

April 19, 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 PL 17-44, Comprehensive Plan Update Chapter 8 Economic Vitality **p. 69**
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 April 5, 2017 **p. 1**

6. Presentations

7. Reports

A. Staff Report PL 17-40, City Planner's Report **p. 11**

8. Public Hearings

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

A. Staff Report PL 17-41, Conditional Use Permit 17-02 for 10 single family cottages in Old Town **p. 13**

B. Staff Report PL 17-42, Vacation of an Alley Easement, Bay View Subdivision Lot 115 and 116 **p. 41**

9. Plat Consideration

A. Staff Report PL 17-43, Bay View Subdivision 2017 Replat Preliminary Plat **p. 55**

10. Pending Business

11. New Business

A. Staff Report PL 17-44, Comprehensive Plan Update Chapter 8 Economic Vitality **p. 69**

12. Informational Materials

A. City Manager's Report of April 10, 2017 City Council Meeting **p. 103**

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 May 3, 2017. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 17-07 a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on April 5, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: ARNOLD

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead moved to approve the agenda.

HIGHLAND/BRADLEY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

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

Reconsideration

Adoption of Consent Agenda

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

- A. Approval of minutes of March 15, 2017
- B. Time Extension Requests
 - a. Homer Enterprises, Inc. Subdivision Resetarits Replat Preliminary Plat
 - b. High Tide Replat Preliminary Plat
- C. Staff Report 17-38, Vacation of a utility easement with lot 2D-1 Bidarka Heights Unit 3 Knutsen Replat

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

HIGHLAND/BRADLEY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

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

City Planner Abboud reviewed the staff report.

Commissioner Bos noted the misinformation printed in the Homer News about the Commission's recommendation regarding Greatland Street. He understands it was corrected on line but expressed his concern about the public's perception of the Commission after reading the incorrect information.

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

City Planner Abboud reviewed the staff report.

David Lewis, city resident, commented in support of auto sales in the Marine Industrial district. He supports the hockey rink being able to use their lot for the auto sale fundraiser. He noted the concern about other land in the district being able to do auto sales and explained most of the land is owned by the City and would be required to go through the lease policy, so it would only be open to those privately owned. He added that it's not a blight because the parking areas on the spit are usually full anyway.

Ken Satre, non-resident, commented he has been involved with Homer Hockey Association for a long time and supports auto sales at the rink. He said it was a good fundraiser and every penny generated for the rink is helpful.

BOS/VENUTI MOVED THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF ORDINANCE 17-04(S) ADDING A DEFINITION OF TEMPORARY AUTO SALES AS A PERMITTED USE IN THE MARINE INDUSTRIAL DISTRICT.

Commissioner Bos commented there has been discussion whether or not we could allow it. This looks like an option where it could happen if the City Council approves it.

Commissioner Highland commented one of their concerns was about opening the whole marine industrial to allow this. She questioned that since most of the property is owned by the City and since it's temporary, does it put them in a better place to allow this without negatively affecting the zoning?

City Planner Abboud responded ownership of the land is different than something that is appropriate for the entire district. It's a way to control the expansion of the use, but if it's not appropriate in the district it shouldn't be allowed, regardless of ownership. It should be a viable use for the entire Marine Industrial district.

Chair Stead commented previously the Commission agreed not to support this because it's not appropriate to blanketly place this over the Marine Industrial district. He agrees the Hockey Association needs funds, but that isn't the issue for the Commission. The issue is whether to add temporary auto sales to the Marine Industrial district. He does not support the ordinance.

Commissioner Abrahamson asked if it could be accomplished with a CUP. City Planner Abboud explained it would have to be included in code to be allowed.

Commissioner Bradley said based on the input they've received this seems to have a limited scope of interest. She agrees this isn't the best use for the entire district and does not support this.

VOTE: YES: VENUTI

NO: BOS, STEAD, HIGHLAND, ABRAHAMSON, BRADLEY

Motion failed.

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

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, project surveyor and applicants representative, explained they worked with the different City departments to get the right fit because of the constraints of thing like blanket easements and poorly planned use of the land by utilities impacting development of the piece of land. The vacation will mostly be a greenbelt. The utilities are already in place and the main thing this does is reduce the setback from the property line. The access for the project will be on the south side. It fits the City's needs and the property owner is interested in working with the city in terms of the pedestrian accessibility.

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

There were no rebuttal comments and Chair Stead opened the floor to questions of the staff and applicant.

Chair Stead asked for clarification on the staff finding 1 regarding block lengths and staff finding 2 regarding vehicular access. City Planner Abboud explained that if the vacation is approved, block lengths won't apply. He further explained that access will be from Ohlson Lane and with the proper permits, the right of way can be used for driveways.

VENUTI/HIGHLAND MOVED TO APPROVE STAFF REPORT PL 17-33 AND THE VACATION OF A PORTION OF GREATLAND STREET SOUTH OF THE STERLING HIGHWAY WITH STAFF RECOMMENDATIONS AND FINDINGS.

Commissioner Highland asked if the applicant will have to contact ACOE before putting in a driveway off Ohlson Lane. City Planner Abboud said they would.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

City Planner Abboud reviewed the staff report.

There was no applicant in attendance.

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

BOS/ABRAHAMSON MOVED TO APPROVE STAFF REPORT PL 17-34 AND THE VACATION OF A ROAD EASEMENT ON LOT 12-A-1 OF DEGARMO SUBDIVISION NO. 2 WITH STAFF FINDINGS AND RECOMMENDATIONS.

Commissioner Bos commented this seems to be a small housekeeping item that we need to do.

Chair Stead asked if this is part of the section line easement. City Planner Abboud said he's unsure.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

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

City Planner Abboud reviewed the staff report.

Pastor John Ralph, applicant, said he is available to answer any questions the Commission may have.

There were no public comments or questions of the applicant or staff.

ABRAHAMSON/BOS MOVED TO APPROVE STAFF REPORT PL 17-35 AND THE GLORY VIEW SUBDIVISION CHURCH OF THE NAZARENE ADDITION PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, project surveyor and applicant's representative, said he was available to answer questions.

There were no public comments.

Commissioner Abrahamson noted the water sewer easement on the west and south edges and the Planner's comment that the creek commonly floods and glaciates. She asked if it's necessary or appropriate to have the 15 foot easement there. City Planner Abboud responded that Public Works recommends it but he doesn't know the technicalities of the requirement.

BOS/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-36 AND EAGLE VIEW SUBDIVISION 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, project surveyor and applicant's representative, commented the acreage differential is .119 acres to the parcel. The easements are good and the area will become a greenbelt.

Chair Stead opened the floor to public comments.

Heath Smith, city resident, commented about the reduction of the 10 foot pedestrian easement down to five feet. Five feet isn't a lot of space and he understands they want to maximize the usability of the lot, but if they are creating a usable trail, the reduction of space probably isn't in the best interest. He thinks they should talk to the people who are interested in trails before entertaining a reduction there.

There was no response from the applicant and Chair Stead opened the floor to questions.

Commissioner Highland asked Mr. Bloom about the pedestrian easement. He explained he started with a 10 foot easement and in discussions with planning they came to a common agreement that five would be sufficient in hopes the adjacent property owner to the north would provide the other five feet. There is no onus on the other property owner until they do some platting action or give the easement themselves. He referenced the location of the trail on the aerial photo. It is an attempt to

maximize the space so there's more separation from the trail to the buildings. Having the trail easement at 10 feet puts it much closer to the building. He explained the route of legal pedestrian access. It's true that five feet would only be a foot path until the other five could be acquired.

Commissioner Abrahamson questioned if the trail is in the Non Motorized Transportation and Trails Plan. City Planner Abboud was unsure if this specific location is called out but believes that a connection in this area is in the plan.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-37 AND CHAMBERLAIN AND WATSON SUBDIVISION 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

Commissioner Abrahamson noted the letter they received as a laydown from the Payne's expressing opposition to this action.

Discussion ensued regarding staff recommendation three to narrow the ten foot pedestrian easement to five feet. If this action includes the five foot pedestrian easement, Alaska USA would have to go through a similar platting process to grant the five feet on their property. If they don't do a platting action, they would likely request compensation if the city or adjacent property owner asks them to give up the other five feet.

ABRAHAMSON/HIGHLAND MOVED TO AMEND THE EXISTING MOTION AND REMOVE STAFF RECOMMENDATION 3.

There was brief comment questioning whether they could include language to request the property owner contact the other property owner to try to work out getting the other five feet. City Planner Abboud indicated it wouldn't be appropriate to add that language.

VOTE: (Amendment) NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was no further discussion on the main motion as amended.

VOTE: (Main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Stead called for a five minute break at 8:06 p.m. The meeting resumed at 8:11 p.m.

Pending Business

New Business

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

The commission discussed this at the worksession.

Commissioner Highland commented about a book she's reading *High Tide on Main Street* about sea level rise. It addresses financial impacts to communities and she encouraged adding a paragraph explaining the economic problems we may be facing with climate change, ocean rise, and acidification.

Chair Stead acknowledged the book addresses community impacts but questioned if it's appropriate for Chapter 8 of the Comprehensive Plan and is it something Homer can resolve.

Commissioner Abrahamson commented she is hearing that Commissioner Highland is trying to look at potential issues that will impact economic vitality and incorporate those challenges and barriers into the plan as part of a strategy for the future.

City Planner Abboud said it makes him think of mitigation and adaptation type of concepts, but isn't sure how it works into this chapter.

Commissioner Abrahamson suggested an approach to incorporate best available information into the economic vitality strategies like the erosion map update as a way to keep a finger on the pulse of current issues or arising issues. She explained the climate issue impacts will include multiple sectors of economic industries for our community including commercial fishing, access to the harbor for recreation, development of land on the bluff, and water quality and availability. We should try to anticipate some of those impacts and build in some resilience efforts for them.

Other discussion comments included having Steve Baird present to the City Council and public outreach.

B. Memorandum from Deputy City Clerk Re: Commissioner Absences

Chair Stead referenced the memo in the packet and asked for a motion.

ABRAHAMSON/BOS MOVED TO DECLARE COMMISSIONER ARNOLD'S SEAT VACANT DUE TO HIS CONSECUTIVE ABSENCES IN ACCORDANCE WITH PLANNING COMMISSION BYLAWS SECTION O.5.

There was brief discussion in support of the motion and noting this is the sixth consecutive absence.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Informational Materials

- A. City Manager's Report February 13, 2017
- B. City Manager's Report February 27, 2017

Commissioner Highland expressed her concerns about Graphite One and the graphite mine proposal addressed in the City Manager's report.

Comments of the Audience

Heath Smith, city resident, said he's grateful for the Commission's service. He commented in response to the Commission's recommendation to the City Council regarding Greatland Street to Pioneer. He explained that there is enough interest of the Council with option A and that there is language in the transportation plan they may not be aware of. He read the following excerpt:

"in direct relation to the Greatland Street construction that the proposed route will intersect Pioneer at Bartlett, the Planning Commission recommends that if Greatland Street is extended to Pioneer that it be a right turn only intersection reducing the back up of traffic trying to cross Pioneer Avenue. This will keep traffic entering Pioneer Avenue separated from the Bartlett Street intersection. It should be noted this recommendation will conflict with the proposed one way couplet."

He added that the plan says the proposed route will connect Greatland to Poopdeck and the specific route has not been identified to accommodate Town Center plans. The Town Center is yet to be developed and yet to be flushed out in the transportation plan in the connection from Main Street to Bartlett. He explained that accommodating the transportation plan connection would take four lots off the tax rolls, and one of the lots on Main Street has a business on it. He understands the goals of the plan and encourages open mindedness about what will help us achieve the goal, because it might come about in a different way. He shared his experience as a UPS driver, driving these roads all day. Many on the Council support plan A because of cost, the functionality of the space, and the benefit to the community. Council postponed the ordinance and if the Commission addresses this again he hopes other considerations will be given to why option A might be appropriate.

Comments of Staff

None

Comments of the Commission

Commissioner Venuti said it was an interesting meeting. He noted upcoming events through the weekend including the Town Hall meeting at Islands and Ocean with Mayor Navarre, the KPB Planning meeting, the Haven House Women of Wisdom event, and the Lifetime Learner award presentation.

Commissioner Bos said he appreciated Councilmember Smith's comments. So many times the Commission has talked about having discussions like that before they make recommendations on plans that come before them. He thought it was a good meeting.

Commissioner Abrahamson commented the Kachemak Bay Research Reserve is hosting a climate resilience workshop April 20 and 21. She invited commissioners to attend and explore some of the issues that contribute to economic vitality or provide barriers.

Commissioner Bradley commented about the Kenai History Conference April 21 and 22. It's part of the celebration of the 150 anniversary of the purchase of Alaska.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 5, 2017

Commissioner Highland commented that Earth Day is April 22 and there is a lot going on, so watch the paper for information. She said it was a good meeting.

Chair Stead commented it was a good meeting tonight, there is more work to do on Chapter 8 and he looks forward to looking at it. He appreciated Councilmember Smith's comments this evening. He will be absent April 19th.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:42 p.m. The next regular meeting is scheduled for April 19, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

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 19, 2017
SUBJECT: City Planner's Report PL 17-40

City Council - Meeting of 4/10/17

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.

This ordinance was reconsidered and Ordinance 17-07(S-2) was introduced.

Ordinance 17-07(S-2), An Ordinance of the City Council Of Homer, Alaska, Amending Homer City Code 21.93.060, 21.93.070, 21.93.080, 21.93.100, 21.93.110, 21.93.500, 21.93.540, 21.93.550, 21.93.560, 21.93.570, 21.93.700, 21.93.710 to Offer Appellants the Choice Between an Appeal Before the Board of Adjustment or a Hearing Officer in Appeals of Planning Commission Decisions. Erickson
SUBSTITUTED ORDINANCE 17-07(S-2) and POSTPONED to April 24, 2017 for Public Hearing and Second Reading.

