



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Planning  
491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)  
(p) 907-235-3106  
(f) 907-235-3118

## Staff Report PL 16-49

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 14, 2016  
SUBJECT: CUP 16-05, 5185 Slavin Drive AMENDING CUP 15-04

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**Synopsis** The applicant proposes to build a fourth dwelling unit on the property. A Conditional Use Permit (CUP) is required per HCC 21.12.030(m).

Applicants: Fred Pfiel, 5185 Slavin Dr, Homer, AK 99603

Location: North of East End Road, at the end of Slavin Drive. (Across from Clover Lane and north of the American Legion)

Parcel ID: 17411207

Size of Existing Lot: 2.73 acres (118,918.8 square feet)

Zoning Designation: Rural Residential

Existing Land Use: Residential

Surrounding Land Use: North: Vacant/Conservation  
South: Residential/Commercial Greenhouse/American Legion  
East: Residential/Mobile home/Conservation  
West: Residential/Vacant

Wetland Status: No designated wetlands in the area proposed for development.

Flood Plain Status: Zone D, Flood Hazards are undetermined.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities serve the site.

Public Notice: Notice was sent to 25 property owners of 17 parcels as shown on the KPB tax assessor rolls.

PUBLIC WORKS COMMENTS: No comments on the additional structure.

FIRE DEPARTMENT COMMENTS: No Fire Department issues.

PUBLIC COMMENTS: None

**ANALYSIS:** This property is served by City water and sewer. There is an existing 3,680 square foot, two story single family home, along with a 336 and a 465 square foot cabin on the site. The applicant is proposing to build an additional small 24' x 18' cabin on the property. A CUP is needed for "more than one building containing a permitted principal use on a lot" in the rural residential district per HCC 21.12.030(m). The Rural Residential District establishes that a minimum of 10,000 square feet is required per dwelling when city water and sewer are provided, per HCC 21.12.040. Four dwellings establish a density of one dwelling per 29,729.7 square feet.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.020, General conditions, and establishes the following conditions:**

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

**Finding 1:** HCC 21.12.020(a) authorizes single family dwellings. HCC 21.12.030(m) authorizes more than one building containing a permitted principal use on a lot as a conditional use in the Rural Residential District. HCC 21.12.040(a)(3) allows for one dwelling unit per 10,000 square feet of lot area when served by city water and sewer.

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

Purpose: The purpose of the Rural Residential District is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter.

**Finding 2:** The residential use and proposed new dwelling on a 2.73 acre lot provides low density development that meets the district density requirement and is compatible with the purpose of the 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 Rural Residential district have greater negative impacts than would be realized from a small rental cabin. Pipelines, railroads, and kennels would have a greater impact on nearby property values. Assisted living, group care, religious, cultural and fraternal assembly would generate a good deal of traffic.

**Finding 3:** A fourth dwelling unit on the property is 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 surrounding land is currently occupied by single family homes, a conservation area, and the American Legion. The addition of a small cabin is compatible with the existing uses of surrounding land.

**Finding 4:** The proposed cabin is a similar use to the other single family homes found in the adjacent and surrounding area.

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, road maintenance and police and fire services are adequate to serve the additional dwelling.

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 addition of one small dwelling on this lot will be in line with the neighborhood character in terms of scale, bulk and coverage. The increased traffic will be easily handled by the site's access on Slavin Drive, a City maintained road. While more density will increase the intensity of this lot's current use, the increase is not expected to cause any undue harmful effects.

**Finding 6:** 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.

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:** City water, sewer, road maintenance, and police and fire services are adequate to serve this area.

**Finding 7:** The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

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

**Analysis:** No relief from code is sought from the applicant. All known applicable regulations will be addressed through the permitting process. The proposed parking plan meets the standards of HCC 21.55 "Off-Street Parking." There are two adequately sized parking spaces per dwelling unit.

**Finding 8:** The proposal will comply with all applicable regulations and conditions when the permitting process is successfully navigated as provided in the CUP and permitting process.

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 increasing the residential density of this area, served by city water and sewer.

**Finding 9:** The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. Building a new dwelling unit meets the goal of increasing residential density in areas served by city water and sewer.

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

**Finding 10:** Outdoor lighting must be down lit per the provisions of the CDM.

**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:** No specific conditions deemed necessary
- 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:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.

**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.

**STAFF COMMENTS/RECOMMENDATIONS:**

Planning Commission approve CUP 16-40 with findings 1-10.

**Attachments**

Application

Public Notice

Aerial Photograph





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Planning  
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(f) 907-235-3118

### Applicant

Name: FRED PFEIL Telephone No.: 907-299-1716  
Address: 5185 SALVIN DR. HOMER, AK Email: alaskanyantee@gmail

### Property Owner (if different than the applicant):

Name: Maiting Telephone No.: \_\_\_\_\_  
Address: PO Box 1625, 99603 Email: \_\_\_\_\_

### PROPERTY INFORMATION:

Address: 5185 Salvin Dr Lot Size: 2.7 acres KPB Tax ID # 17411207

Legal Description of Property: Long legal —

For staff use:  
Date: 8/19/15 Fee submittal: Amount \$200  
Received by: [Signature] Date application accepted as complete 8/19/15 RA  
Planning Commission Public Hearing Date: \_\_\_\_\_

### Conditional Use Permit Application Requirements

1. A Site Plan
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

RECEIVED  
 AUG 19 2015  
 CITY OF HOMER  
 PLANNING/ZONING

### Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				x	x	x	x	x			x	

*[Handwritten signature]*

**Circle applicable permits. Planning staff will be glad to assist with these questions.**

Y  N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: \_\_\_\_\_

Y  N Will your development trigger a Development Activity Plan?  
Application Status: \_\_\_\_\_

Y  N Will your development trigger a Storm water Plan?  
Application Status: \_\_\_\_\_

Y  N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: \_\_\_\_\_

Y  N Is your development in a floodplain? If yes, a Flood Development Permit is required.

Y  N Does your project trigger a Community Design Manual review?  
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y  N Do you need a traffic impact analysis?

Y  N Are there any nonconforming uses or structures on the property?

Y  N Have they been formally accepted by the Homer Advisory Planning Commission?

Y  N Do you have a state or city driveway permit? Status: Approved

Y  N Do you have active City water and sewer permits? Status: Approved

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

HOME - RESIDENTIAL - 3,700<sup>sq</sup>  
CABIN - RENTAL - 288<sup>sq</sup>

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

SAME AS ABOVE  
16'x24' CABIN 1 BEDROOM

**CONDITIONAL USE INFORMATION:** (Please use additional sheet(s), if necessary)

a. What code citation authorizes each proposed use and structure by conditional use permit?

More than one building containing a permitted principal use on a lot.  
HCC 21.12.030(m)

b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. PROVIDE QUALITY AFFORDABLE RENTAL

c. How will your proposed project affect adjoining property values? NONE

d. How is your proposal compatible with existing uses of the surrounding land? \_\_\_\_\_  
SAME - RESIDENTIAL

e. Are/will public services adequate to serve the proposed uses and structures?  
YES

f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?  
NO IMPACT

g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?  
NO

h. How does your project relate to the goals of the Comprehensive Plan?  
The 2006 Town Center Plan and the 2008 Comprehensive Plan are online at:  
<http://www.ci.homer.ak.us/documents/planning>

i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (circle each answer)

1.  Y  N Special yards and spaces.
2.  Y  N Fences, walls and screening.
3.  Y  N Surfacing of parking areas. gravel
4.  Y  N Street and road dedications and improvements (or bonds).
5.  Y  N Control of points of vehicular ingress & egress. slavin
6.  Y  N Special provisions on signs.
7.  Y  N Landscaping.
8.  Y  N Maintenance of the grounds, buildings, or structures.
9.  Y  N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10.  Y  N Time for certain activities.
11.  Y  N A time period within which the proposed use shall be developed.
12.  Y  N A limit on total duration of use.
13.  Y  N Special dimensional requirements such as lot area, setbacks, building height.
14.  Y  N Other conditions deemed necessary to protect the interest of the community.

*F.S.*





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Thank you for your interest in applying for a Conditional Use Permit (CUP). This sheet will provide some basic information about the application and review process. Planning staff is always available to answer questions.

### Process

- Submit your application on or before the application deadline.
- Once your application is determined to be complete, a public hearing will be scheduled before the Homer Advisory Planning Commission (HAPC) within 45 days.
- The hearing is advertised in the newspaper, and nearby property owners will receive a notice by mail.
- After the hearing, the Planning Commission has 45 days to make a decision. The Commission will announce its decision at a meeting along with any conditions and findings to support its decision.
- The Commission's decision may not happen at the public hearing.

### Who makes the decisions?

- Staff decides when the application is complete, and then schedules the hearing.
- Staff reviews the proposal and makes a recommendation to the HAPC.
- The HAPC makes the final decision after a public hearing.
- It takes four yes votes to pass. (There are seven Commissioners.)
- Do not contact Commissioners about your project. Prior to the hearing, Commissioners must declare all contact(s) with the applicant, whether in person, by telephone or electronic. Contact with Commissioners may be considered a conflict of interest which excludes a Commissioner(s) from participating in the CUP process.

### How can I make this go faster?

- Apply early! Expect this process to take at least two months or longer from the date that your application is accepted as complete.
- Discuss your project with planning staff before you apply; identifying problems early on gives you more time to find a solution. This avoids scrambling at the last minute.
- For commercial projects, the Planning Department will schedule a pre-application meeting with planning, public works and the fire department.
- Site plans must be neat, legible, and to scale. Surveys may be required. Planning staff has a list of surveyors and draftspersons.
- The more complete your application is, the faster it will be processed.

*J.H.*

**What happens at the meeting?**

The Public Hearing:

- The applicant or his/her representative should attend the public hearing.
- The public hearing begins with the staff outlining the project in relation to the city code and the staff recommendation(s).
- The applicant may present the project. Visuals with architectural designs are helpful. Be concise.
- Each member of the public has 3 minutes to address the Commission. Prior to the close of the public hearing, the applicant may respond to comments from the public and/or answer questions.
- Once the public hearing is closed, no new information can be submitted.

Planning Commission Deliberation:

- Once the hearing is closed, the members of the Commission will talk over the proposal. They may do so in the meeting, or they may go into deliberations. This means they may leave the chambers and go to another room to speak in private.
- The Commission may make a decision right away, or it may ask for more information, and may conduct another public hearing.

**Lastly**

Decisions and Findings document and appeals.

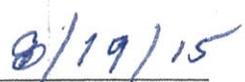
- Using the approved minutes from the Commission meeting(s), staff prepares a legally binding document called a *Decisions and Findings*, a copy of which is sent to you.
- If you or a member of the public wishes to appeal the Commission's decision, he/she must file within 30 days after the *Decisions and Findings* document has been signed.
- If your project is approved, then you can move forward and apply for a zoning permit, which must be approved before you begin development.

Zoning Permit is required before construction.

If your project is granted a conditional use permit, you can apply for your Zoning Permit. Fees for a Zoning Permit vary depending on the scope of your project.

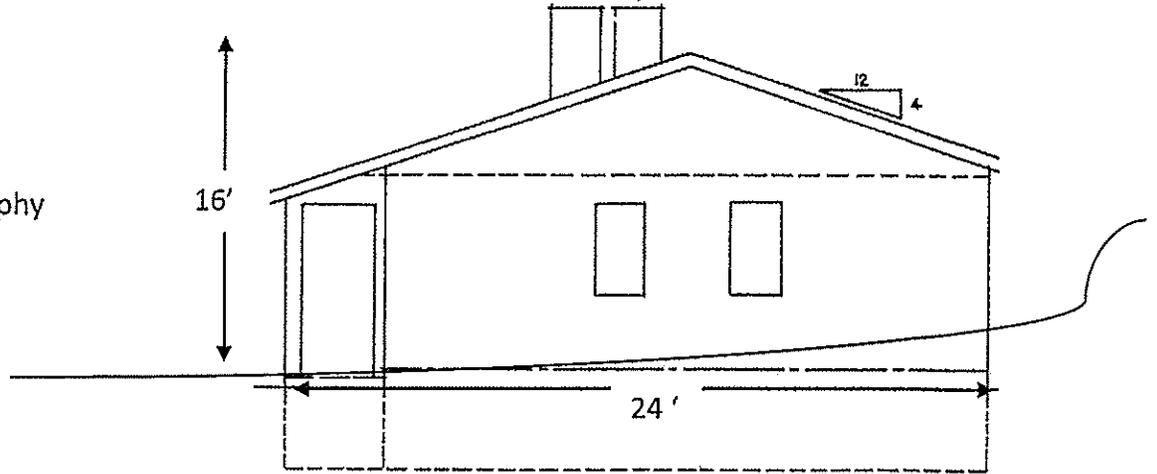
Other requirements, such as Fire Marshal, Stormwater Plan, driveway/water/sewer permits, must be in place before the city can issue a Zoning Permit. If ALL of the required permits are in place and you have met the conditions of your CUP, a Zoning Permit will be issued within seven to ten working days.

