

## REGULAR MEETING AGENDA

**1. Call to Order**

**2. Approval of Agenda**

**3. Public Comment**

The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

**4. Reconsiderations**

**5. Adoption of Consent Agenda**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

**A.** Approval of minutes of January 4, 2017 **page 1**

**6. Presentations**

**7. Reports**

**A.** Staff Report PL 17-07, City Planner's Report **page 11**

**8. Public Hearings**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

**A.** Staff Report PL 17-08, Conditional Use Permit 2017-01 to build 7 single-family rental cabins at 2080 Shannon Lane **page 13**

**9. Plat Consideration**

**10. Pending Business**

**11. New Business**

**12. Informational Materials**

**A.** City Manager's Report, January 9, 2017 City Council Meeting **page 31**

**13. Comments of the Audience**

Members of the audience may address the Commission on any subject. (3 min limit)

**14. Comments of Staff**

**15. Comments of the Commission**

**16. Adjournment**

The next regular meeting is scheduled for February 1, 2017. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



Session 17-01, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on January 4, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ARNOLD, BOS, BRADLEY, HIGHLAND, STEAD, VENUTI

ABSENT: ABRAHAMSON

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

Chair Stead asked for a motion to approve the agenda.

BRADLEY/HIGHLAND SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Public Comment**

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

There were no public comments.

### **Reconsideration**

### **Adoption of Consent Agenda**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Approval of Minutes of November 2, 2016

Chair Stead called for a motion to adopt the consent agenda.

BRADLEY/HIGHLAND SO MOVED

Commissioner Venuti noted that he is listed a present at the November meeting but was absent.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Presentations  
Reports**

- A. Staff Report PL 17-01, City Planner's Report

City Planner Abboud reviewed his staff report in the packet.

**Public Hearings**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

- A. Staff Report PL 17-04 Draft Ordinance Amending 21.95.060 and 21.95.070, Introduction of Amendments to Title 21

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing. There were no comments and the hearing was closed.

VENUTI/BRADLEY MOVED THAT THE COMMISSION APPROVES ORDINANCE 16-57 AND RECOMMENDS ADOPTION BY CITY COUNCIL.

There were comments that this is straight forward. The oversight and transparency it provides is a great opportunity to help the council and have more buy in from the city.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Plat Consideration**

- A. Staff Report PL 17-02, DeGarmo Subdivision Three Preliminary Plat

City Planner Abboud reviewed the staff report.

Chair Stead opened the floor for comments.

Elizabeth Garvey asked questions about the process for plat approval and City Planner Abboud provided feedback on the city and borough process.

There was brief discussion clarifying that the reference to waste water disposal on the preliminary plat likely refers to an onsite septic for the existing structure. City Planner Abboud noted Public Works comments about requiring an installation agreement to provide water and sewer to the new lot.

Other comments were related to the natural gas line assessment and setbacks. City Planner Abboud was unsure if the new lot would be assessed. He clarified that the 40-foot setback from the bluff would need to be researched and addressed when the property owner applies for a zoning permit and that the 20 foot building setback is measured from the right-of-way.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-02 AND THE DEGARMO SUBDIVISION THREE PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

It was noted that the staff report regarding this plat is labeled as PL 17-01 and should be corrected to 17-02.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 17-06 Barnett South Slope Subdivision Fell Addition Preliminary Plat

City Planner Abboud reviewed the staff report. He noted minor inconsistency with identifying Tasmania Court and will correct it as needed.

There was no applicant or public comment.

Question was raised regarding the 15-foot utility easement on both ends of the lot and vacating the one in the middle. City Planner Abboud replied it's necessary to provide access both on Shellfish and Tasmania. He didn't have any feedback on the middle one being vacated and Public Works didn't provide any comments in the staff report.

VENUTI/HIGHLAND MOVED TO APPROVE STAFF REPORT PL 17-06 AND THE SOUTH SLOPE SUBDIVISION FELL ADDITION PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Pending Business**

### **New Business**

A. Staff Report PL 17-03, HART Program Revisions

City Planner Abboud reviewed the staff report including recent HART projects and costs.

The Commission addressed the questions posed under staff comments and recommendations.

**Discussion Question 3A Project eligibility:** *If there is a bad section of road, should the city require the property owners use the SAD process, or could HART funds be used to do section repairs?*

**Discussion Question 3B Project eligibility:** *Should the HART manual provide direction on using HART funds for major road repairs, or should this be left for Council to decide on a case by case basis?*

City Planner Abboud gave a brief overview of the process for establishing a Special Assessment District (SAD) noting that a lot of times it's hard to get the neighborhood involved. He also explained a situation where HART funds were used along with property owner contributions to repair a section of road on Fireweed Avenue and Cottonwood Lane.

Comments included:

- One point against using HART funds for repairs is that there are always repairs needed. The program was put together to assist in the cost of upgrading roads.
- Using HART money for maintenance could be acceptable in instances where a repair is needed and a group of property owners contribute toward the maintenance as in the case of Cottonwood and Fireweed.
- If the City wants to use this fund for maintenance, then it needs to go back to the voters to restructure what's in place now.
- The City needs to be planning for maintenance and repair costs for city streets, not relying on the HART fund.

City Planner Abboud commented that according to public works, maintenance costs are similar whether it's a gravel or paved road. When new culverts need to be put in, re-crown a road and do that type of work it's more of a major repair. Some of these road issues came to the City when it annexed.

They continued the discussion of road maintenance and repairs and how they relate to the purpose of the HART fund. In general, they were not supportive of the routine use of these funds for major repairs.

STEAD/BOS MOVED THAT WE ASK CITY COUNCIL TO ADJUST THE HART POLICY TO ELIMINATE MAINTENANCE COSTS OR DEFINE A PORTION OF HART TO MAINTENANCE.

City Planner Abboud pointed out that it's not authorized to maintenance with the fund. It would have to be worded to ask the tax payers to consider it.

Chair Stead clarified that if the fund isn't for maintenance and they repair a road and bring it back to the same standard, they can't use HART funds. If they are going to upgrade or improve it, then they could.

They briefly reviewed some of the purposes in the HART policy.

VOTE: YES: VENUTI

NO: BOS, STEAD, HIGHLAND, ARNOLD, BRADLEY

Motion failed.

Commissioner Venuti noted section 3D. *Use of HART Funds* in the draft manual dated 12/30/16 in the packet.

VENUTI/HIGHLAND MOVED THAT SECTION 3D BE INCLUDED IN THE HART MANUAL.

Comments in opposition:

- It gives open ended maintenance and major project money being taken from the HART fund.
- It is unclear who decides what qualifies as major eligible road and drainage repair beyond the scope of routine maintenance.
- The language is very loose.
- This would need to go back to the voters to make changes.

A comment in support was that everyone pays into the the fund through sales tax and this would allow for taking care of all of the roads.

VOTE: YES: HIGHLAND, VENUTI  
NO: STEAD, ARNOLD, BRADLEY, BOS

Motion failed.

ARNOLD/BOS MOVED TO RECOMMEND THAT NO HART FUNDS BE USED FOR MAINTENANCE, INCLUDING LARGE PROJECTS WITHOUT IT BEING TAKEN TO CITY COUNCIL.

Commissioner Arnold commented that will offer protection of misuse of the funds.

