

**NOTICE OF MEETING
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 October 17, 2017

Page 1

B. Time Extension Requests

Page 7

1. Marley Subdivision Time Extension Request

C. Decisions and Findings for CUP 17-07, Communications Tower

Page 9

6. Presentations

7. Reports

A. Staff Report 17-85, City Planner's Report

Page 15

8. Public Hearings

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

A. Staff Report 17-86, Conditional Use Permit 17-08 for a three story 72-room hotel at 91 Sterling Highway

Page 17

B. Staff Report 17-87, Request for a public sign for the Kachemak Bay Critical Habitat Area

Page 63

9. Plat Consideration

A. Staff Report 17-88, REVISED Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat

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10. Pending Business

A. Staff Report 17-89, Comprehensive Plan Update Chapter 6 Public Services and Facilities

Page 95

11. New Business

12. Informational Materials

A. City Manager's Report for October 30th City Council Meeting

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13. Comments of the Audience

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

HOMER ADVISORY PLANNING COMMISSION AGENDA

NOVEMBER 1, 2017

PAGE 2 OF 2

14. Comments of Staff

15. Comments of the Commission

16. Adjournment

The next regular meeting is scheduled for Wednesday December 6, 2017. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 17-13, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on October 17, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BANKS, BENTZ, BERNARD, BOS, HIGHLAND, STEAD AND VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

BOS/BENTZ – 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 October 4, 2017

B. Memorandum for 2018 HAPC Meeting Schedule

Chair Stead requested a motion to approve the consent agenda.

HIGHLAND/BENTZ – SO MOVED.

There was brief discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report PL 17-82, 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 17-83, Conditional Use Permit 17-07 for a 146 foot tall communications tower at 4300 Freight Dock Road

City Planner Abboud reviewed the staff report.

Greg Stein, Attorney, Baldwin & Butler, Kenai, Alaska representing Wireless Edge Towers, LLC and John Arthur, President, Wireless Edge Towers, LLC presented the project and tower facility that is planned for installation on the spit and stated they were available to answer any questions of the commission.

Chair Stead opened the public hearing. There was no public present and the hearing was closed and he opened the floor to questions.

Mr. Arthur answered the following questions from the commission:

- Height of the tower in comparison to the high mast lights – the high mast lights are 150 feet tall, but antenna placement could make the tower higher than the lights.
- What carriers may have a possible interest in that tower? AT&T, Verizon, T-Mobile, GCI, and Sprint. There will also be an overlay of FirstNet, which is a Public Safety Network contracting with AT&T
- What moderate businesses may be interested in a position? They will be building capacity to host smaller concerns
- How with the foundation for the tower be constructed? The foundation for the tower will consist of concrete, 10 feet deep, 30 feet by 30 feet, 3-4 feet thick, soil, then a pier 7-8 feet in diameter above ground and it will be earthquake proof
- Will there be guide wires? No guide wires.
- What about sounds and noise from the tower? Sounds such as loud whistling or winds going through the structure – Sounds will be minimal when generators are used, and unless in very close proximity of the tower you will likely not hear any noise.
- What are the wind and ice load capacities for the tower? Wind loads and ice loads are rated for structural class three. Typical wireless tower structure is based on class two. This tower

is designed for the highest grade such as civil defense and critical infrastructure. It is based on the 2-22 standard.

- This standard increases load tolerances by 15% more than the standard tower, and has higher equipment loading capability for strength.
- When do you plan to build the tower? Construction is expected to start in November with completion in December 2017
- What concrete strength is used? Won't it be too cold? Concrete used is typically 5000 psi since the curing time is shorter than the 3000-4000 psi. The curing process was further explained and time frames.
- Where are existing towers and why not use existing towers? City Planner Abboud responded that there are many in various locations around the city and what is available is inadequate.
- How is the spacing and location on the tower between carriers determined? Clarification was provided on the vertical separation required between carriers and municipal antennae due to constraints of the municipal equipment.
- Is this the optimum spot for tower placement? Placing a tower on the spit will provide 360° coverage to include the harbor, and portions up into the city, up to the hills.
- Can you tell us what companies have expressed interest in this tower? Both AT&T and Verizon, along with GCI, have expressed interest in the site. They have applications from AT&T and Verizon.

There were no further questions and Chair Stead called for a motion.

BOS/VENUTI MOVED TO APPROVE CUP 17-07 FOR A 146 FOOT TALL COMMUNICATIONS TOWER AT 4300 FREIGHT DOCK ROAD WITH FINDINGS 1-11 AND CONDITIONS 1-3.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead called for a brief recess at 7:20 p.m. The meeting was called back to order at 7:25 p.m.

Plat Consideration

Pending Business

A. Staff Report 17-84, Comprehensive Plan Update, Chapter 6 Public Services and Facilities

City Planner Abboud reviewed the edits completed. He explained that within the Fire and Emergency Services on line 79-80 referred to Fire Code Enforcement, not planning related code enforcement.

The commission offered the following additional edits:

- Line 63-64 – “apparatus” should be plural, “apparatuses”
- Line 118 – remove “Due to low staffing”
- Line 124-126 – the commission questioned the receipt of a grant for this recently
- Line 131 – Public Safety Building Review Committee was formed in 2014
- Line 168-169 – City Planner Abboud is still trying to verify the percentages represented
- City Planner Abboud assured the commission that the formatting of the document will be done for the final draft
- Line 212, 215 and 256 – Concern expressed on what happens and if an incident occurs also the accuracy of the information represented in the section.
- Line 224 – Is this percentage accurate?
- Line 257 – Maintenance of 30 year old sewer treatment plant should be under Long Term Needs
- Line 281 remove “Implementation Strategies” since information is documenting the projects
- Line 283 – Remove the word “are” between “top five” and “found”
- Line 358 - should be “identify” not “identifying”
- Line 363 – has adopted a beach policy
- Line 438-439 – remove the loan payment from the budget figure use updated 2018 budget figure
- Line 452 – Amend to read “When economies tighten library use increases...” A discussion ensued on the necessity and purpose of the paragraph
- Line 452-456 – Move to Current Status section
- Line 460-463 – Feel good statement, not strategy – suggested content, “If projected demand continues to increase we will have to review our technology offerings, satellite, space considerations and staffing options.” Additional suggestion made was, “The City should (or will) evaluate options for provision of services into the future.” This would make it consistent with other sections of the document.
- Line 466-477 – Solicit input, could be removed but is good information
- Line 472 – Change community schools to community recreation
- Line 475 – Clarification on “transfer from other funds” was provided
- Line 483 – need to amend to read, “owned by the borough”
- Line 489 – remove the “w” at the end of “plastic”
- Line 531 – remove “type of” before “medical services”
- Line 558 – amend “provide” to “support” The City cannot provide but it can support high quality education
- Line 564 – “attendant loss” is a correct statement
- Line 565 – Suggested amendment, University of Alaska provides post-secondary education, continuing education, professional development and vocational training to Homer residents through the Kachemak Bay Campus and Kachemak Bay National Estuary Research Reserve.
- Line 567 – Clarification was requested to try to reflect a truer number of community service non-profits in Homer, there could be as many as 167 but there is no way to verify

that number is correct and reflects all active non-profits. The number of 50 is very conservative. Suggestions were made on who may have a list. Such as Foraker, The Homer Foundation, Guidestar, irs.gov –perform a search of non-profits in Homer, Alaska.

There was a brief discussion on referencing the issues with peak flow and record flow may be referenced in the implementation strategies; changing out the older sections of pipe referenced in Lines 229-230 and requested checking on the percentage shown on line 224 since the math doesn't quite add up.

New Business

Informational Materials

- A. City Manager's Report for October 9, 2017 City Council Meeting
- B. KPB Notice of Decision for Hodnik Subdivision Revised Preliminary Plat

Comments of the Audience

Comments of the Staff

Comments of the Commission

Commissioners Banks, Venuti had no comments.

Commissioner Bos announced his absence from the November and December meetings.

Commissioner Bernard had no comments.

Commissioner Bentz announced she will miss the December meeting and the meeting on November 15th if one is scheduled. She announced next Thursday, October 26, 2017 at 7:00 p.m. a meeting on coastal erosion and policy issues at the Islands and Ocean Visitor Center.

Commissioner Venuti noted the Pratt Museum will host the event, *Putting on the Ritz*, Saturday, October 21, 2017 and that is always a fun evening.

Commissioner Highland had no comments.

Chair Stead enjoyed his time coming back and being with everyone on the commission tonight.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:50 p.m. The next regular meeting is scheduled for Wednesday, November 1, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

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

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

www.borough.kenai.ak.us

MIKE NAVARRE
BOROUGH MAYOR

10/2/2017

Rick Abboud, City Planner
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

RE: Marley Subdivision
Time Extension Request
KPB File 2007-239

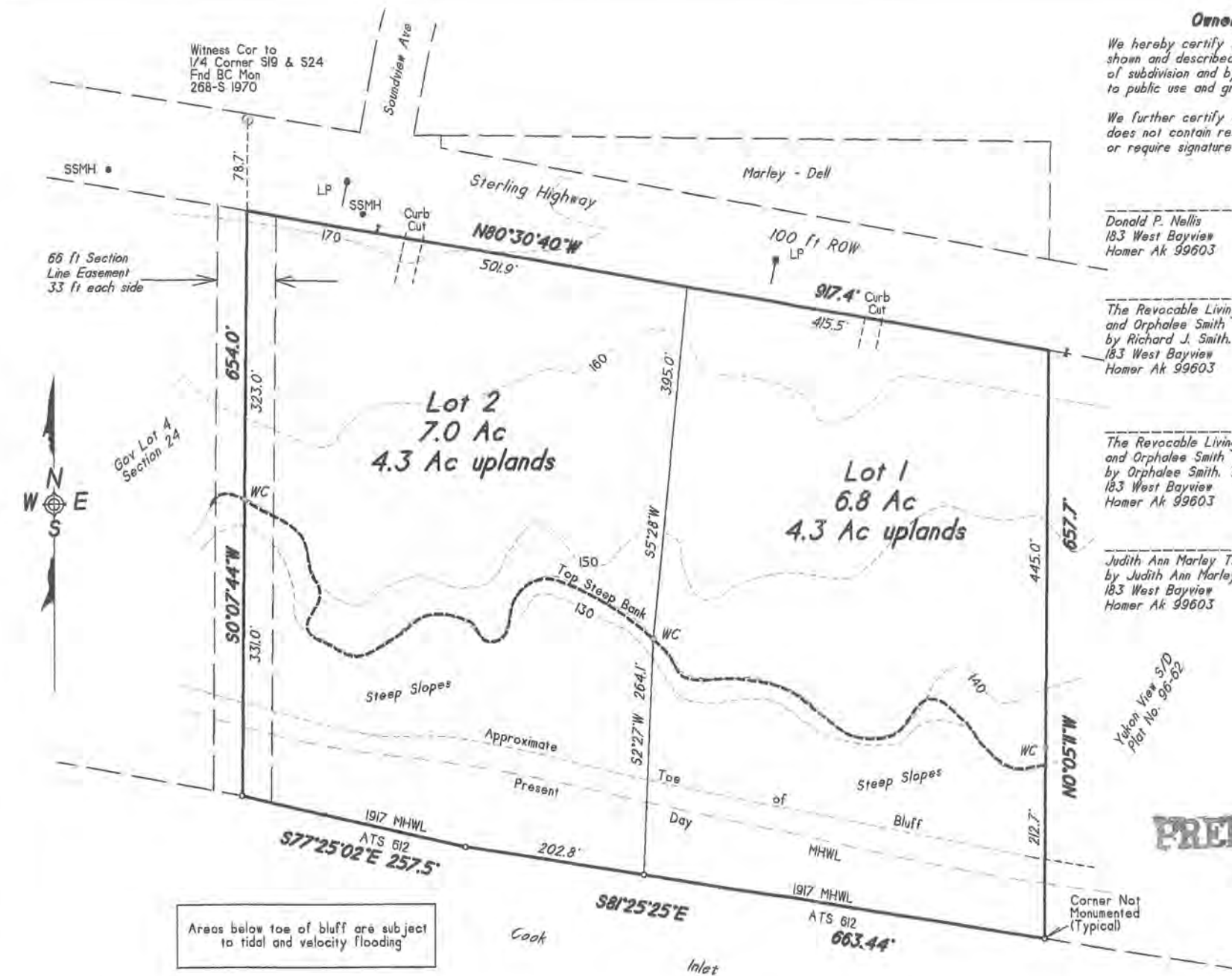
The owner is requesting a 2-year time extension for Marley Subdivision, located in the City of Homer.

The proposed subdivision received preliminary plat approval by KPB Planning Commission on September 10, 2007. Several time extensions have since extended preliminary approval to November 9, 2017.

The time extension will be scheduled for a Planning Commission meeting after Homer Advisory Planning Commission review. Please contact the Borough Planning Department with the results of that review. If the HAPC concurs with the time extension, staff will recommend extension of preliminary approval at the next Planning Commission meeting.

Thank You,

Jordan Reif
Platting Technician
jreif@kpb.us



Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
4. All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Dept. prior to development activities.
5. Portions of these lots may or may not contain wetlands. The Owner should contact the Corps of Engineers for wetlands information prior to any ditching or filling of these lots.
6. Contours are from the COH Lidar Map, are not based on field survey, and are for planning purposes only.

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff LS 5780 Date _____

Ownership Certificate

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

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Donald P. Nellis
183 West Bayview
Homer Ak 99603

DATE _____

The Revocable Living Trust of Richard J. Smith
and Orphalee Smith
by Richard J. Smith, Trustee
183 West Bayview
Homer Ak 99603

DATE _____

The Revocable Living Trust of Richard J. Smith
and Orphalee Smith
by Orphalee Smith, Trustee
183 West Bayview
Homer Ak 99603

DATE _____

Judith Ann Marley Trust
by Judith Ann Marley, Trustee
183 West Bayview
Homer Ak 99603

DATE _____

Notary's Acknowledgement
Subscribed and sworn to me before me this _____ day of _____, 20____

For Donald P. Nellis

Notary Public for Alaska
My Commission Expires _____

Notary's Acknowledgement
Subscribed and sworn to me before me this _____ day of _____, 20____

For Richard J. Smith

Notary Public for Alaska
My Commission Expires _____

Notary's Acknowledgement
Subscribed and sworn to me before me this _____ day of _____, 20____

For Orphalee Smith

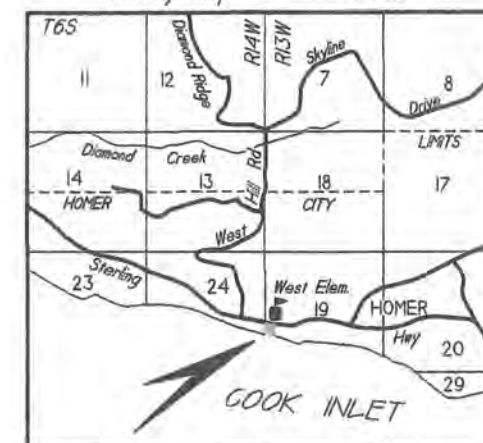
Notary Public for Alaska
My Commission Expires _____

Notary's Acknowledgement
Subscribed and sworn to me before me this _____ day of _____, 20____

For Judith Ann Marley

Notary Public for Alaska
My Commission Expires _____

Vicinity Map 1" = 1 Mile



PRELIMINARY

6-28-07

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____

KENAI PENINSULA BOROUGH

By: _____
Authorized Official

REDUCED SCALE



Marley Subdivision

Being a Subdivision of Government Lot 3, Section 19, T6S, R13W, S1M
Excluding those portions lying within Right-of-Way of the Sterling Highway,
and Excluding therefrom Yukon View Subdivision per Plat No. 96-62
and Excluding therefrom Marley-Dell Subdivision per Plat No. 75-51

Located within the City of Homer,
Kenai Peninsula Borough
Homer Recording District, Third Judicial District, Alaska

Contains 13.78 Acres, more or less

Clients:
Marley et al
Homer Ak

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer Ak 99603

FB 2001-1 P65

Drawn: RWI

Date June 2007

Scale 1" = 100 ft

Marley20076-28-07.vcd

KPB File No. 2007-



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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HOMER ADVISORY PLANNING COMMISSION

Approved CUP 2017-07 at the Meeting of October 17, 2017

Address: 4300 Freight Dock Road

Legal Description: T 6S, R 13W, SEC 36 Seward Meridian HM 0930012 Homer Spit Sub No 5 Lot 11

DECISION

Introduction

Wireless EDGE Towers, LLC (the "Applicant") and City of Homer (the "Land Owner") applied to the Homer Advisory Planning Commission (the "Commission") for a Conditional Use Permit under Homer City Code HCC 21.58.030(b), required in the Marine Industrial District for a communications tower that exceeds 120 feet in height

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on October 17, 2017. Notice of the public hearing was published in the local newspaper and sent to 2 property owners of 20 neighboring parcels.

At the October 17, 2017 meeting of the Commission, the Commission voted seven to zero to approve CUP 2017-07, with findings 1-10 and conditions 1-3.

Evidence Presented

City Planner Abboud reviewed the staff report. Greg Stein and John Arthur, representing the applicant, gave a presentation and answered questions from the commission. There was no public testimony.

Findings of Fact

After careful review of the record, the Commission approves Condition Use Permit 2017-07 with findings 1-10 and conditions 1-3.

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.

Finding 1: HCC 21.58.030(b) allows a communications tower to exceed 120 feet in height when authorized by a conditional use permit within the Marine Industrial District.

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

Finding 2: The proposed communications tower is compatible with the purpose of the Marine Industrial District.

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

Finding 3: A Communications Tower 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.

Finding 4: The proposed Communications Tower is compatible with the uses found on the surrounding land.

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

Finding 5: Existing public infrastructure and fire services are adequate to serve the Communications Tower.

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.

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

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

Finding 7: The proposal is not unduly detrimental to the health, safety, or welfare to the surrounding area or the city as a whole

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

Finding 8: Completion of the CUP, zoning permit, and additional requirements of HCC 21.58, Towers and Related Structures will ensure that the project complies with applicable regulations.

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

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns Goal 4, Objective D, Implementation Item 2 and no evidence has been found that it is not 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.

Finding 10: CDM is not applicable.

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

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** 8' chain-link with fabric mesh
- 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.** No specific conditions deemed necessary.
- 14. Other conditions necessary.** No specific conditions deemed necessary.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2017-05 is hereby approved, with Findings 1-10 and the following Conditions.

Condition 1. All feed lines shall be installed within the support structure and antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife.

Condition 2. Proposed tower shall be galvanized and not painted any other color without approval of the City.

Condition 3. Project is subject to level one lighting standards per HCC 21.59.030, all lighting shall be down-lit.

_____	_____
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 the Homer City Clerk on the same date.

Date

Julie Engebretsen, Deputy City Planner

Wireless EDGE Towers
John Arthur
270 North Ave., Suite 809
New Rochelle, NY 10801

Katie Koester
City Manager
491 E Pioneer Avenue
Homer, AK 99603

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



City of Homer

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(f) 907-235-3118

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: October 17, 2017
SUBJECT: City Planner's Report PL 17-82

City Council - 10.30.17

The upcoming budget is the subject of the worksession and regular meeting.

Port and Harbor Commission 10.25.17

The Commission made a recommendation on the allowance of Retail Marijuana in the Marine Commercial District. They supported the use on private property.

Upcoming meetings

I have sent out the recommended RV code for the Marine Districts to legal for review and expect to hold a public hearing in December. Additionally, we will consider amending the code for allowance of retail marijuana in the MC District. Commissioners Bos and Bentz are not available for the meeting, please notify us if anyone else is unable to make the meeting on December 6th.

Hickerson Memorial Cemetery

Wait no more! Phase one is now developed. Plots are for sale. Purchase now for the widest selection.

Staffing:

Travis is out of the office, leaving Julie and I quite busy.

Planning Commission report schedule for City Council meetings

October 30, 2017: Mandy
November 27: Roberta
December 11: Dale

Att.

Hickerson gravesite plan



City of Homer

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Staff Report PL 17-86

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: November 1, 2017
SUBJECT: CUP 17-08, Aspen Hotel

Synopsis The applicant proposes to build a hotel of approximately 43,000 square feet, with a footprint of about 14,350 square feet. A Conditional Use Permit (CUP) is required per HCC.21.18.040(d), "No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit." The project is over 8,000 square feet of building area at 14,350, but will not exceed 30% lot coverage.

Applicants:

Aspen Hotel Designers: George Swift, Aspen Hotels
Rich Conneen Architects
415 6th St #300
Juneau, AK 99801

Cho Kyu Jin (land owner)
PO Box 498
Soldotna, AK 99801

Location: 91 Sterling Highway, Tract A, Cho's Place Subdivision
Parcel ID: 17714001
Size of Existing Lot: 4.82 acres
Zoning Designation: Central Business District
Existing Land Use: Vacant
Surrounding Land Use: North: Gas Station, Vacant, Safeway
South: Beluga Slough
East: Vacant/Public Works/Sewer Treatment facility
West: Islands and Ocean Visitor Center

Comprehensive Plan: Goal 1 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.

Wetland Status:	Wetlands are present on the parcel. The applicant has hired an engineer to work with ACOE on wetlands delineation and permitting requirements. (See page 4 for further discussion. ACOE documentation is an attachment).
Flood Plain Status:	Floodplains are located in the Beluga Slough area, but no development is planned in or near the floodplain.
BCWPD:	Not within the Bridge Creek Watershed Protection District
Utilities:	Public water and wastewater are available. Applicant is working with Public Works and DEC on connection requirements.
Public Notice:	Notice was sent to 8 property owners of 17 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to build a 43,350 square foot three-story hotel, with 72 rooms. HCC.21.18.040(d) requires buildings with more than 8,000 square feet of building area be approved by conditional use permit in the Central Business District. Each floor of the hotel is approximately 14,350 square feet. The building meets the 35 foot height limit required by HCC 21.18.040(c).

Site access

The site will be served by one vehicle entrance to the Sterling Highway, which is shared with the adjoining private property to the east. The new driveway is under review by Alaska DOT, and is planned to be across from the Safeway parking lot entrance. The applicant has aligned ADA pedestrian access from the existing Poopdeck/Sterling cross walk, to the front door of the hotel.

Additionally, the applicant is working on two other access projects that are not under the purview of the CUP process but are amenities the developer hopes to provide to the community. First, the applicant is working with Islands and Ocean Visitor Center to extend the walkway from the hotel, to the Island and Ocean parking lot sidewalk. This will create a walkway from the Poopdeck crosswalk, to the hotel, and then on to Islands and Ocean. This amenity provides a pedestrian friendly design as is encouraged by the purpose of the district. (HCC 21.18.010.) The second proposal is to work with an existing community group to donate the lower portion of the property to the City or another entity for the purpose of extending the Islands and Ocean trail network.

Parking: HCC requires one parking space per guest room. The applicant requests reduction in the number of parking spaces by 7 spaces, to allow room for the required parking lot landscaping, and primary pedestrian walkway. In the application, the applicant notes that Homer has a high number of required parking spaces. In a conversation with staff, Mr. Conneen noted the Juneau Aspen Hotel has 1 space per 4 rooms. Homer City code requires 72 spaces, the applicant would like to reduce that number to 65. A typical hotel for Aspen would have more like 54 spaces.

Staff recommends a reduction of seven parking spaces to accommodate the required parking lot landscaping and pedestrian connections.

Traffic generation

Staff reviewed the traffic impacts and finds a Traffic Impact Analysis under 21.18.060 is not required.

21.18.060 Traffic Requirements. A conditional use permit is required for every use that:

a. Is estimated to generate more than 100 vehicle trips during any hour of the day based on the proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers (current edition), Staff response: Low estimate was 38 trips, and high estimate was 54.

b. Is estimated to generate more than 500 vehicle trips per day based on the proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers (current edition); Staff response: Low estimate is 297 trips per day, moderate is 523 per day, high estimate, 1054 trips per day. Staff does not find the high estimate to be realistic: over 1000 trips on an average day would require every hotel room to be booked with guests in every room, who leave the hotel seven times by car times per day. Staff finds the moderate estimate of 523 trips to be more realistic, although still high. The traffic generation manual notes that this calculation was based on a very small sample size and that the data should be used with care. The hotel's location across the street from the grocery store, and in easy walking distance to Old Town and the Island and Ocean visitor center is expected to increase pedestrian trips and decrease vehicle trips. The project is not estimated to generate more than 500 vehicles trips per day.

c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; Staff response: At no time is the hotel expected to generate 100 vehicle trips per hour.

d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. Staff Response: The hotel

is not expected to create any safety issues on the Sterling Highway. The State of Alaska Department of Transportation is reviewing the driveway approach.

