

May 3, 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 17-49, Comprehensive Plan Update Chapter 4 Land Use **p. 41**
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 19, 2017 **p. 1**

B. Hodnik Subdivision Time Extension Request **p. 7**

C. Decisions and Findings for CUP 17-02 to build 10 single family homes at 210 Ohlson Lane **p. 9**

6. Presentations

7. Reports

A. Staff Report PL 17-46, City Planner's Report **p. 17**

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.

9. Plat Consideration

A. Staff Report PL 17-47, Bay View Subdivision Northwind Replat Preliminary Plat **p. 19**

B. Staff Report PL 17-48, Bouman's Bluff – 2017 Addition Preliminary Plat **p. 31**

10. Pending Business

11. New Business

A. Staff Report PL 17-49, Comprehensive Plan Update – Chapter 4 Land Use **p. 41**

12. Informational Materials

A. City Manager's Report for the April 24, 2017 City Council Meeting **p. 67**

B. KPB Notice of Decision – Time Extension Request for Bay View Subdivision High Tide Replat Preliminary Plat **p. 79**

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 17, 2017. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 17-08 a Regular Meeting of the Homer Advisory Planning Commission was called to order by Acting Chair Bos at 6:30 p.m. on April 19, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: STEAD

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Vice Chair Bos asked for a motion to approve the agenda.

BRADLEY/HIGHLAND SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

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

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 April 5, 2017

Vice Chair Bos asked for a motion to adopt the consent agenda.

BRADLEY/HIGHLAND SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Presentations

Reports

- A. Staff Report PL 17-40 City Planner's Report

City Planner Abboud reviewed the staff report.

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
City Planner Abboud reviewed the staff report.

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident and project surveyor, commented the staff report portrays the quality and scope of the project. He added that Mr. Livingston, the applicant is working with bank to see about getting five feet on their side of the property line for the trail. Mr. Bloom requested that the Commission take an action that would enable the applicant to dedicate a five-foot pedestrian easement in the event the bank is agreeable to providing a five-foot pedestrian easement on their side. Currently the applicant has to dedicate all ten feet on his property. Discussions with the City on the water service are still on going and are related to the vacation process, it's possible it could end up that all that may be required is a 2" service from the main to the project instead of an 8" main and because of the vacation. Mr. Bloom said fundamentally things are set and added there will likely be a fence along the back between the trail and the houses for privacy of the homeowners.

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

City Planner Abboud commented he is unsure how to accomplish the allowance for the five-foot easement. Discussion ensued regarding ways to address the pedestrian easement since it's already on it's way to the Borough for consideration, and appropriate wording for a motion.

HIGHLAND/ABRAHAMSON MOVED TO APPROVE STAFF REPORT PL 17-41, CONDITIONAL USE PERMIT 17-02 WITH STAFF RECOMMENDATIONS AND FINDINGS.

The Commission took a brief recess at 7:05 p.m. to prepare verbiage for an amendment. They reconvened at 7:11.

HIGHLAND/ABRAHAMSON MOVED TO AMEND CONDITION 1 THAT THE 10 FOOT PEDESTRIAN EASEMENT BE REDUCED TO FIVE FEET IF THE ADJACENT PROPERTY OWNER TO THE NORTH GRANTS A FIVE FOOT PEDESTRIAN TRAIL EASEMENT ALONG THE NORTH PROPERTY LINE.

There was brief discussion that if the bank doesn't agree to the five foot pedestrian easement on their property then it will remain a 10 foot easement on the applicant's property.

VOTE (Amendment): YES: BOS, HIGHLAND, ABRAHAMSON, VENUTI, BRADLEY

Motion carried.

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

VOTE (Main motion as amended): YES: HIGHLAND, ABRAHAMSON, VENUTI, BRADLEY, BOS

Motion carried.

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

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident and project surveyor, commented that the alley only runs the length of this property, it doesn't go through to the next street to the west.

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

There was no rebuttal or questions of staff and the applicant's representative.

ABRAHAMSON/VENUTI MOVED TO APPROVE STAFF REPORT PL 17-42, VACATION OF AN ALLEY EASEMENT BAY VIEW SUBDIVISION LOTS 115 AND 116 WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was brief comment that this seems very straightforward.

VOTE: YES: VENUTI, BRADLEY, BOS, ABRAHAMSON, HIGHLAND

Motion carried.

Plat Consideration

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

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident and project surveyor, commented this is a simple replat that allows the property owner to extend their business. He said he's curious about the curve return as it seems excessive.

Commissioner Highland asked about the curve return. City Planner Abboud explained that generally on a corner lot they attempt to smooth out the corner and there is a little bit of land lost in the process. It's a request from Public Works so he can't comment specifically about the requirements.

ABRAHAMSON/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-43, BAY VIEW SUBDIVISION 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Pending Business

A. Staff Report 17-44, Comprehensive Plan update – Chapter 8 Economic Vitality

The Commission began discussion on Chapter 8 Economic Vitality during their worksession.

City Planner Abboud stated an amendment they discussed at the worksession to replace Goal 4 with “Support Renewable and Non Renewable Energy Services”.

ABRAHAMSON/HIGHLAND SO MOVED.

Commissioner Highland noted in their discussion they felt this is a little clearer of what the Commission will be supporting.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

They continued to review the chapter updates provided by City Planner Abboud and addressed the following changes.

- Goal 2 Objective A –
 - Include number 4, line 118 as bold and underlined and shorten to read: Encourage science, information infrastructure, and technology based business development.
 - Remove number 6.
 - Combine number 7 with 1-5 relating to CEDS.
- Goal 2 Objective B- Line 135 strike Fish and Game operations.
- Goal 2 Objective C-
 - Line 157 strike The existing KBC of the so it begins. University of Alaska programs.
 - Remove 2-C-3.
 - Line 164 change to Support development of programs that prepare individuals through workforce development.
 - Line 166 change to Support opportunities for partnerships and collaborative educational programs.
 - Change 2-C-4,5,6,7 to Support collaborative education programs.
 - Change 2-C-4,5,6,7A Change the first word Identify to Connect and ECD duty.
- Goal 3 Objective A

- Eliminate 3-A-1
 - Encompass 3-B-2 in 3-B-1
- Goal 3 Objective C
 - Line 216 change to read Promote recreation, the arts, and non-governmental organizations
- Goal 5 Objective C
 - Shorten 5-C-1 to Adequately fund maintenance to public facilities.
 - Change 5-C-8 Change support shoulder season activities to support activities that are not seasonally dependent as a way to expand the local economy.
 - Remove 5-C-9A.
 - Change 5-C-9B Change maintain and enhance Homer's reputation to say accommodate and encourage events

New Business

Informational Materials

A. City Manager's Report April 10, 2017

Comments of the Audience

Comments of Staff

City Planner Abboud thanked everyone for the work tonight; everyone's input was very helpful.

Comments of the Commission

Commissioner Venuti had no comment.

Commissioner Highland thanked everyone and wished them happy spring and summer.

Commissioner Bradley encouraged everyone to participate in the science and Earth Day events this weekend.

Commissioner Abrahamson commented that the Kachemak Bay National Estuarine Research Reserve is hosting a two-day climate resilience workshop to focus on strategies and implementation actions to improve the preparedness of our community to respond to environmental change April 20 and 21, and also about a FEMA training in Anchorage on May 5th.

Vice Chair Bos said he may be absent May 3rd. It was a good meeting the comp plan is challenging to him and he thanked everyone for their support.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 9:23 p.m. The next regular meeting is scheduled for May 3, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 19, 2017

MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

Approved: _____



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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MIKE NAVARRE
BOROUGH MAYOR

4/23/2017

City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

RE: Hodnik Subdivision
Time Extension Request; KPB File 2015-052

The surveyor, on behalf of the owner, is requesting a 2-year time extension for Hodnik Subdivision, which is in the City of Homer. Per KPB Planning Commission Resolution 89-27, concurrence by the city advisory planning commission is required for this request.

The proposed subdivision received preliminary plat approval by the KPB Planning Commission on June 22, 2015, which is valid through June 22, 2017.

The time extension request is under review for administrative approval, per KPB 20.25.110. Platting staff is recommending that approval be extended through June 22, 2019, subject to concurrence of the Homer Advisory Planning Commission.

Thank You,

Liz Solomon
Platting Technician
esolomon@kpb.us

ADMINISTRATIVE APPROVAL FOR TIME EXTENSION REQUEST

Hodnik Subdivision
KPB File 2015-052; [Mullikin Surveys/Hodnik]
Location: City of Homer

STAFF REPORT

PC Meeting: N/A

2015

This subdivision was conditionally approved by the KPB Plat Committee on June 22, which is valid through June 22, 2017.

2017

On April 21, the surveyor submitted a request to extend preliminary approval, stating that the client still wishes to proceed with the subdivision.

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years through June 22, 2019, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat
2. Plat must comply with current Kenai Peninsula Borough Code.
3. Concurrence by the Homer Advisory Planning Commission

NOTE: Per KPB 20.25.110, upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A third and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.

END OF STAFF REPORT



APPROVED

Max J. Best
Planning Director

Date



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HOMER ADVISORY PLANNING COMMISSION

Approved CUP 2017-02 at the Meeting of April 19, 2017

RE: Conditional Use Permit (CUP) 2017-02

Address: 210 Ohlson Lane

Legal Description: Lot 1 Chamberlain and Watson Subd. 2017 Replat T 6S R 13W SE ¼ SEC 19 S.M.

DECISION

Introduction

Tom Livingston (the “Applicant”) applied to the Homer Advisory Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) to build ten single family homes and a storage building on a lot in the Central Business District under Homer City Code 21.18.030(j), 21.18.040(b)(4), and 21.18.040(d).

The proposed homes are cottage style, one to two stories, and use 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 1,500 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.*

A public hearing was held for the application before the Commission on April 19, 2017 as required by Homer City Code 21.94. Notice of the public hearing was published in the local

newspaper and sent to 57 property owners of 33 parcels as shown on the Kenai Peninsula Borough tax assessor rolls.

At the April 19, 2017 meeting of the Commission, there were five commissioners present. The Commission unanimously approved CUP 2017-02 with conditions 1-3.

Background Information

The developer is currently in the preliminary plat process to vacate all property lines. During the platting action, reviewed by the Commission on April 5, 2017, 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.

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.

Evidence Presented

City Planner, Rick Abboud, reviewed the staff report. Kenton Bloom, city resident and project surveyor, commented the staff report portrays the quality and scope of the project. He added that Mr. Livingston, the applicant is working with the bank to see about getting an additional five feet on their side of the property line for the trail. Mr. Bloom requested that the Commission take an action that would enable the applicant to dedicate a five-foot pedestrian easement in the event the bank is agreeable to providing a five-foot pedestrian easement on their side. Currently the applicant has to dedicate all ten feet on his property. Mr. Bloom said fundamentally things are set and added there will likely be a fence along the back between the trail and the houses for privacy of the homeowners.

Vice Chair Bos opened the public hearing. There were no comments and the hearing was closed. The Commission moved to allow the 10 foot pedestrian easement to be reduced to five feet if the adjacent property owner to the north grants a five foot pedestrian trail easement along the north property line.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determines Condition Use Permit 2017-02, to build ten single-family dwellings on a lot, satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030 and 21.71.040.

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 all applicable provisions of the Community Design Manual.

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 that may be reduced to 5 feet if the adjacent property owner to the north grants a five foot pedestrian trail easement 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

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2017-02 is hereby approved, with Findings 1-10 and Conditions 1, 2 and 3.

Date

Chair, Don Stead

Date

City Planner, Rick Abboud

NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code, Chapter 21.93.060, any person with standing that is affected by this decision may appeal this decision to the Homer Board of Adjustment within thirty (30) days of the date of distribution indicated below. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing, shall contain all the information required by Homer City Code, Section 21.93.080, and shall be filed with the Homer City Clerk, 491 East Pioneer Avenue, Homer, Alaska 99603-7645.

CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2017.
A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

Date

Travis Brown, Planning Technician

Tom Livingston
3900 Arctic Blvd Ste. 301
Anchorage, AK 99503

Kenton Bloom, PLS
1044 East End Road, Ste A
Homer, AK 99603

Holly C. Wells
Birch, Horton, Bittner & Cherot
1127 West 7th Ave
Anchorage, AK 99501

Katie Koester, City Manager
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TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: May 3, 2017
SUBJECT: City Planner's Report PL 17-46

City Council - Meeting of 4/24/17

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. Introduced January 23, 2017, Referred to Planning Commission, Public Hearing and Second Reading March 28, 2017. Reconsidered by Erickson, March 29, 2017. Substitute S-2 Introduced April 10, 2017, Public Hearing and Second Reading April 24, 2017 Memorandum 17-064 from Councilmember Aderhold as backup.

There were three who testified.

POSTPONED to the second meeting in June or the July meeting for a Worksession with the attorney. (July 24)

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.

There was one who testified.

ADOPTED with discussion.

Ordinance 17-04, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.30.020 to Add "Auto Equipment Sales, Rentals, Service, Repair and Storage" to the List of Permitted Uses in the Marine Industrial District. Lewis. Introduced January 23, 2017, Referred to Planning Commission. Recommend Public Hearing May 8, 2017.

Ordinance 17-04(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.30.040 to add a Definition of "Temporary Auto Sales" and 21.30.050 to add "Temporary Auto Sales" to the List of Permitted Uses in the Marine Industrial

District. Lewis.

Memorandum 17-063 from City Planner as backup.

FAILED with discussion.

No planning items are found on the City Council preliminary agenda for May 8, 2017.

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.

May 8, 2017: Tom

May 30, 2017: Roberta

June 7, 2017: Syverina

June 21, 2017:



City of Homer

www.cityofhomer-ak.gov

Planning

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Staff Report 17-47

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 3, 2017
SUBJECT: Bay View Subdivision Northwind Replat Preliminary Plat

Requested Action: Preliminary Plat approval to vacate lot lines, creating two larger lots from four smaller lots.

General Information:

Applicants:	Joseph Decreeft PO Box 646 Homer AK 99603	Kenton Bloom, PLS Seabright Survey + Design 1044 East End Rd, Ste A Homer, AK 99603
Location:	Lakeshore Drive	
Parcel ID:	17917104, 17917105, 17917106, 17917107	
Size of Existing Lot(s):	0.34, 0.25, 0.28, 0.26 acres	
Size of Proposed Lots(s):	0.683 and 0.443 acres	
Zoning Designation:	General Commercial 1 District	
Existing Land Use:	Commercial/Residential, float plane business	
Surrounding Land Use:	North: Beluga Lake South: Residential, vacant commercial East: Commercial (plumbing and heating business) West: Commercial/float plan business/residential	
Comprehensive Plan:	GC1/Residential Appendix B: allow residential uses, encourage water dependent uses along Beluga Lake, and encourage small commercial enterprises on Lakeshore Drive. (Page B5)	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	A zone, Elevation not defined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 35 property owners of 47 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the General Commercial 1 District. This plat vacates lot lines, resulting in two larger lots.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: 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 does not meet these. Ordinary high water should be shown. Add a plat note about the flood plain: "Beluga Lake is subject to a 1-percent-annual-chance floodplain as identified by the FEMA Flood Insurance Study 02122CV001B, dated October 20, 2016. Property owner should contact the City of Homer prior to any development activity."

