



City of Homer

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Planning

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Staff Report PL 20-02

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner, AICP
DATE: January 2, 2020
SUBJECT: Conditional Use Permit 20-02 to, Amending CUP 2018-04

Synopsis The applicant proposes to amend CUP 2018-04 by extending the required timeframe for completion of exterior finishes and to allow the site's original cabin to remain on site as an additional dwelling. A Conditional Use Permit (CUP) is required for a time limit extension, per HCC 21.71.070, and for more than one building containing a permitted principal use on a lot in the Gateway Business District, per HCC 21.22.030(a).

Applicant: Kimberly M. Sangder
P.O. Box 2147
Homer, AK 99603

Location: 680 Sterling Hwy

Parcel ID: 1710007

Size of Existing Lot: 1.0 acres

Zoning Designation: Gateway Business & Scenic Gateway Corridor Overlay Districts (SGCOD)

Existing Land Use: Residential

Surrounding Land Use: North: Residential
South: Church
East: SPARC recreation facility
West: Vacant

Wetland Status: Has approval from USCOE for proposed project

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 18 property owners of 16 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: CUP 18-04 approved development of a main residence, a workshop, a garage, and 4 rental cabins on a lot located in both the Gateway Business District (GBD) and the Scenic Gateway Corridor Overlay District (SGCOD). The applicant is asking for two changes to the approval: 1) reduce the footprint of the main residence to allow the existing cabin to remain and 2) extend the timeline for completion of the dwelling exterior.

The purpose of our review is not a reconsideration or “do-over” of CUP 18-04. Rather than review all aspects of the original CUP, we have confined our review to the factors that have changed. Staff has determined that neither amendment affects the original CUP findings, but one of the amendments does affect Condition 3. Below is the staff analysis and recommendation for each of the two changes.

Change #1 - Allow the site’s original cabin to remain and reduce the footprint of the main residence. The site’s original cabin was not depicted in the approved site plan (attached) because it was planned to be removed and replaced by a portion of the main residence. The applicant seeks to reduce the footprint of the main residence to allow the existing original cabin to remain on site.

Parking, building footprint, open space

Considering the reduced footprint of the main residence and the addition of the original cabin footprint, the net change in total building footprint and open space for the site is negligible. The original parking layout is unchanged and included 4 extra parking spaces, therefore, the two additional parking spaces needed for the additional dwelling (the original cabin) are provided. This amendment does not alter the original CUP findings or conditions.

Design Review - Community Design Manual (CDM)

Although residential development within the Scenic Gateway Corridor Overlay District (SGCOD) is not required to comply with most design criteria of the CDM, those design criterion were utilized as a guideline for consideration of CUP 18-04. The attached CDM review worksheet, copied from Staff Report for CUP 18-04, illustrates how the original proposal supports elements of the CDM design criteria.

The reduction in size of the main residence will have a positive impact on building scale and mass since it will better reflect the mass and scale of the adjacent buildings. The proposal to keep the driftwood shingles feature and retain a similar color scheme helps to visually tie all of the buildings together. The proposed change of the main residence from cedar shingle siding to a log home with board and batten siding, will give it a similar architectural feature as the original cabin, although the color will be significantly lighter in tone than the original cabin.

Staff recommendation: No changed to the findings or conditions of CUP 18-04.

Change #2 - Allow additional time for completion of the exterior finishes of one of the dwellings. Condition #3 states: "Completion of the dwelling exterior shall be completed in 18 months". The deadline for this condition is December 2019. The applicant has been unable to complete the dwelling exterior in this timeframe and is seeking an extended timeframe for completion. This amendment does not alter the original CUP findings, but would change Condition 3.

Time Limitations

The commission may grant extensions for time limits imposed by a CUP for any cause it deems sufficient, per HCC 21.71.070. I have provided the project timeline, to date, below. The applicant has not provided a specific timeframe for completion, therefore, staff has proposed a completion date of early spring. If the applicant proposes an alternate deadline or the commission wishes to alter this deadline, they may do so at their discretion.

Project Timeline

- June 2018 - CUP 18-04 approved and Zoning Permit Issued
- Summer/fall 2018 – site work and water/sewer installation completed. Cabin 1 & main residence construction started.
- 2019 building season – Cabin 1 exterior framing finished, siding unfinished. Main dwelling exterior framing finished, siding unfinished.

Staff recommendation: No change to the findings of CUP 18-04. Change Condition 3 to read as follows:

Condition 3: The exterior finishes for "Cabin 1" and the "Main Residence" shall be completed by March 31, 2020.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Analysis: The applicant proposes six total dwellings, a personal workshop building, and an accessory garage. More than one building containing a permitted principle use on a lot is a conditional use per HCC 21.22.030(a).

Finding 1: The applicable code authorizes more than one building containing a permitted principle use in the Gateway Business District.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

Gateway Business District: The purpose of the Gateway Business District is primarily to promote mixed use development, with an emphasis on visitor-oriented business. Conflicts between residential and business uses are resolved in favor of business. Among the goals of the Gateway Business District regulations are the minimization of future traffic congestion along the Sterling Highway corridor, and preservation of the favorable experience residents and visitors have when entering Homer by way of the Sterling Highway.