Site description and wetlands

Ultimately, all wetland jurisdiction lies with the Army Corps of Engineers. The 2005 Homer Wetland mapping shows all of this site as containing high value wetland. The applicant is undergoing ACOE processes to better delineate the specific wetlands on this site. A preliminary Jurisdictional Determination is an attachment to this report. From preliminary work, it appears the wetlands on the upper portion of the lot where the development will occur, is the outlet of a highway storm water culvert. The applicant is working with both DOT and ACOE on channelizing the water to a storm drain system on site, and releasing the water offsite per ACOE regulations. Along the southern third of the property, there are tidal wetlands, and the city sewer mainline to Kachemak Bay. This is the area the applicant is proposing to provide for future trail connects. It is not an area the Aspen will develop.

Building siting/parking

Homer is a sloping town, with relatively few locations for sale within the Central Business District that can accommodate a mid-size hotel and parking. The Community Design Manual guideline is for buildings to be located close to the front lot line, and for 50% of parking to be located behind the building. The applicant has provided an overview of why they chose to site the building further from the front property line and locate the parking in front of the building. Staff finds the proposal to be reasonable and requests Planning Commission concurrence. (See pages 1-2 of the CDM review).

Finding 1: HAPC finds it reasonable for building to be located away from the front lot line and for the parking to be located to the front of the building along the Sterling Highway.

Landscaping

The applicant has not provided a detailed landscaping plan, other than to state that Aspen likes to have a lot of landscaping. Aspen prefers to work with a local landscaping company to plant vegetation that will work in local conditions. Staff recommends a condition that a landscaping plan be provided for Planning staff review, and must be approved prior to planting. (See Condition 2 at end of staff report). This plan would address the screening of the parking lot as required by page 33 of the CDM.

The applicant has noted *“there are 4 LARGE spruce trees located on the east side of the property (see site plan). These trees are located within 50 ft. to 85 ft. of the building. The original design work recognized the aesthetic value of these trees and diligently set out to incorporate them*

into the design. It was for their sustainability, that the final site plan pushed the building to the west as far as we did. Please know that this tree knoll will be protected during construction and maintained as reasonably possible, within the final landscape design.”

Areas for required landscaping in the parking lot have been provided. HCC 21.50. 030(f)(b)(i) requires ten percent of the parking area be landscaped in islands, diverse or a combination of the two. Staff calculates about 3350 square feet of landscaping is required, and the applicant has provided 6,560 square feet, not counting the common open areas, or the landscaping along the front of the building.

Community Design Manual (CMD)

The CDM review of this project is attached to this staff report.

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

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

Finding 2: HCC 21.18.020(f) authorizes hotels as a permitted use in the Central Business District. and HCC.21.18.040(d) authorizes buildings with more than 8,000 square feet of building area with an approved conditional use permit in the Central Business District.

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

Purpose: *“The 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 3: The proposed hotel on the Sterling Highway provides a centrally located service and is compatible with the purpose of the Central Business District.

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

Analysis: Many uses in the Central Business District have greater negative impacts on property value than would be realized from a hotel. Pipelines, railroads, and public utility facilities and structures would have a greater impact on nearby property values due to noise, vibration, visual appearance and potential odor.

Finding 4: A hotel is not expected to negatively impact the value of 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 a gas station, vacant land, Safeway grocery store, Islands and Ocean Visitor Center and further west, the City Public Works complex including the sewage treatment lagoon, animal shelter and Post Office. The hotel is a compatible land use with the existing tourism and commercial uses of the surrounding land along the Sterling Highway.

To the south is the Beluga Slough area. The applicant will avoid development on the Beluga Slough portion of the property, which is compatible with the existing land uses of open space and parklands.

Finding 5: The proposal is compatible with the existing uses of surrounding land on the Sterling Highway.

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

Analysis: The applicant must work with Public Works on water and sewer connection requirements, and the Alaska Department of Environment Conservation for a water mainline extension to serve the site. HCC Title 14, Public Services, regulates connections to the municipal water and sewer systems.

Finding 6: Existing public, water, sewer, and fire services are or will be adequate to serve the hotel.

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 the purpose statement for the district, which supports a centrally located area within the city for the uses listed in HCC 21.18.

This project is in harmony with the surrounding bulk, scale density and traffic of neighboring uses, and is located on Homer's main arterial road. This is the area of Homer that is most suited to this type of development. Along this portion of the Sterling Highway are a gas station and several large auto oriented businesses, including Safeway (30,250 square feet), the Post Office (25,284 square feet) Islands and Ocean Visitor Center (35,408 square feet). There are varying levels of landscaping between the sidewalk and the parking lots. All are located with the primary buildings situated away from the Highway, with parking lots fronting the highway. This pattern of setback development is well established along the highway between Main Street and Lake Street. It is preferable for the placement of the hotel to match this pattern, rather than have a three-story building close to the highway. Such a structure would 'crowd' the highway in comparison to other development in the immediate vicinity.

Finding 7: 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.

Analysis: The State of Alaska Department of Transportation regulates driveways and access points onto State Roads including the Sterling Highway. The hotel access is under review by DOT as required. Police, fire, water and sewer capacity are adequate to serve this site.

Applicant: No! The Aspen provides affordable, quality accommodations within the heart of downtown Homer. This new hotel option in Homer, alleviates the need to travel elsewhere, at unfortunate times or during inclement weather.

Finding 8: No evidence has been presented that the proposal would be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

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

Analysis: The zoning permit process will require documentation from the State Fire Marshal, Alaska DOT and Department of Environmental Conservation, the Army Corps of Engineers, City of Homer Public Works, as well as Development Activity and Storm Water Plans.

Finding 9: The zoning permit process will address applicable regulations including Fire Marshal approval of the proposed structure prior to construction.

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

Applicant: The Aspen development increases the commercial density of the downtown business district. It also provides a high quality building downtown, in concert with Homer's natural setting.

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include Comprehensive Plan: Goal 1 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. The proposed hotel provides infill development along the Sterling Highway within the Central Business District.

Finding 10: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns with Goal 1 Objective A and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: The portions of the Community Design Manual that apply are Architecture Site Design and Connections. The Connections portion of the CDM has no adopted guidelines. An analysis of the project of the project under the CDM are attached to this staff report.

Finding 11: The proposal complies with the applicable provisions of the CDM.

See also Conditions 1 and 2 below.

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

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** Dumpster will be fenced.
- 3. Surfacing of parking areas:** Parking lots will be paved.

- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** Shall meet DOT specifications.
- 6. Special provisions on signs:** No specific conditions deemed necessary. Shall meet Homer City Code sign regulations.
- 7. Landscaping: See Condition 2.**
- 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: Exterior and parking lot lighting plan must be approved by the City Planner prior to installation.

Condition 2: Landscape plan to be approved by City Planner prior to planting. Shall be installed no later than the first full growing season after the opening of the hotel. The plan shall address the screening of the parking lot as required on page 33 of the CDM.

PUBLIC WORKS COMMENTS: Property owner needs to work with the public works department on plans for a water main extension to provide water and fire suppression to the property.

FIRE DEPARTMENT COMMENTS: Project will require Fire Marshal Review. Also it would be very beneficial for them to locate a fire hydrant on their side of the highway, near the entrance so we would not have to block the entire highway if we have to lay down a 5' fire hose supply line across the Sterling.

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP **Staff Report PL 17-86** with findings 1-11 and Conditions 1 and 2.

Attachments

Application

ACOE letter dated 9/11/2017

Public Notice

Aerial Photograph

CDM Review Worksheet

The Community Design Manual was adopted by resolution in April 2004 and amended in January 2009. The CDM is divided into sections: architecture, site design, and connections. Currently the connections section has not been completed. The architecture and site design sections are applicable to conditional uses within the central business district.

The CDM represents a statement of policies, which shall be observed for building and site design in the City of Homer. The CDM states: "The City of Homer encourages a creative approach to design by providing a flexible review standard. The Commission is authorized to waive specific Design Manual requirements if it finds that (a) an alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements, and (b) the alternative design meets the intent of the general requirement."

Architecture Review (Begins on page 5 of 38)

The building and it's setting: Buildings shall be designed to reflect the natural conditions of the site and shall include design elements, which visually anchor the building to the site.

1. Incorporate building design elements into landscaped areas.
2. Determine allowable building height.
3. Respect natural topography.
 - The prominent single story front entrance with log and stone finishes and adjoining awning, provides a visual transition between the parking area and the hotel.
 - Maximum building height is 35 feet and the proposal meets this standard.
 - The applicant intends to build a retaining wall along the back of the hotel which will alter the natural topography.

Analysis on the site topography and development proposal:

From the applicant: The Aspen site is a descending property, much steeper than both the east and I&O adjacent neighboring properties. Secondly, there is no "natural bench" suitable to build on, which both neighboring properties do have naturally. These two site constraints limit affective hotel layout options that a flat site would yield.

Like the Islands & Oceans facility, the proposed Aspen solution will (1) consolidate and parking and (2) drop the parking area approximately seven feet lower than the Sterling Highway elevation.

Approximately twelve feet of fill soil will then lift the hotel up to the new parking lot level, to the south of the consolidated parking lot. The fill required to build this solution has an exorbitant cost, but the solution is both the most accessible & safest solution for the site. The proposed solution will site the Aspen building closer to the Sterling Highway than the adjacent I&O facility.

There is a guideline in the Homer Design manual, that asks that the parking be split between the front and back sides of the hotel building. This guideline yields a scheme that pushes the hotel's

retaining wall approximately twenty five feet farther south on the property. This additional fill cost incurred in this solution will require that the rear parking lot area to be sited approximately ten feet lower than the 1st floor elevation of the hotel. This final design would require the hotel guests, parking in the rear of the building, to climb either a paved hill, or stair run in inclement weather conditions. Both Aspen and City of Homer Planning view this as a less desired and avoidable solution.

In addition to this breach in providing a safe pedestrian environment, the side driveway, required to reach the rear lot, on one or both of the sides of the hotel, will “displace” a great deal of the finished landscaped areas that the Aspen has been working, in consort with the Homer Planning Department, to achieve at the site. Both the Aspen design team, and the city of Homer Planning department, have agreed that relief from the “split parking guideline” will deliver the best product for Homer.

In pursuing the guideline relief mentioned above, due to the slope & lack of buildable bench natural hardship, Aspen wishes to gift the lower south 1/3 of the property to the slough trail system. This exchange gives approximately two acres of hotel land to the Homer community, and provides a safer hotel asset to the city of Homer as well.

Staff comment: Any gift of land is a separate issue from this Conditional Use Permit and in no way influences staffs consideration of this project. Rather, staff finds it desirable for the safety and convenience of hotel customers to have a level parking area and easy access to the hotel even in icy weather. Further, a retaining wall pushed further south on the site means the overall area of development would increase without an appreciable benefit in terms of architectural design or aesthetics.

The proposed building location will avoid the need for a substantially larger fill area and volume. The design reasonably fits in the context of the existing development found in this area of the Sterling Highway such as Islands and Oceans, the gas station, Safeway, the banks and Post Office.

Staff: The applicant has worked to meet the intent of the CDM as much as is reasonably possible for a development of this size on this parcel.

Building Lighting: Building Lighting: Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage. Lighting may be directed to a building but should generally not emanate from a building.

1. Avoid back lit panels and awnings.
2. Keep light sources hidden from public view.
3. Avoid bright lighting on outdoor surfaces of buildings.
4. Avoid colored lighting on buildings.
5. Apply utility lighting sparingly.
6. Lighted accents, canopies, color bars, stripes, or areas. (used sparingly)

Staff: Applicant is not proposing any of the above.

Prominent Facades: Prominent facades include all building facades visible from waterways, arterials, and activity centers, and also facades, which face the road(s) providing primary access to the building site. Prominent facades may not be sterile wall planes void of architectural interest. They shall be detailed with added relief, shadow lines, and visual depth unless screened with landscaping.

1. Apply all design criteria to prominent facades.

Staff does not consider the east and southern sides of the building to be prominent facades. However, the applicant has provided design details so that all four sides of the building have visual interest.

Applicant: Front Façade (North):

The north facade, facing the Sterling highway, features three protruding gable walls, all with sweeping roof lines, that give this facade the quaint scale, synonymous of the Aspen Hotel's look throughout its Alaska destinations. These facade variations provides a multitude of surfaces to display: (1) the Aspen multi-colored palate commonly used, and (2) the Aspen cement horizontal siding, cement shake, and stone materials palate. The main entry will feature a wood timber canopy, well lit and very welcoming. Also, an overly landscaped front yard area will be most notable, as this facade is viewed while passing by the new hotel.

Island's & Ocean Façade (West):

The west facade, facing the I&O visitor's center, features a hipped roofline and full walled glass at the first floor level. The conference room and exercise room inhabit the 1st floor on this end of the Aspen, and their well-lit and public nature will make this end of the hotel glow in the evening winter hours.

East Facade:

The east facade, features several walls that imbricate in a descending manor, which results in an overlapping and stepping affect. Like the front facade, these variations provide a multitude of surfaces to display an array of color and materials.

Staff: South Façade: The building itself will not have jogs in the southern wall. The applicant has included gabled rooflines, as well as breaks in the siding so that the various colors can be repeated on this side of the hotel.

Staff: Both of the prominent facades of the building meet the CDM requirements. The northern and southern elevations include gables, and the western elevation includes a hipped roof. The overall run of the ridgeline is longer than encouraged by the CDM, however, the maximum building height of 35 feet limits the options for a three story building. The use of stonework and different types of siding create visual interest.

Building Scale and Mass: One of the most prominent characteristics of a building's design is its scale and massing. The scale of building determines its size in relation to surrounding buildings; the massing of a building gives it interest and character. Modern building trends emphasize large-scale designs with no thought toward massing. This imbalance between size and visual character has resulted in visually obtrusive development, which is out of character with surrounding structures of a smaller scale. Large retail boxes epitomize this trend and are considered incompatible with Homer's small town characteristics.

1. Avoid long low wall planes.
2. Provide substantial shifts in walls and roof surfaces.
3. Provide visual terminus to tops of buildings.
4. Avoid unusual or atypical roof forms on all structures.
5. Limit roof areas in the same plane.
6. Reflect mass and scale of adjacent structures.
 - The northern and western elevations present the primary façades.
 - The building dimensions show there are no areas on the prominent facades where the length exceeds 2.5 times the height. (The eastern elevation also meets these criteria). Shifts in walls are present.
 - Roof areas are limited on the same plane due to the gables and hipped roof.
 - The roof ridge is over the 80 foot guideline on page 10 of the CDM.

Staff: Applicant reasonably meets these requirements given the size and scale of the development.

Parking Garages:

Staff: None included in the proposed development.

Window and Door Fenestration:

1. Maintain balance in the placement of windows.
2. Conform to solid/void ratio requirements.
3. Reflective glass is discouraged.
 - Window placement is balanced.
 - The roof incorporates gables and vertical shifts in the façade. There are variations in siding texture.
 - Reflective glass is not proposed

Staff: Proposal complies with the CDM.

Siding and Trim: Traditional building materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling should convey similar visual qualities.

1. Use materials which simulate quality traditional building materials.
 Applicant: The Aspen facade walls will be mainly colored horizontal and shake siding. For longevity, this siding will be a cement material rather than cedar, and will be finished in one of many solid body colors. A third “natural Stone” veneer will be added to the entry gable portion of the hotel for an identifying change at the Aspen’s front door.

Staff: The siding and trim simulate traditional quality building materials.

Miscellaneous Architectural Devices: Building design should be executed in a straightforward manner. Tack-on devices may not be used to mitigate poor design or to promote a particular theme. If a particular style or theme is desired, it should be reflected in the building’s form and general detailing.

1. Architecturally integrated artwork is encouraged.

2. Avoid architectural gimmicks and fads.
3. Maintain consistency in awning design.
4. Avoid awnings which obscure or dominate the building design.
 - No architecturally integrated artwork is proposed.
 - No architectural gimmicks are shown.
 - Awnings are shown to the side of the front entrance. The proposed awnings and covered entrance do not obscure architectural details, but are instead integrated into the design.

Staff: Meets these guidelines.

Roofing materials: Views of roofs from the ground and from higher elevations play an important role in the architecture of the city. Roofing materials shall be selected according to following criteria.

1. Use roof materials which provide texture and shadow lines.
2. Avoid bright-colored, reflective, or unsightly roofing materials.

Applicant: Because of the 35 ft. height restriction along the Sterling Highway, within the zoning district, the hotel will have a more moderately pitched roof. Because the low pitch eliminates Aspen's customary asphalt shingle, a standing seam metal roof upgrade will be applied. The metal standing seam roof will have a "galvalume" finish. This popular finish is metallic in appearance and most notably "reflects the shifting sky colors and textures. The affect delivers a dynamic and changing roof texture that will be interesting to view.

Staff: A standing seam metal roof will provide texture and shadow lines. The roofing color shown on the site plan and elevations is not bright, reflective or unsightly.

Color:

1. Keep field colors subdued.
2. Limit bold or bright trim colors.
3. Finer details may be accented with brighter colors.

Staff: Applicant has provided a color elevation rendering with planned material colors. Colors are subdued.

Hierarchy in building design: Visual interest in the urban-scape can be achieved through a hierarchal approach to design. For example, strategically located structures, architectural elements or site amenities designed as focal points create a visual "draw" and suggest a point of activity. These also serve as a reference point for all subordinate structures. This concept is particularly applicable to large parcels with multiple structures. Multiple carbon copy buildings provide no visual hub and shall be avoided.

1. Design primary structure as a focal point.
2. Include area for outdoor leisure for Primary Structure.
3. Integrate secondary structures as support buildings.
4. Incorporate multiple tenant spaces into hierarchy of building design.
5. Provide consistent architectural interest to all prominent facades.

Staff: Not applicable; development is for one structure.

Site Design Review (begins page 21):

On-Site Primary Walkways:

1. Link commercial buildings and the public right-of-ways with primary walkways.
2. Assure that primary walkway width is proportionate to scale of project.
3. Differentiate walkway surface.
4. Accent walkways with significant landscaping.
5. Accent walkways with lighting and seating areas.
6. Identify historic events or structures.

Staff: Applicant is extending a pathway from the Sterling Highway sidewalk, crossing the hotel parking lot, to the front door of the hotel. Walkway is accented with landscaping, and a seating area.

Secondary Walkways:

1. Link each building with walkways.
2. Assure adequate walkway width.
3. Differentiate walkway surface
4. Avoid walkways which cross parking stalls.

Staff comment: Secondary pathways include the east exit from the hotel, and any connecting pathway to the property on the west (Islands and Ocean).

Outdoor Common Areas: A common area is a designed outdoor space which encourages outdoor activities and leisure in outdoor spaces associated with commercial development. Required common spaces must be provided on-site, but may be enlarged and extended into city rights-of-way to connect with the sidewalk, subject to City of Homer approval.

1. Provide common area of a size proportionate to development
2. Choose type of common area best suited to development
3. Locate common areas in view corridors.
4. Provide direct access to common areas with pedestrian walkways
5. Provide outdoor seating where people want to sit.
6. Consider allowed activities in common areas.

Staff: 5% of the gross floor area, or 2,168 square feet of outdoor common area is required. Applicant is providing 2,615 square feet, divided into two areas. There is a small plaza near the front door, as well as a seating area located off the side exit. This also meets the requirement for outdoor leisure area of 10% of the first floor area (equates to 1,435 square feet.) Staff is including the entrance area, and the common area on the east side of the building in these calculations. Staff did not include "Common Area #2" on sheet 1, within the parking lot in the calculation.

Commercial Streetscape

1. Locate structure near front setback line
2. Orient service and delivery areas away from street

3. Limit the number of curb cuts
4. Limit width of driveways to 15,24, or 34 feet.
5. Link dissimilar building with common site amenities. N/A
6. Provide covering over walkways where appropriate.
7. Place no more than 50% of required parking in front of buildings
8. Avoid parking in front of building entrance
9. Choose awning designs appropriate to building style.

See page 1 for building and parking lot placement discussion.

- Property is approximately 600 feet deep, on a sloping lot. The structure is located 123 feet from the front party line. The structure is not close to front lot line, but is located on the front 1/3 of the lot.
- The dumpster area is enclosed and set near the building away from the street.
- One curb cut is proposed, and will also be a shared driveway with the adjacent property.
- Driveway width and design will meet DOT requirements
- The front entrance is covered.
- No parking is located in front of the building entrance.
- Timber frame style front entrance with stonework creates an attractive element to the architecture of the building.

Staff: Proposal meets these criteria of the CDM with consideration of staff report page 4 discussion, and page 1 of this document.

Landscaping and screening

1. Control vegetation to preserve existing significant views
 2. Avoid removing significant vegetation.
 3. Provide adequate room for retained vegetation.
 4. Protect existing trees during construction.
 5. Replace lost trees which were intended to be retained.
 6. Choose plantings which are compatible with existing vegetation.
 7. Locate vegetation to preserve significant views
 8. Retain the natural symmetry of trees.
 9. Use shrubs or vines on blank walls.
 10. Conform to all other landscape criteria in the Homer City Code.
- Site is currently forested with a mix of mature spruce and shrub alder.

Staff: The applicant intends to retain the four large Spruce trees on the east side of the site.

Staff recommends: Landscape plan to be approved by City Planner prior to planting. Shall be installed no later than the first full growing season after the opening of the hotel. See Conditions in the staff report.

Vacant parcels in all zones:

1. Limit clearing to no more than 50% of significant vegetation and retain vegetation in all required buffers and setbacks. Clearing limitations apply to all vacant parcels with no approved Development Activity Plan, Storm Water Plan or zoning permit for development.

- The standards in the Central Business District require this site to be developed with an approved Development Activity Plan and Storm Water Plan.

Staff: No development prior to an approved Development Activity Plan.

Fences

1. Choose fence materials carefully.
2. Limit chain link to non-visible areas.
3. Limit height of fences

Staff: No fences are proposed at this time

Parking

1. Use landscaping to screen parking lots and service areas.
2. Limit the number of curb cuts.
3. Limit width of driveway.
4. Screen or enhance parking lots visible from the Sterling Highway, Lake Street, Heath Street, Main Street, or Pioneer Avenue.
5. Incorporate pedestrian ways into parking lots
6. Limit parking in front of buildings
7. Provide trees within larger parking lots
8. Avoid Parking in front of building entrances.
9. Handicap parking.
 - Service areas (dumpster) will be screened with fencing. Parking lot landscaping for screening has not been provided. See condition 2 in the main staff report.
 - Vehicle access has been limited to one curb cut, shared with the adjacent lot.
 - Width of the driveway is regulated by DOT as it connects with the Sterling Highway.
 - Parking lot enhancement will be provided by the landscaped areas within the parking lot.
 - Pedestrian walkways have been incorporated into the parking lot in a limited fashion.
 - Parking has not been limited in front of the building due to the topography of the site.
 - Applicant shows some trees within the parking lot.
 - There is no parking located in front of building entrances.
 - Handicap parking spaces are located closest to the entrance

Staff: The parking lot meets the intent of these guidelines. Further landscaping will be addressed by the applicant by working with the City Planner.

Parking garages

1. Recess vehicle entries in main façade.
2. Screen parking garage façade
3. Receive Planning Commission approval for parking garages over 1 story or which enclose 20 or more vehicles.

Staff: No parking garage is proposed for this development.

Outdoor Lighting

1. Keep light source hidden from public view
2. Use downward directional lighting
3. Avoid lighting large area with a single source.
4. Avoid excessive light throw.
5. Choose approved outdoor light designs
6. Avoid light fixture designs which have an industrial appearance.

Staff: The proposal appears to meet these guidelines. See condition 1.

Outdoor furnishings

1. Use City approved furniture designs on public rights-of-ways.

Staff: Sterling Highway is a State of Alaska Right of way and not a location the City can regulate. No street furniture is proposed.

Finding: In general the Aspen Hotel development complies with the Community Design Manual. The applicant has provided justification for not locating the building close the Sterling Highway right of way. Homer City Code permits more than 50% of parking to be located in the front of a building. The applicant has provided justification as to why it is not practical for this development to meet these criteria.



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(f) 907-235-3118

Applicant

Name: **Rich Conneen Architects** Telephone No.: **(907) 723-3190**

Address: **415 6th St. #300 Juneau AK 99801** Email: **rc2@gci.net**

Property Owner (if different than the applicant):

Name: **Cho Kyu Jin** Telephone No.: _____

Address: **P.O. Box 498 Soldatna AK 99669-0498** Email: _____

PROPERTY INFORMATION:

Address: **91 Sterling Hwy** Lot Size: **4.816 acres** acres KPB Tax ID **#17714001**

Legal Description of Property: **T 6S R 13W SEC 20 Seward Meridian HM 0800015**

CHO'S PLACE SUB TRACT A

For staff use:

Date: **9/22/17** Fee submittal: Amount **8,000.00**
Received by: **[Signature]** Date application accepted as complete **10/11/17**
Planning Commission Public Hearing Date: **11/1/17**

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

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

YES Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? **Fire Marshal Certification is required.** Status:

Application Status: _____

Application Status:

Application Status: *There exists a "man-made wetlands area" over a small percentage of the site, that is the result of an installed underground highway culvert. Aspen will work with the army core of engineers to resolve any wetlands issues.*

YES Does your project trigger a **Community Design Manual** review?

If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

NO Are there any nonconforming uses or structures on the property?