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

Staff Response: The plat does not meet these requirements. Label Beluga Lake. Depict the approximate mean high water line or appropriate edge of lake.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. Surveyor has stated all buildings on proposed lot 100-A will be removed to make way for new development.

- 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: An installation agreement will be required before recording the plat. Two sets of water and sewer services will need to be abandoned. Public Works has no concerns with the existing 50-foot right of way and does not seek any additional dedication at this time.

Fire Department Comments: No comments.

Staff Recommendation:

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

1. Label Beluga Lake.
2. Show the mean high water line or appropriate edge of lake.
3. Add a plat note about the flood plain: "Beluga Lake is subject to a 1-percent-annual-chance floodplain as identified by the FEMA Flood Insurance Study 02122CV001B, dated October 20, 2016. Property owner should contact the City of Homer prior to any development activity."

Attachments:

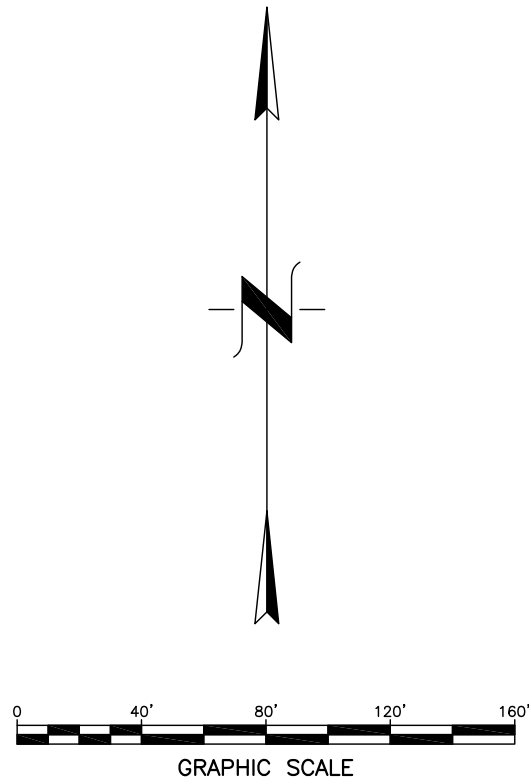
1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

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

LEGEND

- ① FND 2" AL-CAP 7968-S 2013
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- ⊗ FND MONUMENT AS NOTED
- ⊗ FND S.I. MONUMENT AS NOTED
- (R) RECORD DATA
- (F) FIELD DATA
- ⌵ CURB STOP
- UTILITY POLE
- T TELEPHONE PEDESTAL

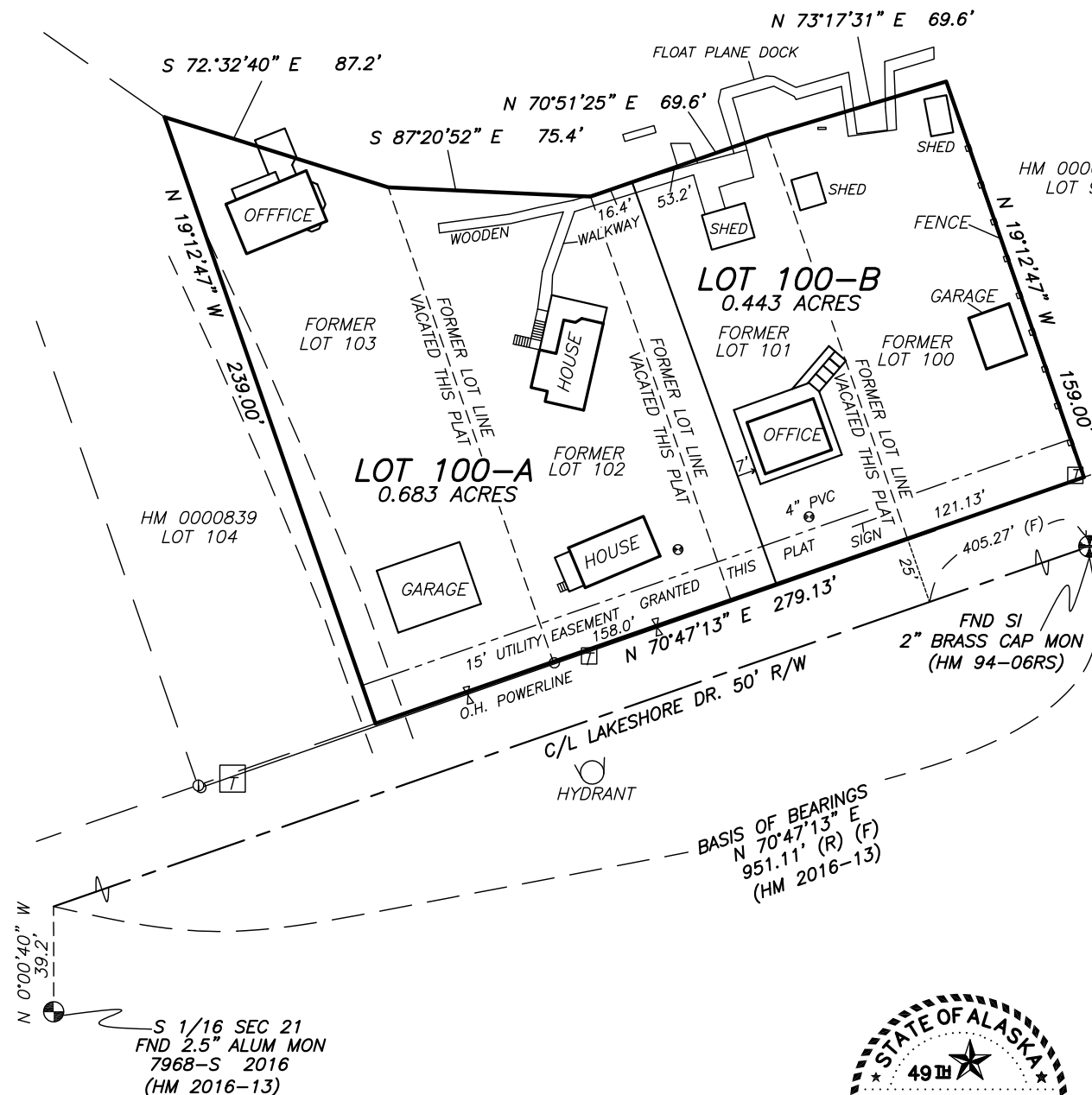
1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. A 15' WIDE UTILITY EASEMENT IS GRANTED TO THE CITY OF HOMER ALONG THE RIGHT-OF-WAY FRONTING THIS PROPERTY.



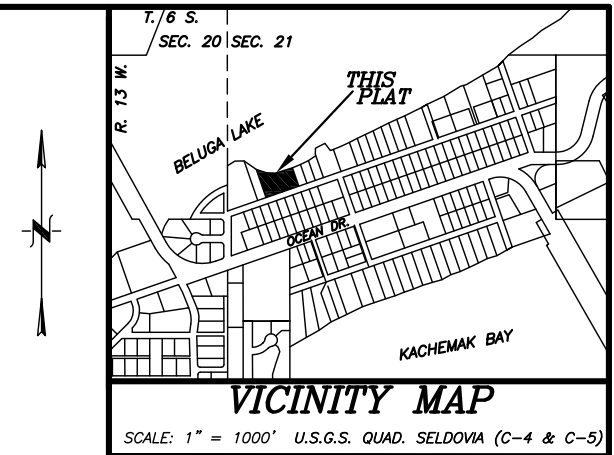
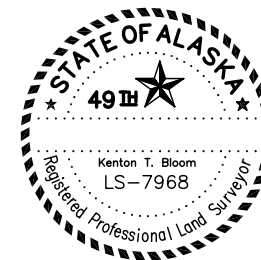
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2017

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES



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



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.

KATIE KOESTER, CITY MANAGER
CITY OF HOMER

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

JOSEPH M. DECREEFT
PO BOX 646
HOMER, ALASKA 99603

HOMER RECORDING DISTRICT KPB FILE No. 2017-XXX

A REPLAT COMBINING LOTS 100, 101, LOT 102 AND LOT 103 OF BAYVIEW SUBDIVISION (HM 0000839) LOCATED WITHIN THE NW 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 0.874 ACRES

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

DRAWN BY: KB	CHKD BY: KB	JOB #2017-13
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 Bay View Subd. Lots 100-103

Dear Julie,

Here is a preliminary submittal for the vacation of the interior lot lines.

1 full size copy

emailed 11x17 copy

\$300 City of Homer

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

Sincerely,

A handwritten signature in black ink that reads "Kenton Bloom". The signature is fluid and cursive, with the first name "Kenton" and last name "Bloom" clearly distinguishable.

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

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Bay View Subdivision Northwind 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, May 03, 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 Travis Brown in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

Beluga Lake



City of Homer
Planning and Zoning Department
April 17, 2017

Bay View Subdivision Northwind 2017 Replat Preliminary Plat

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

0 250 500 Feet



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

PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

LEGEND

- | | |
|-----|---|
| ① | FIND 2" AL-CAP 7968-S 2013 |
| ● | 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY |
| ⊕ | FIND MONUMENT AS NOTED |
| ⊕ | FIND S.I. MONUMENT AS NOTED |
| (R) | RECORD DATA |
| (F) | FIELD DATA |
| ⊗ | CURB STOP |
| ⊙ | UTILITY POLE |
| ⌈ | TELEPHONE PEDESTAL |

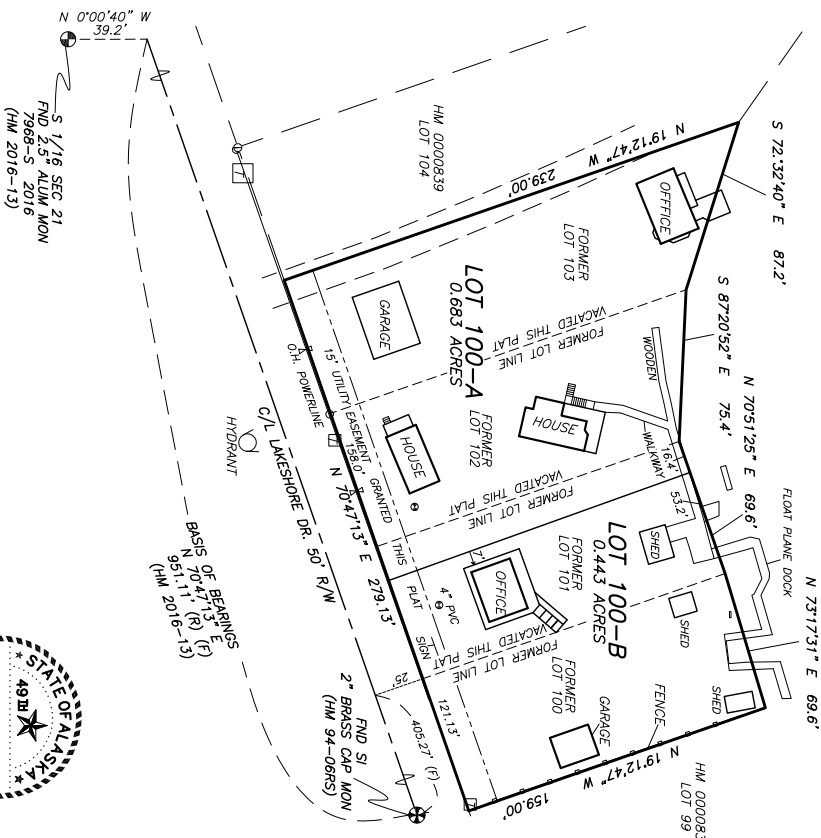
NOTES

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 THE RIGHT-OF-WAY FRONTING THIS PROPERTY.

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

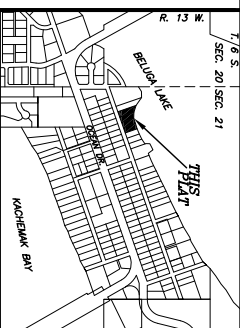


WASTEWATER DISPOSAL.

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



VICINITY MAP



EASSEMENTS

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 PLAN. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

CERTIFICATE OF OWNERSHIP

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

JOSEPH M. DECREEFT
PO BOX 646
HOMER, ALASKA 99603

KATIE KOESTER, CITY MANAGER
CITY OF HOMER

DATE:

HOMER RECORDING DISTRICT **KPB FILE No. 2017-XXX**

**BAY VIEW SUBDIVISION
NORTHWIND 2017 REPLAT**

A REPLAT COMBINING LOTS 100, 101, LOT 102 AND LOT 103 OF BAYVIEW SUBDIVISION (HM 0000839) LOCATED WITHIN THE NW 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 0.874 ACRES

SEABRIGHT SURVEY + DESIGN

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

DRAWN BY: KB	CHKD BY: KB	JOB #2017-13
DATE: 3/2017	SCALE: 1"=40'	SHEET #1 OF 1

Aerial Map

Beluga Lake

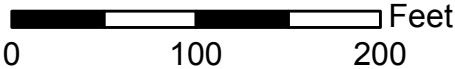


2013 photo. Property lines not exact.



City of Homer
Planning and Zoning Department
April 17, 2017

Bay View Subdivision Northwind 2017 Replat Preliminary Plat



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 17-48

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 3, 2017
SUBJECT: Bouman's Bluff 2017 Addition Preliminary Plat

Requested Action: Preliminary Plat approval to shift a common lot line.

General Information:

Applicants:	John Bouman 3651 Sterling Hwy Homer, AK 99603	Dimitri Kimbrell, RLS Fineline Surveys, Inc PO Box 774 Anchor Point AK 99556
Holly Van Pelt PO Box 3309 Homer, AK 99603		
Location:	3651 Sterling Highway, west of the gas station and DOT yard, and east of City Limits	
Parcel ID:	17316059, 17316064	
Size of Existing Lot(s):	2.672 and 1.826 acres (79,540 square feet)	
Size of Proposed Lots(s):	2.658 and 1.839 acres (80,106 square feet)	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential/Vacant	
Surrounding Land Use:	North: Vacant/Sterling Highway South: Bluff/Conservation Lands East: Residential West: Residential/Vacation Rentals	
Comprehensive Plan:	Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone X, Outside the 0.2% annual chance of flood.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	

Public Notice:	Notice was sent to 9 property owners of 13 parcels as shown on the KPB tax assessor rolls.
----------------	--

Analysis: This subdivision is within the Rural Residential District. This plat shifts the common lot line to increase the lot size of lot 2C by about 600 square feet.

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 along the Sterling Highway.

- 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. No municipal water or wastewater service is available.

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

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

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

Staff Response: The plat meets these requirements. The top of the bluff is shown.

- 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: No comments.

Fire Department Comments: No Fire Department issues.

Staff Recommendation:

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

1. Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.

