

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 21, 2018 **p. 1**

6. Presentations

7. Reports

A. Staff Report 18-13, City Planner's Report **p. 9**

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 18-14, Conditional Use Permit 2018-02 for a reduced front building setback at 302 E Pioneer Ave. **p. 15**

9. Plat Consideration

10. Pending Business

11. New Business

12. Informational Materials

A. City Manager's Reports for the February 26, 2018 City Council Meeting **p. 43**

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 21, 2018. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:34 p.m. on February 21, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBODD
DEPUTY CITY CLERK KRAUSE

The commission met in worksession at 5:30 p.m. prior to the regular meeting on the draft Kenai Peninsula Borough Comprehensive Plan.

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

BENTZ/BOS - 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 February 7, 2018

Chair Stead 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. Kenai Peninsula Borough (KPB) Planner Bruce Wall – KPB Comprehensive Plan 2018 Update

Borough Planner Bruce Wall provided a summary of the draft Kenai Peninsula Borough Comprehensive Plan, noting it would be available for review and comment by the public until March 31, 2018. He stated that a final draft will be presented to the Borough Planning Commission in May/June with final draft going before the Assembly in July/August. The Borough has done significant amount of public outreach in other areas of the peninsula but will be having a community workshop at McNeil Canyon School on March 2, 2018. The public is welcome and bring their ideas. There is copies of the draft and executive summary on the table in the lobby and will be available at the Borough annex building.

REPORTS

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

City Planner Abboud reviewed his report and noted that the reconsideration of the ordinance on Employee Occupied RV in the Marine Commercial District failed with discussion. He reported that he learned new terminology for sharing the road, and that is *sharrow*.

City Planner Abboud reported that Councilmember Aderhold agreed to sponsor the Retail Marijuana in Marine Commercial Ordinance and that an Open House will be held on March 1, 2018 in Council Chambers starting at 4:30 p.m.

Commissioner Highland inquired if the commissioners are required to be at the Open House.

City Planner Abboud noted that not more than 3 of them can attend since he did not advertise it as such. Commissioner Bernard expressed an interest in attending.

PUBLIC HEARINGS

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

City Planner Abboud summarized his report, approaching the map displayed for the commission, he pointed out the location of the property in question. He noted the changes and existing conditions and staff recommendations.

David Webb, applicant's representative, introduced himself as the new Terminal Manager, provided information that the additional pumps are to service the increase in business and was available to answer any questions the commission may have.

Chair Stead opened the Public Hearing. Upon having no public come forward to provide testimony the public hearing was closed.

Chair Stead opened the floor for questions of staff and the applicant by the Commission.

Commissioner Highland requested clarification on page 2 of the CUP application in the packet that indicated a *“riparian zone behind the main building and the underground and culverted Woodard Creek.”*

City Planner Abboud reviewed the portion in question and determined if was a left over information from a previous applicant on a separate CUP and was not applicable to the CUP 18-01 before the commission tonight.

Commissioner Bernard inquired of the applicant if the new pumps were going to be designated for large vehicles such as trucks with boats and RV's.

Mr. Webb responded that there will be pumps designated strictly for larger vehicles using diesel fuel, this will free up the front main pumps and get rid of the congestion of traffic at the front of the store.

Commissioner Venuti inquired about the underground tanks and inspection of said tanks.

Mr. Webb responded about the scheduled and periodic testing protocols that are followed for testing tanks and that additional tanks will be installed.

Commissioner Banks inquired about the spill containment protocol from dispensers.

Mr. Webb responded that generally it was oil water separators but this plan he has not reviewed completely since he only arrived in Homer, but would provide a copy if needed.

Commissioner Banks asked if there was a city code that the applicant had to meet.

City Planner Abboud noted that the city does not have specific requirements and this is highly regulated and signed off from the Fire Marshall inspection.