N/A	Have they been formally accepted by the Homer Advisory Planning Commission?
-----	---

NO Do you have active City water and sewer permits? Status: _____

- The site is currently un-developed raw land**

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

The Proposed use is for a 72 room (3) story hotel by Aspen. The hotel will have a 14,350 s.f. footprint, and a total area of 43,050 s.f. total. Within the hotel will be a public meeting room. The setting Aspen will create is a well landscaped attractive and safe asset to the Homer year round community.

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

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

Hotel is permitted use per #21.18.020-F & 21.18.040-D

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

The new Aspen Hotel will provide 72 new hospitality rooms for Homer's downtown tourist district.

- c. How will your proposed project affect adjoining property values?

The east neighbor has a commercial property that is undeveloped. That neighbor likes the hotel development enough to share his approved D.O.T. driveway access, to help facilitate the Aspen Hotel development.

The Islands and Oceans facility, to the west, will now have attached to it's location, overnight accommodations, as well as an accessible way to the Sterling Hwy. crosswalk

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

The Aspen Hotel will tie in well with the "hospitality" focus of this visitor part of town.

- e. Are public services adequate to serve the proposed uses and structures? ... **Yes**

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

The proposed 72 rooms Aspen, within the hotel industry, is designated as a "small hotel". The proposed project will be a quaint scale, and the additional vehicular load is: (1) under the density that would require a traffic study, and (2) actually provides new sleeping & parking area for visitors that are already arriving in Homer.

Aspen has been working closely with the City of Homer building & planning departments with regard to: Scaling the hotel , creating attractive facades, and lastly, a will landscaped presentation along Sterling Highway, since the start of this project.

- ## PARKING

- medRxiv preprint doi: <https://doi.org/10.1101/2020.04.17.20054040>; this version posted April 20, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted medRxiv a license to display the preprint in perpetuity. It is made available under a CC-BY 4.0 International license.

PARKING

1. How many parking spaces are required for your development? 72 parking spaces
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? 65 parking spaces
3. Are you requesting any reductions? Yes... In order to improve landscaping, Aspen would like a reduction of 7 required spaces. The required (1 car per guest room) is excessive to the hotel's business plan, and secondly, it is the most excessive parking load that Aspen has run into in the state (Juneau requires = 1 car per 4 guest rooms).

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

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

CIRCLE ONE:

Owner of record

Lessee

Contract purchaser

Applicant signature: _____

Date: 13 Sept 2017

Property Owner's signature: _____

Date: 18/Sept 2017

PR & Estate of Kyu Jin Cho



VICINITY PLAN

CONDITIONAL USE PERMIT SET:
OCTOBER 13, 2017

COVER

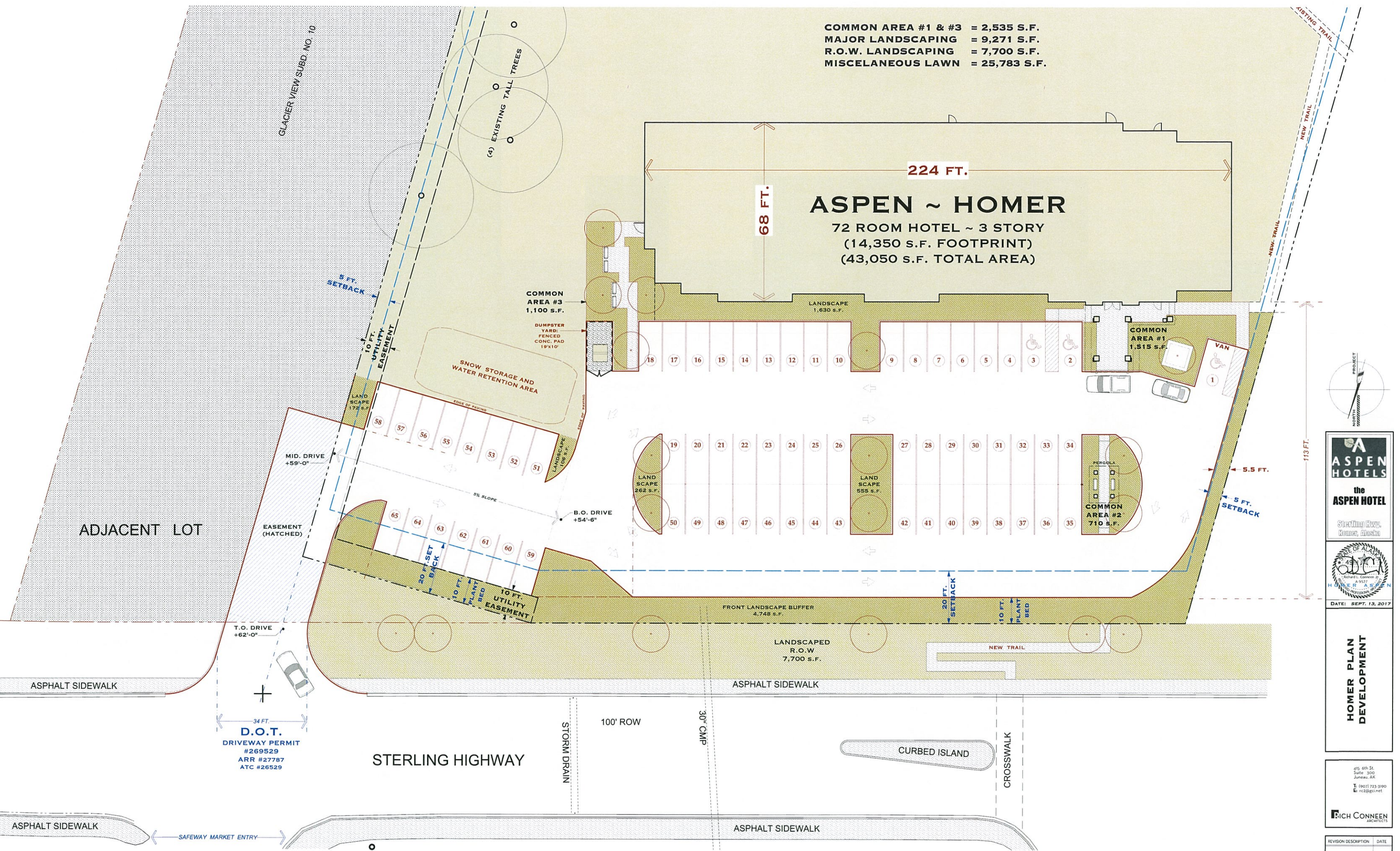
- DRAWING INDEX (THIS SET):**
1. PROPOSED SITE PLAN
 2. PROPOSED SITE GRADING AND RETAINING PLAN
 3. PROPOSED SITE PLAN DIMENSIONS
 4. PROPOSED BUILDING PLAN DIMENSIONS
 5. PROPOSED STERLING HIGHWAY ELEVATION

**ASPEN
HOTEL
(72 UNIT)
(3 STORY)
HOMER, AK.**

**FOR
HOMER RESIDENCES
L.L.C.**

415 6th St.
Suite 300
Juneau, AK
T: (907) 723-3190
E: rc2@gcl.net

RICH CONNEEN
ARCHITECTS



COMMON AREA #1 & #3 = 2,535 S.F.
MAJOR LANDSCAPING = 9,271 S.F.
R.O.W. LANDSCAPING = 7,700 S.F.
MISCELLANEOUS LAWN = 25,783 S.F.

ASPEN ~ HOMER

72 ROOM HOTEL ~ 3 STORY
(14,350 S.F. FOOTPRINT)
(43,050 S.F. TOTAL AREA)



ASPEN HOTELS
the ASPEN HOTEL
Sterling Hwy.
Homer, Alaska



HOMER PLAN DEVELOPMENT

415 6th St.
Suite 300
Juneau, AK
T: (907) 723-3190
E: rc2@gci.net

REVISION DESCRIPTION	DATE
DATE: 10-13-17	1
SCALE: 1/16"=1'-0"	



ASPEN HOTEL ~ HOMER. ~ PROPOSED BUILDING PLAN DIMENSIONS

ASPEN HOTELS

the ASPEN HOTEL

Stedman Hwy.
Homer, Alaska

RICH CONNEEN ARCHITECTS

DATE: SEPT. 13, 2017

415 6th St.
Suite 300
Juneau, AK
T: (907) 723-3190
E: rc2@rcs.net

REVISION DESCRIPTION	DATE

DATE: 10-13-17
SCALE: 1/16"=1'-0"

4



1 SIDING 1:
ALLURE
• SHERWIN-WILLIAMS
• "FRENCH ROAST"
• #SW 6069

2 SIDING 2:
ALLURE "COASTAL BLUE"
• SHERWIN-WILLIAMS
• "MEDITERRANEUM"
• #SW 7617

3 SIDING 3:
ALLURE "SUADE"
• SHERWIN-WILLIAMS
• "ARTISAN TAN"
• #SW 7540

4 SIDING 4:
ALLURE
• SHERWIN-WILLIAMS
• "EARTHEN JUG"
• #SW 7703
(OPTIONAL)
• "CANYON CLAY"
• #SW 6054

TRIM COLORS

- ← WATERTABLE TRIM & EAVE TRIM:
ALLURE
• SHERWIN-WILLIAMS
• "AUJOU PEAR"
• #SW 6361
- ← BASE & FASCIA TRIM:
ALLURE (PAINTED)
• SHERWIN-WILLIAMS
• "FRENCH ROAST"
• #SW 6069
- ← ALL VERTICAL TRIM:
ALLURE
• SHERWIN-WILLIAMS
• "QUIVER TAN"
• #SW 6151

ASPEN HOTEL ~ HOMER ~ PROPOSED STERLING HIGHWAY ELEVATION ~ 1/8" = 1'-0"



ASPEN HOTEL ~ HOMER ~ PROPOSED ISLANDS & OCEANS ELEVATION ~ 3/16" = 1'-0"

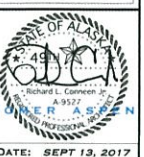
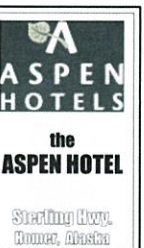


THE SITKA ASPEN ENTRY:
THIS SITKA ASPEN RENDERING IS BEING FEATURED IN ORDER TO ARTICULATE THE TIMBER ENTRY CANOPY STRUCTURE THAT IS NOW BEING INCLUDED AT ALL NEW ASPEN HOTELS.



THE JUNEAU ASPEN FACADE:
THE JUNEAU ASPEN IMAGE HAS BEEN INCLUDED IN ORDER TO ARTICULATE THE MASSING OF THE PROPOSED HOMER ASPEN HOTEL. THE JUNEAU DESIGN IS VERY SIMILAR IN CONFIGURATION.

(THE IMAGE HAS BEEN REVERSED IN ORDER TO MIMIC THE HOMER BUILDING ORIENTATION).



HOMER ELEVATION
DEVELOPMENT

415 6th St.
Suite 300
Juneau, AK
T: (907) 723-3190
E: rc2@gcn.net

RICH CONNEEN
ARCHITECTS

REVISION DESCRIPTION	DATE
DATE: 10-13-17	5
SCALE: AS NOTED	



ASPEN HOTEL ~ HOMER ~ PROPOSED ISLANDS & OCEANS ELEVATION ~ 3/16" = 1'-0"



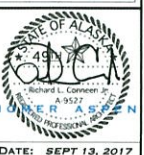
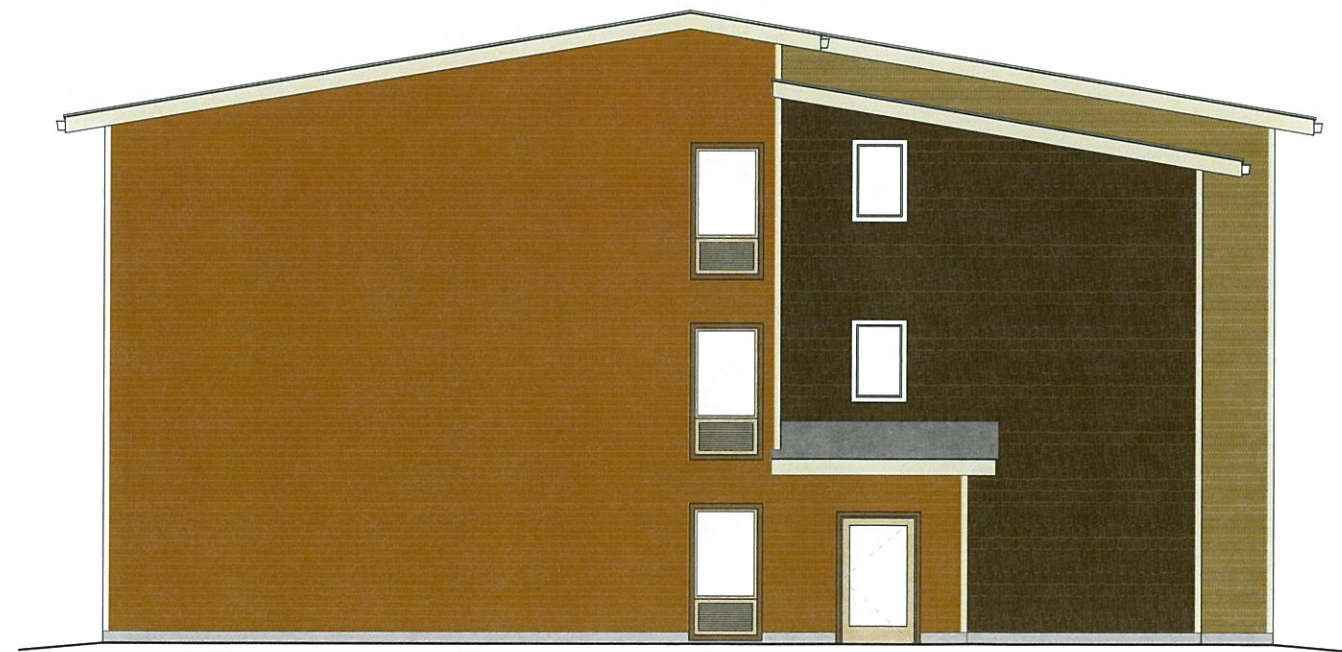
HOMER ELEVATION
DEVELOPMENT

415 6th St
Suite 200
Juneau, AK
T: (907) 225-3190
E: rich@richconneen.com

RICH CONNEEN
ARCHITECTS

REVISION	DESCRIPTION	DATE

DATE: 10-13-17
SCALE: AS NOTED



HOMER ELEVATION
DEVELOPMENT

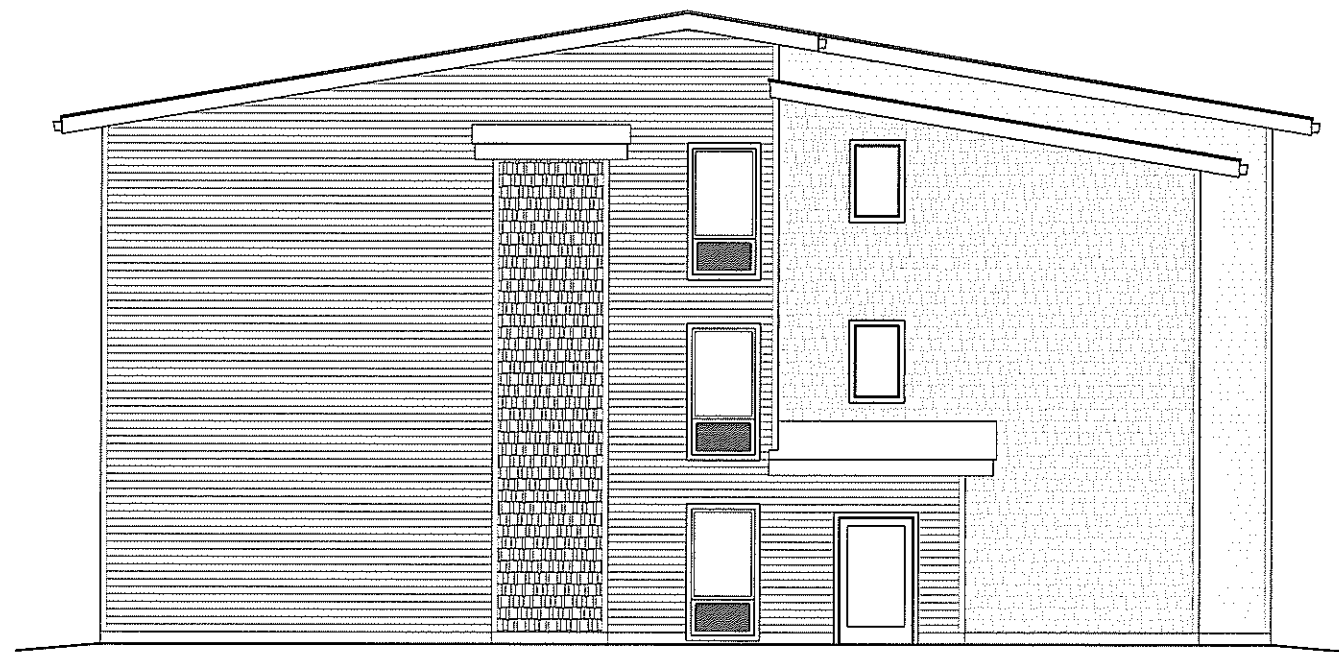
415 6th St.
Suite 300
Juneau, AK
T: (907) 723-3190
E: rc2@rcnet.net

RICH CONNEEN
ARCHITECTS

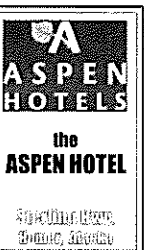
REVISION DESCRIPTION	DATE
DATE: 10-13-17	6
SCALE: 3/16" = 1'-0"	



ASPEN HOTEL ~ HOMER ~ PROPOSED SOUTH - SPIT - ELEVATION ~ 1/8" = 1'-0"



ASPEN HOTEL ~ HOMER ~ PROPOSED EAST ELEVATION ~ 3/16" = 1'-0"



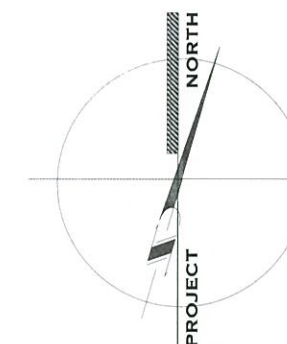
HOMER ELEVATION
DEVELOPMENT

415 6th St.
Suite 300
Juneau, AK
T: (907) 725 3100
E: rcc@rconet.net

REVISION/DESCRIPTION	DATE
DATE: 10-13-17	
SCALE: 3/16" = 1'-0"	6



ASPEN HOTEL ~ HOMER. ~ ENLARGED VICINITY MAP
 (NOTE THAT THIS MAP IS INVERTED 180° FROM THE OTHER DRAWINGS)



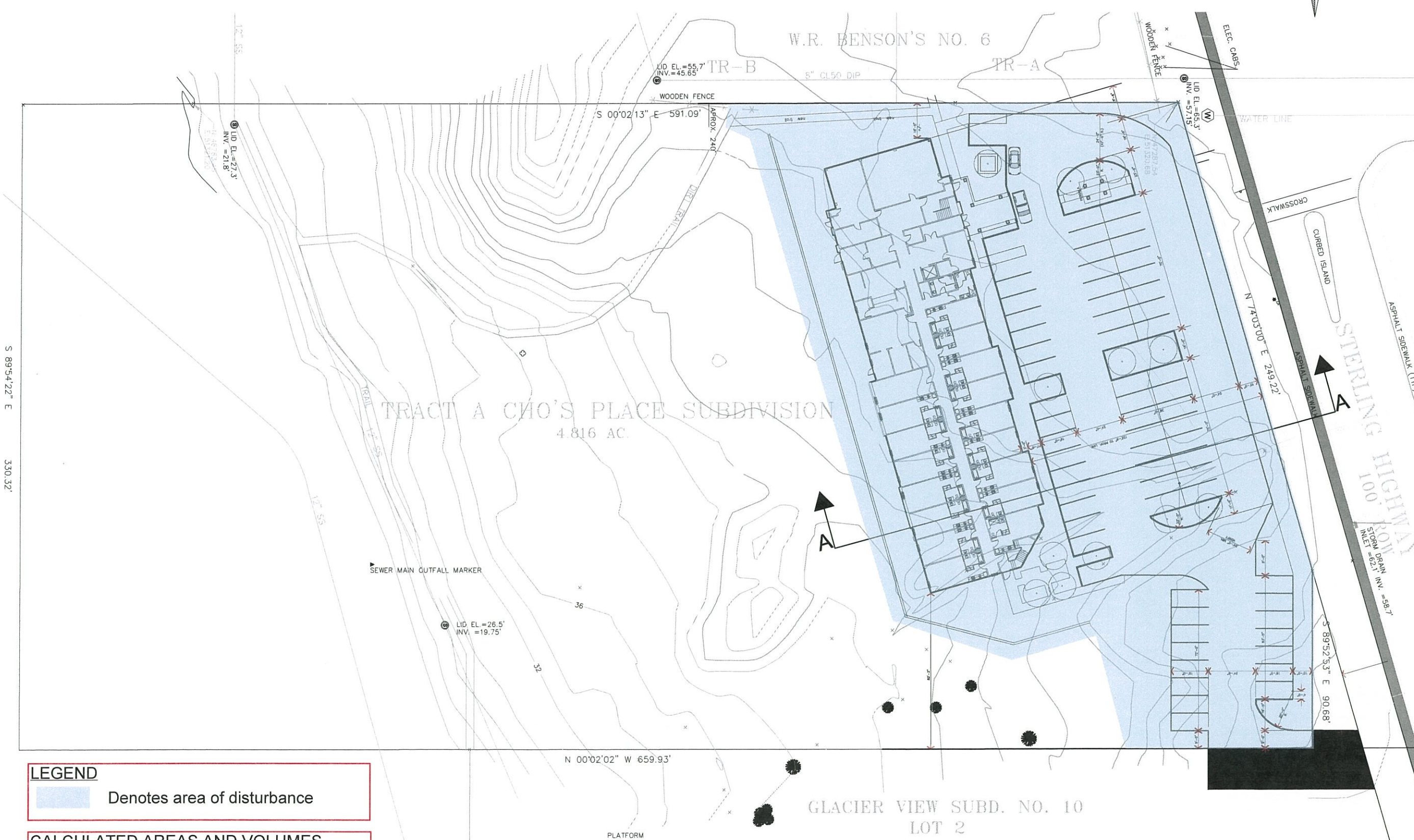
ASPEN HOTELS
 the
ASPEN HOTEL
 Sterling Hwy.
 Homer, Alaska

STATE OF ALASKA
 ENGINEER
 RICH CONNEEN
 A 9127
 H O M E R A L A S K A
 PROFESSIONAL ENGINEER
 DATE: SEPT 13, 2017


**HOMER ELEVATION
 DEVELOPMENT**

415 6th St.
 Suite 300
 Juneau, AK
 T: (907) 723-3190
 E: rc2@gca.net
RICH CONNEEN
 ARCHITECTS

REVISION DESCRIPTION	DATE
DATE: 10-13-17	7
SCALE: NO SCALE	

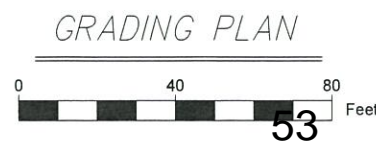


LEGEND

 Denotes area of disturbance

CALCULATED AREAS AND VOLUMES

AREA OF DISTURBANCE = 66,700 SQ. FT.
VOLUME OF FILL = 3,100 CU. YDS.
VOLUME OF CUT = 3,400 CU. YDS.