There was brief discussion that this encompasses repairs, and that maintenance has a questionable definition and should be clarified.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Recommend to Council Task 4 Sidewalks:** *“E. Sidewalks. To use HART funds, projects must be mapped as either sidewalks, paved shoulders or separated pathways, or directly serve the special populations discussed in sections 3.1 and 3.2 of the HNMTP. Effort will be made to find grants or non-city funding sources to match city construction funds, whenever possible.”*

HIGHLAND/BOS MOVED TO RECOMMEND TO COUNCIL TASK FOUR, SIDEWALKS.

Commissioner Highland likes that it gives options for sidewalks, paved shoulders, separated pathways and so on. Sidewalks are very costly so having other options is beneficial.

Question was raised if sidewalks would use the SAD process to use the HART fund. City Planner Abboud commented that trails don't go through a SAD and thought in most cases sidewalks would not. He can look into it to further clarify next time.

There was discussion regarding the Reber Trail that was built without asking property owners to contribute; also special populations like school children or senior citizens and the need to have a safe walking space around schools and senior centers. City Planner Abboud commented that the trail section is a separated pathway and a sidewalk is part of the road section.

There was comment that partial cost should go to property owners, otherwise the funds could get used up quickly if improvements are put in as they were on Bunnell.

Brief discussion ensued regarding cost sharing and grants for sidewalks projects.

City Planner Abboud said he could define this better for further discussion next time.

VOTE: YES: VENUTI

NO: STEAD, BRADLEY, ARNOLD, BOS, HIGHLAND.

Motion failed.

**Task 5, trails grant program:** *If the Commission agrees with the matching grant program, please make a motion and forward the recommendation to the City Council.*

City Planner Abboud noted that this applies to separated pathways and not sidewalks.

HIGHLAND/BRADLEY MOVED TO ACCEPT TASK 5 TRAILS GRANT PROGRAM.

There was brief comment in support of the matching grant program.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Stead called for a break at 8:29 p.m. and the meeting resumed at 8:33 p.m.

B. Staff Report PL 17-05, Review of HCC 21.46 Small Boat Harbor Overlay District and potential harbor over slope development locations

City Planner Abboud noted the Commission discussed this at their worksession and directed them to the questions posed under recommendations.

Discussion ensued regarding the sections of the overslope that could be available for development.

HIGHLAND/VENUTI MOVED TO RECOMMEND LOTS 88-2 THROUGH 88-4, LOT G8, LOTS 26-34, LOTS 14-17, AND LOTS BETWEEN RAMP 4&5.

There was brief discussion in support.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.



Motion carried.

City Planner Abboud explained the parking impact fee addresses the limited parking in the harbor area and compensates for the parking that is provided by the City.

HIGHLAND/BOS MOVED TO SUPPORT THE CONCEPT OF THE PARKING IMPACT FEE.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Arnold stated that his family business has the sanitation contract for the City, was recused from participating, and left the room.

City Planner Abboud explained this fee is to compensate the City for the use of dumpsters, rather than requiring the lessee provide their own.

HIGHLAND/BOS MOVED TO SUPPORT THE SANITATION IMPACT FEE.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Arnold returned to the table.

The Commission reviewed the recommendations from the Port & Harbor Advisory Commission in providing lessees of property adjacent to the overslope first option to lease before submitting it for RFP.

HIGHLAND/BRADLEY MOVED THAT THE CITY COULD SEND OUT NOTIFICATIONS TO ALL LESSEES AND LAND OWNERS THAT HAVE ADJACENT UPLAND PROPERTY GIVING THEM THE FIRST OPPORTUNITY TO SUBMIT A LEASE/DEVELOPMENT PROPOSAL AND ADVERTISE AN RFP IF THEY DECLINE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

The Commission reviewed the recommendations from the Port & Harbor Advisory Commission regarding revisions to the planning code. They discussed that the current code is reasonable relating to architectural standards and that it is reviewed through the CUP process.

VENUTI/HIGHLAND MOVED THAT THE COMMISSION SUPPORTS THE CURRENT PLANNING CODE AS IS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VENUTI/HIGHLAND MOVED THAT ALL OVERSLOPE LOTS BE AVAILABLE FOR INDIVIDUAL DEVELOPMENT AND SOME LOTS BE AVAILABLE FOR CITY DEVELOPMENT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Informational Materials**

- A. City Manager's Report dates December 5, 2016
- B. KPB Notice of Action, Lake Street ROW Acquisition Preliminary Plat

### **Comments of the Audience**

There were no audience comments.

### **Comments of Staff**

There were no staff comments.

### **Comments of the Commission**

Commissioner Highland commented she would still like the Commission to discuss aesthetics on an upcoming agenda.

Commissioner Bradley said she looks forward to reporting to City Council next week.

Commissioner Bos said it's nice to be back and welcomed Commissioner Arnold.

Commissioner Venuti said was an interesting meeting with spirited discussion. He wished everyone Happy New Year.

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 4, 2017

Commissioner Arnold said it was a positive and thoughtful discussion. He thanked everyone for welcoming him.

Chair Stead said this was a great start for the new year and commended everyone for their work tonight.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 9:20 p.m. The next regular meeting is scheduled for January 18, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

---

MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_





# 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

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: January 18, 2017  
SUBJECT: City Planner's Report

---

### City Council

Meeting of 1/9/17

Ordinance 16-57, requiring the Planning Commission to review amendments to Title 21 before the amendments can be adopted by City Council. **This ordinance passed without discussion.**

Meeting of 1/23/17

The agenda includes the introduction of an ordinance to allow temporary auto sales in the Marine Commercial District for up to 90 days. This will be introduced and then referred to the Planning Commission.

Another ordinance on the agenda is one that removes the board of adjustment as the decision making body in appeals of the Planning Commission decisions and designates hearing officers appointed by the City Manager. This also affects the Administration's decisions to deny certain applications or permits.

Resolution 17-010 amends the Planning and Zoning fee schedule to add fees for technical review of communication tower applications.

Here is the current schedule for Commissioners to present to the council.

January 9, 2017: Roberta

January 23, 2017: Savanna

February 13, 2017: Tom

February 27, 2017:

March 13, 2017:

March 27, 2017:

### Staff

The Planning Technician position has been filled by Travis Brown. He will assume front desk duties, assist me with permitting, enforcement and other tasks as assigned. It is a relief to bring Travis back because he is familiar with the office and is able to hit the ground running.





# 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 17-08

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: January 18, 2017  
SUBJECT: CUP 2017-01 2080 Shannon Lane

---

**Synopsis** The applicant proposes to build seven single-family rental dwelling units (cabins). A Conditional Use Permit (CUP) is required per HCC 21.12.030(m), More than one building containing a permitted principal use on a lot.

Applicants: Bill Hand, 3840 Aprill Place, Homer AK 99603

Location: 2080 Shannon Lane,  
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0820047  
SCENIC VIEW SUB NO 6 LOT F10-A

Parcel ID: 17939001

Size of Existing Lot: 1.65 acres (71,279 square feet)

Zoning Designation: Rural Residential

Existing Land Use: Vacant

Surrounding Land Use: North: Residential/vacant

South: Residential

East: Residential/Cottonwood Horse Park

West: Single-family residences

Comprehensive Plan: Chapter 4 Land Use, Goal 5: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options. p 4-18.