  
\_\_\_\_\_  
Applicant's signature

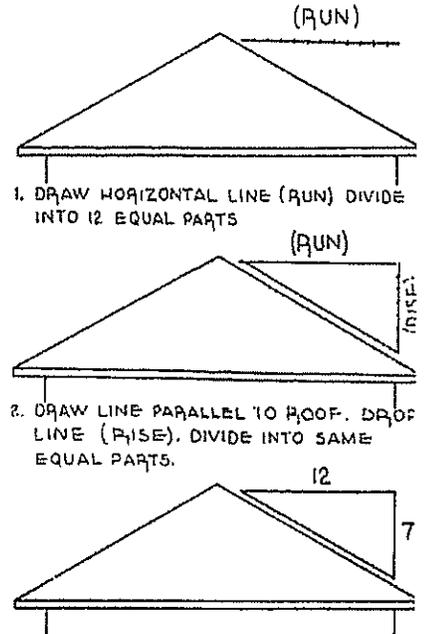
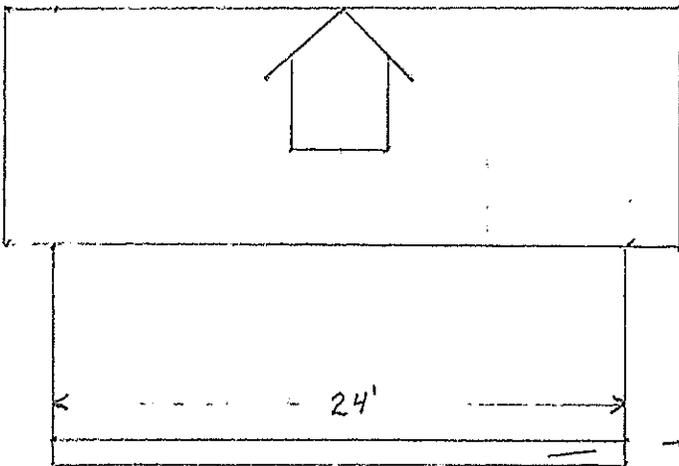
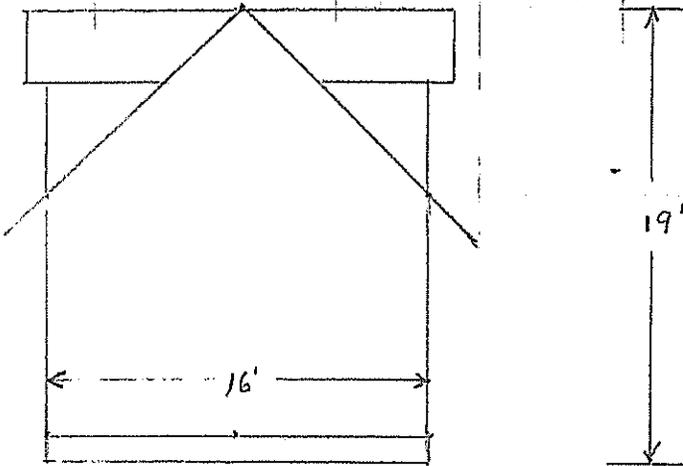
  
\_\_\_\_\_  
Date

# Sample building elevation drawing

- Building height
- Wall dimensions
- Grade / topography



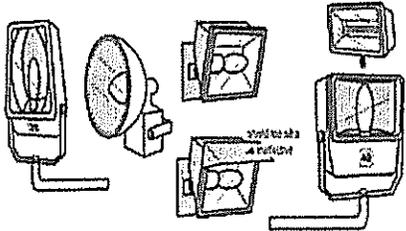
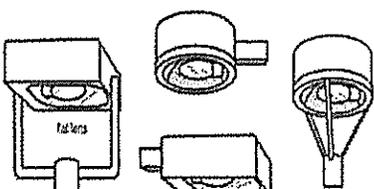
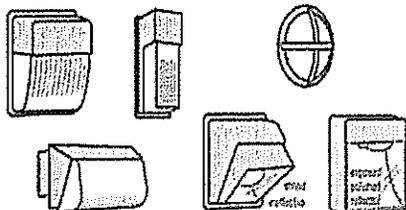
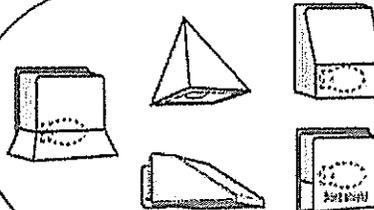
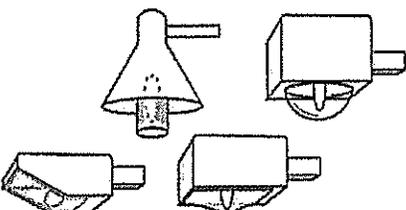
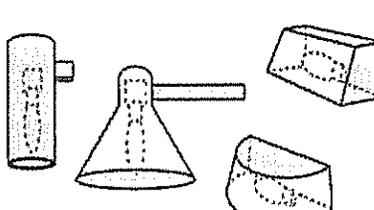
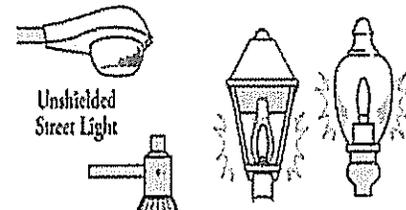
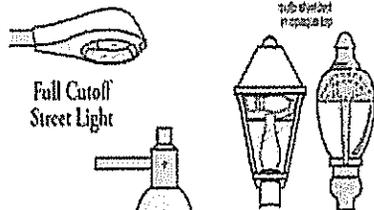
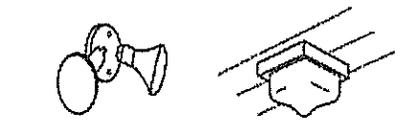
Your drawing here:



ON FILES

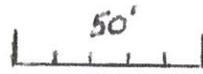
# Lighting Standards

The **Lighting standards** aim to reduce glare and light trespass and apply to the business and commercial projects. Depending on the scope of the project a Lighting Plan maybe required per HCC 21.59.030. For simple projects simply circle the type of cut-off light fixture you are using or provide your own.

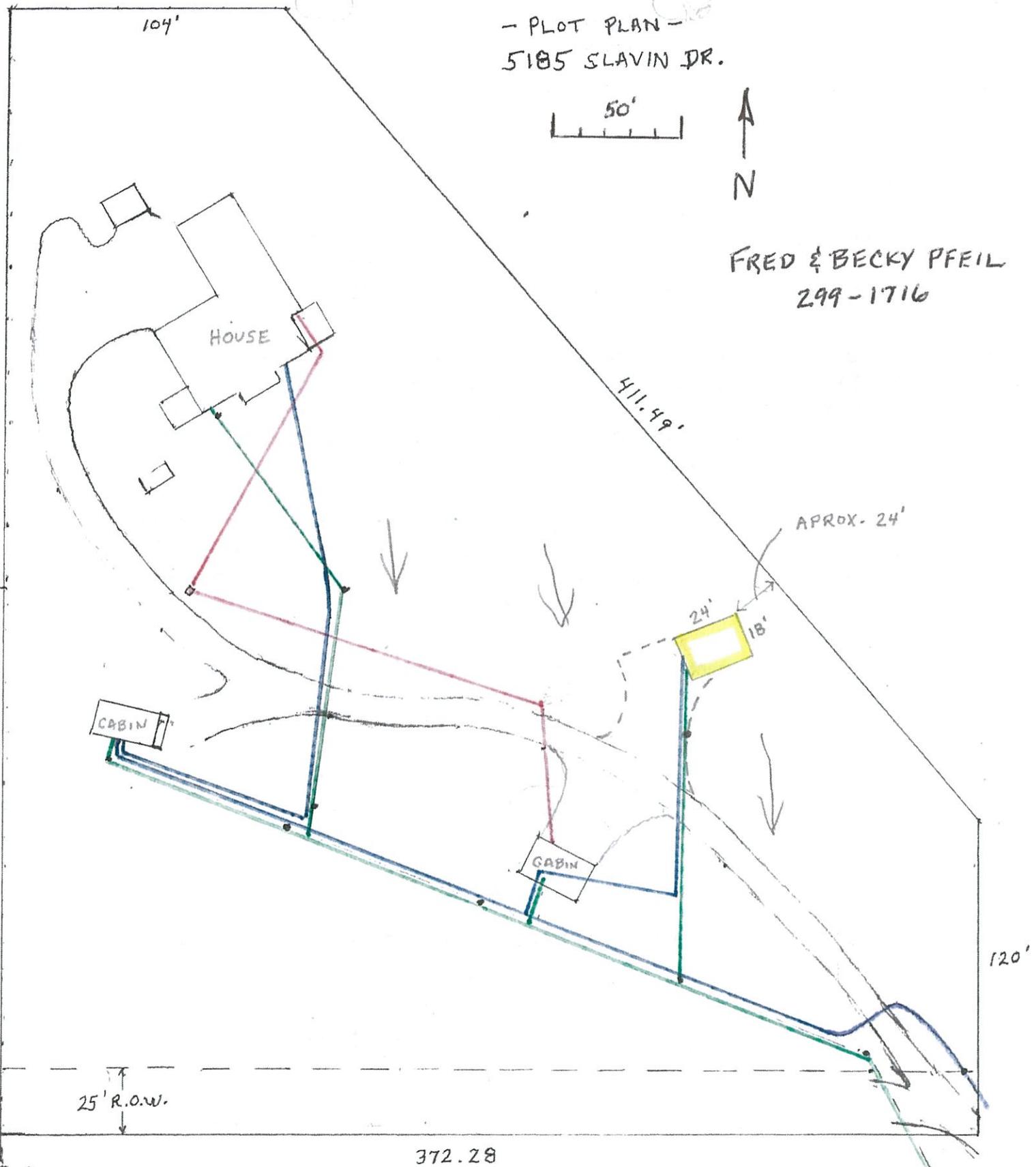
<p>UNACCEPTABLE Fixtures that Produce Glare and Light Trespass</p>	<p>ACCEPTABLE Fixtures that Shield the Light Source to Minimize Glare and Light Trespass - Facilitating Better Night Vision</p>
 <p>Unshielded or Poorly-shielded Floodlights</p>	 <p>Full Cutoff Fixtures</p>
 <p>Unshielded Wallpacks &amp; Poorly-shielded Wall Mount Fixtures</p>	 <p>Fully-shielded Wallpack &amp; Wall Mount Fixtures</p>
 <p>Drop-lens &amp; Sag-lens Fixtures with Exposed Bulb/Refractor Lens</p>	 <p>Fully-shielded Fixtures</p>
 <p>Unshielded Street Light</p> <p>Unshielded Security Light</p> <p>Unshielded 'Period' Style Fixtures</p>	 <p>Full Cutoff Street Light</p> <p>Fully Shielded Security Light</p> <p>Fully Shielded 'Period' Style Fixtures</p>
 <p>Unshielded PAR Floodlights</p> <p>Drop-lens Canopy Fixtures</p>	 <p>Shielded/Properly Aimed PAR Floodlights</p> <p>Flush Mounted Canopy Fixtures</p>

*J.P.*

- PLOT PLAN -  
5185 SLAVIN DR.



FRED & BECKY PFEIL  
299-1716



EXISTING UTIL. LINES

-  U.G. ELEC.
-  WATER
-  SEWER
-  PROPOSED NEW CABIN

## **PUBLIC NOTICE**

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, September 14, 2016 at 5:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

**Request for Conditional Use Permit (CUP) 2016-05 at 5185 Slavin Drive.**

**T 6S R 13W SEC 10 Seward Meridian HM 0000587 SCENIC VIEW SUB TRACT A THAT PORTION COMMENCING AT THE SECTION CORNER COMMON TO SEC 9 & 10 & 15 & 16 TH EAST 132 0.00 FT TH NORTH 416.00 TH WEST 104.00 FT TH NORTH 14.00 FT TO THE POB TH NORTH 432.00 FT TH EAST 104.00 FT TH S 40 DEG 41 MIN 30 SEC E 411.49 FT TH SOUTH 120.0 0 FT TH WEST 372.28 FT TO THE POB. KPB 17411207.**

**A CUP is required per HCC 21.12.030(m) for “more than one building containing a permitted principal use on a lot.” There are two existing dwellings on the property; a 3600 square foot, two-story dwelling and a 288 square foot dwelling. The applicant is applying to build a third 384 square foot dwelling.**

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 Dotti Harness-Foster at the Planning and Zoning Office, 235-3106.