SGCOD a. The primary purpose of the Scenic Gateway Corridor Overlay District is to make additional provisions for preservation of scenic vistas, to enhance the compatibility of development and to minimize future traffic congestion and maintain safety along the Sterling Highway corridor.

b. The Scenic Gateway Corridor Overlay District shall overlap and overlay existing zoning districts. The intent of this district is to have development that is sensitive to the "Gateway" of Homer and provide an additional layer of protection for the panoramic views of the Gateway while furthering the primary purposes of the district.

Analysis: The proposal is a residential development that minimizes traffic along the Sterling Highway corridor and does not visually impact the Highway's scenic vistas.

Finding 2: The proposed uses and structures are compatible with the Gateway Business District and Scenic Gateway Corridor Overlay District.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Analysis: Many uses in the Gateway Business District have greater negative impacts than would be realized from the proposed six total dwelling units, workshop and garage. Restaurants, hotels, and entertainment facilities would have a greater impact on nearby property values. Religious, cultural and fraternal assembly could generate a good deal of traffic.

Finding 3: Additional dwelling units are not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Analysis: The lot on which the proposal is located is surrounded by vacant land, residential lots, a church, and an indoor recreational facility nearby.

Finding 4: The proposal is compatible with the existing uses of the surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Finding 5: Existing public, water, sewer, and fire services are adequate to serve the additional dwelling unit.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Analysis: The impact of six dwellings and a workshop building should be no greater than other permitted uses. A significant portion of the lot is devoted to natural areas and bulk and density is not excessive. A majority of the land found within the SGCOD is lawn and natural areas.

Finding 6: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character as described in the purpose statement of the district.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Analysis: The proposal is found in an area that is well served by utilities and public infrastructure.

Finding 7: The proposal will not be unduly detrimental to the health, safety, or welfare of the surrounding area or the city as a whole.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Finding 8: An approved CUP in combination with meeting the standards of a zoning permit will allow the project to comply with applicable regulations.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include; GOAL 1, Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions. Objective B: Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas.

Finding 9: The proposal incorporates infill to an area well served with public roads and utilities. No evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: See attached staff review of the CDM.

Finding 10: The proposal will comply with the applicable provision of the CDM.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM and must be approved by the Planning Office.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** Dumpsters shall be screened on three sides (**Condition 2**)
- 3. Surfacing of parking areas:** No specific conditions deemed necessary
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** An approved sign permit is required.
- 7. Landscaping:** Buffers displayed on site plan shall be maintained.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** Nuisance standards per HCC 21.59.030 apply.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS: None.

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None received.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 2020-02 Amending CUP 2018-04, and Staff Report PL 20-02 with findings 1-10 and the following conditions:

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM and must be approved by the Planning Office.

Condition 2: If a dumpster is placed onsite it shall be screened on three sides.

Condition 3: The exterior finishes for "Cabin 1" and the "Main Residence" shall be completed by March 31, 2020.

Attachments

Application
Original Site Plan with Staff Markups
Site Photos
Community Design Manual Review
Public Notice
Aerial Photograph

City of Homer Planning

I am requesting an extension of my building permit that is currently still valid for 680 Sterling Highway. The 768 two story home that was the reason for applying for the re-zoning the property to multiple living units, is finished inside and needs exterior siding of which I will not have completed by the end of the current permit. I have changed the exterior siding from log siding to cedar shingles to lower the labor and costs, this will still have a nice beach cottage appeal.

Update on other buildings on site, the log home and the shop building that were on my prior original building permit is currently framed, finished roof with the covered porches, and they are currently being worked on (exterior).

The other buildings and garage that are not built as per the drawings on current permit are shown because the City Planning department requested a drawing that shows any and all future possible construction on the property (even if it's not built right now) to obtain a permit when I was seeking to build a 2 story 768 S.F. residence for an elderly person to live on my property. The gravel area besides the 768 S.F. home is currently being used as the parking area for that residence.

I have down sized the log home floor plan to be about the same as in my original building permit obtained at end of the year 2016 or beginning of 2017, see drawings attached to this letter, At this time I am requesting that the historical / original 16x24 cabin be permitted to stay in its current location to be used as an office when the house is completed, this cabin could also serve as a good location for a hair salon or small business. I have been told that the 16 x 24 cabin dates back to 1947 as many visitors have stopped by to admire the construction process and share their stories of the property and the old homestead cabin. All use of the property meets the City's zoning for the Gateway Business District.

Thank you for your time.