Chapter 4 Land Use, Goal 5, Objective C: Promote infill development in all housing districts p 4-19.

Wetland Status: See attached ACOE documentation. There is a small area of wetlands.

Flood Plain Status: Not in a floodplain.

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 37 property owners of 35 parcels as shown on the KPB tax assessor rolls.

**ANALYSIS:** The applicant proposes to build seven one-story dwellings on a 1.65 acre parcel just off the intersection of Shannon Lane and Early Spring Street. The 672 Square foot dwellings will each have an 8' by 8' front entry porch and will be served by City water and sewer. A Conditional Use Permit (CUP) is required for "more than one building containing a permitted principal use on a lot" per HCC 21.12.030(m). The existing dilapidated structures on the property will be removed.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, 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;**

**Analysis:** The Rural Residential zoning district allows for more than one single family dwelling on a lot as a conditional use, per HCC 21.12.030(m). Lots served by City water and sewer may have increased density up to one dwelling unit for every 10,000 square feet of lot area, per HCC 21.12.040(a)(3).

**Finding 1:** More than one single family dwelling on a lot is authorized by conditional use permit.

**Finding 2:** This 71,279 square foot lot, served by water and sewer, may have up to 7 dwelling units based on dimensional requirements of code.

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

**Applicant:** I am providing high quality 5 star, energy efficient, economical housing alternatives for the population.

**HCC 21.12.010 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 3:** The proposal is compatible with the purpose of the district by meeting density requirements and providing residential development in the City.

**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.**

**Applicant:** High quality homes in the neighborhood will have a positive impact on surrounding property values.



**Analysis:** Other allowed uses in this district, such as an apartment building or an assisted living home could dominate the site in terms of bulk, height and intensity more so than this proposal. The proposed one-story cabins could have a positive effect on adjoining property values by retaining a rural nature when compared to the previously mentioned uses by limiting both the size of structures and the disturbance of natural vegetation.

**Finding 4:** The value of adjoining property will not be negatively affected greater than multi-family dwellings or a conditionally permitted assisted living home.

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

**Applicant:** Existing uses of surrounding land are mostly single-family dwellings. My housing will be the same.

**Analysis:** Nearby, most dwelling units are in the 1000 square foot range, including several 3-unit apartment buildings on lots ranging from 17,000 to 10,500 square feet.

**Finding 5:** The proposed cabins are 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.**

**Applicant:** Water, sewer, electricity, and natural gas will be supplied to all units.

**Finding 6:** Existing public water and sewer, natural gas, and fire services are adequate to serve the proposed development.

**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.**

**Applicant:** [The] property conforms to the 10,000 square feet per dwelling as decided by the City of Homer. Effects minimized by heavily wooded lot and proper road design plan.

**Analysis:** The addition of seven small (672 sf) dwellings 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 to existing city streets. 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 7:** 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:** The permitting process will require the applicant to meet Federal, State and local standards including, but not limited to approval by the State Fire Marshal's Office, DEC approval of the water and sewer systems, and a State driveway permit.

**Finding 8:** 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. HCC 21.55.080 prohibits the use of required parking for storage of boats, inoperable vehicles, dumpsters, or other objects. The proposal will be held to HCC 21.50 Level 1 Site Development Standards during permitting including revegetation of disturbed soils.

**Finding 9:** 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.**

**Applicant:** This project promotes the City's growth socially and economically, while at the same time keeping with the natural surroundings. Increasing the supply of housing, encouraging infill, maintain high-quality residential neighborhoods.

**Analysis:** This proposal promotes Goal 5: Objectives C and D by providing infill of affordable housing in a location with existing road, water, and sewer infrastructure.

**Finding 10:** The proposal does not appear to contradict any applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns Goal 1 and Objectives A and B and 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:** The Outdoor Lighting section of the Community Design Manual is applicable. This section encourages outdoor lighting sources to be hidden from public view, to avoid excessive light throw, and to be downward directional lighting.

**Condition 1:** Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

**Finding 11:** Condition 1 will assure that the proposal complies with level one lighting standards and the Community Design Manual

**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:** Dumpster to be screened on 3 sides.
- 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:** Maximum of four (4) square feet per HCC 21.60.060.
- 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.** No specific conditions deemed necessary.

**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.** No specific conditions deemed necessary.

**PUBLIC WORKS COMMENTS:** The applicant will need to work with an engineer and get ADEC approval for “community water/sewer” design. I see Bob’s comment about access to the property. I know it’s Bill’s (*applicant*) intention to install a large approach with the appropriate size culvert.

**FIRE DEPARTMENT COMMENTS:** This will require a Fire Marshall Plan Review. This may generate some concerns with Fire Department access, as it will require either a substantial culvert to get over the drainage or a small bridge, which will require [to support] the weight of our apparatus.

**STAFF COMMENTS/RECOMMENDATIONS:**

Planning Commission approve CUP 2017-01 with findings 1-11 and the following conditions.

**Condition 1:** Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

**Condition 2:** Dumpster must be screened on 3 sides.

**Attachments**

Application  
Public Notice  
Aerial Photograph



# City of Homer

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

**Applicant**  
 Name: Bill Hand Telephone No.: 907-299-1853  
 Address: 3840 April Place Homer Email: billghand@hotmail.com

**Property Owner** (if different than the applicant):  
 Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION:**  
 Address: End of Shannon LU Lot Size: 1.65 acres KPB Tax ID # 17939001  
 Legal Description of Property: T6S R13W Sec16 Seward Meridian HM 0820047 Scenic View Sub 406  
Lot F10-A

*For staff use:*  
 Date: 12/8/16 Fee submittal: Amount \$500.00  
 Received by: [Signature] Date application accepted as complete 12/8/16  
 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

### 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: \_\_\_\_\_

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: Completed

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: \_\_\_\_\_

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

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

Current Property has dilapidated building, single story, 12 feet by 20 feet on the northern end of property. property also has a 16 x 12 floor rotting away towards the south end. Both structures will be removed from the property.

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).

I propose to build 7 rental cabins, all 2 bedroom one bathroom single story units, with water, sewer, electric, and natural gas. Units will be monthly rentals and each unit will have 2 parking spaces. The lot is heavily wooded and I plan to leave as many trees as possible in construction for noise reduction and aesthetics. I also plan to build a 3 sided fence around dumpster supplied for rental units.

- a. What code citation authorizes each proposed use and structure by conditional use permit? 21.12.030
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. I am providing high quality 5 star, energy efficient, economical housing alternatives for the population.
- c. How will your proposed project affect adjoining property values? High quality homes in the neighborhood will have a positive impact on surrounding property values.
- d. How is your proposal compatible with existing uses of the surrounding land? Existing uses of surrounding land are mostly single family dwellings, my housing will be the same.
- e. Are/will public services adequate to serve the proposed uses and structures? Water, Sewer, Electricity, and Natural Gas will be supplied to all units.
- 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? Property conforms to the 10,000 ft<sup>2</sup> per dwelling as decided by the City of Homer. Effects minimized by heavily wooded lot and proper road design plan.
- 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? This project The Comprehensive Plan are online, promotes the City's growth socially and economically, while at the same time keeping the natural surroundings. Increasing the supply of housing, encouraging infill, Maintain high quality residential neighborhoods.
- 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.  N Special yards and spaces.
  2.  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.  N Landscaping.
  8.  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? 14  
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? 14
- 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.