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

.....



City of Homer  
 Planning and Zoning Department

8.22.16

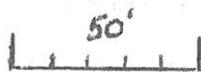
**CUP 16-05, 5185 Slavin Drive**  
**More than one building containing**  
**a principle permitted use**

Marked lots are within 300 feet  
 and property owners notified

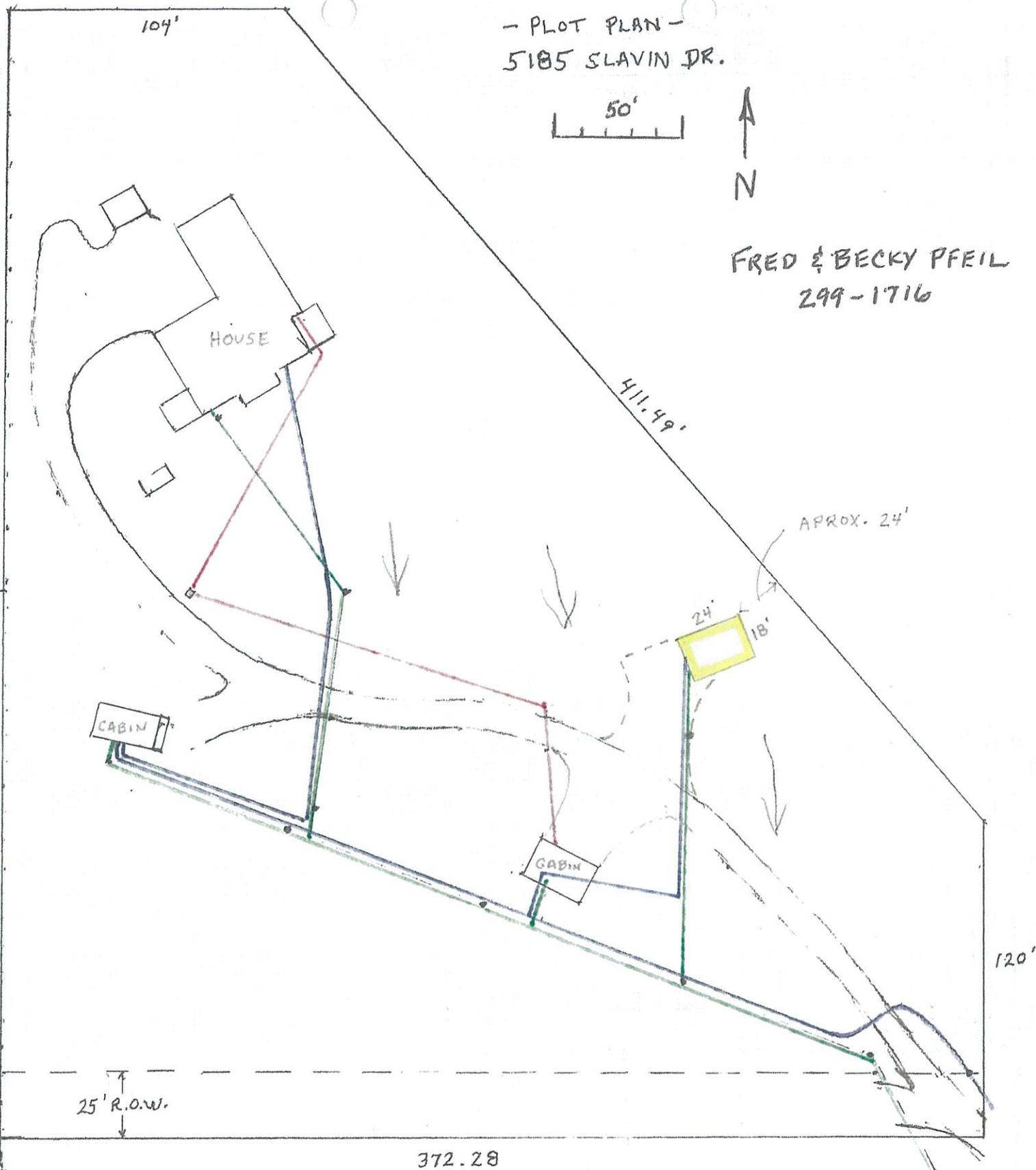


*Disclaimer:*  
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

- PLOT PLAN -  
5185 SLAVIN DR.



FRED & BECKY PFEIL  
299-1716



EXISTING UTIL. LINES

- U.G. ELEC.
- WATER
- SEWER

# Aerial Map

5185 Slavin Dr  
Location of proposed cabin

Conservation Lands, KHLT

American Legion

## Legend

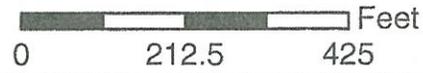
-  Subject Lot
-  Lots w/in 300 feet



City of Homer  
Planning and Zoning Department  
August 27, 2015

Request for Conditional Use Permit 15-04  
More than one building containing a  
permitted principal use on a lot

Lots w/in 300 feet are marked and  
land owners notified.



*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.*





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(f) 907-235-3118

## Staff Report PL 16-50

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud AICP, City Planner  
DATE: September 14, 2016  
SUBJECT: CUP 16-06, Medical Clinic of more than 8000 square feet in the Residential Office District

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**Synopsis** The applicant proposes an expansion of approximately 5000ft. to the existing medical clinic. A Conditional Use Permit (CUP) is required per HCC 21.16.030(d), Medical Clinic & HCC 21.16.030(e), more than 8000 square feet of building area.

Applicants: Scott Curtin, Kenai Peninsula Borough  
144 N Binkley Street  
Soldotna, AK 99669

Location: 4136 Bartlett Street  
Parcel ID: 17506212  
Size of Existing Lot: 1.8 acres  
Zoning Designation: Residential Office  
Existing Land Use: Medical Clinic  
Surrounding Land Use: North: Residential/Vacant  
South: Residential/Vacant  
East: Residential  
West: Office/Residential

Wetland Status: Wetlands may be located on the northeastern corner of this parcel.  
Flood Plain Status: Not in a mapped floodplain.  
BCWPD: Not within the Bridge Creek Watershed Protection District  
Utilities: Public utilities service the site.  
Public Notice: Notice was sent to 46 property owners of 39 parcels as shown on the KPB tax assessor rolls.

**ANALYSIS:** The applicant is proposing an addition of approximately 500 square feet of the current medical clinic for a approximate total of 10,000 square feet, a CUP is needed for a

medical clinic in the Residential Office district per HCC 21.16.030(d) and more than 8,000 square feet of building area per HCC 21.16.040(e).

**Parking:** Currently the facility is served by a mostly unpaved lot. Medical Clinics are required to provide 1 space per 300 of gross floor area. At approximately 10,000 square feet, this translates to 34 spaces. Several site visits in the late morning to lunch time frame shows that the facility currently uses over 30 spaces.

Spaces can be optimized if a parking lot is paved and striped. In this case, I would like to see more parking. The applicant is working with the Corps of Engineers on defining wetlands and they may have more parking spaces available in the northeast corner.

Additional parking could be address be internal police of the facility. This facility is now an extension of SPH which does provide nearby parking. Offsite employee parking would ease what is most likely to be an increased demand for parking at the site.

I recommend a condition that the parking lot is to be paved and a pedestrian pathway be created to intersect with the sidewalk located on Bartlett Street. Per 21.50.030, 10% of parking areas over 24 spaces shall be landscaped in islands, dividers, or a combination of the two.

**Drainage/stormwater:** The expansion combined with the current parking is very near one acre. Once the total impervious gets beyond an acre, a stormwater plan is required. I recommend that a stormwater plan is developed. The stormwater plan is needed to mitigate drainage concerns from the adjacent property to the southeast. Water from the parking lot and structure needs to be directed to west and the south to avoid impacting the residence to the southeast.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.020, General conditions, and establishes the following conditions:**

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

**Finding 1:** HCC 21.14.030(d) authorizes medical clinics and HCC 21.16.040(e) authorizes more than 8,000 square feet of building area as conditional uses in the Residential Office District.

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

**Purpose:** The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

**Analysis:** The Residential Office District is the home of the South Peninsula Hospital and is supporting a growing number of allied services. The clinic is found in relative close proximity to the hospital and adjacent to other healthcare providers. The entrance to the parking lot is found on a collector street that was designed to handle traffic to the hospital. The lot is 1.8 acres, which can support ten residences according to density requirements of the Residential Office District. It is appropriate that this district and location, in specific, allows the clustering of medical services.

**Finding 2:** The use and structure is compatible with the purpose of the 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 Residential Office district have greater negative impacts than would be realized from a medical clinic. Hospitals and heliports would have a greater impact on nearby property values. Assisted living, group care, religious, cultural and fraternal assembly would generate a good deal of traffic and would not limited hours of operation.

**Finding 3:** A medical clinic is 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:** Surrounding uses include medical facilities and residences. The clinic has been in operation from the early eighties when there were even less medical facilities located nearby. Also nearby is the hospital, which shares in the care of many of the same patients and medical personnel. It is a benefit for Homer to cluster medical services together not only for the benefit of those receiving services, but for the city in general, as sprawl is inhibited.

**Finding 4:** The proposal is compatible with existing uses of 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 medical clinic.

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 clinic is located on a large lot adjacent to a collector street that leads to the hospital. Traffic is generally confined to the collector and neighboring local streets should not experience a significant increase in traffic. Hours of operation are limited.

**Finding 6:** The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character.

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 services provided by the medical clinic certainly contribute to the health safety and welfare of the entire community. The lot is well positioned on a collector route which has been developed as a route to the hospital.

**Finding 7:** The proposal is not unduly detrimental to health, safety, or welfare.

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

**Analysis:** Gaining a CUP along the zoning permit process addresses the applicable regulations.

**Finding 8:** The proposal will 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 encouraging infill and minimizing impacts of public facilities (Chapter 4, Goal 1). The proposal grows the current site, as opposed to introducing an entire new facility. It is conveniently located nearby to allied services.

**Finding 9:** No evidence has been found that the proposal 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:** The outdoor lighting standards are applicable the Residential Office District.

**Finding 10:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM

**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:** No specific conditions deemed necessary
- 3. Surfacing of parking areas:** Pave parking lot and provide pedestrian path to sidewalk on Bartlett Street.
- 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:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 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. Runoff should be directed to the established drainage and additional

**PUBLIC WORKS COMMENTS:** There is an existing 1 ½” waterline that will need to be abandoned at the main. With that said, I would recommend HMC move their proposed 4” DIP line to that location rather than dig the road up twice.....

PW would like to see their proposal for materials used connecting to the mainline.

They need to be aware that per COH standards they will be required to pressure test and disinfect the line before use.

**FIRE DEPARTMENT COMMENTS:** No FD issues. Will require FM review.

**PUBLIC COMMENTS:** Tom Schroeder, southeast neighbor at 254 W Fairview Ave. Mr. Schroeder came to my office and expressed concern about additional runoff might affect his property. He wants the applicant to direct all runoff into the existing drainage easement that runs adjacent to Bartlett and then Fairview to the east to his property. He suggests that the parking lot be graded to move all runoff to the west and that snow storage be moves to the west side of the lot so it does not drain on to his property.

**STAFF COMMENTS/RECOMMENDATIONS:**

Planning Commission approve CUP **Staff Report PL 16-50** with findings 1-10 and the following conditions.

1. All lighting must comply with community design manual guidelines
2. Parking area shall be paved and a pedestrian path shall be established to Bartlett Street.
3. Develop and install stormwater plan per HCC 21.75.