Attachments:

1. Preliminary Plat
2. Public Notice
3. Aerial Map

NOTES:

- 1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE USE OF THE EASEMENT BY THE UTILITY.
- 2. THE FRONT 15' ALONG PUBLIC RIGHTS OF WAY, 20' WITHIN 5' OF THE SIDE LOT LINES AND 5' ON EITHER SIDE OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
- 3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER. THE CITY OF HOMER PLANNING DEPARTMENT SHOULD BE CONSULTED PRIOR TO ANY DEVELOPMENT ACTIVITIES.
- 4. WATER AND SEWER SHALL BE ONSITE.
- 5. NO DIRECT ACCESS IS PERMITTED TO STATE MAINTAINED RIGHTS OF WAY UNLESS APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- 6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION. (IF ANY)
- 7. THERE IS A 10 FOOT INGRESS/EGRESS EASEMENT AFFECTING THE BOUNDARY OF LOT 2C AND LOT 1B. (RECORDING INFORMATION 2006-005620)

LEGEND:

- FOUND REBAR WITH ALUMINUM CAP.
- SET 5/8" REBAR WITH ALUMINUM CAP.
- ⊕ PUBLIC LANDS SURVEY SYSTEM MONUMENT (AS DESCRIBED)

PLAT APPROVAL:

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

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL

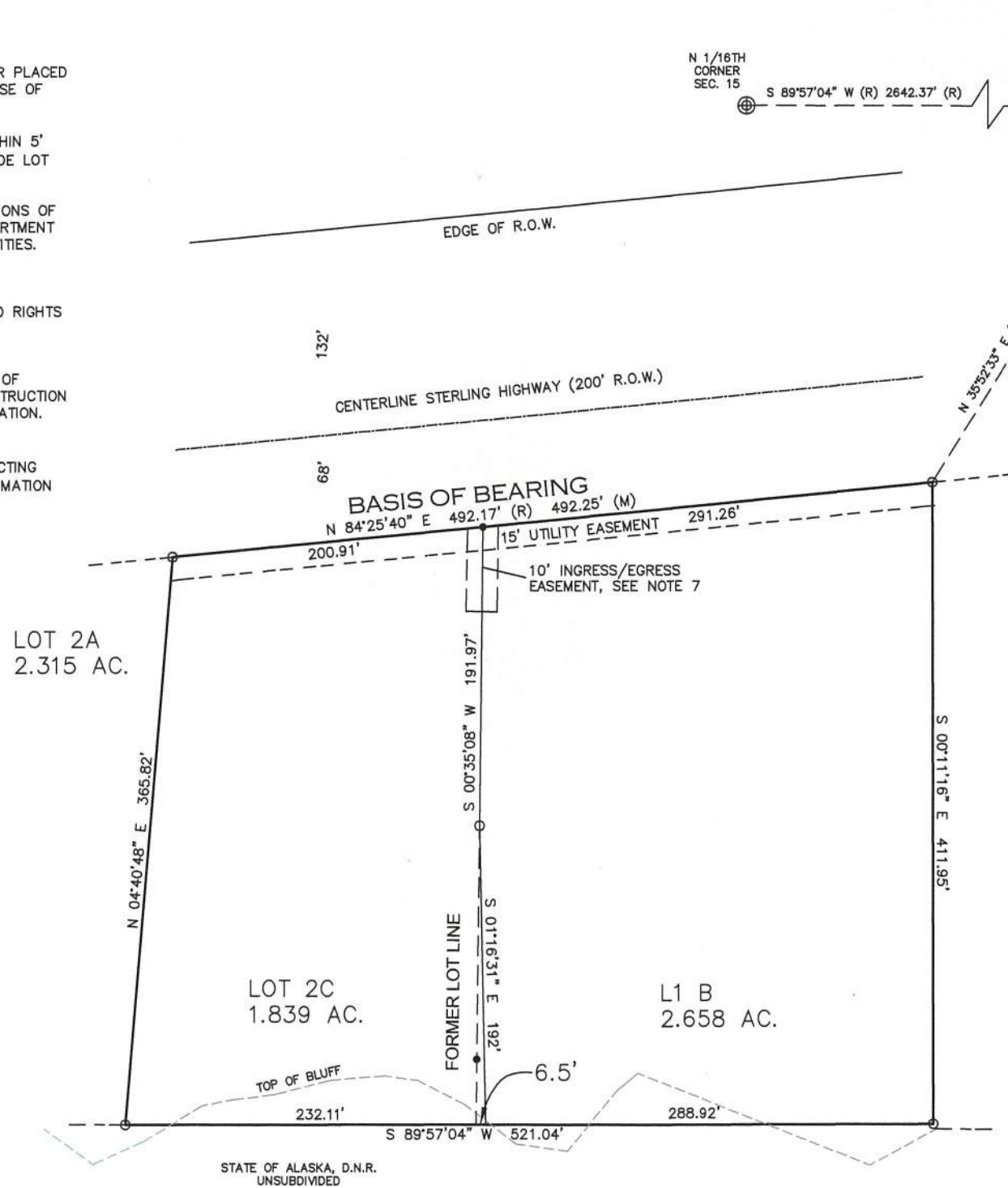
RECEIVED

APR 12 2017

CITY OF HOMER
PLANNING/ZONING

WASTEWATER DISPOSAL:

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 8/14/2006. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIROMENT CONSERVATION.



CERTIFICATE OF OWNERSHIP:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

HOLLY VAN PELT
P.O. BOX 3309
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT:
FOR: HOLLY VAN PELT

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

JOHN W. BOUMAN II
3651 STERLING HIGHWAY
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT:
FOR: JOHN BOUMAN II

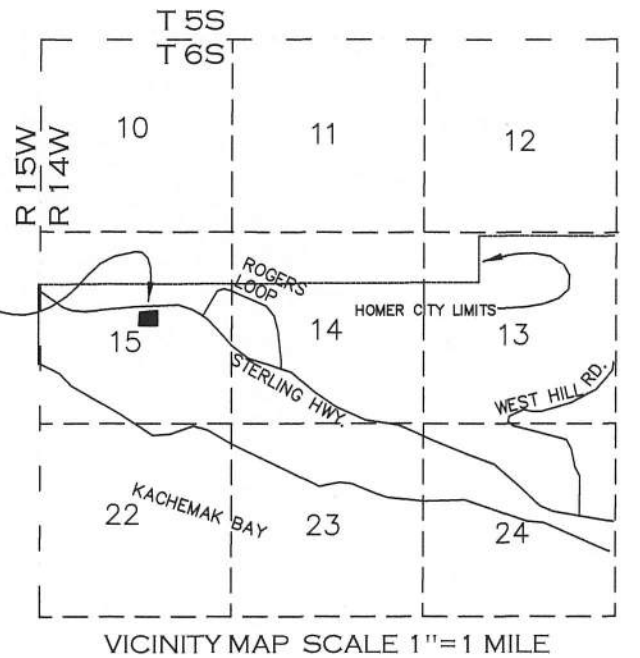
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PRELIM

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BOUMAN'S BLUFF-2017 ADDITION
KPB FILE # _____ PARENT PLAT 2006-186 H.R.D.
A REPLATTING OF LOTS 1 & 2B, BOUMAN'S BLUFF
SUBDIVISION, LOCATED IN SECTION 15, TOWNSHIP 6 SOUTH,
RANGE 14 WEST, SEWARD MERIDIAN, WITHIN THE CITY OF
HOMER, ALASKA.
CONTAINING 4.497 ACRES
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH

FINELINE SURVEYS, INC.

P.O. Box 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6382

DATE: 3-20-2017 SCALE 1"=100'

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Bouman's Bluff – 2017 Addition 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, May 03, 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.

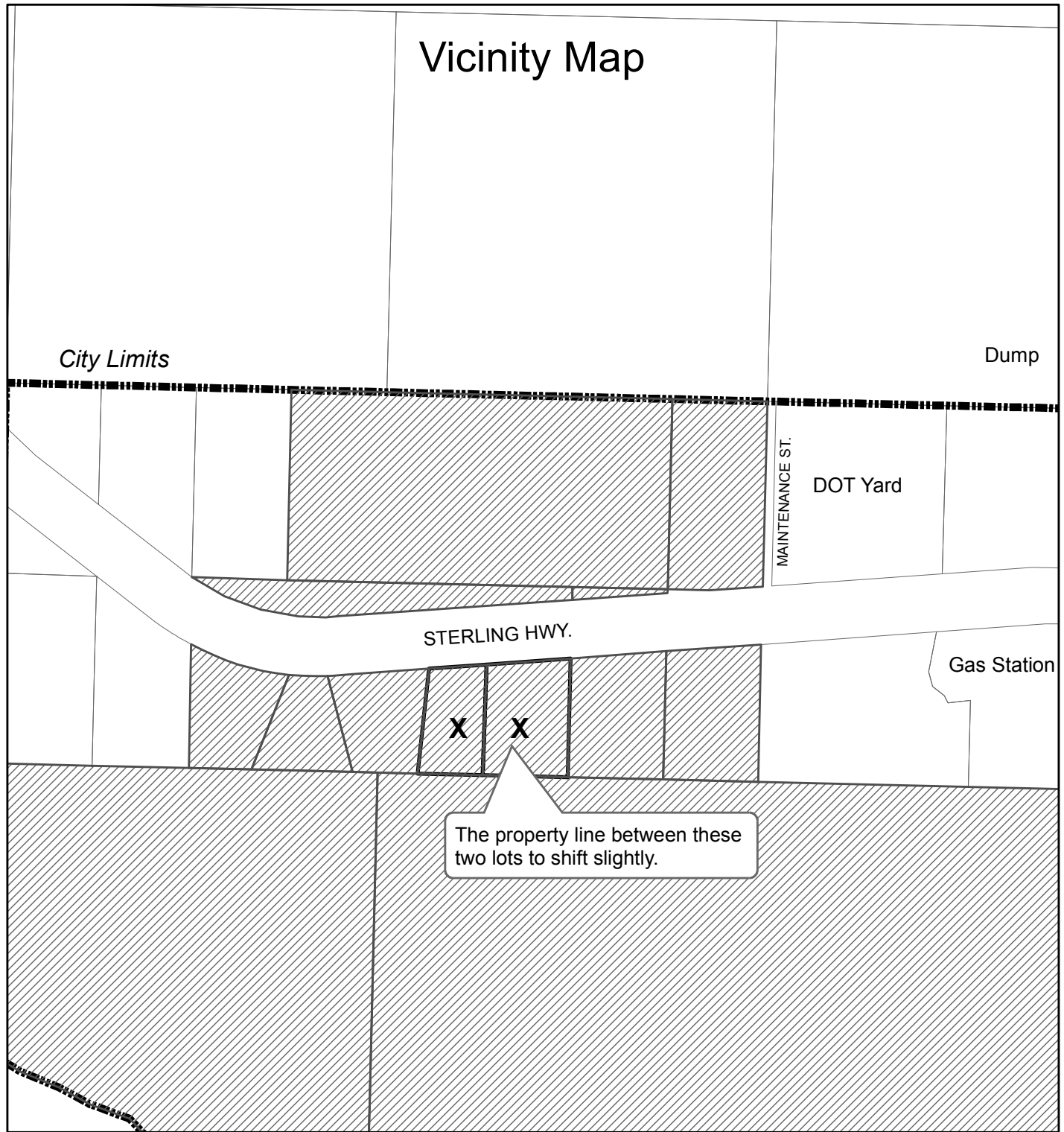
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Travis Brown in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department
April 18, 2017

Bouman's Bluff-2017 Addn Preliminary Plat

Lots w/in 500 feet are marked
and property owners notified.

0 250 500 1,000 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.*

NOTES:

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE USE OF THE EASEMENT BY THE UTILITY.
2. THE FRONT 15' ALONG PUBLIC RIGHTS OF WAY, 20' WITHIN 5' OF THE SIDE LOT LINES AND 5' ON EITHER SIDE OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER. THE CITY OF HOMER PLANNING DEPARTMENT SHOULD BE CONSULTED PRIOR TO ANY DEVELOPMENT ACTIVITIES.
4. WATER AND SEWER SHALL BE ON SITE.
5. NO DIRECT ACCESS IS PERMITTED TO STATE MAINTAINED RIGHTS OF WAY UNLESS APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION, (IF ANY).
7. THERE IS A 10 FOOT INGRESS/EGRESS EASEMENT AFFECTING THE BOUNDARY OF LOT 2C AND LOT 1B. (RECORDING INFORMATION 2008-005620)

LEGEND:

- FOUND REBAR WITH ALUMINUM CAP.
- SET 5/8" REBAR WITH ALUMINUM CAP.
- ⊕ PUBLIC LANDS SURVEY SYSTEM MONUMENT (AS DESCRIBED)

PLAT APPROVAL:

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

DATED _____

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL

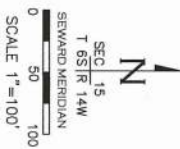
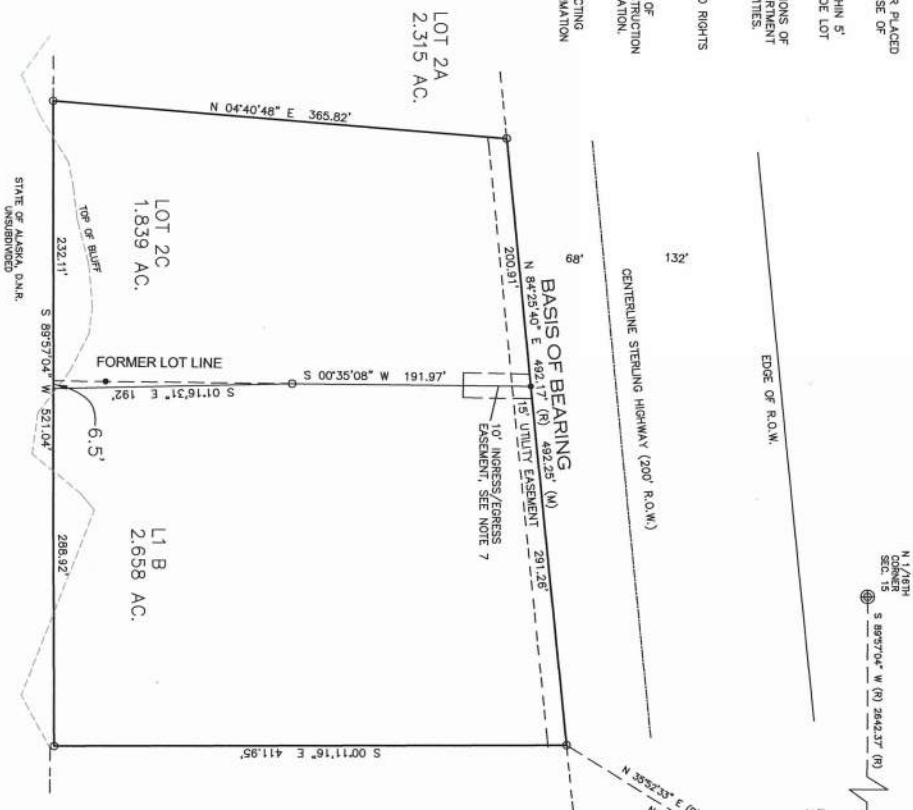
RECEIVED

APR 12 2017

CITY OF HOMER
PLANNING/ZONING

WASTEWATER DISPOSAL:

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 8/14/2006. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENT CONSERVATION.



CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

HOLLY VAN FELT

P.O. BOX 3309
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT:

FOR: HOLLY VAN FELT

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

JOHN W. BOULMAN II

3651 STERLING HIGHWAY
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT:

FOR: JOHN BOULMAN II

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PRELIM

BOULMAN'S BLUFF-2017 ADDITION

KPB FILE #

PARENT PLAT 2006-106 H.R.D.

A REPLATTING OF LOTS 1 & 2B, BOULMAN'S BLUFF

SUBDIVISION, LOCATED IN SECTION 15, TOWNSHIP 6 SOUTH,

RANGE 14 WEST, SEWARD MERIDIAN, WITHIN THE CITY OF

HOMER, ALASKA.

CONTAINING 4.497 ACRES

HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH

FINELINE SURVEYS, INC.

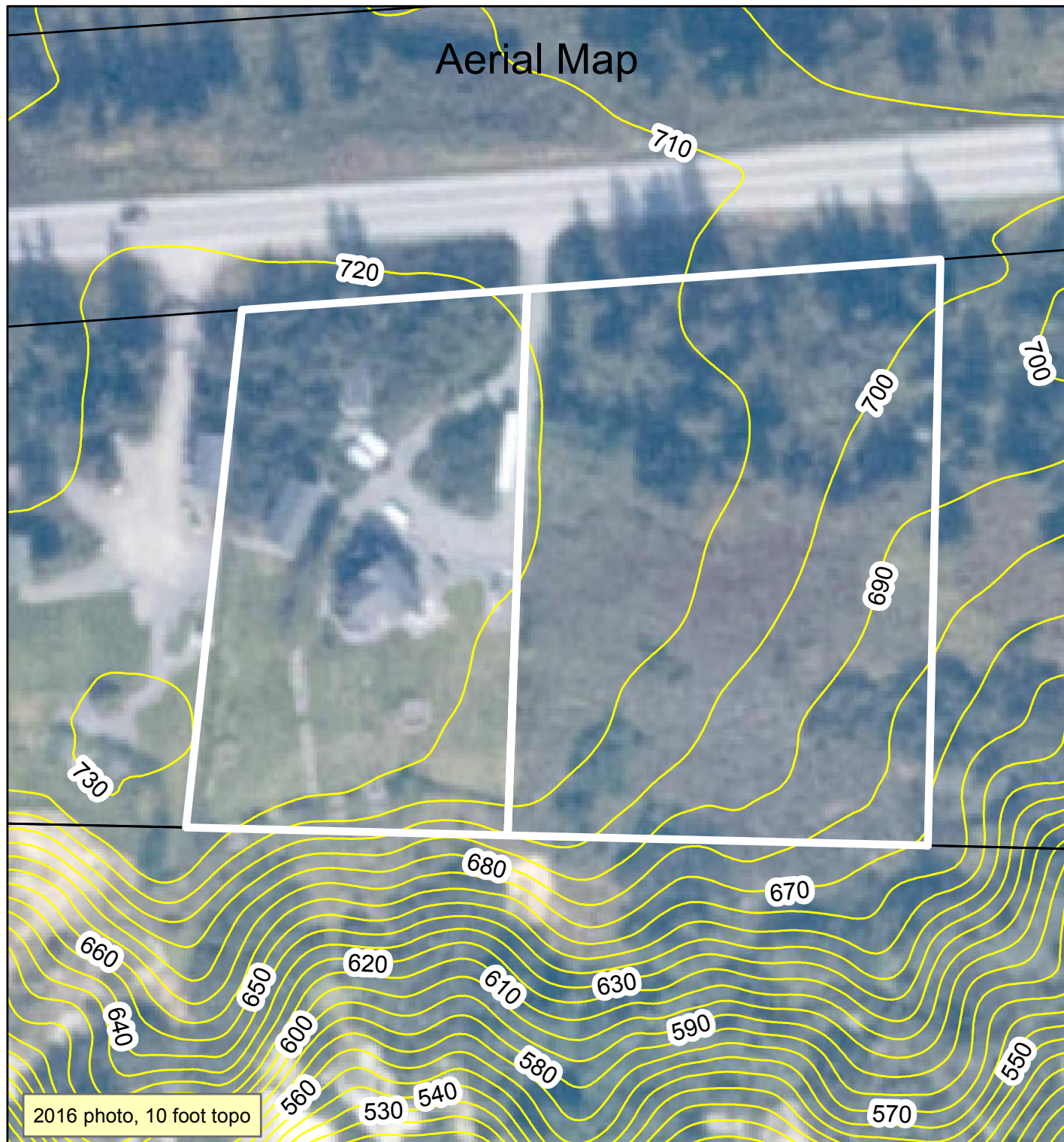
P.O. BOX 774

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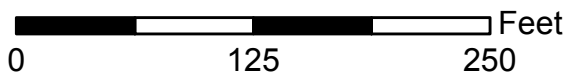
DATE: 3-20-2017 SCALE 1"=100'

Aerial Map



City of Homer
Planning and Zoning Department
April 18, 2017

Bouman's Bluff-2017 Addn Preliminary Plat



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City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 17-49

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: May 3, 2017
SUBJECT: Comprehensive Plan Update Chapter 4 Land Use

Introduction

This is the first conversation about chapter 4. Nothing in the chapter has been revised

Analysis

We are looking for some input of the direction the Commission wishes take in regards to land use policy. As you review the chapter, please take note of the things we have accomplished so we might be able to removed items as appropriate. Eventually, we are also hoping to take a good look at the Land Use Recommendations Map. We have accomplished some of our recommendations, while others like residential-transitional have been discussed but no action was taken. It is a good time to evaluate what recommendations have not come to pass and consider refinement of the recommendations.

In this first look at the chapter, I hope to get input on the first few objectives under Goal 1. I believe that we may have extended discussion about the map and may not get much further than this in the meeting.

Goal 1 – is still valid. We talk of ‘protect[ing] community character’, which I believe could be better defined in the plan. So far, the only reference in the plan eludes to ‘an eclectic mix of land uses... This is found on lines 44-50.

I’m not sure the phrase “of public facilities including limiting greenhouse gas emissions” (lines 110-111) is appropriate since we are in the ‘land use’ section and we have another chapter that speaks to public facilities.

Objective A – This objective is very general in nature and seems a bit self-evident. We have examples of how we have been addressing the implementation strategies. We may be able to wrap this concept (or what’s left) into another section.

Objective B – This is basically a brief explanation of the components of the Land Use Recommendations map. I have made some notes about the current designations and am looking for some input on how to better tailor and update the recommendations.

R2 – In consideration of our experience with this, I question the value of the transitional concept. Is the actual difference between urban and transitional residential useful. Perhaps just the concept of transitioning into a more dense residential (or UR) district is warranted. I'm not sure that it would be useful to form a transitional district with the intent to get to urban. We should show that the areas nearest to established infrastructure have support for more dense development.

DT Mixed Use – It's good to review this, I believe that our CBD regulations support this concept and we could change this to CBD for clarity.

CBD – This is displayed as the eastern section of the current CBD. Here is where I am asking the Commission to consider a different recommendation. The Planning Office has worked with developers to limited success to find areas in the city to support commercial development on moderate sized lots. This is extremely limited in the current GC1 District and there are few options for expansion of the district. While this is in the center of town, the current development in this area is more intensive commercial in nature and can support a relatively easy transition into a more commercial designation.

NC Neighborhood Commercial East End Road – I do believe our experience in this area has shown that there is limited demand for a commercial area design to 'meet the needs of neighborhood residents'. I cannot see why we would want to support stringing out the opportunity for more service-oriented business beyond the current business districts where many lots and several structures sit vacant.

Land Use Recommendations Map – Here we can take some time to review how the area depicted on the map meets our needs and expectations. Take time to consider each of the designations and the areas depicted.

Objective C & D – Here we can discuss each of the implementation strategies and determine if we have completed items and the support for the concepts.

Staff Recommendation

Please provide any comments on chapter and the implementation tables

Attachment

Chapter 4 Land Use 4.24.17

CHAPTER 4 LAND USE

Vision Statement: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Overview

This chapter presents background information and policies to guide development in Homer. The first goal presents the overall goal of the land use policies. The other goals are more specific to various aspects of land use issues.

Summary of Goals

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

GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.

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

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

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

GOAL 6: Develop a clear and open public process for future changes to City of Homer boundaries. Explore a planned, phased possible expansion and initiate and establish regional planning processes with the Kenai Peninsula Borough.



Context: Land Use in Homer & Surrounding Areas

Land Use in Homer

Land use in Homer today closely corresponds to the area's unique geographical features, history of homesteading, its road system, access to Kachemak Bay, and the vicinity to water. Two very distinct areas with very different land use characteristics developed in the last century, one on the mainland and the other on the Homer Spit. The portion of the City on the "mainland" has a ring-like land use pattern. It has a relatively concentrated, mixed use core or central business district. Transitional land uses surround the core consisting of institutional and public facilities, commercial uses, residential office, and denser, more urban residential. Farther from the central business district, larger lot/low density rural residential land uses prevail. Variations from this general pattern occur, for instance, along the Sterling Highway where roadside commercial activities are prevalent and in some instances compete with concentrated downtown activities. Additionally, the area surrounding the airport, southeast of downtown, holds most of the town's mixed industrial activities.

The Homer Spit contains its own assortment of industrial, commercial and recreational uses. The Spit's functions and land uses fluctuate with the season; during the summer months commercial activities increase in response to the arrival of summer visitors and tourism. Issues on the Spit are sufficiently distinct and complex as addressed separately in the Spit Comprehensive Plan.

Homer's land use pattern is generally supported by the City's current zoning designations, but an eclectic mix of land uses is still found in various zoning districts. *See the Zoning Map, Appendix D-10.* [This mixing of uses is part of the unique character of Homer and not without benefits.] The current land use zones largely fulfill their intended functions, but in some cases do not mesh with the realities of existing or desired future use patterns. Growth in Homer will require a new set of standards to guide the form and location of future land use and development. For instance, the land downtown and extending west along the Sterling Highway is zoned central business district and gateway business district respectively. New policies are needed in the central business district to better allow for higher density and greater mixing of retail shopping, professional services, entertainment facilities and restaurants, and residential uses. The policies controlling development in the recently established gateway business district will likely need ongoing refinement to promote business with an emphasis on the visitor industry and at the same time ensure an attractive and notable entry point to Homer and Kachemak Bay.



Comment [RA1]: We refer to community character in this chapter, here is a definition. Need to consider the most relevant desirable character we will promote

Comment [RA2]: Is this still true?

Comment [RA3]: How are we doing?

Homer's public water and sewer infrastructure plays a large role in shaping land use patterns in the city. *See the Water & Sewer Map, Appendix D-11.* To make the investment in public water and sewer infrastructure efficient and fair, decisions on infrastructure need to be coordinated with land use policy. For example, there are some areas within the rural residential zoning that have gained water and sewer service, providing landowners the opportunity to subdivide their lots and develop at a

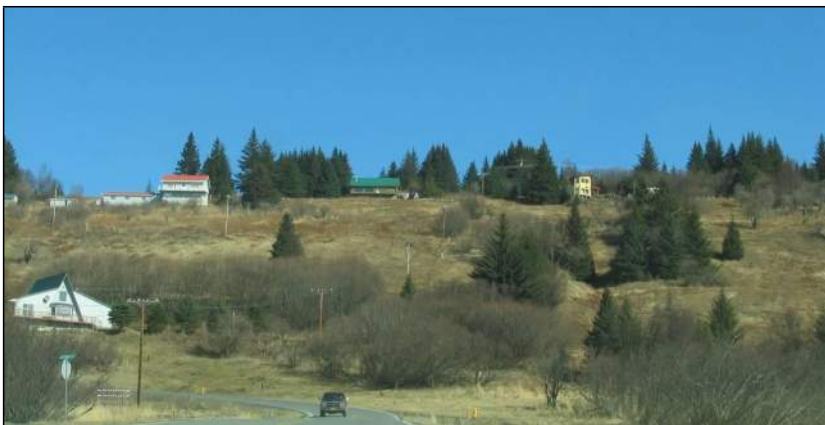
71 higher density than the existing land use classification promotes. This situation calls for a solution
72 and is addressed in this plan.

73 Homer's pattern of development is also greatly influenced by environmental constraints. Steep
74 slopes, bluff and shoreline erosion, and wetland areas make development of many parcels costly,
75 difficult, or even unfeasible. While such areas may be unfeasible for individual development, they
76 can have great value for the community as a whole. Drainage ways, beach areas, or steep or erodible
77 slopes can form an integrated open space network ("green infrastructure") which supports the areas
78 that may be developed more intensively. Environmental constraints and opportunities have an
79 important role in guiding the character and location of new growth.

80 Land Use and Growth in Homer and the Surrounding Area

81 The city of Homer is growing and it is likely to continue to grow. *See Background Chapter 2 and*
82 *Appendix A.* As stated previously in this plan, future growth will be driven by factors including
83 changes in the overall economy of Alaska, the future of the fishing industry, the pace of growth in
84 the visitor industry and – probably the most difficult to forecast – the growth of Homer as a quality-
85 of-life community for retirees, baby boomers and other "footloose" prospective residents. If Homer
86 remains a "hot" residential destination, then it can grow, in some ways, more or less independently
87 of changes in the conventional economic base.

Comment [RA4]: Not sure we qualify as 'hot' but we are not exactly 'cold'



100 While increasing visitation has had a great impact on the economic growth of Homer, the most
101 significant change in Homer's real estate landscape has been the recent, rapidly growing demand for
102 middle- to high-end residential development. This has led to substantial increases in land prices and
103 the construction of many new homes, particularly in the area just outside of the city's perimeter,
104 extending out East End Road and on the bench above town. This growth is an important
105 consideration in the development of Homer's Comprehensive Plan. Residents of these
106 developments use many of the same public and commercial services as Homer residents including
107 police, fire, water supply, shops, restaurants, visitor and medical facilities, and public institutions like
108 the library. Planning for services requires consideration of this growing residential demand.

Goals & Objectives for Land Use

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

Objective A: Continue to accommodate and support commercial, residential and other land uses, consistent with the policies of this plan.

The specific steps to achieve this objective include expanding infrastructure and modifying the City's existing zoning policies to provide expanded opportunities for residential and commercial development. The process will include an update of the current zoning map as well as an enhancement of existing planning tools such as planned unit developments to best meet the demands of specific development projects. Growth will need to be guided to meet Homer's concerns about protecting community character and the quality of the environment.

Implementation Strategies

The Land Use Recommendations Map presented under Objective B below shows the general locations identified to meet Homer's housing needs. These areas include:

1. Downtown area – support increased residential uses, including attached, higher density housing, either as stand alone projects or as part of mixed use development. *See Goal 4, Objective A.*
2. "Inner-city" locations – encourage increased residential uses in mixed use designations including office residential, KBC "college" district, gateway mixed use district and east side commercial districts; also encourage residential as a secondary use in the GC1 district.
3. Transitional residential areas – establish a new R-2 residential district to support moderate density residential development in areas previously designated rural residential. *See Goal 5.*
4. Commercial districts – encourage residential uses, while recognizing the primacy of commercial and/or industrial uses.

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.