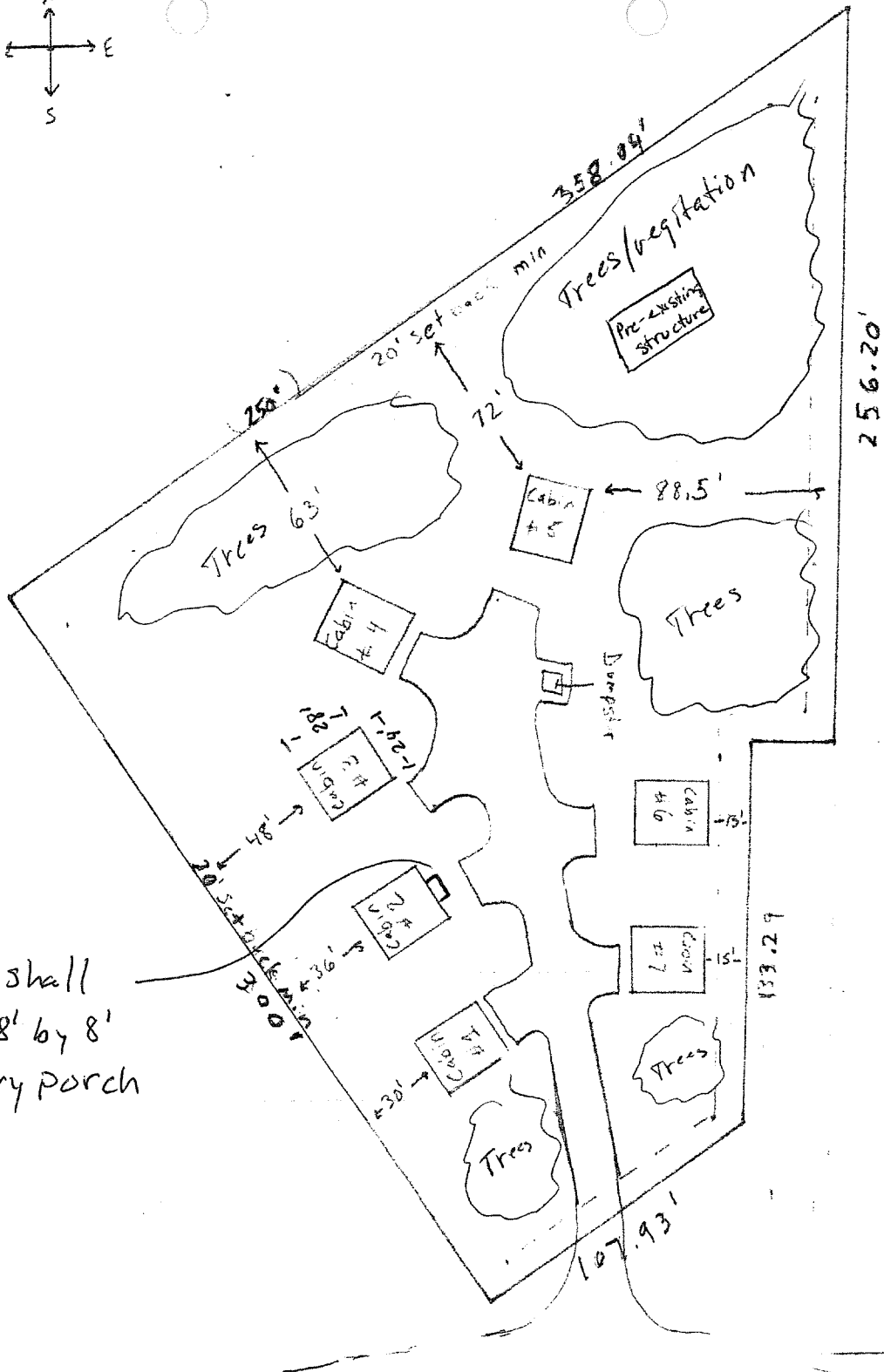
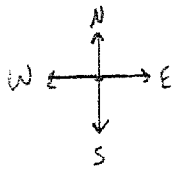
I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

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

Applicant signature: Bill Hand      Date: 12/7/16

Property Owner's signature: Bill Hand      Date: 12/7/16

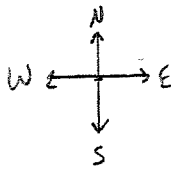




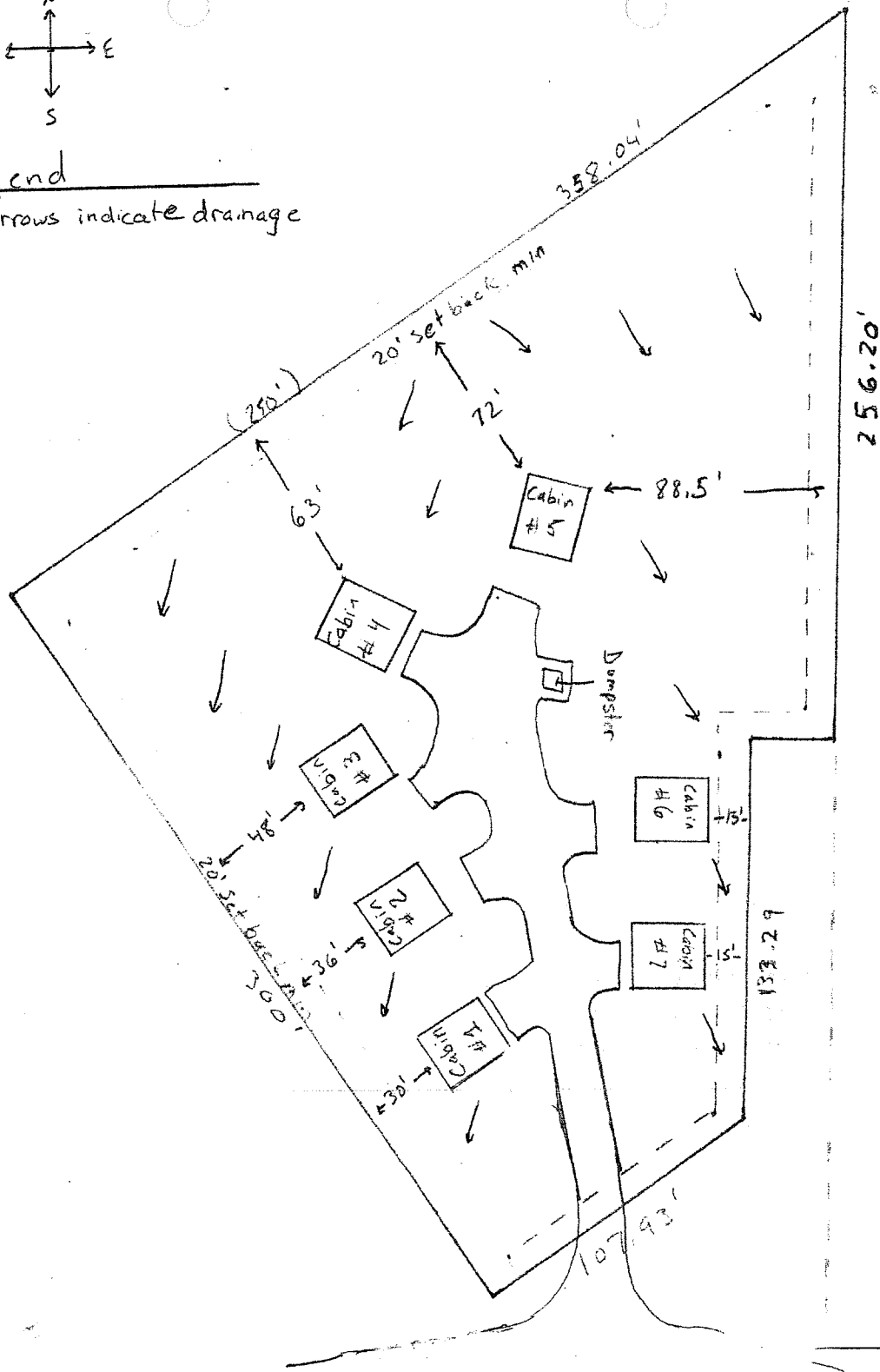
Each unit shall have an 8' by 8' front entry porch