Resolution 17-033, A Resolution of the City Council of Homer, Alaska, Approving the 2017 Land Allocation Plan. Mayor/City Council.
Memorandum 17-058 from Deputy City Planner as backup. Approved on the consent agenda

Resolution 17-038, A Resolution of the City Council of Homer, Alaska, Amending the Homer Accelerated Roads and Trails Program Policy Manual Adding Sections for Project Eligibility and Funding for Sidewalks, Eliminating the Provision for Debt Service Ratio, and Editing for Readability and Consistency. City Clerk/Planning Commission.
Memorandum 17-028 from Deputy City Planner as backup.
POSTPONED to April 24, 2017 for a Public Hearing.

The Council also approved the sale of a remnant parcel on Kachemak Drive for one dollar. This parcel has water and sewer assessments that exceed its assessed value and its only value is to the lots adjacent for which this lot buffers Kachemak Drive.

Training: I will be attending the National Planning Conference in New York May 5th-May 8th.

Current schedule for Commissioners to present to the council.

April 24, 2017: Savanna

May 8, 2017: Tom

May 30, 2017: Roberta

June 7, 2017: Syverina

June 21, 2017:



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 17-41

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 19, 2017
SUBJECT: CUP 17-02

Synopsis The applicant proposes to build ten single family homes in Old Town. The homes would be cottage style, utilizing the same architect and similar plans as the existing Old Town Cottages on Main St. The name of the new development is "Old Town Cottages West." A Conditional Use Permit (CUP) is required for more than one building containing a permitted principle use, more than 8,000 square feet of building area, and a request for a setback reduction of 12 feet from Greatland Street.

Applicants: Tom Livingston
3900 Arctic Blvd Suite 301
Anchorage, AK 99503

Location: South end of Greatland Street, south of Alaska USA, and north of the Bay Watch condominiums.

Parcel ID: 17516015, 17516017, 17516018

Size of Existing Lot: 0.5, 0.25, 0.25 acres – 1 acre combined

Zoning Designation: Central Business District

Existing Land Use: Vacant

Surrounding Land Use: North: Alaska USA Bank, Homer Chamber of Commerce
South: Bay Watch Condominiums, AJ's Restaurant
East: Old Town Cottages
West: Vacant Land

Comprehensive Plan: Chapter 4 Land Use, Goal 5, Objective B: Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas. P. 4-4

Wetland Status: An ACOE determination had been provided which states that the lot does not contain wetlands

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District
Utilities: Public utilities service the site.
Public Notice: Notice was sent to 57 property owners of 33 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to build ten single family homes and a storage building. The homes would be cottage style, one to two stories, using the same architect and similar floor plans to the existing Old Town Cottages to the east. The cottages range from about 875 square feet to almost 1500 square feet. Twenty parking spaces are provided, two per unit as required by city code.

A CUP is needed in the Central Business District under

1. Homer City Code 21.18.030(j), *more than one building containing a permitted principal use on a lot,*
2. A reduced setback from Greatland Street under HCC 21.18.040(b)(4), *if approved by a conditional use permit, the setback from a dedicated right-of-way, except from the Sterling Highway or Lake Street, may be reduced,*
3. More than 8,000 square feet of building area under HCC 21.18.040(d), *no lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.*

The developer is currently in the preliminary plat process to vacate all property lines. During the platting action, the developer proposed a 5-foot trail easement along the north property line. The Commission recommended a 10-foot easement, which is in conflict with the site plan presented. **Condition 1** requires the buildings to be set back 10 feet from the north property line.

The platting process (approved by the Commission, but not completed) includes a partial vacation of Greatland Street adjacent to the proposal. The Right of Way (ROW) vacation process takes some time. If the ROW vacation is approved, no setback exception is needed. If the vacation is denied, the cottages can be built as proposed with this conditional use permit, allowing the cottages to lie 12 feet within the 20-foot building setback. There are existing overhead electrical lines that prevent the cottages from moving any further west towards Greatland Street. Public Works has stated that they “can find no reasonable argument” supporting the development of Greatland Street between the highway and Olsen Lane.

There is no dimensional requirement that addresses density for multiple single-family dwellings on a lot in the CBD. None-the-less, I have provided two comparisons to give the commission an idea of the density of the proposed cottages. One can have a 6000 square foot lot with two dwellings permitted by right. Using this standard, the proposed development provides nearly 50% more lot area per dwelling. However, this is a relative standard since there

is no provision that limits the size of the two dwellings permitted by right. Another type of standard for comparison is the floor area ratio of multifamily dwellings. This requirement states that the total floor area shall be no more than .40 of the lot area. The proposed development has a floor area of 12,632sf and a lot of 43,560sf, equaling a floor area ratio of .29. The proposal also leaves more than the 1.1 times the floor area as open space as required for multifamily dwellings. The floor area ratio is less than the neighboring condo and the open space ratio is much greater (noting that the condo structure was built prior to the city's adoption of zoning, qualifying it for nonconforming status).

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

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

1. **Finding 1:** In the Central Business District, HCC 21.18.020 authorizes single family homes, 21.18.030(j) authorizes more than one building containing a permitted principal use on a lot, a reduced setback from Greatland Street is authorized under HCC 21.18.040(b)(4) and more than 8,000 square feet of building area is authorized under HCC 21.18.040(d).

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

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

Finding 2: The proposed use provides housing in the CBD with a pedestrian oriented site plan, within easy walking distance to shops, services, restaurants and public amenities.

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

Analysis: Several uses in the central business district have greater negative impacts than would be realized from the construction of 10 single family cottages. Gas stations and car washes would have a greater negative impact on nearby property values. Multifamily dwellings or single-family dwellings can be developed at higher densities.

Finding 3: Development of ten single family homes is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Analysis: Existing uses of surrounding land include the Alaska USA Bank, Homer Chamber of Commerce, residential condominiums to the east and south, and the restaurant/retail area of the old town neighborhood.

Finding 4: The proposed cottages are the same use and style as found on the adjoining property to the east, and the same use as property to the south.

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

Analysis: The developer will extend city water to serve the homes. Existing sewer, fire and other public services are adequate to serve the development

Finding 5: Existing public, water, sewer, and fire services will be adequate to serve the cottages prior to occupancy.

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

Analysis: Desirable neighborhood character could be described by a portion of the purpose statement for the district summarized as a centrally located area with a mixture of commercial and residential uses. The development of the cottages will be of high quality, and of comparable scale and character to the existing neighborhood. Building heights will range from nineteen to twenty-nine feet, providing desirable neighborhood character, scale and bulk.

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

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

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

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

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

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

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include:

Goal 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encourage infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Goal 3: Encourage high-quality buildings and site development that complement Homer's beautiful natural setting,

Goal 5: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns with Goals 1, 3 and 5 and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: The Community Design Manual applies in the Central Business District to all non-residential land uses and uses with more than 12 residential areas.

Finding 10: The Community Design Manual does not apply.

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

1. Special yards and spaces: See Condition 1

2. Fences and walls: The developer plans to fence the dumpster on three sides.

3. Surfacing of parking areas: No specific conditions deemed necessary.

4. Street and road dedications and improvements: No specific conditions deemed necessary.

5. Control of points of vehicular ingress and egress: No specific conditions deemed necessary.

6. Special provisions on signs: No specific conditions deemed necessary.

7. Landscaping: No specific conditions deemed necessary.

8. Maintenance of the grounds, building, or structures: No specific conditions deemed necessary.

9. Control of noise, vibration, odors or other similar nuisances: No specific conditions deemed necessary.

10. Limitation of time for certain activities: No specific conditions deemed necessary.

11. A time period within which the proposed use shall be developed: No specific conditions deemed necessary.

12. A limit on total duration of use: No specific conditions deemed necessary.

13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Condition 1: 10-foot setback along the north property line, based on the platting request for a 10-foot pedestrian easement.

Condition 2: Fence the dumpster on three sides.

Condition 3: All exterior lighting must meet the requirements of HCC 21.59.030

PUBLIC WORKS COMMENTS:

1. The property owner needs to work with an engineer for ADEC approved community water and sewer design.
2. A driveway permit will be needed to construct driveway in Greatland right-of-way connecting to Ohlson.
3. An 8" water main extension will be required to provide service to the lot.

FIRE DEPARTMENT COMMENTS: No Fire Department issues.

PUBLIC COMMENTS: None received by the packet deadline.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 17-02, 210 Ohlson Lane to allow ten single family dwellings, more than 8,000 square feet of building area, and a reduced setback of 8 feet along the existing Greatland Street, with findings 1-10 and the following conditions.

Condition 1: 10-foot building setback along the north property line.

Condition 2: Fence the dumpster on three sides.

Condition 3: All exterior lighting must meet the requirements of HCC 21.59.030

Attachments

Application

Public Notice

Aerial Photograph



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

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

Process

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

Who makes the decisions?

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

How can I make this go faster?

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

What happens at the meeting?

The Public Hearing:

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

Planning Commission Deliberation:

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

Lastly

Decisions and Findings document and appeals.

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

Zoning Permit is required before construction.

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

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



Applicant's signature



Date



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Tom Livingston Telephone No.: 907.550.7400

Address: 3900 Arctic Blvd. Suite 301 Anchorage, AK 99503 Email: Tom@livingstonslone.com

Property Owner (if different than the applicant):

Name: _____ Telephone No.: _____

Address: _____ Email: _____

PROPERTY INFORMATION:

Address: Greatland Street, South of AK USA FCU Lot Size: 1.0 acres KPB Tax ID # 17516017, 17516015

Legal Description of Property: Chamber Lain & Watson Subdiv. Lots 18A & 19A (replat in progress: Lot 1 (partial ROW of Greatland Street is in progress))

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				23	x	x	x	x			x	

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

- Y(N) Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: Single family dwellings
- Y(N) Will your development trigger a Development Activity Plan?
Application Status: In progress.
- Y(N) Will your development trigger a Storm water Plan?
Application Status: In progress.
- Y(N) Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: JD completed: no finding of wetlands; see attachment
- Y(N) Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Y(N) Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Y(N) Do you need a traffic impact analysis?
- Y(N) Are there any nonconforming uses or structures on the property?
- Y(N) Have they been formally accepted by the Homer Advisory Planning Commission?
- Y(N) Do you have a state or city driveway permit? Status: Application is in progress
- Y(N) Do you have active City water and sewer permits? Status: Application is in progress

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

The site is vacant; no buildings currently exist on the site.

Site is flat with a gentle (+/- 5%) slope from North to South.

Existing vegetation is grasses; alders (<5%); two spruce trees.

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

Ten Single family dwellings and one common 400 SF ancillary storage building used in common by all residents. Dwellings are to be of the same design quality and appearance as the neighboring Old Town Cottages. Dwellings ("cottages") are a mix of one & two stories, two or three bedrooms.

Phased construction is anticipated over a period of several years, beginning summer 2017.

Please see site plan, attached.

- a. What code citation authorizes each proposed use and structure by conditional use permit? HCC 21.48.030(K) and HCC 21.61 for approval for more than one building (single family dwellings and an ancillary storage building) containing a permitted principle use on a lot. Precedent is Conditional Use Permit 6-11; dated 2/9/2007 (Old Town Cottages).
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.
Permitted uses in the CBD allows" single family, duplex, and multiple family dwellings" (HCC 21.48.020 (i)). Proposed structures are single family dwellings.
- c. How will your proposed project affect adjoining property values?
This high quality development will enhance adjoining property values and is consistent with other permitted uses in this district.
- d. How is your proposal compatible with existing uses of the surrounding land?
There is an identical development on East side (Old Town Cottages); a townhouse complex to South side (Bay View Townhouses); this development is in harmony with the neighborhood. The development of Old Town Cottages West will be of high quality, of compatible scale & character to the existing neighborhood. Building heights will range from 19' to 29', providing desirable neighborhood character, scale, & bulk.
- e. Are/will public services adequate to serve the proposed uses and structures?
Yes, all public utilities & services are available to the site & will adequately serve the proposed development: water, sewer, power, communications. water service will be from Ohlson Lane, sewer from Greatland Street, power & communications on site.
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?
Excellent small, compatible scale & neighborhood character. Traffic impact is modest.
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?
No. The proposed development is consistent with the purpose of the zoning district and chapters 21.28 through 21.70.
- h. How does your project relate to the goals of the Comprehensive Plan?
The Comprehensive Plan are online,
The proposed project is consistent with and will fulfill the goals of the comprehensive plan.
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)
1. Y/☒N Special yards and spaces.
 2. Y/☒N Fences, walls and screening.
 3. Y/☒N Surfacing of parking areas.
 4. Y/☒N Street and road dedications and improvements (or bonds).
 5. Y/☒N Control of points of vehicular ingress & egress.
 6. Y/☒N Special provisions on signs.
 7. ☒Y/N Landscaping.
 8. ☒Y/N Maintenance of the grounds, buildings, or structures.

9. ☒ Y ☐ N ~~Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.~~ Lighting.
10. Y ☒ N ☐ Time for certain activities. Not Applicable.
11. Y ☒ N ☐ A time period within which the proposed use shall be developed.
12. Y ☒ N ☐ A limit on total duration of use.
13. Y ☒ N ☐ Special dimensional requirements such as lot area, setbacks, building height.
14. Y ☒ N ☐ Other conditions deemed necessary to protect the interest of the community.
Building height will range from 19' to 29', providing a desirable neighborhood character, scale & bulk.

Pathway lighting will be provided by solar powered LED light fixtures. Parking lot lights will have a reflector shroud to minimize off-site visibility, minimum uplight, pole mounted LED light fixtures.

PARKING

1. How many parking spaces are required for your development? 2/unit = 20 total
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? 20 spaces
Traffic trip generation estimates indicated a traffic impact analysis is not necessary.
3. Are you requesting any reductions? No.

