

April 5, 2017
5:30 P.M.

Cowles Council Chambers
491 East Pioneer Avenue
Homer, Alaska

WORK SESSION Advisory Planning Commission AGENDA

1. Call to Order, 5:30 P.M.
2. Discussion of Items on the Regular Meeting Agenda
3. Staff Report 17-39, Comprehensive Plan Update – Chapter 8
Economic Vitality **p. 87**
4. Public Comments
The public may speak to the Planning Commission regarding matters on the work session agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).
5. Commission Comments
6. Adjournment

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 March 15, 2017 **p. 1**

B. Time Extension Requests

1. Homer Enterprises, Inc. Subdivision Resetarits Replat Preliminary Plat **p. 9**

2. High Tide Replat Preliminary Plat **p. 11**

C. Staff Report 17-38, Vacation of a utility easement with lot 2D-1 Bidarka Heights Unit 3 Knutsen Replat **p. 13**

6. Presentations

7. Reports

A. Staff Report PL 17-31, City Planner's Report **p. 19**

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 17-32, Auto Sales in the Marine Industrial District **p. 21**

B. Staff Report PL 17-33, Vacation of portion of Greatland Street Right-of-way near Ohlson Lane **p. 29**

C. Staff Report PL 17-34, Vacation of Road Easement on Lot 12-A-1 of DeGarmo Subdivision No. 2 **p. 41**

9. Plat Consideration

A. Staff Report PL 17-35, Glory View Subdivision Church of the Nazarene Add'n Preliminary Plat **p. 51**

B. Staff Report PL 17-36, Eagle View Subdivision 2017 Replat Preliminary Plat **p. 63**

C. Staff Report PL 17-37, Chamberlain and Watson Subdivision 2017 Replat Preliminary Plat *Revised* **p. 75**

10. Pending Business

11. New Business

A. Staff Report 17-39, Comprehensive Plan update – Chapter 8 Economic Vitality **p. 87**

B. Memorandum from Deputy City Clerk Re: Commissioner Absences **p. 105**

12. Informational Materials

A. City Manager's Report, March 28, 2017 City Council Meeting **p. 107**

B. Letter from Ruth Dickerson regarding temporary homeless shelters **p. 113**

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 April 19, 2017. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 17-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:32 p.m. on March 15, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BRADLEY, ABRAHAMSON, BOS, STEAD, AND VENUTI

ABSENT: COMMISSIONER ARNOLD

STAFF: CITY PLANNER ABOUD
DEPUTY CITY CLERK KRAUSE

The Advisory Planning Commission met for a worksession at 5:00 p.m. prior to the regular meeting. A presentation from Kachemak Bay Research Reserve on Coastal Erosion data was on the agenda.

APPROVAL OF AGENDA

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY - SO MOVED.

There was no discussion.

VOTE. YES. 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).

RECONSIDERATION

A. Staff Report PL 17-30, Temporary Auto Sales in the Marine Industrial District

City Planner Abboud requested reconsideration of the Ordinance 17-04 forwarded by City Council to correct the process of the commission. The Commission is required to hold a public hearing on this ordinance. He noted the following:

- The commission failed a motion to add Temporary Auto Sales as a permitted use and define temporary auto sales in the Marine Industrial District
- The commission is required to hold public hearings on proposed amendments to Title 21

To correct this City Planner Abboud proposed that the Commission

1. Reconsider the item
2. Pass a motion to amend the proposed ordinance using specific language provided
3. Move the ordinance for public hearing at the next regular meeting of the commission
4. After the public hearing the commission will be able to vote to forward a recommendation to Council

HIGHLAND/BRADLEY MOVED TO RECONSIDER STAFF REPORT PL 17-30 TEMPORARY AUTO SALES IN THE MARINE INDUSTRIAL DISTRICT AND ORDINANCE 17-04 AND MOVE TO PENDING BUSINESS, ITEM A.

There was a brief discussion on process.

VOTE. YES. HIGHLAND, BRADLEY, ABRAHAMSON, BOS, STEAD, VENUTI

Motion carried.

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 the minutes of March 1, 2017 meeting
- B. Time Extension: KPB File 2014-016 Barnett's South Slope Subdivision Quiet Creek Park

Chair Stead requested a motion to approve the consent agenda as presented.

VENUTI/BOS - MOVED TO ADOPT.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

- A. Staff Report PL 17-24, City Planner's Report

City Planner Abboud provided a summary of his report. He noted the following:

- The Updated and revised Beach Policy will be presented to Council at the March 13, 2017 meeting during Committee of the Whole. This just presents the policy with the approved regulations and does a bit of housekeeping on the document
- Ordinance 17-10 Submitting an Ballot Question to the Voters on HART Program and Amending Homer City Code if Approved by Voters
- Ordinance 17-12 Appropriating Funds for the Police Station Project from the Public Safety Building Fund
- Reconsideration of an Ordinance to Extend Homer City Water Services to Kachemak City
- Ordinance 17-05 to Appropriate Funds from HART Program for the Greatland Street Project Option A
- Ordinance to Change from using the Board of Adjustment to a Hearing Officer on Administrative Appeals
 - o At the end of the meeting several members of the public commented against this and it was felt that they were not quite understanding what this change would do
- Still learning about the Homeless issues, plats coming in, planning department picking up as the season begins
- Commissioner Attendance at Council meetings
 - o April 24, 2017 Commissioner Highland will attend

Commissioner Highland reported that she contacted "... Health Center"¹

She reported that they do have some ideas but she has not returned their call at this time.

City Planner Abboud inquired if there was any takers for the May 8th council meeting? Commissioner Highland stated that she will be attending the March 28th Council meeting and if Commissioner Bos wanted to trade for the meeting on April 10th, he offered to attend the April 24th meeting if Commissioner Bradley would attend the April 24th; everyone agreed to the new line up as follows:

March 28th Highland
April 10th Bradley
April 24th Bos

¹- Clerk was unable to determine what Commissioner Highland said

City Planner Abboud provided Commissioner Bos information on the discussion that was held at the March 13th Council meeting regarding the additional traffic impacts that will affect proposed Pioneer/Greatland intersection.

Commissioner Highland was provided advice on how to handle the report to Council regarding the project in response to a request on the matter. City Planner Abboud noted that there will be a Public Hearing on March 28th

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report PL 17-25, Wintergreen Subdivision Raymond Addition Preliminary Plat

Chair Stead read the title into the record. City Planner Abboud summarized the following referencing a large map:

- Preliminary Plat approval to divide one larger lot into three smaller lots
- This is not currently serviced by City water and sewer

Homer City Code 22.10.051 Easements and Rights of Way

- Plat meets requirements

Preliminary Approval per KPB 20.25.070 Form and Content required

- Plat meets requirements

Public Works Comments

- Provide proper curve return/radius return on Goldberry Court
- Development agreement not required

Fire Department Comments

- None

Staff Recommendations:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Provide 20 ft. curve return/radius return on Goldberry Ct.
2. Change Plat Note 4 to: The front 15 feet adjacent to rights of way and within 5 feet along side lot lines is a utility easement.
3. Add plat note: Lots may contain wetlands. Property owners should contact Army Corps of Engineers prior to any on-site development or construction activity.

Chair Stead invited the applicant to come forward. There was no presentation they were here to answer questions of the commission if any.

VENUTI/BOS - MOVED TO ADOPT STAFF REPORT PL 17-25 WINTERGREEN SUBDIVISION/RAYMOND ADDITION PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

Discussion ensued regarding the development of the lots and contacting Corps of Army Engineers since there were wetlands.

Commissioner Highland requested the opportunity to question the applicant regarding wetlands and how wet they are. The applicant responded that the very north side on the uplands and the very southwest side and he has already spoke to the Army Corp of Engineers and they have given the go ahead to build on the upper portion of the property and even though the soils are good where the depression is he would not consider building in that portion of the lot. The correction was to make it equal across the top previously it was at angle.

Chair restated the motion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL17-26, Chamberlain and Watson Subdivision 2017 Replat Preliminary Plat

Chair Stead read the title into the record. City Planner Abboud stated that the applicant has withdrawn their application. There was no further discussion on this item.

C. Staff Report PL 17-27, Homer Spit Amended Homer Boathouse Replat Preliminary Plat

Chair Stead read the title into the record. City Planner Abboud summarized the following referencing a large map:

- Preliminary Plat approval for the vacation of a common lot line, creating one larger lot from two smaller lots.
- This subdivision is in the Marine Commercial District, and vacates a common lot line between two parcels.

Homer City Code 22.10.051 Easements and rights of way

- o The Plat meets requirements, a utility easement has been dedicated along Homer Spit Road

Preliminary Approval, per KPB 20.25.070 Form and contents required

- o Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights of way or an indication that the adjacent land is not subdivided

The plat does not meet these requirements Staff recommends including this information on the submittal to the Kenai Peninsula Borough.

Public Works Comments

- o The utilities have been addressed and there is no installation agreement required for this plat.
- o PW has no additional comments.

Fire Department Comments

- o No Comments

Staff Recommendations:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Provide status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, in the plat submittal to the Kenai Peninsula Borough

The Applicant was not present.

BOS/HIGHLAND - MOVED TO ADOPT STAFF REPORT PL 17-27 HOMER SPIT AMENDED HOMER BOATHOUSE REPLAT PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

There was a brief discussion on whether this was a done deal for the city and design details since there was a perception that the property would be more valuable as parking, the design has changed since initially proposed and has pushed it to encroach into the other parcel.

VOTE. YES. NON-OBEJCTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report PL 17-30, Temporary Auto Sales in the Marine Industrial District

Chair Stead read the title into the record and invited City Planner Abboud to provide additional information on the intent.

City Planner Abboud provided background summary and requested the commission to amend the ordinance to include Temporary Auto Sales as a permitted use in the Marine Industrial District and a definition and then move it to Public hearing at the next commission meeting in April. That will follow the procedure as required and the commission can then forward their recommendation on the Ordinance to Council.

A discussion ensued on the proper process for amending the ordinance. Chair Stead requested a motion.

ABRAHAMSON/BOS MOVED TO AMEND PROPOSED ORDINANCE 17-04, TO STRIKE ITEM F AMENDMENT "AND AUTO", AMEND HOMER CITY CODE 21.30.020 TO ADD ITEM Q. TEMPORARY AUTO SALES AND TO FURTHER AMEND HOMER CITY CODE 21.03.040 TO ADD THE DEFINITION FOR TEMPORARY AUTO SALES MEANS SELLING PASSENGER CARS, TRUCKS, MOTORCYCLES, RECREATIONAL VEHICLES AND ATV'S FOR A PERIOD OF NOT MORE THAN 30 DAYS PER CALENDAR YEAR PER LOT.

Discussion ensued on the previous actions and discussion taken by the commission at the last meeting regarding auto sales on the spit and previous testimony regarding sales on the spit, including but not limited to auto sales in the district and at churches located in commercial districts. The importance of having a public discussion on the ordinance

ABRAHAMSON/BOS MOVED TO AMEND THE MOTION BY INCLUDING MOVE TO PUBLIC HEARING AT THE NEXT MEETING.

There was no discussion.

VOTE. (Amendment) YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Staff Report PL 17-28, 2017 Land Allocation Plan

Chair Stead read the title into the record. City Planner Abboud summarized the annual process regarding the Land Allocation Plan that depicts the status of all city owned property and current uses. He then noted previous recommendations forwarded by this commission.

Chair Stead requested recommendations from the commissioners.

Discussion ensued on selling city owned parcels, enhancements to those parcels to make them more attractive to buyers, recommendation to give these parcels to adjoining property owners

BOS/HIGHLAND MOVED TO RECOMMEND CITY COUNCIL OFFER THE PARCELS #177154-02 & 17715403 ON PAGE C-4 OF THE PLAN TO THE ADJOINING PROPERTY OWNERS.

A brief discussion ensued on the cost of replatting exceeding the stated value of the parcels involved and the process to dispose of these two parcels. Questions were posed regarding the parcels on page C-6 since they are similar in status and if the Lease amounts could be included so they could better determine the recommended use of city owned property.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Highland directed the commission to the request of the Deputy City Planner if this process was a good use of the commission's time and suggested that while the process is a good review and information for new commissioners she would opt for a memorandum or short report on the status of City lands. There was consensus among a few commissioners due to all the paper involved.

Chair Stead inquired if the commission thought this was a productive use of their time, noting that he reviewed it every year.

HIGHLAND/VENUTI MOVED TO RESERVE PAGE C-6 PARCELS #17717406 & #17715407 FOR A FUTURE POCKET PARK.

Discussion ensued on the having people on an area that is affected by erosion and presents a dangerous situation. Commissioner Bradley suggested that they should keep the property to mitigate erosion effects utilizing living shorelines.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager's Report, March 13, 2017 City Council Meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF STAFF

City Planner Abboud had no comments.

Deputy City Clerk Krause commented that it was a pleasure.

COMMENTS OF THE COMMISSION

Commissioner Highland had no comments.

Commissioner Bradley commented on the informative worksession on erosion rates. She then noted that it was the 150th anniversary of the purchase of Alaska from Russia and there will be a report on the purchase from Michael Dunham at the Pratt Museum at 5 pm on March 16, 2017

Commissioner Abrahamson commented that it was a good discussion tonight and concurred that the erosion maps were useful when they are looking at the long term planning and vision for the city's future and along with the stated facts of how fast the coast is eroding and think about the ideas of balance between green and gray infrastructure and how they move forward to adapt with the impacts to their coastlines.

Commissioner Bos agreed that it was a good presentation and is curious on how 2017 fit in to all that but figures it will take a few years to determine that; it was a good meeting tonight, had fun, laughed a little bit it was cool.

Commissioner Venuti commented that he was not surprised that the vandalism happened(referring to the restroom pictures) and believed it was a teenager not homeless. He enjoyed the worksession, good solid information that they could all reflect on. Commissioner Venuti wanted to request something for the next meeting agenda and reviewing the bylaws regarding declaring a vacancy on the commission and

reading from the bylaws stated that A Commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission. The Commission shall declare a vacancy when the person appointed: Fails to qualify; Fails to take office within thirty days after his/her appointment; Resigns and the resignation is accepted; Is physically or mentally unable to perform the duties of his/her office; Misses three consecutive or six regular meetings in a calendar year; or Is convicted of a felony or of an offense involving a violation of his/her oath of office. Commissioner Venuti further commented that it was really nice that Mr. Arnold wanted to join the commission but he feels that he is not being very responsive and if you accept the responsibility to be on the commission you need to show up. Commissioner Venuti stated he has been on this commission for 6 years and has only missed 3 meetings. He believes that is the type of commissioner they need for this commission and he would like to have this on the agenda for the next meeting.

Chair Stead commented that he did not disagree with Commissioner Venuti's comments. He agreed with the other commissioner's comments regarding the worksession however he would like to know what they could do about it or what mechanisms are in play and believes that would be helpful as well. Chair Stead believes they did a good job today and appreciates everyone's help in making that happen.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:06 p.m. The next regular meeting is scheduled for WEDNESDAY, APRIL 5, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Renee Krause, CMC, Deputy City Clerk

Approved: _____



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2200

<http://www.kpb.us/planning-dept/planning-home>

**MIKE NAVARRE
BOROUGH MAYOR**

March 17, 2017

City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

RE: Homer Enterprises, Inc. Subdivision Resetarits Replat
Time Extension Request: KPB File 2014-139-004

The Surveyor requested a time extension for Homer Enterprises, Inc. Subdivision Resetarits Replat, which is within the City of Homer. Under KPB 20.25.110, when the preliminary plat is located within city limits, submittal of documentation from the city advisory planning commission indicating concurrence with the time extension request must accompany a time extension request.

This action is tentatively scheduled for the April 24, 2017 Planning Commission meeting as a consent agenda item. Platting staff is recommending that plat approval be extended through April 24, 2019, with the concurrence of the Homer Advisory Planning Commission.

Sincerely,

Liz Solomon
Platting Tech
ESolomon@kpb.us



MONUMENT OF RECORD
• 3/4" PIPE OF RECORD
() RECORD DATUM

- 3) This is a paper plot. No field survey was performed.
- 4) Building Setback-A setback of 20 feet is required from all street Rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 5) From 15 feet along the right-of-way is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to serve the easement.
- 6) This lot is served by City water and sewer.
- 7) Development activity subject to City of Homer zoning regulation.

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

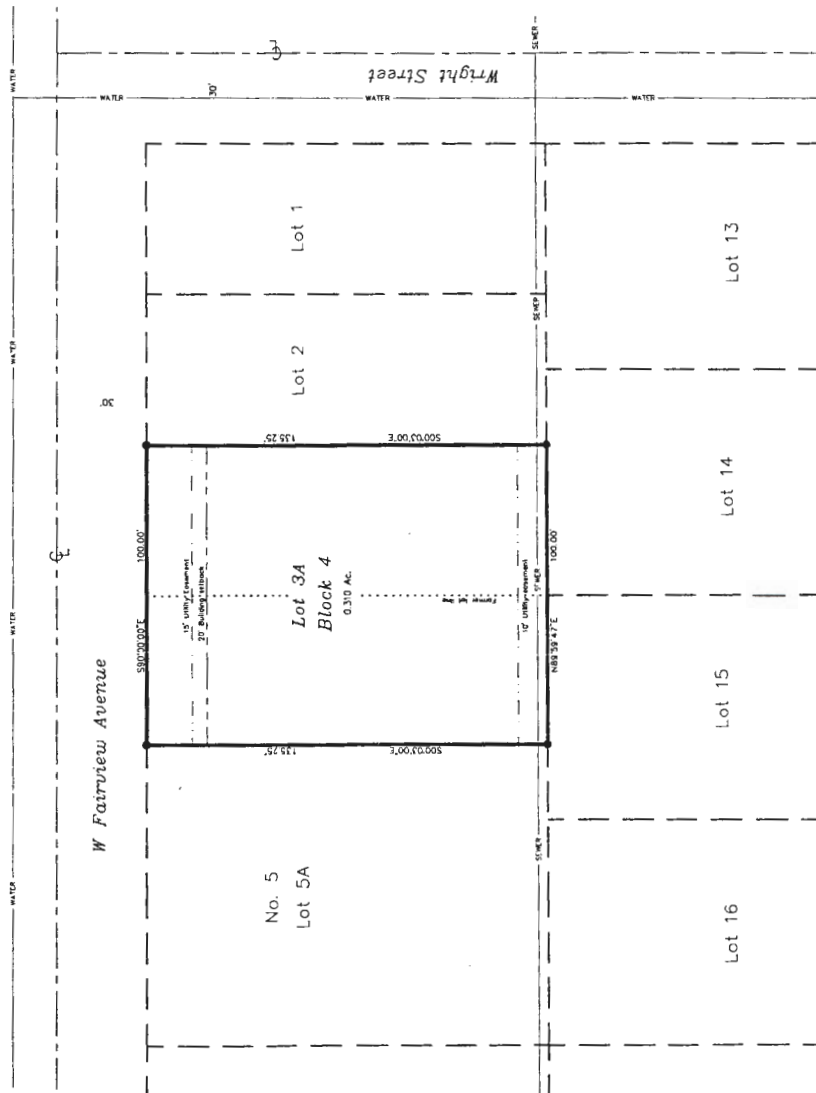
AUTHORIZED OFFICIAL



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plot represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and the dimensions and other data are correct.

Note



HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ANTHONY D. RESETARITS
P.O. BOX 3063
HOMER, ALASKA 99803

NOTARY'S ACKNOWLEDGEMENT

FOR _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

2014-139

KPB FILE No.

Homer Enterprises Inc. Subd.
Resetarits Replat

A resubdivision of Lots 3 and 4, Block 4, Homer Enterprises Inc. Subdivision, Plat 59-4561, Homer Recording District.

Located within the NW1/4 NW1/4 SEC 4 Section 19, T6S, R13W, S14. City of Homer, Kenai Peninsula Borough, Alaska

Containing 13525 g / 0.310 A5

SEGESSER SURVEYS

30465 Rosland St.
Soldotna, AK 99669

JOB NO	14088	DRAWN:
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ENGINEER	DATE	SCALE

[illegible]



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2200

<http://www.kpb.us/planning-dept/planning-home>

**MIKE NAVARRE
BOROUGH MAYOR**

March 20, 2017

City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

RE: Bay View Subdivision High Tide Replat
Time Extension Request: KPB File 015-092

The Surveyor requested a time extension for Bay View Subdivision High Tide Replat, which is within the City of Homer. Under KPB 20.25.110, when the preliminary plat is located within city limits, submittal of documentation from the city advisory planning commission indicating concurrence with the time extension request must accompany a time extension request.

This action is tentatively scheduled for administrative approval. (A time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director). Platting staff is recommending that plat approval be extended for 2 years, with the concurrence of the Homer Advisory Planning Commission.

Sincerely,

Liz Solomon
Platting Tech
ESolomon@kpb.us

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2015

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

NOTES

1. A BUILDING SETBACK OF 20' FROM ALL STREET ROW'S IS REQUIRED UNLESS A LESSER STANDARD IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 15' OF BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5' OF ALL SIDE LINES.
2. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. THIS SUBMISSION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
4. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
5. THERE ARE EXISTING EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS RECORDED BK 129 PG 304 AND BK 152 PG 291 HRD.
6. THERE ARE EXISTING EASEMENTS THAT ALLOW FOR USE AND MAINTENANCE OF EXISTING SEWER LINES RECORDED BK 151 PG 443 AND BK 152 PG 288 HRD.
7. THERE IS A SEWER LINE EASEMENT THAT EFFECTS THE LOT RECORDED 2014-00811-0 HRD.