Shannon Lane

Site Plan  
 Vegetation/Existing Structures  
 Bill Hand  
 5005 Early Springs St.  
 Scale 1" = 60'  
 Page of

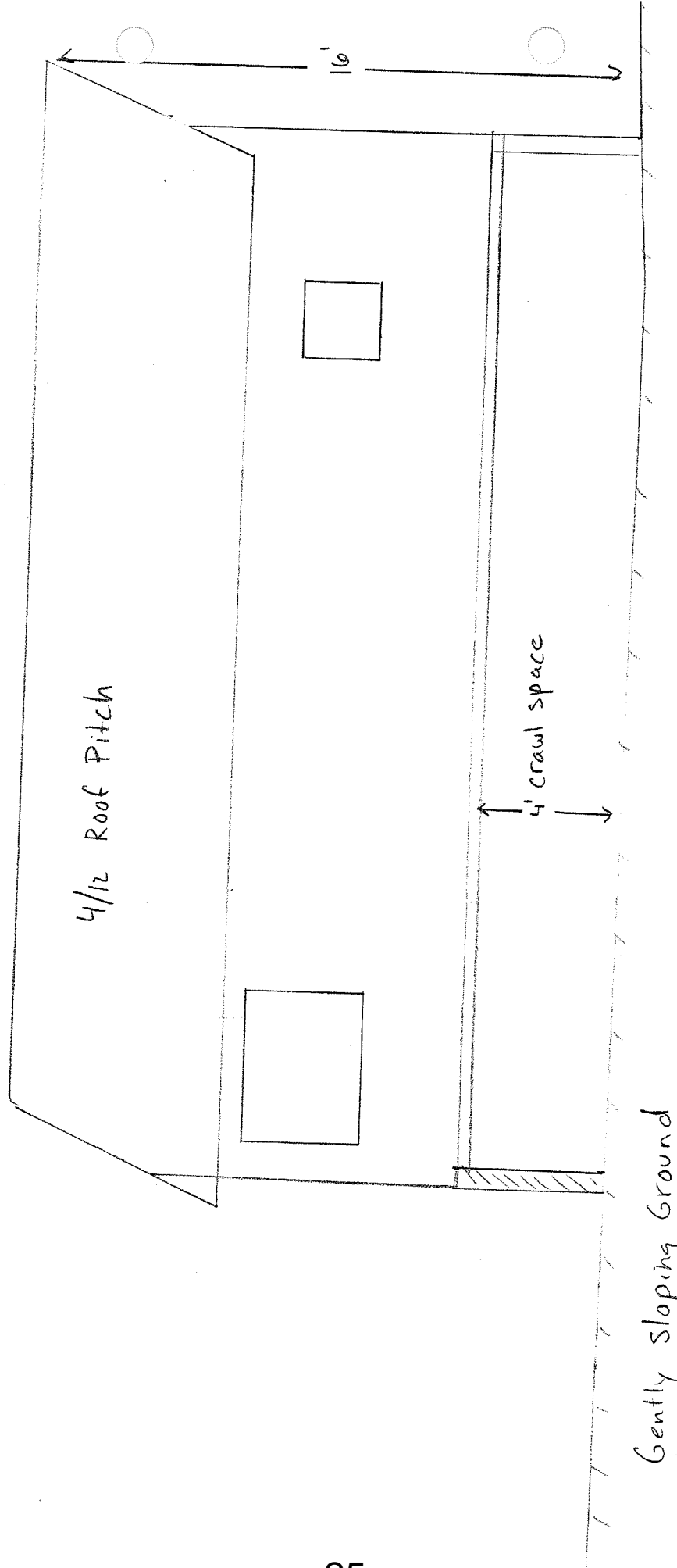
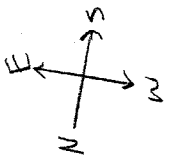


Legend  
→ arrows indicate drainage



Shannon Lane

Site Plan  
Drainage & Proposed Structures  
Bill Hand  
5005 Early Springs St.  
Scale 1" = 60'  
page of



Side Elevation  
Bill Hand  
Example Cabin  
5005 Early Springs St.  
Scale 1" = 4'  
Page of

Hand, Bill G. - POA-2016-157, Beluga Lake  
 KPB Parcl # 179-390-01



Location Map



Homer, AK

= wetlands

**uplands** uplands (no DA permit required for work in these areas)

US Army Corps of Engineers  
 Alaska District

**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, January 18, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

Application for Conditional Use Permit (CUP) 2017-01 at 2080 Shannon Lane, T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT F10-A. The applicant proposes to build seven single-family rental cabins. A CUP is required for more than one building containing a permitted principle use on a lot, pursuant to HCC 21.12.030(M).