Many of the community's most important goals are tied to the amount and location of growth. These goals include providing affordable housing, protecting environmental quality, creating a walkable community, and efficiently providing public services and facilities. The broad strategy behind this objective is to encourage concentrated residential and business growth in the central area of the city, with densities decreasing in outlying areas. The existing pattern of development in the city and current zoning generally follow this pattern. The alternative to this pattern – to allow this same quantity of growth to spread over a much wider area – works against all these goals.

While concentrating land uses brings many benefits, residents clearly want to maintain a sense of open space and privacy that is often associated with lower density development, particularly in residential areas. As a result, this objective of concentrated growth must be accompanied by a set of standards that ensure housing and commercial areas are well designed. The remainder of this section

Comment [RA5]: Perhaps not the best place for this. Public facilities is a chapter itself

Comment [RA6]: Generality. Ends up discussing residential only, maybe more of a context item

Comment [RA7]: Not a huge fan of these or overlay zones. It is best to zone 'by-right' as much as possible. Want to consider performance standards

Comment [RA8]: How are we doing?

Comment [RA9]: Have addressed much of this

Comment [RA10]: Encourage

Comment [RA11]: Not really zoning. May need to restate and list relevant items

presents more details on the location of new development; following sections address the character of new development.

The key element of this section is the generalized Land Use Recommendations Map. *See page 4-7 – Comprehensive Plan Land Use Recommendations Map.* This is not a zoning map, but a general map of proposed future land uses in Homer. Before these recommendations have the force of law, a separate, subsequent process must occur to amend the City’s current zoning code. The components of the map are as follows (Appendix B gives a more complete description of these categories):

Residential Use Districts

- R1 Urban Residential – With higher housing densities in the city core
- R2 Transitional Residential – Development at a density between rural and urban, in areas where water and sewer service exists today or is likely in the near term future
- R3 Rural Residential – Lower density residential and limited agricultural pursuits

Comment [RA12]: Have a conversation of utility of this

Comment [RA13]: Would like to consider options for expansion throughout town. Discuss options, consider another goal for agriculture

Commercial and Mixed Use Districts

- DT Mixed Use – Concentrated downtown core with a variety of uses and a pedestrian focus
- CBD Central Business District – Adjoining downtown core; mixed use with a mix auto- and pedestrian-oriented development
- GC-1 General Commercial 1 – Other retail and commercial areas with mixed uses, but primarily “drive-to” development
- GC-1/Residential – allow residential uses, encourage water dependant uses along Beluga Lake, and encourage small commercial enterprises on Lakeshore Drive. Maintain the neighborhood character of mixed commercial and residential use, retain mature healthy evergreen trees when practical and plant trees in landscaped areas.
- RO Residential Office – Allow for a range of residential and residential compatible uses. Buildings and sites must have a scale and character similar to single family detached or small multifamily homes.
- G-MU Gateway Mixed Use – Visitor-oriented businesses, developed in a manner that provides an attractive gateway to Homer
- E-MU East End Mixed Use – A wide variety of commercial and industrial uses with access to the marina and airport
- GC-2 General Commercial 2 – Commercial and industrial district
- NC Neighborhood Commercial East End Road – limited numbers of small scale, local serving commercial areas, designed to meet the convenience commercial service needs of neighborhood residents. The objectives behind this recommendations category might also be met through the Planned Unit Development process or an overlay zone allowing more commercial and retail uses than the underlying Residential Office District.

Comment [RA14]: Currently CBD

Comment [RA15]: Would like to talk about considering this area for GC1

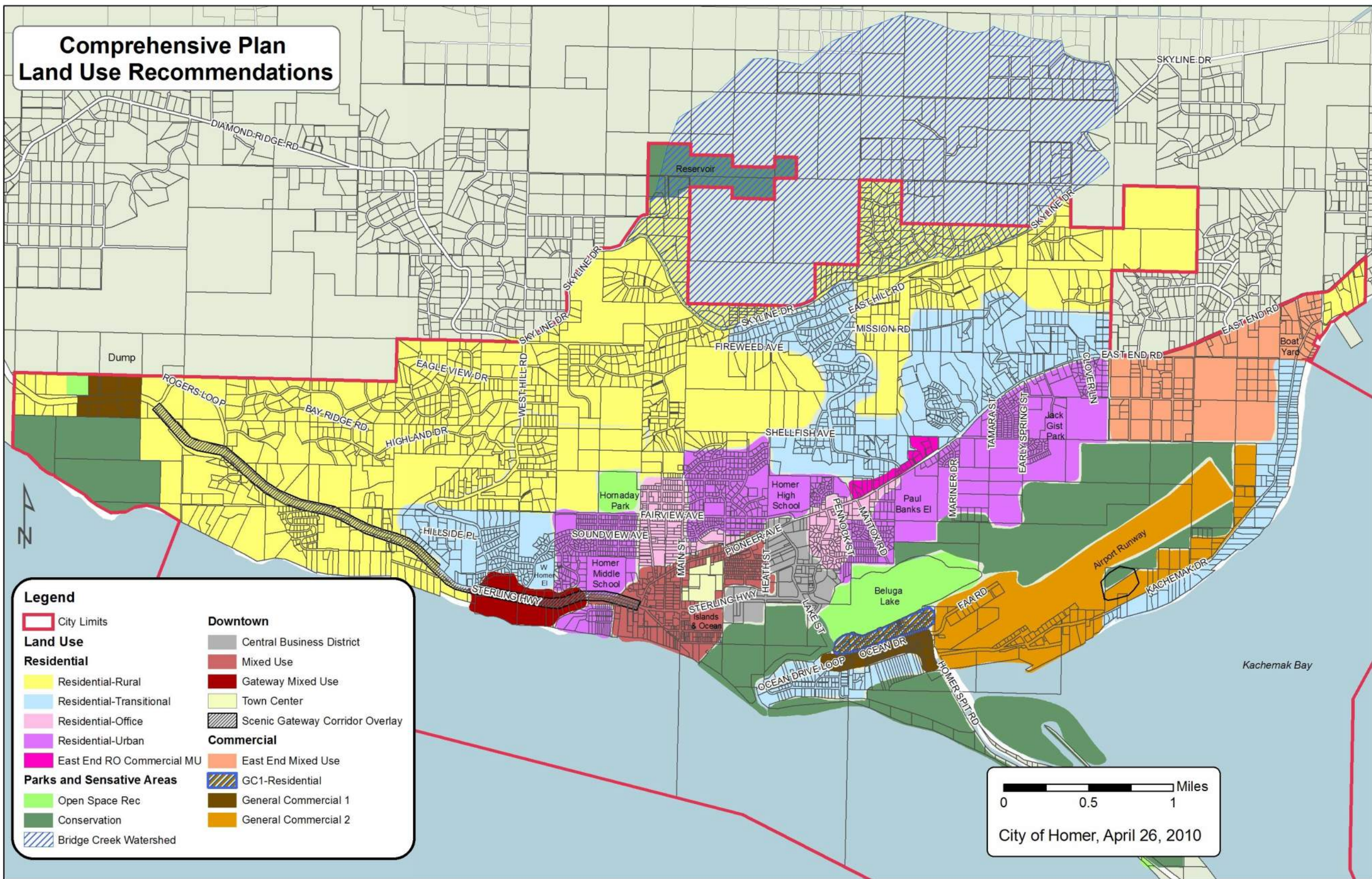
Comment [RA16]: Discuss push and pull of residential and commercial

Comment [RA17]: Review and discuss. We have thoroughly reviewed this and adopted RO zoning and found it appropriate.

Other Use Districts

- CO Conservation – Environmentally sensitive public and private lands with particularly high value for water quality, fish and wildlife, and other open space uses

- 191 ▪ MC Marine Commercial
- 192 ▪ MI Marine Industrial
- 193 ▪ OSR Open Space–Recreational Lands
- 194 ▪ BCWP Bridge Creek Watershed Protection District
- 195
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Objective C: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

The Comprehensive Plan Land Use Recommendations Map establishes the location and intent of proposed land use districts, but does not address the standards needed to guide development.

Implementation Strategies

Changes to existing regulations will be required to implement the goals of this chapter, listed below:

1. Revise the City's existing zoning code, to reflect the general land use designations presented in Objective B and Appendix B.
2. Encourage alternative methods for preserving natural areas by creating improved cluster housing/open space/Planned Unit Development zoning standards and subdivision ordinance.
3. Develop standards and policies such as buffers and transitional densities to ensure high-quality higher density residential and/or mixed use development, particularly where this adjoins existing lower density residential areas. Create regulations that promote mixed use and high quality, attractive medium- to high-density development.
4. Develop standards and policies for new mixed-use districts, including the recently established Gateway Business district. Use "form-based" zoning strategies, encouraging a modest scale of development while allowing for a wide range of uses. Tailor current residential office and central business district zoning to accommodate more mixed use, medium- to high-density housing; for example, by allowing for more shared parking.
5. Develop consistent design standards for new development to complement the character of the land use. Include architectural and site development standards and standards for associated infrastructure (particularly roads and trails).
6. Re-evaluate height standards in commercial and mixed use districts to determine whether buildings over three stories should be permitted. Height standards must meet fire safety and insurance standards.
7. Develop and apply in all districts new standards addressing environmental issues including management of storm water, slope standards, and on-site septic systems.
8. Develop specific plans and development standards to respond to the issues and opportunities that exist on the Homer Spit. Resolving those issues is clearly important but beyond the scope of this current planning effort. In the interim, the policies for the Spit in the 1999 plan will apply. *See Appendix C.*

Comment [RA18]: Done

Comment [RA19]: Have worked on this

Objective D: Develop policy that supports infrastructure development that is consistent with the intended land use pattern and provides incentives to encourage development in these areas.

Chapter 6, Public Services and Facilities, presents policies for water, sewer, roads and other infrastructure. That chapter outlines how infrastructure development should respond to the broad goals established in this plan, for quality of life, the environment and economy, and the land use policies of this chapter.

Implementation Strategies

General strategies for infrastructure development include:

1. Plan the expansion of community infrastructure to serve areas identified for growth, in particular to expand water and sewer into urban and transitional residential and mixed use zones.
2. Encourage development of infrastructure in areas targeted for development by establishing incentives for public/private partnerships. Examples include tax deferment, tax credits and infrastructure local improvement districts (LIDs).
3. In general, adhere to Policy 3.1 of the 1989 Comprehensive Plan, which states: “the City shall provide water and sewer utilities to residents within the City before extending services to non-City residents.”

This policy was established to encourage infill development of residential areas. Continued strong support of infill development in all land use districts benefits the city and allows orderly and planned growth with access to services.

Objective E: Consider the regional and global impacts of development in Homer.

Homer is a community that understands and appreciates its place in the context of the larger, global environment. As shown by its robust environmental nonprofit community and the work of the City’s Global Warming Task Force, Homer residents look beyond their boundaries and have expressed the importance of acting locally as a way of addressing global issues.

Below are some general approaches to meeting the goals of reducing Homer’s impact on global warming, based on work by Homer’s Global Warming Task Force.

Implementation Strategies

1. Pursue environmentally sound development practices and measure success for every public facility project in Homer either by locally established benchmarks or by LEED certification.
2. Encourage a concentrated development pattern to reduce the need for vehicle trips and encourage non-motorized transportation. *See more in the Transportation Section.*
3. Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, higher density development, and infill.
4. Adopt building codes and incentives to increase energy efficiency in all new residential and commercial development.
5. Provide assistance to developers and builders in evaluating plans to increase energy efficiency, encourage LEED project certification and promote non-motorized transportation.
6. Consider adopting LEED standards for neighborhood development and building remodeling, and incorporate in the permit process.

Comment [RA20]: More of a public facilities chapter thing. Density is really the ‘land use item’

GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.

Homer's natural setting provides many benefits but also creates significant constraints. The characteristics of the physical setting need to be respected in guiding the location, amount, and density of development.

This plan takes two general approaches to guide development in relation to environmental conditions. One is to "overlay" information regarding environmental constraints and opportunities onto the Land Use Recommendations Map. This means, for example, that some portions of an area identified for development would be limited by the site-specific presence of steep slopes, wetland areas, drainage channels, etc. The second broad strategy is to recommend that appropriate standards be adopted so that where development does occur it is designed to respect environmental functions and characteristics. Examples in this category include site development polices for drainage, vegetation, and grading.

A need exists for the community to take seriously the issue of shoreline stabilization and the implications of allowing ongoing shoreline development. A process should be launched to examine the issue and put proposed solutions before the citizens.

Objective A: Complete and maintain a detailed "green infrastructure" map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership.

Protecting the environment can be a way to achieve goals like reducing infrastructure costs and providing "environmental services" like drainage ways, parks, and trails. For example, protecting the integrity of a stream channel can help provide cost-effective drainage solutions and also provide a trail corridor. The challenge in carrying out these types of actions is that most land in Homer is already split into many individual private parcels. This objective provides the first step in solving this challenge by creating a complete base of knowledge regarding environmental features on land regardless of ownership. Specific steps to establish a system of green infrastructure can be found in Appendix D.

Green Infrastructure Defined

Green infrastructure is defined as an interconnected network of natural areas and other open spaces that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife. In contrast to traditional approaches to open space conservation, green infrastructure is integrated with and linked to development. Green infrastructure is a way of conserving natural areas that function as city infrastructure. Definition and other information based on Green Infrastructure: Linking Landscapes & Communities.

Mark A. Benedict, Ph.D., Edward T. McMahon, J.D.
Island Press, 2006

Implementation Strategies

1. Consider adopting incentives to encourage use of the Green Infrastructure Map developed by the Homer Soil and Water Conservation District.

Objective B: Establish development standards and require development practices that protect environmental functions.

Once a project has been identified for development, green infrastructure concepts can be used to consider what special conditions, if any, need to be incorporated into the project's layout and development. Guidelines for development such as setbacks from waterbodies or limits on development of steep slopes are covered through the City's zoning code. Homer's existing codes include many good environmental standards. Some specific strategies for accomplishing this objective through the revision of City code include:

Implementation Strategies

1. Develop standards and guidelines to reduce bluff erosion and shoreline erosion, such as managing surface water runoff on coastal bluffs and implementing any other applicable best management practices.
2. Develop standards for coastal bluff stabilization projects and building setbacks from coastal bluffs.
3. Create standards for setbacks on streams and wetlands.
4. Develop standards for trails (e.g., widths, surfaces, intended use).
5. Create standards for development on steep slopes, in wetland areas, and on other sensitive sites, including standards for grading and drainage, vegetation clearing, building setbacks, and building footprints. Include flexibility in road dimensions to avoid excessive grading.
6. Create an option for a specialized review processes for hillsides and other sensitive settings (e.g., allowance for development on steeper slopes subject to submission of more extensive site analysis and engineering reports).

Appendix D includes examples of how decisions about site clearing, grading, and impervious surfaces can create very different types of development. Homer is encouraged to institute practices that bring about Objective B.

Objective C: Use green infrastructure concepts in the review and approval of development projects.

Maps of important environmental features, processes, and key open space areas are valuable to the extent this information shapes decisions about development. In particular, this information is critical to protect features that cross boundaries of multiple parcels; e.g., streams and trails. This action not only protects open space values, but increases value of open space for developers.¹ Specific policies for using this information to shape development include:

¹ Park City Utah is an example of a community that has developed an extensive public trail system, almost entirely on private land, by following this approach. Developers in the Park City area have come to recognize that trails are an amenity that buyers seek out, that add value to their projects, and that can be provided at relatively little cost. The coordinated actions of many individual developers have resulted in an integrated communitywide trail system.