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

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

CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature: *Durwinger* Date: 3/29/17

Property Owner's signature: *Durwinger* Date: 3/29/17

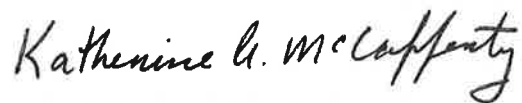
jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact Mr. Andy Gray via email at Andrew.a.gray@usace.army.mil, by mail at the address above, by phone at (907) 753-2722, or toll free from within Alaska at (800) 478-2712, if you have questions. For more information about the Regulatory Program, please visit our website at <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,

A handwritten signature in black ink that reads "Katherine A. McCafferty". The signature is written in a cursive, flowing style.

Katherine A. McCafferty
Project Manager

Enclosures

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Thomas Livingston		File Number: POA-2012-424	Date: Jan 30, 2017
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at

http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Andrew Gray, Regulatory Specialist
Alaska District Corps of Engineers
Kenai Regulatory Field Office (CEPOA-RD-S-K)
44669 Sterling Highway, Suite B
Soldotna, Alaska 99669-7915
(907) 753-2722

If you only have questions regarding the appeal process you may also contact:

Regulatory Program Manager
U.S. Army Corps of Engineers, Pacific Ocean Division
CEPOD-PDC, Bldg 525
Fort Shafter, HI 96858-5440

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
44669 STERLING HIGHWAY, SUITE B
SOLDOTNA, AK 99669-7915

January 23, 2017

Regulatory Division
POA-2012-424

Thomas Livingston
3900 Arctic Blvd #301
Anchorage, Alaska 99503

Dear Mr. Livingston:

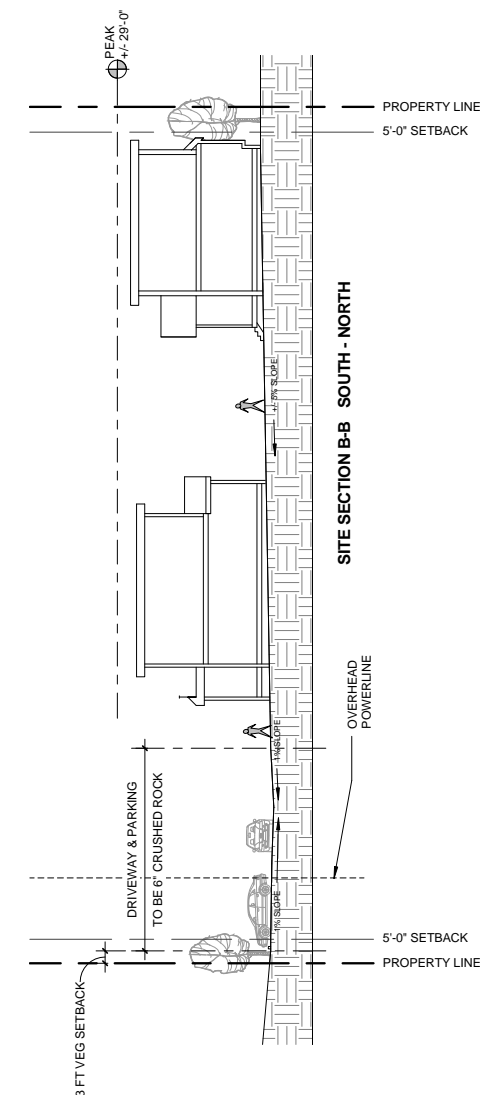
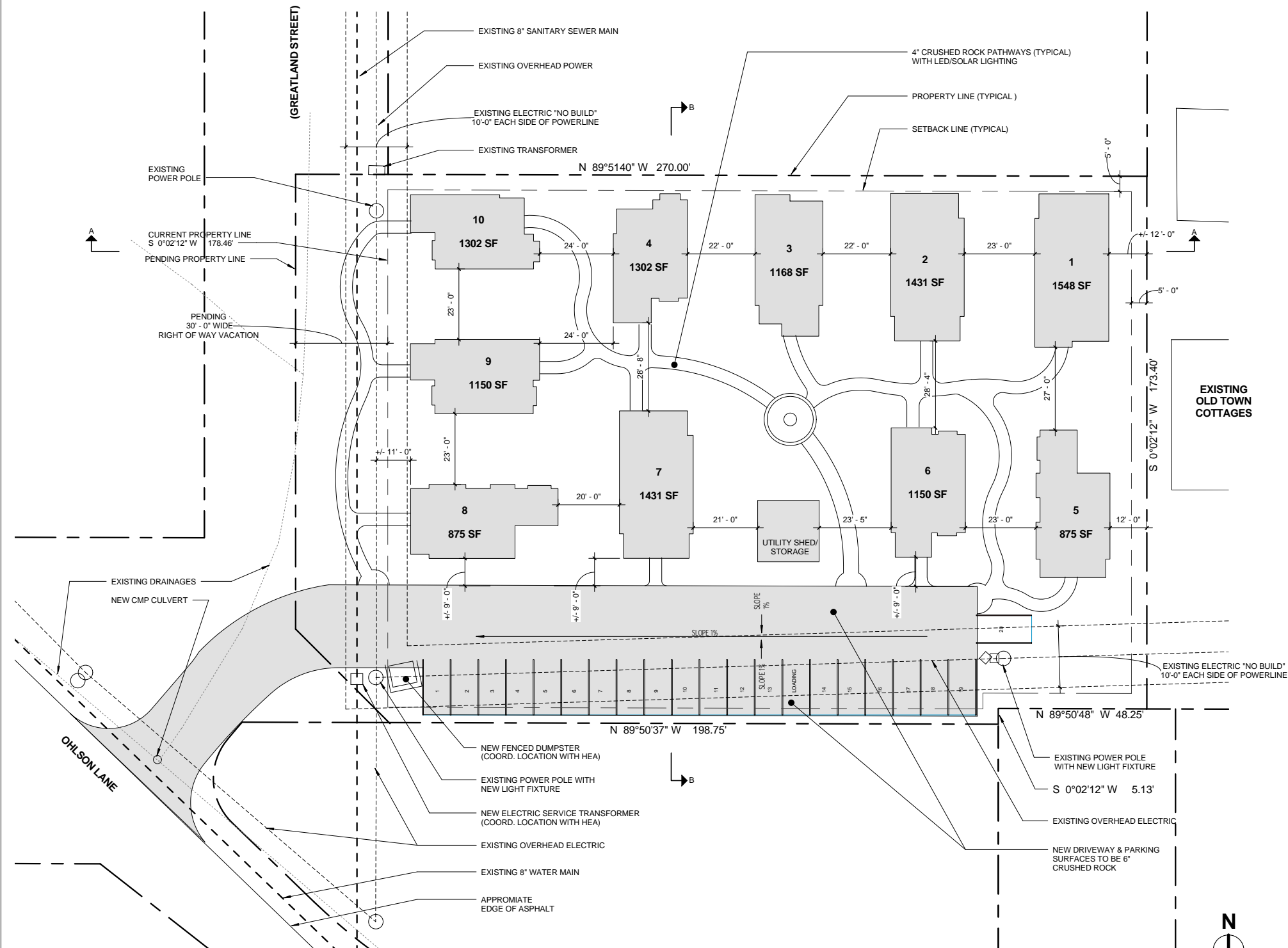
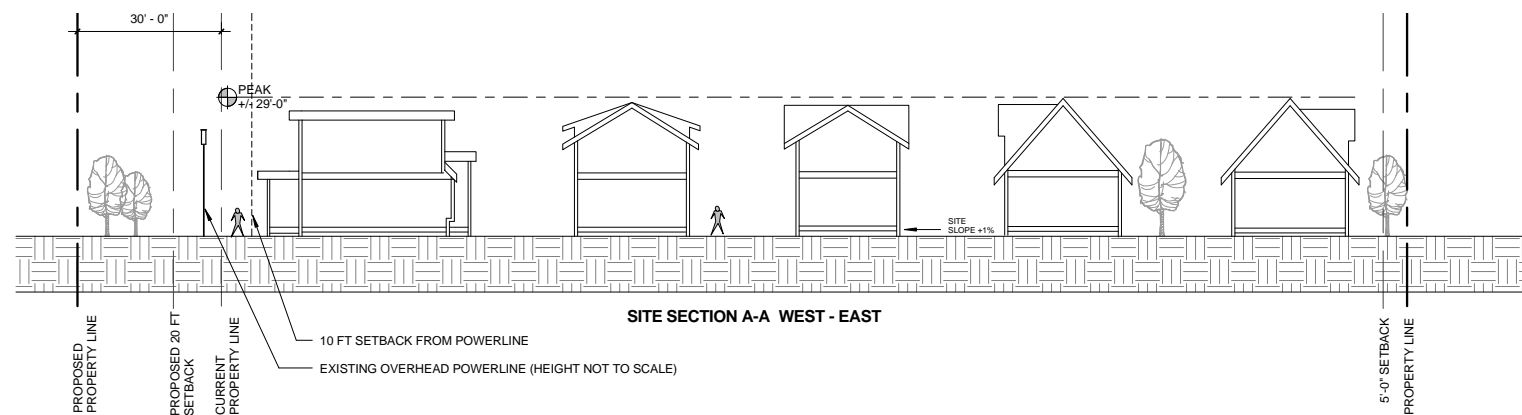
This letter responds to your January 9, 2017, request for a Department of the Army (DA) jurisdictional determination for your proposed single family residential home construction. It has been assigned number POA-2012-424, Kachemak Bay, which should be referred to in all correspondence with us. The project site is located within Section 19, T. 6 S., R. 13 W., Seward Meridian; USGS Quad Map Seldovia C-5; Latitude 59.640345° N., Longitude 151.546275° W.; Kenai Peninsula Borough; Watson Subdivision, Lot 19A; in Homer, Alaska.

Based on our review of the information you provided, we have determined the subject property does not contain waters of the United States (U.S.) under Corps jurisdiction. Therefore, a DA permit is not required. A copy of the Approved Jurisdictional Determination form is available at: www.poa.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations.aspx under the above file number. Please contact us if you decide to alter the method, scope, or location of your proposed activity.

This approved jurisdictional determination is valid for a period of five (5) years from the date of this letter, unless new information supporting a revision is provided to us before the expiration date.

Enclosed is a Notification of Administrative Appeal Options and Process and Request for Appeal form regarding this approved jurisdictional determination (see section labeled "Approved Jurisdictional Determination").

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including



COTTAGES IN OLD TOWN

HOMER, ALASKA



33900 ARCTIC BOULEVARD SUITE 301 ANCHORAGE ALASKA 99503
INTERIOR DESIGN

Copyright Livingston Slone, Inc. all rights reserved. All parts of this drawing and the design it represents are instruments of service, and without the expressed, written consent of Livingston Slone, Inc., remain its exclusive property and shall not be used, reproduced, or stored in any form. The "Livingston Slone, Inc." name and logo are trademarks of Livingston Slone, Inc.

PROJECT NO.	1701.00
DATE	03.29.17
DRAWN BY:	HAS
REVIEWED BY:	TWL

CONCEPT DESIGN

SHEET TITLE

SITE PLAN

SHEET NO.

A100

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 19, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

A Conditional Use Permit (CUP) request for ten single family dwellings at 210 Ohlson Lane, lots 18A, 19A W1/2 thereof, and 19A E1/2 thereof of Chamberlain & Watson Subdivision T 6S R 13W SEC 19 S.M., pursuant to; Homer City Code 21.18.030(j), more than one building containing a permitted principal use on a lot, HCC 21.18.040(b)(4), if approved by a conditional use permit, the setback from a dedicated right-of-way, except from the Sterling Highway or Lake Street, may be reduced, and HCC 21.18.040(d), no lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.

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

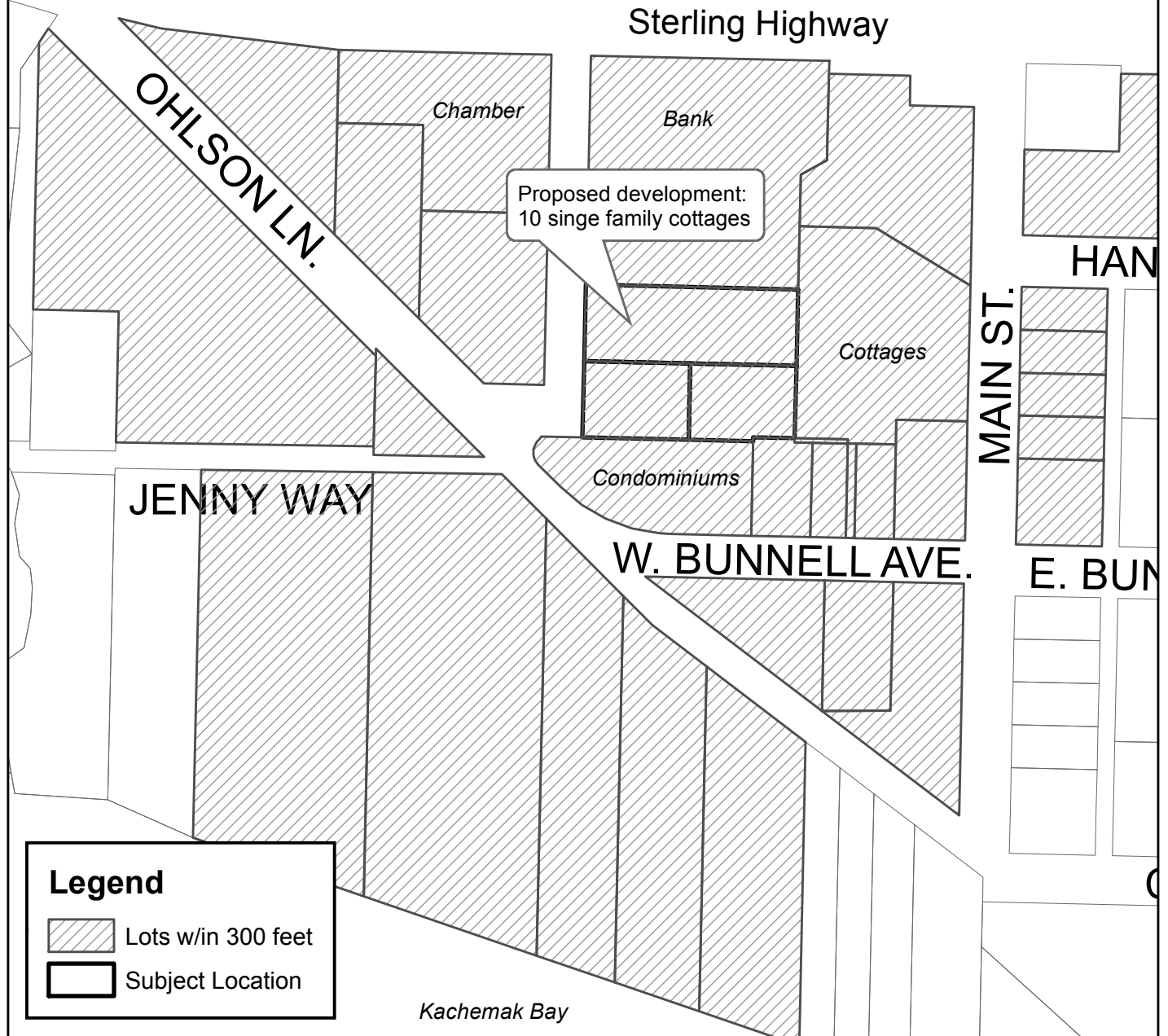
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department
April 6, 2017