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET JUDICIAL REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY OUR FREE CONSENT GRANT ALL RIGHTS OF WAY AND PUBLIC RIGHTS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PARLI HALL HIGH TIDE LLC
64162 BRIDGER RD.
HOMER, ALASKA 99603

HARMON HALL HIGH TIDE LLC
64162 BRIDGER RD.
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2015

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT
KPB FILE NO. 2015-777

HIGH TIDE REPLAT

A REPLAT COMBINING LOTS 155A AND 155B OF BAYVIEW SUBDIVISION (81-67 HRD), AND DECEDED PARCEL SERIAL #2010-002977-0 LOCATED WITHIN THE NE 1/4 SW 1/4, SEC 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.313 ACRES

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KK CHKD BY: KB JOB #2014-01

DATE: 7/2015 SCALE: 1"=40' SHEET #1 OF 1

2015-092



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

Staff Report PL 17-38

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 5, 2017
SUBJECT: Vacation of a utility easement lot

Requested action: Recommend approval of the utility easement vacation.

Introduction

The land owner of 2D-1 Bidarka Heights Unit 3 Knutsen Replat, is requesting a vacation of a utility easement. In 2014, the common lot line was vacated between two parcels, but the utility easement along the common lot line was not vacated. The property owner is now petitioning for its removal.

Under borough code, the city planning commission provides comments and recommendations on behalf of the City for utility easement vacations.

Planning Staff Comments: No objection to the vacation.

Public Works Comments: No objections to the vacation of the utility easement.

Staff Recommendation

Recommend vacation of the 10-foot utility easement along the former lot line as shown on the attached drawing.

Attachments

Petition

Vicinity Map

No Public Hearing Required

Submit completed form to the Kenai Peninsula Borough Planning Department, 144 North Binkley St., Soldotna, AK 99669

Upon receipt of complete application with all required attachments the vacation will be scheduled for Planning Commission action. The petitioner must secure and submit written comments from utility companies. If the easement is within city limits; secure and submit city's written comments. **The completed petition, with all required attachments, accompanied by a \$75.00 non-refundable fee, must be submitted to the Planning Department a minimum of thirty (30) days prior to the meeting at which the Planning Commission will take action.**

☐ Fees - \$75.00 non-refundable fee attached.

To accomplish an approved vacation; a Planning Commission Resolution must be filed with the State Recorder to enter the vacation into the public records unless the vacation is accomplished by plat. Petitioner must pay filing fees (usually \$22-\$27).

☒ Utility easement requested to be vacated was granted by plat of Subdivision, filed as Plat No. 2008-005 in Homer Recording District.

☐ Utility easement proposed to be vacated was granted by (specify type of document) as recorded in Book _____ Page _____ of the _____ Recording District. (Copy of recorded document must be submitted with petition)

☒ Comments from HEA Electric Association attached.

☒ Comments from Enstar Gas Company attached.

☒ Comments from GCI Telephone Company attached.

☒ Comment from ACS Cable Company attached.

Please note comments or no comments on the sketch or plat that is to be submitted with the petition.

☒ Comments from the KPB Roads Department attached if applicable.

☐ Comments from City of _____ attached.

☒ One copy of plat or map (sketch) showing area proposed to be vacated. If easement was granted by document; one copy of recorded document must be submitted.

☐ If an existing structure is encroaching into easement; As-Built showing encroachment must be attached.

Is easement being used by utility company? ☐ Yes ☒ No
If yes, which utility _____

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

When the lot line was vacated back in 2014 we understood that the utility easement was vacated by KPB Planning Department (see, 8/11/2014 KPB Planning Decsion vacating lot line and utility easement, attached). My surveyor did not explain that this form also had to be submitted and so I am accomplishing that now.

The petition must be signed (written signature) by owners of the land subject to the easement proposed to be vacated. Each must include mail address and legal description of his / her property.

Submitted by: Signature Tracey Knutson As ☒ Petitioner ☐ Representative

Name: Tracey Knutson

Address: PO Box 3504

Homer, AK 99603

Phone: 907-360-6172

Petitioners:

Signature _____

Name (same as above) _____

Address _____

Owner of _____

Signature _____

Name _____

Signature _____

Name _____

Address _____

Owner of _____

Signature _____

Name _____

Raven Ridge

Lot 24

N 89°59'31" E 731.97'

Lot 25



C 1/4
S 14

191.00'

540.97'

16

10' utility easement

C/L 15' HEA easement
granted by HRD Deed
2014-003295-0

former lot line

5' utility esmt

S 1°26'51" E 424.65'

LOT 2D1

5.835 ac.

Bidarka H
Unit 3
Fogle Addn
Tract 3

15' utility easement

200' drainage ex

392.31'

HIGHLAND DR.

189.55'

$\Delta = 68^{\circ}06'58''$
 $R = 330.00'$
 $T = 223.07'$

Lot 2F

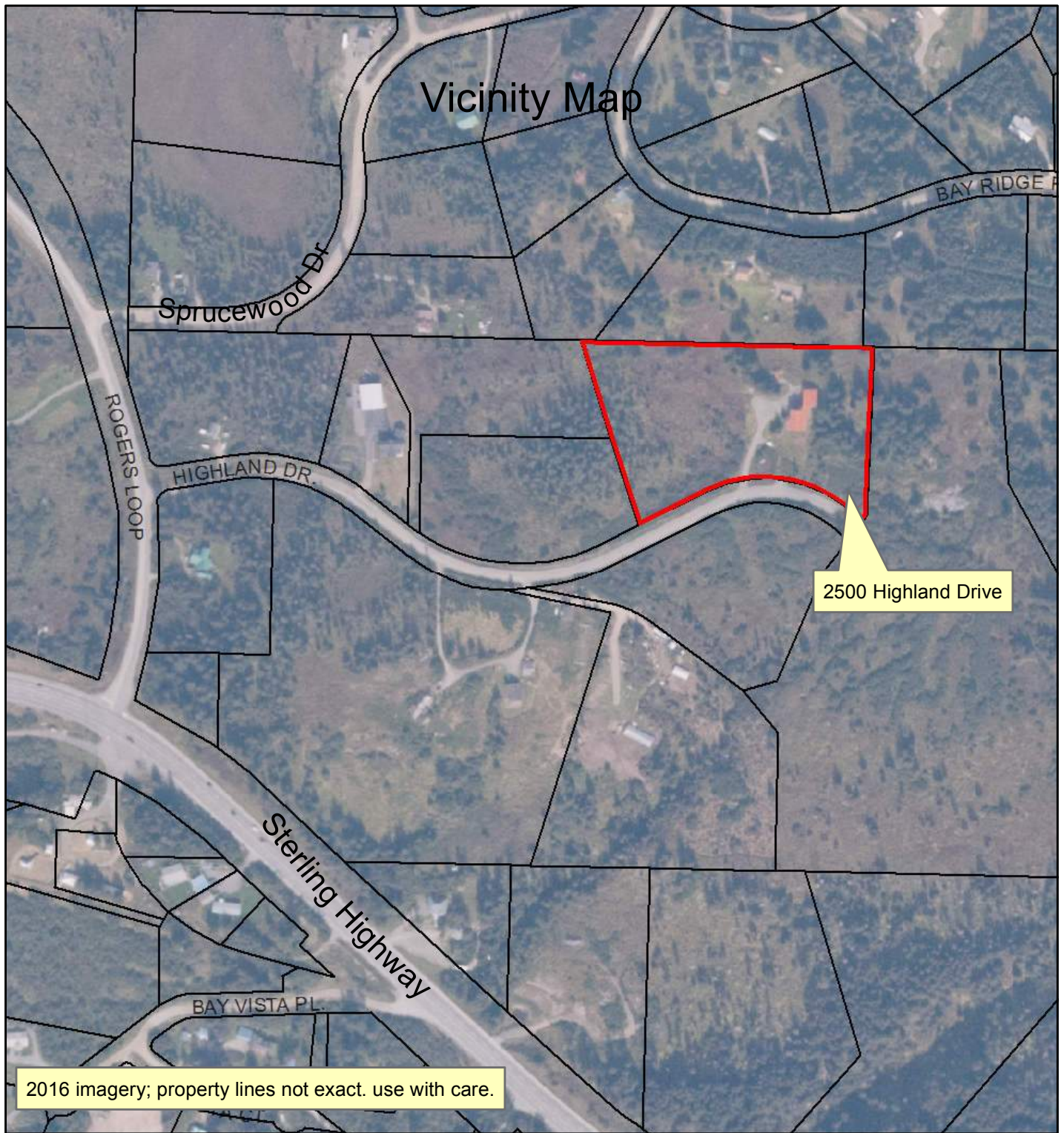
S 36°10'02" W
18.30' (16.98')

N 49°38'48" W
37.90'

This easement to be vacated

491.21'

5' utility esmt



City of Homer
Planning and Zoning Department

March 28, 2017

Utility Easement vacation request

0 250 500 Feet



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



City of Homer

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

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 5, 2017
SUBJECT: City Planner's Report PL 17-31

City Council - Meeting of 3/28/17

Regular meeting:

A police station building task force was appointed.

Resolution 17-028 was passed and grants Lands End a limited public access easement in order to be able to direct their emergency exit to stable ground after it was damaged by erosion.

Ordinance 17-05(A), An Ordinance of the City Council of Homer, Alaska, Amending the 2017 Operating Budget by Appropriating \$671,053 From the Homer Accelerated Roads/Trails Program (HART) for the Greatland Street Improvements (Option A) Project, and Authorizing the City Manager to Execute All Appropriate Documents. Erickson.

After debate and testimony, the council moved to postpone until June and incorporate an analysis of a traffic engineer.

Ordinance 17-07(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 4.10.040, 8.08.120, 14.05.425, 21.93.060, 21.93.070, 21.93.100, 21.93.110, 21.93.500, 21.93.540, 21.93.550, 21.93.560, 21.93.570, 21.93.700, and 21.93.710 to Replace the Board of Adjustment With a Hearing Officer to Decide Administrative Appeals Under the Homer City Code, Including But Not Limited to, the Use of a Hearing Officer to Order Impoundment of Dangerous Animals, Decide Disputes Regarding Itinerant Merchant Licenses, and Decide Disputes Regarding Qualifications of a Candidate for Office.

After a surprising amount of testimony (9), the Council passed the ordinance.

3.13.17 regular meeting

Reconsidered: Resolution 17-014(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Extension of City of Homer Water Services to Benefited Lots in Kachemak City and Nullifying the Statement in Resolution 04-42(A) With Regard to Extending City Water to Non-City Properties. Stroozas. Reconsideration issued by Councilmember Lewis on February 28, 2017. Failed

Business in the office continues to pick up. More people continue to apply for permits and we are out taking a look around town and planning for some code enforcement activities.

I am now devoting more time to the comprehensive plan and hope to take a bite out of it in the coming weeks/months.

Current schedule for Commissioners to present to the council.

April 10, 2017: Tom

April 24, 2017: Savanna

May 8, 2017:

May 22, 2017:

June 7, 2017:



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 17-32

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 5, 2017
SUBJECT: Ordinance 17-04(S),
AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING
HOMER CITY CODE 21.03.040 TO ADD A DEFINITION OF "TEMPORARY
AUTO SALES" AND 21.30.020 TO add "TEMPORARY AUTO SALES" to the
list of permitted uses in the marine industrial district.

Introduction: After the Planning Commission voted against the ordinance, a reconsideration was made to bring the ordinance to a public hearing before making a recommendation to Council.

Analysis: After hearing testimony that was limited to those supporting its use as a funder for the hockey rink, the Planning Commission found that auto sales are not appropriate throughout the Marine Commercial District. This is further reinforced when it was thought that it should not be allowed in areas adjacent to the harbor, which is zoned Marine Industrial.

While the Commission is sympathetic to the concept of allowing this use to benefit the Hockey Association, it has found that it does not further a compelling public interest. No one else has come forward in support of selling autos on any other Marine Industrial property. In fact, there are no current auto lots in Homer, although the provision of auto sales is available in several commercial districts.

With the interest limited to the hockey rink parking lot, the use is not appropriate for the entire district. The Marine Commercial District is unique in the fact that it holds little possibility of expansion and provides crucial support to marine industries, which are vital to the economy of Homer. The Comprehensive Plan and the purpose of the Marine Industrial District both elude to the priority of marine related activities. Allowing auto sales in entire district may diminish opportunities for marine industrial activities, while not taking advantage of current opportunities for auto sales found in other districts not currently utilized.

Staff Recommendation: Conduct a public hearing, consider testimony, and make a recommendation to the City Council regarding the allowance of temporary auto sales in the Marine Industrial District.

Attachments

Ordinance 17-04(s)

Memo Pl 17-01

CITY OF HOMER
HOMER, ALASKA

Lewis

ORDINANCE 17-04 (S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.03.040 TO ADD A DEFINITION OF
“TEMPORARY AUTO SALES” AND 21.30.020 TO ADD “TEMPORARY
AUTO SALES” TO THE LIST OF PERMITTED USES IN THE MARINE
INDUSTRIAL DISTRICT.

WHEREAS, The Homer City Code does not permit temporary auto sale in the Marine
Industrial District; and

WHEREAS, It is in the interest of the City of Homer and its residents and visitors to permit
these types of use in the Marine Industrial District.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Section 21.03.040, Definitions used in zoning code, is amended to read as
follows:

As used in this title, the words and phrases defined in this section shall have the
meaning stated, except where (a) the context clearly indicates a different meaning or
(b) a special definition is given for particular chapters or sections of the zoning code.

**“Temporary auto sales” means selling passenger cars, trucks, motorcycles,
recreational vehicles and ATV’s for a period of not more than 30 days per calendar
year per lot.**

Section 2. Section 21.30.020, Permitted uses and structures, is amended to read as
follows:

The following uses are permitted outright in the Marine Industrial District, except when
such use requires a conditional use permit by reason of size, traffic volumes, or other
reasons set forth in this chapter:

- a. Port and harbor facilities;
- b. Manufacturing, processing and packing of sea products;
- c. Cold storage;

- d. Dry docks;
- e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;
- f. Marine equipment sales, rentals, service, repair and storage;
- g. Boat launching or moorage facilities, marinas, boat charter services;
- h. Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation;
- i. Mobile food services;
- j. Itinerant merchants;
- k. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.54 HCC;
- l. Caretaker, business owner or employee housing as an accessory use to a primary use, and limited to no more than 50 percent of the floor area of a building and for use by an occupant for more than 30 consecutive days;
- m. More than one building containing a permitted principal use on a lot;
- n. Restaurant as an accessory use;
- o. Parks;
- p. As an accessory use, one small wind energy system per lot;

q. Temporary auto sales

Section 3. This ordinance shall take effect upon its adoption by the Homer City Council.

Section 4. This ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____, 2017.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form.

Mary K. Koester, City Manager

Holly C. Wells, City Attorney

Date: _____

Date: _____

Fiscal Note: NA



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum PL17-01

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 5, 2017
SUBJECT: Planning Staff review of Temporary Auto Sales in the Marine Commercial District

Planning Staff review per 21.95.040

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

A. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The Spit Comprehensive Plan is rather silent on this particular subject. The closest the plan comes to the subject is in Goal 1.1, maintain the variety of land uses that establish the unique “Spit” character and mix of land uses. This includes the objective of, revise zoning to protect character and enhance commercial, industrial, and public facilities development. It goes on to recommend clustering together similar land uses. Nothing more in the implementation table goes into the support of such an activity in the Marine Industrial District.

The Plan does talk about Industrial Development starting on page 23. It identifies the potential for future fishing, marine, and shipping industries. Further identifying key issues including the need to: “Better utilize the limited land available for industrial and economic development; Reserve sufficient land by the Deep Water Dock for future industrial development; and Encourage development related to the fishing, fish processing, and boating industries.” It goes on to mention aesthetic and safety concerns. Perhaps the most telling paragraph, “Finally, creep of commercial land uses into an industrial area should be avoided because it reduces future options for marine industrial uses and harbor facilities. Marine industrial and transportation are strategically important long term-uses, and commercial activity should be located so that future opportunities are preserved.”

B. Will be reasonable to implement and enforce.

Staff response: Given the suggested language in 17-04S, the ordinance is would be reasonable to enforce.

C. Will promote the present and future public health, safety and welfare.

Staff response: This amendment does not necessarily promote health, safety and welfare, but certainly does not detract from it. The suggested ordinance is neutral in relation to public health, safety and welfare.

d. Is consistent with the intent and wording of the other provisions of this title.

HCC 21.30.010 Purpose. “The purpose of the Marine Industrial District is primarily to provide adequate space for those water-dependent industrial uses that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil development and tourism, giving priority to those water-dependent uses over other industrial, commercial and recreational uses.”

Staff response: It is questionable that the proposed use is consistent with the purpose of the Marine Industrial District given that the use is not supportive to a water dependent use.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.040 and recommends that the Planning Commission conduct a public hearing, consider any testimony, and make a recommendation to the City Council.



City of Homer

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Staff Report 17-33

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 5, 2017
SUBJECT: Vacation of a portion of Greatland Street

Requested Action: Conduct a public hearing and recommend approval of the vacation of a portion of Greatland Street, south of the Sterling Highway.

General Information:

Applicants:	Tom Livingston 3900 Arctic Blvd Ste 301 Anchorage, AK 99503	Kenton Bloom, PLS Seabright Survey and Design 1044 East End Rd Ste A Homer, AK 99603
Location:	South end of Greatland Street in Old Town, between the Sterling Highway and Olhson Lane	
Zoning Designation:	Central Business District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Alaska USA Bank, Homer Chamber of Commerce South: Baywatch Condominiums, Ohlson Lane East: Old Town Cottages/residential West: Vacant land	
Comprehensive Plan:	The 2005 Homer Transportation Plan does not show future construction of a road within this right of way. The Homer Non-Motorized Transportation and Trail Plan shows a pedestrian connection east-west between Islands and Ocean Visitor Center, and the Chamber of Commerce.	
Utilities:	City sewer main is located in the existing Right of Way.	
Public Notice:	Notice was sent to 78 property owners of 59 parcels as shown on the KPB tax assessor rolls.	

Analysis: This vacation is within the Central Business District. This action would vacate a portion of Greatland Street. In the associated platting action, utility easements for city sewer and a 5-foot pedestrian easement have been proposed by the applicant.

The applicant has a development proposal that the commission will review at a future meeting via the Conditional Use Permit process. The development does not hinge on this right of way vacation, but the vacation would provide greater flexibility for the developer.

The applicant has conferred with Planning and Public Works, and both departments find it unlikely the City will ever develop this Right of Way as a road, or that it will be needed for vehicles. The adjoining property owners, the Chamber of Commerce and Alaska USA FCU did not use Greatland for access.

Review of relevant Kenai Peninsula Borough Code:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Finding 1: The current block length along the Sterling Highway is about 500 feet to Main Street, and 550 feet to Ohlson Lane. Vacation of Greatland Street south of the Sterling Highway would create a block length of about 1100 feet. Vacation of Greatland Street would increase conformance with the requirement that block lengths be not less than 800 feet on an arterial and state maintained roads.

20.70.170. - Vehicular access.

The planning commission shall not approve the vacation of a right-of-way unless an equal or superior right-of-way for vehicular access exists or will be provided in exchange. Where two or more access points are necessary for large vacant or semi-vacant areas of land, the commission shall consider density, use, projected development, and maintain sufficient rights-of-way to serve potential use.

Staff Finding 2: Equal or superior access exists for vehicular access. Greatland Street is undeveloped within this block. The primary parcel will access on Ohlson Lane. Other properties affected have access on Ohlson Lane or the Sterling Highway, which are both paved and maintained roads. Two or more access points are not necessary in this area.

20.70.190. - Utility provisions.

All existing and future utility requirements shall be considered when evaluating a vacation request. Rights-of-way which are utilized by a public utility or which logically would be required by a public utility shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a public utility easement be granted in place of the right-of-way.

Staff Finding 3: City staff has considered the existing a future municipal infrastructure and finds that utility easements are sufficient.

Public Works Comments:

The Transportation Master Plan does not show the portion of Greatland Street south of the Sterling Highway being an important roadway corridor. This in itself does not mean it should not be constructed, but Public Works can find no reasonable argument that it should be. If the consensus is that no road will ever be constructed in the existing Greatland right-of-way (south of the Sterling Highway), Public Works will not object to vacating a portion of Greatland as proposed.

The vacation of any portion of Greatland should reserve utility easements for the water and sewer mains that exist or are proposed to be constructed, and a pedestrian access easement should be considered.

Vehicular Access:

If no right-of-way vacation is approved or it is approved as proposed by the applicant, Public Works would allow for a “driveway” to be extended from Bunnell to the property within the dedicated Greatland Street right-of-way. A permit and maintenance agreement would be required. The Fire Department has required (in similar situations) that this driveway be at least 20’ wide and be able to support emergency vehicle access.

Fire Department Comments: No concerns.

Staff Recommendation:

Planning Commission recommend approval of the vacation.

Attachments:

1. Vacation petition
2. Public Notice
3. Aerial Map



Kenai Peninsula Borough Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
Toll free within the Borough 1-800-478-4441, extension 2200
(907) 714-2200

Petition to Vacate Public Right-of-Way/Easement/Platted Public Area
Public Hearing Required

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- ☐ \$500 non-refundable fee to help defray costs of advertising public hearing.
- ☐ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- ☐ Name of public right-of-way proposed to be vacated is dedicated by the plat of CHAMBERLAIN & WATSON Subdivision, filed as Plat No. 50-24 in HOMER Recording District.
- ☐ Are there associated utility easements to be vacated? ☐ Yes ☒ No
- ☐ Are easements in use by any utility company? If so, which company HER, ACS
- ☐ Easement for public road or right-of-way as set out in (specify type of document) _____ as recorded in Book _____ Page _____ of the _____ Recording District. (Copy of recorded document must be submitted with petition.)
- ☐ Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11x17 inches in size. In the case of public right-of-way, the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.
- Has right-of-way been fully or partially constructed? ☐ Yes ☒ No
- Is right-of-way used by vehicles / pedestrians / other? ☐ Yes ☒ No
- Is alternative right-of-way being provided? ☐ Yes ☒ No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

RIGHT-OF-WAY NOT NEEDED. CITY SUPPORTS
VACATION

The petition must be signed (written signature) by owners of the majority of land fronting the right-of-way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By:

Name: KENTON BLOOM
Address: 1044 EAST RD
SUITE A
HOMER, AK 99603
Phone: 907 235 4247

Signature as:

☐ Petitioner ☒ Representative

Kenton Bloom

Petitioners:

Signature Thomas W. Livingston
Name Thomas W. Livingston
Address 3900 Arctic Blvd.
Suite 301
Anchorage, AK 99503
Owner of _____

Signature _____
Name _____
Address _____

Owner of _____

Signature _____
Name _____
Address _____

Signature _____
Name _____
Address _____

Owner of _____

Owner of _____

RECEIVED

MAR 16 2017

CITY OF HOMER
PLANNING/ZONING

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLANNING COMMISSION AT
THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2017

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THE FRONT 15' ADJOINING THE RIGHTS-OF-WAY AND 20 FEET WITHIN 5' OF SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE
7. A 15' SEWER EASEMENT ALONG THE CENTERLINE OF THE EXISTING 8" SEWER MAIN IS GRANTED THIS PLAT.