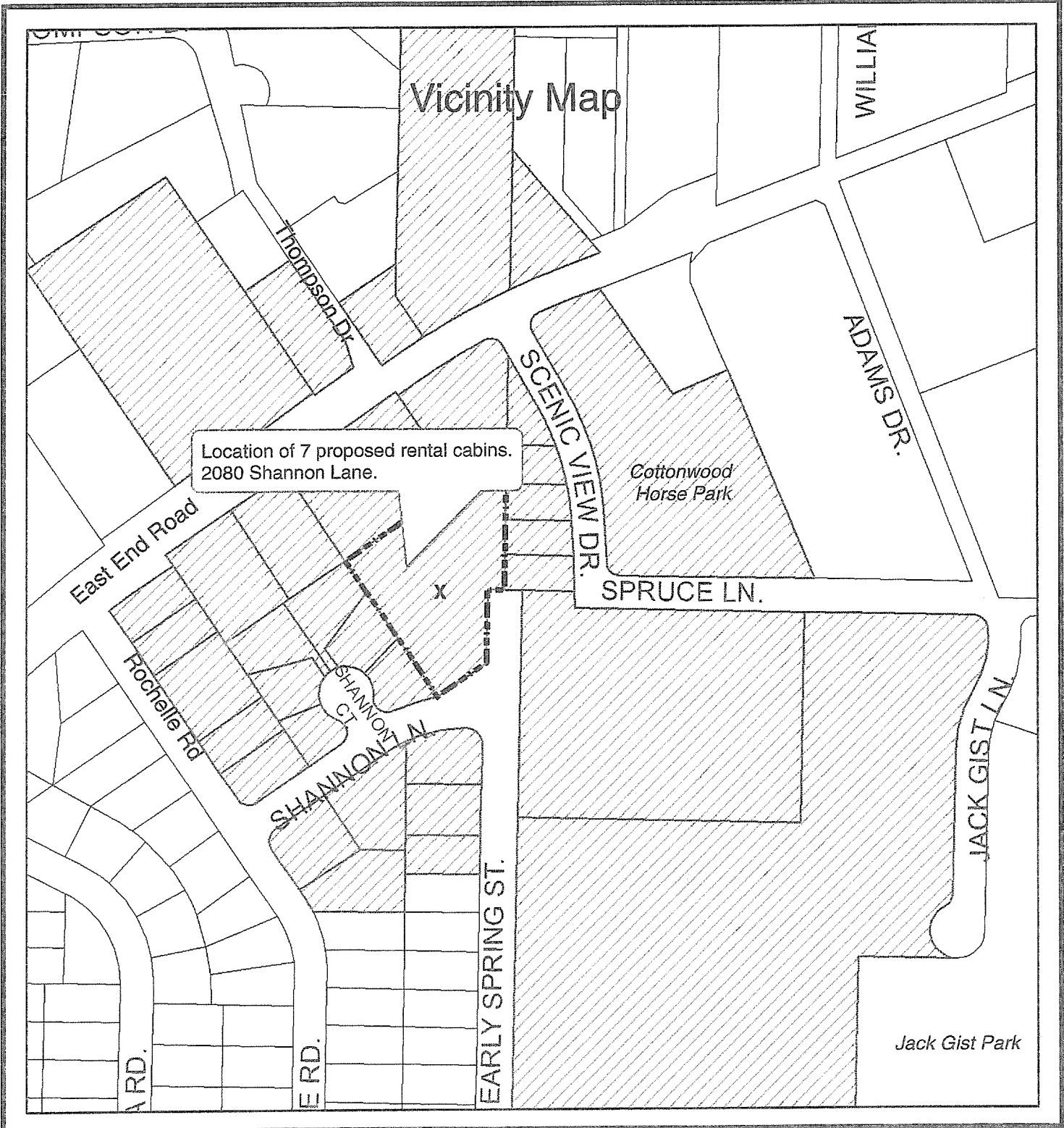

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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, (907) 235-3106.

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

.....

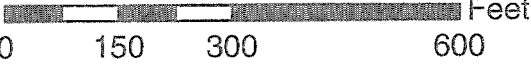
**VICINITY MAP ON REVERSE**


**City of Homer**  
 Planning and Zoning Department  
 December 30, 2016

**Request for Conditional Use Permit 2017-01**  
 More Than One Building Containing a Permitted Principle Use on a Lot

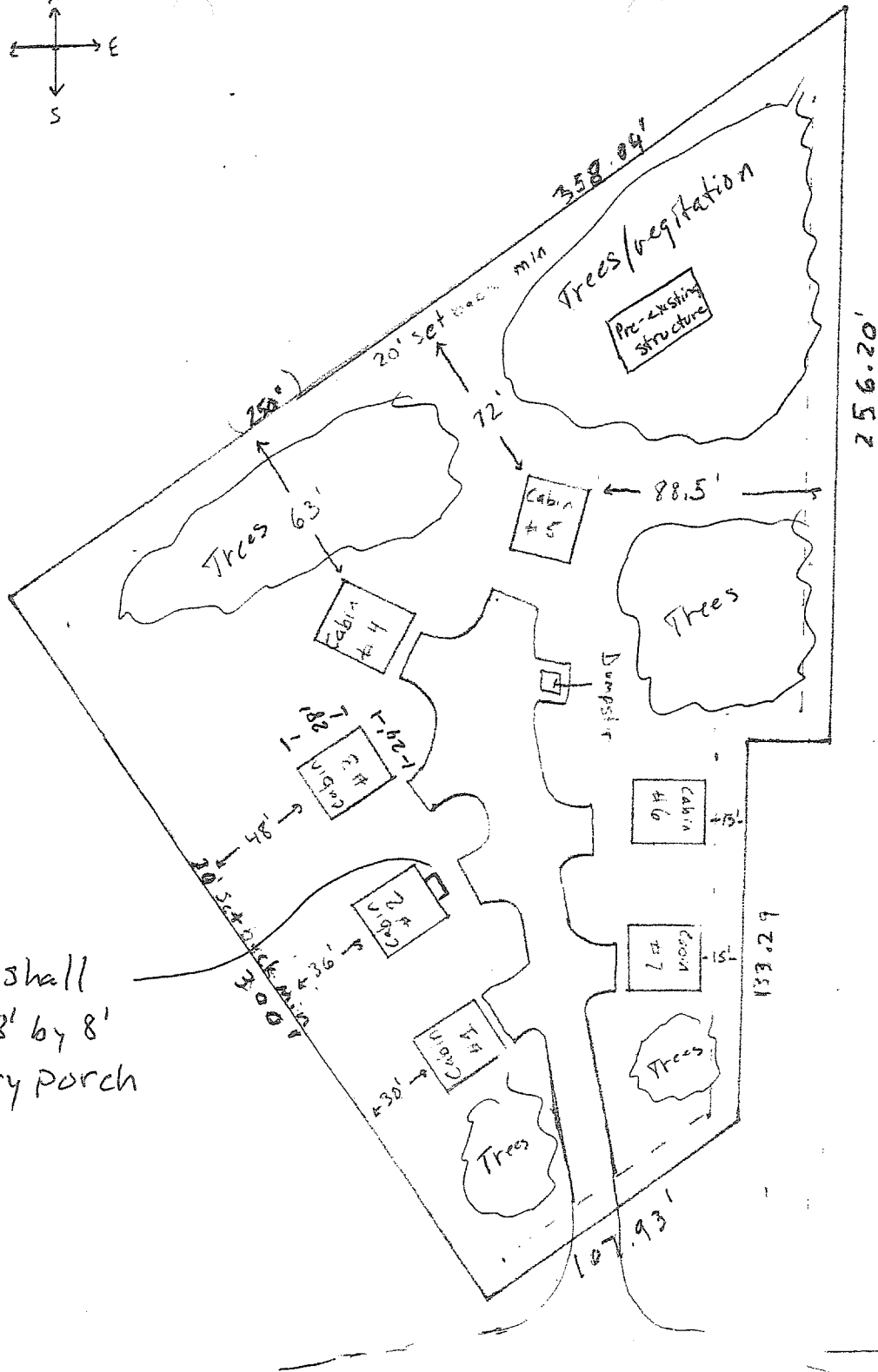
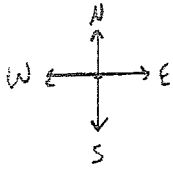
Marked lots are w/in 300 feet and property owners notified.