Request for CUP 17-02
210 Ohlson Lane.
10 single family cottages

0 150 300 Feet

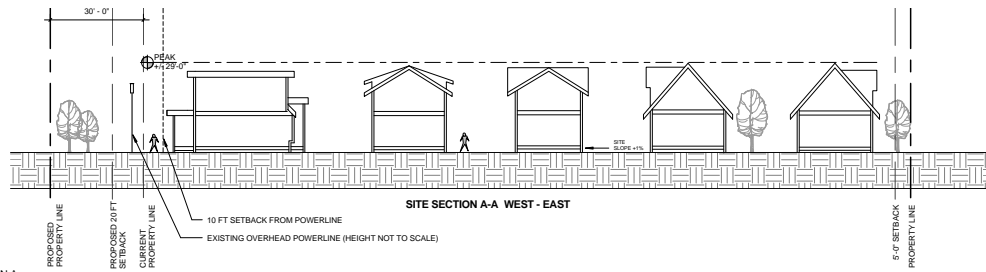


*Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.*

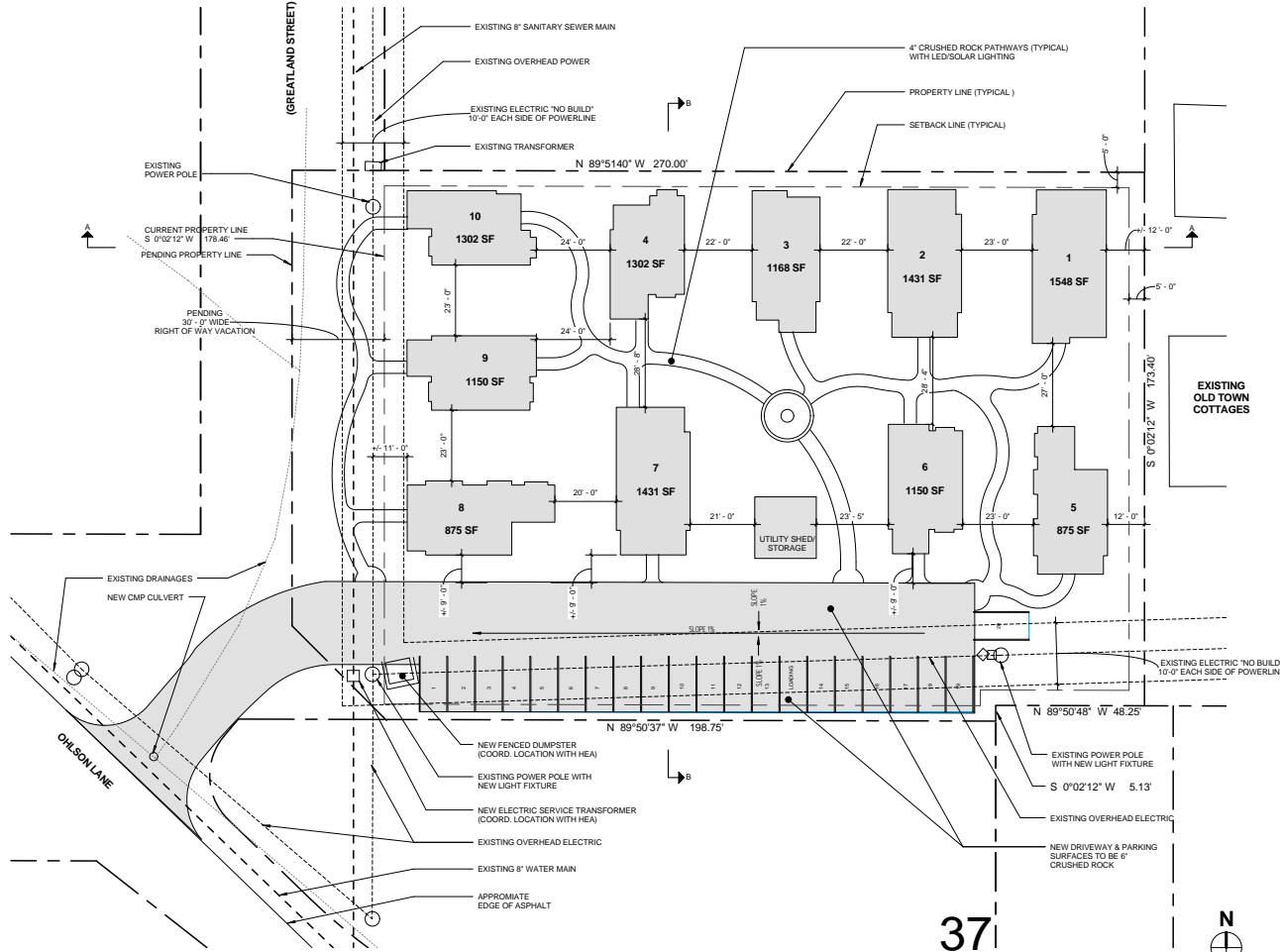


The proposed cottages would have the same style and architect as the original Old Town Cottages.

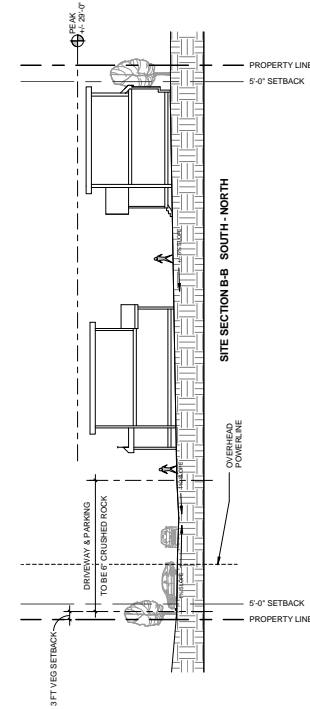




SECTION A
1" = 20'-0"



SITE PLAN
1" = 20'-0"



SECTION B
1" = 20'-0"



City of Homer
Planning and Zoning Department
April 14, 2017

Request for CUP 17-02
210 Ohlson Lane.
10 single family cottages

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

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 17-42

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 19, 2017
SUBJECT:

Requested Action: Conduct a public hearing and make a recommendation on the vacation of an alley easement. There is a separate staff report (and action) for the preliminary plat to vacate lot lines.

General Information:

Applicants:	John Rummery 1275 Ocean Drive Homer, AK 99603	Kenton Bloom, PLS Seabright Survey + Design 1044 East End Road Ste A Homer, AK 99603
Location:	Corner of Ocean Drive and Douglas Street	
Parcel ID:	179201- 01, 02	
Zoning Designation:	General Commercial 1 District	
Existing Land Use:	Retail, small motor repair (snow machines, ATV, boats etc)	
Surrounding Land Use:	North: Head Start, former gas station, hotel, fish processing South: Heavy equipment, truck and boat repair and storage East: Automotive repair, commercial office West: Commercial	
Comprehensive Plan:	GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.	
Public Notice:	Notice was sent to 58 property owners of 66 parcels as shown on the KPB tax assessor rolls.	

Analysis: This vacation is within the General Commercial 1 District. This action would vacate the north 10 feet of the 20-foot alley easement. The easement dead ends and does not extend west to E Street. No portion of the easement is constructed for use as an alley.

The following are relevant excerpts of Kenai Peninsula Borough Code to help guide the HAPC's recommendation on the vacation. The City of Homer does not address vacations in City 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: Vehicle access on Ocean Drive and Douglas Place is sufficient.

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: Access on Ocean Drive, Douglas Place and Bay Avenue is sufficient for users such as pedestrians and cyclists.

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: Utility access on Ocean Drive and Douglas Place is sufficient. A separate platting action grants a 15-foot utility easement along both rights of way. According to the preliminary plat, electricity and telephone are located in the Ocean Drive right of way.

Public Works Comments: No objections.

Fire Department Comments: No concerns.

Staff Recommendation:

Planning Commission recommend approval of the vacation.

Attachments:

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



Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, AK 99669

Plat Submittal Form

Survey Firm Name & Address:

SEABRIGHT SURVEY
1044 EAST RD STE. A
HOMER, AK 99603

Phone: 907 235 4247

Email: SEABRIGHT@YAHOO.COM

- ☒ Preliminary Plat ☐ Revised Preliminary Plat ☐ Minor Revisions ☐ Major Revisions
☐ Preliminary Design ☐ Subdivision Plat Phase (If a phased development, note preliminary design name below.)

(Preliminary Design Name: _____)

☒ Submittal of 2 full size plats and 7- 11x17 size plats.

☒ Plat Submittal Fee in the Amount of 200.00

☐ Final Plat – Preliminary Approval Granted _____ (date)

☐ Plat Recording Fee in the Amount of _____

Abbreviated Plat ☐ Yes ☐ No (If yes, use the Abbreviated Plat Submittal Form.)

Plat Name: BAYVIEW SUBD 2017 REPLAT #1 LOTS 115 & 116

General Location: HOMER, ALASKA

USE: ☒ Residential ☐ Recreational ☐ Commercial ☐ Agricultural

☐ Other: _____

☐ City minutes attached (Plat location is in city limits or Bridge Creek Watershed District.)

CURRENT ZONING WHERE APPLICABLE: _____

SEWER: ☐ On site ☒ City ☐ Community

WATER: ☐ On site ☒ City ☐ Community

EXCEPTIONS REQUIRED AND REQUESTED:

1. _____
2. _____
3. _____
4. _____

Comments: (Attach an additional sheet if needed.)

VACATE 5' OF 10' ALLEY AND COMMON
LOT LINE LOT 115 & 116

Original Signature(s) of Owner(s) of a Majority of Land within the Subdivision

JOHN RUMMERY
Print Name

[Signature]
Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

Please Note: If you are signing as a representative or official of a corporation and own less than 50% of said corporation (or you are not listed as a registered agent in the State of Alaska corporation database), a corporate resolution or signed document from the Board of Directors clearly stating your authorization to sign for the corporation must be attached.

RECEIVED

MAR 29 2017

CITY OF HOMER
PLANNING/ZONING

Julie Engebretsen

From: Kenton Bloom <seabrightz@yahoo.com>
Sent: Tuesday, April 04, 2017 4:56 PM
To: Julie Engebretsen
Subject: Re: Alley vacation, Bay View 2017

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Julie,

The reason for the vacation of the alley is to remove a 10' wide alley that has been and is an unused and unneeded encumbrance along the back of Lots 115 and 116 Glacierview Subd.

Cordially,

Kenton

On Tuesday, April 4, 2017 1:11 PM, Julie Engebretsen <JEngebretsen@ci.homer.ak.us> wrote:

Hi Kenton,

The form your provided for the alley easement vacation was not the usual from KPB – you submitted the plat submittal form instead of the vacation form. Can you please provide in writing the “reasonable justification for the vacation?”