BOS/VENUTI - MOVED TO ADOPT STAFF REPORT 18-11 CONDITIONAL USE PERMIT 18-01 TO EXPAND AN EXISTING GAS STATION INCLUDING ADDING AN AUTOMOBILE FUELING CANOPY AT 94 STERLING HIGHWAY WITH FINDINGS 1-10 AND CONDITIONS 1 AND 2

There was discussion regarding if special conditions to address aesthetics of the site could be added.

Commissioner Highland requested a brief recess to consult and formulate an appropriate motion to define a special condition.

Chair Stead called for a five minute recess at 7:03 p.m. The meeting was called back to order at 7:09 p.m.

Commissioner Highland after consultation removed her intent of putting forth a special condition.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

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

City Planner Abboud reviewed the report for the commission. He noted that the outcome of this plat will dedicate a portion of Spruceview that is not currently dedicated. This exchange will allow for a larger dedicated park area.

Chair Stead invited the applicant to provide his presentation to the commission.

Kenton Bloom, surveyor and working with the family and estate, provided information on the history of the project and the benefits to the area and the community.

Chair Stead opened the public comment period. Upon having no one in the audience come forward he closed the public comment period.

Chair Stead opened the floor for questions of staff and applicant from the commission.

Commissioner Bernard inquired if there was knowledge of the future plans for the mentioned park and if it was typical for the Parks and Recreation Commission to review this type of action prior to the Planning Commission and what the outcome was.

City Planner Abboud did not believe there was any definite plans in place at this time. This is in relation to the Woodard Creek Plan and he has not been a part of that project discussion but this represent a win-win situation. He did not have the results from the recent Parks meeting.

VENUTI/BANKS - MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO RECONFIGURE LOT LINES AND DEDICATE A PORTION OF SPRUCEVIEW AVENUE WITH THE FOLLOWING COMMENTS:

1. PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE 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')

There was a brief comments on the proposed project, the different entities that worked together to bring the project forward, it was a generous donation to the city and it was not necessary to include the non-conforming status comment in the motion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

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

Chair Stead encouraged everyone to read the information.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud commented that it was nice to have Mr. Wall come down and speak on the Borough Comprehensive Plan and hear the public comments. He is encouraged on the City's Comprehensive Plan and believes they are doing well, and will continue to work on that.

Deputy City Clerk Krause reported that the Parks and Recreation Commission did review the Woodard Park Land proposal and approved it last week and that their recommendation will be forthcoming. The Commission will be working on a park plan in the future for this land.

COMMENTS OF THE COMMISSION

Commissioner Banks had no comments.

Commissioner Venuti commented that he preferred the process of updating their comp plan line by line as the commission is involved throughout the process. The Borough Planning Commission has had two presentations one was an initial introduction by Agnew Beck and one just recently. There is not that close working relationship with the Consultant and the Borough Planning

Commission. He understands somewhat due to the large area of the Borough but there has been little input from the Borough Planning Commission in their process so he appreciates how they do it. He is learning all the time and finds he makes better decisions when he listens.

Commissioner Bentz informed the commission of the upcoming Kachemak Bay Science Conference, March 7-10, 2018 and encouraged the Commissioners to attend. She noted that Julie Engebretsen will be presenting on how science is incorporated into planning, specifically with the Bridge Creek Watershed District at the conference. It is more geared to a community audience and there are a number of presentations and sessions.

Commissioner Bernard requested the attachments to the City Manager's reports in their packets.

Commissioner Bos commented that he thought they would be included this time in the packet since he requested the attachments at the last meeting. It was nice seeing a bunch of people in the audience and he does not recall seeing so many when they were putting the comp plan together last time. He was surprised to see so much activity on social meeting about the comp plan. Good meeting, welcome back everybody.

Commissioner Highland commented that they did not have much participation on their comp plan so the social media probably was about the Borough's Comp Plan so they need to work on Social Media to encourage more participation on theirs.

A brief discussion ensued on how it could be put on Facebook next time.