**Attachments**

Application  
Public Notice  
Aerial Photograph



# City of Homer

www.cityofhomer-ak.gov

RECEIVED

AUG 18 2015

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

<b>CITY OF HOMER PLANNING/ZONING</b>	
<b>Applicant</b>	
Name: <u>SCOTT CURTIN (KPB)</u>	Telephone No.: <u>(907) 740-8103 cell</u>
Address: <u>144 N. BINKLEY SOLDOTNA AK</u>	Email: <u>SCURTIN@KPB.US</u>
<b>Property Owner (if different than the applicant):</b>	
Name: <u>Scott Curtin (Kenai Peninsula Borough)</u>	Telephone No.: <u>907.262.2032</u>
Address: <u>144 North Binkley Street, Soldotna, AK 99669</u>	Email: <u>SCurtin@kpb.us</u>
<b>PROPERTY INFORMATION:</b>	
Address: <u>4136 Bartlett</u>	Lot Size: <u>1.8</u> acres KPB Tax ID # <u>17506212</u>
Legal Description of Property: <u>T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 2-A BLK 5</u>	
<i>For staff use:</i>	
Date: <u>8/16/16</u>	Fee submittal: Amount <u>\$1000<sup>00</sup></u>
Received by: <u>YBA</u>	Date application accepted as complete <u>8/16/16</u>
Planning Commission Public Hearing Date: <u>9/7/16</u>	

### Conditional Use Permit Application Requirements:

1. A Site Plan
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

### Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	X	X	X			X			X			X
Level 1 ROW Access Plan	X	X							X			
Level 1 Site Development Standards	X	X										
Level 1 Lighting			X	X	X	X	X	X	X	X	X	
Level 2 Site Plan			X	X	X		X	X		X	X	
Level 2 ROW Access Plan			X	X	X		X	X		X	X	
Level 2 Site Development Standards			X*	X	X	X	X	X			X	
Level 3 Site Development Standards									X	X		
Level 3 ROW Access Plan						X						
DAP/SWP questionnaire				X	X	X	X	X			X	

**Circle applicable permits. Planning staff will be glad to assist with these questions.**

- Y  N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: Fire marshal review will begin when design is complete
- Y  N Will your development trigger a Development Activity Plan?  
Application Status: Contractor has not been selected yet.
- Y  N Will your development trigger a Storm water Plan?  
Application Status: \_\_\_\_\_
- Y  N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: A permit is not likely to be required per a previous determination. COE is currently evaluating expansion of the attached finding.
- Y  N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Y  N Does your project trigger a Community Design Manual review?  
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Y  N Do you need a traffic impact analysis? Very Little Additional Traffic.
- Y  N Are there any nonconforming uses or structures on the property?
- Y  N Have they been formally accepted by the Homer Advisory Planning Commission?
- Y  N Do you have a state or city driveway permit? Status: CONTRACTOR WILL OBTAIN
- Y  N Do you have active City water and sewer permits? Status: CONTRACTOR WILL OBTAIN

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

Property is used by the South Peninsula Hospital as a walk-in health clinic. Existing building is approximately 5,000 s.f.

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

No change in use is proposed. This project will add approximately 5,000 s.f. to the existing clinic.

**CONDITIONAL USE INFORMATION:** Please use additional sheets if necessary. HCC21.71.030

- a. What code citation authorizes each proposed use and structure by conditional use permit?  
Health clinics are allowed per 21.16.030 d.
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.  
Health clinics are allowed per 21.16.030 d.
- c. How will your proposed project affect adjoining property values?  
No change anticipated.
- d. How is your proposal compatible with existing uses of the surrounding land?  
No change in use, so no change in compatibility
- e. Are/will public services adequate to serve the proposed uses and structures?  
Utilities have been verified.
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?  
This addition will match the existing building, no increase in height. Traffic may increase slightly due to new exam rooms (10).
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? No.
- h. How does your project relate to the goals of the Comprehensive Plan?  
The Comprehensive Plan are online,  
The plan calls for expanded access to health services, and this is a direct response to that need
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)
1. Y/N Special yards and spaces.
  2. Y/N Fences, walls and screening.
  3.  Y/N Surfacing of parking areas. Design for future paving is part of building documents
  4. Y/N Street and road dedications and improvements (or bonds).
  5. Y/N Control of points of vehicular ingress & egress.
  6. Y/N Special provisions on signs.
  7. Y/N Landscaping.
  8. Y/N Maintenance of the grounds, buildings, or structures.

- 9.  Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances. All exterior light fixtures have full cut-off shielding
- 10. Y/N Time for certain activities.
- 11. Y/N A time period within which the proposed use shall be developed.
- 12. Y/N A limit on total duration of use.
- 13.  Y/N Special dimensional requirements such as lot area, setbacks, building height. New portion of building creates height variation without increasing total height.
- 14. Y/N Other conditions deemed necessary to protect the interest of the community.

**PARKING**

- 1. How many parking spaces are required for your development? 35  
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). \_\_\_\_\_
- 2. How many spaces are shown on your parking plan? 39
- 3. Are you requesting any reductions? No.

Include a site plan, drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage.

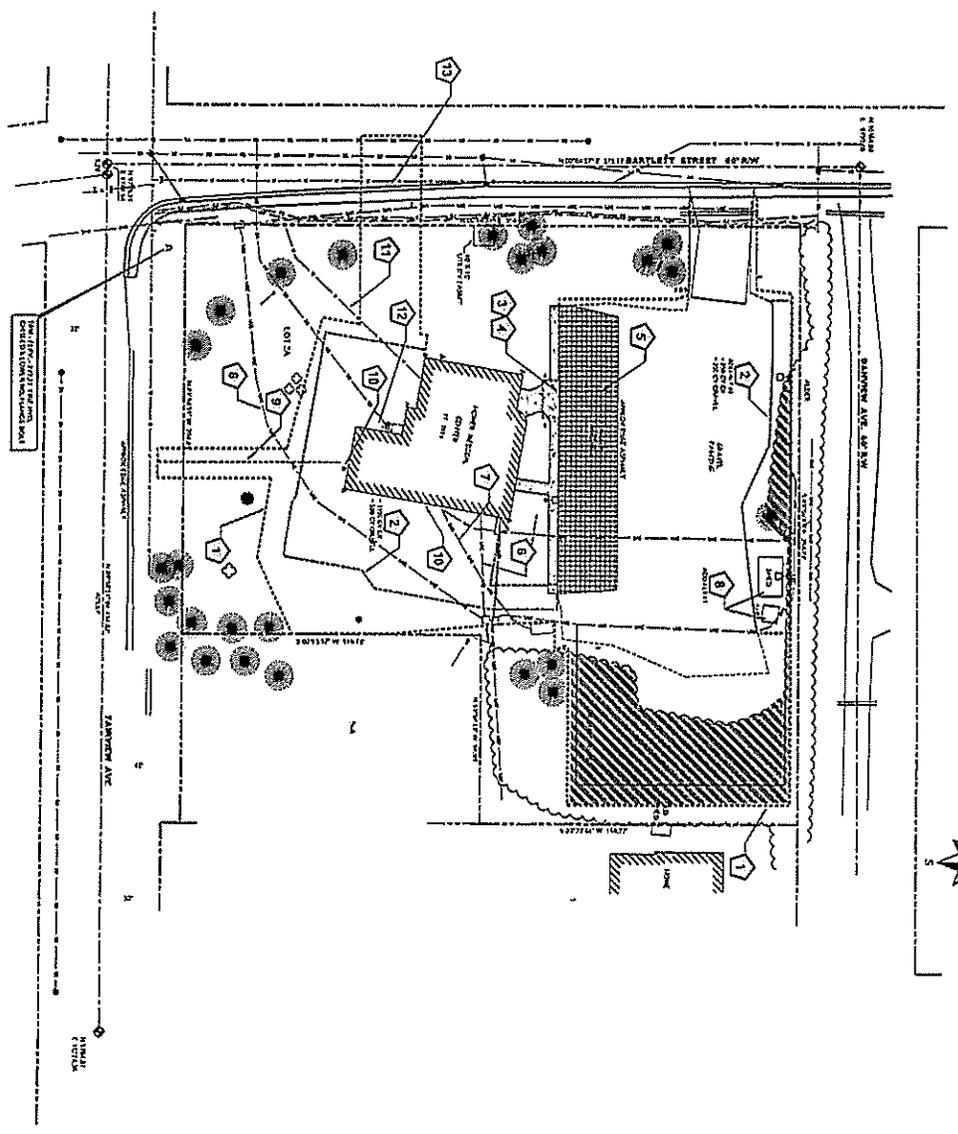
I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

**CIRCLE ONE:** Owner of record      Lessee      Contract purchaser

Applicant signature: *[Signature]*      Date: 7-22-2016

Property Owner's signature: *[Signature]*      Date: 7-22-2016  
*KPB Land Mgmt office*

**A**  
**DEMOLITION PLAN**  
 C1.1  
 SCALE: 1" = 2'



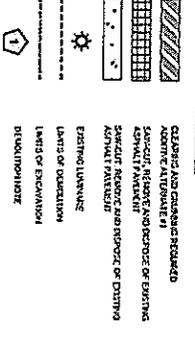
**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 ALASKA BUILDING CODE AND THE 2012 ALASKA ELECTRICAL CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS AND GUTTERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL SERVICE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL SERVICE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURAL STEEL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MASONRY WALLS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROOF STRUCTURE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FLOOR SLABS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INTERIOR PARTITIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DOORS AND WINDOWS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE WORK.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE WORK.

**DEMOLITION NOTES**

1. REMOVE EXISTING CONCRETE CURB AND GUTTER.
2. REMOVE EXISTING ASPHALT PAVEMENT.
3. REMOVE EXISTING ELECTRICAL SERVICE.
4. REMOVE EXISTING MECHANICAL SERVICE.
5. REMOVE EXISTING STRUCTURAL STEEL.
6. REMOVE EXISTING MASONRY WALLS.
7. REMOVE EXISTING ROOF STRUCTURE.
8. REMOVE EXISTING FLOOR SLABS.
9. REMOVE EXISTING INTERIOR PARTITIONS.
10. REMOVE EXISTING DOORS AND WINDOWS.
11. REMOVE EXISTING SITE WORK.
12. REMOVE EXISTING SITE WORK.
13. REMOVE EXISTING SITE WORK.
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15. REMOVE EXISTING SITE WORK.
16. REMOVE EXISTING SITE WORK.
17. REMOVE EXISTING SITE WORK.
18. REMOVE EXISTING SITE WORK.
19. REMOVE EXISTING SITE WORK.