LEGEND

- FOUND 2' AL-CAP ON A 5/8" REBAR 7610-S 2017
- SET 2' AL-CAP ON A 5/8" REBAR 7968-S 2017

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

HOMER BY-PASS

CHAMBERLAIN AND WATSON SUB.
ALASKA USA ADDN.
HM 2003-37

LOT 15A-1

EXISTING PEDESTRIAN
TRAIL EASEMENT
GRANTED TO CITY OF
HOMER HM 2007-134

10' WIDE PEDESTRIAN TRAIL
EASEMENT GRANTED TO CITY
OF HOMER THIS PLAT

LOT 2-A-1
HM 2007-134

LOT 1
1.119 ACRES

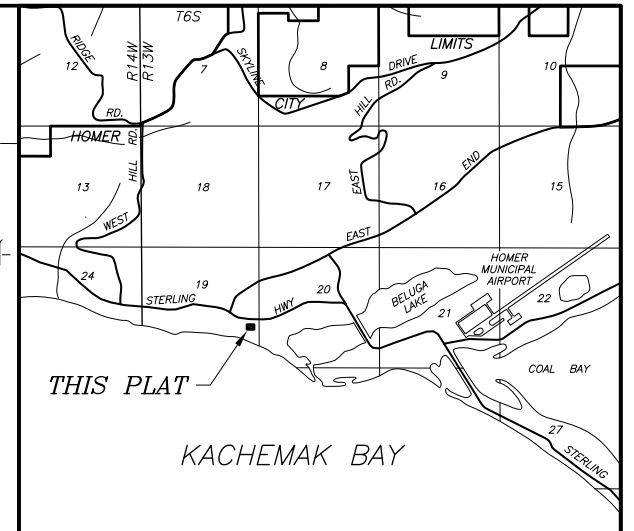
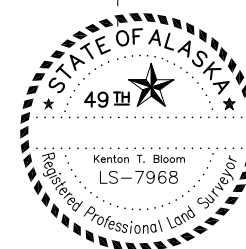
LOT LINES VACATED THIS PLAT

FORMER WEST 1/2 LOT 19A

FORMER EAST 1/2 LOT 19A

BUNNELL'S NO. 11
HM 0800072
LOT 65-A

LOT 66
HM 61-218



THIS PLAT

KACHEMAK BAY

VICINITY MAP

SCALE: 1" = 1 MILE

U.S.G.S. QUAD. SELDOVIA C-4 & C-5

EASEMENTS

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 10' WIDE PEDESTRIAN EASEMENT, THE 15' WIDE SEWER EASEMENT AND THE 15' WIDE UTILITY EASEMENT GRANTED BY THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

KATIE KOESTER, CITY MANAGER
CITY OF HOMER

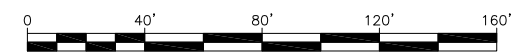
DATE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

TOM LIVINGSTON
3900 ARCTIC BLVD.
SUITE 301
ANCHORAGE, AK 99503

DATE



GRAPHIC SCALE

HOMER RECORDING DISTRICT

KPB FILE No. 2017-XXX

CHAMBERLAIN AND WATSON SUBD. 2017 REPLAT

A REPLAT COMBINING LOTS 18A AND 19A OF CHAMBERLAIN AND WATSON SUBDIVISION HM 50-24 AND VACATING A PORTION OF GREATLAND STREET LOCATED WITHIN THE SE 1/4 SEC 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, IN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.119 ACRES

SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KB	CHKD BY: KB	JOB #2017-07
DATE: 2/2017	SCALE: 1"=40'	SHEET #1 OF 1

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, April 5, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

A proposal to vacate 0.113 acres/178 linear feet of Greatland Street south of the Sterling Highway near the intersection of Ohlson Lane, Chamberlain and Watson Subdivision, SEC 19 T 6S R 13W Seward Meridian.

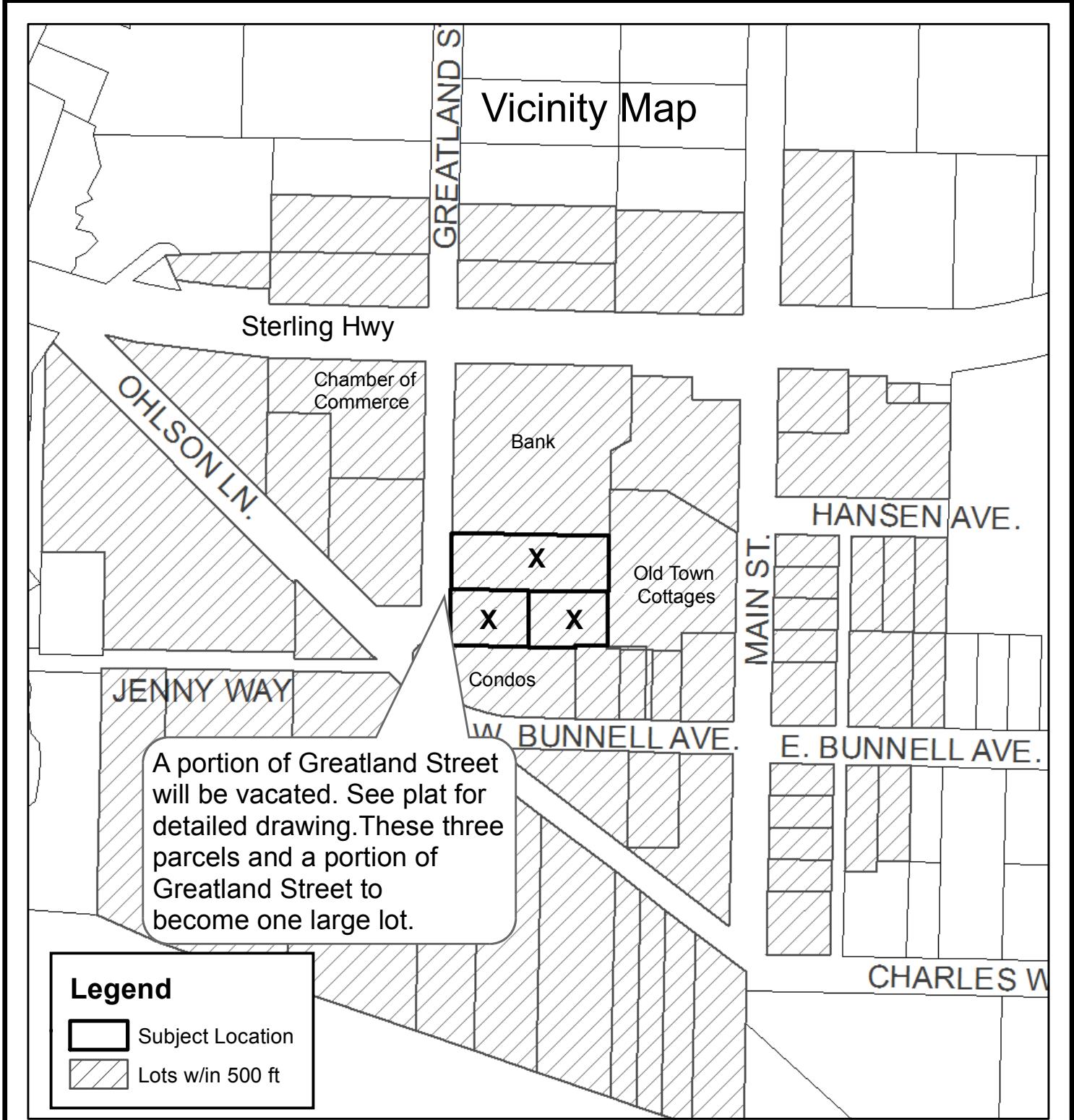
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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 500 FEET OF PROPERTY.

.....

VICINITY MAP ATTACHED



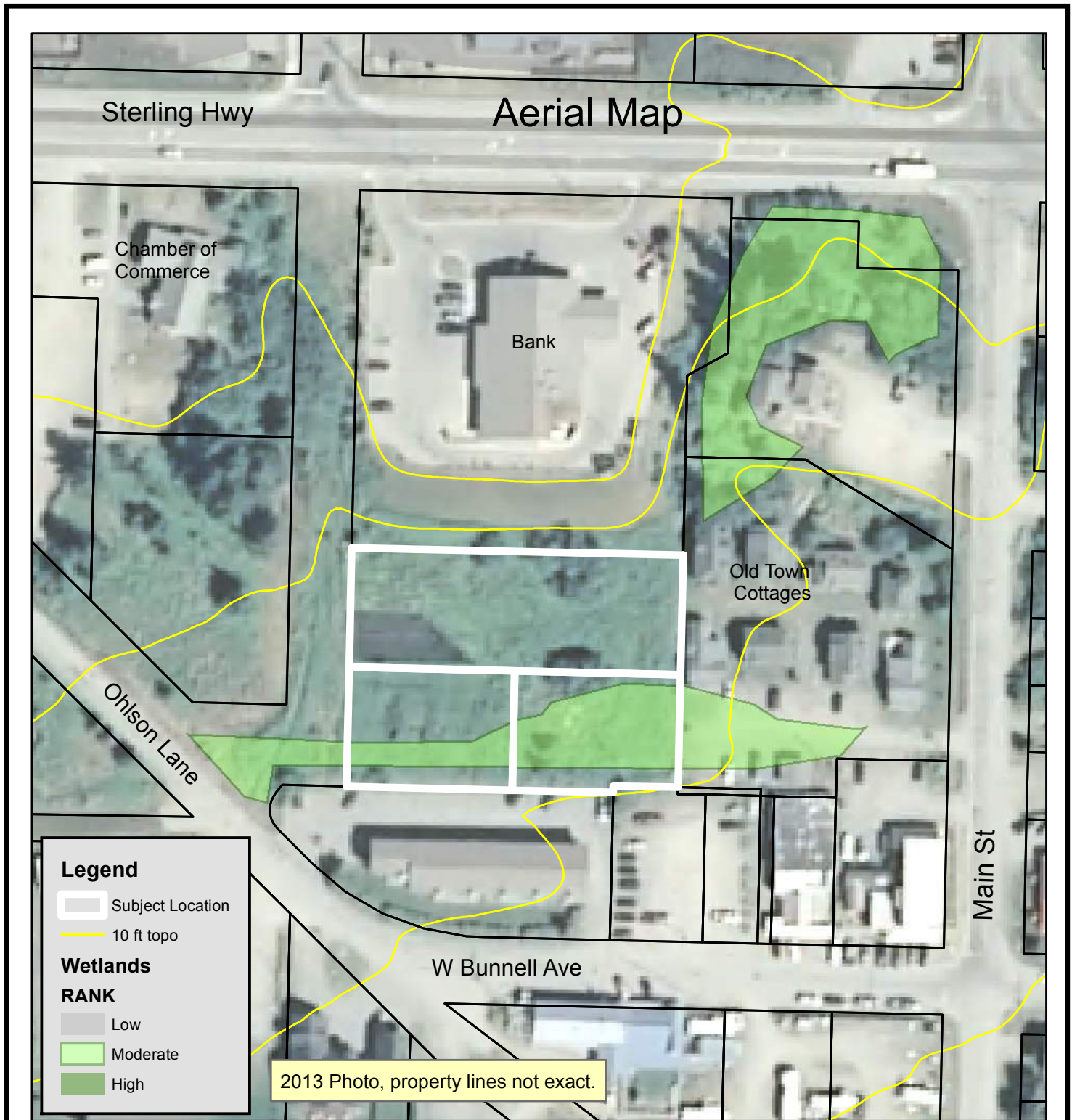
City of Homer
 Planning and Zoning Department
 3/20/2017

Chamberlain and Watson Subdivision
 2017 Replat and vacation of a
 portion of Greatland Street
 Preliminary Plat

Marked lots are w/in 500 feet
 and property owners notified.

0 250 500 Feet

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



City of Homer
Planning and Zoning Department
2/28/2017

Chamberlain and Watson Subdivision 2017 Replat Preliminary Plat

0 125 250 Feet



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



City of Homer

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 17-34

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 5, 2017
SUBJECT: Vacation of a 33 foot roadway easement

Requested Action: Conduct a public hearing and make a recommendation on the 33-foot roadway easement vacation.

General Information:

Applicants:	Ann Griffin Reed 110 Falling Creek Drive Thomasville, NC 27360	Jerry Anderson PLS 2836 S Ranchview Rd #206 Brookline MO 56519
Location:	3101 Kachemak Drive	
Parcel ID:	17915081	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Vacant, Commercial Industrial business/gear storage South: Kachemak Bay East: Vacant/Residential West: Residential	
Comprehensive Plan:	This patent easement is not shown as a planned roadway in the 2005 Homer Transportation Plan.	
Public Notice:	Notice was sent to 9 property owners of 9 parcels as shown on the KPB tax assessor rolls.	

Analysis: This vacation is within the Rural Residential District. In 2011, the applicant went through the Section Line Easement vacation process. In 2017, the applicant submitted a preliminary plat to the Kenai Peninsula Borough to create two smaller lots from the larger parent lot. During that process, the Kenai Peninsula Borough determined that this 33-foot roadway easement, reserved by patent, had not been vacated. The applicant is now petitioning to vacate this easement.

Review of relevant Kenai Peninsula Borough Code:

20.70.170. - Vehicular access.

The planning commission shall not approve the vacation of a right-of-way unless an equal or superior right-of-way for vehicular access exists or will be provided in exchange. Where two or more access points are necessary for large vacant or semi-vacant areas of land, the commission shall consider density, use, projected development, and maintain sufficient rights-of-way to serve potential use.

Staff Finding 1: This access is undeveloped and super access is available on Kachemak Drive, which is a paved, state maintained road.

20.70.180. - Other access.

Other lawful uses that exist or are feasible for the right-of-way shall be considered when evaluating a vacation request. When such uses exist or could exist within rights-of-way which are not suited for general road use, the commission shall not approve the vacation request, unless it can be demonstrated that equal or superior access is or will be available. The planning commission shall consider whether alternate uses present public safety issues which support approval of the vacation.

Staff Finding 2: Other access has previously been granted. There is a 10-foot pedestrian access easement already in existence. No other access is needed.

20.70.190. - Utility provisions.

All existing and future utility requirements shall be considered when evaluating a vacation request. Rights-of-way which are utilized by a public utility or which logically would be required by a public utility shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a public utility easement be granted in place of the right-of-way.

Staff Finding 3: Utilities are within the Kachemak Drive Right of Way. No additional easement is required.

20.70.200. - Waterfront access provisions.

A right-of-way which serves to provide access to public waters shall not be vacated unless such a right-of-way is wholly impractical to all modes of transport including pedestrian or the use of such right-of-way causes damage to the right-of-way, adjacent properties, the waterbody or the watercourse, or threatens public safety which cannot otherwise be corrected and where such continued damage or threat would be contrary to the public interest.

Staff Finding 4: Access to Kachemak Bay is wholly impractical due to the approximately 70-foot steep bluff down to the beach. Physical access to public waters is not possible within this easement. A 10 foot pedestrian access easement was granted, so the public may walk to the edge of the bluff.

Public Works Comments: PW has no objection to the 33' Road Easement Vacation. Please confirm that the 10' pedestrian Easement granted to the City of Homer is to remain in place.

Planning staff response: the petition specifically addresses the 33 foot roadway reservation, and does not address the 10 foot pedestrian easement.

Fire Department Comments: No concerns.

Staff Recommendation:

Planning Commission recommend approval of the vacation.

Attachments:

1. Surveyor Letter
2. Vacation petition
3. Public Notice
4. Aerial Map

Jerry Anderson PLS
2836 S. Ranchview Rd. #206
Brookline MO 65619
417-830-978 Email: Fchwartz@gmail.com

March 11, 2017

City of Homer
Planning Dept.
491 E. Pioneer Ave.
Homer Alaska 99603

Re. Patent Reservation Easement vacation request
DeGarmo Subd Three KPB 2017-005

Attached is a petition for the vacation of an easement that was overlooked during the Section Line Easement vacation completed in 2011

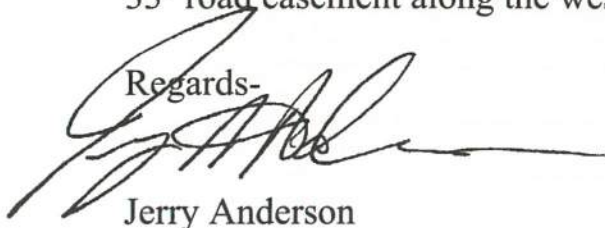
The public hearing notice for the Section Line Easement vacation didn't specifically mention the patent 33' reservation. (The easement vacation was formalized by the recording of Plat HM2011-53)

KPB has determined that the 33' roadway reservation along the west boundary still exists and needs to be shown on the plat, or vacated prior to the finalization of the current lot-split.

The property owners, the Surveyor, the City of Homer, The KPB Planning commission, the Alaska Department of Transportation, The Alaska division of Mining, Land & Water (ALL of whom signed the plat) demonstrated their intention to, and who believed they had accomplished the final, permanent demise of a roadway easement, along the portions vacated.

I respectfully request that the HAPC and the Homer City Council vacate the 33' road easement along the west boundary.

Regards-



Jerry Anderson

RECEIVED

MAR 13 2017

CITY OF HOMER
PLANNING/ZONING



Kenai Peninsula Borough Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
Toll free within the Borough 1-800-478-4441, extension 2200
(907) 714-2200

Petition to Vacate Public Right-of-Way/Easement/Platted Public Area
Public Hearing Required

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- ☐ \$500 non-refundable fee to help defray costs of advertising public hearing.
- ☐ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- ☐ Name of public right-of-way proposed to be vacated is dedicated by the plat of _____ Subdivision, filed as Plat No. _____ in _____ Recording District.
- ☐ Are there associated utility easements to be vacated? ☐ Yes ☒ No
- ☐ Are easements in use by any utility company? If so, which company _____
- ☐ Easement for public road or right-of-way as set out in (specify type of document) Patent _____ as recorded in Book _____ Page Unrecorded of the _____ Recording District. (Copy of recorded document must be submitted with petition.)
- ☒ Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11x17 inches in size. In the case of public right-of-way, the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.
- Has right-of-way been fully or partially constructed? ☐ Yes ☒ No
- Is right-of-way used by vehicles / pedestrians / other? ☐ Yes ☒ No
- Is alternative right-of-way being provided? ☐ Yes ☒ No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

Please see the attached narrative. It was the intention of the previous section line easement vacation action to ELIMINATE portions of the roadway reservation in that location. During the 2017 proposed replat, it was determined that because the 2011 vacation public notice did not specifically include the patent easement, it still exists.

The petition must be signed (written signature) by owners of the majority of land fronting the right-of-way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By:

Name: Jerry A. Anderson
Address 2836 S. Ranchview Rd. # 206
Brookline MO 65619
Phone 417-830-0978

Signature as:

☐ Petitioner ☒ Representative

Petitioners:

Signature _____
Name Ann Griffin Reed
Address 110 Falling Creek Drive
Thomasville NC 27360

Signature _____
Name _____
Address _____

Owner of Lot 12-A-1 Degarmo Subd. No 2
Plat HM-2009-5

Owner of _____

Signature _____
Name _____
Address _____

Signature _____
Name _____
Address _____

Owner of _____

Owner of _____

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, April 5, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

A proposal to vacate a 33' roadway easement, reserved by patent, along the western property line on Lot 12-A-1 of DeGarmo Subdivision No. 2, SEC 23 T 6S R 13 W S.M.