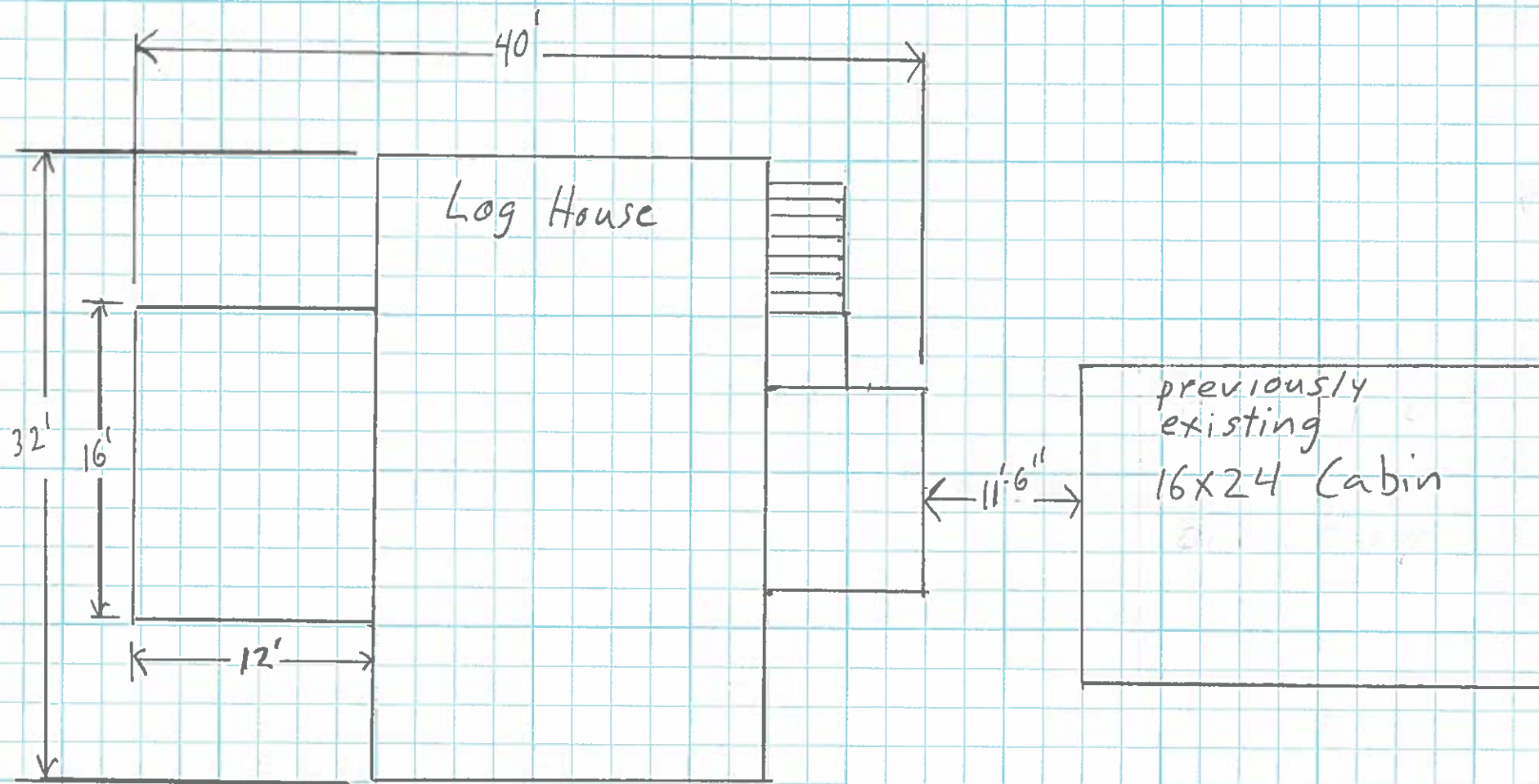
 Dated Dec 2, 2019.