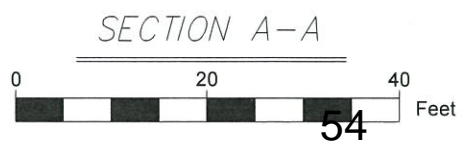
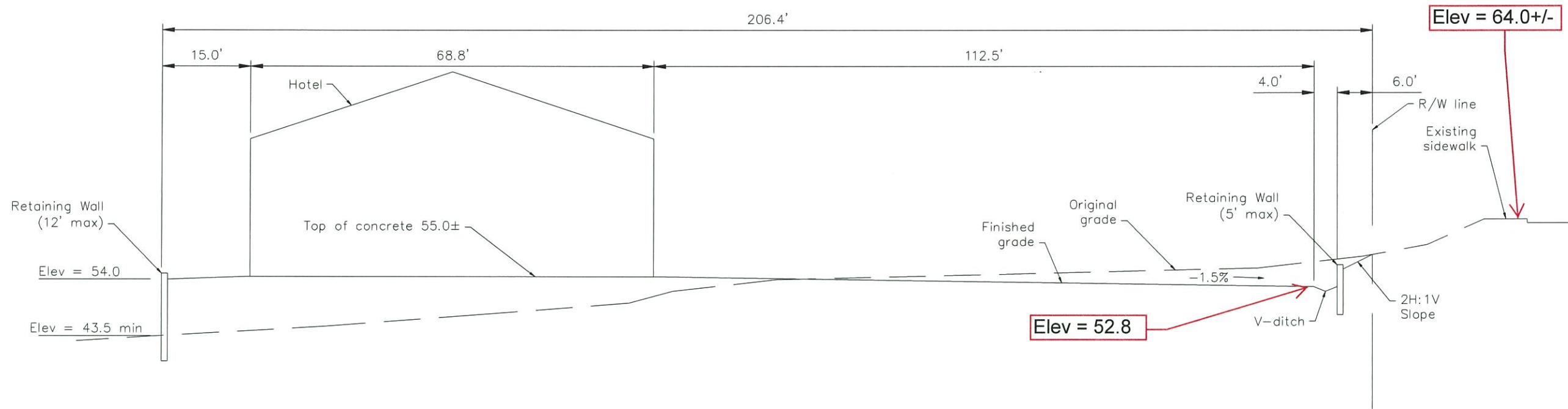


BISHOP ENGINEERING, LLC

PO BOX 2501 HOMER, ALASKA 99603-2501
(907) 299-7609
JBISHOP@BISHOP-ENGINEERING.COM

CHO'S PLACE SUBDIVISION
TRACT A
HOMER, ALASKA
GRADING PLAN

Revisions:	
Date: 10/9/2017	
Drawn: JSB	
Checked: JSB	
Project: 2017.070	
File Name: 2017070.DWG	
Sheet Title:	
GRADING PLAN	
Sheet:	
G1	
1 of 2	



BISHOP ENGINEERING, LLC

PO BOX 2501 HOMER, ALASKA 99603-2501
(907) 299-7609
JBISHOP@BISHOP-ENGINEERING.COM

CHO'S PLACE SUBDIVISION
TRACT A
HOMER, ALASKA
GRADING SECTION A-A

Revisions:

Date: 10/9/2017
Drawn: JSB
Checked: JSB
Project: 2017.070
File Name: 2017070.DWG

Sheet Title:
SECTION A-A

Sheet:
G2

2 of 2



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

September 11, 2017

Regulatory Division
POA-2017-430

Mr. George Swift
1105 Porter Way
Milton, WA 98354

Dear Mr. Swift:

This letter is in response to your August 15, 2017 request for a Department of the Army (DA) jurisdictional determination for a parcel of land identified as Kenai Peninsula Borough tax parcel 177-140-01, Cho's Place Subdivision, Tract A. The property is located within Section 20, T. 6 S., R. 13 W., Seward Meridian, USGS Map Seldovia C-5; at Latitude 59.641830° N., Longitude 151.535750° W.; near Homer, Alaska. Your project has been assigned number POA-2017-430, Beluga Slough, which should be referred to in all correspondence with us.

Based on our review of the information you provided and available to our office, and/or on our site visit dated September 1, 2017, we have preliminarily determined the subject property contains waters of the U.S., and/or wetlands, under the Corps of Engineers (Corps) regulatory jurisdiction. See the attached Preliminary Jurisdictional Determination (PJD) Form. Please sign and return the form to our office. A PJD is not appealable. At any time you have the right to request and obtain an Approved Jurisdictional Determination (JD), which can be appealed. If it is your intent to request an Approved JD, do not begin work until one is obtained.

Department of the Army authorization is required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands. You can find a copy of the DA permit application online at www.poa.usace.army.mil/Missions/Regulatory. You can refer to the sample drawing on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration

sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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

If you have questions or to request a paper copy of the DA permit application, please contact me via email at Katherine.a.mccafferty2@usace.army.mil, by mail at the address above, or by phone at (907) 753-2692. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,



Katherine A. McCafferty
Project Manager

Enclosures

CF:

USEPA: AOOARU.R10@epamail.epa.gov

Agent email: jbishop@bishop-engineering.com

Requestor email: georges@westernsteelinc.net



LEGEND
 TP# Denotes Test Pit Number
 PP# Denotes Photo Point Number
 Wetland Denotes Wetland

WETLAND DELINEATION MAP
 0 15.24 30.48
 Feet

FIGURE 6

CHO'S PLACE SUBDIVISION
 TRACT A
 HOMER, ALASKA
 WETLAND DELINEATION

BISHOP ENGINEERING, LLC

PO BOX 2031 HOMER, ALASKA 99603-2031
 (907) 289-7660
 .BISHOP@BISHOP-ENGINEERING.COM

Revised:	
Drawn:	JD
Checked:	JD
Project:	2017-020
File Name:	2017020.DWG
Sheet Title:	
Sheet:	WD
1 of 1	

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, November 01, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

Request for Conditional Use Permit 2017-08, Aspen Hotel, for a three story, 72-room hotel at 91 Sterling Highway, Tract A, Cho's Place Subdivision T6S R13W Sec 20 S.M. A Conditional Use Permit is required for a building area over 8,000 square feet, per HCC 21.18.040(d).

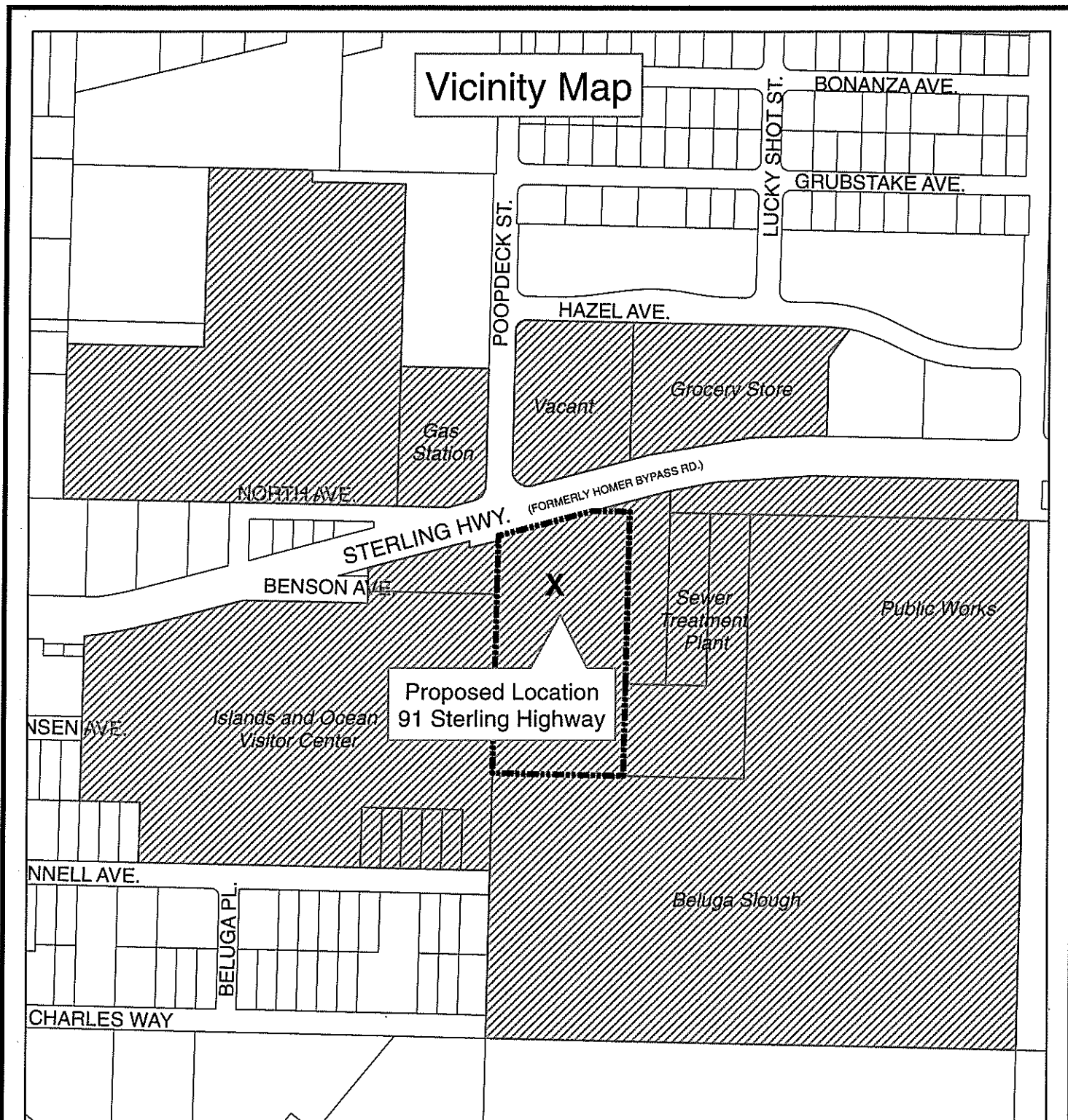
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

October 17, 2017

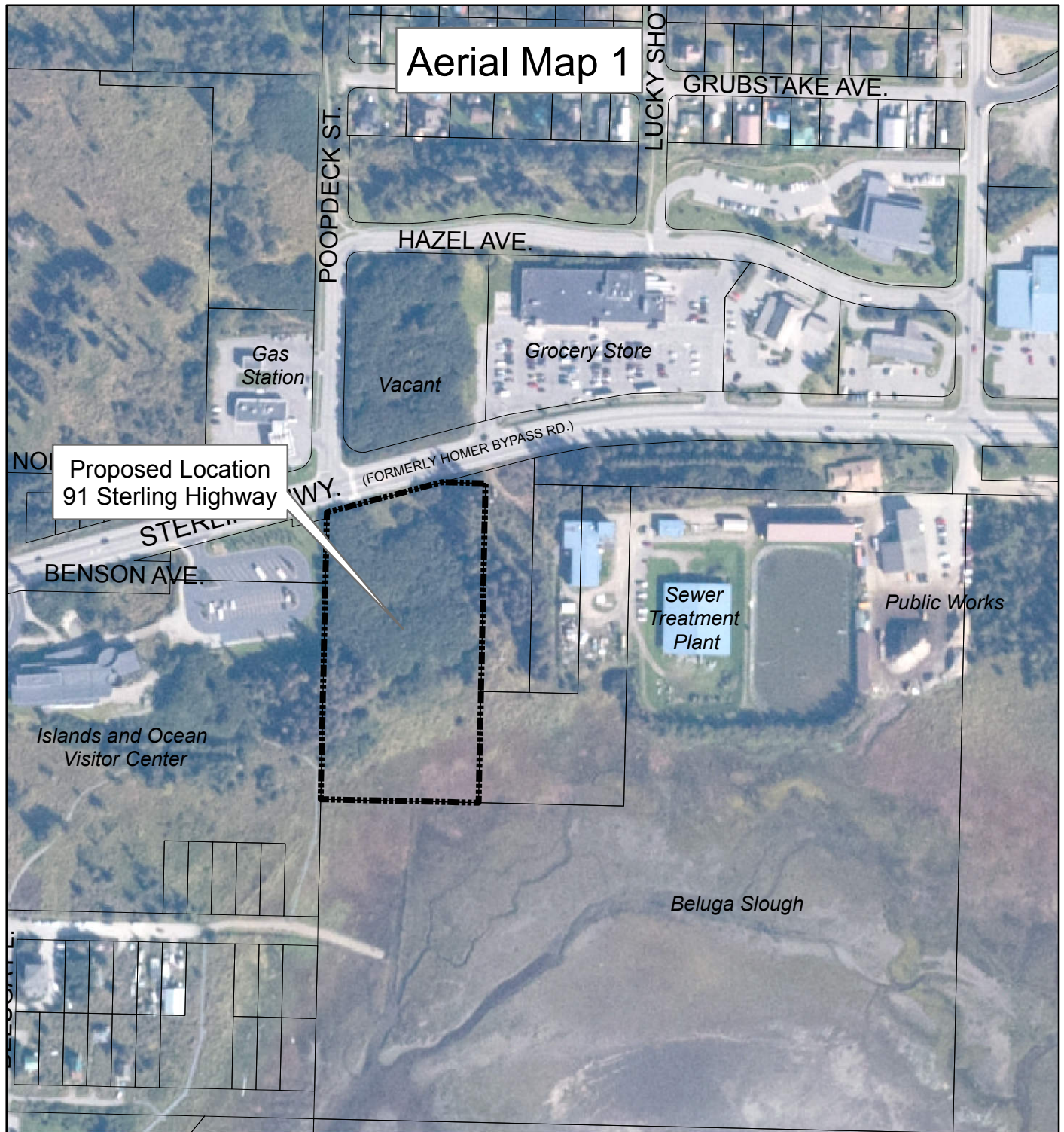
Request for Conditional Use Permit 17-08 Aspen Hotel

Marked lots are within 300 feet and
property owners notified by mail.

0 150 300 600 Feet



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



City of Homer
Planning and Zoning Department

October 17, 2017

Request for Conditional Use Permit 17-08 Aspen Hotel

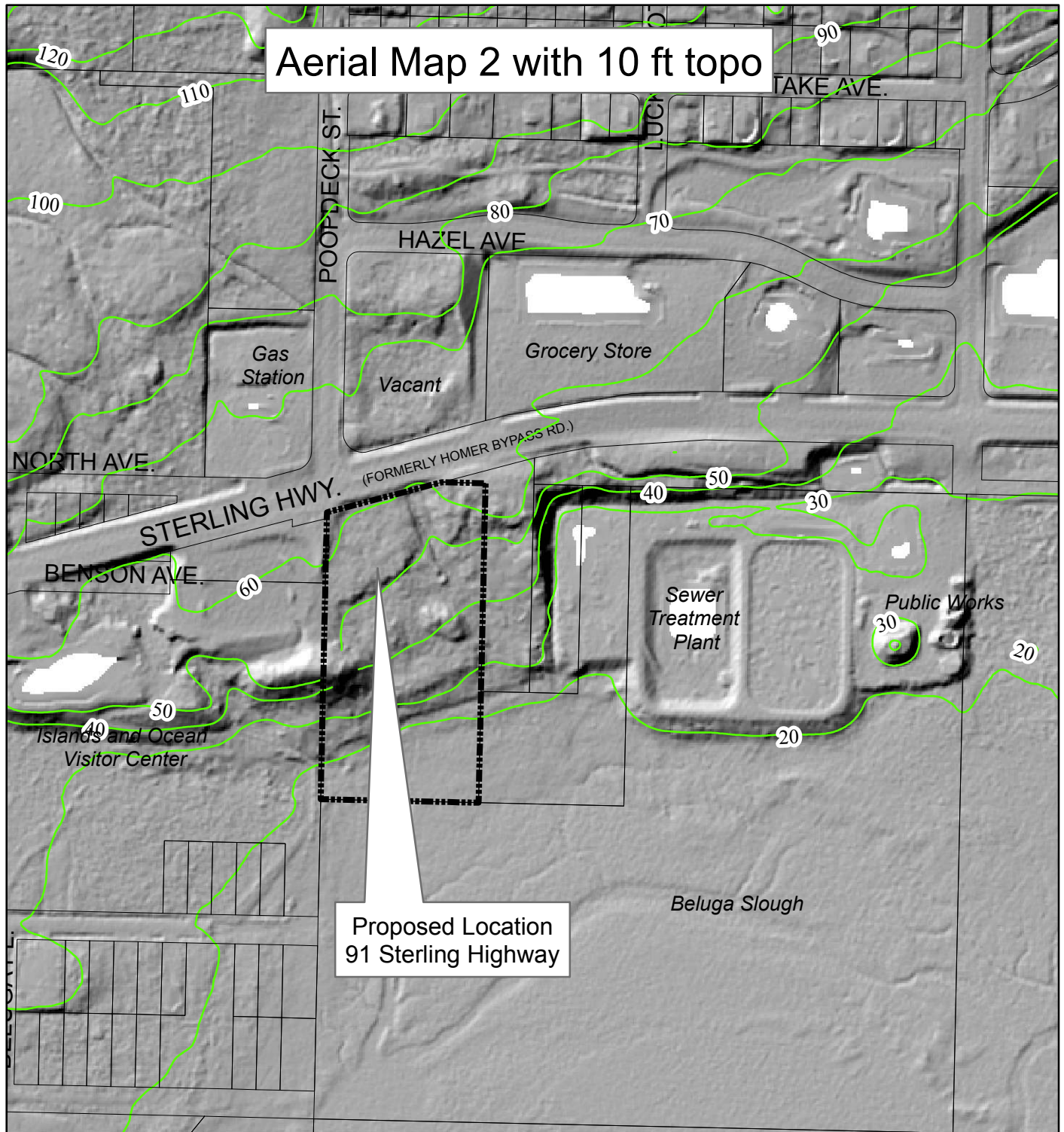
0 150 300 Feet

60



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.

Aerial Map 2 with 10 ft topo



Proposed Location
91 Sterling Highway



City of Homer
Planning and Zoning Department

October 17, 2017

Request for Conditional Use Permit 17-08 Aspen Hotel

0 150 300 Feet



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

STAFF REPORT PL 17-87

TO: Homer Advisory Planning Commission
FROM: Rick Abboud AICP, City Planner
MEETING: November 1, 2017
SUBJECT: Request for a Public Sign for Kachemak Bay Critical Habitat Area (KBCHA)

Requested Action: Conduct a public hearing and approve a Public Sign for KBCHA.

Applicant: Alaska Department of Fish and Game

Land owner: State of Alaska

Location: Approximately 110 feet south of the intersection of the Sterling Highway and Kachemak Drive on the west side of highway.

Notice: Based on the Kenai Peninsula Borough tax assessor rolls, 4 property owners owning 5 parcels within 300 feet of the proposed location received public notice. Public notice was also advertised in the local newspaper.

Introduction

The Alaska Department of Fish and Game is applying for a Public Sign, to place an off premise sign along the Sterling Highway (aka the Spit Road), to inform the public of the KBCHA. The sign is proposed to be placed 25 feet from the pavement.

The applicant submitted a photograph of the sign as part of the application. The sign is 3.5' x 7' for a total of 24.5 square feet. It is proposed that the bottom of the sign will be mounted approximately 7' above the roadway surface on DOT property. An Application for Encroachment Permit is included and will need to be approved prior to placement.

Analysis

Homer's Sign Code requires all proposed Public Signs to be reviewed and approved by the Homer Advisory Planning Commission after conducting a public hearing, HCC 21.60.097 Public Signs. The KBCHA sign is a public sign because it provides public information and is off-premise, per HCC 21.60.040 Definitions:

“Public sign” means an off-premises sign other than an official traffic control device, that provides direction or information, or identifies public facilities such as parks, playgrounds, libraries, or schools or a distinct area of the City, such as Pioneer Avenue, the Homer spit, Old Town and entrances to the City.”

Location: The sign will be located as described in the introduction.

HCC 21.60.097 Public Signs. Public Signs are allowed in all zoning districts subject to the requirements in Tables 1, 2 and 3 of HCC § 21.60.060, and to the following requirements:

a. Public Signs are allowed on publicly owned and privately owned lots.

Finding 1: N/A. Sign is proposed to be located in the ROW.

b. Public Signs are allowed in rights-of-way, subject to HCC § 21.60.090.

Finding 2: An application to the state has been submitted.

c. No more than one Public Sign is allowed per lot.

Finding 3: N/A. The sign is not located on a lot.

d. No Public Sign may be placed within 300 feet of another Public Sign.

Finding 4: There is no other Public Sign within 300 ft.

e. Freestanding Public Signs shall not exceed 32 square feet in area.

Finding 5: The proposed sign does not exceed 32 square feet in area. The proposed sign is 24.5 square feet.

f. Freestanding Public Signs shall not exceed 10 feet in height.

Finding 6: The proposed sign will not exceed 10 feet in height. The location of the proposed sign slopes downhill away from the Sterling Highway. HCC 21.05.030(d) describes "normal grade" based on the elevation of the crown of the road:

d. When determining the height of a nonbuilding structure, such as a sign or fence, the height shall be calculated as the distance from the base of the structure at normal grade to the top of the highest part of the structure. For this calculation, normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any fill, berm, mound, or excavation made for the purpose of locating or supporting the structure. In cases in which the normal grade cannot reasonably be determined, structure height shall be calculated on the assumption that the elevation of the normal grade at the base of the structure is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the main building on the lot, whichever is lower.

g. Public Signs other than freestanding shall not exceed 24 square feet in area.

Finding 7: Not applicable because the proposed sign is a freestanding sign.

h. No Public Sign is allowed without a permit.

Finding 8: A sign permit shall be obtained prior to placement.

i. Public Sign design and placement must be submitted to the Planning Commission for approval, including Public Signs provided or installed by the City of Homer.

Finding 9: The HAPC hereby approves the proposal.

j. The Planning Commission shall conduct a public hearing prior to approving a Public Sign.

Finding 10: The Planning Commission is conducting a public hearing on November 1, 2017.

Staff recommendation: Planning Commission approval of the KBCHA sign with findings 1-10.

Attachments

1. Letter from Alaska Department of Fish and Game
2. Application for Encroachment Permit
3. Public notice
4. Aerial Map



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Fish and Game

DIVISION OF WILDLIFE CONSERVATION
Statewide Lands & Refuges Program

333 Raspberry Road
Anchorage, Alaska 99518-1565
Main: 907.267.2257
Direct: 907.267.2281
Fax: 907.267.2433
joe.meehan@alaska.gov
www.refuges.adfg.alaska.gov

October 11, 2017

City of Homer Advisory Planning Commission
c/o Homer City Hall
491 East Pioneer Avenue
Homer, Alaska 99603

Dear Commissioners:

The Alaska Department of Fish and Game respectfully requests your approval to install a welcoming sign on the Homer Spit Road for the legislatively designated Kachemak Bay Critical Habitat Area. Details of this proposal are included in the attached application for an Alaska Department of Transportation and Public Facilities encroachment permit.

The "*Welcome - Kachemak Bay Critical Habitat Area*" sign is currently installed in the small parking lot at the northeast corner of the Spit Road and Kachemak Drive intersection and is oriented so that the observer is facing away from the bay and into the vegetated bluff. This orientation lacks context and is confusing to the observer.

The proposed relocation site will be visible to motorists and others traveling onto the Homer Spit and will provide them the context that they are entering the critical habitat area as they pass the sign. This context and orientation will greatly improve the awareness of the designation and will hopefully lead to their better understanding, appreciation and protection of Kachemak Bay, its resources and values as a critical habitat area.

Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Meehan".
Joe Meehan
Program Coordinator



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RECEIVED _____

APPLICATION / RENEWAL
FOR ENCROACHMENT PERMIT
(General)

See attached instructions and other information, including applicable regulations.

☒ New Application (\$100 fee) ☐ Renewal/Change of Owner (\$100 fee) ☐ Other _____

Please Print or Type

<input checked="" type="checkbox"/> Governmental Agency <input type="checkbox"/> Business <input type="checkbox"/> Private	
Applicant Name: <u>Joe Meehan</u>	
E-mail Address: <u>joe.meehan@alaska.gov</u>	
Business / Organization Name: <u>Alaska Dept. of Fish and Game</u>	
E-mail Address: _____ Business License #: _____	
Mailing Address (include City and Zip Code): <input checked="" type="checkbox"/> Business <input type="checkbox"/> Private <u>333 Raspberry Road, Anchorage, AK 99518</u>	
Physical Address (include City and Zip Code): <u>Same</u>	
Legal description of adjoining property (attach separate sheet if necessary): <u>Sec. 28, T6S, R13W, S.M.</u>	
Assessor's tax identification number for adjoining property: <u>KPB Parcel # 18101025</u>	
Do you own the property adjoining the right-of-way? <input checked="" type="checkbox"/> Own <input type="checkbox"/> Lease (if lease, provide name & complete mailing address of landowner in this box.)	
Location of the Proposed Permit Area (road name, milepost, nearest cross street, etc.): <u>MP 174.8 Sterling Highway 100' south intersection of Kachemak Drive, Homer</u>	
Proposed use of the right-of-way (Describe here. Attach site plan showing location of improvements and attach at least three photographs. See attached instructions.): <u>Install a welcome sign for Kachemak Bay Critical Habitat Area.</u>	
Are the improvements proposed or existing? <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Existing	
Are any permanent structures located completely in the right-of-way? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any water and sewer facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there a tank of any size in the right-of-way? Please give volume & contents. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Size of Proposed Permit area (minimum 1,000 square feet): <u>50 ft x 2</u>	How many feet from the edge of the pavement will the proposed improvement be located? <u>50 ft</u>

Applicant's Certification

I certify that I have read the instructions and that all the above information and all attachments I have provided are true and correct. The undersigned agrees and understands that an Encroachment Permit can be denied or a bond required for nonpayment of prior or present permit fees, and that, if permitted, the work will be done in accordance with DOT&PF rules and regulations, and is subject to final inspection and approval.

Applicant Signature: [Signature] Date: 9/14/17

Alaska Department of Transportation and Public Facilities

Application for Encroachment Permit

Project Site: Approx. MP 174.8 Sterling Highway, Homer Spit Road (approx. 100 ft south of intersection of Kachemak Drive), Homer, Alaska.

Project Description: Move a non-standard wooden sign ("Welcome to Kachemak Bay Critical Habitat Area") of approx. 7' x 3.5' from the parking lot at the NE corner of Sterling Highway/Kachemak Drive intersection, to the west side of highway at approx. MP 174.8. The sign will be visible to southbound traffic, will be placed 25 feet from the highway fog line, will be supported by two treated 4"x4" wooden posts mounted on steel piles set at least 3 feet below grade in concrete. Bottom of sign will be mounted approx. 7 feet above driving surface elevation.

Justification: This is a welcome sign for visitors entering the legislatively designated Kachemak Bay Critical Habitat Area.





Sign installation, 25 feet from fog line



Sign to be removed from parking lot located at NE corner of Sterling Highway (Spit Road) and Kachemak Drive.



Example of new mounting technique – note steel piles, which will be set in concrete.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, November 01, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

Request for approval of a public sign for the Kachemak Bay Critical Habitat Area, per HCC 21.60.097. The sign will be located at milepost 174.8 of the Sterling Highway, approximately 100 feet south of the Kachemak Drive intersection along the west side of the road.

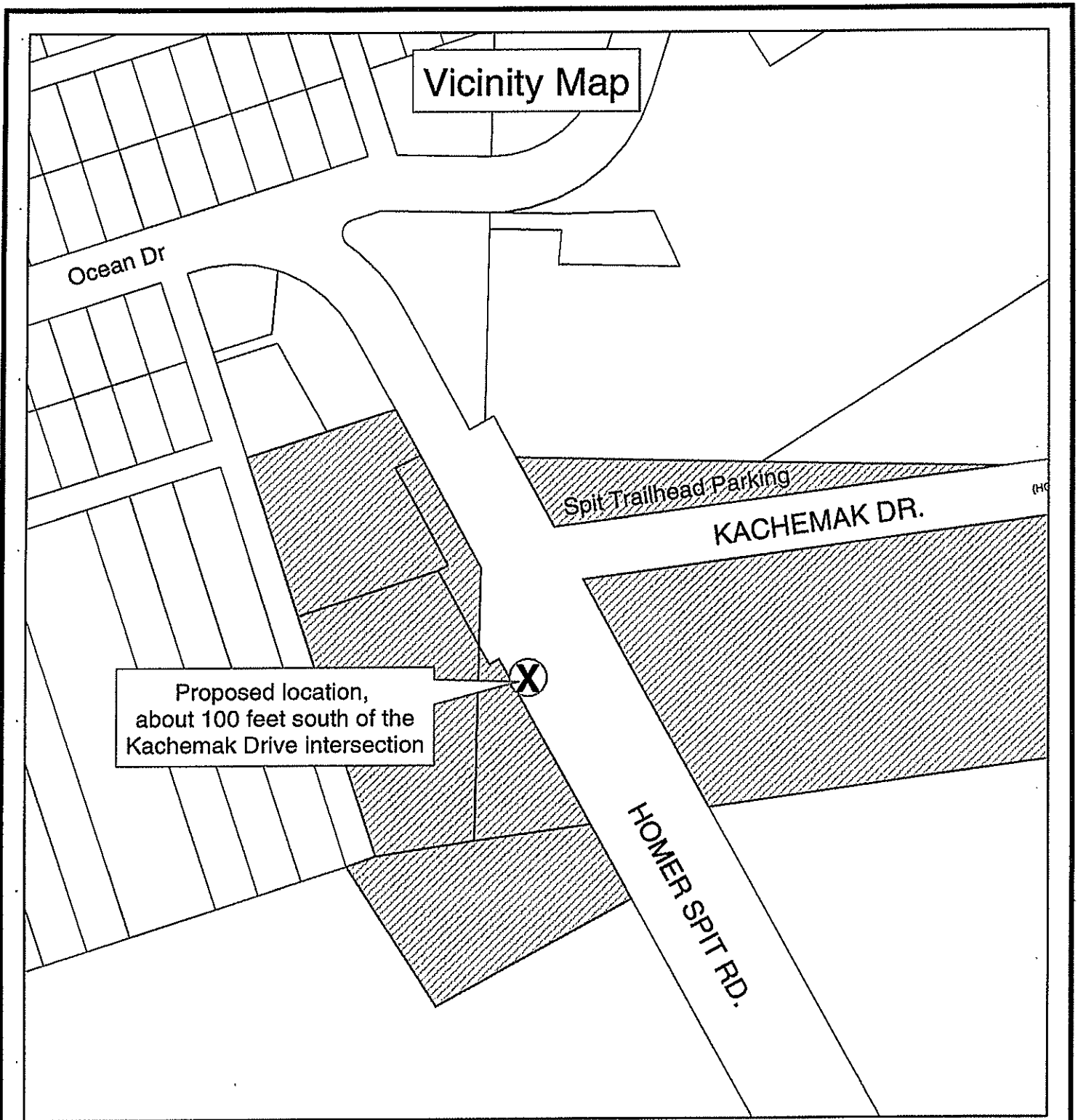
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department
 October 19, 2017

Request for a public sign

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



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



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Fish and Game

DIVISION OF WILDLIFE CONSERVATION
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October 11, 2017

City of Homer Advisory Planning Commission
c/o Homer City Hall
491 East Pioneer Avenue
Homer, Alaska 99603

Dear Commissioners:

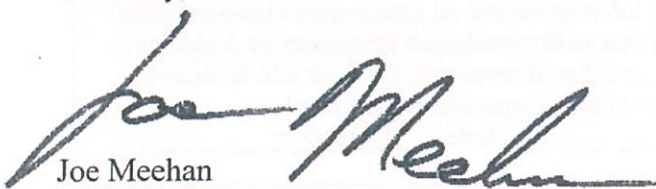
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Thank you for your consideration of this proposal.

Sincerely,


Joe Meehan
Program Coordinator

RECEIVED

OCT 11 2017

**CITY OF HOMER
PLANNING/ZONING**



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

APPLICATION / RENEWAL
FOR ENCROACHMENT PERMIT
(General)

RECEIVED _____

See attached instructions and other information, including applicable regulations.

☒ New Application (\$100 fee) ☐ Renewal/Change of Owner (\$100 fee) ☐ Other _____

Please Print or Type

<input checked="" type="checkbox"/> Governmental Agency <input type="checkbox"/> Business <input type="checkbox"/> Private	
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E-mail Address: <u>joe.meehan@alaska.gov</u>	
Business / Organization Name: <u>Alaska Dept. of Fish and Game</u>	
E-mail Address: _____ Business License #: _____	
Mailing Address (include City and Zip Code): <input checked="" type="checkbox"/> Business <input type="checkbox"/> Private <u>333 Raspberry Road, Anchorage, AK 99518</u>	
Physical Address (include City and Zip Code): <u>Same</u>	
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Are the improvements proposed or existing? <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Existing	
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Are there any water and sewer facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there a tank of any size in the right-of-way? Please give volume & contents. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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I certify that I have read the instructions and that all the above information and all attachments I have provided are true and correct. The undersigned agrees and understands that an Encroachment Permit can be denied or a bond required for nonpayment of prior or present permit fees, and that, if permitted, the work will be done in accordance with DOT&PF rules and regulations, and is subject to final inspection and approval.

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Alaska Department of Transportation and Public Facilities

Application for Encroachment Permit

Project Site: Approx. MP 174.8 Sterling Highway, Homer Spit Road (approx. 100 ft south of intersection of Kachemak Drive), Homer, Alaska.

Project Description: Move a non-standard wooden sign ("Welcome to Kachemak Bay Critical Habitat Area") of approx. 7' x 3.5' from the parking lot at the NE corner of Sterling Highway/Kachemak Drive intersection, to the west side of highway at approx. MP 174.8. The sign will be visible to southbound traffic, will be placed 25 feet from the highway fog line, will be supported by two treated 4"x4" wooden posts mounted on steel piles set at least 3 feet below grade in concrete. Bottom of sign will be mounted approx. 7 feet above driving surface elevation.

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Sign to be removed from parking lot located at NE corner of Sterling Highway (Spit Road) and Kachemak Drive.



Example of new mounting technique – note steel piles, which will be set in concrete.



City of Homer
Planning and Zoning Department
October 19, 2017

Request for a public sign

100 50 0 100 200 300 Feet



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 17-88

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: November 1, 2017
SUBJECT: REVISED Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat

Requested Action: Revised Preliminary Plat approval.

General Information:

Applicants:	Echo Trading Company LLC Tony Neal, Manager PO Box 3368 Homer, AK 99603	Seabright Survey + Design 1044 East End Rd Ste A Homer, AK 99603
Location:	North of Soundview Ave	
Parcel ID:	17702089	
Size of Existing Lot(s):	37.07	
Size of Proposed Lots(s):	Range from ¼ to ½ acre, with additional park tracts.	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Residential/ Vacant South: Residential/Vacant/High School East: Residential/ Vacant (Rural) West: Residential (Urban)	
Comprehensive Plan:	Future land use map shows this area as Transitional, R-2. 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.(Ch 4. Goal 1) 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.	
Wetland Status:	The 2005 wetlands mapping shows wetland areas. The preliminary plat shows wetland areas as determined by ACOE	

	(POA -2006-799 NWP Letter dated October 18, 2017). On file in the Planning Department.
Flood Plain Status:	Zone D, flood hazards undetermined.
BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are available
Public Notice:	Notice was sent to 140 property owners of 110 parcels as shown on the KPB tax assessor rolls.

Introduction: This subdivision is within the Rural Residential District. This plat creates 64 residential lots, and four park tracts. Right of way connections are platted in three directions: to the north up to South Slope Dr, southeast – Nelson and Ronda Ave, and west to Anderson St.

This plat and parcel have a lengthy history. This is the third time this plat has been before the HAPC. The reason the plat is before the HAPC now is the road design has been revised to create Lesa Lane. No other portion of the preliminary plat or road design has changed substantially enough to warrant another review of the approved plat.

Timeline:

1. First Plat submitted in 2005 – 98 lots plus some parks
2. Second plat submitted in 2013 (still has current approval) - 71 lots plus 4 parks
3. October 2017 – revised plat with 64 lots, 4 parks

What is the City and the Planning Commissions Role in reviewing a preliminary plat?

City staff reviews the plat and make recommendations regarding street layout, utility and trail easements, and if the lots will be the minimum lot size requirements under title 21. According to the HAPC Policies and Procedures Manual, the Commissions role is:

“This review provides the opportunity for the City to make comments and recommendations to the Kenai Peninsula Borough Planning Commission. The Kenai Peninsula Borough holds platting powers for the entire borough, both inside and outside the city limits. The Homer Advisory Planning Commission acts as an advisory body to the Borough Planning Commission on plat matters inside city limits and within the Bridge Creek Watershed Protection District.

The preliminary plat process allows an exchange of information between the subdivider, the Planning and Zoning Office, and the Commission. Proper utilization of the preliminary process should result in a recommendation of approval for the majority of the plats.”

The purpose statement of the Borough platting regulations states: “The purpose of this title is to promote an adequate and efficient street and road system, to provide utility easements, to provide minimum standards of survey accuracy and proper preparation of plats, and to protect and improve the health, safety and general welfare of the people. (KPB 20.04.010).”

What is required of a Subdivision this large? The developer by code must construct, at his expense, a road provide trail easements where supported by the Trails Plan, and install all utilities, including water mains, fire hydrants, sewer mains, power, gas line, and etc. The construction of trails, sidewalks, bike lanes, street lights and paving are optional. The developer must also meet any state and federal requirements, such as wetland permitting, but these are generally outside the City’s jurisdiction.

The City has very limited storm water control requirements, and has no power to require the developer to construct any improvement outside of the boundaries of the subdivision, including roads or storm water improvements. For example, in this subdivision, the developer will build all of South Slope Drive that is within the subdivision. However, the existing road is not constructed all the way to his property line. Therefore, if the City wishes to have a through street connection, the City will have to build that section of road. If the developer wishes they can build a road to city standards in a right of way outside of the subdivision boundary. Prior to the mid 1980’s, the City did not require the construction of dedicated streets. Many roads were platted but not constructed. This leaves the community with a legacy of streets that are not built and unconnected.

What is outside of code requirements that the developer plans to construct?

The developer plans to build Nelson Ave and Rhonda Street, connecting this subdivision to East End Road. Some utilities will also be extended in this area.

Will this subdivision be phased?

The developer can choose to phase the subdivision. Generally, for a large project, subdivisions are constructed in phases, but they can be built and platted all at once. The timing and number of lots in each phase is up to the developer. There is no Homer City code regarding these considerations.

What holds the developer to doing anything?

Before a lot can be recorded as part of a subdivision, all improvements must be constructed to that lot, including the road and all utilities. The developer consults with the Public Works Department to meet these requirements. When everything is constructed, Public Works issues a letter to the Kenai Peninsula Borough stating that the improvements are constructed and meet city code. Then the Borough can allow the subdivision to be recorded, making the plat an official document and the lots may be sold.

ANALYSIS:

This subdivision is within the Rural Residential District. In 2005, and 2013 the developer submitted a very similar subdivision layout. The 2005 and 2013 plats still have preliminary approval from the

Borough. The developer has submitted this new design, which reduces the number of lots, creates Lesa Lane, and reduces the area of wetland fill. This is his preferred alternative, and design documents have been submitted to ACOE and Public Works.

The plat generally meets the goals of the 2008 Comprehensive Plan, 2005 Homer Transportation Plan, and the 2004 Homer Non-Motorized Transportation and Trail Plan.

Road Connections

The 2005 Homer Transportation Plan, a part of the Comprehensive Plan, shows road connections each direction out of this subdivision (north, east, south and west). The developer has shown three road connections on this plat: north to South Slope Drive, east on Nelson/Ronda Ave to East End Road, and west to Anderson Street. From Anderson Street cars will travel on either Mountain View or Elderberry Drives. There is no proposed connection to the south. The surveyor and Public Works agree that a connection to Kallman Road is too steep to construct and would not meet City road standards.

Trail Connections

The Homer Non-Motorized Transportation and Trail Plan shows two general trail connections through this area. From South Slope Drive, one trail would extend south to the High School, and over to the Kallman Road/Kramer Lane area. The other would extend west. The proposed plat shows several trail connections, to meet the recommendations of the Comprehensive Plan. There is a trail easement on Owen Ct, between lots 55 and 56, providing access to Tract C, a park, which connects to the high school. There is another trail easement between the high school and Nelson Ave. Last, Tract A is a park lot and would provide access from Nelson Lane, south to Kallman Rd/Kramer Lane.

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.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat 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. Four park lots are shown. The applicant has stated they may be dedicated to the City of Homer.

- 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. Wetlands and drainages are shown.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. Separate design drawings for utilities and road construction have been submitted to the Public Works Department.

- 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. Design drawings have been submitted to the Public Works Department.

- 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. Design drawings have been submitted to the Public Works Department.

- 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. There are no known encroachments.

- 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:

Revised Final Plat Barnett's South Slope Subdivision – Quiet Creek Park

- 1) Provide provisions for a temporary turn around at top of Lesa Lane to for maintenance and emergency vehicles.
- 2) Show slope maintenance easements where the road embankment fill or cut slopes leave street right-of-way.

- 3) Show drainage easements where drainage improvements (culverts, etc.) extend outside of street right-of-way. Also show minimum 20' wide drainage easements on adjacent lots along drainage corridors to allow City access for future maintenance activities.
- 4) Label easement type between Lots 55 and 56. Are easements for electric, cable, telephone and gas shown on plans?
- 5) Recommend eliminating DRAINAGE EASEMENTS note and include acceptance of drainage and bank easements by adding the word "drainage/bank" to the TRAIL, UTILITY AND SLOPE EASEMENTS note.
- 6) Provide a 30' wide sewer easement from the top of Siri Court north to Shellfish Avenue.
- 7) Required subdivision improvements (Subdivision Agreement to be executed and plans showing all required improvements to be reviewed and approved by Public Works prior to the beginning of any construction):
 - a) Gravel roads on Nelson Avenue, Ronda Street, South Slope Drive, and Anderson Street (26' top width); and Owen Court, SIRI Court, and Lesa Lane (24' top width) constructed to City standards.
 - b) 8" water mains fronting all lots, with fire hydrants (every 500') constructed to City standards; 12" water main from intersection of Nelson/Owen east along Nelson and south to East End Road. City to pay oversizing costs.
 - c) 8" gravity sewer mains fronting all lots; small diameter pressure sewer mains in Owen Court.
 - d) Drainage improvements including road side ditches, cross culverts, permanent erosion control.
 - e) 6' wide gravel trail (with drainage improvements as required) in 10' trail easement.
 - f) Power, telephone, cable and natural gas service to all lots.
 - g) Monumentation per platting requirements and the Design Criteria Manual
 - h) Signage, including stop and street name signs.
- 8) Construction to occur in at least two phases, first phase being generally the eastern 2/3 with no road connection to Anderson.

Fire Department Comments: The obvious preference of the Fire Department would to have a secondary means of access and egress from the area. Absent that, there are no other fire department issues.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with comments 1-7 from Public Works.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Letter from Bill and Marianne Schlegelmilch
5. Aerial Map

SEABRIGHT SURVEY + DESIGN

Kenton Bloom, PLS
1044 East Road Suite A
Homer, Alaska 99603
(907) 235-4247 (& fax)
seabrightz@yahoo.com

September 28, 2017

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

RE: **Quiet Creek Park revised**

Dear Planning Department:

Seabright Survey + Design is pleased to submit this revised preliminary plat of **Quiet Creek Park**. This is a minor design revision of a dedicated ROW from a cul-de-sac to a through street on the easterly end of the project. In addition we have reduced to a net of 64 lots and added an additional park area. We have also reduced the wetland areas impacted to 0.48 acres, down from 2.1 acres. We are proud of the design and firmly believe this will be a beautiful subdivision in Homer.

We are providing you two each full size copies. Please find the PDF 11"x17" in an email for your review. We look forward to continue working with the City of Homer on this project within city limits. Thank you for your consideration. Please feel free to call with any questions or concerns.

Cordially,

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:

REVISED

Barnett's South Slope Sub Quiet Creek Park 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, November 01, 2017 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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

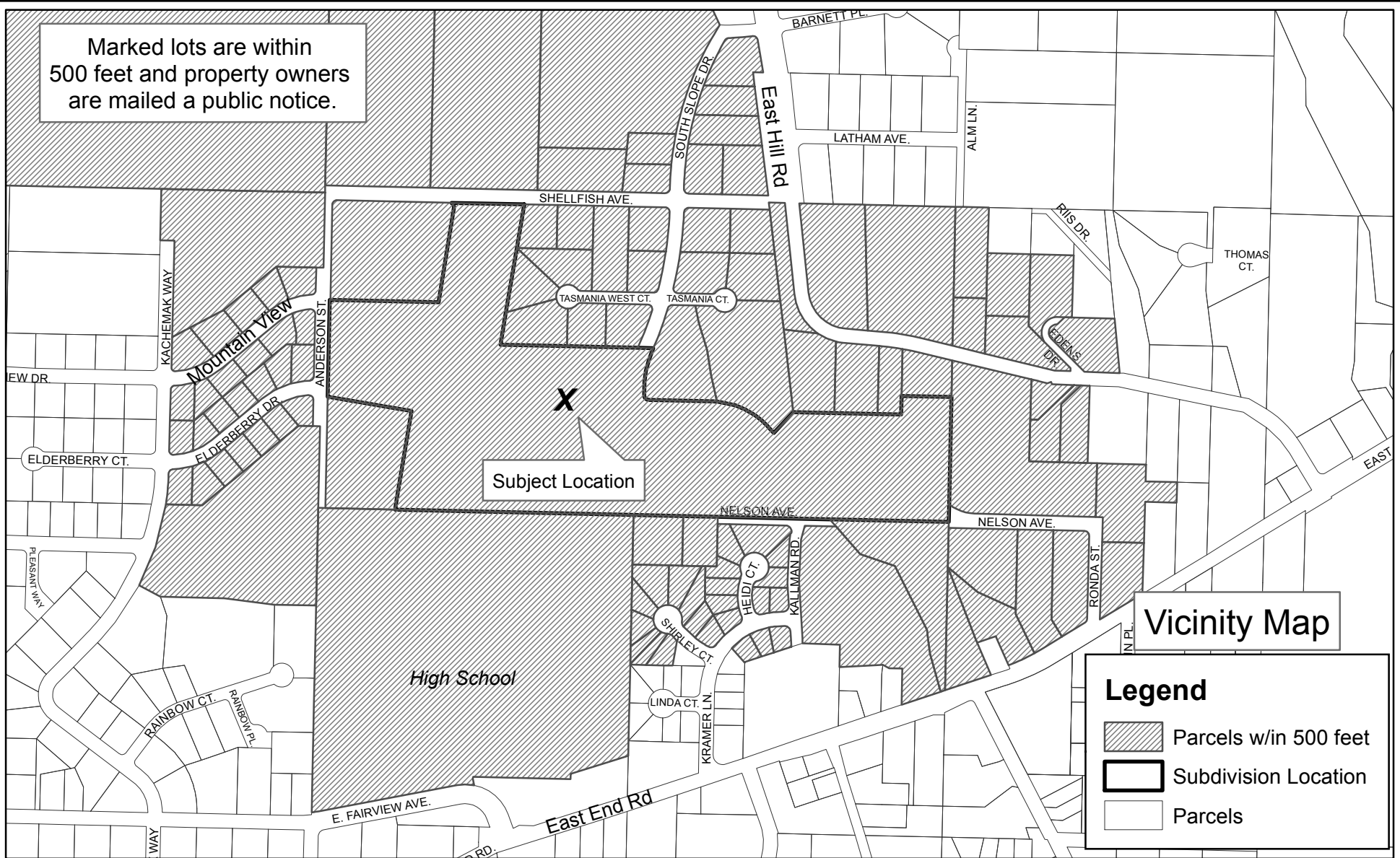
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

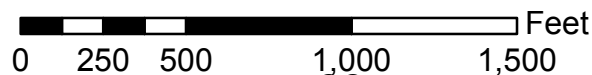
Marked lots are within
500 feet and property owners
are mailed a public notice.



City of Homer
Planning and Zoning Department

10/17/2017

REVISED
Barnett's South Slope Subdivision
Quiet Creek Park
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.

October 24, 2017

To Homer Advisory Planning Commission
City of Homer
Regarding: Revised South Slope Subdivision
Quiet Creek Park
Preliminary Plat

Dear Homer Advisory Planning Commission,

On October 21, 2017, we received an apparently revised plat for Barnett's South Slope Subdivision. We would like to point out to you that it is very unclear what is happening with this plat and what the proposed changes are, however, as we have asserted on numerous occasions over the 13 years or more that this subdivision platting issue has been ongoing, we would like to re-affirm our position on this development.