Implementation Strategies

1. Require developers to include details about environmental features and processes, along with plans for open space, when submitting subdivisions or other developments for approval.
2. Require developers to demonstrate how features that cross multiple parcels will be protected in individual projects. Use this process to create links between open space areas and integrate new development into the network of open space.
3. When a Green Infrastructure Map is adopted, use it in the review process.

Comparative examples of different approaches to preserving green infrastructure in land subdivision and development can be found in appendix D.

Objective D: Provide extra protection for areas with highest environmental value or development constraints.

Ideally, adopting more effective development standards will result in the preservation and protection of lands with high environmental value. However, there may be some areas identified that cannot easily be protected through standard means and are so important they should be preserved forever. References such as wetland, steep slope, and green infrastructure maps can help identify and prioritize these lands. Examples of environmentally important areas might include a particular beach access corridor or a particular section of a lake or stream. There are many creative means by which Homer can do this if determined necessary, such as:

Implementation Strategies

1. Work with land trusts and/or public agencies to acquire land for protection and recreational use. Build on example set by Kachemak Heritage Land Trust.
2. Consider land trades or variations on the transfer of development rights.

Objective E: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

Homer's environment is affected by actions outside of its borders. Wildlife corridors and drainage systems do not conform to borough and municipal boundaries. In this regard, Homer should work with surrounding jurisdictions, notably the Kenai Peninsula Borough to:

Implementation Strategies

1. Identify environmentally sensitive sites and natural systems of regional importance and work towards collaborative management of these areas. Options include implementing Special Use Districts to develop and pay for needed infrastructure and addressing drainage and trail issues on a regional or watershed approach.
2. Encourage establishment of environmentally responsible development practices by the KPB on land surrounding Homer. Work with the Borough to develop a common approach to subdivision requirements, road standards, and Road Service Area regulations.

GOAL 3: Encourage high quality buildings and site design that complements Homer's beautiful natural setting.

New growth and development in Homer is inevitable. The community has made clear its intent to guide the character of the built environment so this growth improves the quality of the life. The Town Center Development Plan established standards for the development of the city core and sets a good standard for policies that can be followed to achieve higher design quality. An integrated but balanced regulatory and enforcement process is needed for the entire city, to raise the bar for future development standards.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Clear, predictable, consistent rules and regulations are key to achieving standard, quality design. These rules and regulations have to fit the context of the marketplace and be accepted by the development community. Overregulation is a disincentive, while under-regulation will achieve less than desired results. Specific policies addressing this topic include:

Implementation Strategies

1. Synthesize existing rules and regulations for both public and private development in a comprehensive design manual. For instance, it is important that the Master Roads and Streets Plan is supplemented by the Community Design Manual, Transportation Plan, and a Streetscape Design Manual to balance functionality and aesthetics.
2. Provide a clear and predictable approval process for every development including organizing project review and permitting and providing appropriate staff review.

Objective B: Encourage high quality site design and buildings.

Good site design, appealing architecture, and quality construction practices contribute to the creation of high quality buildings. Attractive, well constructed buildings are a long term asset to the community. Design can be thought of in two categories: form, meaning what the building looks like; and function, meaning the construction methods and layout of the building.

Implementation Strategies

1. Adopt building codes and create an inspection program.
2. Set standards that regulate the form of development to encourage attractive, diverse housing styles. Specific design objectives are presented under Goal 5, page 4-17.
3. Develop specific policies regarding site development including standards for landscaping, grading, lighting, view protection, etc., in coordination with current national efforts that promote better site development (LEED certification standards, Sustainable Sites Initiative, Low Impact Development, etc.).
4. Ensure that all utility service to new developments shall be underground.
5. Ensure that any redevelopment which moves overhead utilities requires moving those utilities underground.

6. Coordinate with state agencies, notably the State of Alaska DOT/PF and the Kenai Peninsula Borough, to encourage compliance with Homer's community design standards when developing their projects outside city limits within "greater Homer."

Objective C: Work with the KPB to determine the costs and benefits of shifting some or all platting authority to the City of Homer.

The City of Homer has worked in partnership with the Borough on land use issues in the past and will continue to do so in the future. However, as Homer continues to grow, the community may need to assume some of the responsibilities that currently rest with the Borough. Most important is for Homer to become responsible for reviewing and approving subdivision plats within city boundaries. Local control over platting is critical to achieving many of the goals in this plan, because it allows the community to better integrate land use objectives with a range of other issues, including goals for transportation, economic development, and public services and facilities. Acquiring platting powers will likely require the city to hire additional technical staff.

Implementation Strategies

1. Create a new City subdivision code.
2. Work with KPB to identify ways to strengthen the city's position in the subdivision process, and that are affordable to the city.

GOAL 4: Support development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Creating a vital, successful central business district – the clear commercial and civic center of Homer – won't happen by accident. A number of strategies are required to reach this objective, as outlined below. These actions are all designed to carry forward in the spirit of the previously approved Homer Town Center Development Plan and Community Design Manual. Those documents provide additional details that need to be considered to gain a full understanding of CBD objectives.

Implementation Strategies

1. Provide incentives for private investment in the CBD. Incentives can include public investments in improved infrastructure (e.g., roads, trails, parking) and in public facilities (e.g., the recently built library and town square). Particular priorities include improved public parking and construction of a new east-west road through the center of the CBD roughly parallel to the Sterling Highway and Pioneer Avenue.
2. Change the approach to parking in the CBD to allow most parking needs to be met offsite (on-street and shared lots), which in turn allows the clustering of buildings required for a pedestrian friendly environment. Develop on-street and public parking areas to meet parking needs. *See Transportation Chapter.*
3. Revise land use policies to encourage and permit the types of uses, sites and buildings needed for a successful town center. Changes include establishing maximum building

setbacks (“build to” lines), increased maximum building heights, standards for the relationship of buildings to the street, and rules encouraging mixed use, including office or residential uses such as apartments above retail.

4. Create an overlay zone for the “Old Town” section of the CBD, establishing general standards for building design and construction. Aim for future buildings to continue in the style of the older buildings the area as well as the several more recently constructed buildings that follow these traditions.



in

5. Use public/private partnerships, Business Improvement Districts, or Tax Increment Financing to improve streetscapes, including better sidewalks, landscaping, and building facades. Develop an attractive, business friendly commercial streetscape for Pioneer Avenue and ensure the Town Square/City Hall project is designed to benefit Pioneer Avenue and Old Town businesses.
6. Locate high quality mixed-use, high density and affordable housing in the central business district to diversify housing stock and create demand for downtown services.
7. Improve trail connections to and within the CBD. Provide a system of trails and sidewalks linking residential areas, commercial and civic uses, attractions such as the Pratt Museum and the Islands and Ocean Visitors Center, and the new town square.
8. Concentrate commercial uses in the downtown. *See following section.*
9. See also Appendix E for a summary of principles for success in small downtowns.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares

Strip development occurs along busy major roads with easy access to businesses. Strip development is an unplanned consequence of building transportation infrastructure, and it tends to include practically any land use in an eclectic – often cluttered and unsightly – array of buildings, parking lots, utilities, and support structures.



Strip development along highways introduces competition for the central business district and weakens its role. Strip development can create unattractive community entries (e.g., the Glenn Highway coming into downtown Anchorage) and unsafe edges along thoroughfares. Communities with no restraints on the location of commercial use often find their downtowns wither, as businesses shift to outlying, lower cost properties. On the other hand, communities need to allow for a measure of outlying commercial growth, to be fair to property owners, to meet the need for the types of commercial uses that don't fit well into a central commercial core, and to respond to ongoing demand for expansion of commercial activity. Two primary strategies can help avoid and lessen the potential adverse impacts of unwanted strip development:

Implementation Strategies

1. Use the zoning process to guide the majority of future commercial development into the central business district. Locate development as presented on the Land Use Recommendations Map. Implementation will require an ongoing balancing act.
2. Use strategies to ensure the character of development in strip commercial development makes a positive contribution to the overall character of the community. These include: controls on the size and appearance of signs, requirements for landscaping of parking areas, and basic guidelines regarding building appearance.

Objective C: Encourage complementary commercial activity between the CBD and Homer Spit that benefits both in the appropriate locations and builds upon their geographic strengths.

Implementation Strategies

1. Continue to allow for and encourage water and recreation related marine commercial and marine industrial uses on the Homer Spit while locating land based general commercial and business uses in the CBD.
2. Address the needs of seasonal, tourism related commercial/retail activity on the Spit in the context of the continued focus on marine commercial and marine industrial uses.
3. Provide a strong seasonal transportation access link between the CBD and the Spit to support tourism and recreation businesses at both locations. One option would be to develop multipurpose public parking areas in the CBD, and offer shuttle service to the Spit. Charging for Spit parking would create an incentive to use this service.
4. Develop a detailed master plan for the Spit that builds from the recommendations of the 1999 Comprehensive Plan Update and any subsequent updates, addressing parking, residential and other uses. *See Appendix C.*

Objective D: Introduce new commercial districts to better encourage and accommodate commercial land uses in appropriate locations, and allow new types of commercial activities to take place.

Implementation Strategies

1. Anticipate the growth in white-collar business activities and clean industries by designating live-work districts; provide the development standards needed to maintain the quality of these areas. *See Goal 1 of this chapter.*
2. Target high tech industries or professional/web-based activities in these new commercial zones by public provision of access to wireless communication. *See Economic Development Chapter.*
3. Establish a new land use designations to allow for a handful of well-defined neighborhood commercial areas, to reduce the need for longer drives to primary commercial areas, to serve kids and others who don't drive, and to provide neighborhood meeting places.
4. Recognize the capacity of KBC to support expansion of new economic sectors, anticipate and allow for the growth of the university, and encourage student housing. *See Economic Development Chapter. See Appendix B for the full set of proposed land use designation categories.*

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

Diverse, high-quality residential neighborhoods are crucial to the stability and economic health of Homer. Growth puts pressure on housing prices as land prices increase. Neighborhoods established decades ago with large lots face pressure as some landowners create subdivisions with smaller lots, while others would like to preserve the established neighborhood character. Housing choice is crucial to accommodate future growth as the dominant single family large lot developments clearly won't be able to meet future demand in quantity or price. The five objectives below set out a program to address these housing issues.

Objective A: Diversify housing stock to meet demand by people earning a broad range of incomes.

The demand for housing in Homer is steadily growing, and housing prices are increasingly driven by the buying power of people who earned their money outside of Homer. The result is a growing gap between what housing costs and what many Homer residents can afford. This problem is particularly acute for younger buyers and for people in service industries such as tourism.

Implementation Strategies

1. Allow for housing in more zones, allow for greater housing density, and support infrastructure expansion so more land is readily developable for housing.
2. Improve zoning standards to ensure that new moderate and higher density development is attractive and a good fit with Homer's character.
3. Review the existing Planned Unit Development ordinance which provides the chance to offer somewhat higher density housing in exchange for providing trails, protecting natural areas and environmental functions.
4. Promote private development of KBC student housing.

See additional discussion under Objectives C, D and E below.

Objective B: Maintain the availability of lands designated for rural residential use; improve the zoning code for this category to withstand pressure for platting large lots into smaller ones in that district.

The rural residential classification applies to the majority of Homer's residential area. The community expressed a clear desire to maintain large rural residential areas in Homer into the future. In order to avoid unplanned and unwanted changes in rural neighborhoods, the zoning code will have to address standards for new development consistent with this goal. Specific issues to revisit include character of development (setbacks, building heights); removal of vegetation, and minimum lot sizes.

Implementation Strategies

1. Evaluate and modify the extent of the rural residential district classification to protect this land use on par with expected demand.
2. Allow for continued infill in these areas, consistent with the general goal of retaining the predominately rural character.

Objective C: Promote infill development in all housing districts, redefine current zoning laws in existing districts to promote a range of residential uses, identify new residential zoning districts, and provide for appropriate supporting infrastructure.

This plan promotes infill, particularly in a new residential transitional district established by this plan. The desire to provide diversity in housing options requires revision of zoning standards. In addition, it is in the public's interest to maximize the use of existing infrastructure by serving as many customers as possible. It is also important that infill development in areas already served by water, sewer and other infrastructure compliments existing neighborhoods. This can be accomplished, for example, by building in a comparable scale and character.

Implementation Strategies

1. Maintain integrity of older, well-established neighborhoods by establishing design standards that maintain neighborhood character. For example, require new infill uses to match the scale (height and bulk), lot coverage, building orientation to the street, and architectural character of existing structures in the neighborhood.
2. Create standards to address impacts of development on established neighborhoods, including provisions to help maintain visual quality. (Examples include height requirements, setbacks from existing structures, etc.).
3. Create development standards and zoning districts that allow and encourage a range of attached and detached accessory dwelling units.
4. Promote denser housing, through changes in zoning, and efficient expansion of infrastructure such as roads and water/sewer service.
5. Identify areas where water and sewer will not be extended because of desire to maintain larger lot sizes and/or where rural lot size minimums will be established.
6. Consider impact fees or other methods to support public services required by new development in an equitable manner.

Objective D: Encourage inclusion of affordable housing in larger developments and affordable housing in general.

Homer is likely to continue to experience strong demand for affordable housing. Meeting this demand will require a range of actions.

Implementation Strategies

1. Retain and improve the quality of existing affordable housing in the community.
2. Explore partnerships with nonprofit organizations to support affordable housing projects, including new construction or rehabilitation programs for low- and moderate-income households. Take advantage of existing possible incentives such as AHFC loans and grants.
3. Encourage developers and provide incentives to include affordable housing as a percentage of new development (as is done, for example, in a number of Lower 48 resort communities, where 5-10 percent of new housing must be affordable).

4. Allow attached and detached accessory housing units on single family lots (“granny units”) as a permitted use outright. Set standards that define the size of such units as a function of the size of the primary unit, with a not-to-exceed maximum square footage.
5. Distribute affordable housing throughout the community. Integrate it into market-rate neighborhoods by encouraging a mixture of larger and smaller lots.
6. Link affordable housing to the mixed-used development proposed in the Town Center Development Plan.
7. Establish a public entity to address affordable housing issues, or affiliate with an existing entity.
8. Promote development of KBC student housing.

GOAL 6: Develop a clear and open public process for future changes to City of Homer boundaries. Explore a planned, phased possible expansion; and initiate and establish regional planning processes with the Kenai Peninsula Borough.

Existing land use and future growth around the periphery of Homer has significant impacts on the quality of life, the environment, and the economy of those who live and work within city limits. As a consequence, the City needs to be open to the possibility of annexing lands beyond city boundaries. Some of the specific benefits for those in the annexed areas include:

- Access to water for domestic use
- Improved fire protection services
- Improved street maintenance and snow removal services
- Improved law enforcement services provided by the City police department (as continued growth in outlying areas requires more services than the Alaska State Troopers can provide)
- Local control over planning and zoning (when done in a manner that reflects local values, city planning and zoning authority can help avoid the intrusion of incompatible uses into neighborhoods and help maintain and increase property values)
- Right to vote for elected representatives in Homer, and serve on City Boards and Commissions (currently sales tax provides the majority of the city’s revenue. People outside city boundaries pay sales tax but don’t vote for the people who make the decisions about how sales tax money is spent)

Objective A: Develop a clear and orderly process to assess the need and apply for the expansion of the boundaries of the City of Homer, which is likely to be necessary over the coming decades as surrounding areas grow and develop.