0 150 300 600 Feet



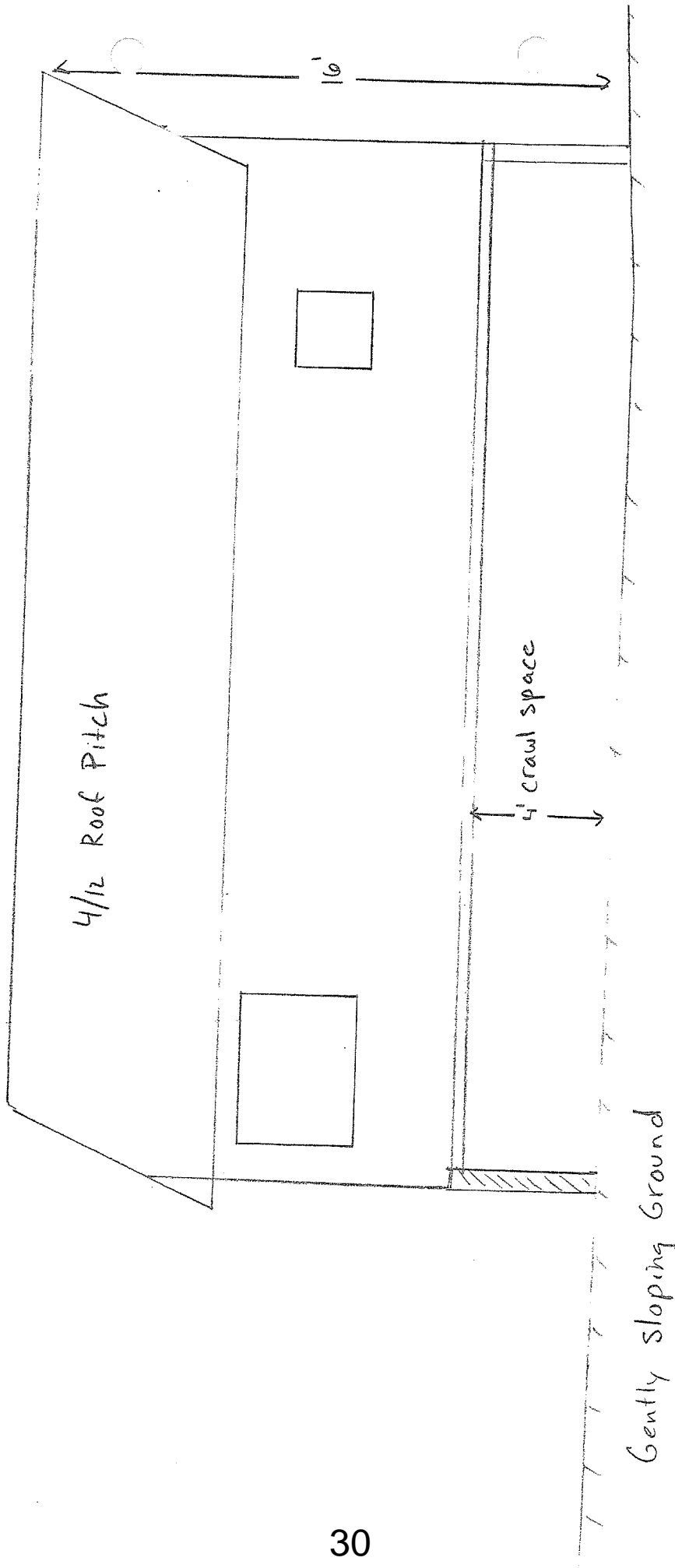
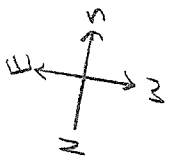
*Disclaimer:*  
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



Each unit shall have an 8' by 8' front entry porch

Shannon Lane

Site Plan  
vegetation/existing structures  
Bill Hand  
5005 Early Springs St.  
Scale 1" = 60'  
page of



Side Elevation  
Skill Hand  
Example Cabin  
5005 Early Springs St.  
Scale 1" = 4'  
Page of





## City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Zak and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: January 4, 2017  
SUBJECT: City Manager's Report - January 9, 2017

---

### **Industry Outlook Forum Jan 11**

Kenai Peninsula Economic Development District is offering the Industry Outlook Forum for 2017 at the Soldotna Chamber of Commerce on January 11 from 8:30 a.m. to 7:30 p.m. The forum is open to the public and offers a variety of topics and speakers discussing the economic outlook for the Kenai Peninsula and the State of Alaska and the impact oil, gas, mining, gas pipeline projects, education, tourism, fishing and medical projects have on peninsula communities. For more information and to register visit [www.kpedd.org](http://www.kpedd.org)

### **Harbor Vessel Fire**

On December 19, 2016 harbor officers and the Homer Volunteer Fire Department responded to a 42' charter vessel on D float on fire. As you recall, this is the second vessel fire this winter. Vessel fires are more common in the winter when owners use heaters to keep vessels warm. Crew did a great job working together to quickly extinguish the fire and keep the damage contained to the vessel. The smooth and efficient response demonstrates the benefits of training together and the usefulness of the investment in fire apparatus such as harbor fire carts and dry lines.

### **ETT Training for City Employees**

Twelve city employees completed a 40 hour emergency trauma technician (ETT) course the week of January 1 including employees in harbor operations, maintenance, ice plant and a police officer. Harbor officers are often first to respond to a scene and have to be trained in emergency response. We are fortunate to be able to offer the training locally.

### **2016 major Capital Projects Completed**

Public Works submitted the attached summary of major capital projects completed in 2016. It includes over \$5.2M in major infrastructure projects funded through a combination of city funds and grant funding. Major expenditures include water and sewer lines, road rehabilitation, and improvements to the staging area at the Deep Water Dock. The most recent project completed is the new fish cleaning table at the Nick Dudiak Fishing Lagoon. The timber frame structure is larger than the old station it replaced and will have amenities such as overhead hoses, webbing, and lighting for ease of cleaning. Visitors to the lagoon this

summer will be sure to notice this huge improvement. A big thanks to Public Works Director Meyer for managing these projects through to successful fruition.

**Employee Anniversaries (December)**

I would like to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer.

Mark Robl	Police	32	Years
Will Hutt	Police	22	Years
Bryan Hawkins	Port & Harbor	17	Years
Todd Cook	Public Works	7	Years
Chris Cushman	Fire	7	Years
Katie Koester	Administration	5	Years
Sean Perry	Police	2	Years
Mike Zelinski	Public Works	2	Years

Enc:  
2016 Major Capital Projects Completed  
Marine Fire Fighting Registration Press Release



# 2016 Major Capital Projects Completed



Waddell Way Improvements

### Waddell Way Road and Water Main Improvements

– this project consisted the design and construction 1300 LF of paved road with curb and gutter, sidewalk and street lighting; and 1000 LF of 8” water main with hydrants. (Project cost = \$1,600,000). Funded by State Legislative Grant and Homer Accelerated Road/Trail Program (HART). Provides alternate access to Central Business District from Lake Street and Heath Street.

### Shellfish Avenue/South Slope Drive Water Main Improvements

– this project consisted of the construction of 2600 LF of 8” and 10” water main; and a pressure reducing station. (Project cost = \$900,000). Funded by ADEC/EPA Grant and Homer Accelerated Water/Sewer Program (HAWSP). The project provides backup water service to the Hospital and the pressure zone west.