Thanks

Julie

http://www.kpb.us/images/KPB/PLN/Plan_Comm/Forms/ROWeasementpetitionprocedures022114fill.pdf

Julie Engebretsen
Deputy City Planner
City of Homer
907-435-3119

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

LEGEND

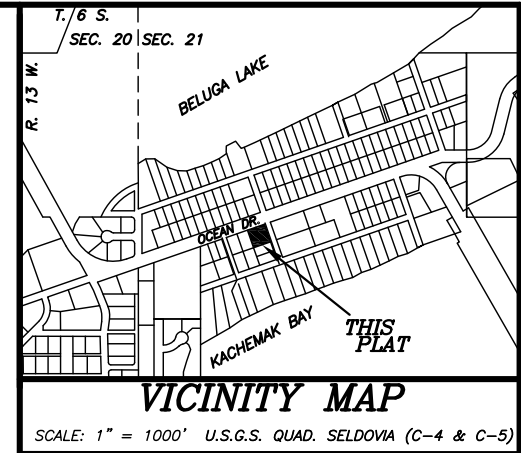
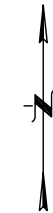
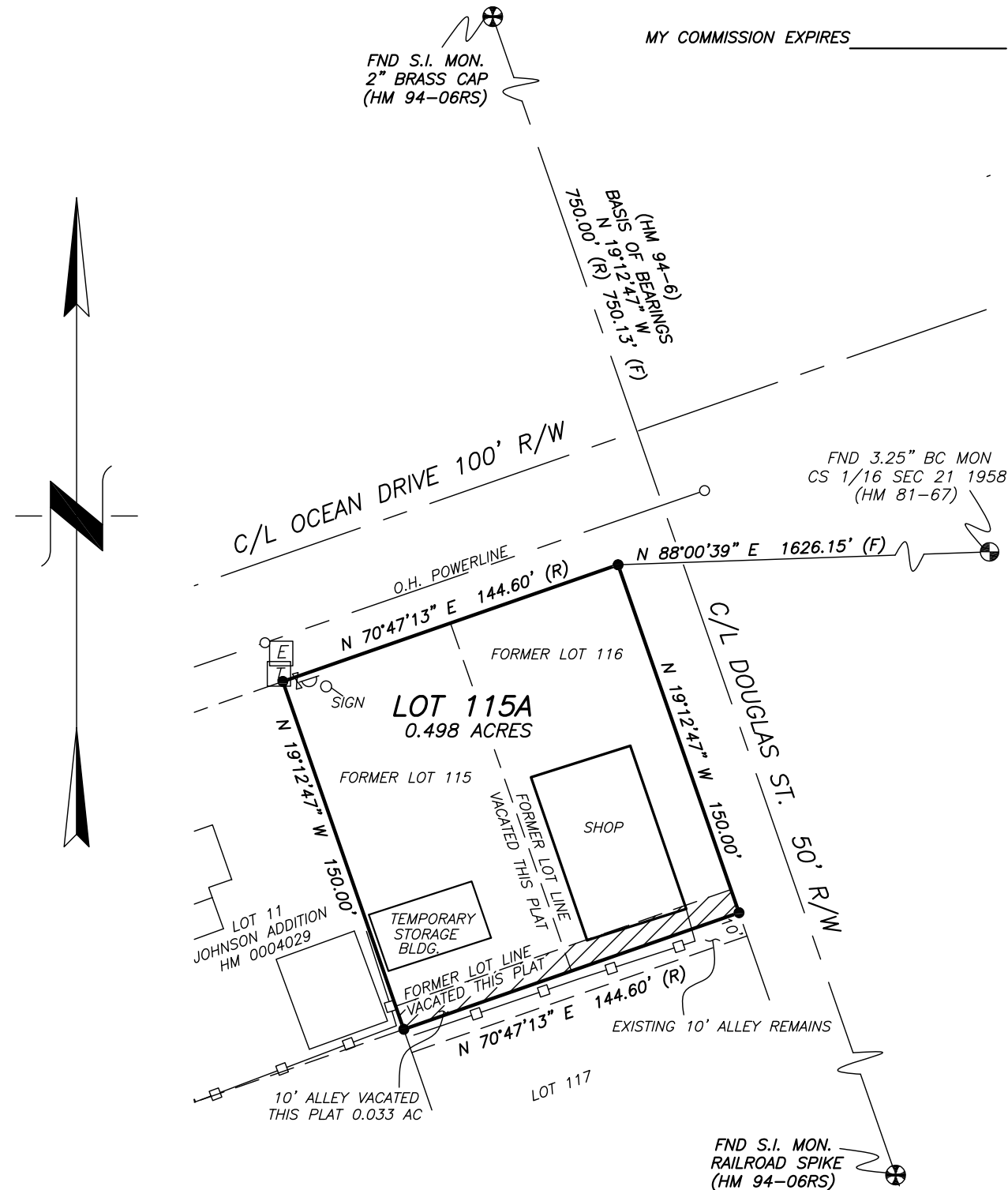
- *FENCE*

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

-
- The seal is circular with a double-lined border. The outer ring contains the text "STATE OF ALASKA" at the top and "Registered Professional Land Surveyor" at the bottom, separated by two stars. The inner circle features a five-pointed star in the center, with "49TH" to its left and "YEARS" to its right. Below the star, the name "Kenton T. Bloom" and the license number "LS-7968" are printed.

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

MY COMMISSION EXPIRES _____



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 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.

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.

GRAPHIC SCALE

HOMER RECORDING DISTRICT

A REPLAT COMBINING LOT 115 AND LOT 116 OF
BAY VIEW SUBDIVISION AND VACATING 10' OF THE
EXISTING 20' WIDE ALLEY (HM0000839),
LOCATED WITHIN THE SW 1/4 SW 1/4, SEC 21,
T. 6 S., R. 13 W., SEWARD MERIDIAN,
CITY OF HOMER KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 0.498 ACRES

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

DRAWN BY: KB	CHKD BY: KB	JOB #2017-10
--------------	-------------	--------------

DATE: 3/2017	SCALE: 1"=40'	SHEET #1 OF 1
--------------	---------------	---------------

Seabright Survey + Design

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

March 29, 2017

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

Re: Platting lot line vacation and Vacate 10' wide alley Bay View Subdivision
Lots 115-116

Dear Julie,

Here is a preliminary submittal for the vacation of the interior lot lines as well as the 10' wide alley.

1 full size copy

emailed 11x17 copy

\$600 City of Homer

You can always call me with any questions or comments as well.

Sincerely,



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

RECEIVED

MAR 29 2017

**CITY OF HOMER
PLANNING/ZONING**

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 19, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

A proposal to vacate the 10 foot wide alley easement along the southern boundaries of 1263 and 1275 Ocean Drive, lots 115 and 116 of Bay View Subdivision T 6 S R 13 W SEC 21 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 500 FEET OF PROPERTY.

.....

VICINITY MAP ATTACHED

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 the proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Bay 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 19, 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.

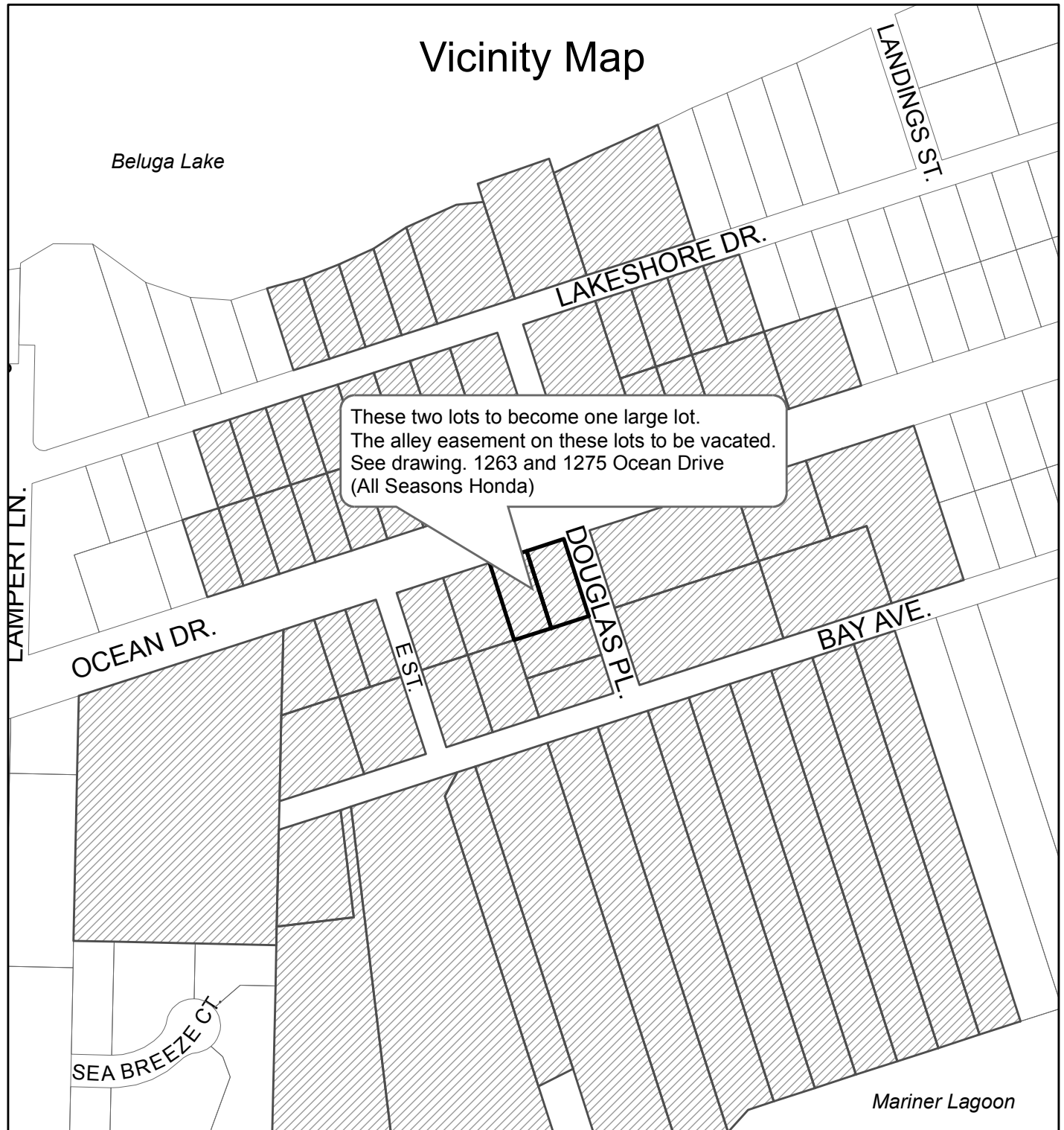
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ATTACHED

Vicinity Map



City of Homer
Planning and Zoning Department

April 4, 2017

Bay View Subdivision 2017 Replat Preliminary Plat and Vacation of a portion of an Alley Easement

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 _____

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE: _____

LEGEND

- ① FND 1/2" REBAR
- 2" AC (7968 S 2016) ON 5/8" REBAR SET THIS SURVEY
- (R) FND MONUMENT AS NOTED
- (R) RECORD DATA
- (F) FIELD DATA
- [E] ELECTRIC PEDESTAL
- [T] TELEPHONE PEDESTAL
- ▽ METER LOOP
- I CURB STOP
- ▢ VACATED AREA
- FENCE

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY 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. A 15' WIDE UTILITY EASEMENT IS GRANTED TO THE CITY OF HOMER ALONG ALL RIGHTS-OF-WAY FRONTING THIS PROPERTY.
- 5.



WASTEWATER DISPOSAL

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

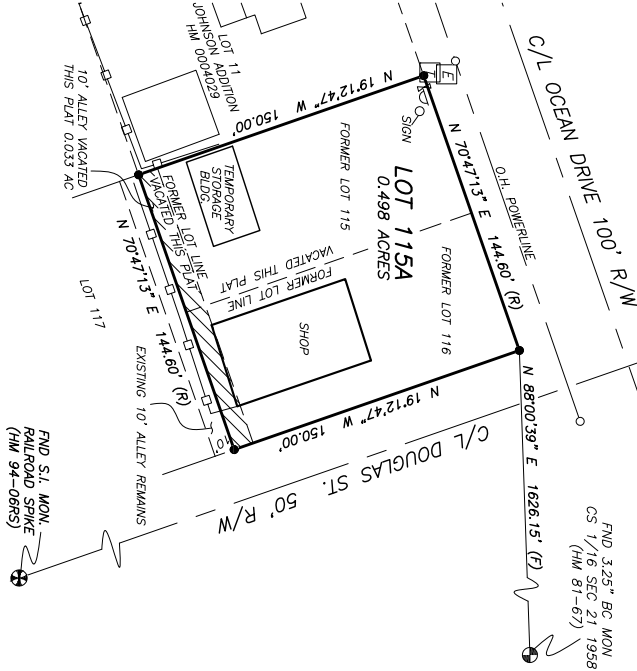
NOTARY'S ACKNOWLEDGMENT

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

FND S.I. MON.
2" BRASS CAP
(HM 94-06RS)

(HM 94-6)
BASIS OF BEARINGS
N 18°12'47" W
750.00' (R) 750.13' (F)

FND 3.25" BG MON
CS 1/16 SEC 21 1958
(HM 81-67)



EASEMENTS

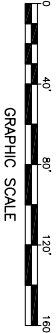
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE, HAVE REVIEWED THE PLAT AND HAVE CONSENTED ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE 15' WIDE UTILITY EASEMENT GRANTED BY THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC 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 I HAVE BEEN ADVISED THAT THE CITY OF HOMER HAS GRANTED ALL EASEMENTS TO THE USE SHOWN HEREON.

JOHN RUMNEY, MEMBER
ALASKA SURVEYORS' ASSOCIATION, LLC
1263 OCEAN DRIVE
HOMER, ALASKA 99603



HOMER RECORDING DISTRICT

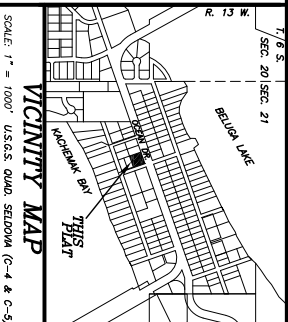
BAY VIEW SUBDIVISION
2017 REPLAT

A REPLAT COMBINING LOT 115 AND LOT 116 OF BAY VIEW SUBDIVISION AND VACATING 10' OF THE EXISTING 20' WIDE ALLEY (HMO000839), LOCATED WITHIN THE SW 1/4 SW 1/4, SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA, CONTAINING 0.498 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 #2017-10
DATE: 3/2017	SCALE: 1"=40'	SHEET #1 OF 1





City of Homer
Planning and Zoning Department

April 4, 2017

Bay View Subdivision 2017 Replat Preliminary Plat and Vacation of a portion of an Alley Easement

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

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 17-43

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 19, 2017
SUBJECT: Bay 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:	John Rummery 1275 Ocean Drive Homer, AK 99603	Kenton Bloom, PLS Seabright Survey + Design 1044 East End Road Ste A Homer, AK 99603
Location:	Corner of Ocean Drive and Douglas Street	
Parcel ID:	179201- 01, 02	
Size of Existing Lot(s):	0.25 and 0.25 acres	
Size of Proposed Lots(s):	0.498 acres	
Zoning Designation:	General Commercial 1 District	
Existing Land Use:	Retail, small motor repair (snow machines, ATV, boats etc)	
Surrounding Land Use:	North: Head Start, former gas station, hotel, fish processing South: Heavy equipment, truck and boat repair and storage East: Automotive repair, commercial office West: Commercial	
Comprehensive Plan:	GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.	
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 available	
Public Notice:	Notice was sent to 58 property owners of 66 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the General Commercial 1 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. A 15 foot utility easement is granted by plat note 4.

- 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. No additional easements are needed.

- 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 additional easements are needed.

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.

- 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. No objection to maintaining the existing 50 width of Douglas Place.
2. An installation agreement will be required before recording the plat. One set of water and sewer services will need to be abandoned.
3. Provide the appropriate curve return for the intersection of Ocean Drive and Douglas St. (20'R return)

Fire Department Comments: No concerns.

Staff Recommendation:

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

1. No objection to maintaining the existing 50 width of Douglas Place.
2. An installation agreement will be required before recording the plat. One set of water and sewer services will need to be abandoned.
3. Provide the appropriate curve return for the intersection of Ocean Drive and Douglas St. (20'R return)
4. Correct Douglas Street name to Douglas Place

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 _____

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE: _____

LEGEND

- ① FND 1/2" REBAR
- 2" AC (7968 S 2016) ON 5/8" REBAR SET THIS SURVEY
- (R) FND MONUMENT AS NOTED
- (R) RECORD DATA
- (F) FIELD DATA
- [E] ELECTRIC PEDESTAL
- [T] TELEPHONE PEDESTAL
- ▽ METER LOOP
- I CURB STOP
- ☐ VACATED AREA
- FENCE

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY 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. A 15' WIDE UTILITY EASEMENT IS GRANTED TO THE CITY OF HOMER ALONG ALL RIGHTS-OF-WAY FRONTING THIS PROPERTY.
- 5.



WASTEWATER DISPOSAL

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

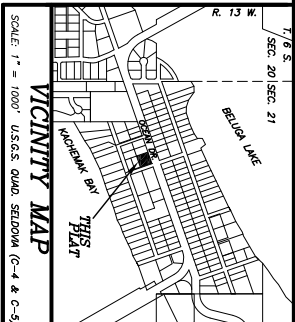
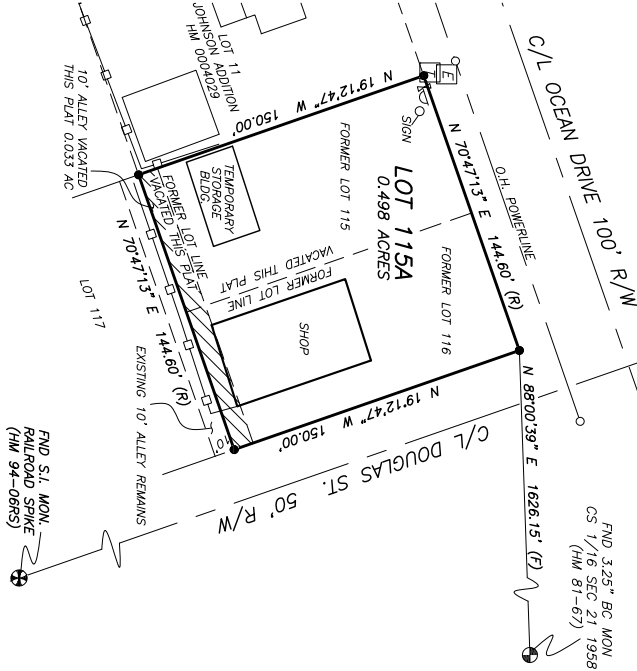
NOTARY'S ACKNOWLEDGMENT

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

FND S.I. MON.
2" BRASS CAP
(HM 94-06RS)

(HM 94-6)
BASIS OF BEARINGS
N 18°12'47" W
750.00' (R) 750.13' (F)

FND 3.25" BG MON
CS 1/16 SEC 21 1958
(HM 81-67)



EASEMENTS

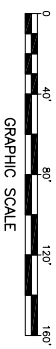
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE, HAVE BEEN DULY QUALIFIED AND SWORN IN AS SUCH BY THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 15' WIDE UTILITY EASEMENT GRANTED BY THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC 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 I BY AND WITH THE CONSENT OF ALL RIGHTS GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JOHN RUMNEY, MEMBER
KENTON T. BLOOM, LLC
1263 OCEAN DRIVE
HOMER, ALASKA 99603



HOMER RECORDING DISTRICT

BAY VIEW SUBDIVISION
2017 REPLAT

A REPLAT COMBINING LOT 115 AND LOT 116 OF BAY VIEW SUBDIVISION AND VACATING 10' OF THE EXISTING 20' WIDE ALLEY (HMO000839), LOCATED WITHIN THE SW 1/4 SW 1/4, SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY AND BUREAU OF LANDS, THIRD JUDICIAL DISTRICT, ALASKA, CONTAINING 0.498 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 #2017-10
DATE: 3/2017	SCALE: 1"=40'	SHEET #1 OF 1

Seabright Survey + Design

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

March 29, 2017

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

Re: Platting lot line vacation and Vacate 10' wide alley Bay View Subdivision
Lots 115-116

Dear Julie,

Here is a preliminary submittal for the vacation of the interior lot lines as well as the 10' wide alley.

1 full size copy

emailed 11x17 copy

\$600 City of Homer

You can always call me with any questions or comments as well.

Sincerely,



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

RECEIVED

MAR 29 2017

**CITY OF HOMER
PLANNING/ZONING**

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 19, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matter:

A proposal to vacate the 10 foot wide alley easement along the southern boundaries of 1263 and 1275 Ocean Drive, lots 115 and 116 of Bay View Subdivision T 6 S R 13 W SEC 21 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 500 FEET OF PROPERTY.

.....

VICINITY MAP ATTACHED

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 the proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Bay 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 19, 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.

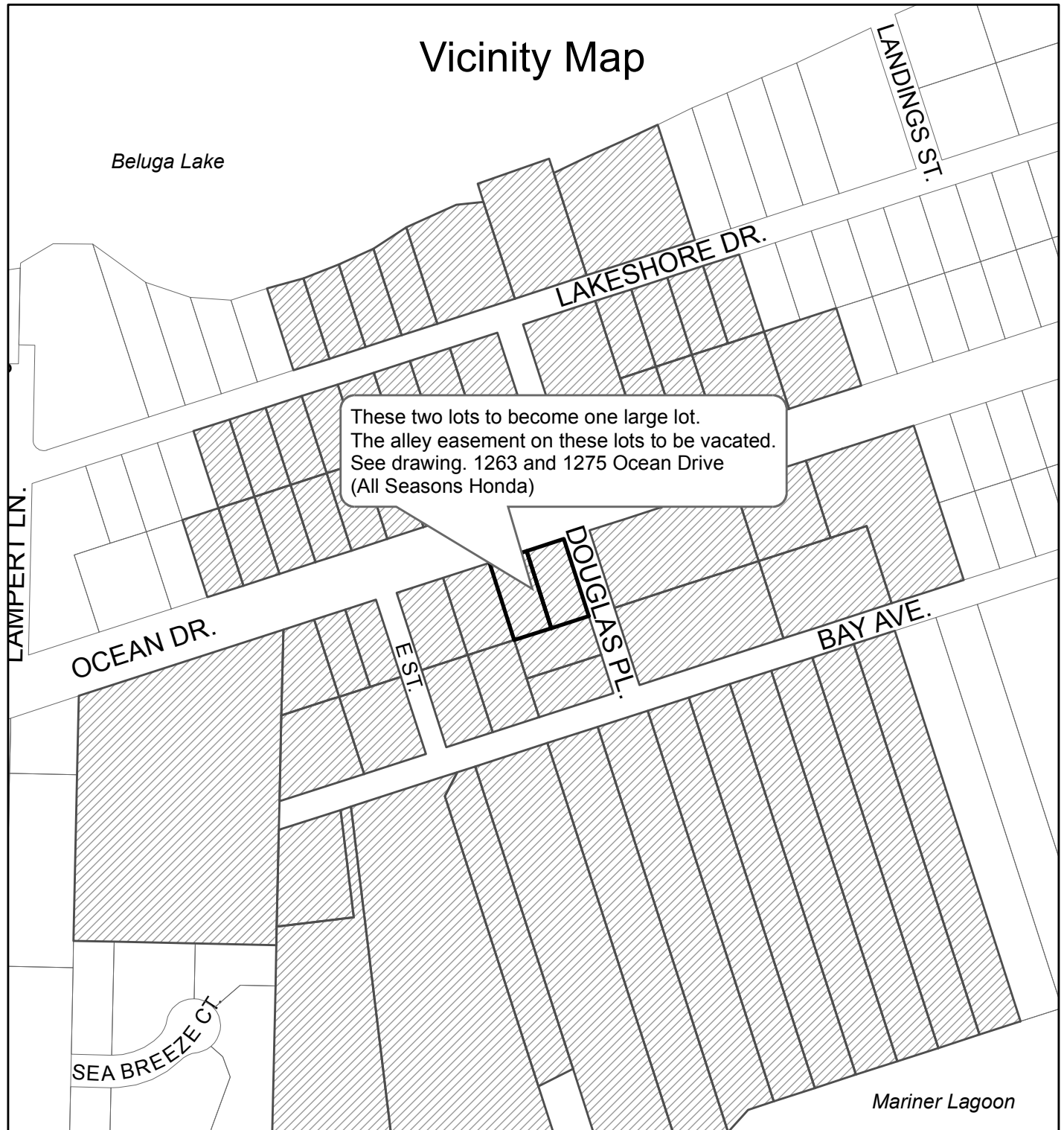
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ATTACHED

Vicinity Map



City of Homer
Planning and Zoning Department

April 4, 2017

Bay View Subdivision 2017 Replat Preliminary Plat and Vacation of a portion of an Alley Easement

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 _____

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE: _____

LEGEND

- ① FND 1/2" REBAR
- 2" AC (7968 S 2016) ON 5/8" REBAR SET THIS SURVEY
- (R) FND MONUMENT AS NOTED
- (R) RECORD DATA
- (F) FIELD DATA
- [E] ELECTRIC PEDESTAL
- [T] TELEPHONE PEDESTAL
- ▽ METER LOOP
- I CURB STOP
- ☐ VACATED AREA
- FENCE

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY 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. A 15' WIDE UTILITY EASEMENT IS GRANTED TO THE CITY OF HOMER ALONG ALL RIGHTS-OF-WAY FRONTING THIS PROPERTY.
- 5.



WASTEWATER DISPOSAL

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

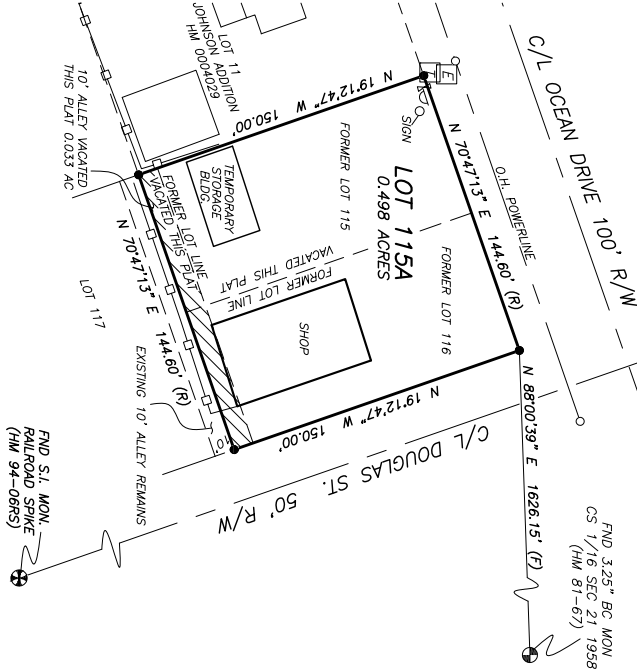
NOTARY'S ACKNOWLEDGMENT

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

FND S.I. MON.
2" BRASS CAP
(HM 94-06RS)

(HM 94-6)
BASIS OF BEARINGS
N 18°12'47" W
750.00' (R) 750.13' (F)

FND 3.25" BG MON
CS 1/16 SEC 21 1958
(HM 81-67)



EASEMENTS

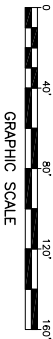
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE, HAVE REVIEWED THE PLAT AND THE EASEMENTS SHOWN THEREON AND HAVE CONSENTED TO THE PLAT ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USE AND FOR PUBLIC PURPOSES. THE 15' WIDE UTILITY EASEMENT GRANTED BY THIS PLAT, THE ACCEPTANCE OF LANDS FOR PUBLIC USE 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 I HEREBY CONSENT TO THE GRANTING OF ALL RIGHTS GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JOHN RUMNEY, MEMBER
KENTON T. BLOOM, P.L.L.C.
1263 OCEAN DRIVE
HOMER, ALASKA 99603



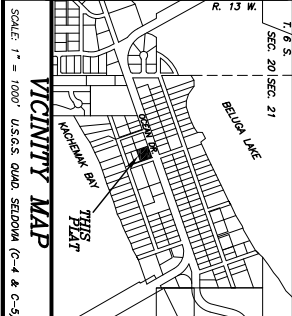
BAY VIEW SUBDIVISION
2017 REPLAT

A REPLAT COMBINING LOT 115 AND LOT 116 OF BAY VIEW SUBDIVISION AND VACATING 10' OF THE EXISTING 20' WIDE ALLEY (HMO000839), LOCATED WITHIN THE SW 1/4 SW 1/4 SEC 21, 1 & S, R 13 W, SEWARD MERIDIAN, CITY AND BUREAU OF LANDS, THIRD JUDICIAL DISTRICT, ALASKA, CONTAINING 0.498 ACRES

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

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

DRAWN BY: KB
DATE: 3/2017
SCALE: 1"=40'
SHEET #1 OF 1





City of Homer
Planning and Zoning Department

April 4, 2017

Bay View Subdivision 2017 Replat Preliminary Plat and Vacation of a portion of an Alley Easement

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

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 17-44

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 19, 2017
SUBJECT: Comprehensive Plan Update Chapter 8 Economic Vitality

Introduction

After receiving comments from the Planning Commission, I have made revisions. I am including Julie's staff report to the EDC and made a notated version of the chapter to help display the changes that have been made.

Analysis

I have incorporated a few ideas the Commission suggested and have bold and underlined them. Underneath the implementation strategies, I have suggested language that describes the general nature of the strategies listed below and that of the corresponding implementation table items (which are basically the same). Once reviewed, I intend to strike the list of previous implementation item. Now we will be left with general strategies and the table.

Once we review the general strategies we can concentrate on the table. I am looking for items to be eliminated, added, or clarified. I believe it will be best to review the table along side of the corresponding strategy. I have not done much with the implementation table since last meeting and am looking for input.

Staff Recommendation

Please provide any comments on chapter and the implementation tables

Attachment

Draft Chapter 8 Economic Vitality and implementation table
EDC Memo dated 6/1/16
Current Chapter 8 (w/comments)

CHAPTER 8 ECONOMIC VITALITY

Vision Statement: Homer's economic industries including marine trades, commercial fishing, tourism, health care, education, recreation, arts, and agriculture 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.
- Access to commercial and recreational activities in and around Kachemak Bay
- 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.



Implementation Strategies

Support local businesses with internal and external policies.

Partner with organizations that have interests in the success of local merchants and products.

Review and update city economic plans

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

Consider zoning regulations that support new business opportunities while minimizing negative impacts

Evaluate opportunities to create and support public and private infrastructure in consideration of opportunities in Homer.

Evaluate regional or other successes for opportunity within Homer.

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~~ Give consideration to the opportunities of outsourcing government services. **(Does not look like the others, could be subset of #7?)**
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

Work to retain existing state and federal jobs

Promote Homer as a place to expand and attract government operations

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

Support development of programs that prepare individuals for local and regional opportunities

Support opportunities for partnerships

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~~ Recognize 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

Interact with those involved in introducing new industries and services to Homer

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

Work to identify and support infrastructure for marine related industries.

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

Consider and review local accomodation to support the arts industry.

Support sustainable recreational facilities and opportunities.

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

Support allied programs and businesses that strengthen Homer's local health care opportunities

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

Consider Homer's ability to provide support services.

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

Maintain a welcoming environment that serves the needs of visitors.

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

Improve the ability and convenience of travelers to travel throughout Homer.

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

Promote tourist amenities that provide benefits beyond the tourist season

Review the cost to maintain tourist amenities and minimize the amount of local subsidy

Promote tourist activities that have the least negative impact to locals

Promote Homer as a tourist destination

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

Consider support mechanisms for special populations

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 of Commerce. Retain an active board role with the chamber, and involvement with KPEDD, Homer Marine Trades, 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

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-B-1 When local state or federal jobs are being considered for elimination or relocation, lobby to retain them				x	City Council, Administration
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

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
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
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

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
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
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

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
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
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

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: Economic Development Advisory Commission
Through: Rick Abboud, City Planner
From: Julie Engebretsen, Deputy City Planner
Date: June 1, 2016
Subject: Comprehensive Plan Update

Requested Action: Review the draft chapter and provide comments to staff. Staff plans on two meetings for this process. Are there missing ideas? Are things you'd like to ask the public during public meetings?

Staff comments: There are some differences between the current plan and this draft document. Staff removed items that were duplicated in other chapters, and also shifted many sections around. Hopefully the draft chapter now has a better flow of ideas. The entire plan is also being edited to clearly state what actions the city should take, vs ideas or policies that we would support but that another organization would make happen. For example, shuttle service between the Spit and downtown is a great idea. But that service is best handled by the private sector, not city staff. Another example might be marketing. The City might be better off collaborating with the Chamber for a targeted marketing campaign, rather than trying to stretch limited staff resources. If you think of new implementation items, think about the role of the city- what is within our government powers to do, what can we afford to do, what can we do well? Is there another organization that can do it better?

I have not completed the implementation table for this section. I will have that for the next meeting after the Commission has had some discussion.

FAQ's: Where did the old goals go? What changed?

- The maritime academy idea is gone, where did it go? Cut by staff. There are 5 maritime academies in the US. The East Coast has 2 schools, but otherwise the Great Lakes, Gulf of Mexico and West Coast regions each have one school. Homer is not likely to see a maritime academy. Instead, we have a college, and expansion of voc-tech and degree programs is much more likely.
- Encouraging tech business is like information science and software development has been cut. While this is a nice idea, Homer has slow, expensive bandwidth, limited to no local work, and we are a long way for a home-based consulting businesses to travel to outside clients, conventions and to network. Homer might see a few jobs created here, but in a very limited scale. We'd be better off talking about industries that have growth potential in Homer. Staff kept and added to the text talking about increasing bandwidth for Homer. It might not attract

new business, but that would benefit current businesses and residents alike. Who doesn't want faster cheaper internet?!

- Cut: create a tech/media person to promote tourism, using endowment and grant funds. Reality: City is not in a position to create a new staff person, nor are most organizations. Grant and endowment funds are not readily available. Instead, the City should collaborate more with existing partners like the Chamber and the Kenai Peninsula Tourism Marketing Council to promote Homer.
- Parks and Recreation related items: Some have been cut. P&R recently completed a Park Art Recreation and Culture Needs Assessment, so some ideas have been refined. This chapter has been amended to reflect the ideas in the needs assessment.
- Former goal 6: consider plans to develop unimproved rights of way...etc. The City has paved Freight Dock Road, and construction of Outer Dock Road is in the works. Additionally, the private sector is working to develop roads near the boat yard to support private sector boat building and industrial activities. This task is substantially completed.
- Former goal 8: item #13, "Create a community tourism plan." This is a great idea, but there has been no progress or interest, and its expensive and time consuming. Instead, this objective has been fine-tuned a bit to reflect where our community is today, and current problems/concerns.
- Former Goal 3 was incorporated into the existing Goal 2. (Goal 2 is all about year round higher wage jobs. Goal 2 was also expanded to talk about education opportunities for the work force. All education discussion for this chapter is in this one location.
- Former goals 4,5 &6 are now part of the new goal 3: identify and promote industries that show a capacity for growth. Former goals 4,5,6 are not objectives under goal 3. Health care and wellness also became an objective – its part of the EDC's current strategic plan, and its definitely a section of Homers economy that could use a little more attention in our comp plan...SPH is the largest employer, etc.
- Former goals 7, 8 & 9 became goals 4 ,5 6 with some editing.
- Former goal 10, "Maintain Homer's quality of life as a principle economic asset," had no strategies or implementation. So it has been moved up front to the overview portion of this chapter.

Background

The last major update of the Homer Comprehensive Plan was adopted in 2010. Most of the work was done between fall 2006 and spring 2008, right about the peak of the local and national economy prior to the recession. Much of the plan infers that there are unlimited financial and personal resources within the City and the community to expand services and regulation. This is clearly not the financial reality of the City and community today, or in the next 5-10 years. A new tax base could evolve and change the fiscal environment, but in the meantime, our Comprehensive Plan should be realistic and help guide us on what is most important and how to make the most of what we have.

Between adoption and 2015, many of the goals and implementation items have been addressed. It is time to update the plan to reflect the work that has been accomplished, add new work items, possibly prioritize items within the plan, and change the character of the plan to reflect the City's fiscal reality.

Process

This work began in January 2016, with City Planner Rick Abboud communicating with department heads about their respective chapters of the plan. Next, the Commissions will review their portion of the plan, with the department head comments (Draft 1). After the Commissions have reviewed the first draft, a second draft with Commission recommendations will be released and public meetings will be held (fall 2016). Changes to the draft will be made based on public comment, and a public hearing draft will be presented to the Commissions. Eventually the Planning Commission will hold a hearing, passing the document to the City Council (2017).

Attachments

1. Draft Chapter 8, Economic Vitality
2. Existing/Current Chapter 8

■ CHAPTER 8 ECONOMIC VITALITY

Vision Statement: Homer's economic industries including marine trades, commercial fishing, tourism, education, arts and culture remain strong and show continued growth. Quality of life is preserved while as Homer benefits from the creation of more year-round living wage jobs.

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 during the nineteen years since the 1989 plan. Homer enjoys a relatively diverse economy with a growing population and increasing property values.

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. It is also possible that the Homer Economic Development Commission may prepare a more detailed economic development plan.

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 creation of more year-round, higher-wage jobs.

GOAL 3: Encourage the relocation of Federal and State Government jobs and training programs to Homer.

GOAL 4: Encourage technology related businesses such as information science, software development, and the entertainment industry.

GOAL 5: Strengthen the arts, education and entertainment industries.

GOAL 6: Strengthen the marine trade, mariculture, and shipping industries.

GOAL 7: Support regional renewable and non-renewable energy exploration and production.

GOAL 8: Strengthen Homer as a tourism destination.

GOAL 9: Provide affordable housing.

GOAL 10: Maintain Homer's quality of life as a principal economic asset.

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.



For many communities it is easy to identify the type of economic development that they dislike or are not in favor of encouraging. What is harder to define is the type of economic development a community wants to foster. The goal of this chapter is to frame economic development that Homer can support and of which residents can be proud. Homer residents should continuously re-examine what type of industries and economic development activities they want to attract.

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 further strengthen these economic sectors, and to do so in a manner which both provides economic opportunity and sustains Homer's unique character.

Comment [RA1]: Deleted

Economic development strategies could include:

1. Continue the growth of local businesses by supporting a buy local campaign and local bidder's preference in city procurement policies.
2. Encouraging the production or sales of goods and services to better serve the local economy.
3. Amend land use and taxation regulations to encourage production of custom or unique products to sell locally and outside the community; such as art, technology, or value added seafood products.
4. 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 which would otherwise be trucked into the community with profits leaving the community.

Comment [RA2]: Changed to Implementation strategies.

Comment [RA3]: This is not unique to these products, not much room on taxation

5. Partner with and support the efforts of other organizations such as the Chamber of Commerce to plan for economic development.
6. Review the Comprehensive Economic Development Strategy periodically.

Comment [RA4]: Incorporated into 4

Comment [RA5]: Changed to 5yr as required

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

Homer residents want to see more year-round employment that will enable local people to work, live, and raise their families in Homer. In discussing this goal, community members mentioned several specific outcomes consistent with this overall goal. These include:

1. Maintain all existing industries.
2. Increase the size and scope of Homer's educational and health care activities.
3. Promote entrepreneurial small business ventures and "footloose" professional activity, such as consulting, financial management, specialty manufacturing, and design.

"Footloose" activities are those businesses or skilled people that could live and produce their product or service anywhere, without specific geographic needs or constraints. Homer has several key attributes likely to attract the footloose economic sector. These include an exceptional quality of life, access to recreation amenities, a good regional airport, and an existing college campus. Obstacles to these types of development include distance from Anchorage, distance from the Lower 48 states, and a relatively small population base.

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. Work with the University of Alaska and other educational institutions to determine what new programs might be developed, such as marine biology and/or adventure-based education.
2. Encourage opportunities for local residents to receive job training; e.g., through the University and vocational education opportunities in Homer.
3. 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.*
4. Continue to work to maintain and improve Homer's quality of life (trails, parks, health care, downtown, etc.) capitalizing on and enhancing the area's attractive mix of amenities and natural, scenic beauty. *See below.*
5. Continue to improve Homer's public infrastructure, including the port, airport and road systems. *See Chapter 6, Public Services and Facilities.*
6. Promote and enable small-scale employers who may have different land use and infrastructure needs than one or two-person sole proprietorships.
7. 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.

Comment [RA6]: A bit chicken and egg. Better to position to support expansion of programs with local opportunities.

8. 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.
9. Remove unnecessary governmental barriers, focusing on simplification to ease transactions between business and government.
10. Establish and maintain consistent municipal standards and policies relating to the establishment and/or expansion of business activities on private and municipal lands.
11. Examine the benefits that could be gained by outsourcing government services.
12. Explore public transportation options.
13. Examine and replicate appropriate regional successes.

Comment [RA7]: Have done

GOAL 3: Encourage the relocation of 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 26% of local jobs (appendix A). Regionally, the Kenai Peninsula Borough averages 26% employment in the government sector, and all cities have a higher percentage of government employees, except for Kenai, which has 20% employment in this sector. (Kenai Peninsula Borough 2006 Situations and Prospects page 65). 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, the university, Fish and Game operations, and federal agencies such as Fish and Wildlife, the Kachemak Bay Research Reserve, and the Alaska Maritime National Wildlife Refuge, which are headquartered in Homer. The City of Homer is also known as an important base for marine research and education activities.

Implementation Strategies

1. Seek opportunities for naval/NOAA home port.
2. Encourage marine science education programs.

Comment [RA8]: Moved to Goal 2 objective 3

GOAL 4: Encourage technology related businesses such as information science, software development, and the entertainment industry.

Homer's beautiful scenery and quality of life can help attract technology related business ventures. Expanding this economic activity could create new skilled jobs, with few negative impacts.

Implementation Strategies

1. Solicit and encourage businesses to relocate to Homer.
2. Improve Homer's information technology infrastructure in order to provide opportunities for small business entrepreneurs to operate globally (low cost high bandwidth internet services).
3. Create a tech/media promoter person to work with the community to promote tourism, using endowment and grant funds to work independently. The city could partner with another organization.

Comment [RA9]: This is quite specialized and maybe not so realistic for the city. As specified, this has been eliminated but shares the spirit of items in Goal 2

GOAL 5: Strengthen the arts and education industries.

Arts and education are two key industries that can provide steady jobs, decent income, and future growth. Global demand for both arts and education is growing with increasing incomes and population. Homer, by virtue of its setting and tradition of enthusiasm for the arts, is well positioned to take advantage of these trends.

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. 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, and keep their education expenditures circulating in the local economy. Education is also an exportable product if people come to Homer to learn.