Kimberly Sangder

RECEIVED

DEC 02 2019

CITY OF HOMER
PLANNING/ZONING



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DEC 02 2019

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PLANNING/ZONING

RECEIVED

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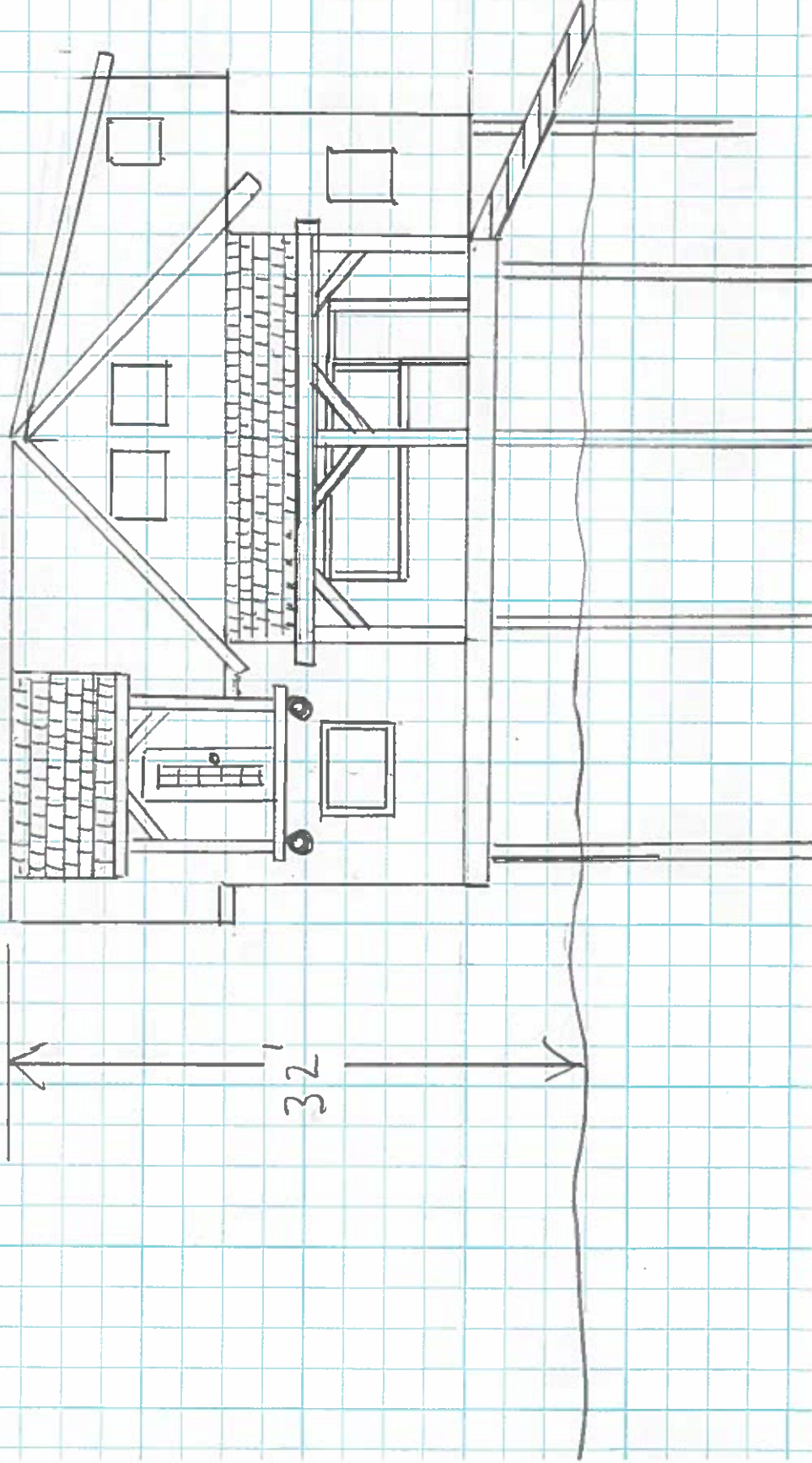
CITY OF HOMER
PLANNING/ZONING