Shellfish Avenue Water Main Installation

### Kachemak Drive Water and Sewer Main Improvements

(Phase III) – this project consisted of the construction of 4500 LF of 12” water main and 4500 LF of 2”-3” pressure sewer main which provides piped water and sewer service to the last section along Kachemak Drive. (Project cost = \$1,000,000) Funded by ADEC/EPA Grant and Homer Accelerated Water/Sewer Program (HAWSP)

### Deep Water Dock Uplands Improvements

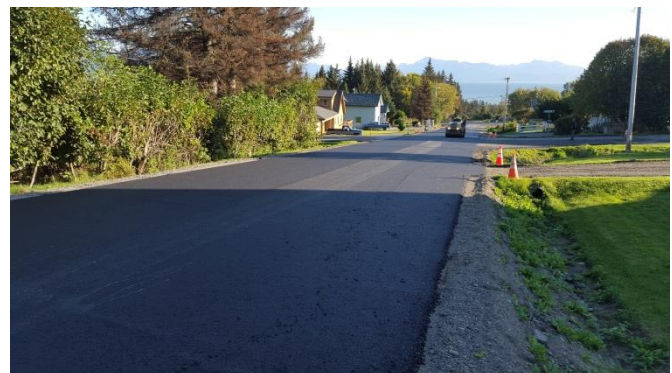
- this project consisted of the construction of a paved access road, demolition of wall around the old chip pad, new fencing, lighting, and security camera installation to improve cargo laydown and storage facilities supporting the Deep Water Dock. (Project cost = \$1,000,000). Funded by a State Legislative Grant. These improvements were recommended in the draft DWD expansion feasibility report.



New paved access road to the DWD Dock

### Various Road Rehabilitation Improvements

- this project consisted of grinding and paving deteriorated sections of E. Bunnell Ave., Beluga Place, Early Spring St., Clover Lane, Clover Place, Hillview Place, Mullikin St., Kachemak Way, Mark White Ave. (Project cost = \$425,000) Funded by Homer Accelerated Road/Trail Program (HART).



Mullikin Street looking brand new



New structure over cleaning tables

**Nick Dudiak Fishing Lagoon Fish Cleaning Table Renovation Project** –

this project consisted of expanding the station and building a structure over the tables to eliminate bird conflicts. In the spring, Harbor maintenance will install tables, connect to water, and hang netting between the columns. (Project cost = \$60,000) Funded by AKF&G grant.

**Homer Library Emergency Generator** – This project installed a 50KW emergency generator at the library. (Project cost = \$100,000). Funded by a State Homeland Security Grant. In the event of a disaster (earthquake, tsunami, wildfire, extended power disruption, etc.), the 17,000 square foot library will serve as an emergency shelter for individuals that need temporary housing and accommodation.



**Spit Campground Fee Collection Building Improvement** –

This project included the sale and removal of the existing fee collection building (due to severe erosion) and the construction of a mobile fee collection building (now located at Mariner Park). Project cost = \$5,000 + Public Works labor. Funded by General Fund. Building provided power thru solar panel.

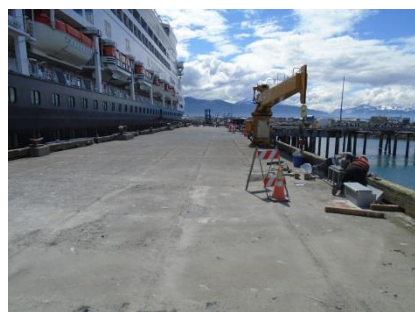


**Cruise Ship Passenger Enhancement Project** –

this project was completed this year by installing additional cleats on the Deep Water Dock (to improve ship berthing), replacement of the mooring buoy (located near the entrance to the Small Boat Harbor), eliminating trip hazards on the dock, and installing bird nesting deterrents on the dock approach. Also interpretive/educational signage was placed around the harbor trail to remind visitors about the unique aspects of the harbor and Kachemak Bay. (Project cost = \$120,000) Funded by Cruise Ship Passenger Head Tax Grant.



New DWD Cleat



Cruise Ship using new cleats



delivery of new mooring buoys



*"Citizens promoting environmentally safe operation of the Alyeska terminal and associated tankers."*

3709 Spenard Road, Suite 100  
Anchorage, Alaska 99503  
907-277-7222/ Fax: 907-277-4523

P.O. Box 3089 / 130 S. Meals, Suite 202  
Valdez, Alaska 99686  
907-834-5000 / Fax: 907-835-5957

AK Chamber of Commerce · AK Wilderness Recreation & Tourism Assoc. · Chenega Bay · Chugach AK Corp. · Cordova · Cordova District Fishermen United · Homer · Kenai Pen. Boro. Kodiak · Kodiak Isl. Boro. · Kodiak Village Mayors · Oil Spill Region Env. Coalition · PWS Aquaculture Corp. · Port Graham Corp. · Seldovia · Seward · Tatitlek · Valdez · Whittier

## News Release

*January 5, 2017*

Contact: Brooke Taylor  
brooke.taylor@pwsrcac.org  
907-273-6228

### **Marine Firefighting Symposium to take place in Homer, May 2017**

The Prince William Sound Regional Citizens' Advisory Council is hosting the ninth Marine Firefighting Symposium for Land-Based Firefighters on May 12-14, 2017, in Homer, Alaska. This three-day conference is an industry recognized effort to provide the best available marine firefighting information and practices to shore-based firefighters, using both classroom and field experiences.

Shipboard fires can occur in any coastal community and at any time. Depending on location and severity, marine firefighting efforts can require not only a local response, but a regional effort as well. Through the enhanced training offered at the symposium, firefighters in coastal communities can be better prepared to respond safely and effectively to marine fire incidents.

The primary focus of the symposium is to raise awareness and increase safety in the event of a shipboard fire related to the oil tankers and other vessels associated with the transportation of oil in Prince William Sound. Some of the topics to be covered during the symposium will include interpretation of ship fire plans, firefighter coordination with ship's crew, basics of vessel stability, ship awareness, vessel familiarization, coordination of private and public responses, politics of a marine incident, an update on implementation of U.S. Coast Guard salvage and marine firefighting regulations and an introduction to oil shipping. Numerous hands-on and field activities will allow community firefighters to work with marine industry salvage and firefighting contractors.

The council is pleased to have its nationally renowned training cadre of John Lewis, John Taylor, Don Ryan and Ron Raschio, led by Jeff Johnson. Several of these instructors provided input and material for the land-based shipboard firefighting manual produced by the International Fire Service Training Association. Firefighters and industry participants consistently provide positive comments on the events. The council is able to offer this training at no cost.

Registration will open at the end of January with forms sent to every fire department in Alaska, and the council encourages departments to send their members.

Please contact Alan Sorum at 907.255.3217 or visit our website at <http://www.pwsrca.org/programs/maritime/marine-firefighting> for more information and updates concerning the event.

---

The Prince William Sound Regional Citizens' Advisory Council, with offices in Anchorage and Valdez, is an independent non-profit corporation whose mission is to promote environmentally safe operation of the Valdez Marine Terminal and the oil tankers that use it. The council's work is guided by the Oil Pollution Act of 1990, and its contract with Alyeska Pipeline Service Company. The council's 18 member organizations are communities in the region affected by the 1989 Exxon Valdez oil spill, as well as aquaculture, commercial fishing, environmental, Native, recreation, and tourism groups.

\*\*\*