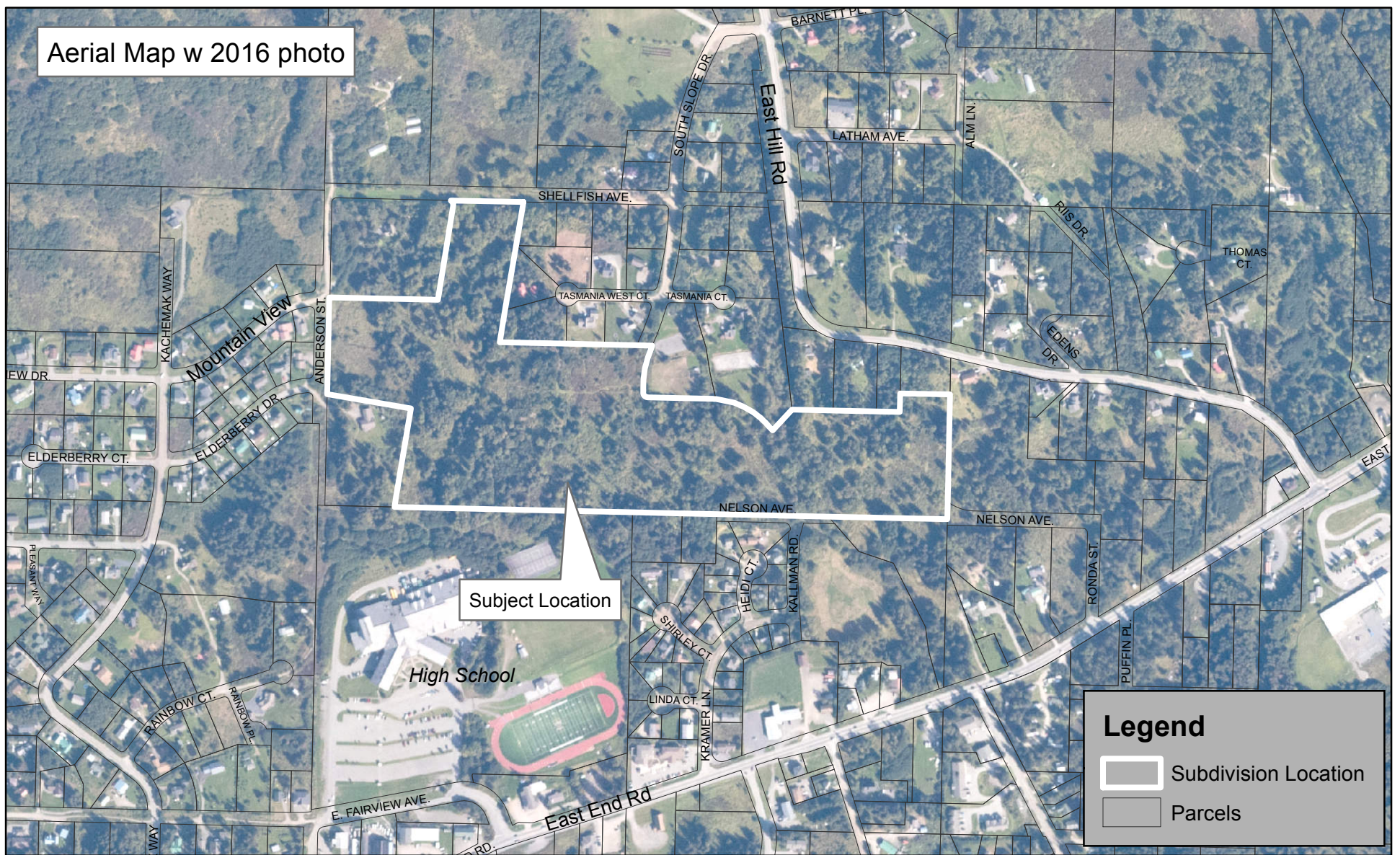
- 1) We are opposed to the development of high density housing in this ecologically sensitive area.
- 2) We believe that this development will negatively impact our quality of life, neighborhood security, and property values. We have already experienced significant increases in foot traffic and noise through our area following the waterline extension on Shellfish. The future development of Shellfish will negatively impact our traffic pattern as well.
- 3) To the best of our recollection, the neighbors on East Mountain View have unanimously opposed the routing of traffic down Mountain View and our understanding is this option was abandoned somewhere in the permitting process. Now access to Mountain View from Quiet Creek appears on the plat again. When, how, and why did this happen? Why must we continually re-visit the same issues, issues that will also be exacerbated by future development of Shellfish? Why are you not listening to those who will be most impacted by your decisions and are allowing the developer more rights than long-term property owners adjacent to his development?
- 4) We maintain that the routing of traffic down Mountain View will seriously compromise security, safety for all— particularly sacrificing the safety and security of the many walkers (some elderly) and young families who currently use this street on a regular basis. Is creating a corridor from East Hill and/or East End through to the already busy Kachemak Way, with its narrow, winding, and sharply curved steep path down to Pioneer really a smart idea? Is the city prepared to spend more money on re-vamping that intersection to accommodate the increased traffic? Long delays turning from Kachemak Way onto Pioneer are already the norm, and additional traffic will result in a major decrease in quality of life and resultant property values for our entire area, even those outside the arbitrary 500-foot notification area.
- 5) We assume that our neighbors on Elderberry mirror these sentiments and suggest that the west end of Nelson, as currently platted, be made a cul-de-sac and some other egress from Quiet Creek be platted.

Please listen to the many people who will be negatively impacted by this development and

- 1) Remove access to Mountain View from this plat and from future tie-in to Shellfish. Make East Mountain View a dead end or a cul-de-sac or make Nelson a cul de sac. For the future, consider routing Shellfish/ East End Rd. traffic through Quiet Creek or some new road adjacent to Quiet Creek. Let the developer absorb the added stress he is creating for existing property owners instead of shifting it to Mountain View property owners to satisfy his fervent need to develop an area that is largely wetlands for his own profits.
- 2) Restrict density in this development to lessen the impact on the environment and the wildlife who frequent the area.
- 3) Consider the major impact to flow of traffic at the corner of Kachemak Way and Pioneer and take immediate steps to mitigate this concern on what is already a corner with poor visibility due to an empty lot with tall weeds on one side and a busy restaurant that often allows on street parking partially blocking the lines of oncoming traffic on the other side.

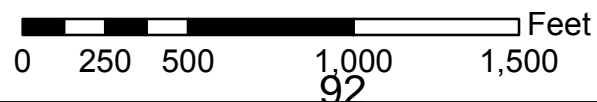
Respectfully,
William D. and Marianne Schlegelmilch
4470 Kachemak Way
PO Box 2086
Homer, Alaska 99603

Aerial Map w 2016 photo

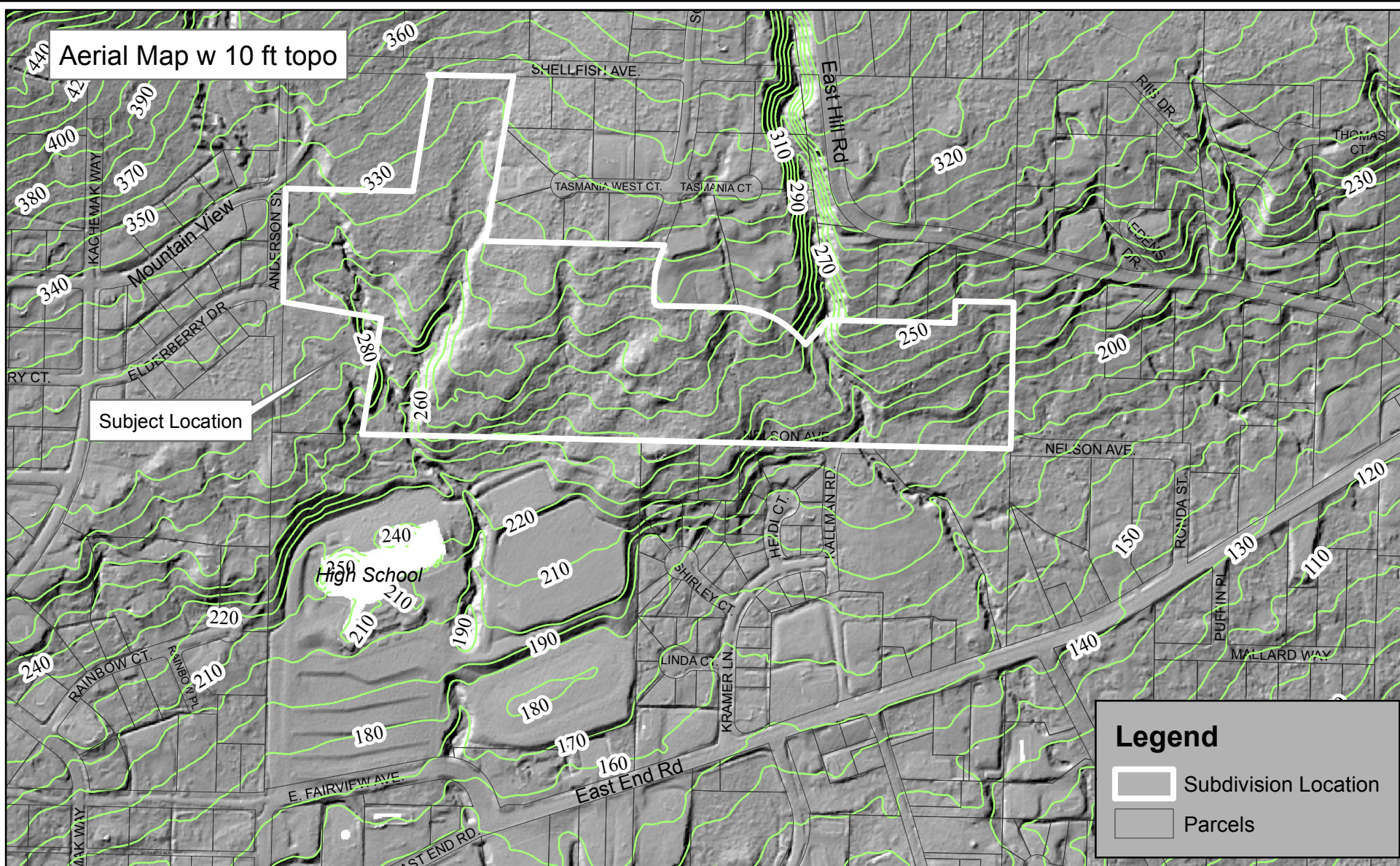


City of Homer
Planning and Zoning Department
10/17/2017

REVISED Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat



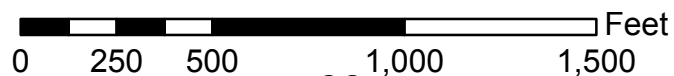
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City of Homer
Planning and Zoning Department

10/17/2017

REVISED Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat



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City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 17-89

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: November 1, 2017
SUBJECT: Comprehensive Plan Update Chapter 6 Public Services and Facilities

Introduction

The chapter has been amended according to the direction that the Planning Commission provided at the October 18th meeting. I am hoping I have captured the recommendations of the commission and would not expect a review as extensive as the last two.

Analysis

Most of the changes where minimal.

A review of the updates

Line 64 – apparatus and apparatuses are both plural, kept apparatus

Line 118 – removed “Due to low staffing”

Red type in water/waste water section need to be confirmed, if I can’t I will remove references.

Added implementation item 1-C-5. “replace/rehabilitate failing pipes” and adjusted numbering appropriately.

Line 250 – added “long term priorities”

Line 252 – added “continue maintenance”

Lines 275 – 287 removed “implementation items” and reformatted

Line 277 - added “projects”

Lines 346 – 355 reordered for clarity

Line 358 – changed “has an adopted...” to “has adopted...”

Lines 383 – 384 added sentence about the relation of storm water and peak flows

Line 429 - 439 removed “fiscal constraints...” reference and moved paragraph from short-term priorities

Line 454 – replaced the word “If” to “Should”

Line 471 – replaced “schools” with “recreation”

Line 472 – add Information technology to the list

Line 546 – replaced “Provide” with “Support”

Line 577 – added “over 100” when confirmed with IRS list of non-profits

Staff Recommendation

Please provide comments and recommendations

Attachment

Chapter 6 Public Services and Facilities working
Public Services and Facilities Implementation Table
Nonprofits spreadsheet (IRS)

■ CHAPTER 6 PUBLIC SERVICES & FACILITIES

Vision Statement: The City should strive to provide public services and facilities that meet current needs while planning for the future. The City wishes to develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Overview

Providing adequate, accessible community facilities, services, and infrastructure is a principal function of the City of Homer. Often, government effectiveness is somewhat measured by its ability to plan for and finance these facilities. The City of Homer has been successful in this role with a variety of high quality, well-managed community facilities and services. This chapter outlines actions needed to maintain and improve facilities and services as the city changes.

The City provides public water and sewer services, police, fire protection, and emergency services. It also operates and maintains the port and harbor, public library, parks, animal shelter, airport terminal, and recreation facilities. The Kenai Peninsula Borough and City cooperate to provide education, health care, and certain land use planning functions, solid waste disposal, and other human services such as assistance to senior citizens. Homer residents pay city and borough property and sales taxes to help cover the costs of these services and facilities. In addition, Homer has a wide array of community services that are provided and supported by a robust network of nonprofit organizations and community groups.

The first goal in this chapter focuses on actions to provide and improve the services and facilities for which the City is directly responsible. The second goal addresses activities that the City supports. The third goal identifies strategies for the City to work with partners to provide additional community services. Under each goal are objectives which further describe near-term priorities and long-term needs for the described public services and facilities.

This document identifies general goals for future improvements. Final decisions regarding if and when such improvements are made will be determined by the City Council, considering available funding, competing needs, and other factors. Responsibility to achieve the goals in this chapter, particularly the second and third goals, does not solely lie with the City of Homer. As with any community, it is the active participation, support, and motivation of individuals, businesses, non-profit and other organizations that creates a home for many generations to enjoy.

Summary of Goals

GOAL 1: Provide and improve city-operated facilities and services to meet the current needs of the community, anticipate growth, conserve energy, and keep pace with future demands.

GOAL 2: Seek collaboration and coordination with other service providers and community partners to ensure important community services are improved upon and made available.

GOAL 3: Encourage the broader community to provide community services and facilities by supporting other organizations and entities that want to develop community services.

Goals and Objectives for Public Services and Facilities

GOAL 1: Provide and improve city-operated facilities and services to meet the current needs of the community, anticipate growth, conserve energy, and keep pace with future demands.

Objective A: FIRE & EMERGENCY SERVICES – Maintain and improve the high level of fire protection and emergency services in Homer to respond to current and anticipated future needs.

Current Status

The Homer Volunteer Fire Department provides fire, rescue, and emergency medical services to the City of Homer and, when necessary, to areas outside of city limits through mutual aid agreements with neighboring fire service areas. The department also reviews new building development to ensure it meets certain emergency access criteria. The Department employs six staff. A volunteer core of approximately 30 individuals supports the department's staff. Staff and volunteers are trained in emergency medical services, structural firefighting, wildland firefighting, marine firefighting, and some specialty rescue services. Fire hydrant coverage extends throughout the majority of city limits. The city has achieved a fire insurance rating (ISO) of 4 in areas within 1,000 feet of the City's fire hydrants, resulting in significant savings in the cost of home insurance. Structures located more than 1,000 feet distant of a fire hydrant have an ISO rating of 4Y. Areas located more than five miles from a fire station are rated at an ISO of 10. The goal is to maintain the current ISO ratings as well as the 35-foot structure height limit until the adoption of regulation for allowance of taller structures that do not negatively affect ISO ratings.

The fire department manages two stations (one is unmanned) in the City of Homer as well as twelve apparatus. Kachemak City contracts annually with Homer for Fire and EMS services.

The majority of calls responded to by the department are for emergency medical services (85 percent). The 2017 adopted budget for the Homer Volunteer Fire Department was \$1,045,426, approximately 5 percent of the City's overall budget.

Near-term Priorities

The fire department's top priority needs relate to facility improvements and adequate staffing. The fire station was built in 1980 and upgraded in 1995 and again in 2017. Currently, the facility is being renovated. The renovation is expected to extend the life of the facility for 10 years. With the existing level of marine activity, there is a need for increased marine fire and rescue capacity. Notably, Homer often provides refuge/safe harbor to ships not normally scheduled to stop in port due to the nature of its location, orientation, and protected waters. Homer's economy is highly seasonal with larger call volume occurring the summer months. The City funded two seasonal positions in the Department to aid in responding to emergency calls. In 2017, the department hired an Assistant Fire Chief, a long vacant position. As Homer continues to grow and develop, the need for code enforcement capabilities is steadily increasing. Enforcement issues have been a concern for several years. Hiring a plans examiner and Fire Inspector will increase the city's capacity to meet demand. Presently this service is deferred to the State Fire Marshal's Office in Anchorage for commercial structures.

Implementation Strategies

Improve facilities

Evaluate expanding services and capabilities

Long-term Needs

There is a general need for greater capacity to respond to City demands. The timing and magnitude of this need will be driven by population increases within the City. In regard to marine activities, the Homer port is engaged in determining the feasibility of expanding the deep water port which, if implemented, would attract more marine cargo traffic. Firefighting capabilities should be evaluated in correlation with proposed harbor expansion. The fire department with the assistance of other City agencies should continue to address and update their emergency plans, such as the Local All-Hazard Mitigation Plan, as new technology and information become available.

Implementation Strategies

Evaluate marine firefighting capabilities

Establish reserves and correlate with equipment replacement schedule

Increase volunteer base and training opportunities

Objective B: LAW ENFORCEMENT – Provide ample law enforcement services to meet existing demand and anticipated future demands.

Current Status

Homer has a full service municipal police department and is responsible for emergency and police dispatch, patrol and criminal investigations, operating the Homer Jail and animal control.

Police Department staffing includes twelve full time police officers, seven full time dispatchers and six jail officers. Police officers attend a certified police academy and receive on-going training throughout their careers. Jail officers receive initial training through the state municipal corrections officer program. All officers are state certified. Dispatchers are primarily trained through an

intensive in-house training program and then receive advanced training in emergency medical dispatch and other areas. The department has been faced with recruitment problems which follow the national trend of less people being attracted to law enforcement jobs. Retention has improved in recent years. Retention is heavily impacted by wage parity with other agencies. The current vehicle fleet has many vehicles aged beyond any reasonable expectation of service.

The department's boundaries and responsibilities do not extend beyond the city limits. Homer Police officers do have enforcement authority throughout the state. The department has a very good working relationship with the State Troopers and the agencies support each other when necessary. The highest demand on the department is experienced during the summertime due to the large influx of visitors to the Homer area.

The crime rate in Homer is relatively moderate, consisting mostly of traffic offenses, property crimes and drug and alcohol related activity. In terms of major offenses, 80 percent of crime is related to vandalism and theft. Violent crime is very low. Homer Police officers face a very high caseload per officer. The caseload per officer is currently approximately 30 percent higher than any other agency on the Kenai Peninsula. In addition to criminal investigation, crime solving and general patrol work, officers also enforce city ordinances on a complaint call basis. Ordinance enforcement related to protecting Homer's fragile beach ecosystem has been a matter of significant public concern.

The public safety radio system is nearing the end of its useful life. Key components of it will no longer be supported by the manufacturer after 2018. It is imperative to begin replacing and updating the system as soon as possible.

There is a strong need to replace the building and grounds utilized by the Homer Police Department. The existing structure was built in the late 1970's. Department operations have outgrown the current building and it has serious personnel safety and health concerns. The existing site is too small to accommodate expansion or reuse. The city formed a Public Safety Building Review Committee in 2016 and made a proposal for a new fire and police combined facility. After voters failed to approve a bond measure for a combined police and fire facility, the council has been working on a fire station renovation and a scaled down version of the original police facility proposal.

The 2017 budget for the Homer Police Department is \$3,265,539, approximately 14 percent of the City's overall budget.

Near --Term Priorities

Implementation Strategies

Maintain authorized positions

Plan for equipment upgrade/replacement

Review staffing levels

141 *Plan for new facility*

142
143 **Long Term Needs**

144 To maintain the delivery of efficient, professional long term public safety services to Homer, the
145 Homer Police Department needs a stable work force supplied with a minimum of essential tools.
146 These tools include a well-maintained and adequate fleet, on-going training and personnel
147 development, current radio, computer, investigations and office equipment and professional
148 management and leadership. Maintaining wage parity with other law enforcement agencies
149 combined with proper equipment and leadership is a key factor in retaining workers and offering
150 them career stability. Computer and radio equipment age rapidly and quickly become outdated.
151 Obsolete equipment often does not interface properly resulting in increased workloads and
152 sometimes a complete failure in necessary interagency data transfer.

153 **Implementation Strategies**

154 *Determine action necessary to ensure a stable workforce*

155 **OBJECTIVE C: WATER/SEWER SERVICES** – Continue to provide high-quality water and
156 sewer services, anticipate future demand, and effectively guide Homer's growth with the
157 extension of water and sewer into areas identified in the land use plan.

158 **Current Status**

159 Public water and sewer service for the city of Homer is
160 City of Homer Department of Public Works (DPW). In July
161 Sewer Master Plan was completed for the City to provide
162 improvements and expansions for each of the utilities.
163 *master plan, approximately 64 percent of the occupied homes in the city are served by the water system*
164 *and approximately 54 percent are served by the sewer system.*



provided by the
2006, a Water and
guidance on future
According to the

165
166 **Water System**

167 Homer operates a Class A public water system. Water is supplied from a dammed surface water source
168 which forms the 35-acre Bridge Creek Reservoir. This is the City's sole water source; no other
169 groundwater wells or other surface sources are operated by the City. It is important to note that
170 groundwater in Homer is generally unsuitable for residential and commercial water wells due to low
171 yields, shallow groundwater, lack of a significant freshwater aquifer, and saltwater in wells. The City
172 established the Bridge Creek Watershed Protection District in an effort to preserve and protect the
173 city's drinking water. A study on the Bridge Creek Reservoir indicates that this source has capacity
174 limitations for supplying the community's water needs in the future, especially during dry years.

175
176 Seasonal summer population fluctuation and increased summer water needs cause summer demands
177 to nearly double the wintertime water production. During times when demand outpaces production,
178 water from the storage reservoirs must be used to meet peaks. Projections from the 2006 Water and
179 Sewer Master Plan report average winter water production is currently at 0.5 mgd and will grow to

approximately 1 mgd by 2025. Average summer demands are currently around 0.8 mgd and will grow to approximately 1.9 mgd by 2025. Peak summer demands are currently around 1.3 mgd and may grow to nearly 3 mgd by 2025.

A new water treatment plant became operational in 2009. Treated water is distributed and stored in three water storage tanks, which have approximately 1,750,000 gallons of operational capacity. AN additional tank is slated to come online in the near future. These water storage tanks serve as treated water reservoirs for community water demands and fire emergencies.

The water distribution system consists of approximately 53.5 miles of buried pipe. Pipe materials consist of cast iron, ductile iron, polyvinyl chloride (PVC), and high-density polyethylene (HDPE) pipe. Sizes of pipe range from 4 to 16 inches in diameter. The piping is generally confined to the lower areas of Homer except for two corridors which carry the water down from the reservoir to town. The concentration of the system to the lower areas of town is not a function of engineering but rather of the current density of development. Approximately 1,720 customers are served. There are also 411 fire hydrants connected to the city water distribution system.

Homer residents and businesses not on the public water system typically maintain their own wells or pay to have private contractors haul potable city water to a holding tank. Because groundwater sources are often difficult to find with sufficient production and water quality, many property owners not connected to the City's system choose to purchase hauled water. Water from Homer's reservoir is also hauled to many residences outside of Homer city limits. Bulk water hauled to holding tanks accounts for approximately 20 million gallons/year of the water production at the water treatment plant.

Sewer System

Homer operates a deep shaft wastewater treatment plant (WWTP). The wastewater plant capacity is 880,000 gallons per day for peak flow. Homer has an intra-city agreement with Kachemak City to provide sewer service. Currently, the WWTP treats an average daily flow of approximately 390,000 gallons per day. However, summer population influxes and intense rain storms which contribute to inflow and infiltration can substantially increase flow to the plant. A record of 1.7 million gallons per day has been recorded, but it is rare to see a flow of over 1.2 million gallons per day.

A study was conducted to better understand the inflow and infiltration contribution to Homer's wastewater plant. Inflow is defined as surface water entering the system from various sources (i.e., manhole lids, roof leaders, foundation drains, or connection to the storm water system). Infiltration is defined as groundwater entering the system through cracks, faulty connections, or other openings. The study found inflow and infiltration to be a significant contributor to the overall wastewater collected. During a typical rain storm as much as 3 percent of the overall collection may be attributed to inflow and infiltration. During major storm events it is thought that over 1 million gallons of flow may be attributed by infiltration and inflow.

The wastewater collection system consists of approximately 55.2 miles of buried gravity sewer mains. Pipe materials consist of asbestos concrete, ductile iron, and polyvinyl chloride (PVC). About half of the system is constructed with asbestos concrete pipe, especially in the oldest sections built in approximately 1970. These older sections of pipe seem to be major contributors to inflow and infiltration. Sizes of pipe range from 6 to 24 inches in diameter, with the majority being 8-inch size

mains. The sewer system serves a total of 1,366 customers, 956 of which are residential. Parts of Kachemak City are also served by the system under an intergovernmental agreement with the City of Homer.

Homer maintains seven sewage pump stations. Two additional lift stations serve private septic systems on the Homer Spit. Lift stations are used to pump sewage from topographical low points to higher portions of the gravity system. There are approximately 11.6 miles of force main pipe from the lift stations. Force main pipes are constructed from ductile iron or high density polyethylene pipe (HDPE) and range from 3 to 6 inches in diameter.

Many Homer residents and business owners not connected to the piped community system use on-site wastewater disposal systems. According to the Master Sewer and Water Plan, 47 percent of residents have on-site systems. Soil conditions and perched groundwater levels in Homer are not ideal for on-site systems and many are believed to function poorly.

Near-term Priorities

Demand for water will continue to rise as the community grows and as the outlying areas grow, since Homer's water is hauled to residences outside city boundaries. Water conservation measures can help reduce demands on the City's finite supplies, and also reduce demands on the City sewer system and individual septic systems.

Implementation Strategies

Support measures that conserve water use

Reduce inflow

Consider actions to meet future demands

Long-term Priorities

The sewer system is judged to have adequate capacity to meet projected needs and does not require any major improvements. Continued maintenance of 30-year-old sewer treatment plant.

Objective D: PORT & HARBOR—Continue to improve the infrastructure and services of the Port and Harbor to improve its position as an important regional port and harbor facility.

Current Status

The City of Homer owns and operates much of the land and associated facilities on the Spit. As of 2007, the Port and Harbor Department manages and maintains the Homer Small Boat Harbor with approximately 1,000 boat stalls, the Pioneer Dock where the US Coast Guard and Alaska State Ferry moor, the commercial Fish Dock which processes over 20 million pounds of commercial fish annually, the Ice Production Plant which produces several thousand tons of ice, the Fish Grinding Facility, and

the Deep Water Dock. The department operates as an Enterprise Fund financially supported by user fees.

The Port and Harbor facilities are a critical component to Homer's economy. The Small Boat Harbor is the largest single basin facility in Alaska. Commercial fishing is a large, but often unseen enterprise. Many of the boats that operate out of the Homer port are million dollar businesses; however, their fish is either landed elsewhere or quickly moved out of town. Only a small percentage is processed locally. Sport fishing is also a large economic generator in Homer, playing a key role in tourism activities. A multitude of charter companies are based out of the Small Boat Harbor. The Port and Harbor is engaged in a delicate balancing act of trying to accommodate the needs of many user groups. Land must be maintained for marine related industrial activities which support the fishing industry and freight and shipping activities, while providing space for recreational and tourist activities.

The Port and Harbor employs 18 staff members, both full and part-time. Their 2017 budget was \$4,782,246.

Near-term Priorities

Many of the projects outlined in Homer's Capital Improvement Program 2018-2023 relate to Port and Harbor activities. Two of the top five projects are found in the FY 2019 State Legislative Priorities list are Port and Harbor Projects:

Homer Large Vessel Harbor. This new facility would augment the existing harbor which is used beyond capacity and currently has a wait list with over 203 names on it. Boats can be accommodated only by "rafting," tying boats to other boats. In some instances crabbing boats are tied up three deep to the dock. Operating in this manner increases liability for the department and reduces the life of the docks.

Barge Mooring & Large Vessel Haul Out Repair Facility. This project provides safe moorage and an associated uplands haul out repair facility for large shallow draft vessels.

Long-term Needs

Many of the Port and Harbor's long-term needs are addressed in the Homer Spit Comprehensive Plan. The Homer Spit Comprehensive Plan has been adopted by reference as comprising the Homer Comprehensive Plan.

Implementation Strategies

See Homer Spit Comprehensive Plan

Objective E: PARKS & RECREATION - Identify resources needed to operate parks, recreation facilities and recreation programs, enhance City and community-sponsored year-round recreational facilities and programs to serve people of all ages, and support citizen efforts to maintain environmental quality and public use of beaches through the Beach Policy.

Current Status

The City of Homer provides municipal parks and recreation services through two separate departments: the Parks Maintenance Division under Public Works and Community Recreation under Administration. The Parks division maintains and is responsible for daily operations associated with the City's summer campgrounds, parks, playgrounds, restrooms, and cemetery facilities. The Community Recreation Division is responsible for providing community based educational and recreational programming for community members of all ages. Through a partnership with the Kenai Peninsula Borough School District, Community Recreation is able to utilize the Borough owned fields and facilities located at both the Homer Middle and High Schools. Currently 4.73 FTE's are budgeted for Parks (facilities), and 1 FTE for community recreation (programming). There is also a desire to better coordinate all efforts through a combined Parks and Recreation Department.

- Long term, both parks facilities and programming need secure funding. One idea for facilities is to create an endowment fund, where city fund could be leveraged to allow private citizens to donate to it for the ongoing maintenance and improvement of the City's park system, thereby relieving some pressure from the City for parks. Alternately, the funds could be used as grants to support other organizations in their efforts to provide facilities. The community needs to weigh in on using public funds for private facilities. On the one hand endowment funding will help keep existing partner facilities open, and possibly allow for new facilities, but at the same time public parks need adequate funding as well.

The City's Public Art Program and public beaches fall under the purview of the Parks, Art, Recreation and Culture Advisory Commission. *Arts activities are addressed in Chapter 8, Economic Development.* The City has an adopted Beach Policy, which has historically been updated about every 7 years, generally in response to new or unresolved ongoing problems. As new challenges and opportunities arise, this document will need to be updated and the city will need to fund any plan implementation strategies.

Near term

Implementation Strategies

Seek out strategies that enhance facilities and programs

Mid term

A particular challenge is ensuring residents from all sectors of the community have access to programs and facilities. In addition to providing programs and facilities for which the City is directly responsible (e.g., campground, trails), Homer has a hardworking sector of volunteers, nonprofit recreation organizations, and private businesses that provide recreational activities. The City will need to continue to partner with organizations and businesses for Homer to continue to enjoy the wealth of facilities and programs currently available.

Implementation Strategies

Pursue partners to maintain and expand recreational opportunities

Long term

In 2015, the City completed the Park, Art Recreation and Culture Needs Assessment (PARC). The goal of the needs assessment was to determine the resources and prioritize the needs for the community concerning parks, arts, recreation and culture facilities and programs. One desired improvement identified by many Homer residents is a multi-use, year round community facility. The PARC Needs Assessment identifies a range of activities that need indoor recreation and performing arts space, although no one facility would likely accommodate all the desires. The City's role in a community recreation facility includes providing political support for the establishment of the facility and assisting to secure space in an existing building or a site for the proposed facility. It is possible that a public private partnership is more advantageous to the community, such as a combination hotel and convention center. In the absence of a private or non-profit sector partner, the community will need to identify the priority uses, and thus building design, as one of the first steps. A working example of a successful partnership is the development of the South Peninsula Athletic and Recreation Center (SPARC). This facility relied on many donors (including the city of Homer), a \$1 a year land lease from the borough, and many volunteers hours to get the facility up and running. In the near term, the City can continue to rely on existing facilities and a collaborative approach to host performing arts events, cultural activities, community meetings, conferences, and conventions. *See also Chapter 8, Economic Development.*

Lastly, the City of Homer has adopted a beach policy. As new challenges and opportunities arise, this document will need to be updated and the city will need to fund any plan implementation strategies.

Implementation Strategies

Consider the ability of the city to support a Community Recreation Center

Implement and review beach policies

Objective F: STORM WATER CONTROL – Provide for current and future needs and explore options for expanding the quality and extent of storm water control.



Current Status

The majority of Homer's storm water is channeled and drained through an open ditch system. Only the downtown and Old Town area have storm drain lines, specifically along Pioneer Avenue and Main Street. In total, the City maintains approximately 3 miles of storm sewer and associated catch basins. There is one oil/water separator facility, at the intersection of Bartlett and Pioneer Avenue. The State Department of Transportation maintains drainage along state roadways. Homer's storm water outflow is located just north of Bishop's Beach. This outflow has not yet reached the threshold which would require monitoring the quality of discharge under NPDES rules.

Currently, drainage needs for large parcel development are dealt with individually, by the developer. Homer's design criteria manual for subdivisions does not address on-site storm water management. However, in the city's denser commercial districts, the zoning code does have provisions requiring developers to prepare storm water management plans. In some recent subdivision developments, property has been dedicated for retention ponds and related facilities due to wetland permit requirements from the Army Corp of Engineers. Better storm water management can help reduce the amount of inflow into the sewer treatment plant and reduce peak flows.

Near-term Priorities

The City should develop a long-range plan for stormwater drainage to foster appropriate development and meet increasing federal and state water quality standards. The plan should set a strategy for most efficiently meeting city stormwater needs, incorporating on-site infiltration when possible.

Implementation Strategies

Plan and implement additional strategies for addressing stormwater

Long-term Needs

Currently significant areas of the city are not served by storm drains. As the amount and intensity of development increases, the percentage of community covered by impervious surfaces will grow and the City will need to develop new, more active stormwater management strategies. Homer's topography lends itself to drainage issues with highly erodible bluffs and slopes. An effective strategy is to use on-site stormwater infiltration management techniques coupled with limiting development on steep slopes. Under this approach, future subdivisions and other large development projects will retain open space within their boundaries for stormwater collection and infiltration. In addition, development will need to limit impervious areas such as paved driveways and paths to reduce the quantity of runoff and provide more areas for infiltration. Increased reliance on on-site management of stormwater is consistent with the general intent of federal water quality standards, focused on reducing non-point source pollution. Open space areas for stormwater infiltration should become part of Homer's green infrastructure network and could double as space for recreation, community gardens, and similar amenities.

Objective G: LIBRARY– Maintain Homer's first-class library facility and continuously build on the high-quality library services to meet current and projected needs.

Current Status

In the ten years since the new Homer Public Library opened in 2006, use of the facility and library services has increased dramatically. Between 2008 and 2015, circulation of library materials grew by 43%, rising to 142,178 items. The number of people using the library's study rooms rose 19%, while use of the meeting room increased 35%. Attendance at children's story times grew by 63%. Fortunately, the library enjoys wide community support, as reflected in the fact that volunteer hours rose as well, by 48%. Since the closure of Homer's Boys and Girls Club in 2013, the library has seen a significant increase in the number of children using the library after school. Tourists and transient workers use the library



heavily during the summer months. Winter, traditionally a slower time at the library, has also seen increased activity in recent years, on par with the summer months.

The library building is approximately 17,000 square feet and houses about 45,800 titles with a capacity for up to 47,000. The library offers 26 public computers with internet access, wireless internet, and cabled connections in study rooms and carrels. The library employs six full-time and three part-time staff. The Friends of Homer Library and numerous other volunteers support library operations.

Resources to support the library come from the City's general fund, the majority of which is from sales and property tax revenue, a small annual grant from the State of Alaska, and extensive local support from the Friends of Homer Library. The Friends of Homer Library is a nonprofit organization which provides resources for many library programs as well as occasional one-time equipment purchases not provided for in the city budget.

When economies tighten, library use increases because individuals are less able to afford to purchase internet connections, computers, books, and DVDs. More people use library computers to seek employment, higher education, and training. Especially during difficult economic times, the public library plays a crucial role in equalizing access to information, government, jobs, and educational resources.

The facility currently accommodates the existing level of usage with moderate conflicting demands for space or services; however, if current trends continue, the ability to provide the access to information, materials, programming, and workspace requested by the community will be challenged.

The 2017 library budget for the City of Homer is \$935,696 approximately 4.2% of the City's overall budget. This included an annual building loan payment of \$99,824. The City Council has since paid off the balance of the loan.

Short-term Priorities

Technology: The use of computers and other digital devices to access information and reading material continues to expand. The library's public computers and wireless network are used extensively (49,406 sessions in 2015). The current public-use computers, as well as the video conference equipment, are near the end of their useful life span. A depreciation/replacement reserve fund is crucial to replace this essential equipment as it ages.

Staff: On-going training is essential to keep current on new technologies as they arise in order to implement best practices regarding technology, as well as to assist the public of all ages.

Implementation Strategies

Keep current with the demands of new technology

Mid and long-term Priorities

The library building was intended to provide capacity to serve projected demand for 20 years. With significant increases in library use and demand for services at the ten-year mark, meeting the demand at 20 years may be challenging. Should the demand at the library continue to increase beyond projection, it will be necessary to evaluate options for provision of services into the future.

Implementation Strategies

Consider the strategies to address the demand for library services

Objective H: ADMINISTRATION – Provide adequate administrative services and associated facilities to meet current and anticipated future administration demands on the City of Homer.

Current Status

The City Manager's office is responsible for overall administration including property, personnel, budget and finance, planning and enforcement of ordinances, as well as implementation of policy directed by the City Council. The offices of the City Manager, City Clerk, Planning, Library, Community Recreation, Information Technology and Personnel comprise the City's administrative services. The Finance Department is a stand-alone department. The Public Works Department is located separately from the City's administrative offices; however, it also provides essential administrative functions.

City sales tax, transfers from other funds, and real property taxes make up of the majority of City revenue. The 2017 City budget is based upon a 4.5 mill property tax rate. The City levies a sales tax of 4.5 percent.

GOAL 2: Seek collaboration and coordination with other service providers and community partners to ensure important community services are improved upon and made available.

Objective A: SOLID WASTE – Reduce waste and lessen the impact on the environment. Establish and maintain a workplace recycling program. *See also Chapter 9.*

The Homer Transfer Facility (HTF) is located at Mile 169.3 Sterling Highway, north of town. It is owned the Borough and operates under private contract. The HTF receives municipal solid waste, construction/demolition, land-clearing waste, wastewater treatment plant sludge from the City of Homer, and recyclables.

The HTF was constructed in 2013 and replaced the Homer Baling Facility (HBF). Refuse collection is taken care of by private business and individual residents who haul their own waste to the landfill. Recycling of a variety of consumables is available in Homer; specifically, newspaper, corrugated cardboard/brown grocery bags, glass, aluminum cans, mixed paper, tin cans, number 1 and 2 plastic, used oil, and batteries. Several local private stores offer recycling drop-off. In addition, some individual facilities such as the Islands and Ocean Visitor Center offer recycling receptacles alongside rubbish bins.

Implementation Strategies

Support policies that reduce the amount of trash transferred from Homer

Objective B: ARTS & CULTURE – Sustain and support Homer’s robust arts and cultural traditions.

Homer has a tradition of fostering arts and cultural activities. These greatly contribute to quality of life and provide economic benefits to the community. *See Economic Vitality Chapter for specific recommendations.* While the City is not the primary party responsible for continuing and expanding cultural activities, it can be a helpful partner.

Community comments expressed during the process of preparing the 2008 City of Homer Comprehensive Plan showed strong support for supporting arts and cultural opportunities in Homer. *See Homer PARC Needs Assessment.*

Objective C: VISITOR SERVICES – Provide and sustain public services and facilities to serve visitors.

Out-of-town visitors are a major local economic generator. Many of the facilities and amenities described in this plan reveal reasons for Homer’s rich tourist activity. Visitor attractions such as the Islands and Ocean Visitor Center, activities, and events abound in Homer. The Homer Chamber of Commerce offers a Visitor Information Center at 201 Sterling Highway. The City supports the Chamber’s visitor activities with a 2017 contribution of \$51,000 for tourism marketing. On a broad level, the City works to maintain and improve the attractiveness of the community as a visitor destination through land use, infrastructure, and circulation policies; for example by improving the character of downtown and the Spit. These policies are described elsewhere in this plan. *See Economic Vitality Chapter for specific recommendations relating to visitor services.*

Objective D: HEALTH CARE – Support and encourage health care to provide exceptional cradle to grave services and keep pace with the changing needs of Homer’s community. See Economic Vitality Chapter.



Current Status

Homer offers a range of health care service options. Homer has a major hospital facility, South Peninsula Hospital, which is Borough-owned, operated by a nonprofit management board, and part of a borough service area. Homer also has a state funded Public Health Center. This nurse-run facility offers immunizations, health education programs, and infectious disease control, among other services. Seldovia Village Tribe also operates a health care facility. South Peninsula Behavioral Health Services, Inc. is Homer’s primary outpatient and emergency services provider of mental and behavioral health service and support. Homer has seen an increase in medical services that has expanded the opportunity for care and recovery from an increasing range of medical procedures. The Homer City Council has participated in discussions about substance abuse and has recognized the opportunity to address strategies that might assist those addicted or at risk of addiction.

Implementation Strategies

Respond to local demands for service

Objective E: SENIOR SERVICES – Keep Homer an attractive place to live for people at all stages of life by providing and supporting public services and facilities to serve the senior population.

Current Status

Many features make Homer attractive to this growing segment of the city's population, including a relatively concentrated downtown with some walkable areas, senior center, library, university, hospital, doctors, and other health care providers. The community has an effective, active nonprofit agency which provides services to Homer's seniors including assisted living and long-term care.

Implementation Strategies

Support senior services

Objective F: YOUTH SERVICES – Enhance year-round opportunities for youth to be stimulated and engaged in safe, fun, healthy activities.

Current status

See City of Homer PARC needs assessment

Implementation Strategies

Support a variety of activities geared toward youth

Objective G: EDUCATION – Support high-quality education in Homer and enhance and sustain lifelong learning opportunities.

Current Status

The City of Homer partners with the Borough to use school facilities for the Community Recreation programs in which school buildings are used to provide recreational, educational, social, and cultural activities to the entire community after school hours and in the summer. School enrollment for Homer and the entire borough has been declining in recent years, with attendant loss of programs.

The University of Alaska Anchorage (UAA) provides postsecondary education, continuing education, professional development, and vocational training to Homer residents. The University also provides K-12 and public education programs, workshops and trainings through the Kachemak Bay National Estuarine Research Reserve. There is a community consensus that UAA expansion would lead to widespread economic and cultural benefits for the area. Development of student housing will allow the Kachemak Bay Campus (KBC) to attract students to Homer, thereby promoting Homer as a "college town." The Economic Vitality Chapter identifies specific actions to support Homer's post-secondary educational system.

Homer offers additional educational opportunities to both residents and visitors through various business and nonprofit agencies and has become a popular destination for seminars and learning programs. For instance, many marine related educational programs are offered through the Alaska Islands and Ocean Visitor Center, which is the headquarters for the Alaska Maritime National Wildlife Refuge. The Center for Alaskan Coastal Studies also offers a broad menu of educational programs attracting participants from across the state.

Implementation Strategies

Support educational opportunities in Homer

1. Continue to partner and work to support efforts of the Kenai Peninsula School District.
2. Monitor state education funding if school enrollment continues to decline.
3. Continue active support of the expansion of the KBC.

GOAL 3: Encourage the broader community to provide community services and facilities by supporting other organizations and entities to develop community services.

In many communities there is a disconnect between the services and facilities area residents would like the City to provide and the capacity for providing those programs with current City resources. Homer has the benefit of over 100 nonprofit entities operating within its borders. Supporting their successes and partnering when possible will further improve City operations.

Implementation Strategies

Encourage and support shared goals with communities groups

1. Continue to work with residents and businesses to better understand community priorities, and to the extent possible, find resources to meet these needs.
2. Continue to work with citizen groups and nonprofit organizations which play a large role in providing desired services in Homer.

Objective A: Increase the City's capacity to provide and expand community services. Improve the synergy between the City and other community partners.

Implementation Strategies

Residents and businesses will continue to have high expectations for the public services and facilities available in the community. To meet the needs and desires of Homer residents, a strong partnership between the City and community partners will help to bring services and projects to the community beyond what the City can achieve on its own. The following actions will strengthen this partnership and expand the capacity to provide services:

1. Increase the net revenues coming into the city, through managing costs and expanding the community's tax base.
2. Improve the ability of the City to provide technical assistance for community organizations seeking to expand their services. The primary steps the City can take to help these

organizations is to provide information regarding possible sources of funding for community service projects and to express support for specific fund raising efforts by writing letters when requested and through this comprehensive plan.

3. Continue to create incentives for other organizations to take a lead in community services by providing small matching grants, limited technical assistance, and the option to use city land or facilities at reduced rates.
4. Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.
5. Create an environment in which Homer's robust nonprofit community can thrive and respond to needs not met by the City.

Public Services and Facilities Implementation Table

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Fire & Emergency Services				
1-A-1 Construct new building and training facility.		x		City
1-A-2 Maintain personnel funding	x			City
1-A-3 Hire Fire Marshal/Code Examiner.	x			City
1-A-4 Increase marine fire/emergency response capabilities.		x		City, Port & Harbor merchants & patrons
1-A-5 Increase volunteer core to 50 people.		x		City, community volunteers
1-A-6 Establish an adequate on-going annual budget for replacing or refurbishing essential equipment.		x		City
1-A-7 Evaluate capacity to respond to emergencies associated with possible expansion of harbor or neighboring waters.		x		City
1-A-8 Increase training opportunities.	x			Fire Department
1-A-9 Update Emergency Operations & Hazard Plans.		x		City

<i>Police Department</i>				
1-B-1 Retain and recruit to maintain full staffing levels	x			City
1-B-2 Address retention and recruitment issues, and retain a competitive compensation package.	x			City
1-B-3 Implement a reasonable vehicle replacement plan.	x			City
1-B-4 Hire dedicated Homer Spit Officer for summer months.	x			City
1-B-5 Pursue grants and city funding to upgrade and replace radio system	x			City
1-B-6 Construct new building.	x			City
1-B-7 Ensure adequate on-going funding			x	City
1-B-8 Maintain aggressive training program in all divisions			x	Police Department
1-B-9 Communicate department needs with community leaders			x	Police Department/Admin.

<i>Water and Sewer</i>				
1-C-1 Institute a community water conservation program and provide incentives.	x			City
1-C-2 Support the installation of low flow plumbing fixtures as well as the encouragement of landscaping	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
using natural vegetation that does not require extensive irrigation.				
1-C-3 Determine and plan for some limited near-term sewer system improvements that include sewer system main repair and rehabilitation for reduction of infiltration.	x			Public Works
1-C-4 Enact an inflow reduction program.	x			Public Works
1-C-5 Replace/rehabilitate failing pipes	x			Public Works
1-C-6 Identify an additional water source for use in the next 10 to 20 years. An important consideration is that the location of any new source could have implications for land use development in Homer.			x	City
1-C-7 Enact a better cost-share plan for the extension of water and sewer services.		x		City
1-C-8 Construct water and sewer lines to developed properties as demand warrants.			x	City

<i>Port and Harbor. Also see Homer Spit Comprehensive Plan</i>				
1-D-1 Develop large vessel harbor		x		City
1-D-2 Develop barge mooring & large vessel haul out facility	x			City

<i>Parks and Recreation</i>				
1-E-1 Research the year-round and seasonal staff needs to maintain and operate city park facilities and programs. Increase staffing and volunteer involvement as needed to provide basic City services.	x			City
1-E-2 Expand and promote the "adopt-a-park" program in which local businesses, service organizations, or youth groups care for a particular park.	x			City
1-E-3 Establish a park endowment fund through the City or in partnership with the Homer Foundation.	x			City
1-E-4 Conduct a cost benefit analysis on creating a unified Parks and Recreation Department that combines the Community Recreation and Parks Maintenance Division.	x			City
1-E-5 Maintain a balance between natural and manicured park development.	x			City
1-E-6 Create structure for public/private partnership grants for operations.	x			City
1-E-7 Partner with other organizations to continue providing programs and facilities.	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
1-E-8 Continue to work with the school district and borough to maintain and expand the partnership for community use of their infrastructure for recreational purposes.	x			City
1-E-9 Every 5-10 years, assess whether available park and recreation facilities and programs are meeting demands, from inside and outside city limits.		x		PARC Commission
1-E-10 Pursue financial strategies that leverage City tax dollars to build public recreation facilities.			x	City
1-E-11 Use the Capital Improvement Plan, city budget, bond measures and partnerships with other organizations (such as Little League) to lobby, fundraise and build public recreation facilities			x	City
1-E-12 Establish Community Recreation Center; define what is needed as part of this facility, what gap it will fill, what purpose it will serve, and how operations and maintenance will be funded.		x		City
1-E-13 Support the policies and recommendations of the Beach Policy document.	x			City
1-E-14 As the need arises, update the beach policy and implement the recommendations.		x		City
1-E-15 Discourage right-of-way and public access easement vacations to the beach.	x			City
1-E-16 When opportunities arise, enhance or improve public access to the beach at public access points.		x		City

<i>Storm Water</i>				
1-F-1 Review storm water design criteria	x			City
1-F-2 Develop storm water master plan	x			City
1-F-2 Adopt area wide storm water management standards.	x			City
1-F-3 Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions.	x			City
1-F-4 Enhance stream channels with the creation of ponds, wetlands, and different habitats that allow for trail systems, water bird habitat, overflow surface water and storm water collection.	x			City
1-F-5 Encourage on-site storm water infiltration management.			x	City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
1-F-6 Maintain existing systems	x			Public Works
1-F-7 Create public announcements concerning storm water control.	x			City

<i>Library</i>				
1-G-1 Create technology fund.	x			City Council, Administration
1-G-2 Maintain training schedule.	x			Library administration
1-G-3 Continue to report usage and demand for services to the City Council.	x			Library administration/LAB
1-G-4 Track demand for space and share information with others providing community meeting spaces.	x			Library administration/LAB
1-G-5 Identify and explore funding opportunities for operations.		x		LAB/Friends of the Library
1-G-6 Evaluate appropriate levels of service in relation to probable budget scenarios.		x		Library administration/ City Council
1-G-7 Keep abreast of and comment on neighborhood developments.			x	Library administration/LAB

<i>Solid Waste</i>				
2-A-1 Demonstrate City leadership by encouraging recycling within municipal departments.	x			City
2-A-2 Develop or partner with other organizations to create a public education program to encourage recycling within the community.	x			City
2-A-3 Work with the Borough to develop future strategies for waste disposal.	x			City
2-A-4 Partner with others to reduce city waste stream.	x			City

<i>Health Care</i>				
2-D-1 Support activities that increase the ability to respond to intensive behavioral health needs of the community, including residential needs for behavioral health consumers of all ages, by looking at the possibility of developing a residential behavioral health facility, particularly for children and youth, located in Homer.	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
2-D-2 Support the continuation of KBC's course and degree programs in the allied health occupations, to provide a trained labor force for health care facilities	x			City
2-D-3 Support local and regional strategies that address the substance abuse and prevention.	x			City
2-D-4 Continue to support the South Peninsula Hospital via the Kenai Peninsula Borough and the South Peninsula Kenai Hospital Service Area.	x			City
2-D-5 Support increased local educational opportunities in health care fields, including KBC, that create opportunities for residents to fill these medical industry jobs.		x		City
<i>Senior Services</i>				
2-E-1 Retain attractiveness as a community that appeals to all ages, from youth through retirement.	x			City
2-E-2 Require that all public facilities be accessible by senior citizens and individuals with disabilities in accordance with ADA requirements.	x			City
2-E-3 Provide amenities and access for seniors in public facilities developed by the City.	x			City
2-E-4 Encourage and/or create incentives that encourage private businesses to make every effort to provide ADA compliant facilities and/or improve accessibility for the senior population.	x			City
2-E-4 The city, through its land use decisions, will continue to improve the walkability of the downtown core to make the community more habitable and friendly for seniors and for those with disabilities.		x		HAPC
<i>Youth Services</i>				
2-F-1 Promote a healthy lifestyle by increasing activities available for youth.	x			City
2-F-2 Support the efforts of Homer organizations that offer a variety of programs for youth.	x			City
2-F-3 Encourage efforts to remove barriers to youth participation.	x			City
<i>Education</i>				
2-G-1 Continue to partner and work to support efforts of the Kenai Peninsula School District.	x			City
2-G-2 Monitor state education funding if school enrollment continues to decline.	x			City
2-G-3 Continue active support of the KBC.	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	

<i>Community Capacity</i>				
3-A-1 Continue to work with residents and businesses to better understand community priorities, and to the extent possible, find resources to meet these needs.	x			City
3-A-2 Continue to work with citizen groups and nonprofit organizations that play a large role in providing desired services in Homer.	x			City, Community
3-A-3 Increase the net revenues coming into the city, through managing costs and expanding the community's tax base.	x			City, Community
3-A-4 Improve the ability of the City to provide technical assistance for community organizations seeking to expand their services. Provide information regarding possible sources of funding for community service projects. Express support for specific fund raising efforts by writing letters when requested and through this comprehensive plan.		x		City
3-A-5 Continue to create incentives for other organizations to take a lead in community services by providing small matching grants, limited technical assistance, and the option to use City land or facilities at reduced rates.		x		City
3-A-6 Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.	x			City
3-A-7 Create an environment in which Homer's robust nonprofit community can thrive and respond to needs not met by the City.			x	City



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Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: October 25, 2017
SUBJECT: October 30 City Manager's Report

Community Jail Contract

I have signed an amendment to the community jail contract for state FY2018 (current year). In this amendment the Homer Police Department has agreed work with the Department of Corrections on pre-trail monitoring. This will require additional training for staff and new software. It represents approximately \$10,000 in additional revenue for this contract year. The Department has expressed excitement about this opportunity to partnership as a first step. They have proposed a number of additional duties that they would like communities to take on, however it will likely require at least one additional full time staff. The City is hopeful details of the proposal for additional duties can be worked out and result in a mutually beneficial partnership.

Alaska Port and Harbor Association (APHA) Recognized City Staff

The APHA handed out awards at their annual conference this month. Deputy Harbormaster Matt Clarke was awarded Employee of the Year for his commitment to safety, improving work flow and overall outstanding performance. City Attorney Holly Wells was inducted as an Honorary member for her pro bono work on the Derelict Vessel Task Force, among other things. Please take a moment to thank both of them for their commitment, dedication and public service when you see them next.

The Problems with Giving Away Sand

With warmer winters, sanding has taken on increased prominence in winter road maintenance duties. Public works keeps a large pile of sand both at the Public Works Complex and up the hill near the water treatment plant. The City spends over \$90,000 a year on sand and calcium chloride to keep the sand from freezing into a solid mountain during the winter months. (The large white bags you see at certain times of the year lined up by the Sterling Highway at Public Works is calcium chloride which is used not only for sanding, but also dust control on gravel roads in the summer months). There is also significant labor involved in mixing the sands with heavy equipment and keeping the sand pile from forming a dangerous frozen crust.

More and more, with icy roads and driveways, folks are coming to public works to obtain sand from the City sand pile. Over the years, Public Works would get a few folks with a couple buckets looking for sand. If they were city residents, they would be allowed to get sand. In the past people would go to the state's sand pile on Kachemak Drive, but the state stopped that service a few years ago due to liability issues. Now, folks are coming to PW, and sometimes they are essentially waiting in line. In one day this winter there were around

50 people that came for sand. With the state no longer providing it, and with social media, the word is out and Public Works is seeing a tremendous and unsustainable increase in traffic.

The increased demand has created significant safety concerns and exposure for the City. Public Works has their own traffic around the sand pile with loading and turning vehicles around, and equipment operators are having to pay special attention to private vehicles behind public works and backed up to the sand pile. The steepness of the pile and overhanging frozen chunks would be very dangerous to someone standing below. Furthermore, the City is giving away a high dollar product. During these more icy winters, this City is going through a significant amount of material on City roads and the budget for sand and chemicals will need to increase to keep up with increased demand.

Some stop in to request sand, but many just drive back there and start loading. Sometimes it's the normal filling of buckets, but other times it is trailers or folks stacking piles in the back of their pickups. There are many private businesses in town that provide sanding services and the City has to be careful about competing with those entities by allowing the product for free. The state has closed off public access to their sand piles for many of these reasons.

If the City wants to continue to provide this service, it needs to be done safely with a full awareness of the cost. Certainly, there is a strong public safety argument for providing sand to the public. If there is interest in exploring alternative options, I will have Public Works Director Meyer prepare a memo for the next Council meeting explore possible alternatives and their associated costs for your discussion. The other alternative would be to follow the state's lead and deny public access to the sand piles with signage and enforcement.

Library Awarded Coding Grant

The Homer Public Library has recently been awarded one of 25 grants as part of the American Library Association's (ALA) *Libraries Ready to Code* project. HPL was selected from 400 applicants. The grant, sponsored by ALA's Office for Information Technology Policy (OITP) and Google, will fund HPL's *Makers to Mentors <M2M>* initiative, a series of programs and opportunities designed to allow kids and teens to explore computational thinking, computer science, design thinking and mentoring. The initiative will run November of this year through August of 2018.

The grant of \$19, 581 will fund equipment, supplies and expertise for a variety of activities including these upcoming high and low tech programs:

- HPLCode, a learn-to-code program for ages 11-14 (weekly, November-January)
- Maker Club for ages 8-11 (on KPBSD early release days)
- LEGO Club for ages 8-11 (monthly)
- Family light-up holiday card workshop with LED lights (December 9)
- Family Game Night (January 4)
- Girls Who Code (January-TBD)
- STEM (Science, Technology, Engineering, Math) in storytime (monthly November-August)
- Teen mentor program for ages 15-18 (November-August)

These programs encourage kids to create and build, use high quality, digital media for learning and foster collaboration. They are accessible to all area youth regardless of ability to pay. Libraries, like HPL, fill a crucial gap in K-12 education. Like Homer, many communities offer no computer science classes in area schools. Rural residents, girls, those from low-income communities, and young people of color or with

disabilities are underrepresented in Computer Science careers. Libraries are ideal places to bridge that digital opportunity gap by providing equitable access to the technology and training young people need to develop these indispensable workforce skills.

As part of the grant, Claudia Haines, youth services librarian, will participate with a cohort of librarians from across the county who will develop a toolkit with Google for other librarians to use based on this year's experiences.

Police Station

Preliminary design for a \$6million option for a police station is attached. There was not enough time on this agenda to provide Council with a full presentation of the design. However, I would like the opportunity to get feedback on next steps. The resolution authorizing the funding for preliminary design also asked for a facilitated extended worksession to be scheduled on the topic. Is council ready to set aside some time for that worksession or would you like to schedule a 1 hour session at the next meeting for a full presentation from staff? Either way, please be prepared to give me guidance at the meeting so I can make sure staff comes prepared and it is worth your time.

Automated External Defibrillator Installed at HERC

The mid-year budge amendments approved an Automated External Defibrillator for the HERC facility. However, sometimes a good idea just needs a little publicity. Kenai Peninsula EMS Coordinator Samantha Cunningham was able to install an AED at the HERC under a grant program from Tesoro Alaska. The AED has been installed and volunteers have been trained on its use. This is a great example of community partnership. A big thank you to Tesoro for providing the funding and Samantha for making it happen.

Travel Report – International City Manager Association

As I write this, I am just finishing up the ICMA Annual Conference. ICMA is an international organization of City Managers and people in management roles in government. With 11,000 members worldwide, the international conference draws thousands of local government geeks from around the world. It has been a whirl wind of new information, inspiring speakers, connecting with vendors, networking and sharing. Just remind me not to schedule a packet deadline and a conference on the same week next time!

The theme of the conference is building bridges and how to serve all of our residents as City Managers. Inspirational speakers included the former head of Girl Scouts, author and expert on urban development Richard Florida and Rabia Siddique, a former war crimes prosecutor and hostage survivor.

Some of the big picture takeaways I have, which are many, are about how cities will look in the future, the winners and losers, and how the next generation of workers value quality of life, the sense of energy and excitement a place has, over anything else. Florida talked about how knowledge workers make up a large percent of the high wage jobs in America, but that this movement has left many Americans behind and bred resentment. Anna Maria Chavez, former head of Girl Scouts, focused on how to apply the principals of servant leadership in your work day and respecting and appreciating your critics.

On a more tangible level, I learned best practices on City Manager reviews and hope to introduce some of what I learned on tangible goal setting and employee engagement in my review process coming up at end of year. Another interesting session was about using employee surveys to improve your work force. Other workforce development included exploring the how to promoting a healthy workforce for a more productive workforce. I also attended a session on libraries as partners in economic development and learned some good lessons on how the City of Homer's Economic Development Commission and Library

Advisory Board could form meaningful partnerships and expand the already important role the library plays for business.

In addition to meeting Managers from around the world and sharing with them, a number of Alaska City Managers, including our neighbors Seward and Kenai, attended the conference. Spending time digesting what is learned and talking about how to apply it to our unique communities is always a valuable experience. Thank you for providing me the opportunity. I learned a lot and am excited to implement and reflect on my time here.

Enc:

Community Jail Contract Amendment

APHA Awards

Police Station Preliminary Design

STATE OF ALASKA

AMENDMENT TO PROFESSIONAL SERVICES CONTRACT

1. Agency Contract Number 2041005
2. DGS Solicitation Number (if used)
3. Optional Renewal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Years remaining 0 YEARS
4. Financial Coding 201014600 - 1600000002 - 3020 - 5018
5. Agency Assigned Encumbrance Number
6. Amendment No. Four (4)

This agreement is between the State of Alaska,

7. Department of Corrections		hereafter the State, and
8. Contractor City of Homer, Police Department		hereafter the Contractor
Mailing Address 4060 Heath Street	Street or P.O. Box Homer	City State ZIP Code AK 99603
9. Original period of performance FROM: July 1, 2013 TO: June 30, 2014		10. Amended period of performance FROM: July 1, 2017 TO: June 30, 2018
11. Previous amount of contract to date: \$2,372,625.00	12. Amount of this amendment: \$ 434,738.00	13. This amended contract shall not exceed a total of \$ 2,807,363.00

14. In accordance with the provisions of the above referenced contract, the parties to that contract agree that the services to be performed by the contractor under the contract are amended as follows: All other terms and conditions of the contract remain in effect. (Use reverse for continuation of amended provisions if necessary.)

The purpose of this contract amendment is to increase the period of performance from July 1, 2017 to June 30, 2018 and encumber the funds necessary for the annual base amount for these services. This amendment also recognizes the addition of section 9 for Pretrial Program Services that will be effective November 1, 2017 through June 30, 2018 and associated additional funding added to the contract (See attachments, 2 pages). Total number of pages in this amendment is 4. All other terms and condition remains unchanged.

In full consideration of the contractor's performance under and including this amendment, the State shall pay the contractor a new total not to exceed **\$2,807,363.00**

The period of performance under this contract is increased by **12 Months through June 30, 2018**

IN WITNESS WHEREOF the parties hereto have executed this amendment.

NOTICE! This amendment has no effect until signed by the head of the contracting agency, procurement officer or designee.

15. CONTRACTOR		17. CERTIFICATION: I certify that the facts herein and on supporting documents are correct, that this voucher constitutes a legal charge against funds and appropriations cited, that sufficient funds are encumbered to pay this obligation, or that there is a sufficient balance in the appropriation cited to cover this obligation. I am aware that to knowingly make or allow false entries or alterations on a public record, or knowingly make or allow false entries or alterations on a public record, or knowingly destroy, mutilate, suppress, conceal, remove or otherwise impair the verity, legibility or availability of a public record constitutes tampering with public records punishable under AS 11.56.815 - .820. Other disciplinary action may be taken up to and including dismissal.	
Name of Firm City of Homer			
Signature of Authorized Representative <i>Mary Katherine Koester</i>	Date 10.18.17		
Typed or Printed Name of Authorized Representative Mary Katherine Koester			
Title City Manager (907-235-8121, Fax 907-235-3151)		Signature of Head Contracting Agency or Designee Date Typed or Printed Name of Authorizing Official John Schauwecker Title Procurement Manager CPPB. C.P.M.	
16. CONTRACTING AGENCY			
Department/Division Corrections , Division of Administrative Services			
Signature of Project Director Date Typed or Printed Name of Project Director April Wilkerson	Title Director of Administrative Services		

14. Continuation of amended provisions.

Summary of Changes:

Amendment #1

Increase the period of performance from July 1, 2014 through June 30, 2015.

Amendment #2

Increase the period of performance from July 1, 2015 through June 30, 2016.

Amendment #3

Increase the period of performance from July 1, 2016 through June 30, 2017.

Amendment #4

Increase the period of performance from July 1, 2017 through June 30, 2018.

AMENDMENT TO PROFESSIONAL SERVICE CONTRACT FOR ENTRY DEFINITIONS

1. Agency assigned contract number for tracking, reference, and billing.
2. Department of Administration (DOA) number assigned by the Division of General Services (DGS) (if formal solicitation is conducted).
3. Optional renewal? Yes or no. Years remaining not including this renewal.
4. Financial coding assigned by the agency for billing purposes.
5. Encumbrance number assigned to this contract by the agency.
6. Amendment number. How many to date for this contract including this one?
7. Department.
8. Contractor's name and address.
9. Original period of performance, including previous amendments.
10. Amended period of performance of this document.
11. Total date not including this amendment.
12. Amount of this amendment.
13. New total not to exceed including this amendment.
14. This section must contain all material changes from the contract such as the new total not to exceed amount and the new period of performance. If no change is being made, write "same." This section also requests the number of years, months and days this contract is either increased or decreased by.
16. Contractor's name, signature, and address.
17. Your division project director's name and signature.

9. Pretrial Program Services

The Alaska Department of Corrections (DOC) is adding additional program services through a bilateral amendment beginning November 1, 2017. The description of the additional program services and amount of money the DOC will pay for these services is provided below.

The State will provide additional funds beyond your FY18 Annual Base Amount for each of the four program service areas that you can provide Pretrial Services. Documentation of all contacts and pretrial actions with defendants must be entered in the ACOMS software application to ensure proper and complete records are maintained if technologically feasible. The State will determine your total allocation based on a percentage of the current jail contract allocation. Please see the specific program service areas and the amount identified in each description below.

Upon the delivery of program services, we may utilize available data and performance outcomes from each of the program areas to determine future funding.

1. Community Pretrial Electronic Monitoring:

Complete training and comply with DOC policies for the following program services:

Defendants may be required to have electronic monitoring (EM). Electronic monitoring requires that defendants are fitted with the proper device at the time of release. Related data with regard to the defendant and the EM restrictions should be loaded into the web based database utilized for EM and also noted in the ACOMS software application. Most defendants on EM will be moderate or high risk defendants, but low risk defendants may also be placed on EM with court orders. EM also requires monitoring of the system and response to EM alarms and alerts. This can be accomplished in a variety of ways, such as EM monitoring by DOC staff, monitoring by community jail staff, or monitoring by local dispatchers, who will then contact local providers, Police Departments (PDs), for response to alerts and alarms. Defendants placed on EM may require occasional action such as notification to the court for those in violation of release conditions. Coordination for arrests may also be required for defendants who are in violation. Community and Regional Jails will not charge pretrial defendants a fee for EM services.

Documentation of all contacts and pretrial actions with defendants must be entered in the ACOMS software application to ensure proper and complete records are maintained. It may be necessary to file reports and paperwork through the court in the event of violations.

Total Additional Amount for 8 months, November 1, 2017 through June 30, 2018: **\$10,658.00**

DOC will provide all necessary access to electronic monitoring equipment.

Contact information for questions with program services for Pretrial Services:

Geri Miller-Fox
Division of Pretrial Director
550 W 7th Ave, Ste 1800
Anchorage, AK 99501
Office Phone: (907) 269-7405
Mobile Phone: (907) 891-2211
Email: geri.fox@alaska.gov

Homer Ports & Harbor Employee of the Year 2017



Deputy Harbormaster Matt Clarke

Deputy Harbormaster Matt Clarke is hereby named the Alaska Association of Harbormasters and Port Administrators Employee of the Year for Homer for 2017. Over the past sixteen years he has strived to improve the Operation Department's ability to serve customer needs safely and efficiently. As Deputy Harbormaster, Matt's duties include: implementation of Facility Security requirements and Alaska Clean Harbors plan, supervising six 24/7 Harbor Officers as well as hiring and supervising six part-time seasonal employees, filling in shifts when short of staff, and planning and implementing training for emergency trauma technicians and harbor officers. During the past year, Matt has been an exemplary asset to the harbor: he delegated and oversaw the harbor officers as they completed a line-by-line update to the Harbor Officer's Standard Operating Procedures handbook, he responded to a boat fire on December 15, 2016, removing a neighboring vessel and preventing a multi-vessel fire, and he now chairs the City's Employee Committee after serving as the Port and Harbor's representative for the past four years. Matt is very active in the community by annual co-teaching a small boat handling class, volunteering for special projects around town that benefit families, facilitating and then actually competing in some of the fun runs, and in the past year has assisted with a community 'Boat House Pavilion' project. Matt Clarke has truly established himself as an exceptional member of the City of Homer's Port and Harbor Department and is genuinely deserving of being recognized by AAHPA members as Homer's Port & Harbor Employee of the Year.

Carl Uchytel, President _____

October 4, 2017

AAHPA Honorary Membership



Holly C. Wells Birch Horton Bittner and Cherot

Holly C. Wells, Attorney with Birch Horton Bittner and Cherot, has been a leader in her field in serving the AAHPA with legal advice for nearly a decade. Holly created a step-by-step guidebook providing guidance for municipal harbors around Alaska on fair and legal proceedings for impounding and disposal of derelict vessels. Holly and her firm provided Pro Bono legal counsel for Alaska's ad hoc Derelict Vessel Task Force, participating in 9 full day meetings to help develop a statewide plan of action. Holly and her team at Birch Horton Bittner and Cherot worked tirelessly under the guidance of the Task Force to draft new legislation currently in the Senate as SB 92 sponsored by Senator Micciche. When this bill is passed into law these changes will serve to better enable State agencies and Municipal Ports and Harbors to prevent and better manage derelict vessels around Alaska. With her dedication to the maritime industry Holly has become a subject matter expert in the field of maritime law and its interaction with Municipal and State law, making her an extremely valuable friend and colleague to this Association. The Alaska Association of Harbormasters and Port Administrators hereby commends Holly C. Wells for her exemplary professionalism, hard work, intelligence, and dedication to Alaska's ports and harbors and the maritime industry of Alaska and presents to her an Honorary Membership to the AAHPA.

Carl Uchytel, AAHPA President

October 4, 2017



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

MEMORANDUM

TO: Mary K. Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: October 24, 2017
SUBJECT: **Police Station Concept Design
\$6M Option**

The design team (Chief Robl, the Public Works Director Meyer and the Stantec architect) have completed a preliminary conceptual design for a single-story \$6,000,000 new police station project sited at the Waddell property.

Attached is a cost estimate, a site plan, and a floor plan.

This \$6,000,000 option is the result of scaling back our initial effort to create a concept plan based on Chief Robl's memo which identified minimum square footage needs.

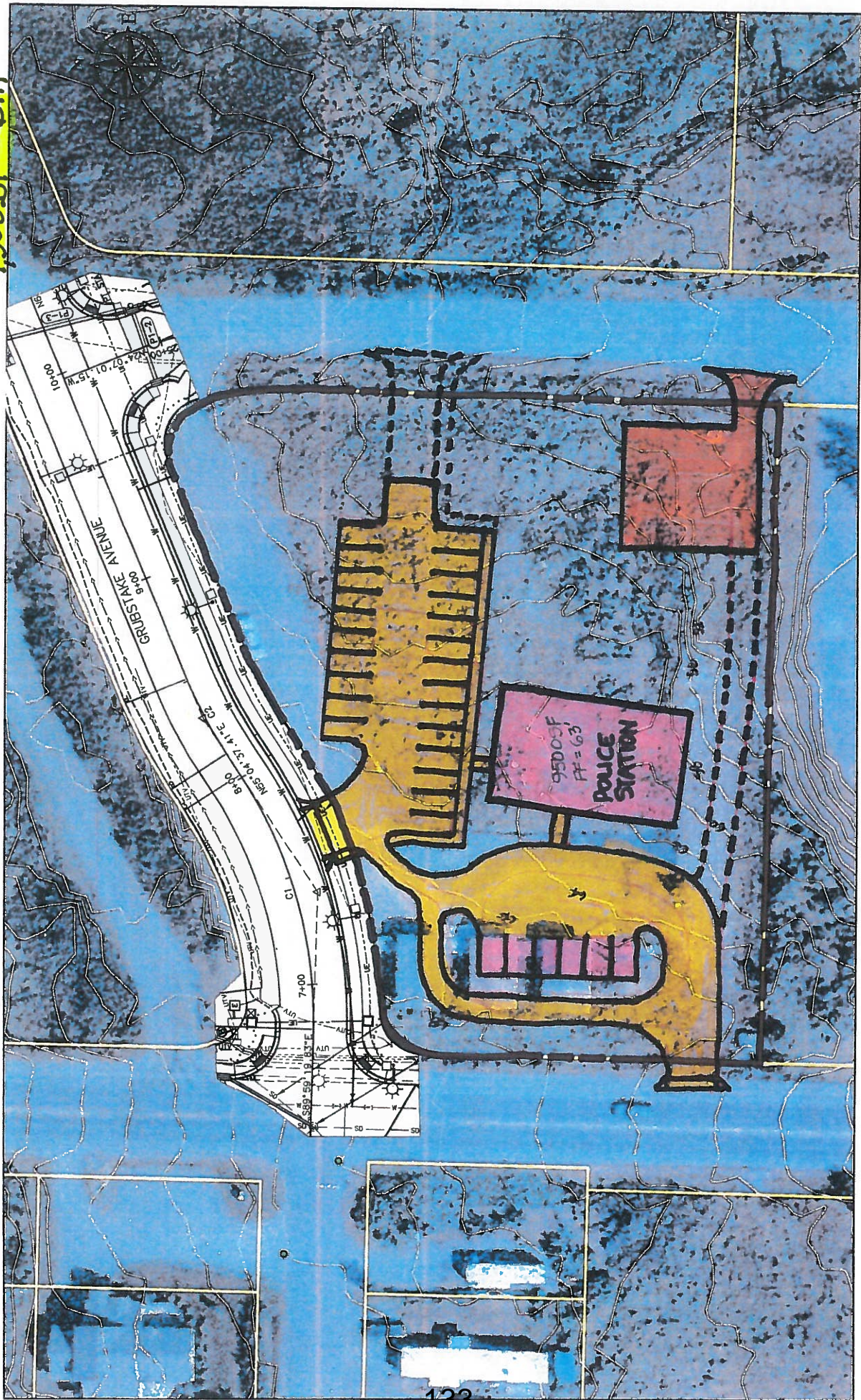
Attached is the initial cost estimate, site plan and floor plan that resulted in a two-story \$8,000,000 project.

There is still a small budget left to incorporate into a final work product any Council/public comments.

Conceptual Cost Estimate
9500 SF - Single Story Building
Waddell Site - \$6M Option

New Building Construction	SF	Unit Price	Cost
Building Construction	9,500	\$415	\$3,942,500
Civil Site Improvements			\$475,000
Accessory Buildings			\$185,000
Design			\$460,250
Inspection			\$138,075
1% for Art			\$39,425
Furnishings			\$110,000
Communications			\$205,000
Contingency (10%)			\$555,525
Repay HART for property			\$258,000
Total Project			\$6,368,775

9500SF - 6m



Proposed Police Station

1 inch = 40 feet

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF HOMER
POLICE STATION
PRELIMINARY
CONCEPT
WADSWORTH SITE

Project No.: 2046068900
 Is Harris: N/A
 scale: 1/8" = 1'-0"

Author	Designer	Checker	DATE
Dwn.	Dwn.	Chd.	TTTTAALD

 title
 BUBBLE DIAGRAM

Revision: _____
Drawing No. **A-100**

Draft Print
10/16/2017 5:24:29 PM



1 FLOOR PLAN
A-100 1/8" = 1'-0"

Conceptual Cost Estimate 12,300 SF - Single Story Building Waddell Site - \$8M Option

New Building Construction	SF	Unit Price	Cost
Building Construction	12,300	\$415	\$5,104,500
Civil Site Improvements			\$575,000
Accessory Buildings			\$295,000
Design			\$597,450
Inspection			\$179,235
1% for Art			\$51,045
Furnishings			\$145,000
Communications			\$205,000
Contingency (10%)			\$715,223
Repay HART for property			\$258,000
Total Project			\$8,125,453

12,000 SF 38M



Proposed Police Station
1 inch = 40 feet

12,300 SF # 8m