**DEMOLITION LEGEND**

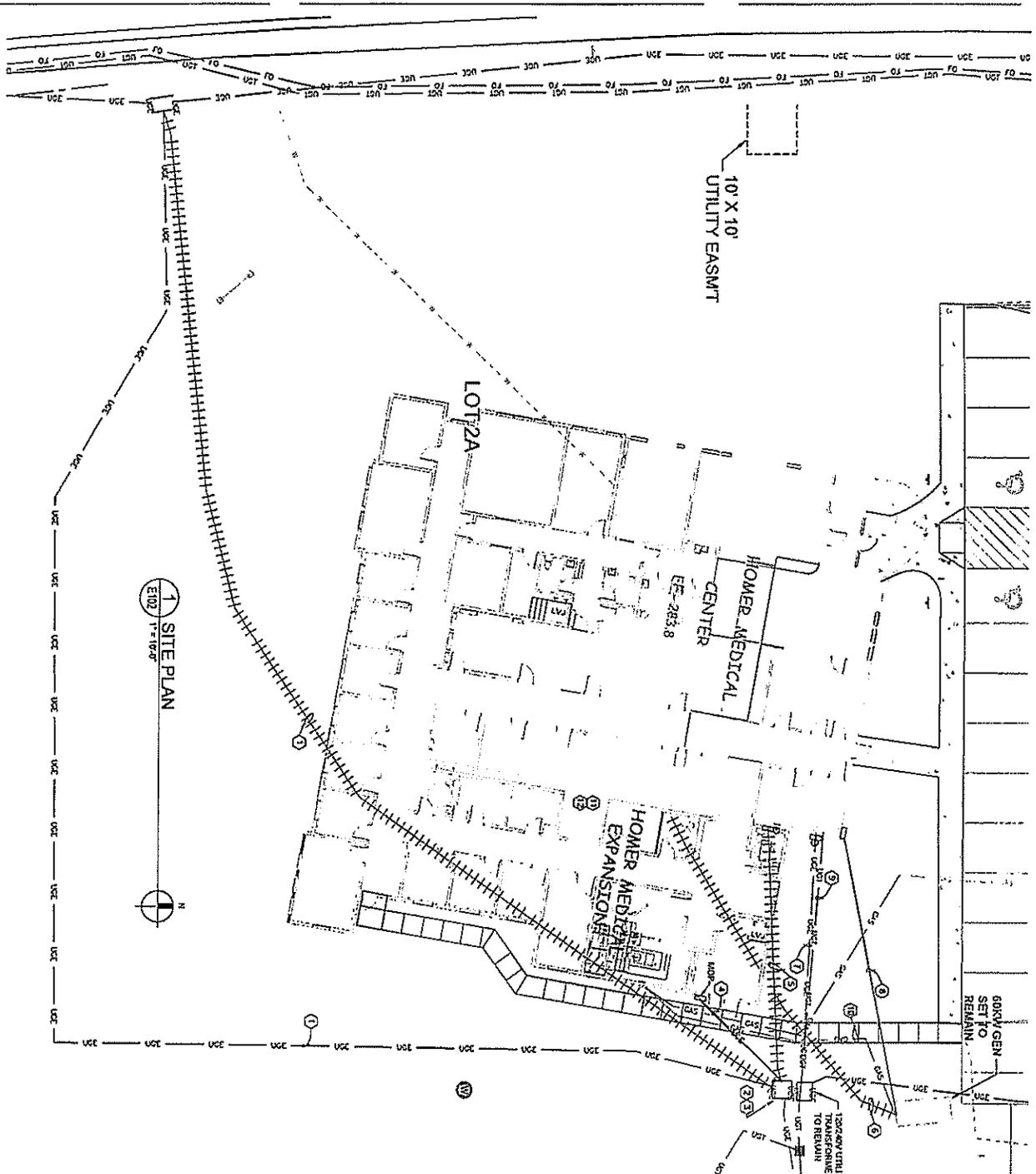


<p><b>LARSON ENGINEERING &amp; DESIGN, P.C.</b>          1000 W. 10TH AVENUE, SUITE 100          ANCHORAGE, ALASKA 99501          TEL: 907.562.1234          FAX: 907.562.1235          WWW.LARSONENGINEERING.COM</p>	<p><b>LIVINGSTON SLOAN</b>          ARCHITECTS          1000 W. 10TH AVENUE, SUITE 100          ANCHORAGE, ALASKA 99501          TEL: 907.562.1234          FAX: 907.562.1235          WWW.LIVINGSTONSLOAN.COM</p>	<p>KENAI PENINSULA BOROUGH          SOUTH PENINSULA HOSPITAL          HOMER MEDICAL CLINIC EXPANSION          HOMER, ALASKA</p>
<p>PROJECT: 11123          DRAWING: 11123-1          DATE: JAN. 15, 2018          DESIGN DEVELOPMENT          DEMOLITION PLAN</p>		<p>SCALE: 1" = 2'</p> <p><b>C1.1</b></p>









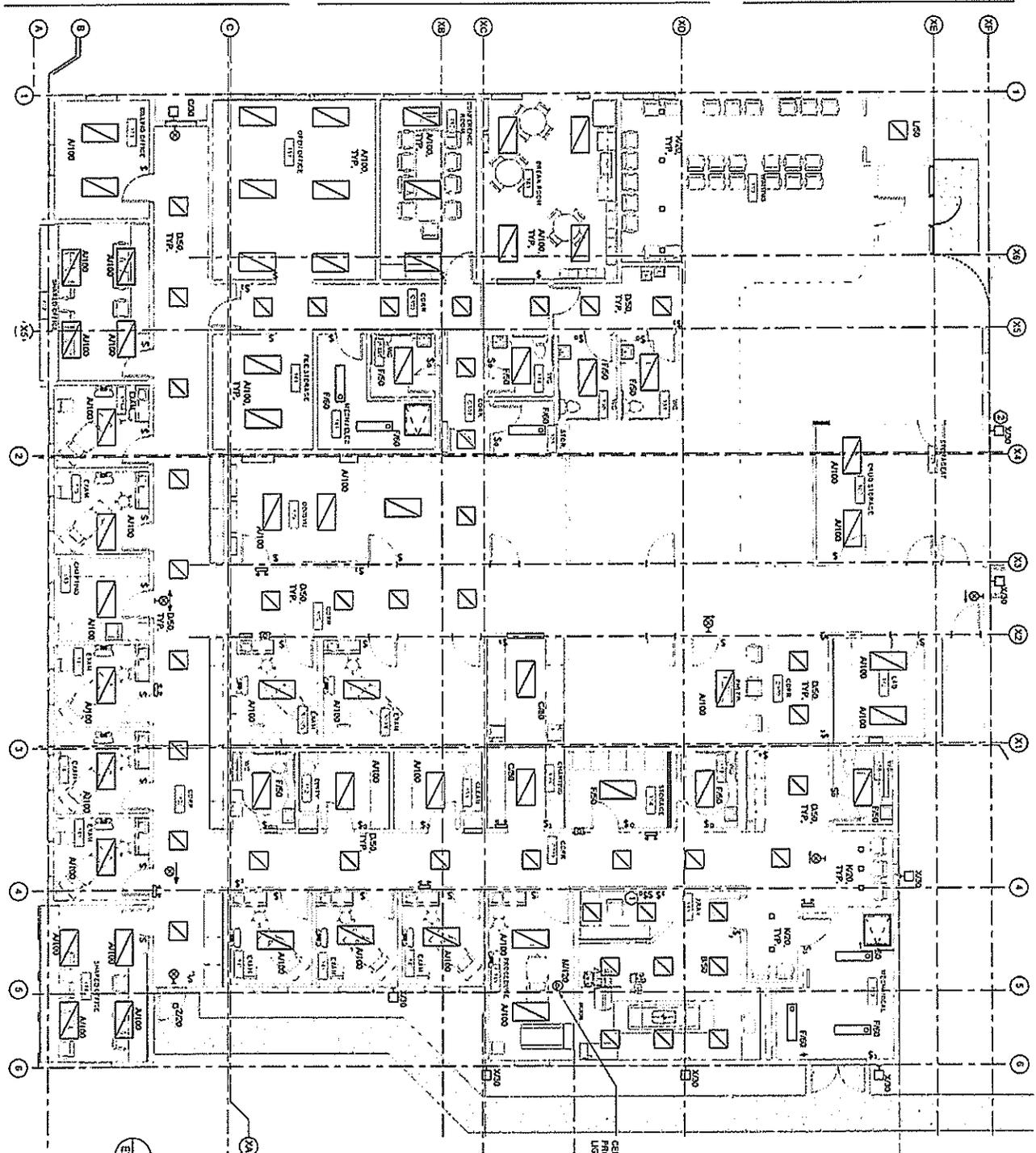
- SHEET NOTES:**
- 1 COORDINATE WITH ELECTRIC UTILITY HOMER ELECTRIC SECTION FOR THE HOMER UTILITY TRUNK LINE FROM UNDERGROUND TO NEW 480V/277V THREE PHASE TRANSFORMER.
  - 2 COORDINATE WITH HEA TO REMOVE EXISTING 20KV 3-PHASE TRANSFORMER.
  - 3 COORDINATE WITH HEA TO PROVIDE A NEW 480V/277V TRANSFORMER TO FEED MIP.
  - 4 COORDINATE WITH HEA TO PROVIDE A NEW UNDERGROUND FEED TO CT ENCLOSURE AND AMP, DEBOLUSH 20KV 3-PHASE FEEDER.
  - 5 COORDINATE WITH MECHANICAL TO DEBOLUSH GAS FEED TO GENERATOR.
  - 6 EXISTING 120/240V UNDERGROUND FEEDERS TO REMAIN.
  - 7 EXISTING GENERATOR UNDERGROUND FEEDER TO REMAIN.
  - 8 EXISTING UNDERGROUND UTILITY TELEPHONE CABLE TO REMAIN.
  - 9 COORDINATE WITH MECHANICAL TO REFEED GAS TO GENERATORIAL.
  - 10 DEBOLUSH EXTERIOR WALL PACK LIGHT FOR NEW ADDITION.
  - 11 DEBOLUSH EXTERIOR WALL PACK LIGHT FOR NEW ADDITION.
  - 12 EXISTING 120/240V UNDERGROUND FEEDERS TO REMAIN.



PROJECT NO. <b>E102</b>	PROJECT NO. 151609	<b>MBA</b> Consulting Engineers, Inc. <small>1450 EIGHTH AVENUE, SUITE 200          ANCHORAGE, ALASKA 99501          PHONE: (907) 562-1111          FAX: (907) 562-1112          WWW.MBAENGINEERS.COM</small>	<b>LIVINGSTON</b> <b>STONE</b> <small>ARCHITECTS          1000 B STREET, SUITE 100          ANCHORAGE, ALASKA 99501          PHONE: (907) 562-1111          FAX: (907) 562-1112          WWW.LIVINGSTONSTONE.COM</small>	KENAI PENINSULA BOROUGH SOUTH PENINSULA HOSPITAL HOMER MEDICAL CLINIC EXPANSION	HOMER, ALASKA
	DATE 6-23-2015			DRAWN BY SWS	CHECKED BY CMC







- NOTES:**
- 1 PROVIDE MULTILEVEL SWITCHING, AND  
GRABBAR IN SKYWAY ROOM 140.
  - 2 EXTERIOR WALL PACK - SPACING HOOK OVER  
EXISTING JOIST RECONNECT TO EXISTING  
CIRCUIT USING CONDUITWORK

**1**  
FIRST FLOOR PLAN -  
LIGHTING  
E200  
SIB-9140

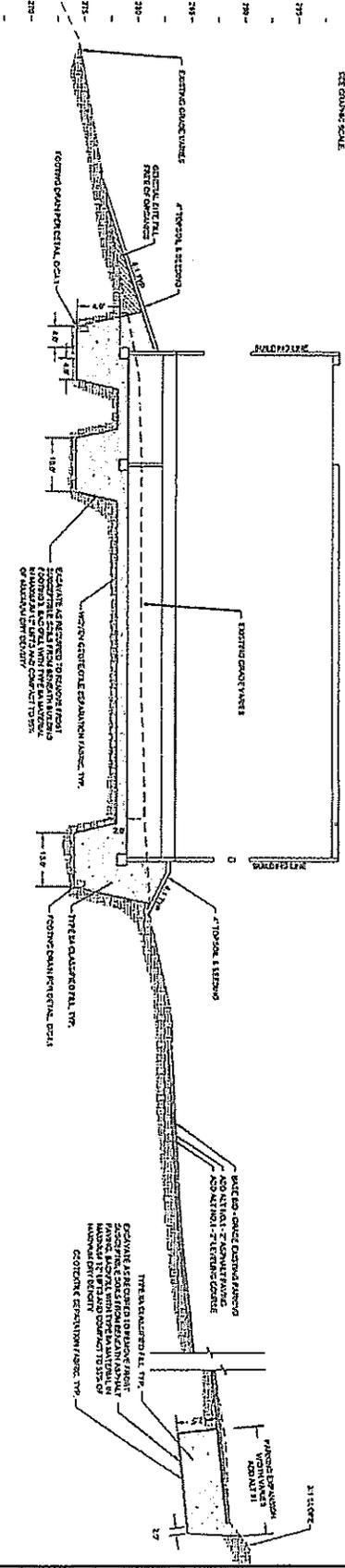


	<b>KENAI PENINSULA BOROUGH</b> <b>SOUTH PENINSULA HOSPITAL</b> <b>HOMER MEDICAL CLINIC EXPANSION</b>	
	<b>HOMER, ALASKA</b>	
<p>PROJECT NO: 131802          DATE: 6-29-2015          DRAWN BY: SSS          CHECKED BY: ENC</p>	<p>DESCRIPTION:          ELECTRICAL          FIRST FLOOR PLAN          LIGHTING</p>	<p>PROJECT NO: E200</p>



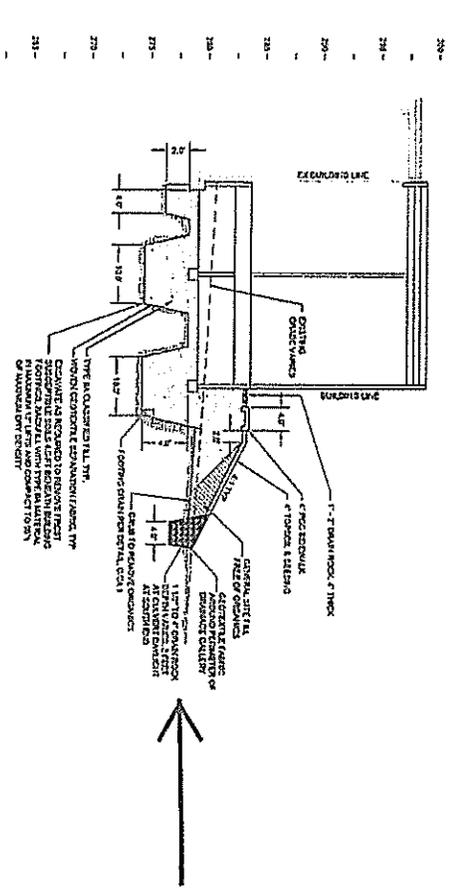


NOTE:  
VERTICAL SCALE IS ENLARGED.  
SEE GRADING PLAN.