Comment [RA10]: Moved to Goal 3 Objective C – Arts and Goal 2 Objective C - education

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

The arts are a key component of the Homer economy and support the tourism industry. 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. Establish mixed use zoning that accommodates art studio, art education activities, and residential living. *See also Chapter 4.*
2. Accommodate and promote arts events.
3. Investigate options for creating a new, multi-purpose cultural and community center in Homer's town center. *See also Chapter 7.*
4. Prepare a Homer Arts Plan, which includes inventorying facilities, documenting future needs, and setting priorities for action. The plan should also recommend strategies for fundraising, marketing and growth opportunities. *See also Chapter 7.*

Comment [RA11]: Moved to Goal 3 Objective C

Objective B: Support efforts to increase the scale and scope of the education industry.

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 a significant asset that could be leveraged into growth of the education industry. In addition to the University of Alaska system, other educational institutions could create a branch campus or research facility in Homer. The implementation strategies below apply not only to KBC, but to any other interested educational institution.

Implementation Strategies

1. Support the consolidation of KBC in one centralized university district.
2. Support the expansion of two- and four-year degree programs offered through the KBC such as marine biology, art, construction, welding, allied health and marine technology.

3. Work toward expansion of KBC into a residential campus of the university by promoting the private development of student housing.
4. Work with the university to establish a “study in Homer” program for students enrolled at the Anchorage campus, particularly in natural sciences, art, and creative writing.
5. Facilitate discussions about new collaborative educational programs that capitalize on Homer’s assets, including marine biology, coastal ecosystem management, and outdoor leadership studies.
6. 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.

Comment [RA12]: Moved to goal 2 objective C.

GOAL 6: Strengthen 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. Oyster growing, on the south side of Kachemak Bay, also offers a chance for a local product to reach the local, state and national markets. Homer’s port facilities could 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.
3. Support the expansion of the Deep Water Dock.
4. Encourage competition in marine related retail and service entities on the Spit.
5. Consider plans to develop unimproved rights-of-way, for industrial lands that do not have road access, to support industrial activities.
6. Promote the relocation of and sustain the existing government marine facilities in Homer, such as the Coast Guard and ferry home porting of vessels, and scientific research vessels.

Comment [RA13]: Moved to Goal 3 Objective B.

GOAL 7: 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 as the traditional sources of natural gas in Cook Inlet begin to decline, leaving the Anchorage market with a projected shortfall. 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.

Implementation Strategies

1. Support staging areas for large development projects.

2. Encourage bioremediation, reclamation, decontamination, pollution control solutions at the local level.
3. Encourage recycling and resource reutilization in addition to the use of raw material.
4. Support efforts to supply local energy needs with natural gas.
5. Encourage utilities to provide lower cost electrical power to residential and industrial users (research new COOP for energy resource).
6. Promote renewable energy development locally and regionally.
7. Encourage business activities that provide support services to the energy, mining, oil and gas industries.

Comment [RA14]: Moved to Goal 4

Comment [RA15]: Moved to Goal 5

GOAL 8: 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. For example, there were more than 500 full-time equivalent jobs in the "accommodations and food services" subsector of the leisure and hospitality industry in 2005.

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 tax payers.

Implementation Strategies

1. Support and fund beautification efforts on Pioneer Avenue.
2. Partner with other community organizations to support local events that draw visitors such as festivals and art events. *See Chapter 7.*
3. Ensure that City facilities are sufficient to support these festivals and activities (e.g., restrooms on the Spit, RV dump stations, trash collection, park maintenance, etc).

4. Develop the Town Center as another draw for visitors in the City.
5. Support Pioneer Avenue/downtown businesses and other year-round businesses. 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.

Objective B: Support efforts to improve community attractions, including town center, 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. Implement and/or revise the existing Homer Spit Plan to clarify which areas of the Spit are oriented toward tourism and to encourage more private sector investment in these areas.
2. Complete the Town Center to provide a destination for shopping and other attractions serving both local residents and tourists in the downtown area.
3. Provide adequate parking for Spit attractions and/or efficient shuttle service between downtown and Spit areas.

More on these topics is presented in the Land Use and Transportation chapters.

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.

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.

Preparing a full tourism management plan is beyond the scope of this comprehensive plan. Below are general objectives regarding tourism. Over time the community should develop a more focused community tourism plan.

Implementation Strategies

1. Establish clear, community-supported goals for the preferred amount, character, and timing of tourism growth.

2. Identify specific target visitor groups by considering the relative benefits that different types of visitors bring. Some groups of visitors, such as independent travelers from Alaska or those who fly up and rent a car, may spend more money per person and stay longer in a location than another group of visitors, such as cruise ship passengers. Visitors with specific interests such as education, arts, culture, or attending specific events like sporting tournaments, may also bring more money into the community than others.
3. Emphasize Homer as a destination; those amenities that are valued during longer visits are likely to also improve the quality of life for residents.
4. Develop new attractions, services, and facilities that draw identified target markets. Emphasize projects that benefit both residents and visitors (e.g., trails).
5. Promote environmentally friendly tourism or “eco-tourism.” 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. Activities such as tidal pool exploration, bird watching, wildlife viewing, educational activities, and other passive or quiet recreation could figure prominently in tourism planning for the City.
6. 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.
 - c. Take advantage of new sports facilities to host more regional or statewide sports events.
 - d. Continue to explore the establishment of conference and convention capabilities in existing and/or new facilities.
 - e. 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.
 - f. 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; parking and other public services and facilities).
 - g. 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.
 - h. Monitor tourism growth with attention to its specific impacts on the community. For example, compile an annual report on facts about number of visitors to specific locations (e.g., Chamber Visitor Center, Pratt Museum, Islands and Ocean Center), conduct periodic surveys showing use of city services by tourists, etc.
 - i. Extend the effective length of the tourism season by promoting “shoulder season” and year-round activities.
13. Create a community tourism plan, considering the items above.

GOAL 9: Encourage a range of sustainable housing options suitable for diverse income levels, age groups and tastes.

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. *See the Land Use Chapter for policies on housing.*

Comment [RA16]: Moved to Goal 6

GOAL 10: Maintain and enhance Homer's quality of life as a principal economic asset.

Quality of life is challenging to define because it involves many different dimensions of a community and different people place different degrees of importance on these factors. The elements of quality of life that particularly contribute to economic development are those features 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;
- The opportunity to live in high-quality housing, at a range of prices.
- Multiple transportation and access options, a developing trail system, and road access to Anchorage.
- A relatively concentrated mixed-use town center.
- Diverse culture and leisure activities, including ready access to parks and a wide range of year-round outdoor recreation.
- Good health services and shopping.
- A feeling of safety and freedom from crime.

Comment [RA17]: Moved to overview. No goals noted.

Maintaining and improving the quality of life in Homer is crucial to keeping existing business and attracting new business and professional activity. It is also important for attracting tourists and keeping retirees and part-year residents in town, thus increasing the economic multiplier effects of spending by these people. Population growth can contribute to reduced quality of life if care is not taken to prevent unwelcome changes such as traffic congestion and loss of open space. On the other hand, cities much larger than Homer have managed to maintain and enhance quality of life through careful attention to development. Specific actions to maintain quality of life are discussed in other chapters of this plan. *See Chapters 4 through 9.*

Economic Vitality Implementation Table

Project	Timeframe			Primary Responsibility
	Near	Mid	Longer	

	Term	Term	Term	
Increase education health care job activities.		x		Community, businesses
Improve technology infrastructure.		x		City, businesses
Work with the University, KBC to develop education and vocation programs for Homer residents.		x		City, University, Students
Research and implement strategies to provide for a range of housing options.		x		City, developers
Accommodate and promote arts and culture events.	x			City, nonprofits
<i>Tourism</i>				
▪ Implement / revise the existing Homer Spit Plan.	x			See land use
▪ Implement the Town Center Development Plan.	x			City, community
▪ Provide adequate parking for Spit attractions and or efficient shuttle service between downtown and Spit areas.	x			City/private
▪ Prepare a Tourism Management Plan.		x		City, Chamber
<i>Relocation of state and federal jobs</i>				
▪ Seek opportunities for naval/NOAA home port.			x	City
<i>Natural Resources</i>				
▪ Expand the Deep Water Dock.			x	City
▪ Support commercial fishing and fish processing.	x	x	x	City
▪ Support staging areas for large development projects.		x		City
▪ Support efforts to supply local energy needs with natural gas.	x			City, Private enterprise
▪ Encourage research development and production of renewable and nonrenewable resources.	x			City, Private enterprise

Continued on next page.

Partner with and support the efforts of other organizations, such as the Chamber of Commerce, to plan for economic development.		x		City, Chamber
Consider a business retention, expansion and relocation program in partnership with the Chamber of Commerce.			x	City, Chamber
Review and update the Comprehensive Economic Development Strategy as needed.		x		City



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 10, 2017
SUBJECT: April 10 City Manager's Report

Role of Council in Emergency Management Scheduled

May 15th starting at 4:30pm in Council chambers, State Division of Military and Veteran's Affairs Director O'Hare and Deputy Director Sutton will deliver a training on the Mayor and Council's role in the event of a major emergency. They are planning on about 3 hours with Q & A following the presentation. This will be scheduled as a worksession and is open to the public.

Cast a Vote for Homer Parks

As a member of Alaska Recreation and Parks Association (ARPA) the City of Homer is a contestant in a national program called "Meet me at the Park," where anyone who wants to can vote everyday in the month of April for any town in any state. It's not a "whoever gets the most votes wins" contest, but every vote goes into the lottery drawing, increasing our chances. The largest 15 cities in the nation are excluded and fall under a different program. It takes about 10 seconds a day to vote, and the prize is a \$20,000 grant towards park improvements in our community. The link to the main page to vote from is here:

<https://www.nrpa.org/our-work/partnerships/initiatives/meet-me-at-the-park/>

Customer feedback survey

At the beginning of the year Mayor Zak instituted customer feedback cards as a way for constituents to share with City staff ways to improve, concerns, or even compliments. The cards are at every front desk where the public has contact with city staff and the Communication Coordinator follows up with every constituent who leaves their contact information. Comments are compiled into a quarterly report (attached) as a summary for Council. One quick and tangible improvement from this quarter was more prominent placement of the link to pay water/sewer bills on the City website. Thanks to everyone who takes the time to leave thoughtful feedback.

Kachemak Heritage Land Trust (KHLT) Trail Plans

KHLT is working on a long-term plan for their Poopdeck property (in Town Center), including trails. They would like to explore the option of having a trail from their land over to the City land, connecting north to Pioneer Ave. The City purchased this lot with the intent of eventually putting a road in from Pioneer to Town Center and a trail would be consistent with that vision (it would run parallel to the road). The City land is more dry (better for trails) and has a legal connection to Pioneer Ave. If Council is agreeable, KHLT will include the possibility of extending the trail on the City lot

as part of their survey of alternatives. I would ask that KHLT come back to the City with a report on their findings and preferred alternative. Before moving forward on City land, an agreement would be formalized through Council. Construction of the trail would require additional steps, but might not be for some time as KHLT is still in the planning stages. See attached maps.

Employee Anniversaries

Please take a moment to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Joe Young,	Public Works	10	Years
Rick Pitta,	Police	8	Years
Rachel Tussey,	Port	7	Years
Travis Brown,	Port	5	Years
Erica Hollis,	Police	5	Years
Jean Hughes,	Public Works	3	Years
Jaclyn Arndt,	Fire	1	Year
Camelle Bickish,	Library	1	Year

Enc:

Customer Feedback Quarterly Report
Homer Foundation Quarterly Report
p. C-5, 'University lot' from Land Allocation Plan
KHLT Conceptual Site Plan for Poopdeck

Customer Feedback Quarterly Report

1st Q 2017

DATE	TYPE	CUST COMMENT	Response
Jan-31	compliment (Hallmark card written to Public Works)	grateful for the care COH takes of our roads throughout the community in winters like this.	
Feb-7	concern	put iron post & chain handrails on sidewalks to prevent falls on ice	Front desk ascertained this person just moved to Homer from Kentucky and suggested using ice cleats on his shoes to mitigate the risks of walking on ice.
Feb-7	suggestion by City employee	eliminate office interruptions by encouraging staff members to use other employee direct phone numbers as the first phase of contact.	
Feb-8	suggestion	make utility bill pay feature more easily accessible on city website	Finance worked with communications coordinator to create Utility Bill ePay link on homepage; finance followed up with customer about the improvement.
Feb-8	compliment	pedestrian who regularly walks the Spit Trail expressed appreciation for level of trail maintenance to Dan Gardener who was out on the trail inspecting ice/sanding conditions	
Mar-7	suggestion and compliment	suggestion: less art and more city services; compliment: front desk staff helpful friendly and pleasant	Communications Coordinator followed up; thanked client for providing feedback and discussed why she often sees art in public places (State 1% for Art Program for Capital projects).
Mar-13	Suggestion	Bring back the bell (bell at City Clerk's public counter)	City Clerk pointed out that the bell was on the counter; customer just didn't see it.
Mar-20	compliment	Thanks to Public Works for all work road crew has done this winter & 3 cheers for keeping Eagle View Subd. safe.	Communications Coordinator forwarded compliment to Public Works Department.
Mar-29	concern	Asked for rationale behind City's \$5.00 Water/Sewer per unit charge for multi-units. Does not feel the additional fee is warranted.	Communications Coordinator forwarded compliment to Public Works Department.

HOMER FOUNDATION

Quarterly Report to Fund Holders
October - December 2016

Fund Holder City of Homer
Fund **City of Homer Fund**

Fund Type: Field of Interest
Fund Code: 1305

PORTFOLIO SHARE (Corpus)

Beginning Balance	219,728.82
Contributions	-
Withdrawals	-
Portfolio Market Change	(28,259.30)
Ending Balance	191,469.52

AVAILABLE FOR DISTRIBUTION (Earnings)

Beginning Balance	27,010.41
Earnings Allocation	325.74
Grants Awarded:	
none this quarter	-
	-
	-
Grants Total	-
Transfers to Restricted Fund	-
Ending Balance	27,336.15



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:

