

February 21, 2018
5:30 P.M.

Cowles Council Chambers
491 East Pioneer Avenue
Homer, Alaska

WORK SESSION Advisory Planning Commission AGENDA

1. Call to Order, 5:30 P.M.
2. Discussion of Items on the Regular Meeting Agenda
3. **Kenai Peninsula Borough Comprehensive Plan 2018 Update**
The KPB Planner, Bruce Wall, and Shelly Wade of Agnew::Beck will present the executive summary. An open discussion of the goals and objectives of the plan will follow. **p. 5 of packet**
4. Public Comments
The public may speak to the Planning Commission regarding matters on the work session agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).
5. Commission Comments
6. Adjournment



The Kenai Peninsula Borough **COMPREHENSIVE PLAN**

A Comprehensive Vision for the Future of the Kenai Peninsula

The draft plan is open for comments through March 31, 2018.

Did we get it right? Does the draft plan reflect **your** vision for the Kenai Peninsula Borough's future, and how to get there?

Your input is critical to the success of the plan, and to the future Kenai Peninsula.

We want to hear from you!

The draft plan will be discussed at an upcoming meeting near you:

Homer Planning Commission Work Session

When: Wednesday, February 21, 2018 5:30 p.m.

Where: Homer City Hall, 491 E. Pioneer Avenue

Get a copy of the draft plan:

Download a digital copy at the project website:

www.KPBCompPlan.com

Or, pick up a paper copy at your local Borough office.

Comment on the draft plan:

Email comments to
comments@kpbcompplan.com

Mail, fax or drop off comments to your local Borough office.

Deadline: March 31, 2018

Contact the project team:

visit www.KPBCompPlan.com

Bruce Wall Borough Planner | (907) 714-2206 | bwall@kpb.us

Shelly Wade Agnew::Beck Project Manager | (907) 242-5326 | shelly@agnewbeck.com

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 February 7, 2018 **p. 1**

6. Presentations

A. Kenai Peninsula Borough (KPB) Planner, Bruce Wall, will present the KPB Comprehensive Plan 2018 Update. **p. 5**

7. Reports

A. Staff Report 18-10, City Planner's Report **p. 31**

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 18-11, Conditional Use Permit 2018-01, to expand an existing gas station, including adding an automobile fueling canopy, at 94 Sterling Highway **p. 35**

9. Plat Consideration

A. Staff Report 18-12, Bunnell's Subd. No. 17 2018 Replat Preliminary Plat **p. 55**

10. Pending Business

11. New Business

12. Informational Materials

A. City Manager's Reports for the February 12, 2018 City Council Meeting **p. 69**

13. Comments of the Audience

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

14. Comments of Staff

15. Comments of the Commission

16. Adjournment

The next regular meeting is scheduled for Wednesday March 7, 2018. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-03, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Acting Chair Tom Bos at 6:30 p.m. on February 7, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BANKS, BOS, AND VENUTI

ABSENT: COMMISSIONER BENTZ, STEAD, BERNARD (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK SMITH
CITY CLERK JACOBSEN

Approval of the Agenda

Acting Chair Bos called for a motion to approve the agenda.

HIGHLAND/VENUTI SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Public Comment

Reconsideration

Adoption of Consent Agenda

A. Approval of minutes of January 17, 2018

Acting Chair Bos requested a motion to approve the consent agenda.

HIGHLAND/ VENUTI SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

A. Stephanie Schmit of the USDA Natural Resources Conservation Service – Soil Survey Data

Stephanie Schmit, Soil Scientist of the USDA NRCS, informed the Commission about soil surveys, which is a resource inventory where field scientists collect, organize, and interpret information about the natural resources in an area. The results of a survey are put into maps that show the location and arrangement of different soil types. Properties that might be useful when determining landslide hazards are solid slippage, infiltration rates, soil texture, liquid limit, depth to restriction, water content, soil structure, and water holding capacity. Ms. Schmit showed different areas of interest in the Kenai Peninsula, specifically the City of Homer, and showed various maps showing erosion, drainage, surface texture, saturated hydraulic conductivity, water content and explained how they all work together to predict soil slippage and soil liquefaction.

REPORTS

A. Staff Report 18-07, City Planner's report

City Planner Abboud reviewed the staff report. He reminded the Commission of the upcoming City Council Meetings.

City Council Meetings are as follows:

February 26, 2018	Commissioner Stead
March 12, 2018	Commissioner Bernard
March 27, 2018	Commissioner Venuti

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 18-09, Crossman Ridge Subdivision Tract 3 2017 Replat Preliminary Plat

City Planner Abboud reviewed the report and explained that this Plat is being brought to the City because it is the Bridge Creek Watershed Protection District.

City Planner Abboud further noted that the Plat meets all requirements and the Fire Department and Public Works have no objections.

There was no applicant present.

Acting Chair Bos opened the floor for public testimony, with no public present he closed the public comment period.

VENUTI/BANKS- MOVED TO ADOPT STAFF REPORT 18-09, CROSSMAN RIDGE SUBDIVISION TRACT 3 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

Commissioner Highland explained her concern about them having no restriction coming into the Bridge Creek Watershed Protection District.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Reports for the January 22, 2018 City Council Meeting
- B. Appointment of Carla Stanley to the Cook Inlet Regional Citizen's Advisory Council

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud added the American Planning Association Article to his staff report just as an informational item.

Deputy City Clerk Smith thanked everyone for taking it easy on her during her first Advisory Planning Commission Meeting.

COMMENTS OF THE COMMISSION

Commissioners Highland, Venuti, and Banks had no comments.

Acting Chair Bos asked City Planner Abboud if the City Managers Report attachments could be included into their packets in the future, unless it was a lot of additional pages.

City Planner Abboud stated he would look into it.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:37p.m. The next regular meeting is scheduled for Wednesday, February 21, 2018 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m. prior to the meeting.

HAYLEY SMITH, DEPUTY CITY CLERK I

Approved: _____



Kenai Peninsula Borough Comprehensive Plan 2018 Update

Public Review Draft December 15, 2017

This plan is available to download as a PDF at www.KPBCompPlan.com.

Hardcopies are also available at Borough offices:

Soldotna

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144 North Binkley St.
Phone: 262-4441
Toll Free: 1-800-478-4441
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Seward

Seaview Plaza
302 Railway Ave, Suite 122
Phone: 224-2001
Fax: 224-2011

Homer

Homer Annex
206 E. Pioneer Ave.
Phone: 235-9837
Fax: 235-8990

**The public comment period is open through Saturday,
March 31, 2018.**

Comments should be submitted in writing:

Email Comments@KPBCompPlan.com

Mail KPB Planning Department
ATTN: KPB Comprehensive Plan
144 North Binkley Street, Soldotna, Alaska 99669

Contact the project team

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ACKNOWLEDGEMENTS

Thank you to all Kenai Peninsula residents, communities, businesses, organizations and other local, state and federal partners who have contributed to this Public Review Draft of the Kenai Peninsula Borough Comprehensive Plan. The project team looks forward to input from all residents, and the chance to get your feedback at a future Kenai Peninsula Borough Comprehensive Plan presentation and/or meeting in early 2018.

NOTE: This public review draft is a work in progress. Additional images, graphics, and other visual elements will be included, and technical corrections addressed before the public hearing draft is finalized. Our emphasis in this draft is to present what we've learned throughout the planning process, what we have heard from all of the public engagement and comments received to date, and to introduce a thorough and forward-thinking Kenai Peninsula Borough Comprehensive Plan with many specific policy priorities.

We need YOUR input on the draft plan, what where you would like to see for the future of the Kenai Peninsula Borough. We welcome your thoughts, comments and questions!

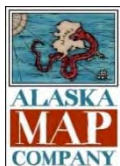
Comments should be submitted in writing:

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Project Team

This plan was produced by Agnew::Beck Consulting with support from Alaska Map Company, ASRC Energy Services, Alaska Survey Research, Casey Planning & Design, Northern Economics and PDC Inc. Engineers.



PLAN ADOPTION

NOTE: The final version of this plan will include information about the Assembly ordinance adopting the plan, including a copy of the ordinance and the date adopted.

This plan is currently available for public review and comment, and will be revised prior to being submitted to the Kenai Peninsula Borough Planning Commission for formal review and approval. Following action by the Planning Commission, the plan will come before the Kenai Peninsula Borough Assembly for adoption.

Public input is welcome during the public review process through spring 2018, and there will be opportunities for comment in public hearings before the Planning Commission and Assembly.

Executive Summary

OUR VALUES



OUR VISION: WHAT IS OUR FUTURE KENAI PENINSULA?

Keep the Kenai Peninsula a unique, prosperous, vibrant and attractive place to live.



Expand and diversify economic opportunities



Support local food, agriculture and industry



Balance economic benefits of tourism with residents' quality of life



Protect our most important natural resources



Promote fiscally responsible government



Maintain our infrastructure & services

GOALS & OBJECTIVES

Goal 1. Diversify and grow the Kenai Peninsula Borough economy.

Focus Area: Agriculture and Mariculture

- Support a more sustainable and resilient Kenai Peninsula through increased agricultural production and distribution.

Objective A. Produce quality, healthy agricultural products for local, state and export markets.

Objective B. Sustain and create new agriculture-related jobs and businesses.

Objective C. Encourage greater local and regional self-sufficiency.

Objective D. Develop a sustainable mariculture industry and create new opportunities for exports.

Objective E. Focus Area: Agriculture and Mariculture

Focus Area: Commercial Fishing & Seafood Harvesting

Objective A. Encourage the development of seafood industry job opportunities that provide good income and benefits to borough residents.

Objective B. Support a diverse mix of pre-employment education and training, on-the-job training and ongoing educational programs to improve the employability of borough residents.

Objective C. Strengthen development of the borough's commercial fishing industry.

Focus Area: Mining

Objective A. Strengthen the investment climate to support mining in the Kenai Peninsula Borough.

Objective B. Encourage development of mining and resource development job opportunities that provide good income and benefits to borough residents.

Objective C. Support a diverse mix of pre-employment education and training, on-the-job training and ongoing educational programs to improve the employability of borough residents.

Objective D. Strengthen development of the borough's mining industry.

Focus Area: Oil & Gas

Objective A. Continue support for the oil and gas industry, which is one of the primary economic sectors in the borough.

Objective B. Anticipate the workforce development and training needs related to employment demand and qualifications from the oil and gas sector's exploration, development, and production and refining activities and from the potential Alaska LNG liquefaction facility and marine terminal.

Objective C. Plan for the housing, public services and transportation infrastructure that would be needed to support the Alaska LNG project liquefaction facility in Nikiski.

Objective D. Encourage efficient use of land, infrastructure and services in areas already supporting the oil and gas sector.

Focus Area: Tourism & Recreation

- Actively invest in and manage tourism and recreation as foundations to the borough's economy and quality of life.
- Expand the quality and diversity of four-season recreation opportunities and facilities, to increase the pleasure of living in and visiting the borough, and to promote healthy lifestyles.
- Take actions to maximize the potential of tourism to bring sustainable, local economic and fiscal benefits including working to increase lengths of stay and spending per visit and increasing year-round visitation.
- Take actions to minimize the potential negative side effects of tourism, such congestion, crowding at destinations, and adverse environmental impacts.
- Make it easier, safer and more enjoyable to be a pedestrian in the borough by improving access to systems of trails or pedestrian pathways.
- Maintain and improve the quality of the natural settings and ecosystems of the borough's scenic beauty that provide the foundation of tourism and recreation attractions.

Objective A. Continue to provide great outdoor recreation and tourism opportunities for a wide range of users, to create a stronger, more enduring borough economy and support resident health and quality of life

Objective B. Improve recreational trails, recreational access and mobility

Objective C. Protect the underlying quality of recreation and tourism places and resources.

Objective D. Expand the recreation and tourism appeal of borough communities

Objective E. Expand recreation and tourism marketing, education, job training

Objective F. Partnerships and public facility funding.

Focus Area: Sportfishing

- Sustain and expand opportunities for sustainable sportfishing, and the benefits sportfishing provides for the local economy and quality of life.
- Protect the health of the natural intact habitat that sustain the sportfishing resource.
- Improve access and fishing opportunities, conservation of fish habitat, land management, marketing, education, and partnerships.

Objective A. Expand opportunities for sportfishing while protecting the resource

Objective B. Protect and enhance the natural systems that support healthy sustainable sportfish habitats and populations.

Objective C. Support continued sportfish research, monitoring and education efforts.

Goal 2. Proactively manage growth to provide economic development opportunities on the Kenai Peninsula Borough while preserving what residents and visitors value about the area's natural features.

Focus Area: Land Use

- Sustain and capitalize on what residents most value and enjoy about their neighborhoods and the borough's spectacular scenery, outdoor recreation opportunities, and the natural environment and the fish and wildlife it supports.
- Use land use policies to expand local economic opportunities, including more and better jobs, expanded local shopping and other commercial services, and to help strengthen the Borough's fiscal health.

- Expand local influence over the large percentage of lands in state and federal ownership.
- Improve the quality, efficiency and availability of public services and facilities.
- Develop policies that hit a balance point between a fully “hands-off” approach to land use and natural resource protection and overly intrusive land use rules and restrictions.

Objective A. Establish policies that better guide land use to minimize land use conflicts, maintain property values, protect natural systems and support individual land use freedoms.

Objective B. Develop a stronger local voice in decisions on uses of federal and state lands.

Objective C. Guide land use to promote economic development and efficient public roads and other services and facilities.

Objective D. Maintain the quality of the borough’s natural environment; minimize risk of development in hazardous areas; develop strategies that anticipate and respond to the impacts of climate change.

Objective E. Actively work with communities outside of the organized cities in developing locally-driven community plans.

Focus Area: Hazard Mitigation & Managing Impacts of Climate Change

Objective A. Mitigate structural failure in Kenai Peninsula Borough facilities during seismic events.

Objective B. Mitigate risk of flooding and erosion for borough residents.

Objective C. Reduce loss of life during natural disasters through public outreach and analysis.

Objective D. Manage beneficial and deleterious effects of climate change impacts.

Goal 3. Preserve and improve quality of life in the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

Focus Area: Energy & Utilities

Objective A. Encourage coordination of residential, commercial, and industrial development with extension of utilities and other infrastructure.

Objective B. Assist communities and residents in generating financing plans for utility extensions.

Focus Area: Public Safety & Emergency Services

Objective A. Work with cities, Department of Public Safety, and other partners to increase police protection and community safety in the borough.

Objective B. Support efforts to reduce crime and recidivism, increase successful reentry of ex-offenders, and promote community-based justice.

Objective C. Continue working with agency and community partners to provide coordinated emergency services to prepare for, mitigate, respond to and recover from natural and human-caused emergencies throughout the borough.

Objective D. Establish or improve water supply systems to support firefighting operations in areas without central water systems.

Focus Area: Housing

- Objective A. Increase supply and variety of affordable housing options in the borough, while managing impacts of growth in communities.
- Objective B. Encourage options for seniors to age in place, maintain the affordability of their home, and other options for remaining in the community.
- Objective C. Encourage creation and expansion of a continuum of services to reduce homelessness and prevent risk of homelessness in the borough for youth, families and seniors.
- Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.

Focus Area: Historic Preservation

- Objective A. Support efforts to identify, document, protect, interpret, and celebrate cultural resources in borough communities.
- Objective B. Maintain the character of historic towns, districts, and properties while encouraging commercial, tourist, and cultural development.

Focus Area: Health

- Objective A. Protect and enhance the health of all Kenai Peninsula Borough residents and communities.
- Objective B. Encourage seniors to remain active and healthy members of the community.
- Objective C. Support the health care industry as an important economic sector and service provider in the community.
- Objective D. Promote local education and workforce development opportunities in the health care sector.
- Objective E. Reduce and prevent deaths and other harms related to substance use and addiction.

Goal 4. Improve access to, from, and connectivity within the Kenai Peninsula Borough.

Focus Area: Transportation

- Objective A. Encourage the safe, responsible expansion of aviation options for private, commercial, and recreational use
- Objective B. Develop pathways to connect communities with each other and with nearby trails.
- Objective C. Support the expansion of public and private marine ferries and routes to expand access to borough communities.
- Objective D. Support the expansion of dock facilities to support marine repair and maintenance, cruise ship, freight, and ferry operations.
- Objective E. Work with communities to expand public transportation options and ensure the long-term sustainability of public transportation for all residents.
- Objective F. Proactively plan for and engage with DOT&PF policies and studies.
- Objective G. Ensure existing infrastructure is maintained and improved.
- Objective H. Ensure new roads are developed in alignment with existing and planned growth and development.

Goal 5. Create more active and engaged Kenai Peninsula Borough residents, local communities, and a more effective and efficient Borough government.

Focus Area: Education & Workforce Development

- Objective A. Provide cost-effective, quality educational services to school-age borough residents.
- Objective B. Expand educational and training opportunities that tie to directly to the anticipated growth industries.

Focus Area: Fiscal Health

- Objective C. Develop a sustainable fiscal plan for funding Borough operations that reduces dependence on uncertain State funding.
- Objective D. Diversify Borough revenues to reduce exposure to single industries or sources.
- Objective E. Develop and apply new fiscal strategies that better link growth in demand for services with revenues needed to pay the cost of those services.

IMPLEMENTATION MATRIX: PRIORITY STRATEGIES

NOTE: Identifying priority strategies and an implementation plan are important parts of this plan. Priorities and specific implementation actions will be determined through the public review process. The table below is included as a placeholder to illustrate the type of information that will be included for implementation.

The table below outlines the priority strategies within each goal, with specific actions items for each. The priority strategies are important, short-term actions for the Borough to work toward the plan's larger goals. As the plan is updated in the future, there will be new or revised priority strategies to support implementation of the plan.

See the Implementation chapter for a full list of strategies for each goal.

Strategy	Actions	Leader + Partners	Success Measure	Baseline (2018)	Target (YEAR)
Goal. Goal Name					
Strategy. Short Name	<ul style="list-style-type: none"> - Action to achieve strategy - Action to achieve strategy - Action to achieve strategy - Action to achieve strategy 		Description of measurement to track progress.	Current #	Target #

COMPREHENSIVE PLAN THEMES: WE ARE AT A TURNING POINT

An Opportune Moment for Collaboration. Based on the many hundreds of conversations that went into the creation of this draft plan, there is a strong sense that borough residents are ready to move energetically and collaboratively into the next chapter of borough history. There is a shared awareness of new economic realities, such as decreased state funding, and motivation to use the shift in resources and sources of revenue to create a new, more economically resilient Kenai Peninsula.

Economic, Fiscal and Environmental Health. The borough has an abundance of natural resources, intact landscape, diverse economy, and a range of resident entrepreneurs and workers committed to long-term positive change. While the future borough economy may be different than that of the past, there are new opportunities in number of traditional and emerging sectors, including oil and gas, tourism, health and agriculture. One key element of any economic strategy will be sustaining the health of the Kenai Peninsula's watersheds, forests and ocean waters that support so much of our way of life and economy.

Landscape-Compatible Development. While a majority of borough residents express satisfaction with limited land use regulations, there is also a clear desire to sustain what residents (and visitors) value most about the borough. At the same time, there is shared support for the types of development and change that will bring more year-round jobs, more local retail, and the revenues needed for quality schools, roads and other services.

Partnerships and Leveraging Resources. Any one entity in the borough cannot achieve the ambitious list of goals and strategies outlined in this plan. However, the Kenai Peninsula Borough, with their many local, regional, state, federal, private and non-profit sector partners, can expand its capacity to achieve a shared set of priorities, and ultimately, longer-term goals. As the catalyst and convener of their partners, the Kenai Peninsula Borough can make strategic investments to leverage resources that result in the completion of priority projects that benefit all residents.

Need for Clear Priorities. The work that led to this draft needs to continue over the coming months, with more listening and more conversations with a wide range of residents, businesses, land owners, agencies, non-profits and other partners. Building from work-to-date, and those upcoming conversations, the final plan will specify a subset of highest priorities for action, that reflect projects and programs that can be achieved, that provide greatest public benefit, and have strongest public support.

EMERGING COMPREHENSIVE PLAN PRIORITIES AND POLICIES

Priorities outlined below have emerged through the planning process to date, and present a sample of related policies – objectives, strategies or actions – the Borough, Kenai Peninsula communities, and many other regional, state and federal partners can take over the next five years to make the Kenai Peninsula an even better place to live. REMINDER: This is a sampling of a robust list of policies contained in this plan. Each section has additional context, data and specific strategies to achieve the objectives laid out by topic area.

- Sustain and make the most of the Kenai's assets.

Sample policy: Identify and protect the critical natural intact systems of the Kenai Peninsula Borough, its rivers, watersheds, and fish and wildlife habitats and resources. Actively support actions to sustain healthy fish habitats and populations in a way that preserves and enhances land values. See Land Use & Changing Environment and Hazard Mitigation & Climate Change sections for details.



- Promote economic growth and innovative businesses.

Sample policy: Produce quality, healthy agricultural products for local, state and export markets. See Agriculture & Mariculture section for details.



- Improve education and workforce development opportunities, especially for upcoming generations.

Sample policy: Assist continuing and vocational educational institutions in identifying: opportunities to expand programs and facilities by providing technical assistance; additional sites for facilities; and high demand jobs for which vocational and technical training is required. See Education & Workforce Development section for details.



- Address crime and public safety issues.

Sample policy: Work with cities, Department of Public Safety, and other partners to increase police protection and community safety in the borough. See Public Safety section for details.



- Improve transportation systems to meet local needs.

Sample policy: Work with communities to expand public transportation options and ensure the long-term sustainability of public transportation for all residents. See Transportation section for details.



- Encourage development of quality, affordable housing for people of all ages.

Sample policy: Increase supply and variety of affordable housing options in the borough, while managing impacts of growth in communities. See Housing section for details.

- Maintain the quality of our residential neighborhoods.

Sample policy: Develop policies that will minimize conflicts between adjoining uses, maintain property values, and maintain and improve neighborhoods, communities and natural systems. See Land Use & Changing Environment section for details.

- Improve and manage access to important public resources, including land, water, fish and game.

Sample policy: Improve access to public lands and waters by working with state and federal land managers to evaluate potential new, low impact and resource intensive access points for resident recreation and subsistence use, and also for economic benefit. (See Tourism & Recreation and Sportfishing sections for details.)

- Provide more services and amenities for a growing senior population.

- *Sample policy:* Encourage health care providers to offer or expand services for seniors, to help older residents remain in the community and have more health care needs met locally. See Health section for details.

- Promote ways to improve the health and well-being of all.

- *Sample policy:* Promote healthy behaviors for borough residents, such as supporting transportation infrastructure for safe non-motorized transportation, parks and recreational opportunities, community events, availability of healthy foods, cooperative agreements to use Borough facilities for health events, and building more connections between community members. See Health section for details.

- Clearly define what services the Borough can provide, what level of services is appropriate across the region, and how to pay for services we need and want.

- *Sample policy:* Develop a sustainable fiscal plan for funding Borough operations that reduces dependence on uncertain State funding. Identify programs that could assist economic development and growth opportunities to diversify the Borough's industries and increase revenues sources. See Fiscal Health section for details.

- Collaborate with unincorporated communities to improve representation, engagement and self-determination on important local issues.

- *Sample policy:* Actively work with communities outside of the organized cities in developing locally-driven community plans. See Land Use & Changing Environment section for details.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a policy document created by a community, with a combination of big vision goals and practical short-term strategies. The new Kenai Peninsula Borough Comprehensive Plan is an update to the 2005 Kenai Peninsula Borough Comprehensive Plan that:

- Guides planning, funding and development efforts in the Borough over the next 20 years.
- Accurately reflects community needs, goals and priorities.
- Effectively directs resources toward community priorities.
- Identifies roles for the Borough in addressing region-wide or community-specific issues.
- Improves understanding of community businesses, organizations and other resources.
- Guides and orients existing and future leaders in the community.
- Provides broad policy direction for future planning in specific topics or geographic areas.
- Describes how the plan will be implemented, amended and updated.



Cities and boroughs in Alaska are required to create and update comprehensive plans.

The comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public. It may include, but is not limited to, the following: statements of policies, goals, and standards; land use; community facilities; transportation; and recommendations for implementation.

Alaska Statutes, §29.40.030

RELATIONSHIP TO THE 2005 KENAI PENINSULA BOROUGH COMPREHENSIVE PLAN

Following adoption by the Borough Assembly, this plan will replace the 2005 Comprehensive Plan adopted in 2005. In practice, however, the new plan builds on the guiding principles and policy direction in the 2005 plan. Many of the 2005 plan's objectives and strategies have been adapted or further refined in the 2018 plan. This reflects continuity in the community's values and desired future, and ongoing need for the Borough and their regional partners to more strategically address longstanding challenges and issues by working together to leverage the region's many assets and opportunities.

Unlike the previous plan, the new comprehensive plan does not include an exhaustive inventory of data, trends, or community facilities and service. Instead, this plan focuses on the most relevant and current information to help Borough and community leaders make sound policy decisions. The 2005 plan will continue to be a useful reference document about the Kenai Peninsula, along with other plans and documents, including: other Borough plans, individual cities' comprehensive plans, community plans, Comprehensive Economic Development

Strategies (CEDS) plans produced by Kenai Peninsula Economic Development District, and management plans for the federal, state and Borough-owned public lands within the borough.

HOW TO USE THIS PLAN

The community's plan serves as a legal basis and rationale for other community policies and actions, including: site-specific and neighborhood plans; specialized plans addressing transportation, economic development, housing and other topics; ordinances and other policies carrying out the goals of the comprehensive plan; projects carried out by Borough staff; and communicating priorities and funding requests to state and federal government or other funders, such as the Capital Improvement Projects (CIP) list or special legislative appropriations.

The goals of this plan give the Borough, and the community at large, a broad vision and direction to work toward in the coming years. Under each goal, there are more concrete objectives to achieve these goals, and specific strategies for the Borough and its partners to pursue. The objectives will also serve to measure progress toward achieving the plan goals, and can be evaluated by the Borough and partnering entities in the future. Priority strategies will be identified in the plan, either as the most important issues for the Borough and their partners to address, or areas where the Borough and their partners can have immediate impact and accomplish early wins.

Most importantly, the 2018 plan should serve as a key tool for community leaders and residents in their short and long-term planning and decision-making. The comprehensive plan, in conjunction with more detailed plans and current information, should be the backdrop and foundational reference for every Borough Planning Commission and Assembly meetings and rulings, and for Borough departments in their daily operations.

A note to the reader: throughout this plan, Kenai Peninsula Borough is referred to in shorthand as either “the borough” or “the Borough.” When used in lowercase, “the borough” means the region generally, or the geographic area and communities inside the boundaries of Kenai Peninsula Borough. When capitalized, “the Borough” refers specifically to the local government, including elected leadership (Assembly and Mayor) and staff who oversee day to day operations and administer services. Additionally, “the Kenai Peninsula” is also used throughout this document to generally refer to the geographic area of the borough, as well as being the most common name used by residents to refer to the region where they live, but the geographic feature with this name only includes the populated areas of the borough east of Cook Inlet. The borough also includes lands and some population west of Cook Inlet, which should not be overlooked as part of the Kenai Peninsula Borough. The term “the borough” is therefore preferred when describing the overall area, and “the Kenai Peninsula” for describing the location of most of the borough’s population, communities, facilities and infrastructure.

A COMMUNITY AND RESIDENT-DRIVEN PLAN

NOTE: This section will be updated as the plan moves through the review process. The final plan will also include a Public Engagement Appendix documenting the process in more detail.

The values, vision, goals, objectives and strategies in this plan have been developed through an extensive public engagement process, including input and ideas from residents, businesses, tribes, nonprofit and community organizations, associations, and government agencies including cities within the Kenai Peninsula Borough. The process of creating and adopting a comprehensive plan enlists and energizes the community to work together to achieve collective goals, not just during the planning process but in future years as the plan is implemented.

Connecting directly with residents, businesses, and other stakeholders is central to the planning process: the project team traveled to communities across the borough to invite people to participate, gather thoughts and ideas about what the plan should include, and share how and why the plan is relevant to the entire community.

At each meeting or event, participants were encouraged to answer three questions:

1. **Values:** What do you like best about living on the Kenai Peninsula?
2. **Vision:** What do you want life on the Kenai Peninsula to be like in 20 years? What is your future Kenai Peninsula Borough?
3. **Priorities:** What issues and opportunities should the Borough, residents and their partners focus on as part of this plan?

Selected Public Engagement Activities in Spring, Summer and Fall 2017

- Over **2,000** residents shared their ideas with the project team
- More than **50** interviews and small group discussions with local organizations, including:
 - Chambers of Commerce
 - Change 4 the Kenai coalition
 - Cities of Homer, Kenai, Seward, Soldotna,
 - Kenai Peninsula Borough School District (KPBSD)
 - Kenai Peninsula Community Care Center
 - Kenai Peninsula Economic Development District (KPEDD)
 - Kenai River Sportfishing Association
 - Kenai Soil and Water Conservation District
 - Senior centers and local senior groups
 - Tribes and Alaska Native corporations
 - Multi-sector focus groups about education and workforce development, agriculture, public transportation, housing and homelessness, and others
- Over **600** telephone survey responses
- The project team had a booth or other presence at **20** public events, including:
 - Kenai Peninsula Sport & Recreation Trade Show (April 28-30, 2017)
 - Sterling Spring Craft Fair (May 6, 2017)
 - Kenai River Festival (June 9-11, 2017)
 - Nikiski Family Fun Days (June 17, 2017)
 - Sterling Community Summer Fun Carnival (June 17, 2017)
 - Moose Pass Solstice Celebration (June 17-18, 2017)
 - Funny River Festival (July 29, 2017)
 - Kenai Peninsula State Fair (August 19-21, 2017)
 - Industry Appreciation Day (August 26, 2017)

A second round of public engagement will occur in early 2018, following the release of the draft plan in December 2017, to share back with the community how their input was incorporated and to solicit feedback and comments on the proposed direction for the borough.

Online Engagement

Throughout the process, the project team communicated updates and relevant information on a project website, www.KPBCompPlan.com. The website invited participation at local events, taking an online survey, and sharing written feedback directly with the project team. The website included an overview and purpose of a comprehensive plan, a summary of the “State of the Kenai” data highlights, and a calendar of upcoming events. The website was updated regularly to reflect the status and focus of the planning process, and included multiple ways to contact the project team or sign up to receive project updates.

The team also coordinated with Kenai Peninsula Borough staff to post information to the Borough’s Facebook page, encouraging users to visit the project website and get involved in the process. Posts highlighted upcoming events, new information available on the website, and provided notice about key milestones such as the release of the draft plan for public review.

Figure 1. Kenai Peninsula Borough Comprehensive Plan Project Website



Project website, www.kpbcompplan.com, retrieved December 12, 2017.

Resident Surveys

NOTE: A more detailed summary of the survey results will be available soon, and incorporated into the plan.

As part of the project, the Borough commissioned a statistically valid telephone survey to be conducted in June 2017 and collect responses from 600 residents. Respondents were randomly selected by phone number, with half responding on residential landlines and the other half on cell phones. The survey is considered statistically valid because of its sampling method, including selection and weighting to ensure responses are proportional to the borough's actual population, measured both by geographic distribution and demographics such as age and race. The resulting sample of residents is therefore comparable to and representative of the population. The survey included questions about:

- Benefits and challenges of living on the Kenai Peninsula
- Letter-grade assessment of several measures of quality of life such as job security, cost of living, housing, health care, education, public services and utilities, the natural environment, and other topics
- Overall satisfaction with the Borough's services
- Attitudes and perceptions toward planning and policy issues such as land use regulation, taxation and public services
- Long-term plans to remain in or leave the borough, and major factors in that decision
- Demographic information such as age, family size, household income, and length of residency in Alaska and in the borough

In addition to the telephone survey, an online version of the survey questions was available on the website for anyone to respond. Results were not combined with the telephone survey, as they were not collected via the same statistically valid method, but were made available to the project team as input about what the plan should address.

Survey results, including all open-ended responses documented during the call, were fully reviewed by the project team and incorporated into each section of the draft plan, along with the significant body of notes and comments collected throughout the year. Survey responses and direct quotes from residents are included throughout the plan to give voice to the many perspectives shared throughout this process.

TIMELINE FOR THE PROCESS

The comprehensive planning process launched in February 2017, beginning with a thorough review and evaluation of the 2005 comprehensive plan to understand what has been accomplished to date, and where the new plan should stay on the same path or consider new direction for the Borough. In general, Borough leadership and staff felt the previous plan had many broad goals that are still important to the community, but implementation of the plan had been limited. The goal for the 2018 plan – develop more targeted priorities, identify what areas the Borough can play a role in as leader or supporter, and ensure the plan's recommendations take into consideration the Borough's need to be fiscally sustainable and its capacity to act.

Figure 2 illustrates the overall timeline and phases of the planning process. The project team framed each phase with the big questions that have guided the process and summarize what has been asked of the community throughout the year.

Figure 2. Kenai Peninsula Borough Comprehensive Plan Timeline



WHAT IS IN THE PLAN?

The plan is structured as follows:

- **Executive Summary (THIS DOCUMENT!):** Includes the community’s values and vision for the future, a summary of the plan’s goals, objectives and priority strategies, the purpose of the comprehensive plan, how the plan will be used, the process used to develop the plan, the adoption process, and how the plan will be updated in the future.
- **Introduction:** Provides general information and context about the Kenai Peninsula Borough including geography, population, communities within the borough, services provided, and the current economic, demographic and social trends that inform the need for the policy direction set out in the plan.

- **Comprehensive List of Goals, Objectives and Strategies:** This is the most substantive section of the plan. It includes a series of broad goals, objectives grouped by topic area, and specific strategies to achieve the objectives. Also included are relevant highlights, trends and key facts about each topic area that inform the objectives and strategies for that topic.
- **Implementation:** Identifies priority strategies for the Borough to focus on in the next few years, as well as a full implementation matrix with specific actions and role(s) for the Borough and other partners for each objective and strategy. See Table 1 for an example.

Table 1. Example of an Implementation Matrix

Strategy	Actions	Lead + Partners	Success Measure	Baseline (2018)	Target (YEAR)
Goal. Goal Name					
Strategy	- Action to achieve strategy	Borough and/or other partners	Description of measurement to track progress.	Current #	Target #

- **Appendix:** Provides additional background information about the borough, documentation of and materials used during the public engagement process, survey questions and a summary of results, a list of acronyms used in the plan.

PROCESS FOR FINALIZING, ADOPTING, AMENDING AND UPDATING THE PLAN

NOTE: This plan is currently available for public review and comment, and will be revised prior to being submitted to the Kenai Peninsula Borough Planning Commission for formal review and approval. In the final plan, this section will be updated to reflect the review process.

Following the public review and comment period through spring 2017, the project team will revise the plan based on a summary of feedback received, including development of an implementation matrix and list of priority strategies that reflects priorities expressed by the community during the review process, and prepare the comprehensive plan for formal adoption.

The draft comprehensive plan will be presented to the Kenai Peninsula Borough Planning Commission in late spring 2018, for review and a potential recommendation for adoption to the Borough Assembly. The public will have the opportunity to testify about the plan before the Planning Commission in a public hearing.

Once supported by the Planning and Zoning Commission, and with further revisions incorporated into the draft plan, the comprehensive plan will be presented to the Kenai Peninsula Borough Assembly for formal adoption. The public will again have an opportunity to testify about the plan before the Assembly in a public hearing.

Following formal adoption, the new Kenai Peninsula Borough Comprehensive Plan will replace the current plan adopted in 2005, and guide future decisions and actions by the Borough.

Outlined below are the processes for making changes to the Comprehensive Plan in the future:

- A **minor change** does not modify or add to the plan's overall intent. Examples include clarification of intent, making sections or recommendations consistent with each other, a minor change that assists with practical implementation, and technical corrections. Minor changes can be recommended by the Borough or the public, and must be approved by the Kenai Peninsula Borough Assembly.
- An **amendment** makes a permanent change to the plan by adding to or modifying the basic intent. Examples include addition of a new goal or set of objectives, or making substantive changes to objectives or strategies. Amendments can be recommended by the Borough or the public, and must be approved by the Borough Assembly.
- A **substantive review and update** of the Comprehensive Plan should be conducted approximately every five years, beginning with an evaluation by the Borough of progress made toward the existing goals and objectives. Residents, businesses, organizations and other stakeholders should be engaged in the update process to ensure that the updated plan still reflects the community's priorities. The update may include revision and/or deletion of existing goals, objectives and strategies; addition of other goals, objectives and strategies; or a new prioritization according to current needs.



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: February 21, 2018
SUBJECT: City Planner's Report PL 18-10

City Council - 1.22.18

Ordinance 18-04, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 21.03.040 to Define "Employee-Occupied Recreational Vehicles"; Title 21.54 to add 21.54.325, Permitting Employee-Occupied Recreational Vehicles in the Marine Commercial and Marine Industrial Zoning Districts; and Amending 21.54.200 and 21.54.210 to Reflect the Newly Permitted Use in these Districts. Smith. Introduction January 8, 2018, Public Hearing and Second Reading January 22, 2018. Reconsidered by Erickson.

Memorandum 18-005 from City Planner as backup

FAILED with discussion.

Ordinance 18-07, An Ordinance of the City Council of Homer, Alaska, Repealing Ordinance 17-05(A-3) Amending the 2017 Operating Budget by Appropriating \$671,053 from the Homer Accelerated Roads and Trails Program (HART) for the Greatland Street Improvements (Option A) Project, and Authorizing the City Manager to Execute All Appropriated Documents. Aderhold. Recommended dates: Introduction February 12, 2018, Public Hearing and Second Reading February 26, 2018.

FAILED introduction with discussion

Resolution 18-020, A Resolution of the City Council of Homer, Alaska Confirming Next Steps for the Greatland Street Project. City Manager/Public Works Director.

ADOPTED as amended with discussion.

Amended: Lines 22 concrete asphalt; Line 23 sidewalk on the east and west side; Line 32 add striping will include sharrow delineation where appropriate at the end.

Mayor Pro Tem Aderhold said she will sponsor the ordinance proposed by the Cannabis Advisory Commission to allow retail marijuana on the spit.

Comprehensive Plan

Included as an attachment is our public notice of the Public Review Draft call for comments and our schedule for the open house.

Planning Commission report schedule for City Council meetings

February 26: Don

March 12: Mandy

March 27: Franco

Att.

Draft Plan Flyer

GET
INVOLVED
WITH
YOUR
CITY'S
FUTURE



HOMER COMPREHENSIVE PLAN

2018 UPDATE

DRAFT PLAN
AVAILABLE

ONLINE

www.cityofhomer-ak.gov/planning

AT THE LIBRARY
& CITY HALL



PUBLIC COMMENTS WELCOME
THROUGH MARCH 31, 2018

GO ONLINE

www.cityofhomer-ak.gov/planning

ATTEND
THE
OPEN HOUSE

March 1
4:30 pm - 6:30 pm
at City Hall

EMAIL

planning@cityofhomer-ak.us



Questions?

Contact the Planning Office - (907) 235-3106 - 491 E Pioneer Ave.



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Staff Report 18-11

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Travis Brown, Planning Technician
DATE: February 21, 2018
SUBJECT: Conditional Use Permit 2018-01

Synopsis

The applicant proposes to expand an existing gas station, including the addition of an automobile fueling canopy, within the Central Business District. A Conditional Use Permit (CUP) is required per HCC 21.18.030(d).

Applicants: Kurt Lindsey
Petro 49 Inc.
1813 1st Ave.
Anchorage, AK 99503

Russell Cooper
2101 63rd Ave.
Anchorage, AK 99507

Location: 94 Sterling Highway
Parcel ID: 17708020
Size of Existing Lot: 1.72 acres
Zoning Designation: Central Business District (CBD)
Existing Land Use: Gas Station
Surrounding Land Use: North: Vacant
South: Islands & Ocean Visitor Center
East: Vacant
West: Vacant

Wetland Status: No designated wetlands on this parcel.
Flood Plain Status: Not in a floodplain.
BCWPD: Not within the Bridge Creek Watershed Protection District
Utilities: The site is served by public water and sewer.
Public Notice: Notice was sent to 7 property owners of 13 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes to build an additional fueling canopy near the west end of the existing storefront building. Additionally, an RV fresh water and dump station will be installed, along with a screened dumpster and a grass area along the northern edge of development. A CUP is required for auto fueling stations in the Central Business District per HCC 21.18.030.

Current Site Conditions: Prior to this application, a stand-alone car wash was removed from the site as well as the westernmost 30-foot portion of the storefront building. The area behind the storefront building, which previously contained the car wash and a landscaped area, has been regraded to improve drainage and to prepare for paving.

Previous CUP Approvals: The use of the site as a gas station was originally permitted under CUP 97-01. CUP 99-01 allowed the addition of a car wash and currently governs the site.

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 1: HCC 21.14.030(c) authorizes Auto fueling stations as a conditional use 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.

Finding 2: The purpose of the district includes the desire for centrally located businesses. This proposal expands an existing business use.

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: Mobile home parks, pipelines, and railroads may have a greater negative impact on nearby property values than this proposal.

Finding 3: An expanded auto fueling station is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Analysis: The proposal is located adjacent to the Sterling Highway, an arterial roadway. Nearby properties rely on automobile traffic and benefit from the fueling station.

Finding 4: The proposal is compatible with existing uses of 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, water, sewer, police and fire services are adequate to serve the proposed expansion.

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 proposal expands an established use that does 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 proposed expansion is not expected to cause public health or safety concerns.

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

Finding 8: The proposal will comply with applicable regulations by adhering to the conditions of this CUP and following the issuance of a zoning permit.

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

Analysis: Chapter 4, Goal 4, Objective A states, “encourage a concentrated, pedestrian oriented, attractive business/commerce district in the CBD...”

Finding 9: Expanding the use of the site while retaining the existing site footprint, the further concentrates the site and is thusly consistent with the Comprehensive Plan.

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

Analysis: The CDM standards apply to projects in the Central Business District for which a Conditional Use Permit is required. The standards have been applied to the new improvements.

Proposed fueling canopy: The new canopy will be similar to the existing one and meets the standards of the CDM (see attached photo of the existing canopy). At 55 feet in length, the canopy is less than the 60 feet threshold for requiring shifts in the roof planes. Flat roofs such as the fueling canopy are not contrary to CDM standards and the proposed white color is explicitly included in the list of appropriate base colors. The proposed canopy lighting includes cut-off luminaires.

Landscaping: The proposed landscaping plan includes a new grass buffer along the northern portion of the site and existing grass buffers along the rights-of-way. It does not include the removal of any natural vegetation. The CDM requires fuel tanks, such as the existing propane tank along the Sterling Highway, to be screened. A fence should be installed to screen the tank from the highway. Installing a fence at this location will not affect the visibility of the intersection and it should be of adequate height to screen the tank.

Traffic flow: The traffic pattern will remain similar to the existing pattern and will utilize existing curb cuts and points of ingress/egress.

Lighting: The existing pole-mounted parking lot lights meet the CDM standards. Any changes to exterior and parking lot lighting should be approved by the City Planner prior to installation.

Finding 10: The proposal will comply with the Community Design Manual.

Condition 1: Install a fence of adequate height to screen the existing propane tank from public view. The fencing material shall follow the guidelines of page 32 of the CDM and be approved by the City Planner prior to installation.

Condition 2: Exterior and parking lot lighting plan must be approved by the City Planner prior to installation.

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:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.

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

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

7. Landscaping: No specific conditions deemed necessary.

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

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

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

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

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

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

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

PUBLIC WORKS COMMENTS: No comments.

FIRE DEPARTMENT COMMENTS: None.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 2018-01 with findings 1-10 and condition 1.

Condition 1: Install a fence of adequate height to screen the existing propane tank from public view. The fencing material shall follow the guidelines of page 32 of the CDM and be approved by the City Planner prior to installation.

Condition 2: Exterior and parking lot lighting plan must be approved by the City Planner prior to installation.

Attachments

Application

Public Notice

Aerial Photograph

Page 32 of the CDM

Photo of existing propane tank



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

RECEIVED

1/30/2018

**CITY OF HOMER
PLANNING/ZONING**

Applicant

Name: Russell Cooper Telephone No.: 907-865-2309

Address: 2101 63rd Ave Anchorage, AK 99507 Email:Russellc@petro49.com

Property Owner (if different than the applicant):

Name: Petro 49 Inc Telephone No.: 907-273-8221

Address: 1813 1st Ave. Anchorage, AK 99503 Email:_____

PROPERTY INFORMATION:

Address: _94 Sterling Hwy _Homer, AK _99603 _____ Lot Size: _1.72_

acres KPB Tax ID # _17708020_____

Legal Description of Property: _Essential One Lot 15-A-2_____

For staff use:

Date:_____ Fee submittal: Amount_____

Received by:_____ Date application accepted as complete_____

Planning Commission Public Hearing Date:_____

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

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

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

N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments If yes, Fire Marshal Certification is required. Status: _____

N Will your development trigger a Development Activity Plan

Application Status: Conditional Use

N Will your development trigger a Storm water Plan

Application Status: _____

N Does your site contain wetlands If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: *There a Riparian zone behind the main building. Underground and culverted Woodward Creek.*

N Is your development in a floodplain If yes, a Flood Development Permit is required.

N Does your project trigger a Community Design Manual review

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

N Do you need a traffic impact analysis

N Are there any nonconforming uses or structures on the property

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

N/A Do you have a state or city driveway permit Status: _____

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

1. Currently, how is the property used(Retail Gas station) Are there buildings on the property, Yes How many square feet 2992sq Feet Uses within the building Retail
2. What is the proposed use of the property Gas Station, Retail / currently there is one canopy with 4 dispensers. Petro is purposing adding a new canopy fueling island with four (4) dispensers will be added with this proposal. This will west side of the store
3. How do you intend to develop the (property has been develop) (Attach additional sheet if needed? Provide as much information as possible).
Petro 49 has removed 30 feet from the existing building. There has been a survey done to improve the drainage of the lot. The style of the new canopy will be similar to the existing. (See Attached) The site will be paved and will be landscaped as indicated by the site plan. RV fresh water and Dump station located at the northern end of the pavement, there will also be a 12'x8' enclosure in the northwest corner that will hold a standard 10 'x 5' dumpster, also on the plan. The North and west ditches will be lined with a 3''to 10'' Cobble rack, the bank will be hydro seeded, will also add shrubs around the where needed.

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?
- b. Describe how the proposed uses(s) and structures(s)
Are compatible with the purpose of the zoning district. Our project is compatible with this
- c. How will your proposed project affect adjoining property values?
We see this has being a positive impact on the neighboring property values.
- d. How is your proposal compatible with existing uses of the surrounding land?
It is compatible because it is a location on the highway, near a large grocery store, a future hotel and the islands and ocean center
- e. Are/will public services adequate to serve the proposed uses and structures?
This property is served by city water, sewer, roads and sidewalks
- 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?
With the extra fueling islands, Petro 49, feel's this is an easier and safer drive through area, by adding this other island it will take the RV and boats from the front of the store, this will also be safer for the foot traffic to and from the store
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? No
- h. How does your project relate to the goals of the Comprehensive Plan?
The Comprehensive Plan are online. Encourages infill
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? **(circle each answer)**
 - 1. Y Special yards and spaces.
 - 2. Y Fences, walls and screening.

3. Y Surfacing of parking areas.
4. N Street and road dedications and improvements (or bonds).
5. N Control of points of vehicular ingress & egress.
6. N Special provisions on signs.
7. Y Landscaping.
8. Y Maintenance of the grounds, buildings, or structures.
9. Y Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. Y Time for certain activities.
11. Y A time period within which the proposed use shall be developed.
12. N/A A limit on total duration of use.
13. N/A Special dimensional requirements such as lot area, setbacks, building height.
14. N Other conditions deemed necessary to protect the interest of the community.

PARKING

1. How many parking spaces are required for your development 12

If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). N/A

2. How many spaces are shown on your parking plan 12

3. Are you requesting any reductions No

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

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

CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature: R. Cray Date: 1/29/18

Property Owner's signature: [Signature] Date: 1/29/18

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, February 21, 2018 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A request for Conditional Use Permit (CUP) 2018-01 to expand an existing gas station, including adding an automobile fueling canopy, at 94 Sterling Highway, pursuant to Homer City Code 21.18.030(d). The proposed site is Lot 15-A-2 Nils O. Svedlund No. 12, NW ¼ SEC. 20, T6S, R13W, S.M.

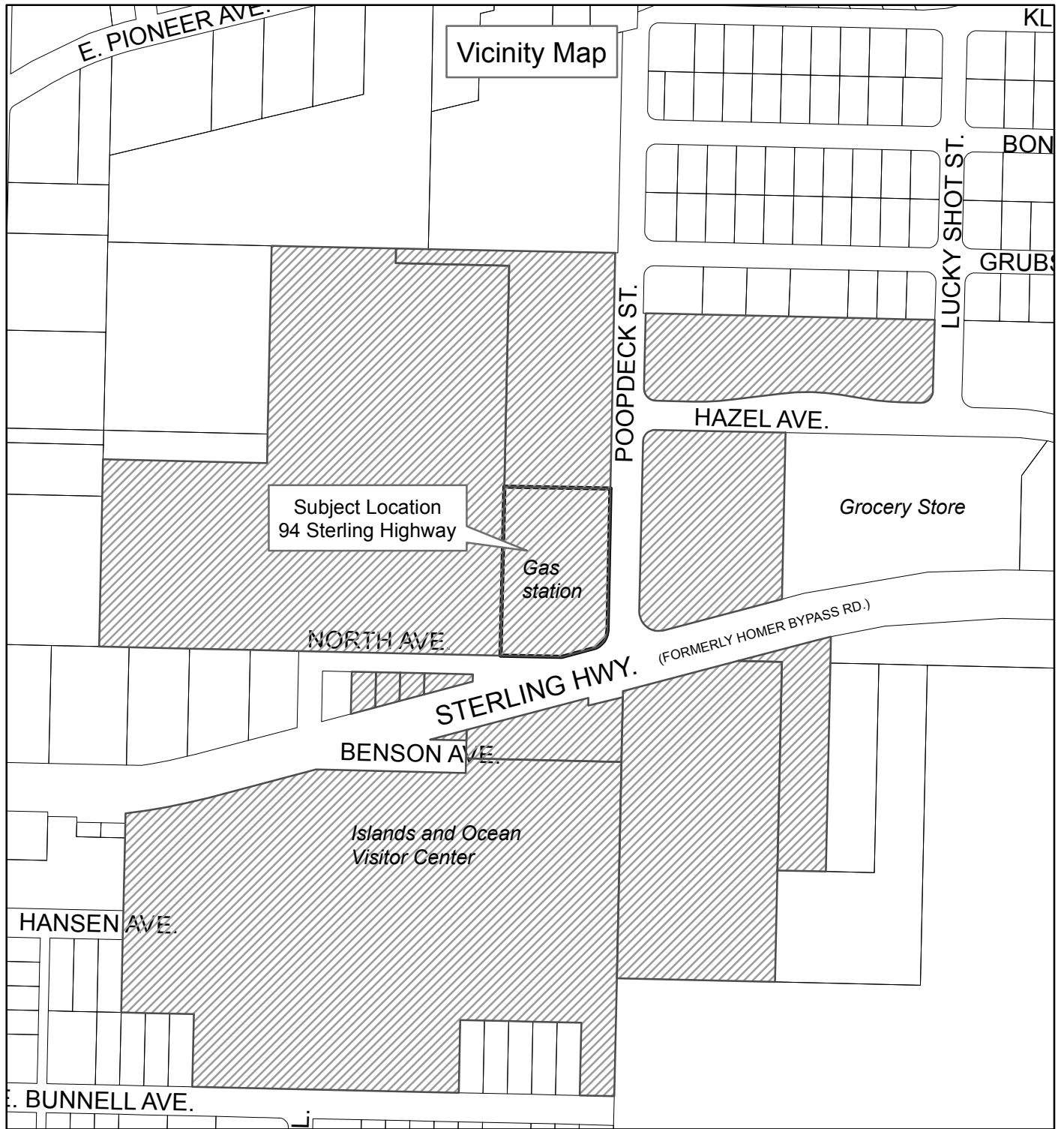
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

February 6, 2018

Request for CUP 2018 -01

Marked lots are within 300 feet
and property owners notified.

0 250 500 Feet



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

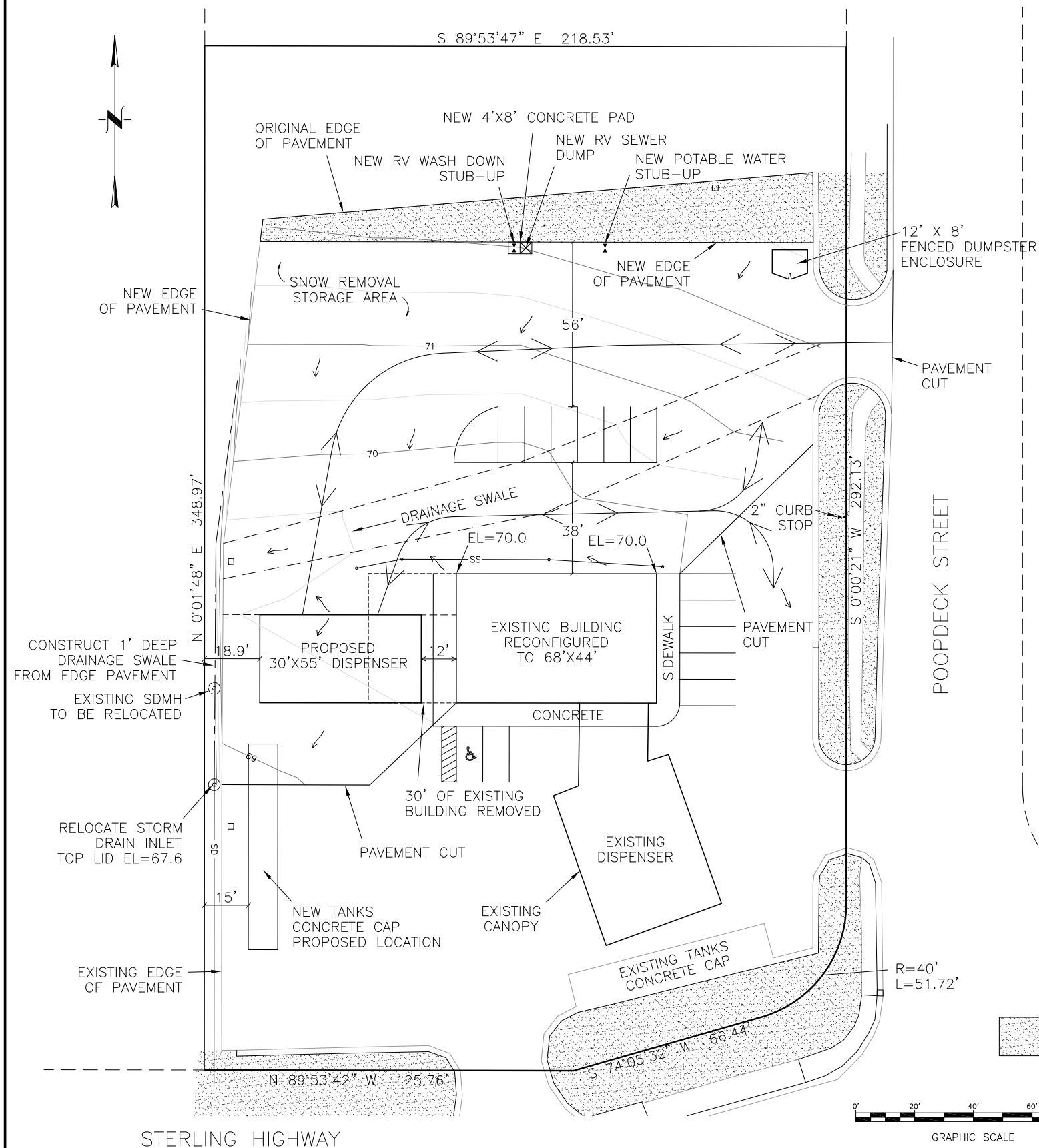


Photo of Existing Fueling Canopy and Main Building





City of Homer
Planning and Zoning Department

February 6, 2018

Request for CUP 2018 -01

2016 photo.
Property lines not exact; use with care.

0 250 500 Feet



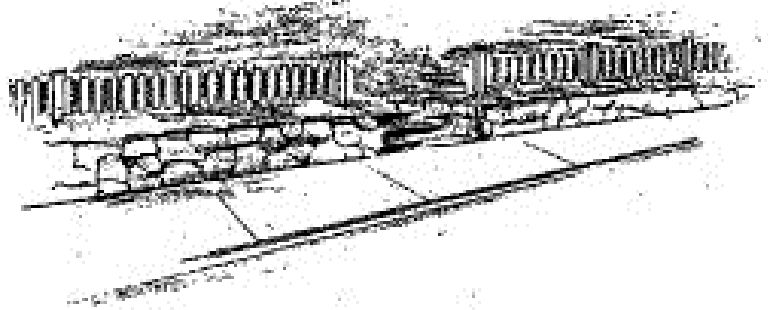
Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

COMMUNITY DESIGN MANUAL

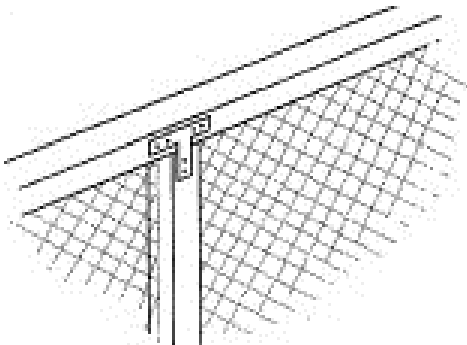
for the CITY OF HOMER

will be located. The design of the fence may not be important if the fence is strictly for security reasons, (e.g., a mini-storage yard), but if the fence is visible to the public right-of-way, design takes on added significance. Fence height will be measured from the natural grade.

Fences must be designed to reflect traditional building materials and styles. The wood posts and rails over the rock retaining wall are appropriate.



1. **Choose fence materials carefully.** Fences shall be constructed of wood, wrought iron, brick, stone or cinder block. Smooth-faced cinder block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the Planning Director, however, the use of plywood or composition sheeting as a fence material is not permitted.



Coated chain link fencing over wood posts and rails may be acceptable in some areas.

2. **Limit chain link to non-visible areas.** In areas not visible from any public right-of-way, waterway, or designated public space, standard chain link fencing including steel posts and rails is permitted.
3. **Limit height of fences.** Unless otherwise required by Homer City Code, fences are limited to a height of 3 feet from the natural grade along arterial frontages and in the front yard (4 feet for open rail fences) and 6 feet in the rear yard, provided that clear vision is retained for adjacent driveways and intersections (see sight triangle provisions in Homer City Code).





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 18-12

TO: Homer Advisory Planning Commission **18-12**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: February 21, 2018
SUBJECT: Bunnell's Subdivision No. 17 2018 Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat to reconfigure lot lines and dedicate a portion of Spruceview Ave.

General Information:

Applicants: Christian Hanson
PO Box 490
Homer, AK 99603

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

City of Homer
491 E Pioneer Ave
Homer, AK 99603

Location:	Bartlett St and Spruceview Ave
Parcel ID:	17513326, 17513327, 17513328 17513329
Size of Existing Lot(s):	0.25 to 0.85 acres
Size of Proposed Lots(s):	0.531 to 0.418 acres
Zoning Designation:	Residential Office District
Existing Land Use:	Residential, vacant
Surrounding Land Use:	North: Residential
	South: Residential
	East: Church/Residential Office
	West: Residential/vacant
Comprehensive Plan:	Chapter 4 Goal 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including greenhouse gas emissions.

Wetland Status:	Woodard Creek runs through the subdivision. Discharge slope wetlands may be present.
Flood Plain Status:	Zone D, flood hazards undetermined.
BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are available
Public Notice:	Notice was sent to 60 property owners of 66 parcels as shown on the KPB tax assessor rolls.

Analysis: Commissioners may recall that citizens worked on a project called the Woodard Creek Plan. Mr. Marvin Hanson was an active landowner participant in this group, and owned the private parcels within this preliminary plat. He promoted the idea of a better public park and changing the lot lines involving his land to accommodate the park. Mr. Hanson was also a licensed surveyor. Unfortunately, he recently passed away before seeing his idea come to life. His estate is working with Kenton Bloom to see his wishes carried out.

In the current lot layout, Spruceview travels through a parcel rather than within a dedicated right of way. This plat dedicates the right of way for Spruceview Avenue, and reconfigures this block of land. The city owns an adjacent strip of land, which is designated in the Land Allocation Plan as Woodard Park. North of the park, the Hanson family owns two tracts. This plat proposes to change the layout to create a larger public park along Woodard Creek and a new residential lot to the west of the creek. This proposal for the park will be considered at the Park, Art, Recreation, and Culture Commission meeting of February 15, 2018.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements. A 15 ft utility easement is granted by the plat, and jogs around the existing non-conforming structure on lot 10-A-1.

- 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. No additional easements are needed.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. Tract "A" is dedicated as park land 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. Woodard Creek is depicted and labeled.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. The road was constructed by the City of Homer; and this plat dedicates the right of way across what was a city owned parcel.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Staff recommends the applicant apply for non-conforming status on the existing house.

Public Works Comments:

1. Water and sewer stub outs will need to be provided to Lot 10-A-3.
2. An installation agreement will need to be in place or services provided before recording the plat.

3. Provide the appropriate curve return on the northern intersection corner of Spruceview and Bartlett Street (20').

Fire Department Comments: *No comments made.*

Staff Recommendation:

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

1. Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.
2. Provide the appropriate curve return on the northern intersection corner of Spruceview and Bartlett Street (20').

Attachments:

1. Preliminary Plat
2. Illustration of City park dedication
3. Public Notice
4. Aerial Map

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTES

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

2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.

3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.

4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.

PLAT APPROVAL

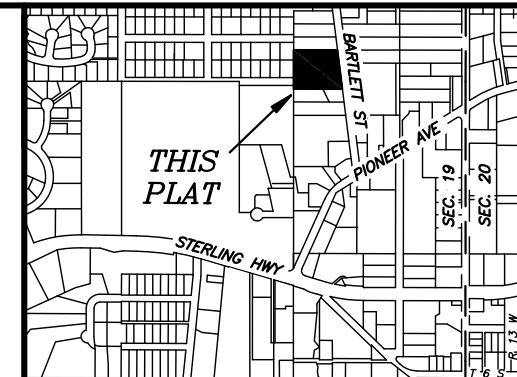
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH

BY: _____
AUTHORIZED OFFICIAL

RECEIVED

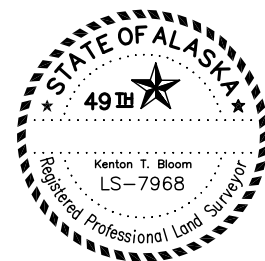
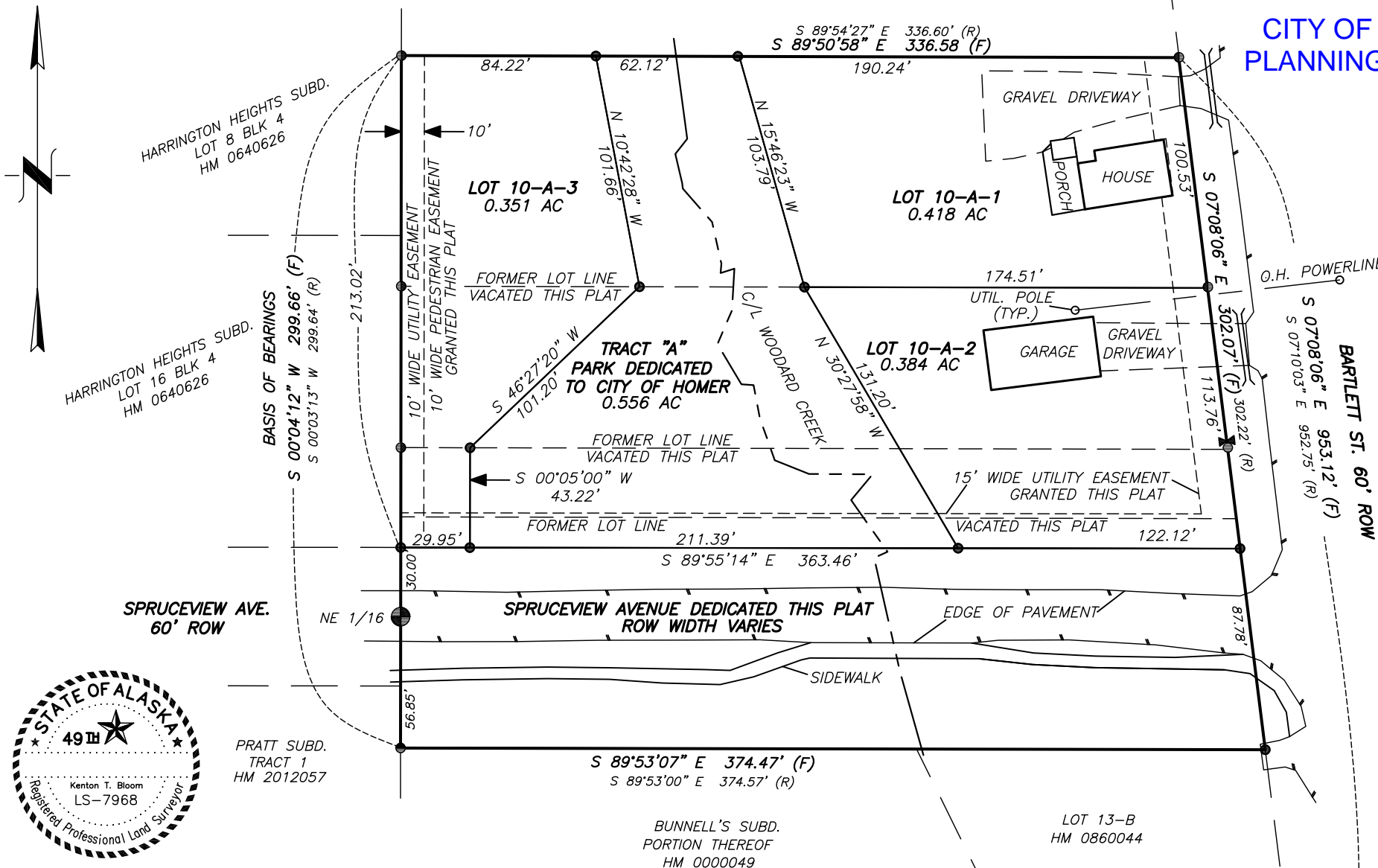
1/4/2018

CITY OF HOMER
PLANNING/ZONING



VICINITY MAP

SCALE: 1" = 1000' U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ⊕ FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ⚡ CURB STOP

WASTEWATER DISPOSAL

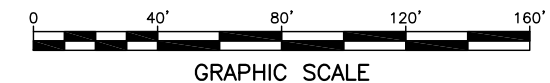
PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP

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

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A
FOR; CITY OF HOMER
491 EAST PIONEER AVENUE
HOMER, AK 99603



HOMER RECORDING DISTRICT

KPB FILE NO. 2018-XXX

BUNNELL'S SUBD. NO. 17 2018 REPLAT

A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RING. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

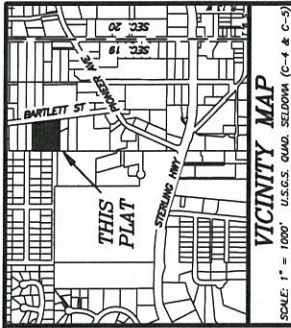
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.

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

CLIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK

DRAWN BY: KB CHKD BY: KB JOB #2017-72

DATE: 12/2017 SCALE: 1"=40' SHEET #1 OF 1

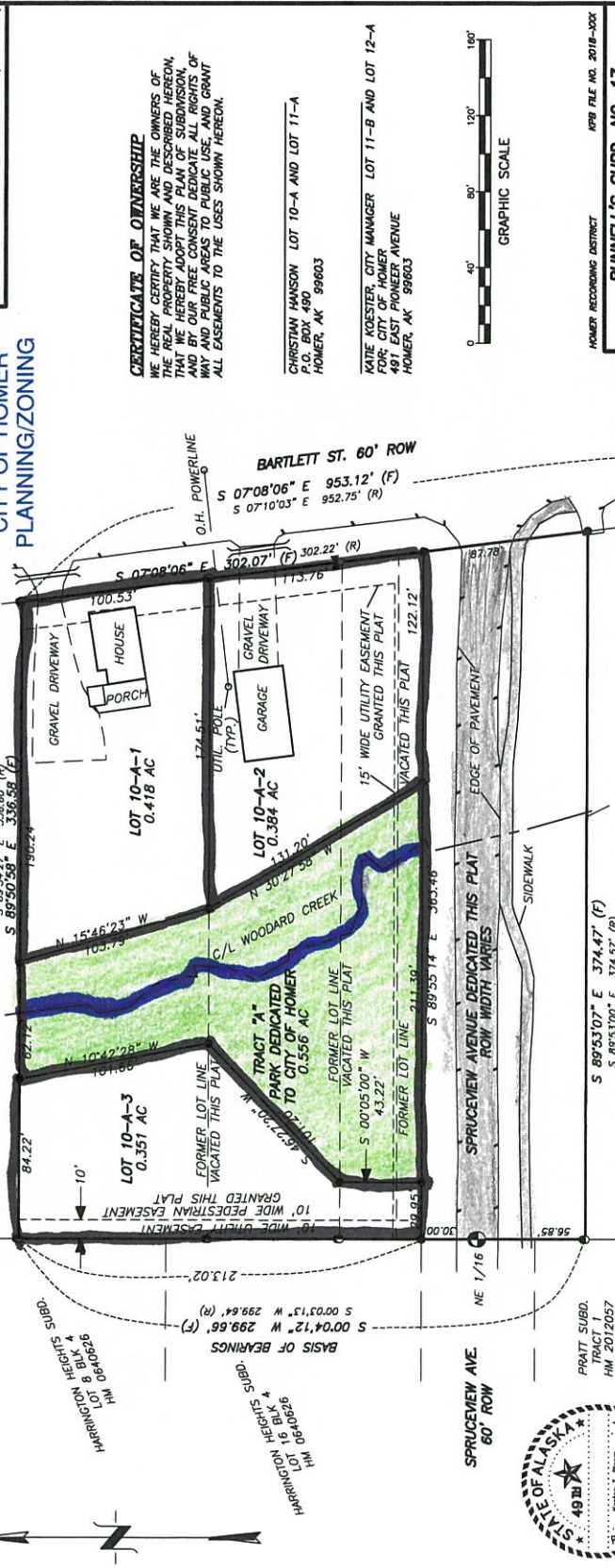


NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.
FOR: _____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTES
1. NO PERMANENT STRUCTURES SHALL BE
CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT
WHICH WOULD INTERFERE WITH THE ABILITY OF A
UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING
REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER
AND SEWER.
4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A
UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN
THE AREA WHERE THE EXISTING HOUSE FRONTS
BARTLETT ST. ROW.

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH
BY: _____
AUTHORIZED OFFICIAL

RECEIVED
1/4/2018
CITY OF HOMER
PLANNING/ZONING



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

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATE KOSTER CITY MANAGER LOT 11-B AND LOT 12-A
P.O. BOX 490
491 EAST PIONEER AVENUE
HOMER, AK 99603

BUNNELL'S SUBD. NO. 17
2018 REPLAT
A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND
12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 19860044)
LOCATED WITHIN THE E 1/2 OF SECTION 19
T19S R19E S19E, SOUTHWEST 1/4, DISTRICT 19
AND WITHIN THE CITY OF HOMER, ALASKA
CONTAINING 2.447 ACRES +/-

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

CLIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK

DRAWN BY: KB CHKD BY: KB JOB #2017-72

DATE: 12/2017 SCALE: 1\"/>

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

LEGEND
● FIND 1/2\"/>

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.
FOR: _____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

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:

Bunnell's Subd. No. 17 2018 Replat Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, February 21, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

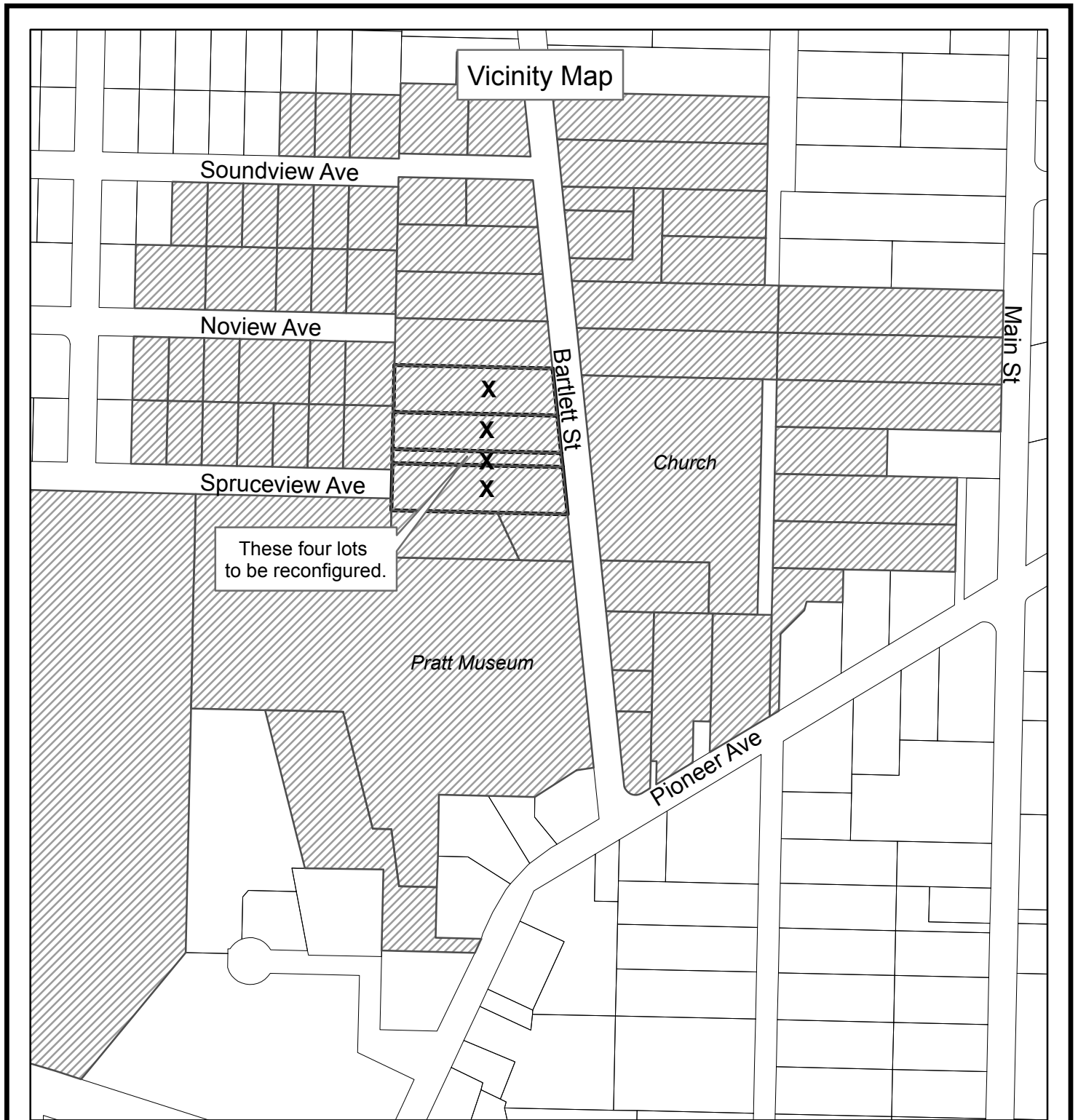
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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 in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

February 6, 2018

Bunnells Sub No 17 2018 Replat Preliminary Plat

Marked lots are within 500 feet
and property owners notified.

0 250 500 Feet



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

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.

FOR: _____

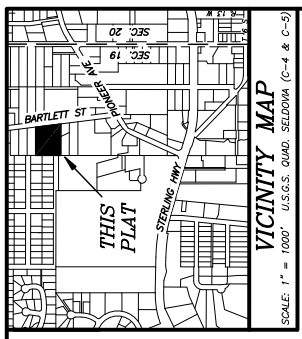
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.

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

BY: _____
AUTHORIZED OFFICIAL



VICINITY MAP

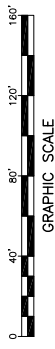
SCALE: 1" = 1000' U.S.G.S. Q400, SE20004 (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

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

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A
HOMER, AK 99603
491 EAST PIONEER AVENUE
HOMER, AK 99603



HOMER RECORDING DISTRICT KPB FILE NO. 2018-XXX

**BUNNELL'S SUBD. NO. 17
2018 REPLAT**

A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 T14P, 8 SOUTH RANG, 13 WEST, S1M, AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

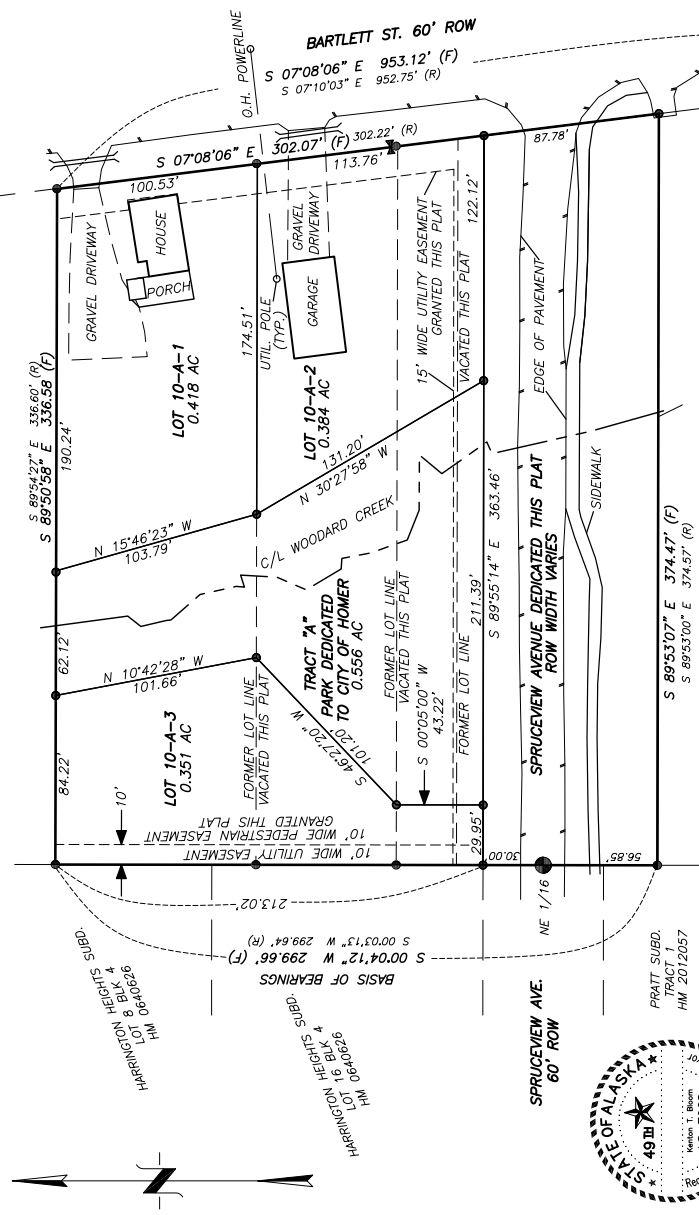
**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 236-4247

CIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK

DRAWN BY: KB CHKD BY: KB JOB #2017-72

DATE: 12/2017 SCALE: 1"=40' SHEET #1 OF 1



LEGEND

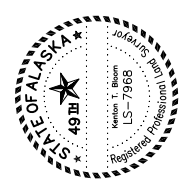
- FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ✕ CURB STOP

NOTARY'S ACKNOWLEDGMENT

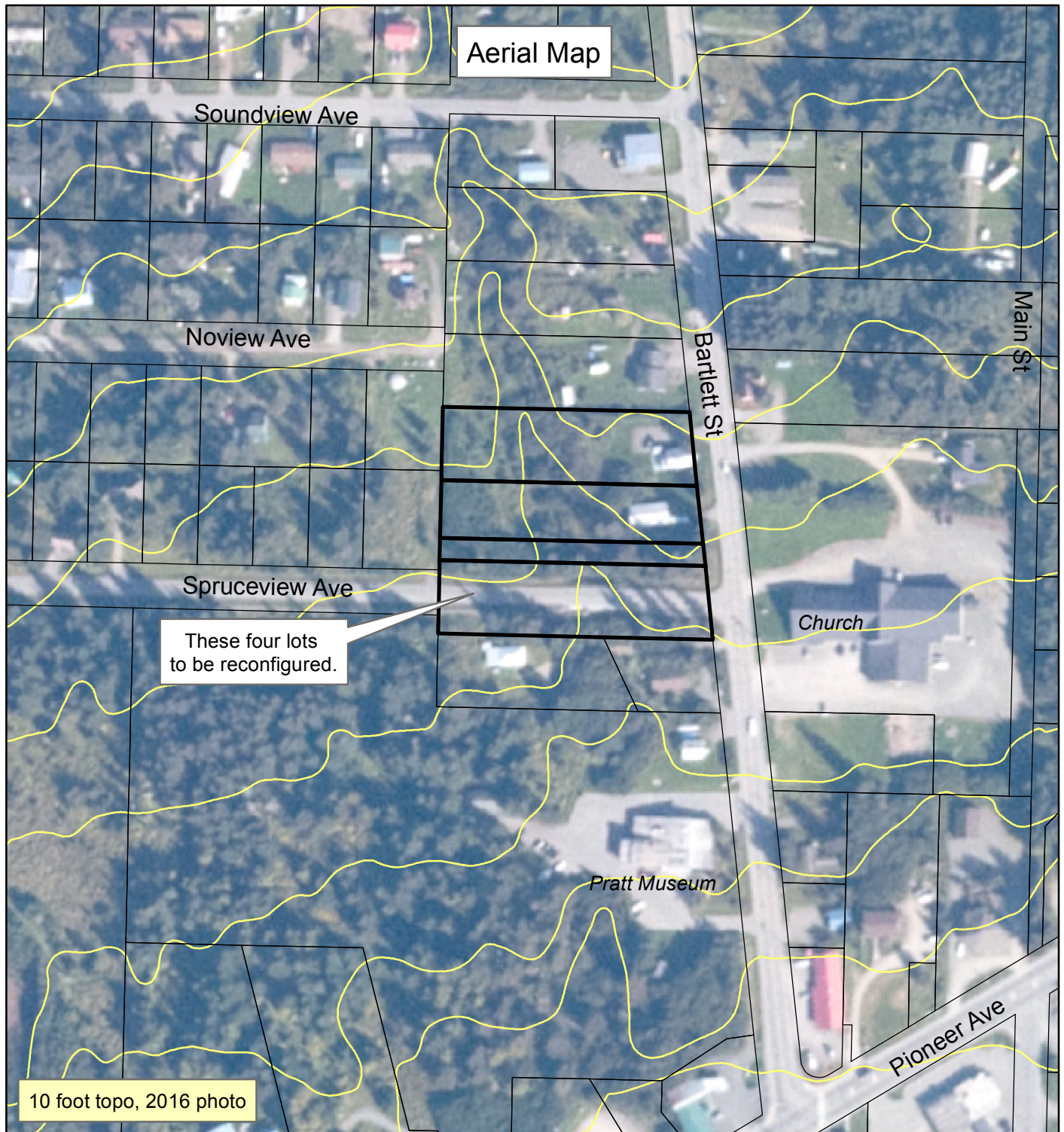
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



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



City of Homer
Planning and Zoning Department

February 6, 2018

Bunnells Sub No 17 2018 Replat Preliminary Plat

0 170 340 Feet



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City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 7, 2018
SUBJECT: February 12 City Manager Report

Kachemak Bay and Fox River Flats Critical Habitat Plan Review

A group representing various sectors of the community are meeting monthly to review the Kachemak Bay and Fox River Flats Critical Habitat Area Plan. Deputy Planner Julie Engebretsen is the City of Homer representative on this group and has provide the update below for Council and the public.

At the January 17th meeting, the group made it about half way through the discussion of harbor operations. Harbormaster Bryan Hawkins attended the meeting and shared his expertise. The working group members were appreciative of his participation.

Outcomes of the meeting:

- The CHA will remain closed to derelict and abandoned vessels. Existing language allows the sinking of derelict boats to create artificial reefs: this language will be removed.
- The oil and gas section is done and the language will remain very close to the existing policy. The plan allows for limited surveying in the Bay, but no exploration or development.
- Float homes will not be allowed. This does not appear to be an issue currently in the CHA but is a growing concern in southeast Alaska.

Upcoming topics:

- Discussion will continue at the next meeting on harbor operations, and vessel anchoring
- Drill rig storage
- Aquatic farms and docks

Over the summer, there will be smaller working groups on the following topics. City staff does not anticipate participating in all of these smaller groups, but plans to attend City of Homer related working groups and those where staff can provide expertise.

- Disposal of Harbor dredge materials, and shoreline alteration/erosion control, particularly on the Spit and within the City of Homer.
- Trails and motorized vehicle usage

- Water quality
- Aquatic farming (includes shellfish, kelp etc.), and
- Cattle grazing in the Fox River Flats CHA.

After Action Report for Tsunami Warning

The earthquake and ensuing Tsunami warning on January 23rd was a great opportunity for agencies across coastal Alaska to dust off their Emergency Operations Plan and prepare for an event with more seriousness than a drill can provide – and the City of Homer was no exception. City officials, HVFD volunteers and on-duty State Troopers met at the Emergency Operations Center, Fire Hall, in the early hours Tuesday to stand up a small Incident Management Team. The evacuation was smooth and orderly thanks to the citizens of Homer self-evacuating in an orderly and controlled fashion. Homer Police Department followed up evacuating low lying areas, going door to door in some cases. Public Works mobilized and evacuated heavy equipment to the High School Parking lot, about the inundation zone. Agencies all over Alaska have been taking the last two weeks to debrief and apply lessons learned. Some of the items that the City does not manage but have come up are the fact the warning sirens only went off once and the inconsistency in the cell phone alerts. Lessons learned that the City will be working on that require constant cultivation include public education, developing community partners, and continued preparedness training.

One important take away was the need for continued public education on the Tsunami Inundation Zone. A new draft map has recently been released for potential Tsunami inundation zones in the Homer and Kachemak Bay area applying lessons learned from Japan, which produced far more severe Tsunamis than predicted. During the evacuation the City relied on Pioneer Avenue as a clear and easy to understand cut off for evacuating. In reality, the modeling and topography is more nuanced. It would be useful to spend some time as a community studying the map and developing a public education plan for those neighborhoods most at risk or right on the line. The final map has not been released yet and still has to undergo an extensive peer review process before publication.

Other items we would like to work on are developing community partners to help evacuate those who need assistance since in an event it is likely that our first responders will be busy and making sure the Red Cross is ready to stand up a shelter for a multiday event with provisions. Communication is probably the single most important role we can play in making sure accurate information is out there and making sure our Public Information Officers are trained and ready to respond is key for any level of emergency.

Midterm planning includes updating the City of Homer Emergency Operations Plan which was adopted in 2013 and should be refreshed every 5 years. This will give us an opportunity to update procedures and critical contact and community partner response information. The last update was performed internally with a small task force, however a firm was hired to draft the initial document. Our next step will depend on whether or not FEMA will be requiring a change in format.

Another follow up I would like to take advantage of is additional training of staff, City Council, and a drill that takes January 23rd to the next step of a Tsunami. An earthquake and Tsunami event (at least a warning) a likely scenario in Homer. I have been in touch with Texas A&M Engineering Extension Service (TEEX) Emergency Services Training Institute (ESTI) about coming up to lead some drills and trainings for the City this summer.

Safety a Priority in Homer

Homer was named the second safest City in Alaska by SafeWise, a home security company. While the ranking is a marketing technique to drive traffic to their website, it is based on relevant data and reflects how safety and sense of security are a priority in our small town. SafeWise selects their cities based on the number of reported violent crimes and population data. The full report and methodology can be read at <https://www.safewise.com/blog/safest-cities-alaska/>

Waterline Repairs

Early Monday morning (February 5), for the third time since the earthquake, Public Works employees realized we had another water main break. Sensors on the distribution system indicated that we were losing almost 1000 gallons per minute. Water distribution employees at 2:00 AM started closing valves to identify and isolate the problem. During this time water pressures were reduced in some areas and a few customers temporarily experienced loss of service. By 9:00 AM the break was located on East End Road between East End and Mattox. Flows were reduced through that section of main, with special attention to maintaining water service to Paul Banks Elementary.

Public Works crews worked all day to funnel traffic through the affected area, locate and protect other underground facilities in the area of the break, and excavate through frozen ground to expose the 15' deep main. During this time, water pressures in the immediate area were lower than normal and two residents continued to not have water service. KBBI was contacted and a public service announcement was broadcast to inform the community of the situation and provide phone numbers for questions. Lloyd Moore provided a tanker truck to help maintain water service to the School and East Road Services provided a backhoe capable of effectively reaching the deep main.

Early Tuesday morning the main was repaired. Normal water service was back to normal by 10:00 AM Tuesday morning. The hole was backfilled and traffic control was removed by late afternoon. Repairs to the sidewalk and road way will be completed as weather permits. The Water and Sewer budgets for repairs such as this and all three breaks were repaired using monies in the budget dedicated to responding to these types of emergencies. All costs can be absorbed by the budget and water loss will not affect future water rates.

Enc:

February Employee Anniversaries

Homer Foundation Quarterly Report