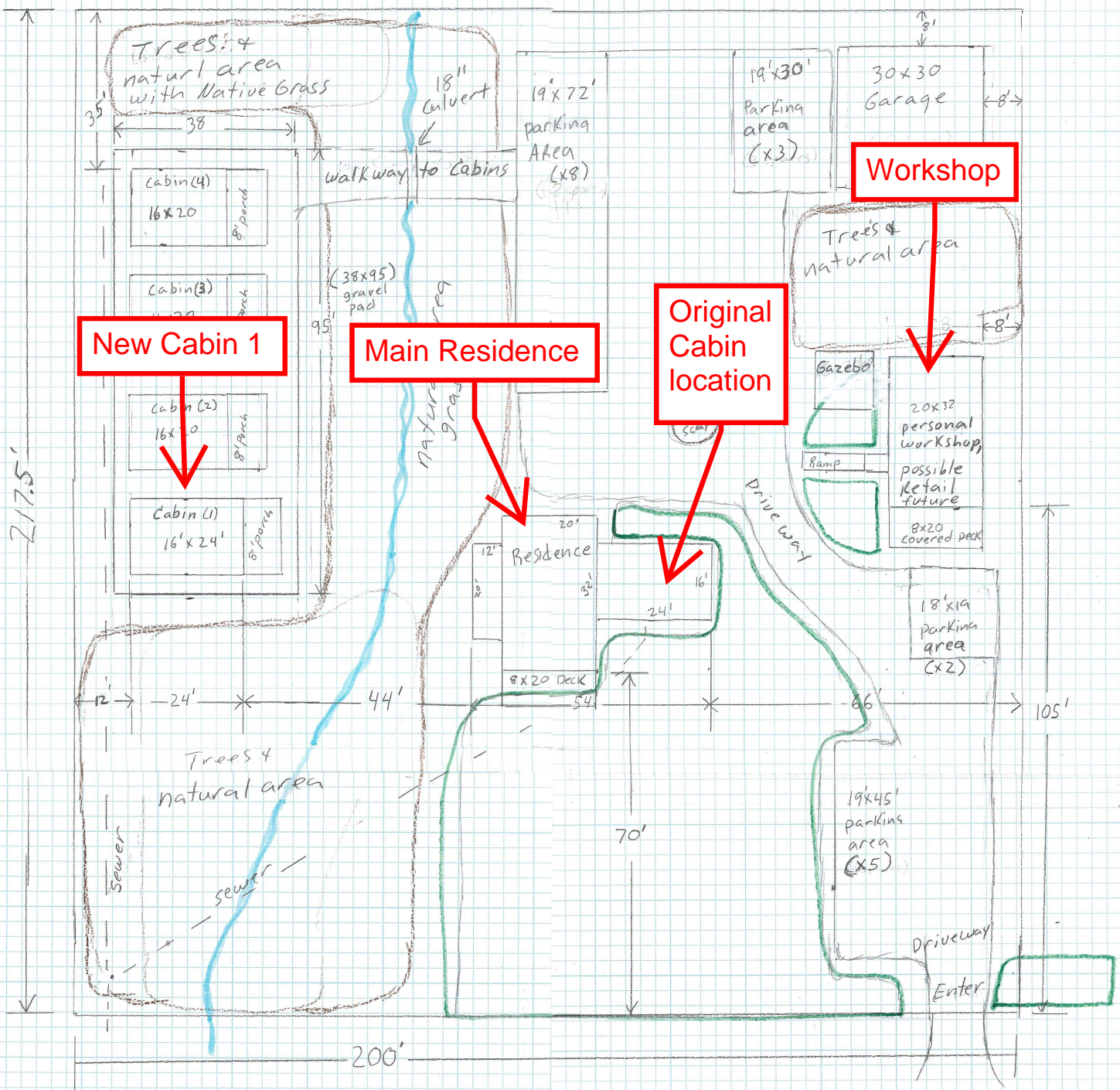
Residence

Front view from street

Siding = Log Home, Framed Walls = Board & Bat
1/8" = 1 Foot

Roofing = Weathered wood Architectural shingles





Cabin (1) to be built immediately.

Cabin (2,3,4 and garage) are future Plans.

Residence and workshop existing (under construction)

Parking and Driveway area are existing. 9000 sq. ft

Proposed Gravel Pad + walkway for Cabins (1,2,3,4 and walkway = 4170 sq. ft.

Lot size is 43,560 total sq. ft.

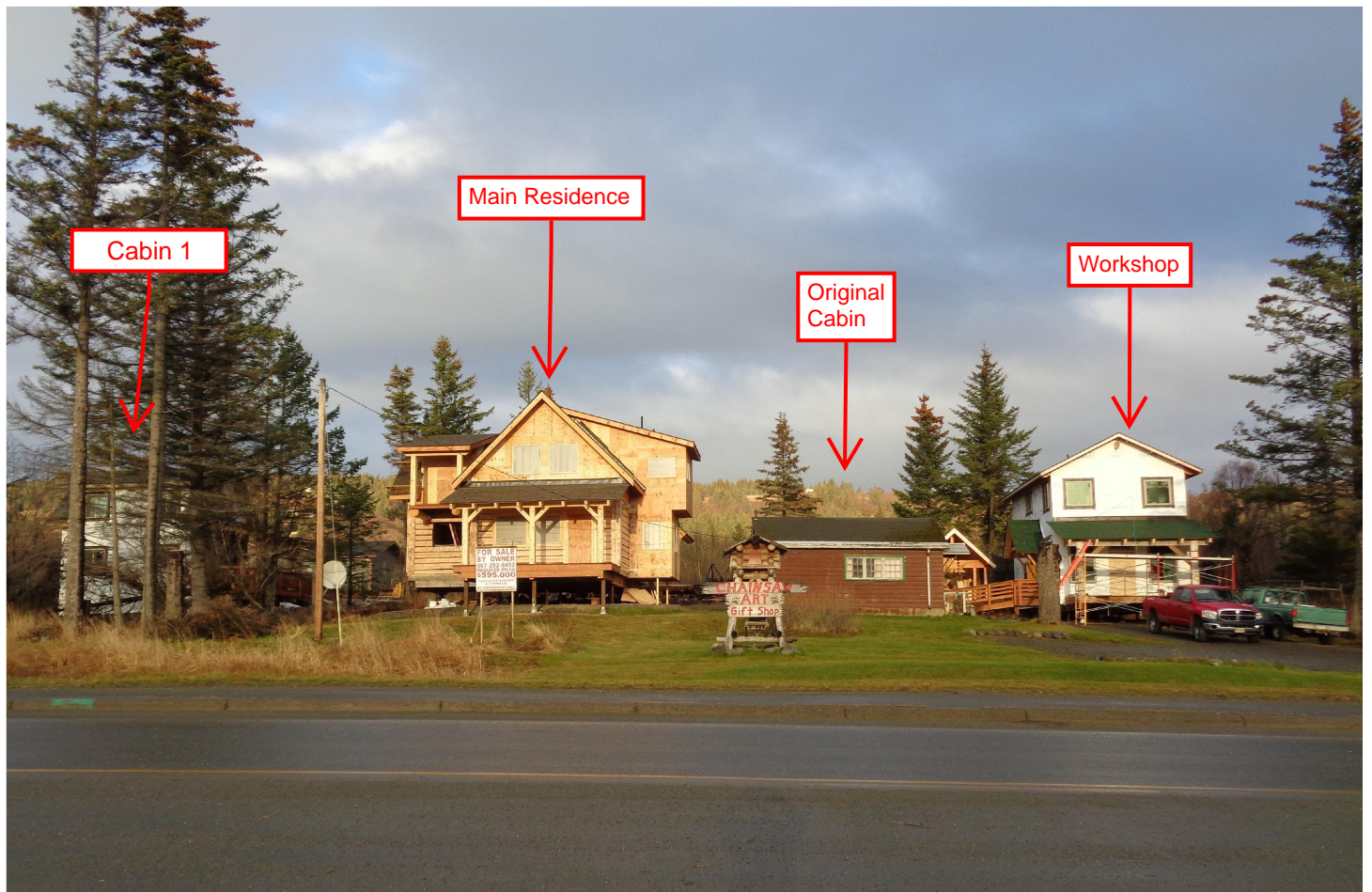
Green Circled area are lawn grass.

Blue Lines are natural Drainage area

Brown circles are also tree and native grass area.

All areas not marked as buildings, lawn, driveway or parking are natural vegetation.

All borders except Highway between neighboring property are natural vegetation, these areas are not all marked to save confusion on map



CDM Review Worksheet

The Community Design Manual was adopted by resolution in April 2004 and amended in January 2009. The CDM is divided into sections: architecture, site design, and connections. Currently the connections section has not been completed. The architecture and site design sections are applicable to conditional uses within the central business district.

The CDM represents a statement of policies, which shall be observed for building and site design in the City of Homer. The CDM states: "The City of Homer encourages a creative approach to design by providing a flexible review standard. The Commission is authorized to waive specific Design Manual requirements if it finds that (a) an alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements, and (b) the alternative design meets the intent of the general requirement."

Architecture Review (Begins on page 5 of 38)

The building and its setting: Buildings shall be designed to reflect the natural conditions of the site and shall include design elements, which visually anchor the building to the site.

1. Incorporate building design elements into landscaped areas.
2. Determine allowable building height.
3. Respect natural topography.

Staff

- The structures within the Scenic Gateway district are to be finished with natural wood and wood colored finishes.
- Maximum building height is 35 feet and the proposal meets this standard.
- The applicant does not intend to alter the natural topography.

The natural wood and wood finishes do incorporate well into the site.

Building Lighting: Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage. Lighting may be directed to a building but should generally not emanate from a building.

1. Avoid back lit panels and awnings.
2. Keep light sources hidden from public view.
3. Avoid bright lighting on outdoor surfaces of buildings.
4. Avoid colored lighting on buildings.
5. Apply utility lighting sparingly.
6. Lighted accents, canopies, color bars, stripes, or areas. (used sparingly)

Staff: Applicant is not proposing any of the above.

Building Scale and Mass: One of the most prominent characteristics of a building's design is its scale and massing. The scale of building determines its size in relation to surrounding buildings; the massing of a building gives it interest and character. Modern building trends emphasize large-scale designs with no thought toward massing. This imbalance between size and visual character has resulted in visually obtrusive development, which is out of character with surrounding structures of a smaller scale. Large retail boxes epitomize this trend and are considered incompatible with Homer's small town characteristics.

1. Avoid long low wall planes.
2. Provide substantial shifts in walls and roof surfaces.
3. Provide visual terminus to tops of buildings.
4. Avoid unusual or atypical roof forms on all structures.
5. Limit roof areas in the same plane.
6. Reflect mass and scale of adjacent structures.

Staff

- No long walls (over 24') are proposed for the site
- The grouping of structures are of relative similar scale that is reflective of other residential areas in the city.
- South Façade: The south façade consists of residential dwellings. The most substantial structure is the main dwelling that is centered on the lot. The house has a multi-faceted architectural features that are/will be finished in natural wood and wood finishes. Visual interest is produced and required breaks in the roof line are met.

Applicant reasonably meets these requirements given the size and scale of the development.

Parking Garages:

Staff: None included in the proposed development.

Window and Door Fenestration:

1. Maintain balance in the placement of windows.
2. Conform to solid/void ratio requirements.
3. Reflective glass is discouraged.

Staff

- Window placement is balanced.
- Reflective glass is not proposed

Siding and Trim: *Traditional building materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling should convey similar visual qualities.*

1. Use materials which simulate quality traditional building materials.

Staff

The applicant proposes to use natural wood materials in natural wood finishes. The siding and trim simulate traditional quality building materials.

Miscellaneous Architectural Devices: *Building design should be executed in a straightforward manner. Tack-on devices may not be used to mitigate poor design or to promote a particular theme. If a particular style or theme is desired, it should be reflected in the building's form and general detailing.*

1. Architecturally integrated artwork is encouraged.
2. Avoid architectural gimmicks and fads.
3. Maintain consistency in awning design.
4. Avoid awnings which obscure or dominate the building design.

Staff

- No architecturally integrated artwork is proposed.
- No architectural gimmicks are shown.

Meets these guidelines.

Roofing materials: *Views of roofs from the ground and from higher elevations play an important role in the architecture of the city. Roofing materials shall be selected according to following criteria.*

1. Use roof materials which provide texture and shadow lines.
2. Avoid bright-colored, reflective, or unsightly roofing materials.

Staff: Driftwood gray and forest green roofing tiles incorporate well into the natural setting with natural wood finish colors.

Color:

1. Keep field colors subdued.
2. Limit bold or bright trim colors.
3. Finer details may be accented with brighter colors.

Staff

The proposed colors are subdued.

Hierarchy in building design: Visual interest in the urban-scape can be achieved through a hierarchal approach to design. For example, strategically located structures, architectural elements or site amenities designed as focal points create a visual "draw" and suggest a point of activity. These also serve as a reference point for all subordinate structures. This concept is particularly applicable to large parcels with multiple structures. Multiple carbon copy buildings provide no visual hub and shall be avoided.

1. Design primary structure as a focal point.
2. Include area for outdoor leisure for Primary Structure.
3. Integrate secondary structures as support buildings.
4. Incorporate multiple tenant spaces into hierarchy of building design.
5. Provide consistent architectural interest to all prominent facades.

Staff

- The dwellings acts as the primary structure
- A large green area has been designated in front of the residence and a gazebo is found to the side
- The other structures on the site are integrated well as support buildings, accessory in size
- All visible structures incorporate porches or decks

The site is not a particularly large site and the proposed structures are modest in scale with similar features.

Site Design Review (begins page 21):

On-Site Primary Walkways:

1. Link commercial buildings and the public right-of-ways with primary walkways.
2. Assure that primary walkway width is proportionate to scale of project.
3. Differentiate walkway surface.
4. Accent walkways with significant landscaping.
5. Accent walkways with lighting and seating areas.
6. Identify historic events or structures.

Staff

No commercial buildings are proposed at this time. The nature of the development does not support the concept of creating businesses that rely upon or would likely support walk-in customers.

Outdoor Common Areas: *A common area is a designed outdoor space which encourages outdoor activities and leisure in outdoor spaces associated with commercial development. Required common spaces must be provided on-site, but may be enlarged and extended into city rights-of-way to connect with the sidewalk, subject to City of Homer approval.*

1. Provide common area of a size proportionate to development
2. Choose type of common area best suited to development
3. Locate common areas in view corridors.
4. Provide direct access to common areas with pedestrian walkways
5. Provide outdoor seating where people want to sit.
6. Consider allowed activities in common areas.

Staff

The site is not proposed to support commercial development at this time. Commercial development requirements are triggered for commercial development greater than 5000 square feet. This proposal does not meet this requirement. A large green space is available in front of the single family residence.

Commercial Streetscape along the Sterling Highway

1. Locate structure near front setback line
2. Orient service and delivery areas away from street

3. Limit the number of curb cuts
4. Limit width of driveways to 15, 24, or 34 feet.
5. Link dissimilar building with common site amenities. N/A
6. Provide covering over walkways where appropriate.
7. Place no more than 50% of required parking in front of buildings
8. Avoid parking in front of building entrance
9. Choose awning designs appropriate to building style.

Staff

- The proposed parking plan meets these guidelines

The nature of the proposal to provide rental cabins is not compatible with the creation of a commercial streetscape. This section of the Sterling Highway is not well served by moving development that is residential in nature up to the front setback line.

Landscaping and screening

1. Control vegetation to preserve existing significant views
2. Avoid removing significant vegetation.
3. Provide adequate room for retained vegetation.
4. Protect existing trees during construction.
5. Replace lost trees which were intended to be retained.
6. Choose plantings which are compatible with existing vegetation.
7. Locate vegetation to preserve significant views
8. Retain the natural symmetry of trees.
9. Use shrubs or vines on blank walls.
10. Conform to all other landscape criteria in the Homer City Code.

Staff

The applicant intends to retain significant natural features (labeled trees and natural area).

Vacant parcels in all zones:

1. Limit clearing to no more than 50% of significant vegetation and retain vegetation in all required buffers and setbacks. Clearing limitations apply to all vacant parcels with no approved Development Activity Plan, Storm Water Plan or zoning permit for development.

Staff

N/A Not vacant

Fences

1. Choose fence materials carefully.
2. Limit chain link to non-visible areas.
3. Limit height of fences

Staff: No fences are proposed at this time, also N/A to the SGCOL

Parking

1. Use landscaping to screen parking lots and service areas.
2. Limit the number of curb cuts.
3. Limit width of driveway.
4. Screen or enhance parking lots visible from the Sterling Highway, Lake Street, Heath Street, Main Street, or Pioneer Avenue.
5. Incorporate pedestrian ways into parking lots
6. Limit parking in front of buildings
7. Provide trees within larger parking lots
8. Avoid Parking in front of building entrances.
9. Handicap parking.

Staff

- Parking is limited in the front of the site. Most of the parking is behind the main structure. Some parking is provided in the first 100' to which the design manual applies.

Parking garages

1. Recess vehicle entries in main façade.
2. Screen parking garage façade
3. Receive Planning Commission approval for parking garages over 1 story or which enclose 20 or more vehicles.

Staff

No parking garage is proposed for this development.

Outdoor Lighting

1. Keep light source hidden from public view
2. Use downward directional lighting
3. Avoid lighting large area with a single source.
4. Avoid excessive light throw.
5. Choose approved outdoor light designs
6. Avoid light fixture designs which have an industrial appearance.

Staff

The first 100' of the development must meet the standards of the Design Manual, the rest of the development must conform to HCC21.59.030 per Gateway Business District standards. A condition of the CUP includes lighting review per zoning permit.