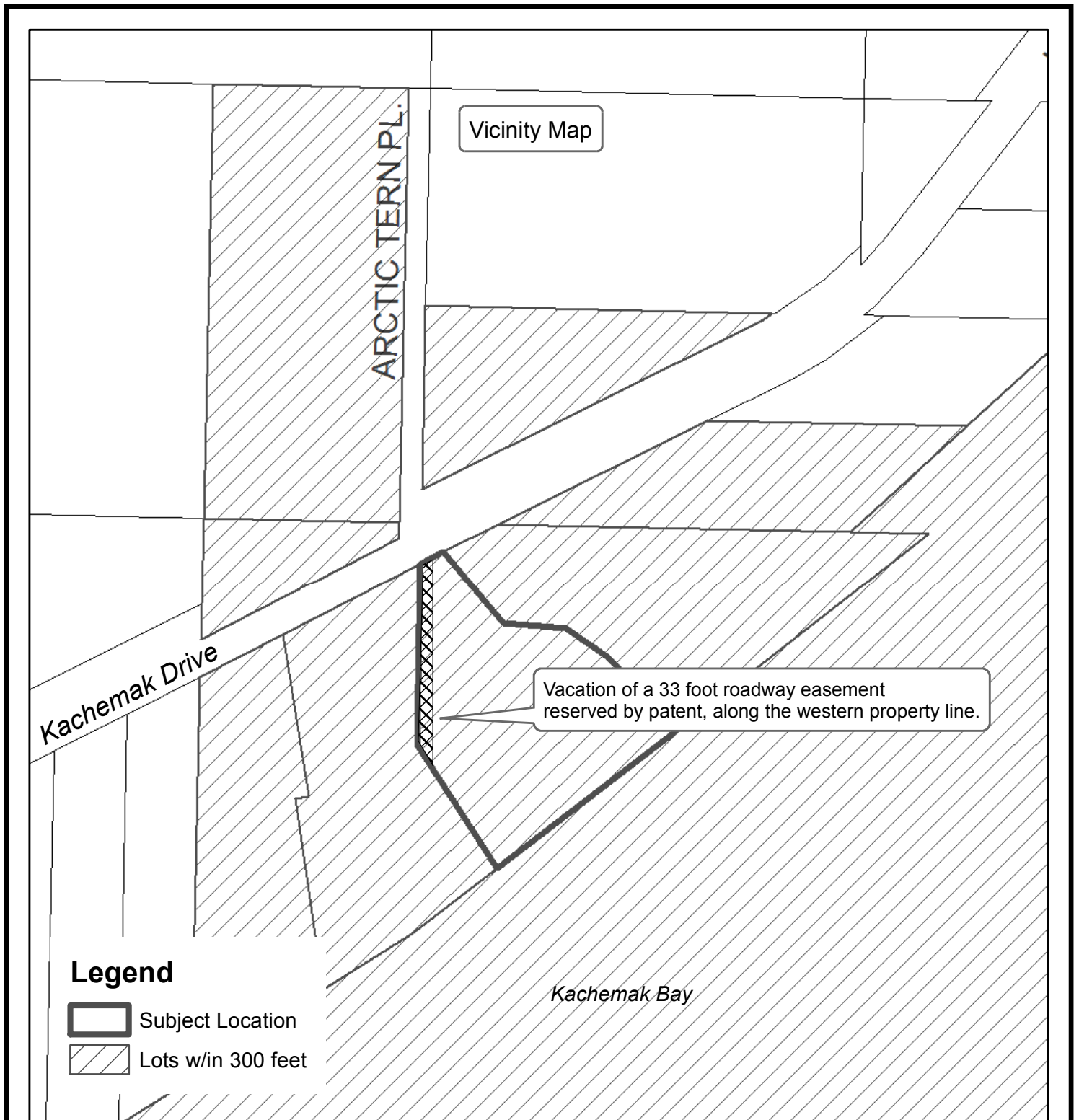
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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, 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
3/20/2017

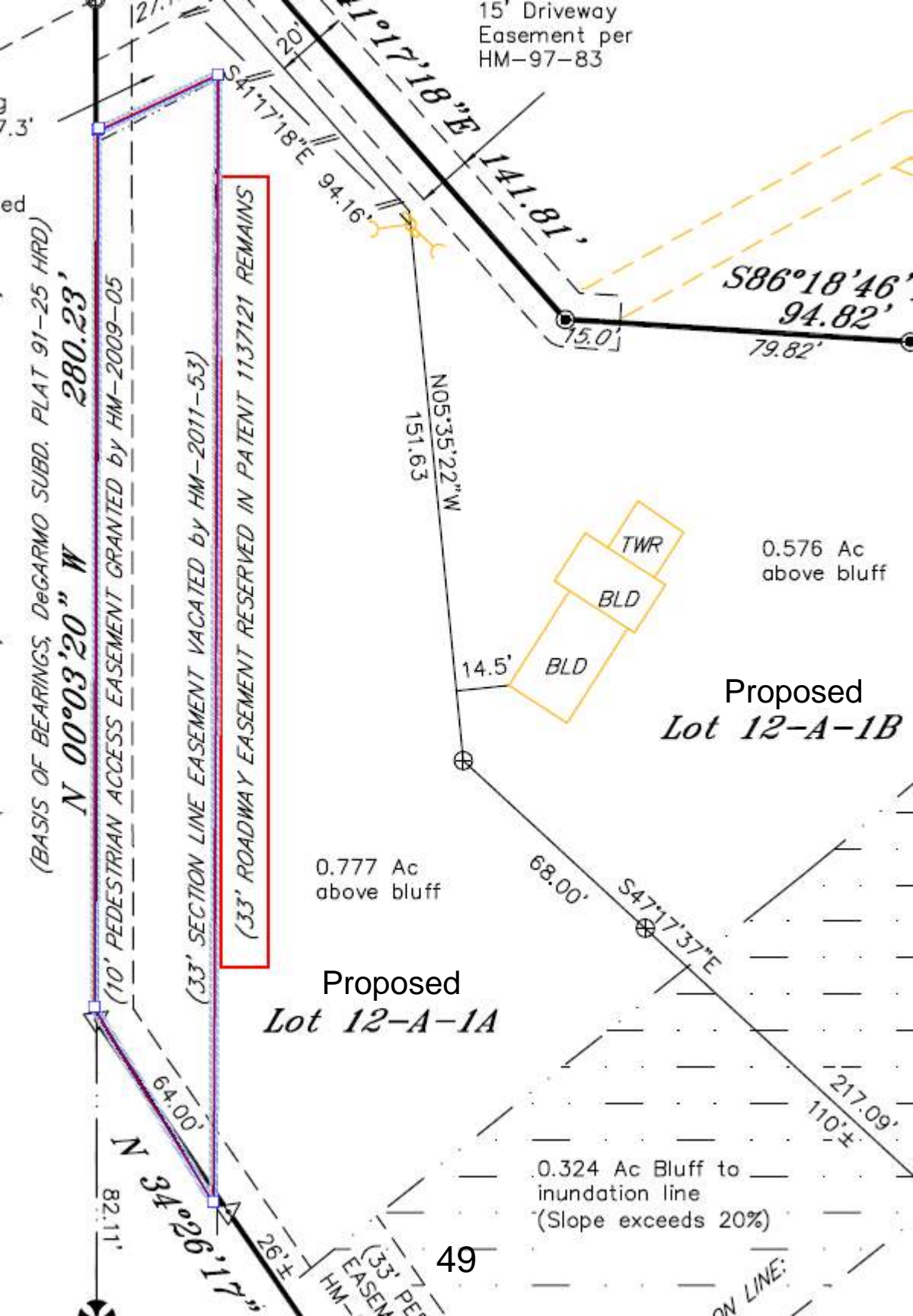
Vacation of a 33 foot roadway patent easement

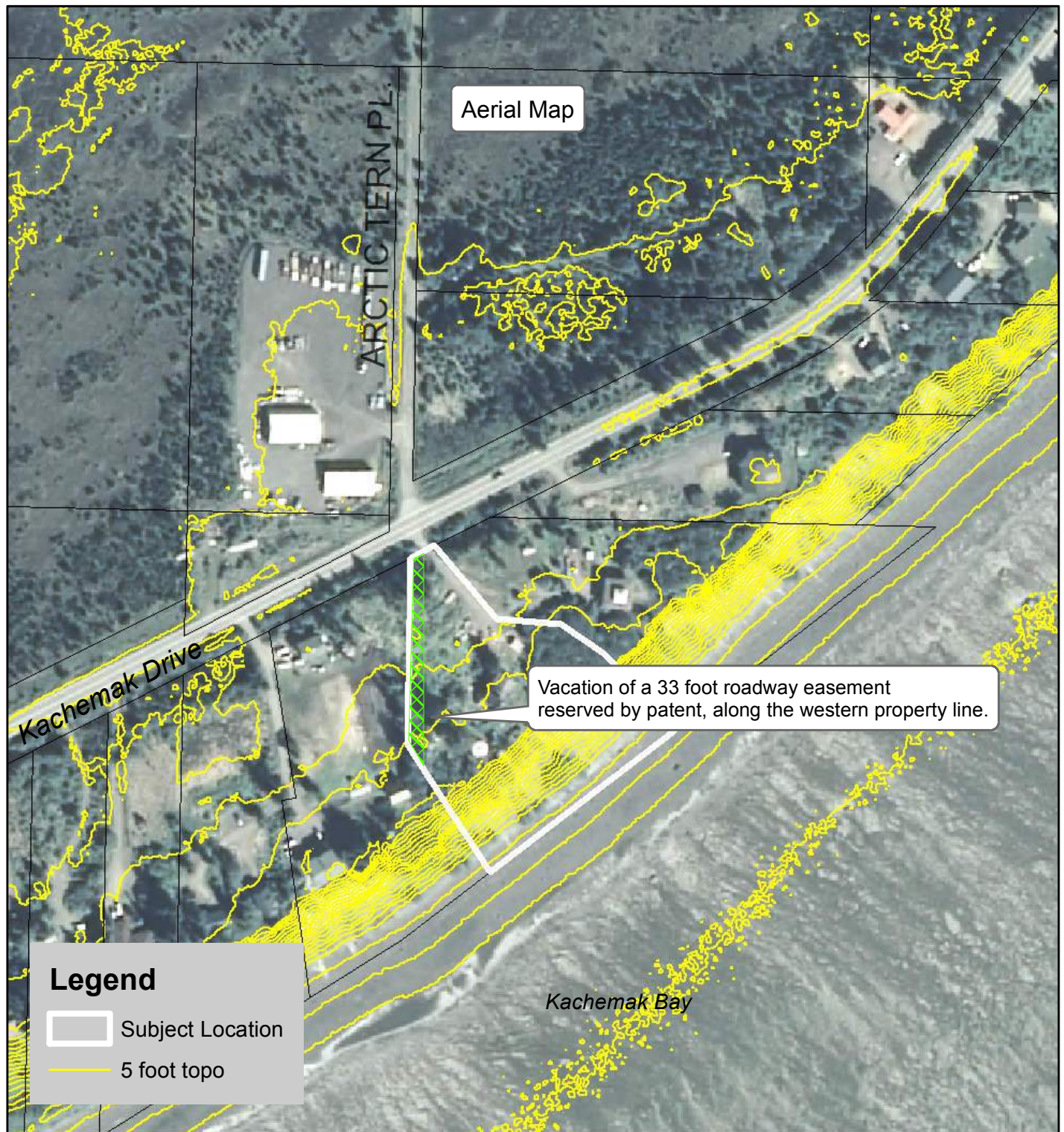
Marked lots are w/in 300 feet and property owners notified.

0 150 300 Feet



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





City of Homer
Planning and Zoning Department
3/20/2017

Vacation of a 33 foot roadway patent easement

0 150 300 Feet



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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

Staff Report 17-35

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Travis Brown, Planning Technician
DATE: April 5, 2017
SUBJECT: Glory View Subdivision Church of the Nazarene Add'n Preliminary Plat

Requested Action: Preliminary Plat approval for the vacation of common lot lines, creating one larger lot from three smaller lots

General Information:

Applicants:	Church of the Nazarene John Ralph, Pastor 3980 Hunter Street Homer, AK 99603	Jerry Anderson, PLS 2836 Ranchview Rd. #206 Brookline, MO 65619
Location:	Sterling Highway and Hunter Street on Baycrest Hill	
Parcel ID:	17508137, 17508138, 17508139	
Size of Existing Lot(s) in acres:	1, 1, 1.1	
Size of Proposed Lots(s) in acres:	2.852	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant, Church, Parsonage	
Surrounding Land Use:	North: Single Family Home South: Single Family Home East: Single Family Home West: Single Family Home	
Comprehensive Plan:	Chapter 4, Goal 5, Objective B: Maintain the availability of lands designated for rural residential use; improve the zoning code for this category to withstand pressure for platting large lots into smaller ones in that district.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 25 property owners of 26 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is located within the Rural Residential District. This platting action vacates two common lot lines creating one larger lot.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not include 15 foot utility easements along the Hunter Street and Sterling Highway rights-of-way. The surveyor has requested an exemption to this requirement, however, no reason or evidence was provided to meet condition 22.10.040(b).

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat needs to include the total area in acres in the title block.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. Change the 10' wide utility easement fronting the Sterling Hwy and Hunter Street to 15' wide utility easement.
2. There is no required ROW dedication for this platting proposal. These lots dedicated 40' on the parent plat 81-60 HRD.
3. Depict the referenced waterline easement Bk. 56 Pg. 300 HRD.

A development agreement is not required

Fire Department Comments: No comments.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Change the 10' wide utility easement fronting the Sterling Hwy and Hunter Street to 15' wide utility easement.
2. There is no required ROW dedication for this platting proposal. These lots dedicated 40' on the parent plat 81-60 HRD.
3. Depict the referenced waterline easement Bk. 56 Pg. 300 HRD.
4. Remove Note 1 and amend Note 3 by replacing "Development" with "Development activity."

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

Jerry Anderson PLS
2836 S. Ranchview Rd. #206
Brookline MO 65619

"Surveys & Boundary Solutions"

417-830-0978 Email: jandersonpls@gmail.com or; fchwartz@gmail.com
December 3rd 2016

City of Homer
Planning Dept.
491 E. Pioneer Ave.
Homer Alaska 99603

Re: Plat Submittal, Glory View Subdivision; Church of the Nazarene Add'n.

Attached are two full size and one reduced size copy of the proposed plat, along with a check for the filing fee of \$200.00

The sole purpose of this plat is to remove the common lot lines, combining Lots 1, 2 & 3 into Lot 1A.

I believe that the provisions of 22.10.040 would allow an exception to the requirements of 22.10.051(a).

If you have questions or require additional information, please call or send an email.

Regards-



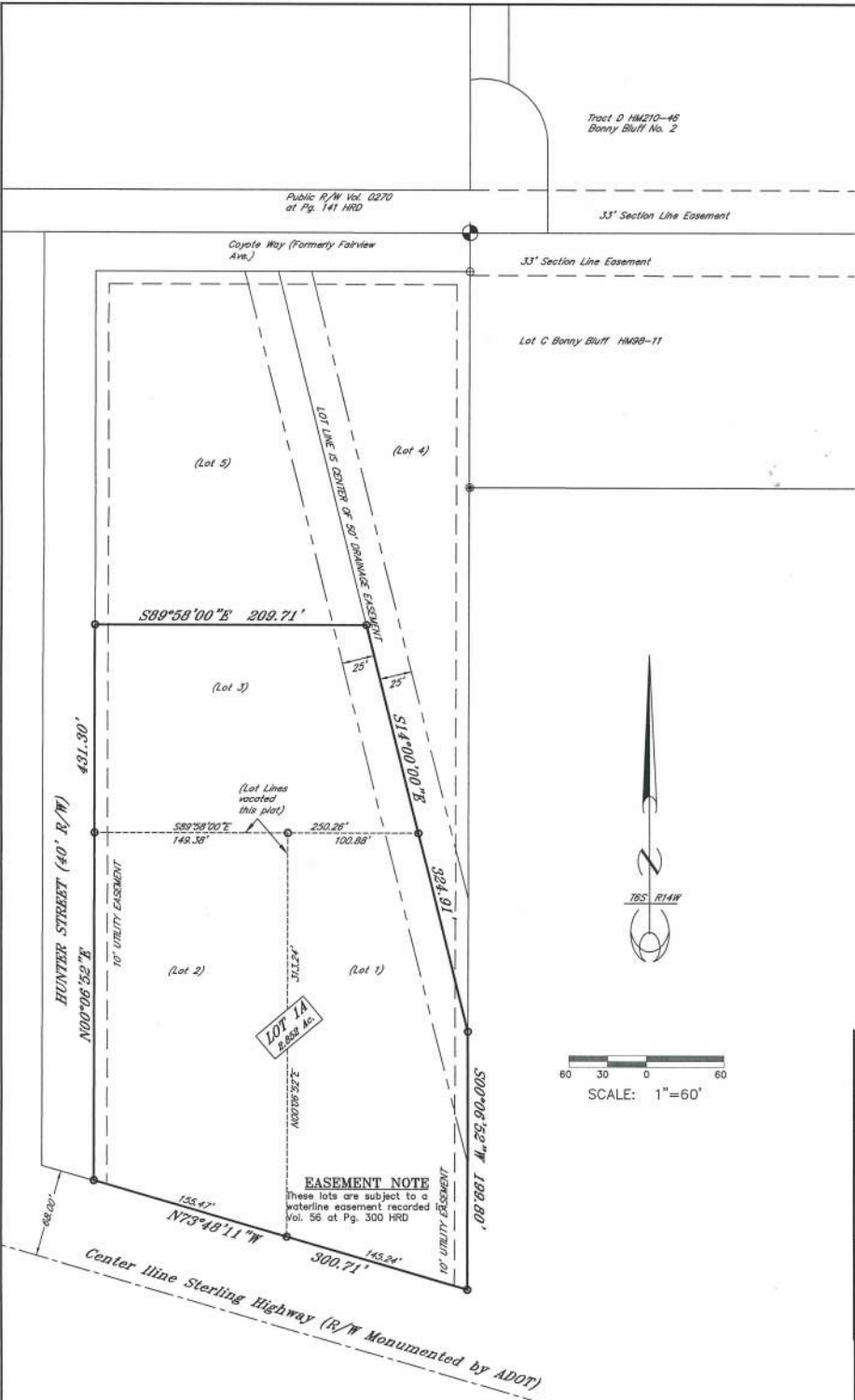
Jerry A. Anderson PLS

cc: Homer Church of the Nazarene
John Ralph, Pastor
3980 Hunter Street
Homer AK 99603

RECEIVED

MAR 07 2017

CITY OF HOMER
PLANNING/ZONING



SYMBOL LEGEND	
	(F) Brass Cap LS-1301 (HM 98-34)
	(F) 5/8" Rebar, LS-6490 (HM 98-11)
	(R) 1/2" x24" Rebar, LS-3686 (HM 81-60)
	(F) 1/2" x24" Rebar, LS-3686 (HM 81-60)

RECEIVED
MAR 07 2017
CITY OF HOMER
PLANNING/ZONING

REC. DIST.	_____
Date	_____ 20 ____
TIME	_____ M
REQUESTED BY:	_____
ADDRESS	_____

CERTIFICATE OF OWNERSHIP
We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all rights of way and public areas to public use, and grant all easements to the use shown.

Church of the Nazarene
by: John Ralph, Pastor
3980 Hunter Street
Homer Alaska 99603

NOTARY'S ACKNOWLEDGMENT
For: John Ralph
Acknowledged before me this _____ day of _____ 2017

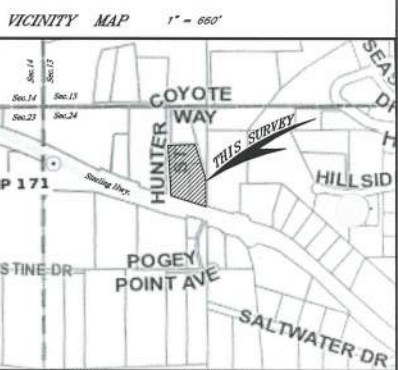
Notary Public for Alaska My Commission Expires: _____
PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
KENAI PENINSULA BOROUGH
BY: _____
Authorized Official

SURVEYOR'S CERTIFICATE
I hereby certify that this plat was prepared from the most recent record plats and my survey notes from prior surveys. No additional field surveys were made in conjunction with this plat. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

WASTEWATER DISPOSAL: Per 20.40.020 A.1: The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on 08/03/1991. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Jerry A. Anderson 12/02/2016
Date

- GENERAL NOTES:**
- 1.) Homer city code regulates setbacks within the city limits.
 - 2.) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - 3.) Development within the City of Homer is subject to City of Homer zoning regulations.
 - 4.) Acceptance of the plat by the Borough does not indicate acceptance of encroachments, if any.
 - 5.) Plot 81-60 lists Lot 3 as containing 1.094 Acres. The lot actually contained 0.832 Ac



	JOB No.	2143-2180
	DATE:	DEC. 01, 2016
	SCALE:	1" = 60'
	KPB FILE No.	2017-
	FIELD BOOK:	PAC-40/14
	LOCATION:	West Sterling Hwy
	SECTION:	NW1/4 NW1/4 Sec. 24
TOWNSHIP:	06S	
RANGE:	14W	

"CHURCH OF THE NAZARENE ADD'N"
COMBINING LOTS 1, 2, AND 3 HM 81-60 INTO A SINGLE LOT.
WITHIN THE NW1/4 NW1/4 Sec. 24, Twp. 6S Rge. 14W S.M.
KENAI PENINSULA BOROUGH; HOMER RECORDING DISTRICT;
CITY OF HOMER ALASKA
CONTAINING 2.832 Ac.

JERRY ANDERSON PLS
SURVEYS & BOUNDARY SOLUTIONS
417-830-0978
2836 RANCHVIEW RD. #206
BROOKLINE MO 65619

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Glory View Subdivision Church of the Nazarene Add'n Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, April 05, 2017 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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.