City Planner Abboud announced the Public Meeting on developing CARTS, March 5, 2018 from 4-6:00 p.m. He fielded a few questions regarding the use and the nuances of the program and that it can be used by everyone and he did not believe it was income based but the vouchers would be limited. This would be a service to get a ride home from the hospital or doctor, there are restrictions on use such as Monday-Friday. The cost is less than a cab ride.

Commissioner Highland requested clarification on the income requirements and accessibility requirements and that a cab company was providing this service.

City Planner Abboud explained that the contract ended and it had to be redefined.

Commissioner Highland offered comments on the expense of the program and limitations and that it did not make sense to make it available to all residents. She would like to have the commission consider aesthetics in the Community Design at a future date.

Chair Stead commented that he would be attending the next City Council meeting on February 26th reporting on the Commission's work; the next meeting is March 7th and he will be there and will be missing the March 21st meeting.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:44 p.m. The next regular meeting is scheduled for Wednesday, March 7, 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.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____



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TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: March 7, 2018
SUBJECT: City Planner's Report PL 18-13

City Council - 2.26.18

Ordinance 18-08 – Adding Marijuana retail facilities in the Marine Commercial District. Sponsored by Aderhold/Cannabis Advisory Commission, it was introduced on February 26 and the second reading is scheduled for March 12.

Ordinance 18-09, An Ordinance of the City Council of Homer, Alaska, Disbanding the Cannabis Advisory Commission and Repealing Homer City Code Chapter 2.78 Outlining the Duties of the Cannabis Advisory Commission. Aderhold. Recommended dates: Introduction February 26, 2018, Public Hearing and Second Reading March 12, 2018.

Resolution 18-025, A Resolution of the City Council of Homer, Alaska, Reinstating the Transportation Advisory Committee as a Standing Committee. Venuti.

FAILED with discussion.

Comprehensive Plan

We have been busy preparing for the March 1 open house and plan to gather comments for the commission's review.

Staffing

Travis will be out for the next three weeks.

Planning Commission report schedule for City Council meetings

March 12: Mandy

March 27: Franco

April 9:

April 23:

Att.

Frank Griswold email response

From: Rick Abboud
Sent: Thursday, March 01, 2018 2:42 PM
To: Frank Griswold
Cc: Department Planning; Katie Koester; Julie Engebretsen
Subject: RE: Proposed Rezone CBD to GC1/Comprehensive Plan Update

Mr. Griswold,

RE: Concerning the proposed amendment to the Future Land Use Recommendations Map for the ten year update of the 2008 Homer Comprehensive Plan. Specifically, the proposal that some of the lands currently designated for Central Business District be considered for a future designation of General Commercial 1.

First, this proposal is rooted in the current comprehensive plan. You will find the intent of the districts in Appendix B, and the Land Use Recommendation Map in Chapter 4. Semantically, you will notice, in the plan, that the area under consideration for GC1 is slated to be the CBD and has a stated intent of having a “greater allowance for vehicular use than in the downtown district”. The rest of the current CBD is slated to be a mixed-use district with more emphasis on “attractive circulation for pedestrians and vehicles”, further stating “allows for a mixture of residential and commercial uses with conflicts resolved in favor of commercial uses”. Additional descriptions of the commercial and mix use districts is found on page 4-5 and further collaborates the intent of the districts.

The proposed suggestion does go a bit further, in that GC1 uses are a bit more intense and does include outdoor storage. A deviation from the uses of the GC1 District has not been proposed at this time. The high school and city hall can generate a substantial amount of traffic, just like our stores and services found in the proposed area, and their proximity to the proposed future district should not represent a significant conflict. Residences in the CBD are of a lower priority than commercial activity with conflict resolved as mentioned above, although this is the time to make your concerns known to the Planning Commission. No one in particular requested the change. The Planning Commission has attempted to look for areas to expand GC1 activities and no other appropriate land near the established zone has been identified. I have not consulted with any property owners, they were noticed just like you.

I have had developers looking for land for GC1 activities that wished to be located in the core area of the city and the small and mostly unavailable lots in the current GC1 were insufficient for their needs. I have had a few discussions with those (that do not have a current land holdings in the area) looking to support business opportunities. Our policy is to keep inquiries confidential until it creates some sort of paperwork. There has been no development in the suggested area in the ten years that I have been in Homer. Some of the existing businesses in the area do seem to be more appropriate for GC1, such as Spenards and HEA.

You own many ‘vacant’ lots in the CBD without a proper primary use established, do you feel pressure from developers? You may just want to review a picture of Google Earth or other image and notice the expanses of undeveloped CBD lands, especially around the Greatland Street area. Remember that the CBD does favor business over residences. The CBD is ridiculous large if the intent is to make a walkable downtown district.

Please stop the undue use of the term 'spot zoning', this is not spot zoning, it is even not zoning yet. Be assured that I have studied spot zoning and apply my knowledge to all zoning proposals. The proposed area is of similar size to the Town Center District.

In a nutshell, this proposal is exploring a possible future zoning change to support a wider variety of Commercial activities in a downtown area that has had minimal development and has been already recognized as favoring auto-oriented development. A significantly more detailed report will be presented prior to any rezoning effort. This does not mean that the area will necessarily be rezoned. At this point, we could recommend a district that is tailored to uses acceptable to the Planning Commission and City Council if a deviation from current GC1 uses is warranted.

From: Frank Griswold [<mailto:fsgriz@alaska.net>]

Sent: Friday, February 23, 2018 6:06 PM

To: Rick Abboud <RAbboud@ci.homer.ak.us>

Cc: Department Planning <Planning@ci.homer.ak.us>; Katie Koester <kkoester@ci.homer.ak.us>; Julie Engebretsen <JEngebretsen@ci.homer.ak.us>

Subject: Proposed Rezone CBD to GC1/Comprehensive Plan Update

Mr. Abboud,

1. Would the proposed rezone of CBD to GC1 along Lake Street and Heath Street allow the following currently prohibited uses (except for nonconforming uses): auto repair, auto sales, building supply, heavy equipment sales/rental/repair, welding and mechanical repair, boat and marine equipment sales/rental/service/repair, RV parks/sales/service, warehousing, commercial storage, dry cleaning/laundry, unlimited taxi operation, industrial trade, gas station, car wash, outdoor recreational activities (via CUP), crematorium (via CUP), public utility (via CUP), flea markets and other outdoor "open air business" activities including but not limited to firewood sales, firearm sales, fireworks sales, livestock sales, drug sales, non-automotive junk yards, extractive enterprises, howling dog farms/kennels, boat storage and pet/human cremation?
2. Are the above uses appropriate in light of their close proximity to City Hall, Homer High School, and surrounding residential neighborhoods?
3. Which Lake Street/Heath Street property owners in the area proposed for this rezone to GC1 requested it?
4. Where in HCC does it say that the intent of the GC1 district is "to provide for auto-oriented businesses that support civic uses" and specifically what type of auto-oriented business do you allege supports civic uses?
5. What is the basis for your claim that "[a] need for additional space in Homer for general commercial activities has been identified" i.e., for what specific general commercial activities is that additional space allegedly needed?
6. Has any corresponding decline in need for space for CBD activities been identified and if so, by whom?

7. How many acres of vacant land is currently available in the existing CBD and in the existing GC1 for the new uses anticipated?

8. What is the pressing **public** need/justification for this proposed rezone?

9. Is the true purpose of the proposed rezone (via Comprehensive Plan update) to abate flagrant and longstanding zoning code violations such as those occurring on the Waddell and Ramos properties?

10. Have non-vacant parcels such as those containing the Homer Post Office, HEA, Ulmers, and the one dedicated to the new Homer Police Station been included in this proposed rezone simply to obfuscate the above stated purpose and thereby avoid a charge of spot zoning?