For the long-term benefit of both the city and surrounding areas, Homer will adopt a proactive planning strategy in the greater Homer area. Overall intentions regarding possible boundary changes are outlined below:

Implementation Strategies

1. Regularly assess the need for phased annexations to guide growth and provide for effective delivery of municipal services which benefit landowners, residents, and businesses.
2. Identify specific criteria for prioritizing prospective annexation areas. Focus near term attention where the uses have the greatest impact on City of Homer interests, including

- the area of the Bridge Creek water reservoir and associated watershed, areas where City water is delivered to residents outside city limits, areas directly adjacent to Homer city boundaries, and areas where recreational and open space resources (trails, greenbelts, water and drainage ways) are already in existence or may be easily developed.
3. Establish a clear and open public process for proposing annexations, including obtaining input from interested persons regarding land use and City services.
 4. Work actively with the KPB to develop shared plans for current uses and future growth in the areas outside current city boundaries; including services, land use, and development standards.
 5. In addition to considering the impacts of proposed annexation on residents and land owners, evaluate the costs and benefits of specific possible annexations to the City of Homer; looking, for example, at the relative balance of expected revenues versus costs to provide needed services.

Objective B: Develop a fair, planned process for involving affected members of the public when considering annexation.

Past annexation procedures in Homer have been painful, slow, and costly. Some of this cannot be avoided: annexation is a complex issue and not everyone will be satisfied with the outcomes. Nonetheless, there is room for improvement in the procedures associated with annexation. Specific policies include:

Implementation Strategies

1. In the near term, carry out an initial “annexation issues scoping process” for areas outside the city. Get early input from landowners, residents, and businesses in possible annexation areas regarding annexation issues. This will help Homer in planning for future growth, and enable landowners and businesses outside Homer to be part of the process and to understand how annexation may affect them.
2. Prior to proceeding with any annexation petition, the City, working with the Borough, will undertake a planning study of the specific area proposed for annexation. This will include providing public notice and public meetings to help define recommended future land uses and to indicate how and when municipal services (including public safety, utilities, streets and trails) will be extended to the area, together with estimated associated costs. The recommendations of the study will be incorporated into any annexation proposal submitted to the Alaska Local Boundary Commission.
3. Extra effort will be made to give the public a meaningful role in the consideration of annexation costs and benefits.
4. Explore options for different levels of services where clear distinctions can be made in the level of service required. For example, the level of fire protection service may vary greatly as a function of road infrastructure, vegetation, and response time. In outlying areas for example, the focus may be prevention of loss of human life and containment versus protection of life and property in locations closer to town.
5. It is not possible or appropriate for the City of Homer to prepare land use policy for potential annexation areas. At the same time, the City needs to convey general intentions for the future use of annexed lands. These intentions are established through the general

policies of this Comprehensive Plan and other policies for land inside City limits, but also give a helpful sense of what policies might apply in future annexation areas. Examples of general policies that apply citywide and would likely be extended to annexed areas include creating and maintaining quality residential neighborhoods, using setbacks and buffers to ensure compatibility between different types of uses, providing open space and trails, and ensuring roads are built to City standards. The annexation planning studies called for above will build from the general framework in the Comprehensive Plan and take into account the opportunities and constraints of specific locations, as well as the perspectives of affected property owners and residents.

Objective C: Develop land use and infrastructure policies to address issues such as access and water use for areas that may be annexed in the future.

Regardless of any future annexations, which may be decades away, the City needs to address several specific land use and infrastructure issues that cross city boundaries into greater Homer. Specific issues and recommended policies are presented below:

Implementation Strategies

1. Working through a cooperative planning process with the Borough, establish mechanisms to deal with issues outside City of Homer boundaries with greatest impact on the city. Examples include agreement to use common road standards and for cooperative work on trail and open space issues.
2. Re-examine the City's current policy for the provision of water from the public water system to users outside city limits and determine the impact of this practice. Currently approximately 40% of properties within Homer city limits do not enjoy the benefit of piped water delivery. The ability to receive water from city sources outside city boundaries has a major impact on the prospects for development in outlying areas where options for wells are limited. Water delivery in outlying areas contributes to the outward spread of residential uses, which in turn increases driving, energy use and contributes to greenhouse gas emissions. Determine if areas receiving water should be high priority areas for annexation. Investigate options for "reciprocity" by either developing plans for annexation or by establishing KPB-enforced land use practices that align with similar practices in the City of Homer. *See also Goal 1, Objective C in Chapter 6 for more on water use.*

Land Use Implementation Table

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Improved Zoning				
▪ Develop new zoning code to implement new categories.			x	City
▪ Work with the Comprehensive Plan Land Use Recommendation Map on an area by area basis to determine the feasibility and acceptability of rezoning.			x	City
▪ Flesh out specific development standards and guidelines for commercial zones; create a Town Center overlay zone to better differentiate downtown, auto-oriented neighborhoods.	x			City along w/ downtown merchants and landowners
▪ Define the boundaries for and then develop an overlay zone for Old Town so buildings in that portion of the district feature an “old Homer” historical character.	x			City along w/ Old Town merchants and residents
▪ Flesh out specific development standards and guidelines for R-2 residential zone, to create a transitional zone between urban and rural.	x			City
Improved Standards and Regulations				
▪ Create a new City subdivision code.	x			City
▪ Evaluate and consider shifting platting authority from Borough to City of Homer.			x	City and Kenai Peninsula Borough
▪ Develop new parking standards for CBD to support higher density, more walkable commercial areas.	x			City
▪ Establish development standards for development in environmentally sensitive areas (wetlands, steep slopes), including upgrade of drainage policies, road policies, stream setbacks.	x			City
▪ Establish development standards for higher density residential development, landscaping, lighting, grading, viewshed protection.		x		City
▪ Establish development standards for Cluster Housing/Open Space Ordinance.	x			City
▪ Establish standards for Student Housing Development.		x		City and Kenai Peninsula College
▪ Amend non-conforming use ordinance.	x			City
▪ Review and consider revising existing Planned Unit Development code.		x		City
▪ Support LEED or other building efficiency programs.		x		City
▪ Adopt building codes.		x		City
▪ Establish a maximum building setback for Town Center.	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Green Infrastructure				
▪ Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D.	x			City
▪ Develop new standards to address issues related to shore stabilization and ocean front development.		x		City
▪ Pursue sustainable development measures that promote energy efficiency, use of recycled materials, and low impact landscaping in city buildings.	x			City
Pattern of Development				
▪ Work with Borough to prepare mutually acceptable development standards.		x		City, with Kenai Peninsula Borough
▪ Establish a clear policy regarding delivery of City water outside of city limits.	x			City, with Kenai Peninsula Borough
▪ Establish more specific criteria, process, schedule and objectives for possible future annexations.		x		City
▪ Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas.	x			City
▪ Develop a Homer Spit Master Plan.	x			City, Port & Harbor Dept



City of Homer

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Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 10, 2017
SUBJECT: April 24 City Manager's Report

Sales Tax Data

I am pleased to report sales tax returns in 2016 were up 4% or \$249,848 from 2016 budget. As you recall, the 2017 budgeted for a 5.5% sales tax increase from 2016 budget. If 2017 continues on the trend of up 1.5% from 2016, we will hit that mark.

	GF Sales Tax Revenue (excludes HAWSP)	% increase from 2016 budget
2016 Budget	\$6,144,316	
2016 Actual (unaudited)	\$6,394,164	4%
2017 Budget	\$6,481,188	5.5%

Comparing 1st Quarters

1 st Quarter 2016	\$1,081,421	% increase
1 st Quarter 2017	\$1,098,377	1.5%

Firewood for Sale in City Campgrounds

The PARAC and City Parks Division would like firewood to be available in our campgrounds. Having bundled firewood for sale at Mariner Beach, the Fishing Hole, and the Hornaday Park campgrounds would reduce the impact of campers scavenging the beach and wooded areas for firewood. The City Manager's office struggled with how to solicit participation for this opportunity and researched how other communities managed firewood sales. However, we did not want to get too far ahead of ourselves and create a process for an interest that does not exist. Thus far, we have not had anyone come forward interested in providing this service. If you know of anyone who would be interested in selling firewood, please have them contact the City Manager's Office to get the ball rolling.

Ice and Bait Machines

The City has entered into a short-term agreement with Alaska Ice, LLC to install an ice and bait machine at the harbor. Several locations were considered, however the top of Ramp 4 was chosen because it is the greatest distance from other "brick and mortar" businesses that sell bagged ice and bait. The City will

license these two machines, in one location, for 6-months. If the machines prove to be sufficiently profitable, we will consider a Request for Proposal for a long-term arrangement.

Total IFQ Landings & Pounds by Port report from NOAA.gov

Attached is a yearend report from NOAA on landings by port. Looking at the report and comparing Homer to the other bigger harbors in terms of landings and pounds, Kodiak beat us out by about 100,000 pounds but it took about an additional 120 landings to do it. What could that mean? The bigger loads came to Homer because it made sense to the vessels in terms of run time and fuel. Where we are falling short is in the black cod landings. This is likely due to the lack of processing and run time verses profit for the vessels. The Port and Harbor is hopeful that with transfer of ownership of Fish Factory to an international company this spring we could see an upswing in black cod landings in Homer.

Airport public comment

The Department of Transportation and Public Facilities is soliciting public comment on improvements to the airport facilities. See attached map and public notice.

Navy Ship to Visit Homer

The City of Homer will be welcoming the USS Hopper, a navy destroyer, to the Port April 28-1. The Chamber is arranging to have transportation and tour opportunities available for crew who will be spending some time on shore leave getting to know our beautiful City while they are here. Navy volunteers will also be helping in the community during their short stay. Please welcome these men and women to our community and take an opportunity to thank them for their service.

Enc:

Alaskan Command Press Release

Total IFQ Landings & Pounds by Port report from NOAA.gov

DOT Request for public comment on improvements at the airport

Alaskan Command

PRESS RELEASE

Alaskan Command Office of Public Affairs
9480 Pease Ave, Ste 304, Joint Base Elmendorf-Richardson, AK 99506-2150
Cmcl (907) 552-2341 DSN (317) 552-2341

Apr 4, 2017

U.S. Navy ships scheduled to visit Alaska for Exercise Northern Edge 2017

JOINT BASE ELMENDORF-RICHARDSON, Alaska – Arleigh Burke-class guided-missile destroyers USS Hopper (DDG 70) and USS O’Kane (DDG 77) and fleet replenishment oiler USNS Guadalupe (T-AO 200) are scheduled to participate in Exercise Northern Edge 2017 in the Joint Pacific Alaska Range Complex, May 1-12.

Hopper is scheduled to conduct a port visit to Homer, April 28-30, while O’Kane is expected to make a port visit to Juneau, May 12-14. While in port, hundreds of Sailors will have opportunities to participate in community service projects, experience local cuisine, sporting events and excursions, as well as explore Alaska’s culture and beauty on trips coordinated by morale, welfare and recreation. During Exercise Northern Edge 2015, approximately \$13 million was brought into the State of Alaska due to the additional military personnel, support contracts and port visit.

Northern Edge is a biennial training exercise conducted in the Joint Pacific Alaska Range Complex, which includes the area within the Gulf of Alaska, as well as land and airspace within the state.

Northern Edge includes participation from several commands, including Alaskan Command, U.S. Pacific Fleet, U.S. 3rd Fleet, Marine Corps Forces Pacific, U.S. Army Pacific, and others. The exercise is planned to involve approximately 200 aircraft at Joint Base Elmendorf-Richardson and Eielson Air Force Base, along with Hopper, O’Kane and Guadalupe.

Hopper and O’Kane are multi-mission surface combatants, capable of anti-air, anti-submarine, and anti-surface warfare missions. They operate independently or in support of carrier and expeditionary strike groups. They are homeported in Pearl Harbor, Hawaii.

Guadalupe is a Navy Military Sealift Command ship that supplies Navy surface combatant ships at sea, providing fuel, food, and other critical supplies that enable the fleet to remain at sea, on station and combat-ready for extended periods of time.

For more information, please contact Alaskan Command Public Affairs at 907-552-2341.

Total IFQ Landings & Pounds by Port

Port	Halibut		Sablefish	
	Vessel Landings	Pounds Landed	Vessel Landings	Pounds Landed
WASHINGTON				
BELLINGHAM	27	547,433	11	37,960
SEATTLE	***	***	***	***
ALASKA				
ADAK	***	***	***	***
AKUTAN	***	***	***	***
ATKA	***	***	***	***
CORDOVA	87	373,397	***	***
CRAIG	55	88,368	***	***
DUTCH HBR/UNALASKA	***	***	96	944,673
ELFIN COVE	***	***	***	***
FALSE PASS	***	***	***	***
HAINES	13	27,850	***	***
HOMER	347	2,571,717	89	498,209
HOONAH	***	***	***	***
HYDER	***	***	***	***
JUNEAU	210	1,002,969	***	***
KENAI	***	***	***	***
KETCHIKAN	60	152,379	***	***
KING COVE	***	***	***	***
KODIAK	483	2,657,962	217	2,875,644
PETERSBURG	357	1,368,213	***	***
PORT ALEXANDER	***	***	***	***
PORT PROTECTION	***	***	***	***
SAND POINT	***	***	***	***
SEWARD	353	1,914,724	355	4,441,899
SITKA	467	1,258,792	***	***
ST GEORGE	***	***	***	***
ST PAUL	***	***	***	***
TENAKEE SPRINGS	***	***	***	***
UNKNOWN	***	***	***	***
VALDEZ	***	***	***	***
WHITTIER	***	***	***	***
WRANGELL	***	***	***	***
YAKUTAT	230	663,740	***	***
ZA OTHER	***	***	15	754,082
Totals	3,431	70 16,754,134	1,606	17,891,062

Notes:

1. This report summarizes fixed gear IFQ landings reported by Registered Buyers. At sea discards are not included.
2. Halibut weights are reported in net (headed and gutted) pounds. Sablefish weights are reported in round pounds.
3. "Vessel Landings" include the number of landings by participating vessels ignoring IFQ harvest area. Each such landing may include harvests from more than one IFQ Permit Holder.
4. Landings at different harbors in the same general location (e.g. "Juneau, Douglas, and Auke Bay") have been combined to report landings to the main port (e.g., "Juneau").
5. "Vessel Offload" is the removal of fish from a harvesting vessel to (or by) a specific Registered Buyer on a particular date/time.
6. Due to over- or underharvest of TAC and/or rounding, percentages may not total to 100%.
7. Data are derived from initial data entry procedures and are preliminary. Future review and editing may result in minor changes.
8. Asterisks denote confidential data.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
and Public Facilities

DESIGN & ENGINEERING SERVICES
PRELIMINARY DESIGN & ENVIRONMENTAL

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Anchorage, Alaska 99519-6900
Main: 907.269.0542
Toll Free: 800.770.5263
TDD: 907.269.0473

March 30, 2017

In Reply Refer To:
Homer Airport Safety Improvements
Project No.: CFAPT00144
No Historic Properties Affected

ATTENTION: This finding contains no (0) DOE(s)

Mayor Bryan Zak
2525 Sterling Hwy.
Homer, Alaska 99603

Dear Mayor Zak:

The Alaska Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Alaska Division of the Federal Aviation Administration (FAA), is proposing a project to enhance safety at the Homer Airport. The proposed project is located within Sections 21 and 22, Township 6 South, Range 13 West, on USGS Quad Map Seldovia C-4, Seward Meridian, at Latitude 59.64126, Longitude -151.48856, in Homer, Alaska (see Figure 1).