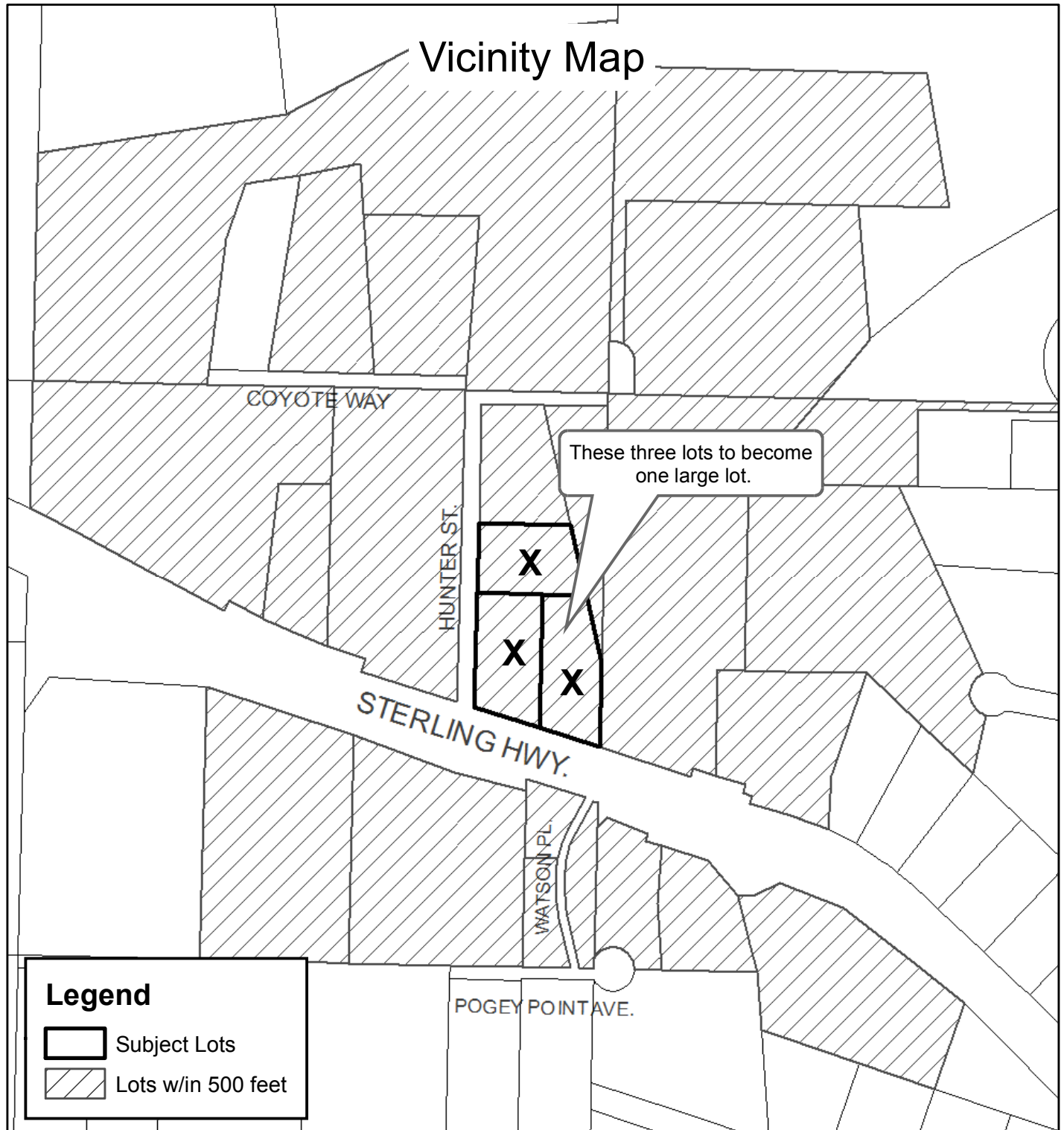
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NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

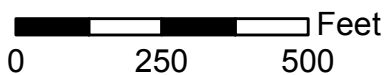
Vicinity Map



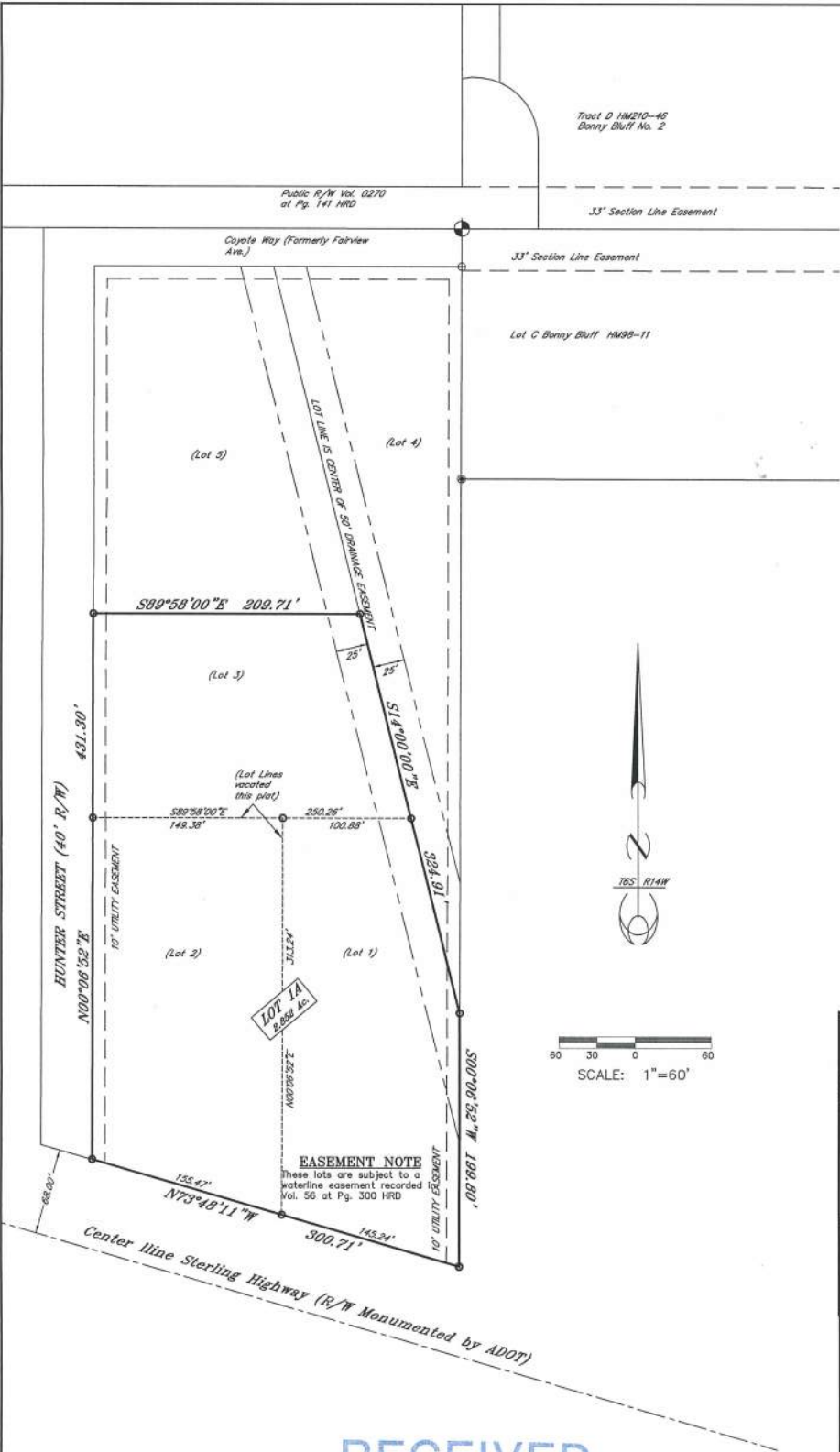
City of Homer
Planning and Zoning Department
March 20, 2017

Glory View Subdivision Church of the Nazarene Addition Preliminary Plat

Marked lots are w/in 500 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.*



CERTIFICATE OF OWNERSHIP
We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all rights of way and public areas to public use, and grant all easements to the use shown.

Church of the Nazarene
by: John Ralph, Pastor
3980 Hunter Street
Homer Alaska 99603

NOTARY'S ACKNOWLEDGMENT
For: John Ralph
Acknowledged before me this _____ day of _____ 2017

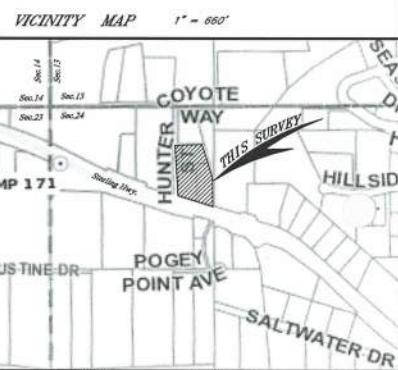
Notary Public for Alaska My Commission Expires: _____
PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
KENAI PENINSULA BOROUGH
BY: _____
Authorized Official

SURVEYOR'S CERTIFICATE
I hereby certify that this plat was prepared from the most recent record plat and my survey notes from prior surveys. No additional field surveys were made in conjunction with this plat. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

WASTEWATER DISPOSAL: Per 20.40.020 A.1: The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on 08/03/1991. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Jerry A. Anderson
Date 12/02/2016

- GENERAL NOTES:**
- 1.) Homer city code regulates setbacks within the city limits.
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 - 3.) Development within the City of Homer is subject to City of Homer zoning regulations.
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KENAI PENINSULA BOROUGH; HOMER RECORDING DISTRICT;
CITY OF HOMER ALASKA
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JERRY ANDERSON PLS
SURVEYS & BOUNDARY SOLUTIONS
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SYMBOL LEGEND	
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	(F) 1/2" x 24" Rebar, LS-3686 (HM 81-60)

REC. DIST.	_____
Date	_____ 20 _____
TIME	_____ M
REQUESTED BY:	_____
ADDRESS:	_____

RECEIVED
MAR 07 2017
CITY OF HOMER
PLANNING/ZONING




Aerial Map

Legend

-  Subject Lots
-  10 Ft topo
-  Wetland Drainages

Wetlands

RANK

-  Low
-  Moderate
-  High

These three lots to become one large lot.



City of Homer
Planning and Zoning Department
March 20, 2017

Glory View Subdivision Church of the Nazarene Addition Preliminary Plat

0 250 500 Feet



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



City of Homer

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 17-36

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 5, 2017
SUBJECT: Eagle View Subdivision 2017 Replat Preliminary Plat

Requested Action: Preliminary Plat approval for the vacation of a common lot line, creating one larger lot from two smaller lots.

General Information:

Applicants:	David Clemens and Kara Bakken PO Box 15167 Homer, AK 99603	Kenton Bloom, PLS Seabright Survey + Design 1044 East End Road Ste A Homer, AK 99603
Location:	Eagle view Drive, west of West Hill Road.	
Parcel ID:	17369027, 17369028	
Size of Existing Lot(s):	1.89 and 1.77 acres	
Size of Proposed Lots(s):	3.665 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Single family home and a vacant lot	
Surrounding Land Use:	North: Residential South: Vacant/residential East: Vacant/residential West: Vacant	
Comprehensive Plan:	Goal 1 Object B (p. 4-4) Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas.	
Wetland Status:	The 2005 Wetland mapping shows discharge slope and riparian wetlands may be present.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	

Public Notice:	Notice was sent to 17 property owners of 24 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is within the Rural Residential District. This plat vacates the common lot line between two parcels.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements. The plat also dedicates a utility easement of “20 feet within 5 feet of the side lot line...” Staff spoke with the surveyor and learned this is a requirement outside the cities in the Kenai Peninsula Borough. It is not a city requirement, therefore staff recommends only a 15 foot UE be granted along the right of way, with no additional easement near the side lot line.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: Public Works requests a 15-foot wide easement for a future sewer main along the western and southern property line, based on the Water and Sewer Master Plan.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. No other easements are required.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat does not meet these requirements. The plat does not show potential wetlands, but the appropriate plat note is provided (#6).

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements – not applicable in this area.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat does not meet these requirements; the back lot line has no dimensions.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. No city water or wastewater is currently available.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No right of way is granted by this plat.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. No encroachments are shown or apparent.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments: The Water Sewer master plan shows the need for a future sewer main along the western and southern property line. A 15' wide easement for the sewer will need to be granted this plat. (SEE ATTACHED DRAWINGS)

Fire Department Comments: No concerns.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Along the right of way, grant and depict only the 15 foot utility easement.
2. Provide all lot line dimensions.
3. Provide a 15 foot utility easement along the west and south lot lines as shown on the attachment.
4. Carry over the stream depiction from the parent plat and the associated plat note: "Streams shown are subject to flooding and glaciation 20 feet each side of centerline."

Attachments:

1. Preliminary Plat
2. Eagle View Drive Sewer Easement map (Provided by Public Works)
3. Public Notice
4. Aerial Map

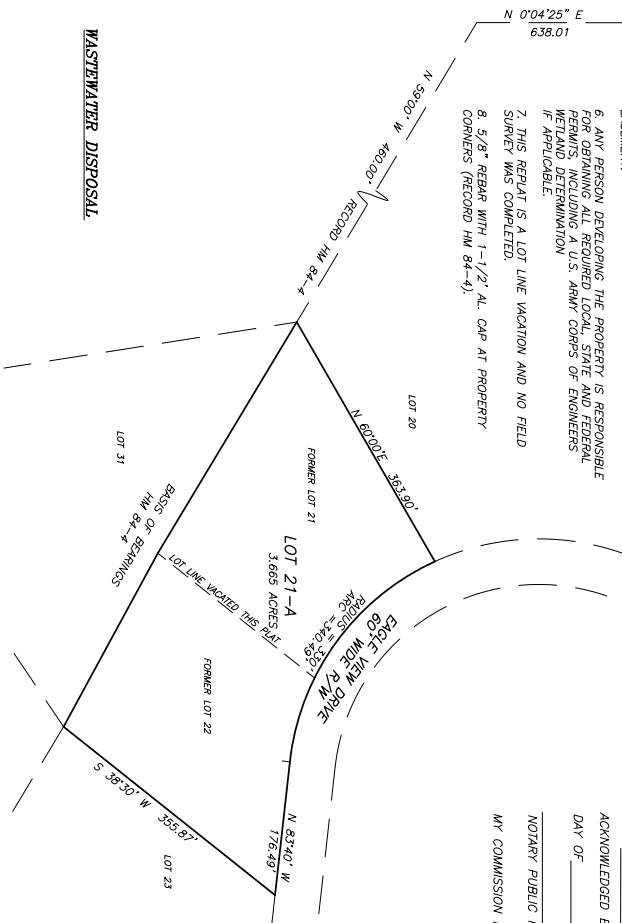
W 1/4 CORNER
BEARS CORNER
4374-S-1983



NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY WELL WATER AND AN ONSITE SEPTIC SYSTEM.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THE FRONT 15' ADJOINING THE RIGHTS-OF-WAY AND 20 FEET WITHIN 5' OF SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. THIS REPLAT IS A LOT LINE VACATION AND NO FIELD SURVEY WAS COMPLETED.
8. 5/8" REBAR WITH 1-1/2" AL. CAP AT PROPERTY CORNERS (RECORD HM 84-4).

WASTEWATER DISPOSAL



NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2017.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

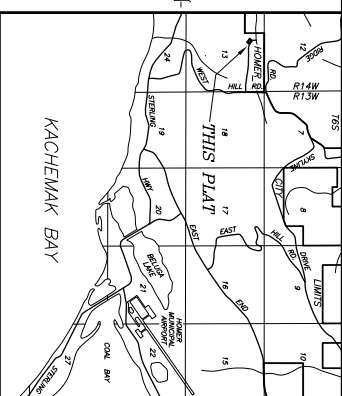
DATE _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2017.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD, SELOONA C-4 & C-5

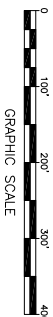
CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO THE PUBLIC USE AND DEDICATE ALL EASEMENTS TO THE USE SHOWN HEREON.

DAVID J. CLEMENS
P.O. BOX 15167
FRITZ CREEK, AK 99603

KARA BAKEN
P.O. BOX 15167
FRITZ CREEK, AK 99603

DATE _____



GRAPHIC SCALE

HOMER RECORDING DISTRICT HKB FILE NO. 2017-XXX

EAGLE VIEW SUBDIVISION 2017 REPLAT

A REPLAT COMBINING LOT 21 AND LOT 22 OF EAGLE VIEW SUBDIVISION (RECORDED HM 84-4) AND LOT 21 OF EAGLE VIEW SUBDIVISION (RECORDED HM 84-4) INTO ONE LOT, 14 W. STANARD JERODIN, IN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 3.665 ACRES

SEABRIGHT SURVEY & DESIGN

KENTON T. BLOOM, P.L.S.

104 EAST NODIA, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KB	CHKD BY: KB	JOB #2017-11
DATE: 3/2017	SCALE: 1"=100'	SHEET #1 OF 1





1 inch = 100 feet

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Eagle View Subdivision 2017 Replat Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, April 05, 2017 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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.

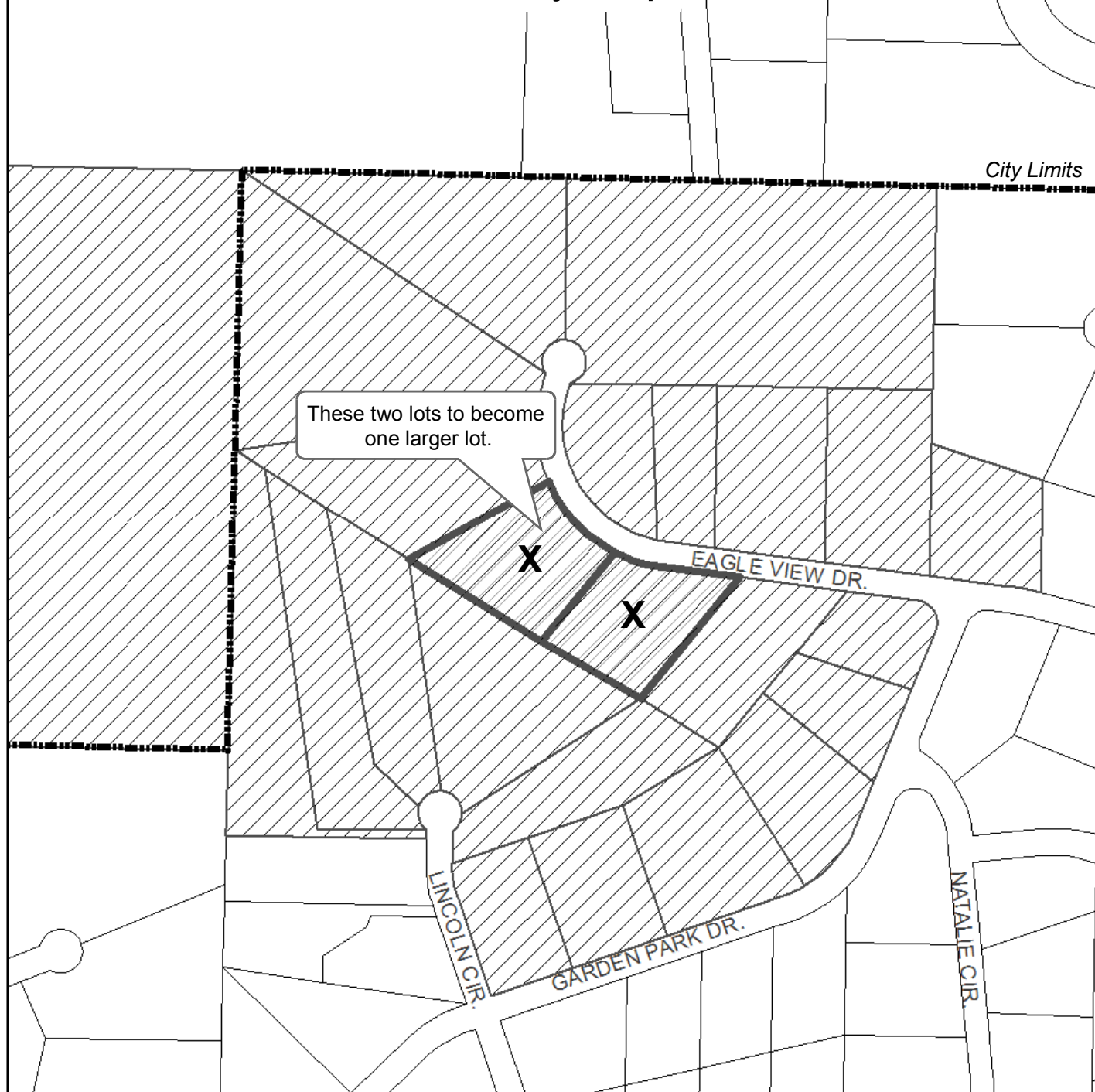
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

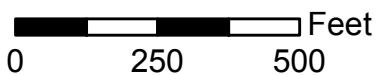
Vicinity Map



City of Homer
Planning and Zoning Department
March 20, 2017

Eagle View Subdivision 2017 Replat Preliminary Plat

Marked lots are w/in 500 feet
and property owners notified.



*Disclaimer:
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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.*

W 1/16 CORNER
BRASS CAP ON 1" I.P.
4374-S 1983

- NOTES**
1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
 2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
 3. THIS LOT IS SERVED BY WELL WATER AND AN ONSITE SEPTIC SYSTEM.
 4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
 5. THE FRONT 15' ADJOINING THE RIGHTS-OF-WAY AND 20 FEET WITHIN 5' OF SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
 6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 7. THIS REPLAT IS A LOT LINE VACATION AND NO FIELD SURVEY WAS COMPLETED.
 8. 5/8" REBAR WITH 1-1/2' AL. CAP AT PROPERTY CORNERS (RECORD HM 84-4).

N 0°04'25" E
638.01

N 59°00' W
480.00'

RECORD HM 84-4

LOT 31

LOT 21-A
3.665 ACRES
LOT LINE VACATED THIS PLAT

FORMER LOT 22

S 38°30' W 355.87'

LOT 23

N 83°40' W
176.49'

EAGLE VIEW DRIVE
60' EAGLE VIEW DRIVE
RADIUS = 340.49'
ARC = 340.49'

WASTEWATER DISPOSAL

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2017
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

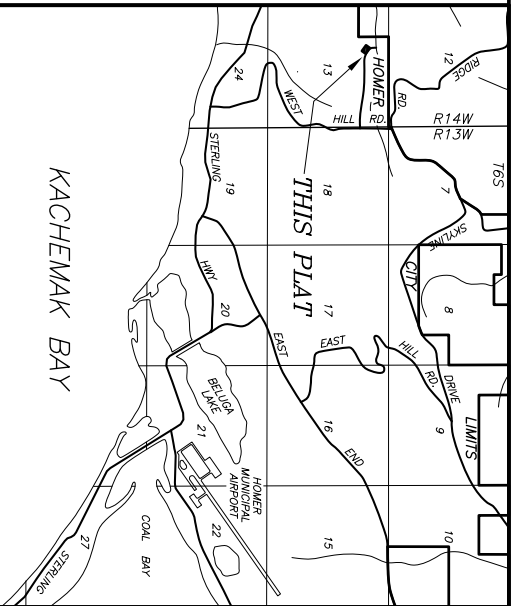
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2017
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1" = 1 MILE
U.S.G.S. QUAD. SELDOVIA C-4 & C-5

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DAVID J. CLEMENS
P.O. BOX 15167
FRITZ CREEK, AK 99603
DATE _____

KARA BAKKEN
P.O. BOX 15167
FRITZ CREEK, AK 99603
DATE _____



HOMER RECORDING DISTRICT KPB FILE No. 2017-XXX

**EAGLE VIEW SUBDIVISION
2017 REPLAT**

A REPLAT COMBINING LOT 21 AND LOT 22 OF EAGLE VIEW SUBDIVISION AMENDED HM 84-4 AND LOCATED WITHIN THE NORTH 1/2 SEC. 13, T. 6 S., R. 14 W., SEWARD MERIDIAN, IN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 3.665 ACRES

SEABRIGHT SURVEY + DESIGN

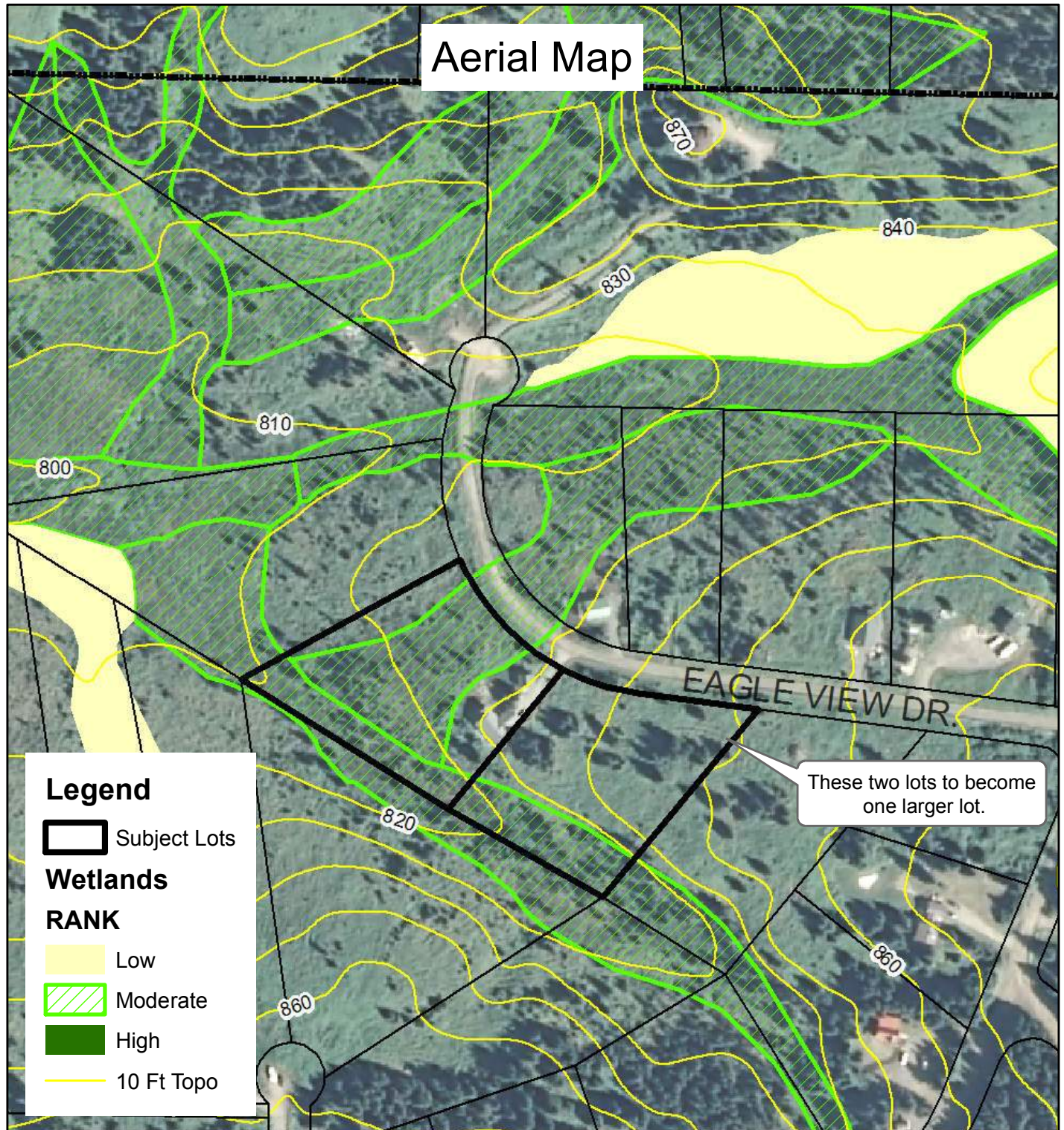
KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KB	CHKD BY: KB	JOB #2017-11
DATE: 3/2017	SCALE: 1"=100'	SHEET #1 OF 1



Aerial Map



Legend

Subject Lots

Wetlands

RANK

- Low
- Moderate
- High
- 10 Ft Topo



City of Homer
Planning and Zoning Department
March 20, 2017

Eagle View Subdivision 2017 Replat Preliminary Plat

Feet
0 250 500



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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

Staff Report 17-37

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 5, 2017
SUBJECT: Chamberlain and Watson Subdivision 2017 Replat Preliminary Plat

Requested Action: Preliminary Plat approval for the vacation of common lot lines, creating one larger lot from three smaller lots.

General Information:

Applicants:	Tom Livingston 3900 Artic Blvd Anchorage, AK 99503	Seabright Survey + Design Kenton Bloom, PLS 1044 East End Road, Ste A Homer, AK 99603
Location:	Greatland Street, south of Alaska USA Bank	
Parcel ID:	17516017, 17516015	
Size of Existing Lot(s):	0.25, 0.5, 0.25 acres	
Size of Proposed Lots(s):	1.119 acres	
Zoning Designation:	Central Business District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Bank, Chamber of Commerce, Book Store/Restaurant South: Condominiums, Restaurant East: Old Town Cottages condominiums West: Vacant	
Comprehensive Plan:	Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate -to-high density residential and mixed use areas with lower densities in outlying areas.	
Wetland Status:	The 2005 Wetlands mapping shows discharge slope wetlands may be present. ACOE issued a letter dated January 23, 2017 that property does not wetlands. (These letters are valid for 5 years).	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City sewer is available; city water could be extended to serve the site.	

Public Notice:	Notice was sent to 78 property owners of 59 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is within the Central Business District. This plat vacates the lot line between three lots and includes area gained by the proposed right of way vacation, creating one large lot.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: Public Works requests an amendment to note 7 to increase the size of the utility easement from 15 feet to 30 feet in width.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. A 10-foot pedestrian easement is granted along the northern property line. The surveyor would like to amend the proposed plat to narrow the easement to 5 feet. Staff has no objection to a 5 foot dedication.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements. Appropriate plat notes are on the plat.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements. (Not applicable)

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No roads will be dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. The land is basically level.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. No encroachments known.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments: -The property owner will need to work with an Engineer and COH for water main extension requirements. Note 7, change the 15' wide sewer easement to 30' wide sewer easement.

Fire Department Comments: No comments.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comment.

1. Clarify plat note #5's descriptions of utility easement after "The front 15' adjoining the rights-of-way". No other utility easement is required by code or has been a request of the City of Homer.
2. Dedicate a 30 foot wide sewer easement over the existing sewer main.
3. Per surveyors request, narrow the 10 foot pedestrian easement along the north lot line to 5 feet. The remaining easement would be acquired from the adjoining property owner.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLANNING COMMISSION AT
THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2017

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THE FRONT 15' ADJOINING THE RIGHTS-OF-WAY AND 20 FEET WITHIN 5' OF SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. A 15' SEWER EASEMENT ALONG THE CENTERLINE OF THE EXISTING 8" SEWER MAIN IS GRANTED THIS PLAT.

LEGEND

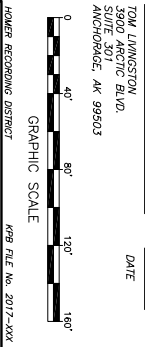
- FOUND 2" AL-CAP ON A 5/8" REBAR 7610-S 2017
- SET 2" AL-CAP ON A 5/8" REBAR 7968-S 2017

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT
HAVE BEEN REVIEWED AND APPROVED BY THE
FILED AT THE ALASKA DEPARTMENT OF
ENVIRONMENTAL CONSERVATION.



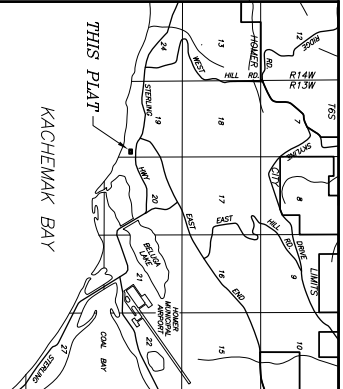
HOMER RECORDING DISTRICT KPB FILE NO. 2017-XXX			
CHAMBERLIN AND WATSON SUBD. 2017 REBAR			
A REPLAT COMBINING LOTS 18A AND 19A OF CHAMBERLIN AND WATSON SUBD. PLAT 154-S-4 AND VACATING A PORTION OF GREATLAND STREET LOCATED T. 6 S., R. 13 W., SEWARD MERIDIAN, IN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD DIVISION, ALASKA CONTAINING 1.119 ACRES			
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247			
DRAWN BY: KB	CHD BY: KB	JOB #2017-07	
DATE: 2/2017	SCALE: 1"=40'	SHEET #1 OF 1	



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE
REAL PROPERTY SHOWN AND DESCRIBED HEREON,
THAT I HEREBY ADJOINT THIS PLAT OF SUBDIVISION,
AND BY MY FREE CONSENT DEDICATE ALL RIGHTS
AND INTERESTS IN SAID PROPERTY TO THE CITY OF
HOMER, KENAI PENINSULA BOROUGH, ALASKA
FOR ALL EASEMENTS TO THE USE SHOWN
HEREON.

EASEMENTS
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND
TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS
ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES
AND FOR PUBLIC PURPOSES THE 10' WIDE PEDESTRIAN
EASEMENT, THE 15' WIDE SEWER EASEMENT AND THE 15'
WIDE PEDESTRIAN TRAIL EASEMENT GRANTED TO CITY
PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY
GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN
IMPROVEMENTS.

VICINITY MAP
SCALE: 1" = 1 MILE
U.S.G.S. QUAD. SECTION C-4 & C-5



Seabright Survey + Design

*1044 East Road, Suite A
Homer, Alaska 99603
(907) 235-4247 (and Fax)*

March 16, 2017

City of Homer
Attention: Planning Dept.
841 E Pioneer Ave
Homer, AK 99603

Re: Platting lot line vacation Chamberlain and Watson Lots 19A and 18A and
partial Right-of-Way vacation of Greatland Street

Dear Julie,

Here is a revised preliminary submittal for the vacation of the interior lot lines of
lot 18A and 19-A and the vacation of a portion of the Greatland Street right-of-
way.

2 full size copies

\$300 City of Homer

We have emailed the 11x17 copy. You can always call me with any questions or
comments as well.

Sincerely,



Kenton Bloom, P.L.S.
Seabright Survey + Design

RECEIVED

MAR 16 2017

CITY OF HOMER
PLANNING/ZONING

NOTICE OF SUBDIVISION

This notice pertains to a revised version of the proposed subdivision. The revised proposal includes the vacation of a portion of Greatland Street.

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of the proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Revised **Chamberlain and Watson Subd. 2017 Replat Add'n Preliminary Plat**

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, April 05, 2017 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

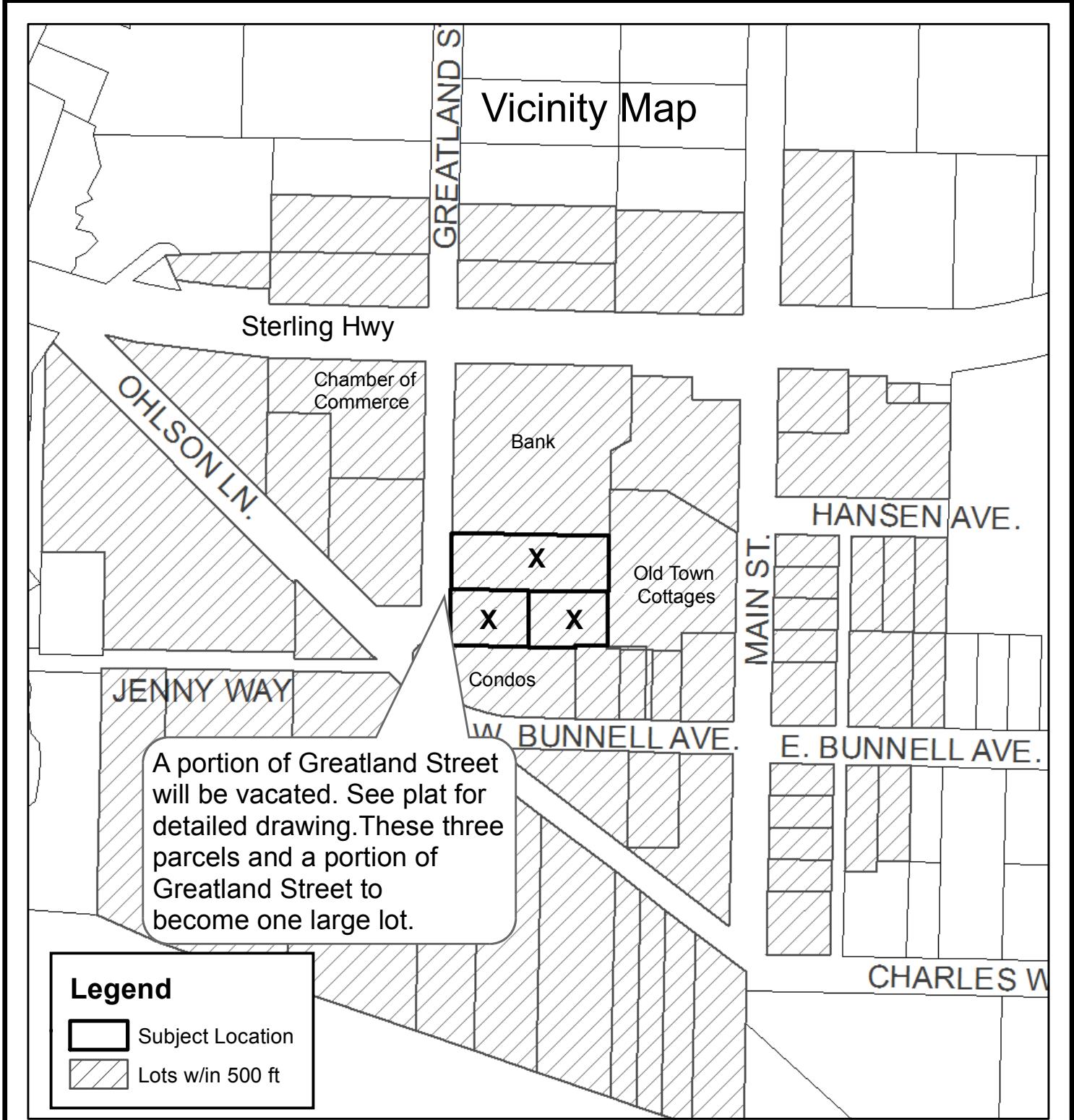
Anyone wishing to present testimony concerning these matters may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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 in the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ATTACHED



City of Homer
 Planning and Zoning Department
 3/20/2017

Chamberlain and Watson Subdivision
 2017 Replat and vacation of a
 portion of Greatland Street
 Preliminary Plat

Marked lots are w/in 500 feet
 and property owners notified.

0 250 500
 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.*

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLANNING COMMISSION AT
THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2017

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

NOTES

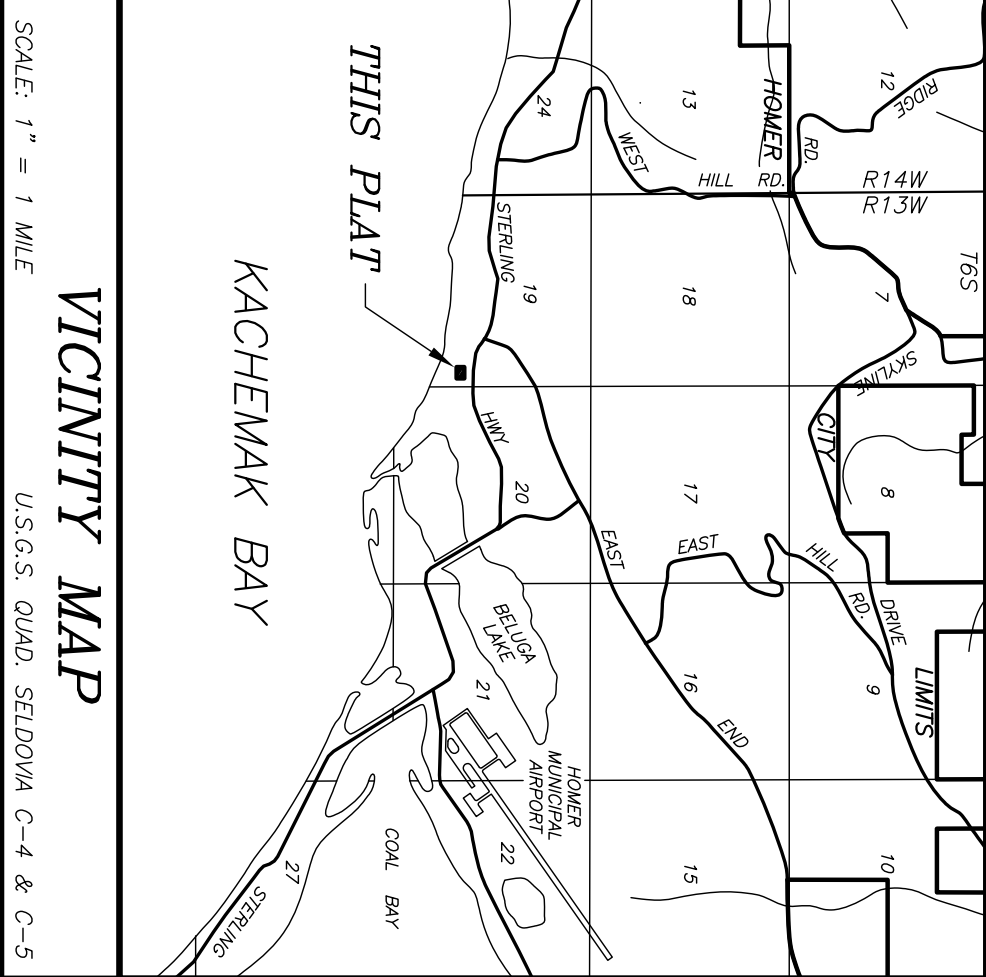
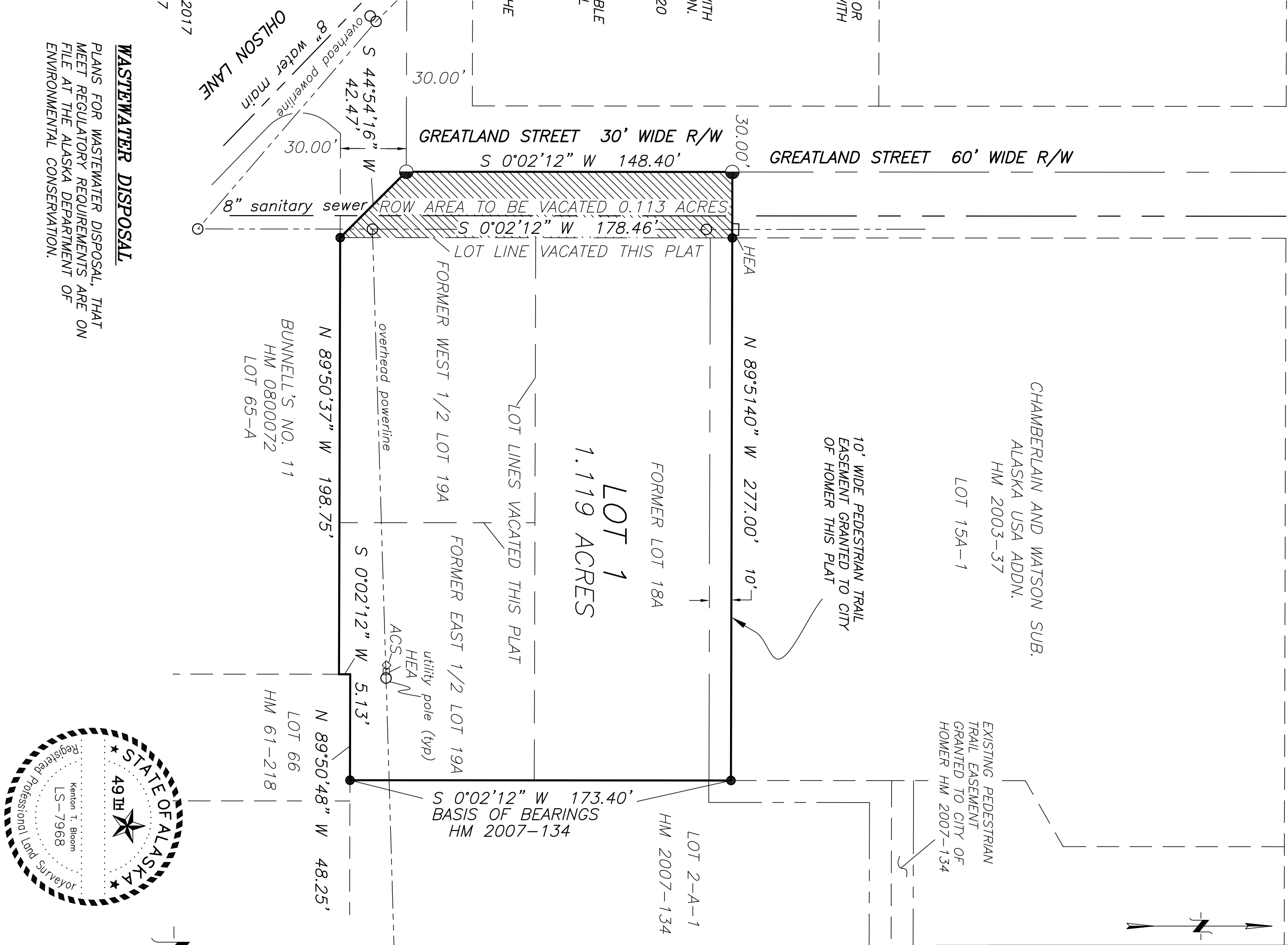
- 1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
- 2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
- 3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
- 4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- 5. THE FRONT 15' ADJOINING THE RIGHTS-OF-WAY AND 20 FEET WITHIN 5' OF SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
- 6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE
- 7. A 15' SEWER EASEMENT ALONG THE CENTERLINE OF THE EXISTING 8" SEWER MAIN IS GRANTED THIS PLAT.