11. What data did you apply to determine the **relative** size of this proposed rezone (one of the spot zone criteria mandated by the Alaska Supreme Court)?

Please cc the Homer Advisory Planning Commission, Mayor and City Council with your responses. Thank you.

Frank Griswold



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Staff Report 18-14

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Travis Brown, Planning Technician
DATE: March 7, 2018
SUBJECT: CUP 2018-02

Synopsis The applicant proposes to construct a covered outdoor space and entryway, extending up to 8 feet into the 20-foot building setback, along Pioneer Avenue. A Conditional Use Permit (CUP) is required per HCC 21.18.040(b)(4).

Applicant: Derek Reynolds
4658 Tamara Street
Homer, AK 99603

Location: 302 E Pioneer Ave.

Parcel ID: 17719115

Size of Existing Lot: 0.5 acres

Zoning Designation: Central Business District (CBD)

Existing Land Use: Vacant Building

Surrounding Land Use: North: Residential apartments
South: Business office, coffee shop/apartment
East: Bookstore
West: Secondhand store

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: Public utilities service the site.

Public Notice: Notice was sent to 22 property owners of 25 parcels as shown on the KPB tax assessor rolls.

Request: The Conditional Use Permit request is to allow a building addition to encroach into the 20-foot building setback along the Pioneer Ave. right-of-way. The setback from a dedicated right-of-way may be reduced if approved by a CUP in the Central Business District, per HCC 21.18.040(b)(4).

Proposal: The proposed building addition consists of a new entryway and covered outdoor space. The entryway will encroach up to 8 feet into the 20-foot setback, while the remaining width of the building will encroach up to 3 feet into the 20-foot setback. The proposal will create a new building façade that reorients the entryway to Pioneer Ave. and creates a covered outdoor space to be utilized by a bicycle retail, repair, and rental business.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

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

Analysis: The applicant will operate a bicycle repair, retail, rental, and tour business. Although the use of the property is not a subject of this CUP, retail business and personal service establishments are permitted outright in this district. A setback reduction for structures may be approved by a Conditional Use Permit.

Finding 1: HCC 21.18.020(a) authorizes retail business and HCC 21.18.020(b) authorizes personal service establishments. HCC 21.18.040(b)(4) authorizes a setback reduction from a dedicated right-of-way if approved by a Conditional Use Permit.

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

Applicant: A bicycle retail and rental store matches well with the CBD.

Analysis: The purpose of the Central Business District includes providing for general retail shopping, personal services, and encourages pedestrian-friendly design and amenities. The pedestrian-friendly design elements of the proposal include a human scale roofline and an entryway that is reoriented to the street. These two design elements combine to create a stronger visual and physical connection to the street.

Finding 2: The proposal is compatible with the purpose of the zoning district.

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

Applicant: We assume that any improvement to what was a derelict property will cause adjoining property values to increase.

Analysis: Conditionally permitted mobile home parks or auto fueling stations would negatively affect the property more so than this proposal.

Finding 3: The proposal will not negatively affect adjoining property values more than other permitted or conditionally permitted uses in the district.

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

Applicant: All adjoining Pioneer Avenue properties are retail business as well. To rear are residential properties, owners have stated they are supportive of derelict eyesore being renovated and repurposed to house a productive business.

Analysis: The proposal is compatible with other nearby buildings that have covered outdoor spaces and entrances that face the street including the Salvation Army, the Homer Bookstore, and Bay Realty. Additionally, the building at 265 E. Pioneer Ave. has a covered entrance that was approved within the setback in 2013.

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, and fire services are adequate to serve the structure.

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.

Applicant: The addition of a bike store to downtown will add to the harmony, providing a boost to revitalization and beautification efforts. The additional traffic generated should not negatively affect the neighborhood and will be comparable to when the property was last in use as a pawn shop, and to other neighboring businesses.