DOT&PF, on behalf of FAA, finds that no historic properties would be affected by the proposed project pursuant to 36 CFR 800.4(d)(1), implementing regulations of Section 106 of the National Historic Preservation Act. This submission provides documentation in support of this finding, as required at 36 CFR 800.11(d).

Project Description

FAA inspections of the Homer Airport in 2015 and 2016 revealed that several operational components (Taxiway B and E safety areas; primary and secondary wind cones/segmented circles; Runway 4 blast pad; perimeter fence; and Taxiway C configuration) do not conform to Federal Aviation Regulation Part 139 and the FAA Airport Certification Manual. The proposed project would enhance safety by addressing these components to conform to federal regulations.

The proposed project would include the following (see Figure 2 and Figure 3):

- Reconstruct safety areas on Taxiway B North and Taxiway E
- Replace and relocate the primary wind cone, segmented circle, and supplemental wind cone
- Replace perimeter fence
- Obliterate and regrade the Runway 4 blast pad to runway safety area (RSA) standards
- Revise Taxiway C configuration between Runway 4 and Taxiway D

- Clear and grub vegetation
- Geotechnical drilling

Material site selection will be left up to the Contractor. Accordingly, it will be the Contractor's responsibility to acquire all necessary permits and clearances for their chosen site(s). Disposal sites will also be the responsibility of the contractor. Material from a borrow site that has not received the appropriate permits and clearances will not be accepted for project construction.

Area of Potential Effect (APE)

The APE for the proposed Homer Airport Safety Improvements project includes the anticipated construction boundaries, all located within the airport property (Figure 4). Because the scope of the work is consistent with the existing airport features, indirect impacts are not considered for the proposed project. Any indirect visual or auditory impacts would be minimal and temporary in nature, or limited to the construction period. Potential ground disturbing activities include clearing and grubbing, fence installation, wind cone and segmented circle relocation, and geotechnical drilling. All construction activities would be confined to the Homer Airport boundary.

The final decision of material sites and staging areas determination would be left entirely to the Contractor. As such, the potential material sites are not included in the APE. Materials and equipment would be transported using existing roadways and haul routes. No new haul roads would be constructed, and no additional ground disturbing activities like road expansion or compaction would take place for this project.

If the Contractor elected to use an undeveloped material site, contract language will require the Contractor to comply with FAA Environmental Orders which may include an environmental assessment, acquire all necessary permits and clearances for the site(s) and provide copies to DOT&PF and the Project Engineer prior to development. Material from a borrow site that has not received the appropriate permits and clearances will not be accepted for project construction.

Identification Efforts

DOT&PF staff conducted a search of the Alaska Heritage Resource Survey (AHRS) database on November 16, 2016, to identify properties of historical, archaeological, and cultural significance within the study area. None were listed in the AHRS database.

Two previous Environmental Assessments (EA) for similar projects determined that the likelihood of encountering resources of historic or cultural significance is low. The 2005 EA for the Homer Airport Improvements project (#54744), which was completed for the Airport Master Plan, indicated that the State Historic Preservation Officer (SHPO) concurred with the finding of no historic properties affected on October 11, 2004. Additionally, an earlier EA for Homer Airport Improvements (#59444) and Homer Joint Use Terminal (#59786) also determined that there were no known sites or structures within the APE. The SHPO concurrence letter stated, "The State Historic Preservation Officer reviewed the proposed action and found it clear of cultural resource concerns." (Bittner, November 15, 1991).

Finding of Effect

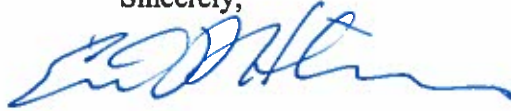
DOT&PF finds that no historic properties would be affected by the proposed undertaking, owing to the fact that 1) the majority of construction would occur on previously disturbed ground within the airport boundary and 2) the likelihood of encountering resources of historic or cultural significance is deemed to be low.

Consultation Efforts

Consulting parties that are being contacted with this finding are SHPO; Kenai Peninsula Borough; City of Homer; Cook Inlet Region, Inc.; Ninilchik Natives Association, Inc.; Ninilchik Traditional Council; the Seldovia Native Association; and the Seldovia Village Tribe.

Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence by mail, telephone at 907-269-0534 or by e-mail at erik.hilsinger@alaska.gov.

Sincerely,



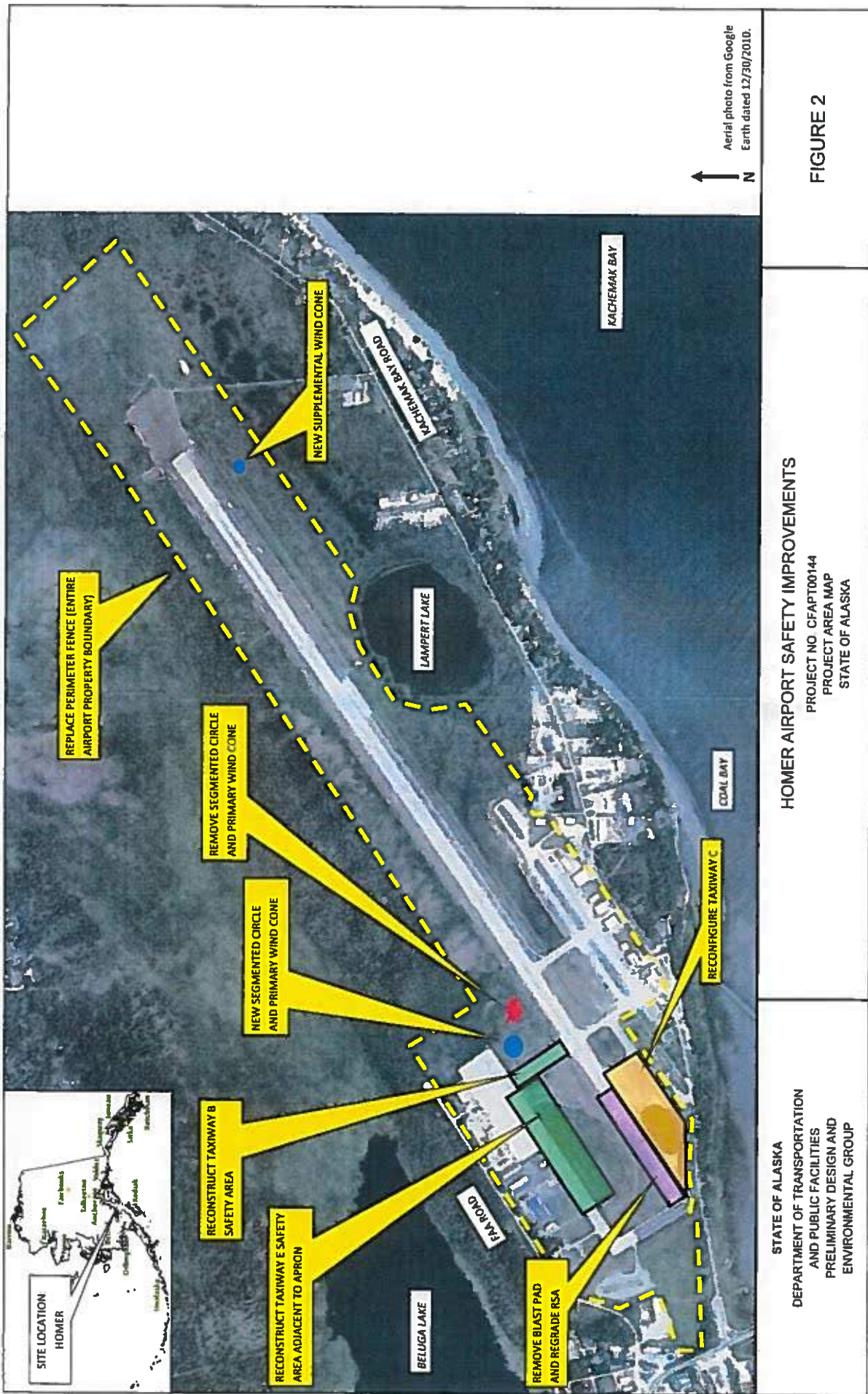
Erik D. Hilsinger
Cultural Resources Specialist

Enclosures:

- Figure 1: Location and Vicinity Map
- Figure 2: Homer Airport Improvements Plan View
- Figure 3: Proposed Test Hole Map
- Figure 4: Area of Potential Effect Map (APE)

Electronic cc w/ enclosures:

- Brian Elliott, DOT&PF (Central Region), Regional Environmental Manager
- Keith Gordon, FAA, Environmental Protection Specialist
- Leslie Grey, FAA, Anchorage Lead Environmental Manager
- Aaron Hughes P.E., DOT&PF (Central Region), Project Manager
- Kathy Price, DOT&PF Statewide, Cultural Resources Specialist
- Ryan Riddle, DOT&PF (Central Region), Environmental Team Lead



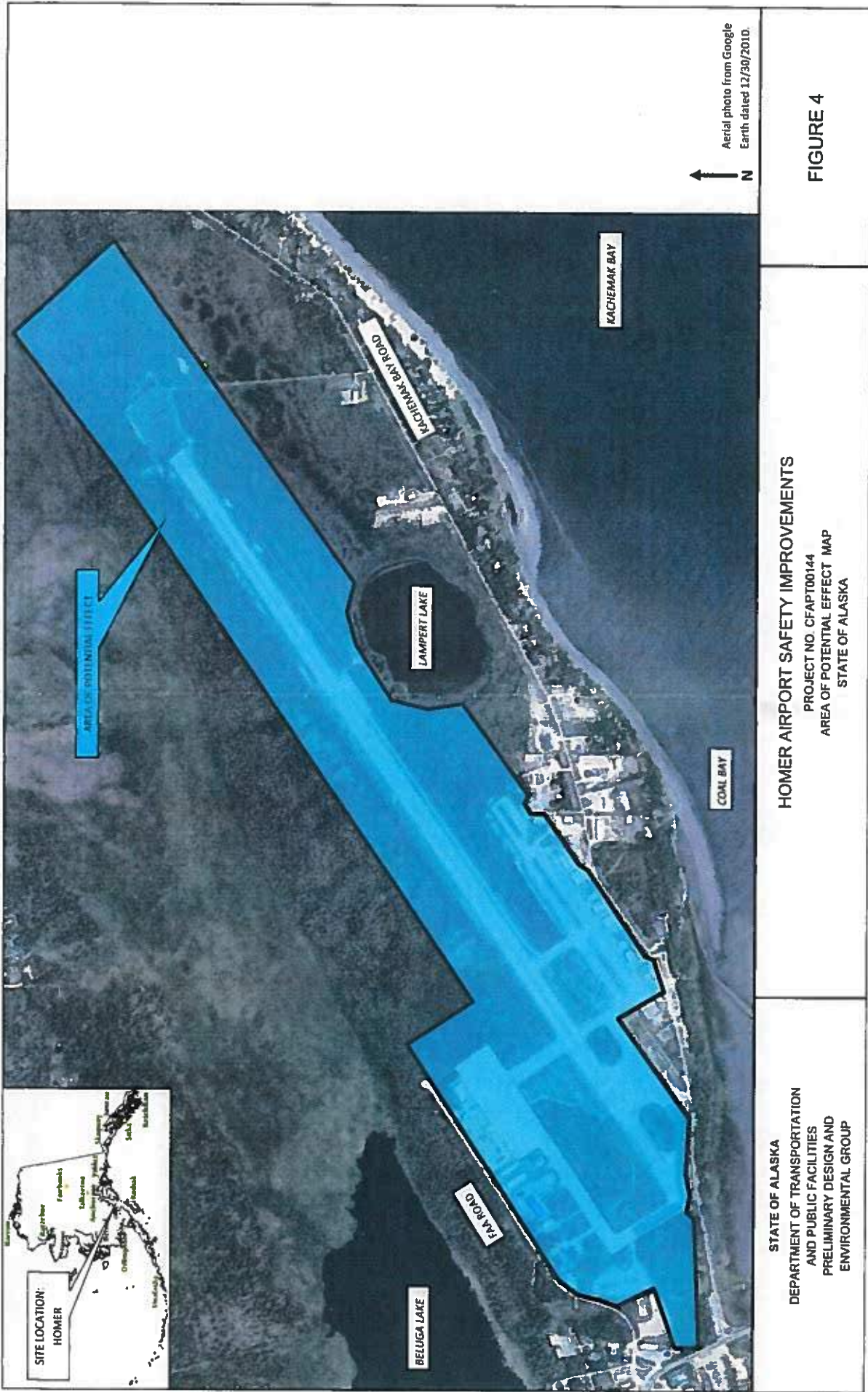


FIGURE 4

Figure 3 - Proposed 2017 Test Hole Map
 Homer Airport Safety Improvements
 Project CFAPT00144

- Proposed Test Hole
- Proposed Pavement Core





KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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www.kpb.us

**MIKE NAVARRE
BOROUGH MAYOR**

April 13, 2017

NOTICE OF DECISION TIME EXTENSION REQUEST

RE: Bay View Subdivision High Tide Replat Time Extension Request

In accordance with KPB 20.25.110, the Planning Director approved the time extension request for Bay View Subdivision High Tide Replat. Preliminary plat approval is now valid through August 24, 2019.

If you have any questions, please contact the Kenai Peninsula Borough Planning Department.

This notice and the staff report to the Planning Director were sent April 13, 2017 to:

City of: Planning Department
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

Survey Firm: Kenton Bloom
Seabright Survey + Design
1044 East End Road, Suite A
Homer, Alaska 99603

Subdivider/Petitioner: Dragonfly LLC
High Tide LLC
64362 Bridger Road
Homer, Alaska 99603

KPB File Number: 2015-092

TIME EXTENSION REQUEST

Bay View Subdivision High Tide Replat
KPB File 2015-092; [Seabright/High Tide, LLC and Dragonfly, LLC] Location:
City of Homer

STAFF REPORT

ADMINISTRATIVE APPROVAL

2015

This subdivision was conditionally approved by the KPB Plat Committee on August 24, which is valid through August 24, 2017.

2017

On March 20, the surveyor submitted a request to extend preliminary approval, stating that the plat is completed and ready to record.

Homer Advisory Planning Commission concurred with the time extension request on April 5.

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years from the approval date, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat.
2. Plat must comply with current Kenai Peninsula Borough Code.

NOTE: Per KPB 20.25.110, upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A third and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.

END OF STAFF REPORT



APPROVED



Max J. Best
Planning Director

4-12-2017

Date