LEGEND

- FOUND 2' AL-CAP ON A 5/8" REBAR 7610-S 2017
- SET 2' AL-CAP ON A 5/8" REBAR 7968-S 2017

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



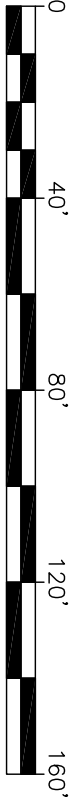
EASEMENTS

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 10' WIDE PEDESTRIAN EASEMENT, THE 15' WIDE SEWER EASEMENT AND THE 15' WIDE UTILITY EASEMENT GRANTED BY THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

TOM LIVINGSTON
3900 ARCTIC BLVD.
SUITE 301
ANCHORAGE, AK 99503



GRAPHIC SCALE

HOMER RECORDING DISTRICT KPB FILE No. 2017-XXX

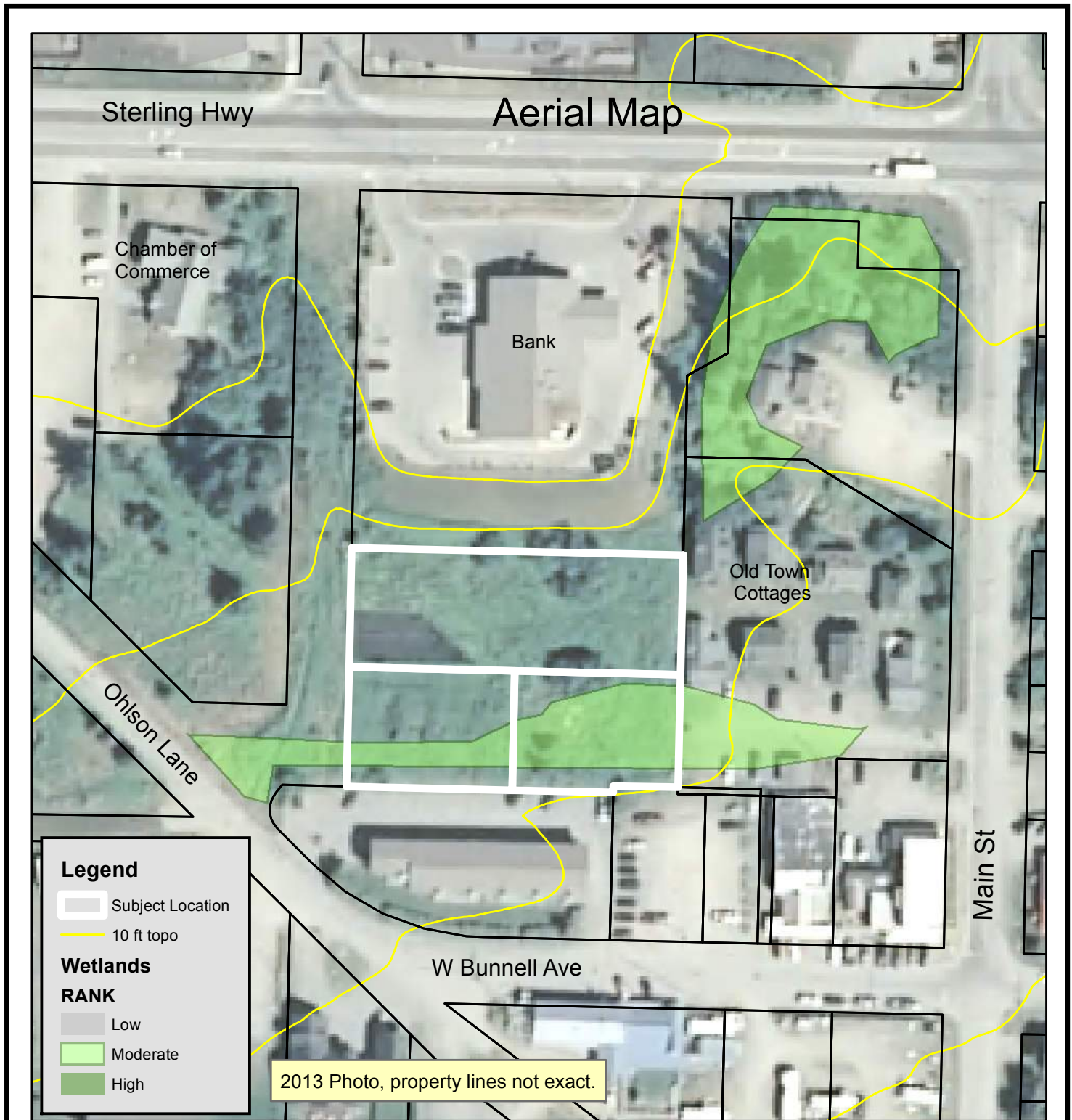
CHAMBERLAIN AND WATSON SUBD.
2017 REPLAT

A REPLAT COMBINING LOTS 18A AND 19A OF CHAMBERLAIN AND WATSON SUBDIVISION HM 50-24 AND VACATING A PORTION OF GREATLAND STREET LOCATED WITHIN THE SE 1/4 SEC. 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, IN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.119 ACRES

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KB	CHKD BY: KB	JOB #2017-07
DATE: 2/2017	SCALE: 1"=40'	SHEET #1 OF 1



City of Homer
Planning and Zoning Department
2/28/2017

Chamberlain and Watson Subdivision 2017 Replat Preliminary Plat

0 125 250 Feet



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



City of Homer

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 17-39

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 5, 2017
SUBJECT: Comprehensive Plan Update Chapter 8 Economic Vitality

Introduction

Staff has reviewed this chapter for duplications, language, typos, updates, and created a new implementation table. It has been to the EDC for two meetings.

Analysis

The chapter has represented a catch-all and doesn't prioritize items. Revision was particularly difficult. Much of the content is redundant within the chapter and other chapters of the comprehensive plan. I do not feel that I am at liberty to change the direction of the chapter without extensive public participation, such as we would do if we were to replace our plan. Being an update, we tried to refine the best we could without introducing wholesale changes.

The Chapter, as it was written, is much more specific than I would prefer for the plan. It has an inordinate amount of implementation items. It may be a bit unrealistic to think that we have the capacity to work on all proposed. Never the less, it represents all the concepts the community wished to address. It can now act as type of clearing house of ideas for consideration.

Please take a close look at the chapter and the implementation table in particular. Input on the elimination or consideration of new implementation actions would be very valuable.

Staff Recommendation

Please provide any comments on chapter and the implementation tables

Attachment

Draft Chapter 8 Economic Vitality and implementation table
EDC Memo

■ CHAPTER 8 ECONOMIC VITALITY

Vision Statement: Homer's economic industries including marine trades, commercial fishing, tourism, health care, education, arts and culture remain strong and show continued growth. Quality of life is preserved while Homer benefits from the creation of more year-round living wage jobs and an increased tax base to support desired government services and facilities.

Overview

This chapter presents goals and objectives related to economic development. While the private sector, along with state and federal spending, ultimately drives much of the economic activity, local government plays an important role in stimulating and guiding growth through its land use and infrastructure policies and projects.

The 1989 comprehensive plan stated:

Though it is generally recognized that fishing has been the backbone of the Homer economy for the past forty years, diversification of the Homer economy has taken place, especially in the last few years. Tourism, commercial and government services, retail trade, and a retirement population have been added in [the 1980s]...

These trends have continued and perhaps accelerated in the years since the 1989 plan. Additionally, as state and federal funding has changed, local and regional governments are bearing increased costs in providing services. Private sector economic health and growth are required to build the tax base if residents want to maintain existing government services and facilities.

Most of the economic development actions presented here are tied to topics addressed in other chapters. For example, recommendations regarding commercial development are included in Chapter 4 – Land Use. As a result, much of the value of this chapter is for those readers who are focused on economic issues and want to see a compilation of plan policies regarding economic development together in a single chapter. In 2011, the city adopted the Comprehensive Economic Development Strategy (CEDS). The CEDS document is a broad document covering many sectors of Homer's economy.

Homer's quality of life is a principal economic asset. Maintaining and improving the quality of life in Homer is crucial to keeping existing business and attracting new business and professional activity. Quality of life is challenging to define because it involves many different dimensions of a community where different people place varying degrees of importance on these factors. The elements of quality of life that are particularly valuable to economic development are those that make the community especially attractive to residents, visitors, and small businesses. While there is room for further improvement, Homer currently possesses many such elements. These include:

- A strikingly beautiful natural setting.
- A clean, healthy, natural environment.
- A diverse, engaged, involved community and rich civic life.
- An active arts community, tradition of skill and interest in performing and visual arts.
- Access to education and lifelong learning;

- Multiple transportation and access options, a developing trail system, and road access to Anchorage.
- Eclectic neighborhoods such as Old Town and Pioneer Ave.
- Diverse culture and leisure activities, including ready access to parks and a wide range of year-round outdoor recreation.
- High quality, comprehensive healthcare services.
- A feeling of safety and freedom from crime.

Summary of Goals

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and positively supports the unique character of the community.

GOAL 2: Encourage the retention and creation of more year-round and higher wage employment.

GOAL 3: Identify and promote industries that show a capacity for growth.

GOAL 4: Support regional renewable and non-renewable energy exploration and production.

GOAL 5: Strengthen Homer as a tourism destination.

GOAL 6: Support community efforts to establish affordable housing.

Goals and Objectives for Economic Vitality

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and positively supports the unique character of the community.

Currently, Homer would like to foster economic development in many of its existing sectors: education, sustainable tourism, health care, construction, commercial fishing and marine industries, arts, and culture. These are the industries that Homer has been built upon. The industries are viable and stable today, and offer good prospects for growth. The remainder of this chapter looks in more detail at steps to strengthen Homer's economy, and to do so in a manner that provides economic opportunity while sustaining Homer's unique character and high quality of life.



Homer: Not just the Halibut Capital of the World

Implementation Strategies

1. Continue the growth of local businesses by supporting a buy local campaign and continuing the local bidder's preference in city procurement policies.
2. Encourage the production or sales of goods and services to better serve the local market.
3. Encourage "import substitution;" i.e., leakage control by producing locally what is otherwise imported. An example is the local farmer's market, which provides produce that would otherwise be trucked into the community with profits leaving the community.
4. Collaborate with and support the efforts of other organizations such as Kenai Peninsula Economic Development Division (KPEDD) the Homer Chamber of Commerce to plan for economic development.
5. Review the Comprehensive Economic Development Strategy periodically; consider creating a 5-year action plan.

6. Support efforts by the private and non-profit sectors to upgrade Homer's information technology infrastructure to provide low cost high bandwidth internet services.

GOAL 2: Encourage the retention and creation of more year-round, higher wage jobs.

Homer residents desire more year round, living wage jobs. This in turn will help support small businesses, and the tax base.

Objective A: Increase year-round employment that will enable local people to work, live, and raise their families in Homer.

While almost all city actions will ultimately affect the course of economic change and job growth, city actions to promote year-round jobs include those listed below:

Implementation Strategies

1. Ensure that zoning and land use regulations do not unduly restrict entrepreneurial development and new business formation. Also ensure that the value of adjacent property is not degraded through noise, odor or similarly negative impacts. For instance, provide flexible zoning to support home-based businesses. *See Land Use chapter.*
2. Continue to improve Homer's public infrastructure, including the port, airport and road systems and work with regional partners on public transit opportunities. *See Chapter 6, Public Services and Facilities.*
3. Promote and enable small-scale employers who may have different land use and infrastructure needs than one or two-person sole proprietorships.

4. Encourage science, information infrastructure, and technology-based business development that will help position Homer as a leader in responding to global challenges, including affordable health care and environmental sustainability.
5. Consider incentives for local business growth or relocations. This could be part of a broader business expansion and retention program in partnership with another organization, such as the Chamber of Commerce and economic development agencies.
6. Examine the benefits that could be gained by outsourcing government services.
7. Examine and replicate appropriate regional successes.

Objective B: Encourage retention of existing and the relocation of new Federal and State Government jobs and training programs to Homer.

Government jobs are an important part of the local and regional economy. Government employment, whether research, visitor or education related, comprises 17.5% of local jobs. (American Community Survey 2014). Some government employment is found in every community, such as local, borough and state jobs related to day to day activities (airports, roads, schools, etc). In addition, Homer has many residents who are employed through agencies such as state parks, the court system, public health, the university, the Kachemak Bay Research Reserve Fish and Game operations, and federal agencies such as the Coast Guard, Fish and Wildlife Service, , and the Alaska Maritime National Wildlife Refuge, which are headquartered in Homer. The Coast Guard also has a presence in the community. The City of Homer is also known as an important base for marine research and education activities.

Implementation Strategies

1. Lobby to retain state and federal jobs in Homer.
2. Support the retention of existing and expansion of future Coast Guard facilities and staff in Homer.
3. Promote the relocation of and sustain the existing government marine activities in Homer, such as the Coast Guard and ferry home porting of vessels, and scientific research vessels.

Objective C: Support efforts to increase the scale and scope of the education industry to support a skilled workforce.

Education is important to Homer’s economic vitality for two reasons. First, it provides residents with the ability to acquire the skills and knowledge (“human capital”) needed to succeed in the global economy, and find a local job. To the extent people can acquire these skills and knowledge without leaving home, they can earn higher incomes, create new businesses and jobs for others, keep their education expenditures circulating in the local economy, and provide the skilled workers needed for existing local jobs. Education is also an exportable product if people come to Homer to learn.

The existing KBC of the University of Alaska provides essential post-secondary and vocational education to Homer residents. The economic impact is broad and significant. Additional educational programs are provided by several nonprofit organizations operating in Homer and across Kachemak Bay. The unspoiled marine environment and spectacular setting of Homer and Kachemak Bay are significant assets that could lead to growth of the education industry. The implementation strategies below apply not only to KBC, but to any other interested educational institution.

Implementation Strategies

1. Support the continuation and expansion of certificate, and two- and four-year degree programs offered through the KBC such as marine biology, art, construction, welding, allied health and marine technology.
2. Work toward expansion of KBC into a residential campus of the university by supporting the private development of student housing.
3. Support university efforts to establish a “Study in Homer” program for students enrolled at the Anchorage campus.
4. Support discussions about new collaborative educational programs that capitalize on Homer’s assets, including marine biology, coastal ecosystem management, outdoor leadership studies and medical care.
5. Encourage the development of vocational and technical training opportunities, including welding, construction, and industrial technology, through the university and/or other private or nonprofit institutions.
6. Encourage partnerships between major local and regional employers and education providers to train workers.
7. Continue to partner and work to support efforts of the Kenai Peninsula School District.

GOAL 3: Identify and promote industries that show a capacity for growth.

Objective A: Identify emerging industries.

Homer is a place of big ideas and entrepreneurial spirit. Examples include the fervor with which local agriculture has developed, particularly high tunnel cultivation and commercial peony growing. These are growing local and regional business opportunities. Over time, there will be new economic opportunities that arise; the city should be open to these new ideas and support those that show reasonable opportunities for growth.

Implementation Strategies

1. The City should continue participating on the Chamber of Commerce Board on Chamber activities and programs to maintain a presence in the local business community.
2. Periodically review land use regulations to ensure that emerging new business activities fit within the zoning code.

Objective B: Promote the marine trades including mariculture and shipping industries.

Homer’s harbor and associated marine trade and services activities are an important component of the local and regional economy. Marine related activities could be expanded to increase the number of living wage, skilled jobs in the community. Local seafood processing, boat building, and fabrication services offer a chance for a local product to reach the local, state and national markets. Homer’s public and private port facilities also serve as a staging area for freight destined to more remote parts of the coast.

Implementation Strategies

1. Facilitate the year-round availability of ice for fish processing.
2. Support and encourage commercial fishing and allied industries.
3. Support the expansion of the Deep Water Dock.
4. Support East Boat Harbor expansion studies.

Objective C: Promote recreation and the arts as a complement to tourism and as an export industry.

Recreation and the arts are key components of the Homer economy and support the tourism industry and Homer's quality of life. Actions to promote the arts include those listed below. Some of these objectives are best carried out by the City, while others are best undertaken by local arts groups and tourism marketing organizations with City cooperation and encouragement.

Implementation Strategies

1. Review zoning for opportunities that accommodates art studio, art education activities, and residential living. *See also Chapter 4.*
2. Investigate options for creating a new, multi-purpose cultural, performing arts and community center in Homer's town center. See the Town Center Plan and Park Art Recreation and Culture Needs Assessment.

Objective D: Support the health care and wellness industries.

Health care and wellness are a growing sector of Homer's economy. This is partially driven by an aging population, but also by resident's desire for improved health. Over the past decade, South Peninsula Hospital has completed a major expansion, several new dental clinics have been constructed, and the Seldovia Village Tribe constructed both a medical clinic and a wellness center. Specialized medical services such as surgeries, sleep studies, oncology and VA care are also available. As the health care industry continues to change, Homer can expect to see growth in the types of medical services available, and more jobs in this field.

Implementation Strategies

1. Support increased local educational programs that allow health care workers to earn, maintain and upgrade their credentials.
2. Support efforts to market Homer as a health and wellness destination.

GOAL 4: Support regional renewable and non-renewable energy exploration and production.

Homer citizens support researching and pursuing renewable energy projects. Outside of the city, oil and gas exploration continues. Supporting the exploration, extraction, and renewable energy industries does not necessarily have to compromise Homer's scenery or quality of life. There are many opportunities to benefit from the construction, research, and extraction activities, whether through direct employment, or by providing services such as worker housing, catering, fuel, payroll and transportation to local and non local contractors who work on site. *See also Chapter 9, Energy.*

Implementation Strategies

1. Support staging areas for large development projects.
2. Encourage bioremediation, reclamation, decontamination, pollution control solutions at the local level.
3. Promote renewable energy development locally and regionally.
4. Encourage business activities that provide support services to the energy, mining, oil and gas industries.

GOAL 5: Strengthen Homer as a tourism destination.

Homer is already one of Alaska's premier tourist destinations and appears to be enjoying continuing growth in visitation and expenditures. Future tourism growth depends in large part on overall trends in visitation to Alaska, shifting demographics, fuel prices, and other global trends. However, City actions can have a significant impact on the economic importance of tourism by promoting longer stays, increased expenditures per person, and more repeat visitation. Equally important, City government plays a crucial role in guiding the growth of tourism to maximize its benefits and to minimize the costs imposed on the people of Homer.

Objective A: Invest in local infrastructure, parks, and civic improvements that will serve locals well as visitors by promoting longer stays, increased expenditures per person, and more repeat visitation as a form of economic development.

One economic development strategy is to find ways to encourage visitors to stay in the community longer during their visit, or to visit again in the future. The Farmer's Market in downtown Anchorage is an example; visitors to the market also visit other downtown businesses. Even staying an hour or two longer in the community may result in visitors eating more meals in local restaurants or spending more money shopping. The City benefits through increased sales tax revenue. To keep Homer an attractive destination requires that the City and private business work in partnership to provide the basic services that visitors and locals expect. These improvements and public expenditures should also benefit local taxpayers.

Seasonally, the Spit is a huge draw and will continue to be. Effort should be made in the future to have more tourists visit downtown Homer to support year round businesses. Investment in tourist amenities should be equally focused on the Spit and downtown Homer.

Implementation Strategies

1. Support and fund beautification efforts on Pioneer Avenue.
2. Ensure that City facilities are sufficient to support events that draw visitors such as festivals and activities (e.g., restrooms on the Spit, RV dump stations, trash collection, park maintenance, etc).

Objective B: Support efforts to improve community attractions, including trails, and access to marine activities and the marine environment. Improve links between attractions.

Homer can be considered to have three main tourism destination areas: The downtown and Old Town area, the Spit, and the area across Kachemak Bay. While each of these areas currently attracts

numerous visitors, it is likely that more tourists could be accommodated and more spending could be encouraged if the unique attributes of each area were further developed and if better connections were made among the three areas. Ideally, the enhancements that attract more tourists equally benefit local residents as well, resulting in a win-win for business activity, tax receipts, and quality of life.

Implementation Strategies

1. Encourage the continuation of private sector shuttle service between downtown and Spit areas.
2. Create a wayfinding system that includes the Spit, Pioneer Ave and Old Town.
3. Support ADA endorsed amenities and other conveniences at strategic shuttle stops, such as the corner of Bunnell and Main.

Objective C: Increase the net benefits that tourism brings to Homer.

Homer's distinctive character and attractions create substantial economic benefits to the community in terms of jobs, business opportunities and tax revenues. Tourism also helps the community to host greater diversity and number of businesses and services than what local spending could support on its own. While tourism creates a wide array of benefits, it can also be disruptive to local life. For example, tourism may exacerbate traffic congestion, transform commercial areas from local to visitor-serving, cause crowding at recreation destinations enjoyed by residents, and potentially adversely affect fish, wildlife and other elements of the natural environment. Community members have expressed a desire to encourage tourism activities that do not require extensive changes to the existing environment, but rather help to conserve Homer's natural setting and improve the area.

As a result of this mix of positive and potential negative impacts, Homer should pursue a guided tourism growth policy. The community will promote tourism growth, but do so in a manner that helps sustain the qualities of the community that attract residents and visitors.

Implementation Strategies

1. Maintain attractions, services, and facilities that draw large numbers of visitors, in a clean and well-kept state.
2. When constructing new amenities, emphasize projects that benefit both residents and visitors (e.g., trails).
3. Promote environmentally friendly tourism or "eco-tourism." Activities such as tidal pool exploration, bird watching, wildlife viewing, and educational activities, are examples of passive or quiet recreation with minimal impact to local residents.
4. Take advantage of opportunities to collaborate with or support private sector establishment of conference and convention capabilities.
5. Ensure that adequate basic infrastructure, such as water, sewer, and transportation capacity is available to meet peak demands of increasing summer tourism activity, as well as "shoulder season" activities.
6. Ensure that fiscal mechanisms are in place so that tourist spending covers the costs that tourism generates in the community (e.g., demand for water, sewer, public restrooms parking and other public services and facilities).
7. City efforts to guide the growth of tourism shall aim to maximize the benefits of tourism and to minimize the costs imposed on the people of Homer.

8. Support shoulder season activities. The private and non-profit sectors have extended the effective length of the tourism season by promoting “shoulder season” and year-round activities, which creates new jobs, sustains existing jobs, and adds revenue to city coffers through sales tax.
9. Actively promote Homer to identified target markets, including Alaska residents, out-of-state independent travelers, and small group package tour travelers. Specific actions include:
 - a. Collaborate with Chamber of Commerce, KPB, Kenai Peninsula Tourism Marketing Council, and other organizations to actively promote Homer.
 - b. Maintain and enhance Homer’s reputation as a welcoming and exciting destination by accommodating and encouraging events such as the Shorebird Festival and Kachemak Bay Writers’ Conference, and sporting tournaments.

GOAL 6: Support community efforts to establish affordable housing.

Many residents expressed the view that economic development depends, at least in part, on a balance between income and the cost of living. Specific strategies to promote a diverse range of housing options are discussed elsewhere in this plan. This goal is included as a component of economic vitality to explicitly reflect the connection between housing opportunities and the economic well-being of Homer.

City government has few tools to address the issue of affordable housing. The direct role of the City of Homer is limited by the fact the City is not a housing authority, and city taxation and development fees are relatively low. In recent years, the Economic Development Commission has studied Homer’s tax policies. The EDC found that the tax credits for housing that the city could institute do not significantly affect the cost of housing. The market demand is for homes that are more expensive, and the high cost of real estate and land development results in very few new ‘affordable’ housing units. However, the city can support the efforts of other groups in building new affordable housing units, which will free up units on the private rental market.

Implementation Strategies

1. Support efforts to build provide housing units for target populations such as seniors, low-income residents, and those with special needs. (Example: Homer Senior Citizens Inc, Kenai Peninsula Housing Initiatives, Habitat for Humanity)
2. Support housing units for older residents as they age within the community, such as assisted living, and long-term care.

Economic Vitality Implementation Table

Economic Vitality

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
1-1 A Support Chamber's Buy Local campaign and source city purchases locally when price competitive				x	Administration
1-1 B Continue the local bidders preference in city procurement policies				x	City Council
1-2 Support local retail and service businesses				x	EDC
1-3 Review and make zoning recommendation in consideration of the promotion of local agriculture and other locally sourced products.					HAPC
1-4 Plan for economic Development by partnering with organizations such as the Chamber or Commerce. Retain an active board role with the chamber, and involvement with KPEDD and other similar organizations.				x	Administration
1-5A Review the CEDS Plan		x			EDC
1-5B Create an action plan from the CEDS plan	x				Administration, EDC
1-6 Stay abreast of the requirements of information technology infrastructure				x	HAPC
2-A-1 Review zoning regulations to ensure new businesses and development are not unduly restricted				x	HAPC
2-A-2 Continue to invest in community infrastructure and transportation systems (see also chapter 6)				x	City Council, Administration
2-A-3 Identify business needs though business retention program participation.				x	EDC
2-A-4 Stay abreast of the needs of technology-based business and review the ability of the city to support				x	EDC
2-A-5 Partner with KPEDD to identify options for incentives to encourage local business growth.	x			x	EDC, Administration
2-A-6 When cost saving and efficiency measures are reviewed, consider outsourcing government services.				x	Administration
2-A-7A Work with KPEDD to identify regional successes	x			x	EDC, Administration
2-A-7B Examine and replicate appropriate regional successes.	x			x	EDC/City Council
2-B-1 When local state or federal jobs are being considered for elimination or relocation, lobby to retain them				x	City Council, Administration

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-B-2 Actively work with the Coast Guard to support the retention and expansion of facilities in Homer.	x			x	City Council, Administration
2-B-3 Work with state and federal authorities to promote expansion of hosting their programs in Homer				x	City Council, Administration
2-C-1 Keep abreast of KBC program offerings and consider resolutions of support.				x	City Council
2-C-2 Review zoning requirements in consideration of student housing opportunities.		x			HAPC
2-C-3 When requested by KBC, pass resolutions in support of or write letters in support of the establishment of a “Study in Homer” program for students enrolled at the Anchorage campus.				x	City Council, Administration
2-C-4, 5, 6, 7 Prepare resolutions of support for collaborative educational programs.				x	City Council
2-C-4, 5, 6, 7A Identify sources of information that contribute to identifying local job training needs.					EDC, Administration
3-A-1 Continue participating on Chamber of Commerce Board				x	Administration
3-A-2. Periodically review land use regulation effects upon new business opportunities.				x	HAPC, Planning
3-B-1 Make ice available year round for fish processing	x				Port
3-B-2 Continue to evaluate demands and plan to address ways to support the fishing industry.					Port and Harbor Commission
3-B-3 Continue efforts to expand the Deep Water dock	x			x	Administration, Port, City Council
3-B-4 Continue East Boat Harbor expansion studies				x	Administration, Port, City Council
3-C-1 Review zoning for opportunities that accommodates art studio, art education activities, and residential living. <i>See also chapter 4.</i>	x				Planning, HAPC
3-C-2 Investigate options for creating a new, multi-purpose cultural, performing arts and community center in Homer’s town center. See the Town Center Plan and Park Art Recreation and Culture Needs Assessment.			x		Administration

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
3-D-1 Lobby for support of KPC programs supporting the local healthcare industries.				x	City Council
3-D-2 Consider shared marketing opportunities to also include Homer as a healthcare destination.				x	Administration, Chamber of Commerce
4-1 Maintain and/or expand industrial zones.				x	Planning Commission
4-2 Support community efforts to remediate brownfield locations via letters and resolutions of support, and technical assistance for grant applications.				x	Administration, City Council, other departments as appropriate
4-3A Continue to review zoning options for provisions of renewable energy systems in the City.				x	Planning Commission
4-3B Promote renewable energy development regionally with resolutions of support.				x	City Council
4-4 Review how land use policies may be used to support energy, mining, oil, and gas industries.				x	Planning Commission
5-A-1 Support and fund beautification efforts on Pioneer Avenue through budget appropriations, CIP, cost sharing and grant applications				x	City Council, Administration
5-A-2 2. Ensure that City facilities are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Spit, RV dump stations, adequate trash collection, park maintenance, etc.).				x	City Council, Administration, Public Works
5-B-1 Review opportunities to improve shuttle stops. Also see 5-B-3				x	Public Works, City Council
5-B-2 Design and build a wayfinding system that includes the Spit, Pioneer Ave and Old Town, consider a local partnership.		x			City of Homer, community partner
5-B-3 Consider constructing ADA accessible sidewalk improvements, and installing benches and trashcans at central shuttle stops, such as the corner of Bunnell and Main.	x				Public Works, City Council
5-C-1 Adequately fund maintenance (operations and repairs) to public facilities that serve a high volume of visitors, including restrooms, parks and public facilities such as the library.				x	City Council, Administration, Public Works

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
5-C-2, 7 When planning new amenities, evaluate projects benefits for both residents and visitors (e.g., trails).				x	City Council, Administration, Public Works
5-C-3 Support eco-tourism concepts and passive or quiet low impact recreation activities in marketing information				x	City partnership with Chamber of Commerce
5-C-4 When opportunities arise, work with private sector partners to support private sector establishment of conference and convention capabilities.				x	Administration
5-C-5 Review infrastructure capacity for the ability to meet current and future demands.				x	Public works
5-C-6 Recommend and support taxation policies and fee structures that result in revenues from tourism that cover the city's costs in providing services to tourists.	x			x	City Council and City Departments
5-C-8 8. Support shoulder season activities and festivals as a way to expand the local economy. Budget for extended seasonal maintenance of park and public facilities.				x	Public Works, Administration, City Council
5-C-9 Identify target visitor markets, including Alaska residents, out-of-state independent travelers, and small group package tour travelers				x	Chamber of Commerce, KPTMC
5-C-9A Collaborate with Chamber of Commerce, KPB, Kenai Peninsula Tourism Marketing Council (KBTMC), and other organizations to actively promote Homer.				x	Administration, EDC
5-C-9B Maintain and enhance Homer's reputation as a welcoming and exciting destination by accommodating and encouraging events such as the Shorebird Festival and Kachemak Bay Writers' Conference, and sporting tournaments.				x	Administration, City Council, and community partners
6-1 Support the efforts of other organizations to provide housing for target populations such as seniors, low income and special needs residents. Write letters or pass resolutions of support.				x	City Council, Administration

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
6-2A Support senior housing that allows seniors to age within the community, such as assisted living and long term care. Write letters or pass resolutions in of support for grant applications to expand housing.				x	City Council, Administration
6-2B Maintain land use regulations that support cradle to grave housing options for special populations				x	HAPC



City of Homer

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Planning

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Memorandum

TO: Economic Development Commission
FROM: Rick Abboud AICP, City Planner
DATE: September 8, 2016
SUBJECT: Chapter 8, 2016 Comprehensive Plan Update

Introduction:

I am looking for comments and guidance on the Economic Vitality Chapter of the Homer Comprehensive Plan. Chapter 8 is one of the larger chapters and it seems to have something for everyone. In fact, it has over 60 implementation strategies which create a large unwieldy table. Input from the EDC that I would find particularly valuable deals with the direction of the chapter, in particular are we coving too much ground or have we left out any components.

Review:

The Commission has reviewed the plan and liked the reorganization and focus of the chapter. The implementation table was included in the last meeting. It was particularly difficult to perform a comprehensive review due to the number of items. I have been feeling that the implementation items might be a bit too ambitious and some maybe unrealistic from the perspective of how a municipality might address the items. For example, how will the city influence the cost of electricity and high-speed internet service?

The chapter was updated so that the goals do not look so much like objectives, while a great deal of the implementation strategies is retained. The implementation table of this chapter is basically a table of all of the implementation strategies found in the chapter. This is where I need the attention of the Commission. Please consider the implementation items with a focus on the “working column” of the implementation table.

Requested action:

Please discuss the ability of the city to facilitate the action in the implementation items, while paying special attention to the comments in the “working column” of the implementation table. We may want to eliminate items that are unrealistic and/or combine other items that cover the same subject matter. I would like to get suggestions for revision or exclusion from the table. If you take notes, I would be glad to receive a copy in an email at rabboud@ci.homer.ak.us or at the meeting.

Attachments: Comprehensive Plan Chapter 8 & Implementation table



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Memorandum

TO: CHAIR STEAD AND THE HOMER ADVISORY PLANNING COMMISSION

FROM: MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

DATE: MARCH 29, 2017

SUBJECT: COMMISSIONER ABSENCES

At the March 15th meeting of the Homer Advisory Planning, Commission Commissioner Venuti requested the Commission address Commissioner Arnold's absences.

As outlined in the Commission bylaws section O.5. and noted by Commissioner Venuti in his closing comments, the Commission shall declare a vacancy when the person appointed misses three consecutive or six regular meetings in a calendar year.

Commissioner Arnold has had five consecutive absences in this calendar year.

Recommendation: Make a motion to declare Commissioner Arnold's seat vacant due to his consecutive absences in accordance with Planning Commission Bylaws section O.5.



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Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 22, 2017
SUBJECT: March 28 City Manager's Report

Revenue Sharing/ Community Assistance

The City received notice from the Department of Commerce, Community and Economic Development of the FY 2018 community assistance amount, \$145,735.18. This amount is subject to change depending on the actions of the Legislature this session. The State is on a June- July fiscal year, so we will not receive those funds until the end of 2017. As you recall, the City Council removed community assistance (then termed Revenue Sharing) from the City's operating budget via Ordinance 15-18(S-2). Unless directed otherwise by Council, the Community Assistance funds will go into General Fund Fund Balance when received.

City Clerk Retiring

City Clerk Jo Johnson's last day with the City is May 31. After 13 years of dedicated service to the City of Homer she is retiring to enjoy exploring this great state and nation with family. Jo has set a high standard for professional conduct and integrity in the Office of the City Clerk. As a liaison between the public and Council, the City Clerk plays a key role in providing the public with information and access to government. Fortunately Clerk Johnson has encouraged professional development in her office and leaves the City in good hands with Deputy City Clerk Jacobsen. You will see Melissa at more Council meetings during the transition. In the meantime, the City will advertise for a position in the Clerk's office later this spring.

Telephonic Participation

Information Technology has been working with equipment and councilmembers to make sure telephonic participation in council meetings is clear and noise interference is mitigated throughout the meeting. Staff realizes how important it is to the process and the listening public that remote participation is as clear as possible. One thing that helps is to call in to using a headset rather than putting your phone on speaker. This cancels out a lot of the background noise and helps the recording equipment equalize. Thanks for your help calling in early and testing the equipment when you travel.

Commercial Passenger Vessel Tax funds

The City receives funds annually based on the number of cruise ship visitors that visit Homer both directly from the State and as a pass through from the Kenai Peninsula Borough. The amount from each in 2016 is \$27,630. In order to pass the funds through to municipalities, the Borough requests a letter every year indicating what the funds will be used for. Per state statute and federal law, the expenditure has to have a direct link to the vessel and the passenger. Funding amounts have ranged from less than \$3,000 to \$30,000 and have been used to help fund Load and Launch Ramp improvements, Ramp 3 replacement, signage and

benches. The Port and Harbor Director has recommended combining the Borough pass through funds with the state funds and letting them accumulate (the City has 3 years of state funding that has built up) to eventually replace Ramp 2 restroom (see attached project description). However, cost estimates for an in-kind replacement (building stick frame, on the existing concrete slab and with the same stall configuration) for the largest and heaviest use public restroom on the Spit range from \$300,000 to \$500,000 which would take many years to accumulate. One possibility may be to fund the project from Harbor Reserves and reimburse the Enterprise over time with CPV funds. This option, however, still vetted through the Port and Harbor Commission, Borough and State. If Council has an interest in replacing the Ramp 2 restroom with CPV funds, I will do more research on the possibility of borrowing from the enterprise and come back to Council with authorizing legislation.

Graphite One

The Kenai Peninsula Economic Development District (KPEDD), in coordination with the Alaska Industrial Development and Export Authority (AIDEA), is looking into the economics of establishing the refining portion of a graphite flake mine proposed for Nome in the State of Alaska. The mining company, Graphite One, is currently forecasting construction and mine start-up for 2020-2021 and has considered locating the project's refinery in the state of Washington. They are open, however, to work with state agencies to evaluate potential sites for a refinery in Alaska, keeping this value added industry in state.

Upon request, my office provided Tim Dillion of KPEDD with information about Homer's Port and Harbor as he sought to identify potential sites on the Kenai Peninsula. Of the locations presented to AIDEA and Graphite One, Homer's Port and Harbor is one of four short-listed candidates selected for further evaluation.

Graphite flakes, once shipped to the refinery would be purified and superheated in furnaces and then shipped to markets. Flake graphite is a primary component in lithium ion batteries used in electric cars and a growing number of smaller electronic devices.

The graphite refinery would bring 150 jobs with it; however, there are hurdles to overcome to make Homer an ideal candidate, including feasibility of barge unloading and access to a refinery site, utilization of Pioneer Dock for loading ships taking product to market and competitive electrical utility costs. What may end up being more feasible is a refinery site on the Peninsula with Homer's Port and Harbor filling a supportive role. Because shipping would most likely have to be a seasonal operation due to it being in Nome, Homer would be an obvious choice for wintering over some of the fleet of vessels that would be needed to support the Northern end of the operation. These vessels will need to be maintained and have periodic haul-out inspections which of course fit in very well with our harbor expansion and barge mooring/haul-out and repair facility and the large towboats would be able to moor in the large vessel harbor.

Homer's proposed Large Boat Harbor would help make Homer a more feasible location, in that it could accommodate large commercial vessels outside the busy and crowded small boat harbor, provide adequate moorage capability, and a barge ramp for industrial uses. The proposed Barge Mooring/Haul-Out Repair Facility would also support this type of industry in that it provides the infrastructure necessary for the barge fleet to complete repairs and their required annual inspections while wintering over.

Employee Anniversaries

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

Matt Clarke,	Port	16	Years
Mitch Hrachiar,	Public Works	16	Years
Elton Anderson,	Port	11	Years
Renee Krause,	Clerks	10	Years
Angie Kalugin,	Finance	2	Years
Nate Hull,	Police	4	Years
Jenny Carroll	Admin	1	Year
Austin McAvoy	Police	1	Year

Enc:

CPV Letter to Mayor Navarre

Ramp 2 Restroom Project Description

Flyer advertising Town Hall with Borough Mayor Navarre April 6



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March 21, 2017

Mayor Mike Navarre
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669
Delivered electronically

SUBJECT: 2016 Cruise Passenger Tax Receipts

Dear Mayor Navarre:

I am writing to confirm that the City of Homer wishes to receive the 2014 Commercial Vessel Passenger Tax receipts from the Borough. It is our understanding that you will be sponsoring an ordinance that would make the Borough's share of these tax receipts for vessel landing in Homer available to the City. The City appreciates that and understands that the amount to be passed through for calendar year 2016 is \$27,630.

The City of Homer recognizes that these funds must be used for port and harbor improvements that directly benefit cruise ship passengers. The City agrees to comply with the provisions contained in AS 43.52.200 – 43.52.295 and former SB 256 and HB 310. It is the City's intention to consolidate 2016 funds with future pass through appropriations from the Borough, funds from the state, and City funds to replace the bathroom at the top of Ramp 2. At the center of the retail area on the Homer Spit and a launching point for many day trips, Ramp 2 is the most heavily used restroom on the spit and heavily used by cruise ship passengers when they are in port.

Thank you very much for your time and consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

Katie Koester
City Manager

Cc: Brenda Ahlberg, KPB Community and Fiscal Projects Manager



Ramp 2 Restroom Upgrade

Project Description and Benefit:

Ramp 2 public restroom, built roughly 25 years ago with Land and Water Conservation grant funds, is one of the oldest restroom facilities on the Spit. It also serves one of the busiest parts of the Spit. Located near the site of the former Harbormaster Office at the top of Harbor Ramp 2, it experiences extremely high traffic: commercial and sport fishermen, charter boat operators, their clients and school and tour groups gathering for across the bay excursions. Use of the facility is expected to increase after completion of the Boathouse Pavilion and a pull-out for passenger drop off that can accommodate buses and vans.

The facility is showing signs of its age and heavy use. It worn interior finishes make cleaning the facility difficult; old bathroom fixtures, plumbing and dilapidated stalls keep Harbor maintenance personnel busy to provide a pleasant, safe and hygienic facility. Port & Harbor would like to upgrade this facility to better serve locals, school and tour bus groups and many first time visitors using the Boathouse Pavilion as a meeting place or staging area, and reduce maintenance costs.

An initial proposal would be to build a new restroom structure with new fixtures (similar to design of other recently built Spit restrooms) on the current restroom's foundation.



APRIL 6, 2017 5:30PM - ISLANDS AND OCEANS, HOMER

**KENAI BOROUGH MAYOR'S OFFICE
INVITES YOU TO ATTEND**

TOWN HALL MEETING

WITH BOROUGH MAYOR MIKE NAVARRE

**COME LISTEN, LEARN AND DISCUSS THE STATE'S FISCAL PROBLEMS,
HOW IT AFFECTS THE KENAI BOROUGH, AND POSSIBLE SOLUTIONS.**

★ ECONOMIC DEVELOPMENT

★ PERMANENT FUND

★ STATE FINANCES

★ BROAD-BASED TAXES





February 28th, 2017

To: Homer Advisory Planning Commission

I am writing on behalf of the Homer Community Food Pantry in support of Temporary Cold Weather Shelter for the Homeless.

This is assuredly one of the greatest needs in our Community and your concern with the problem is encouraging. I strongly urge you to seek out ways to help make something affordable available. I would like to briefly share some information about our continuing efforts to address this need.

Our primary goal as a Food Pantry is providing food for needy people but thanks to some consistent funding through the Community Chest Funds (administered by the Homer Foundation), some grants, fundraisers and the generous support of the local community we are able to also help with many of the 'emergency needs' that come knocking at our door.

Our guideline is to limit financial help to \$250 per client per calendar year. We can typically procure a room for a week at one of the cheaper hotels for that amount. In 2016 we provided Emergency Housing in 17 cases - an expenditure of \$3,545. In January of this year, we had a record 7 very needy cases expenditure of \$1700! During more moderate weather we pay Campground Fees and often provide a donated tent and/or sleeping bag. Last year we helped 18 clients with camp fees totaling \$1,085.

For several years the Pantry has screened and referred homeless and at risk clients to the Homeless Assistance Program which is administered through Haven House. Over the past year we referred over 100 clients to HAP.

I want to be clear: despite our best efforts, many needs remain unmet. We would love to have a cheaper option - some sort of minimal cost hostel would be awesome - we dream. In reality, concerned groups struggle to create viable plans and the problem seems to get worse.

I commend you for being willing to discuss this issue and I trust that when someone steps forward with a vision for a solution, you will be able to support them.

Ruth Dickerson
Board Member.

None should go hungry or feel helpless in a time of need

E homerfoodpantry@gmail.com | Ph 235 1968 | 770 East End Road, Homer, AK 99603

hctp is a 501(c)(3) non-profit organization - all contributions are tax-deductible