**A** N-S SITE SECTION  
SCALE: 1/8" = 1'-0" VERT  
GRAPHIC SCALE: 1" = 10' HORIZ

NOTE:  
VERTICAL SCALE IS ENLARGED.  
SEE GRADING PLAN.



**B** E-W SITE SECTION  
SCALE: 1/8" = 1'-0" VERT  
GRAPHIC SCALE: 1" = 10' HORIZ

KENAI PENINSULA BOROUGH  
SOUTH PENINSULA HOSPITAL  
HOMER MEDICAL CLINIC EXPANSION  
HOMER, ALASKA



LARSON  
ENGINEERING  
&  
DESIGN, P.C.  
204 FREDERICK  
STREET, SUITE 115  
ANCHORAGE, ALASKA 99501  
TEL: (907) 562-1111



PROJECT NO. <b>C4.0</b>	SHEET SECTION <b>1</b>	DRAWN BY JKL
		CHECKED BY JKL
DATE: 10/15/10		
PROJECT: SOUTH PENINSULA HOSPITAL EXPANSION		
CLIENT: KENAI PENINSULA BOROUGH		
DESIGN: LARSON ENGINEERING & DESIGN, P.C.		

## **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 Wednesday, September 14, 2016 at 5:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

**A Request for a Conditional Use Permit (CUP) 16-06 at 4136 Bartlett Street, Homer Medical Center. The applicant proposes a 5000 square foot expansion at Fairview Sub No. 11 Lot 2-A Blk 5. A (CUP) is required per HCC 21.16.030 (d), Medical Clinic & HCC 21.16.040 (e) more than 8000 square feet of building area.**

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.

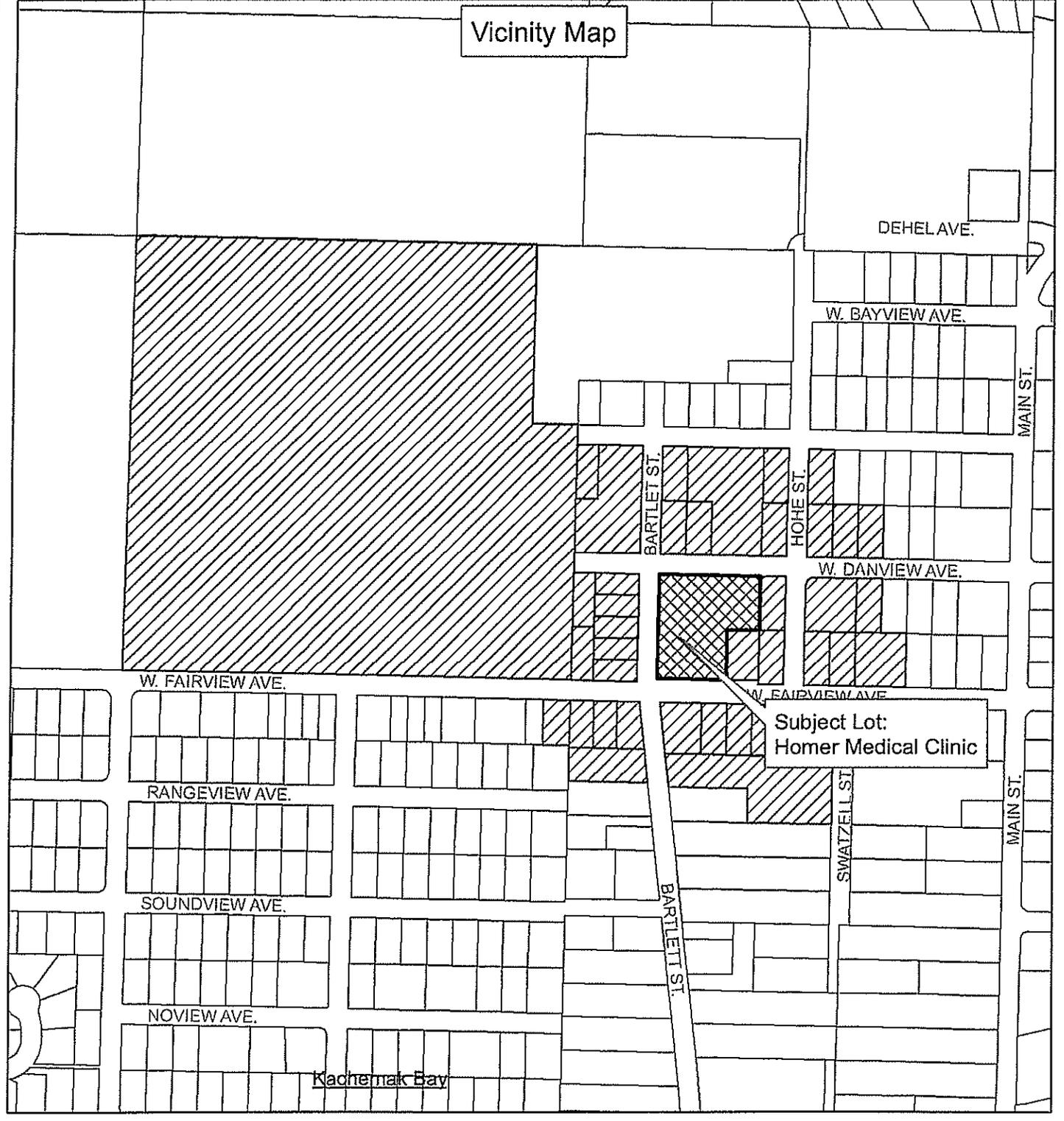
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

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

.....

**VICINITY MAP ON REVERSE**

Vicinity Map



City of Homer  
 Planning and Zoning Department  
 8.17.16

Homer Medical Center expansion  
 CUP 16-06, 4136 Bartlett  
 Fairview Sub No 11 Lot 2-A Blk 5

Marked lots are within 300 feet  
 and property owners notified

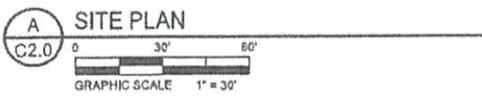
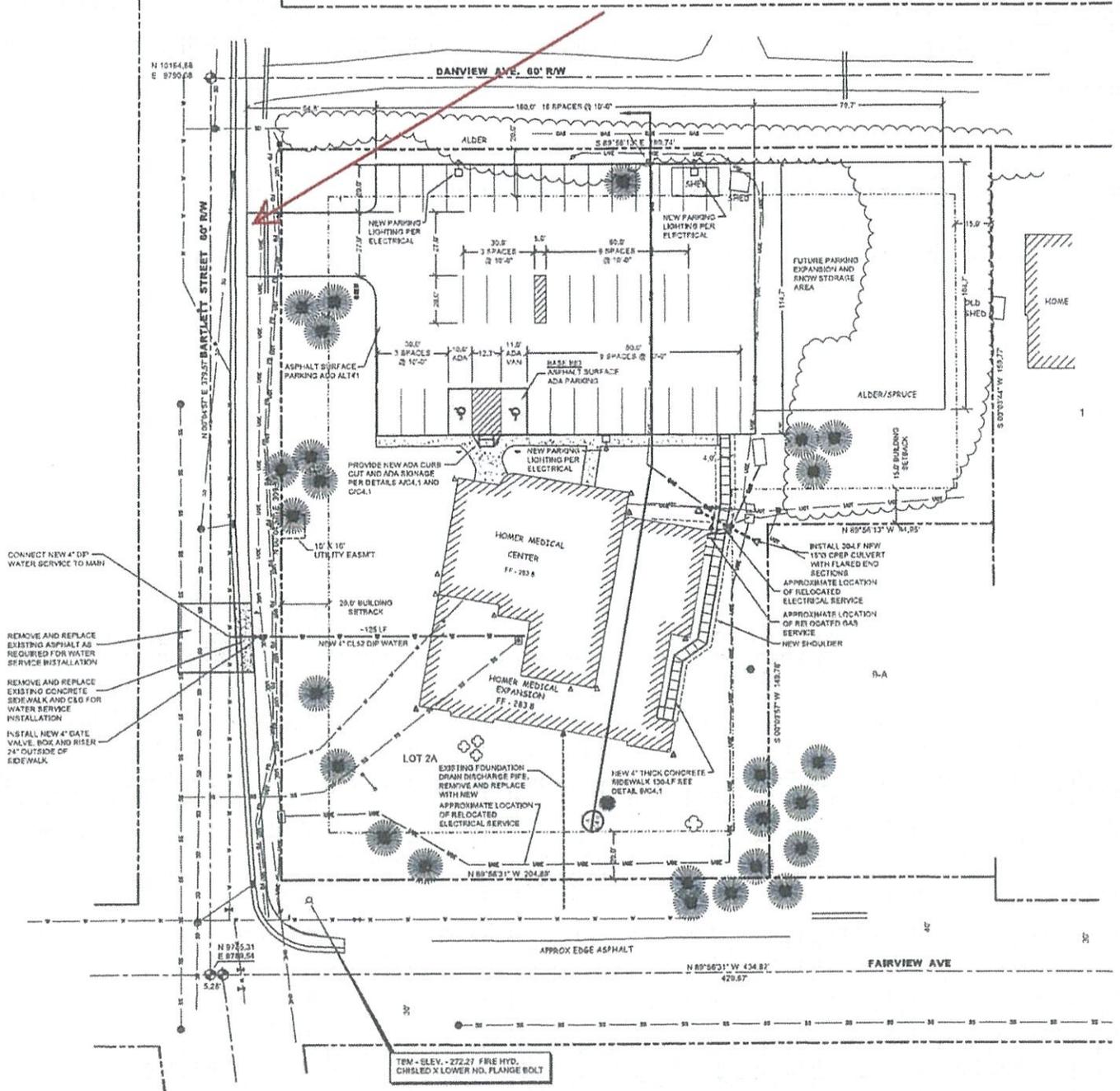


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# Right of Way Access Plan

Access to the property will not change from the existing. Driveway access to Bartlett Street as indicated below.









# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Planning  
491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us  
(p) 907-235-3106  
(f) 907-235-3118

## Staff Report PL 16-46

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 14, 2016  
SUBJECT: CUP 16-04, Fire Hall Equipment Storage Facility

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**Synopsis** The applicant proposes adding an equipment facility similar to the one built for the Public Works Department in 2015. The purpose for the storage facility is to provide a place for vehicles and equipment to be parked and stored out of the weather and out of site. A Conditional Use Permit (CUP) is required per HCC 21.18.030, Conditional Uses and Structures, 21.71, (e) Public Utility Facilities and Structures, and (j) More than one building containing a permitted principal use on a lot.

Applicants: City of Homer, Public Works

Location: 4060 Heath Street  
Parcel ID: 177-020-57  
Size of Existing Lot: 1.57 acres  
Zoning Designation: Central Business District  
Existing Land Use: Homer Volunteer Fire Department  
Surrounding Land Use: North: Homer Police Department  
South: Mall/Retail  
East: Kenai Peninsula Borough maintenance building  
West: Homer Jeans/Retail

Wetland Status: No designated wetlands on this parcel.  
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 20 property owners of 27 parcels as shown on the KPB tax assessor rolls.

**ANALYSIS:** The applicant is proposing adding an equipment facility similar to the one built for the Public Works Department in 2015. The purpose for the storage facility is to provide a place for vehicles and equipment to be parked and stored out of the weather and out of site.

A Conditional Use Permit (CUP) is required per HCC 21.18.030, Conditional Uses and Structures, 21.71 (e), Public Utility Facilities and Structures, and (j) More than one building containing a permitted principal use on a lot.

Existing Structures:

Building	Year built	Constructed prior to zoning	Zoning permit	Size (Sq Ft)
Police station and Jail	1974	Yes-Public Safety Building permitted 1977	Yes	5688
Fire station	1970	Yes-renovation permit 1980	Yes	5700
Police pole barn	1981	Documented on 'site plan' 1981	unverified	1140
Proposed new shed				1400

Total square footage 13,928

**Parking:** No standards are prescribed for public safety structures. The proposed storage structure is located in a parking/storage area and minimally affects parking spaces. Now some of the things stored in the open will be in the structure. Ten spaces are displayed on the application. This does not account for the four spaces located in the front of the building which includes a handicap stall. Additional parking is also found on the west side of the lot. Functionally, there are at least eighteen spaces onsite. Currently, the staff consists of 4 FTE's and volunteers. I find that this project leaves adequate parking for operations.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.020, General conditions, and establishes the following conditions:**

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

**Finding 1:** HCC 21.18.030(e) authorizes a Public Utility Facility and Structure as a conditional use in the Central Business District and (j) More than one building containing a permitted principal use on a lot.

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

**Purpose:** The purpose of the Central Business District is primarily to provide a centrally located area within the City for general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and other business uses listed in this chapter. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

**Analysis:** The Homer Fire Department and Police Department provides dispatch, jail, equipment and evidence storage, meeting space, emergency operation command, communications and administrative functions at and from the site. This location has been in use since the 1970's, prior to the adoption of zoning. The complex provides the infrastructure and infrastructure support required to provide public safety services for the community. This location is appropriate in that it is centrally located for dispatching and easily accessible to the public. A pedestrian bench and garden area is provided adjacent to Pioneer Avenue. The proposed storage structure is located behind the station and is mostly out of site.

**Finding 2:** The Public Safety complex, in its current location, is an appropriate land use within the central business district and is compatible with the purpose of the 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 Central Business District district have greater negative impacts than would be realized from a storage facility located at the Fire Station. Entertainment establishments, retail and wholesale, restaurants, clubs and drinking establishments would have a greater impact on nearby property values. Hotels and Motels, religious, cultural and fraternal assembly would generate a good deal of traffic.

**Finding 3:** A storage facility is not expected to negatively impact the adjoining properties greater than that of other permitted or conditional uses.

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

**Analysis:** Surrounding land uses include a park, maintenance building, Kachemak Center, Homer High School, and a few residential lots. The proposal is located in a mostly surrounded by commercial and institutional uses. Fire response time is minimal to the neighboring properties. A storage shed is not incompatible to the neighboring uses.

**Finding 4:** This proposal is compatible with the surrounding land uses.

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 structure.

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 addition of a storage structure to the Fire Station supports the safety that the station currently provides to the neighborhood. It will not generate additional traffic and will not have a negative effect on the neighborhood character.

**Finding 6:** The proposal will not cause undue harmful effect upon desirable neighborhood character.

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 Homer Fire Station and Public Safety operations support the health, welfare and safety of the community. The operations are not of a nature to cause a detrimental impact to the surrounding area, or the City as a whole.

**Finding 7:** The existing Public Safety complex and the proposed equipment shed 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:** Gaining a CUP and zoning permit which includes Fire Marshall review will comply with applicable regulations.

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

**Analysis:** The project supports Goal 1 of the Public Services and Facilities Chapter, Provide and improves city-owned facilities and services to meet the current needs of the community.... It is not found contrary to land use goals as it contributes to the desired growth rings by being centrally located to serve the community efficiently.

**Finding 9:** No evidence has been found that the proposal 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).

**Finding 10:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM

**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:** No specific conditions deemed necessary
- 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:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 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:** Applicant

**FIRE DEPARTMENT COMMENTS:** State Fire Marshall approval is required.

**PUBLIC COMMENTS:** None

**STAFF COMMENTS/RECOMMENDATIONS:**

Planning Commission approve CUP **Staff Report PL 16-46** with findings 1-10.

**Attachments**

Application

Public Notice

Aerial Photograph



**City of Homer**

www.cityofhomer-ak.gov

**RECEIVED**

JUL 20 2016

**CITY OF HOMER  
PLANNING/ZONING**

16-04

**Planning**

491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

**Applicant**  
 Name: City of Homer, Public Works Telephone No.: 907-235-3170  
 Address: 3575 Heath Street Email: cmeyer@ci.homer.ak.us

**Property Owner (if different than the applicant):**  
 Name: City of Homer Telephone No.: 907-235-8121  
 Address: 491 E. Pioneer Ave Email: \_\_\_\_\_

**PROPERTY INFORMATION:**  
 Address: 4060 Heath Street Lot Size: 1.57 acres KPB Tax ID# 177-020-57  
 Legal Description of Property: T 6S, R 13W, Sec 17 & 20, S.M. New Homer High School No. 2 Tract 1-B

**For staff use:**  
 Date: \_\_\_\_\_ Fee submittal: Amount \_\_\_\_\_  
 Received by: \_\_\_\_\_ Date application accepted as complete \_\_\_\_\_  
 Planning Commission Public Hearing Date: 9/7/16

Conditional Use Permit Application Requirements:

1. A Site Plan
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

Circle Your Zoning District

	RR	UR	RO	<u>(CBD)</u>	TOD	GBD	GC1	GC2	MC	MI	EEMU	BC/MPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				x	x	x	x	x			x	

Circle applicable permits. Planning staff will be glad to assist with these questions.

- N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: \_\_\_\_\_
- N Will your development trigger a Development Activity Plan?  
Application Status: \_\_\_\_\_
- N Will your development trigger a Storm water Plan?  
Application Status: \_\_\_\_\_
- N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: \_\_\_\_\_
- N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- N Does your project trigger a Community Design Manual review?  
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- N Do you need a traffic impact analysis?
- N Are there any nonconforming uses or structures on the property?
- N Have they been formally accepted by the Homer Advisory Planning Commission?
- N Do you have a state or city driveway permit? Status: Existing
- N Do you have active City water and sewer permits? Status: Existing

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

The property is used for the City of Homer Police and Fire Department

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

The current use for the property is for COH Police Station and Fire Department. The Fire Department would like to add an equipment storage facility similar to the one built for the Public Works Dept in 2015. The purpose for the storage facility is to provide a place for vehicles and equipment to park and store out of the weather and out of site.

- a. What code citation authorizes each proposed use and structure by conditional use permit? **21.18.030 Conditional uses and structures.** The following uses may be permitted in the Central Business District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC: **(e)** Public Utility Facilities and Structures; **(f)** More than one building containing a permitted principal use on a lot
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. The Equipment storage facility will be located behind the Fire department building, out of site from travels on Pioneer Ave. It will act as a place to storage and park vehicles out of the weather and out of site from the public. No additional noise or light pollution will be generated, or other disruption to the surrounding community.
- c. How will your proposed project affect adjoining property values?  
No anticipated affect
- d. How is your proposal compatible with existing uses of the surrounding land?  
Adjacent properties are the Homer High School to the north and the Kenai Peninsula Borough Maint. Dept to the East. With both adjacent properties having similar storage needs and facilities the proposed equipment storage facility will fit right in with the surrounding land and existing uses.
- e. Are/will public services adequate to serve the proposed uses and structures?  
Yes
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?  
The storage facility will be out of site from travels on Pioneer Ave. The structure will not generate traffic or additional need for parking.
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? No
- h. How does your project relate to the goals of the Comprehensive Plan?  
The Comprehensive Plan are online,  
Chapter 6: Public Service Facilities, provide and improve city operated facilities and services to meet the current needs of the community.
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (circle each answer)
1. Y  N  Special yards and spaces.
  2. Y  N  Fences, walls and screening.
  3. Y  N  Surfacing of parking areas.
  4. Y  N  Street and road dedications and improvements (or bonds).
  5. Y  N  Control of points of vehicular ingress & egress.
  6. Y  N  Special provisions on signs.
  7. Y  N  Landscaping.
  8. Y  N  Maintenance of the grounds, buildings, or structures.

- 9. Y(N) Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
- 10. Y(N) Time for certain activities.
- 11. Y(N) A time period within which the proposed use shall be developed.
- 12. Y(N) A limit on total duration of use.
- 13. Y(N) Special dimensional requirements such as lot area, setbacks, building height.
- 14. Y(N) Other conditions deemed necessary to protect the interest of the community.

**PARKING**

- 1. How many parking spaces are required for your development? 10 drawn in<sup>N/A</sup>  
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). \_\_\_\_\_
- 2. How many spaces are shown on your parking plan? 10
- 3. Are you requesting any reductions? No

Include a site plan, drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE:      Owner of record                      Lessee                      Contract purchaser

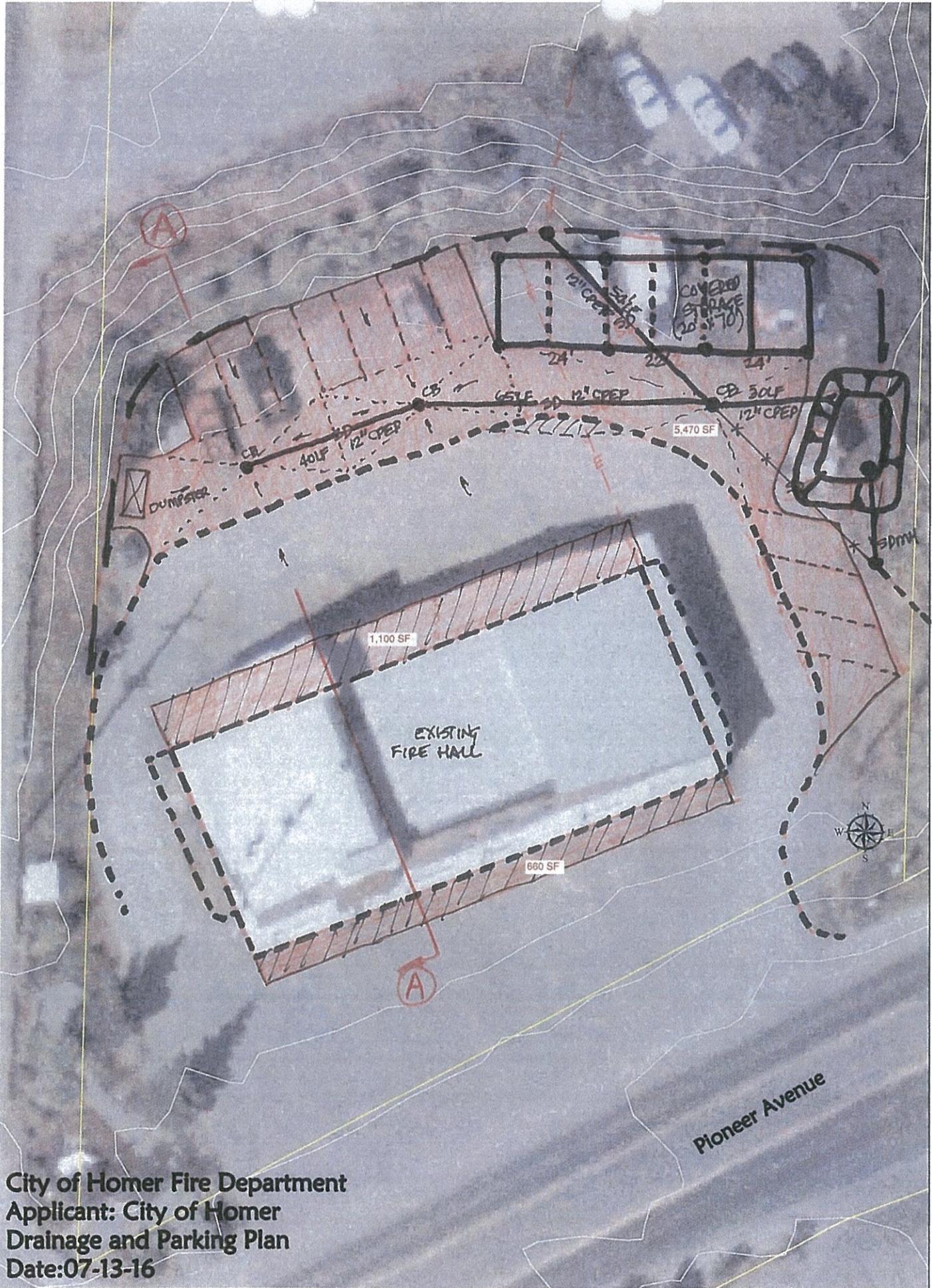
Applicant signature: Juan Highs                      Date: 7-14-10

Property Owner's signature: Jatie Kwesty                      Date: 7-18-10



**City of Homer Fire Department**  
**Applicant: City of Homer**  
**Site Plan**  
**Date:07-13-16**

1 inch = 60 feet



**City of Homer Fire Department**  
**Applicant: City of Homer**  
**Drainage and Parking Plan**  
**Date:07-13-16**



**City of Homer Fire Department**  
**Applicant: City of Homer**  
**Adjacent Property Information**  
**Date:07-13-16**

1 inch = 200 feet

## **PUBLIC NOTICE**

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, September 14, 2016 at 5:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matters:

### **Request for Conditional Use Permit (CUP) 2016-04.**

**A proposal for a 1400 square foot storage facility to provide a place for vehicles and equipment to be parked and stored out of the weather and out of site at 4060 Heath Street on T 6S R 13W SEC 17 & 20 Seward Meridian HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B. A Conditional Use Permit (CUP) is required per HCC 21.18.030, Conditional Uses and Structures, 21.71 (e), for Public Utility Facilities and Structures, and (j) More than one building containing a permitted principal use on a lot.**