Analysis: The nature and intensity of the proposal will not significantly affect the scale, bulk, coverage and density of the site. The proposed covered outdoor space and entryway will be in harmony with other facades along Pioneer Avenue, including the adjacent covered porches of the Salvation Army and the Homer Bookstore.

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

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

Applicant: No, on the contrary, our business promotes riding bicycles as a means of transportation and recreation which has a beneficial effect on people's health as well as reduces vehicle traffic congestion.

Finding 7: The covered outdoor space and entryway will not be unduly detrimental to the health, safety or welfare of the surrounding area or the City as a whole.

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

Finding 8: Following CUP approval and issuance of a zoning permit, this proposal will comply with applicable regulations of HCC Title 21.

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 Central Business District (CBD) following the guidelines found in the Town Center Development Plan." The Town Center Development Guide includes the following goals: "buildings engage street with minimal or no setback," "Gracious human scale entry ways and public ways," and "scale and massing are oriented to the human scale."

Finding 9: No evidence has been found that the proposal is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

Analysis: The proposal complies with the applicable provisions of the Community Design Manual which are:

Provide consistent architectural interest to all prominent facades (p. 20 #5) The shed-style roofline of the covered outdoor area extends the entire width of the building face, providing consistent architectural interest on the front of the building.

Provide direct access to common areas with pedestrian walkways (p. 26 #4) The proposed covered entryway provides easy and direct access to Pioneer Avenue.

Provide covering over walkways where appropriate (p. 28 #6) The proposal includes a covering over the walkway in front of the building entrance.

Landscaping and screening (p. 28) The purpose of landscaping, according to the CDM, is to provide a pleasing transition between the natural setting and the built

environment and between adjacent built environments. The proposal includes retaining an existing grass area, of approximately 20 feet in width, between the building and Pioneer Ave. as well as between the parking area and Pioneer Ave. The proposal does not disturb existing trees, impede existing views, or otherwise contradict landscaping elements sought by the CDM.

Outdoor lighting (p. 35) The proposal does not include a lighting plan. The CDM standards prescribe light sources to be hidden from public view, avoid excessive light throw, and be downward directional lighting.

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

Condition 1: Any new outdoor lighting must follow the guidelines of the Community Design Manual and include downward directional lighting.

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:** Rental bicycles displayed outdoors must be screened from public view when remaining outdoors outside of open business hours, per HCC 21.18.080(b).
- 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: PW has no comments.

FIRE DEPARTMENT COMMENTS: [The Interim-Chief of the Homer Volunteer Fire Department, in review of the attached plans for the](#) Conditional Use Permit Request 2018-02, has no comments with regard to public safety or fire department access.—Sincerely, Interim-Chief Terry Kadel

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve Conditional Use Permit 2018-02 with findings 1-10 and Condition 1 to allow the building at 302 E Pioneer Avenue to extend 8 feet into the 20-foot building setback along Pioneer Avenue.

Condition 1: Any new outdoor lighting must follow the guidelines of the Community Design Manual and include downward directional lighting.

Attachments

Application

Public Notice

Aerial Photograph



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

RECEIVED

FEB 14 2018

**CITY OF HOMER
PLANNING/ZONING**

Applicant

Name: *Derek Reynolds*

Telephone No.: 907.299.7746

Address: *4658 Tamara Street, Homer, AK 99603*

Email: *derekinsonreynolds@gmail.com*

Property Owner (if different than the applicant):

Name: *Catriona and Derek Reynolds*

Telephone No.: *Same*

Address:

Email:

PROPERTY INFORMATION:

Address: *302 East Pioneer Avenue* Lot Size: *0.5 acres* KPB Tax ID # *17719115*

Legal Description: *T 6S R 13W SEC 20 SEWARD MERIDIAN HM 054251A NILS O SVEDLUND SUB AMD LOT 2 TRACT A*

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

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

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

- ☒ Y ☐ N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: *To be submitted when contractor returns from vacation and completes structural drawings*
- ☒ Y ☐ N Will your development trigger a Development Activity Plan?
Application Status: _____
- ