



# City of Homer

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## Planning

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### Staff Report PL 20-15

TO: Homer Planning Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: February 19, 2020  
SUBJECT: Medical

District

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**Requested action:** Listen to citizen comments on the draft ordinance and consider any changes to the draft map and zoning text. Time allowing, provide feedback to staff on the sign code and tall tower code amendments.

### Introduction

The work session will be a neighborhood meeting. Approximately 287 letters were mailed to property owners inviting them to the meeting. A map and copy of the draft ordinance were included. Information was posted on the City main website as well as the Planning Department page. This information will be updated as the process moves forward. Staff has had a few phone calls and walk in customers with questions, but generally a low level of response.

At the work session, staff will make a presentation about the project, and will facilitate a question and answer session. If we have a large turnout (more than 30 people or so), staff will separate into groups. Toward the end of the work session, people can comment to the Commission, or they can wait and comment during the regular meeting.

### Next Steps

With citizen feedback from the meeting, the Commission can decide if there are topics they would like to further refine. Beyond citizen feedback on the draft medical District, there are two other sections of code that need to be addressed; the sign code, and tall structures.

### Sign code

Staff recommends using similar sign code provisions to the existing Residential Office zoning district. That district has a large sign allowance for major streets; staff recommends making this allowance district wide. The end result is that a property can have 50 square feet of signage. Additionally, external illumination should be allowed. Staff has provided a draft sign code, using a mixture of existing Residential and Central business District sign codes as a

model. The Medical District has a draft sign area of 50 square feet, which is existing code along Bartlett Street. More sign types have been allowed. Please see attachments. Amendments are proposed:

Line 19: adding the MD to the Key for Tables 1-2

Line 22: adding the MD to Table 1, Sign Types

Line 49: adding MD to Table 2 Part A, Maximum Total Sign Area Per Lot by Zoning District

Line 68: removing reference to areas that will change from RO to MD

Line 74: adding language regulating freestanding signs in MD

Line 79: adding MD to Table 3, Permitted Sign Characteristics by Zoning District

**Staff recommendations:** Provide any guidance on the sign code amendments.

### **Tall Towers**

Staff recommends tall tower regulations stay the same for this area. HCC 21.58.030 would be amended as follows:

#### **21.58.030 Permission for communications towers.**

- a. Except as provided in subsection (b) of this section, a communications tower is permitted as a principal or accessory use or structure in each zoning district.
- b. A communications tower that exceeds the following maximum height for the zoning district in which the communications tower is located is permitted only when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC.

<b>District</b>	<b>Maximum Height (feet)</b>
CBD	60
TC	60
GBD	60
GC1	120
RO	85
<b><u>MD</u></b>	<b><u>85</u></b>
UR	60
RR	85

<b>District</b>	<b>Maximum Height (feet)</b>
CONS	60
GC2	120
EEMU	120
MI	120
MC	120
OSR	60
BCWPD	120

### **Staff Recommendation**

Listen to citizen comments on the draft ordinance and consider any changes to the draft map and zoning text. Time allowing, provide feedback to staff on the sign code and tall tower code amendments.

### **Attachments**

1. Neighborhood invitation
2. Draft sign code amendments