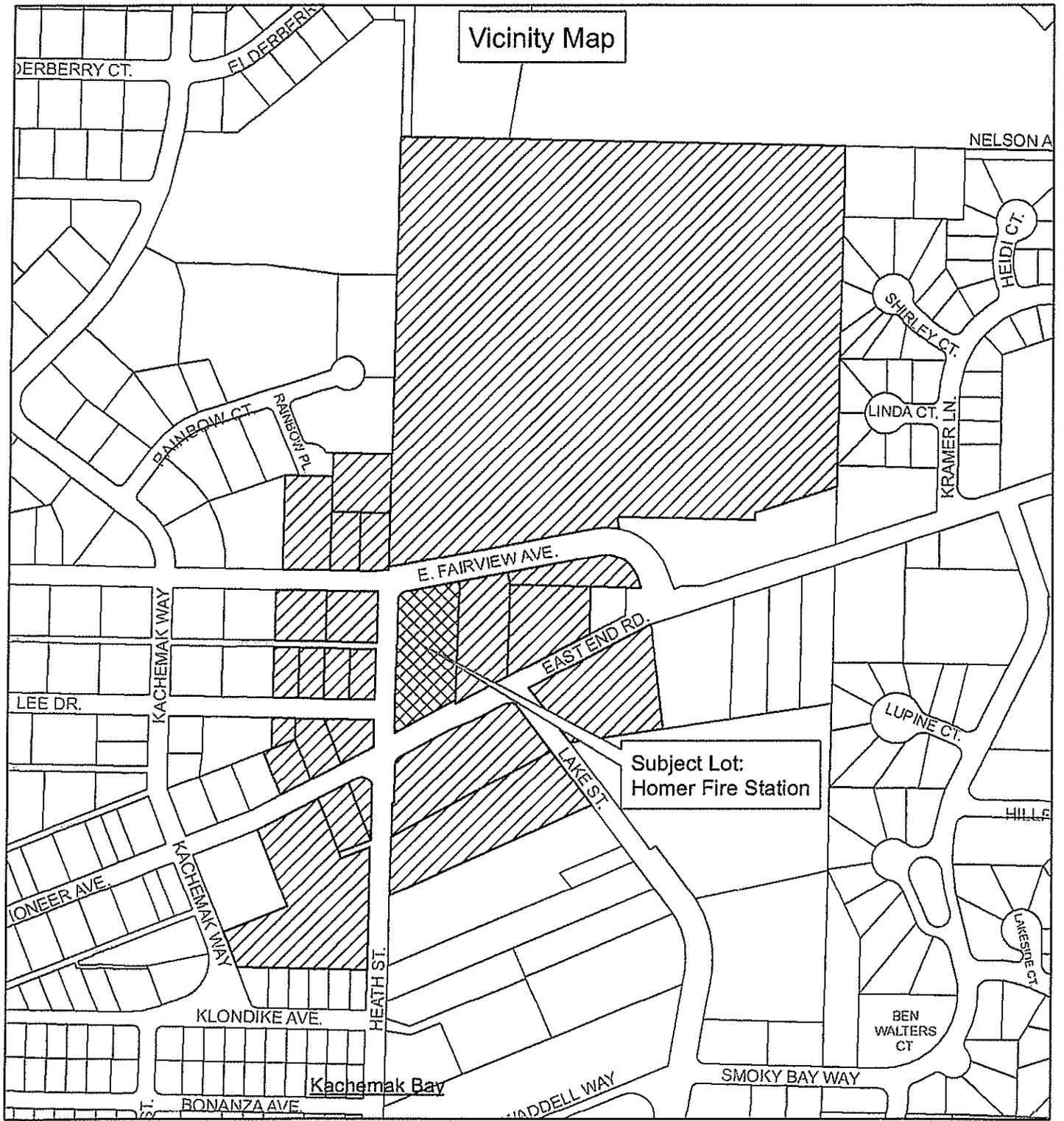
Anyone wishing to present testimony concerning these matters may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

For additional information, please contact Rick Abboud at the City Planning and Zoning Office, 235-3106.

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

\*\*\*\*\*

Vicinity Map



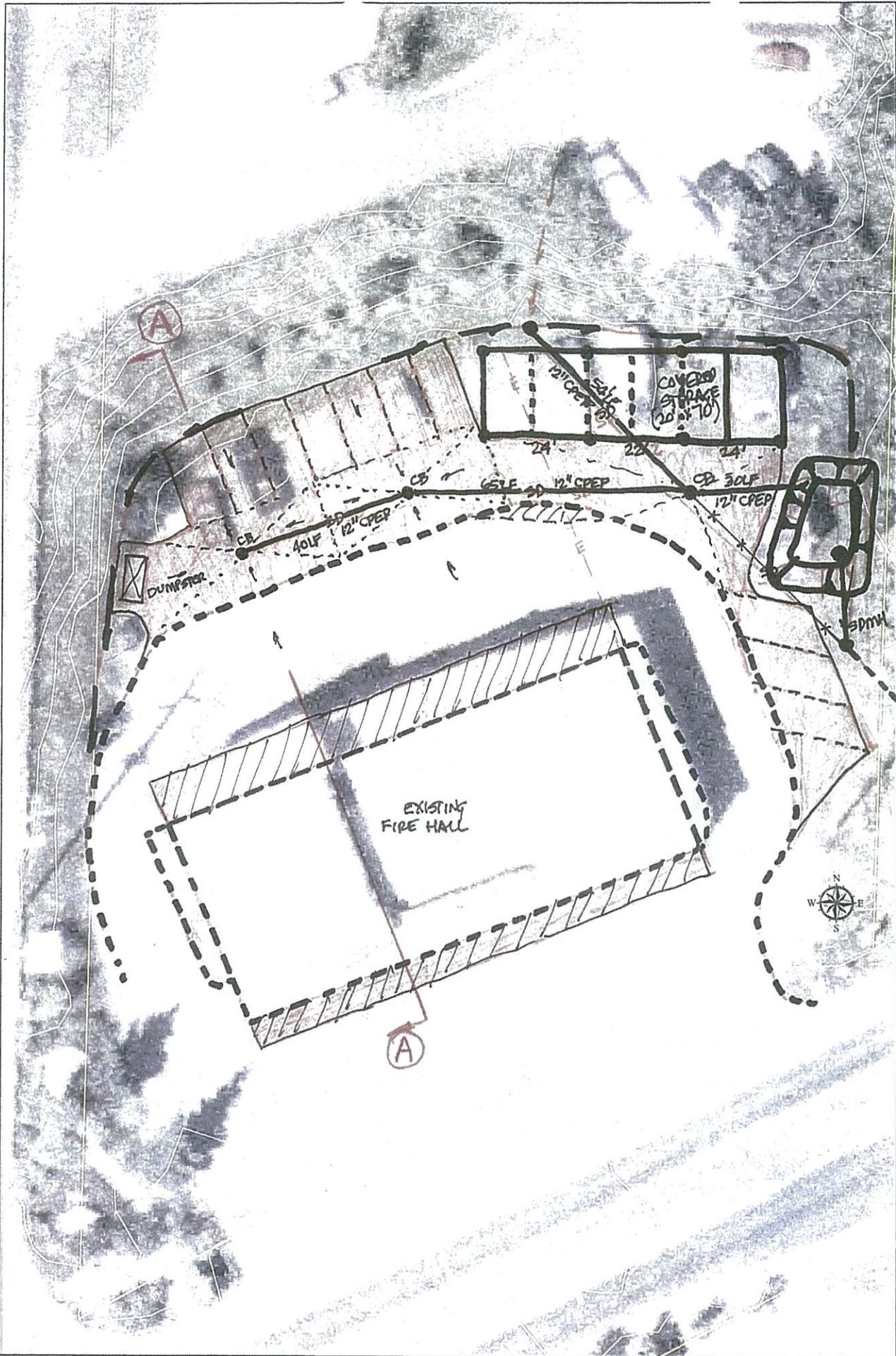
City of Homer  
 Planning and Zoning Department  
 8.22.16

Homer Fire Station expansion  
 CUP 16-04, 4060 Heath Street  
 equipment storage facility

Marked lots are within 300 feet  
 and property owners notified

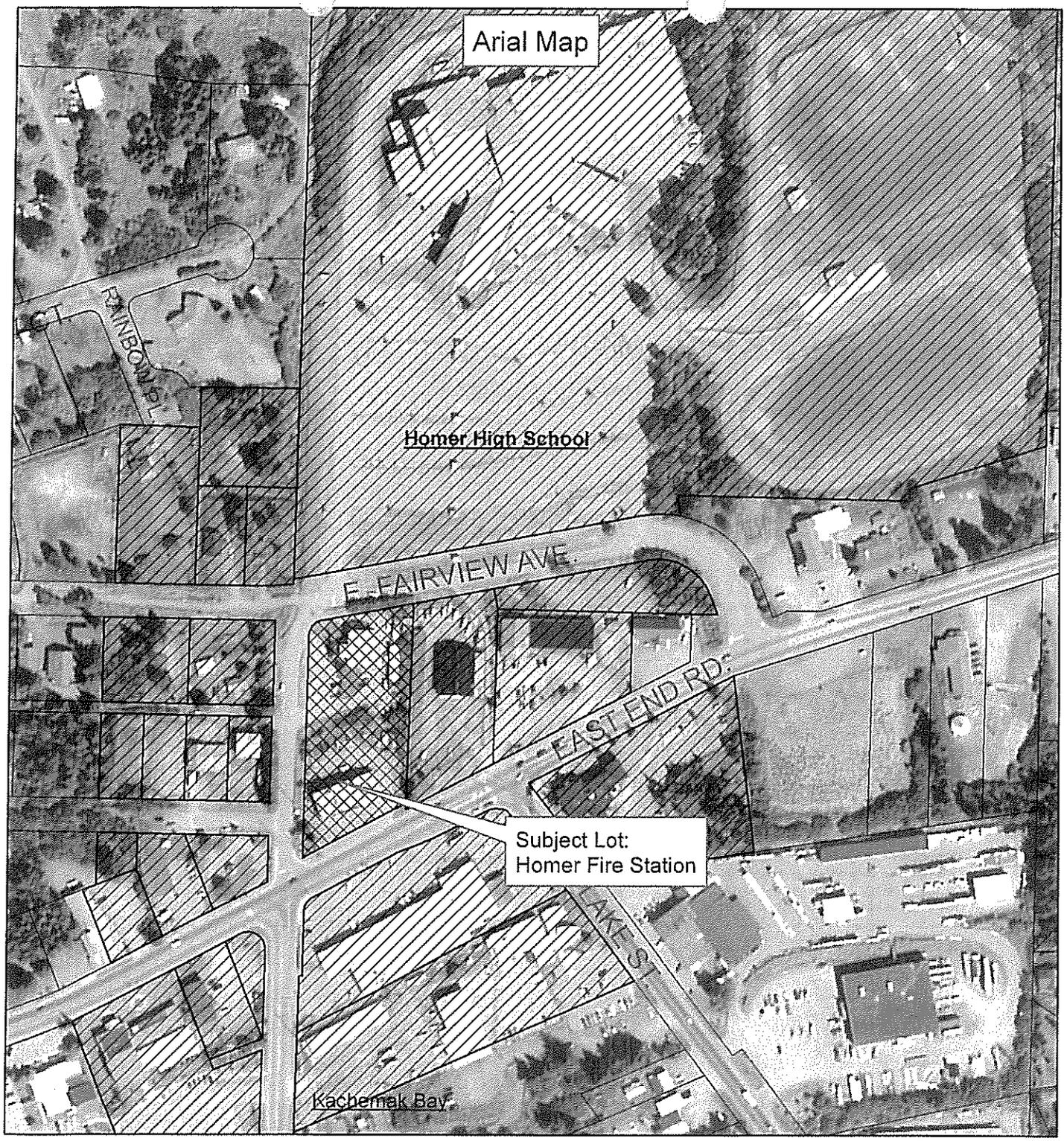


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Homer Fire Hall

Arial Map



Homer High School

E FAIRVIEW AVE.

EAST END RD.

Subject Lot:  
Homer Fire Station

Kachemak Bay



City of Homer  
Planning and Zoning Department  
8.31.16

Homer Fire Station expansion  
CUP 16-04, 4060 Heath Street  
New Homer High School No. 2  
Tract 1-B

Marked lots are within 300 feet  
and property owners notified



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