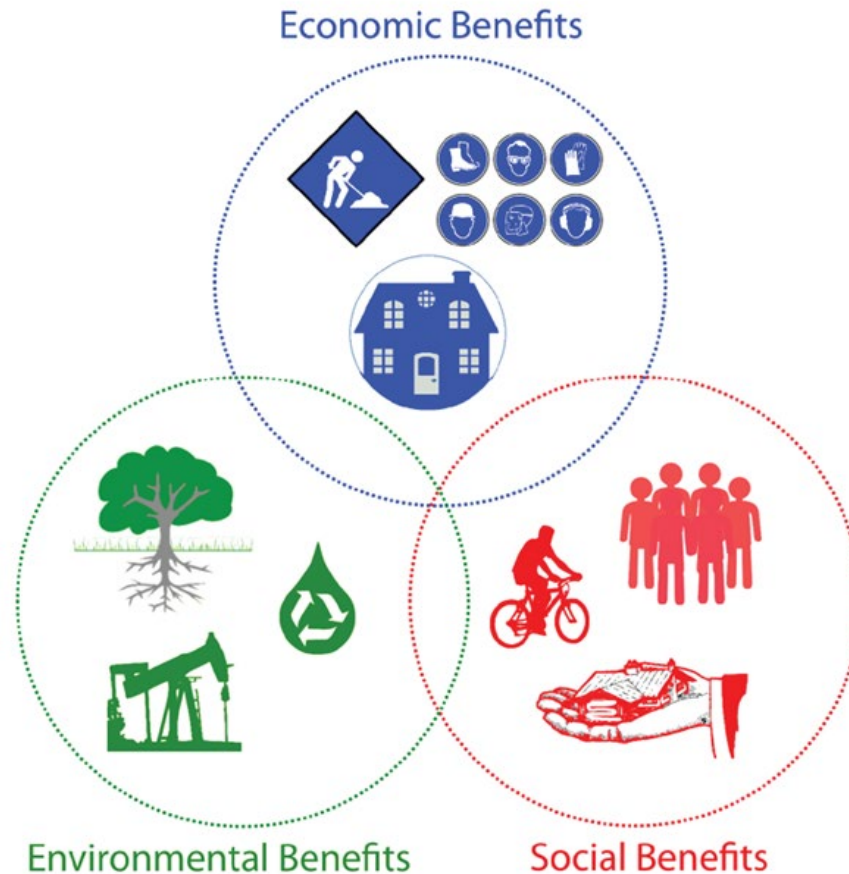
Title 21 Zoning Code

- Implements the Comprehensive Plan
- Establishes zoning districts
- Establishes development standards (use, form, layout, density, etc.)
- Managed by Planning Staff, Planning Commission, and City Council



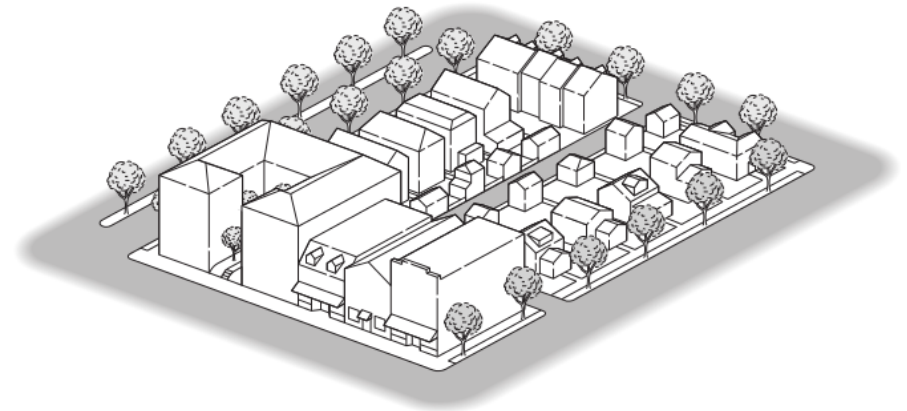
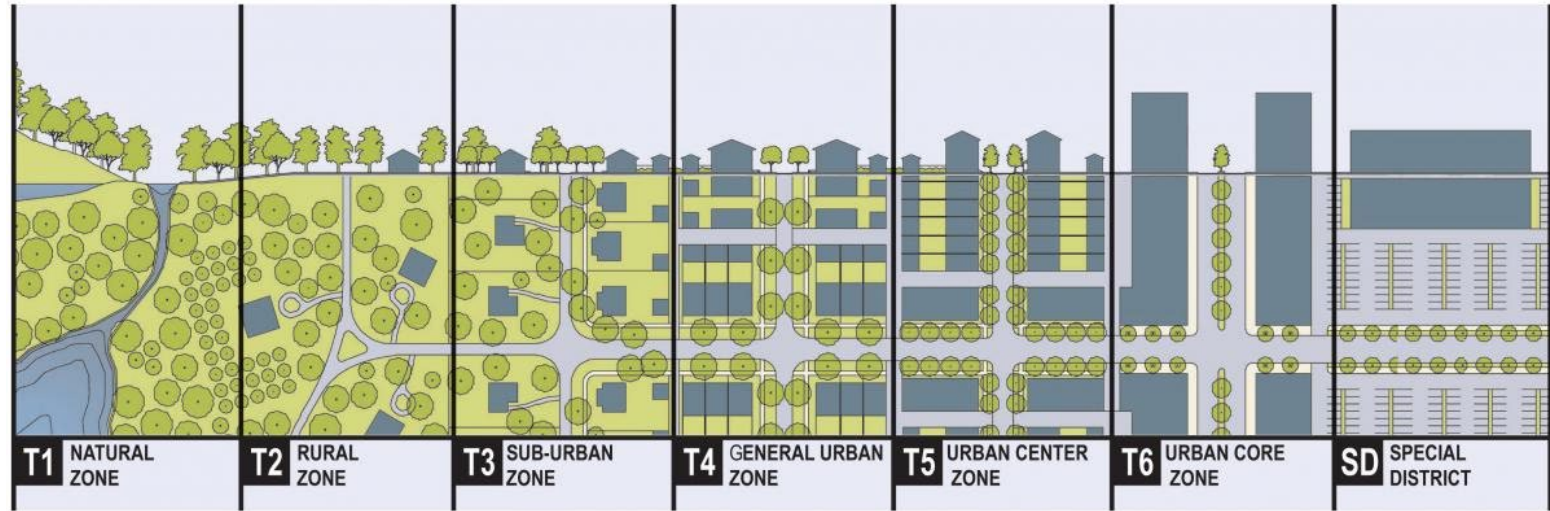
Value of Planning

- One way to think about the benefits of sound planning is through the “triple-bottom line” lens of sustainability assessment
- That is, communities invest in planning because it has social, economic, and environmental benefits, and these multidimensional benefits of planning typically far outweigh the costs of inaction
- Public safety



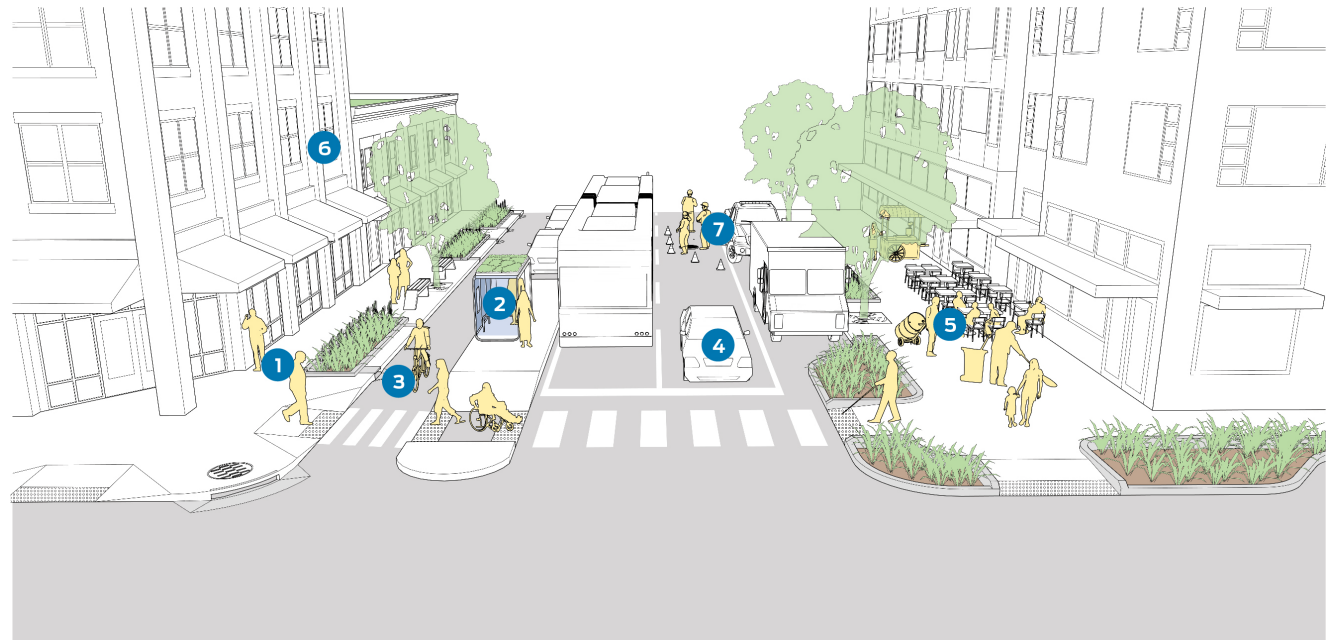
Land Use Trends

- Form Based Zoning
- Zoning for Mixed Use (Housing)
- Density
- Placemaking
- Capital Improvements Program
- Green Infrastructure
- Sustainability
- Economic Development



Mobility Trends

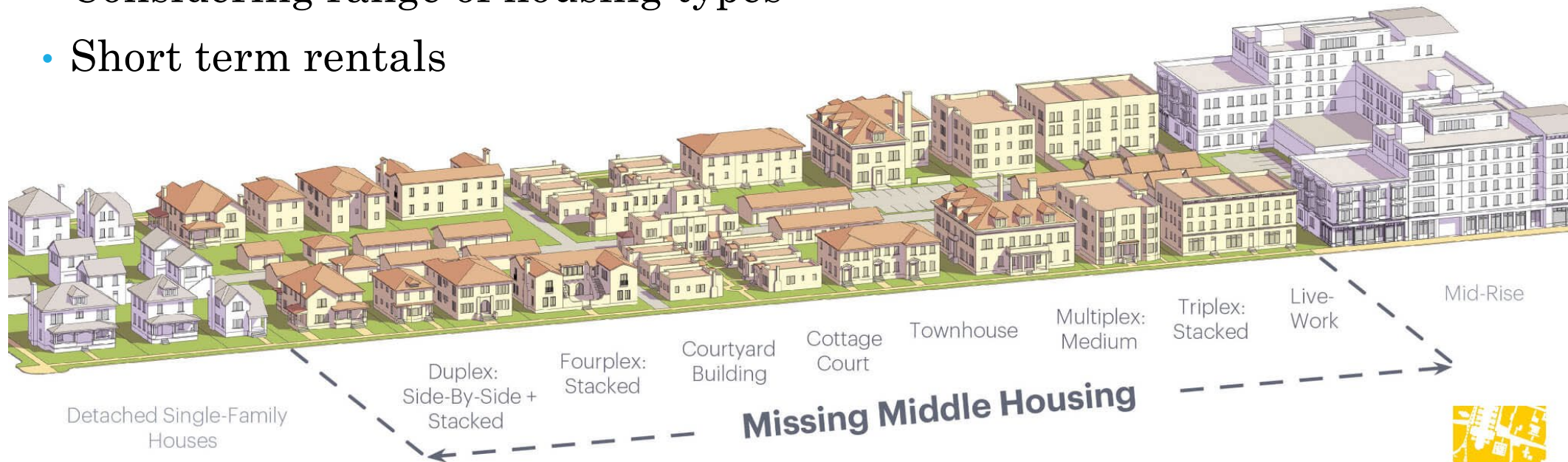
- Transportation and Land Use
- Complete Streets (multi-modal)
- Transit Oriented Development
- Bicycle and Pedestrian Planning
- Parking Management
- Shared Mobility



- 1. Walking
- 2. Transit
- 3. Bicycling
- 4. Driving vehicles
- 5. Conducting business (deliveries, dining, shopping, etc.)
- 6. Residing
- 7. Working/maintenance

Housing Trends

- Housing shortages/Affordability
- Zoning code updates
- Considering range of housing types
- Short term rentals



Process for a Conditional Use Permit Project

- Pre-application meeting
- Application submission
- Schedule for Planning Commission public hearing and notifications
- Public Hearing: Quasi-Judicial
- Zoning Permit application submission
- Review/Issuance of Application (valid for 18 months)
- Construction
- As-built

Process for Preliminary Plats

- Pre-application meeting
- Application submission
- Schedule for Planning Commission plat consideration
- Plat consideration PC meeting
- ROW vacation requires public hearing
- PC comments are sent to the surveyor and KPB Platting Staff
- KPB Preliminary Plat Hearing
- Subdivision improvements with Homer Public Works
- Surveyor finalizes KPB comments
- Finalizing, signatures, and recording

Planning Division Roles & Responsibilities

- Manage comprehensive plan and zoning code
- Customer service/pre-application meetings
- Liaison to Planning Commission
- Public Hearing Applications:
 - CUPs
 - Variances
 - Comprehensive plan amendments
 - Zoning code & map amendments
- Preliminary plat applications
- Issue zoning permits
- Issue flood plain permits
- Issue sign permits
- Nonconforming uses, lots, and structures
- Code enforcement
- Special projects
- Administrative tasks
- Training
- Coordinate with other city, state, and federal entities

Planning Commission Roles & Responsibilities

- Manage comprehensive plan and zoning code
- Public Hearing Applications:
 - CUPs (Quasi-judicial)
 - Variances (Quasi-judicial)
 - Comprehensive plan amendments (recommendations)
 - Zoning code amendments (recommendations)
- Preliminary plats (recommendations)
- Appeals board
- Recommendations to City Council
- Training