Outdoor furnishings

1. Use City approved furniture designs on public rights-of-ways.

Staff: N/A in SGCOL

Finding: In general the proposal complies with the Community Design Manual. The applicant has encountered this review due to the fact that approximately the first 100' of the parcel from the Sterling

Highway is in the Scenic Gateway Corridor Overlay District. This is not exactly a commercial development in the fashion which would be frequented by the general public. The proposal fits well into the natural setting which is currently found on the surrounding lots.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Thursday, January 2, 2020 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A request to amend Conditional Use Permit (CUP) 18-04 to allow a time limit extension of a condition of the CUP and to allow an additional dwelling at 680 Sterling Hwy. A time limit extension may be granted according to Homer City Code (HCC) 21.71.070 and approval of an additional dwelling requires a CUP for more than one building containing a permitted principal use on a lot, according to HCC 21.16.030(h). The subject parcel is Lot 16-A2, A.A. Mattox Subdivision 2007 Addition, SE ¼ SEC. 17, T. 6 S., R. 13 W., S.M., HM 2007078.

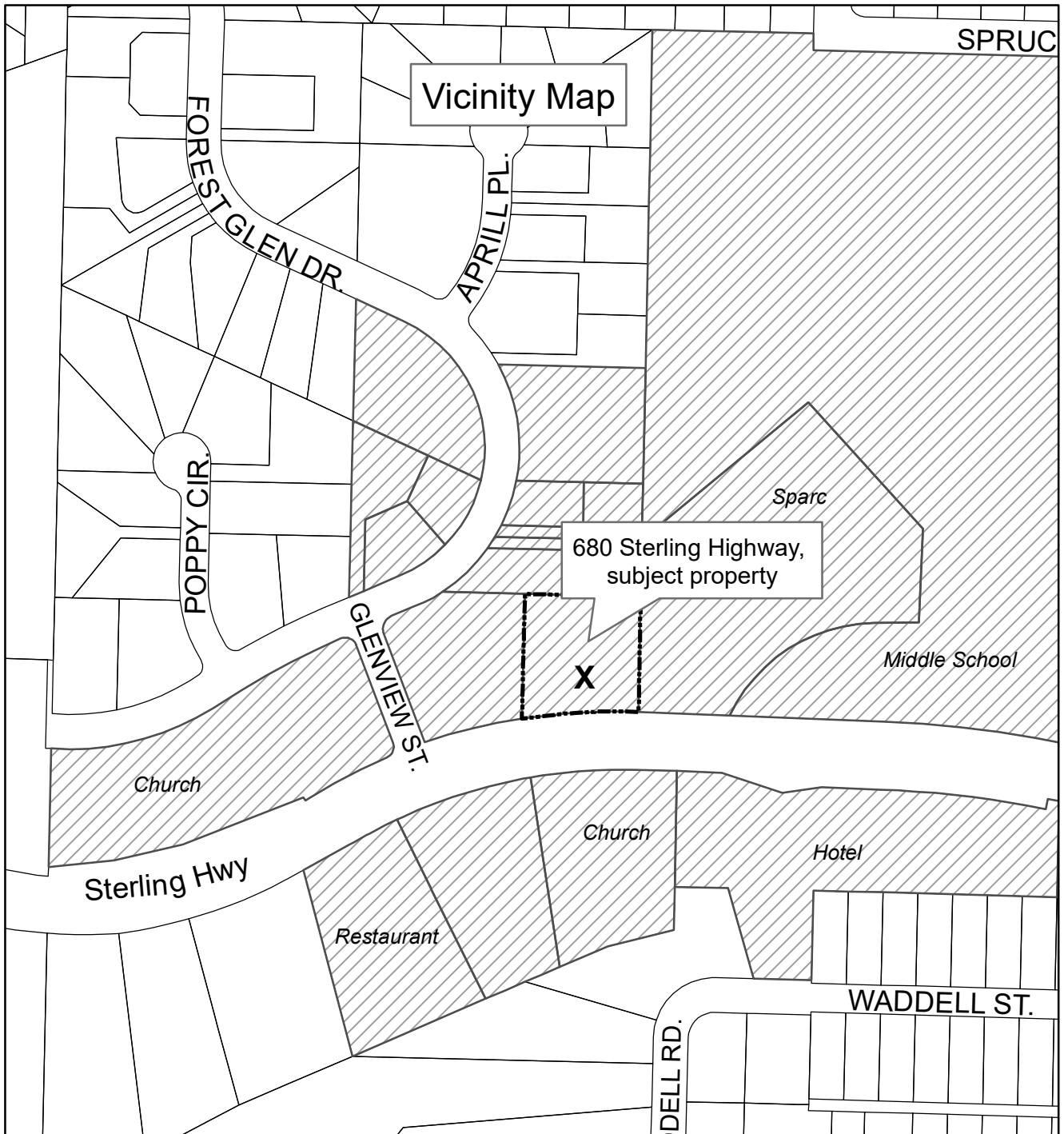
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

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VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

12/19/2019

Request to amend CUP 18-04

Marked lots are w/in 300 feet
and property owners notified

0 50 100 200 300 Feet



Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.



City of Homer
Planning and Zoning Department
12/16/2019

Request to amend CUP 18-04

2017 Photo; property lines not exact.

0 50 100 200 300 Feet



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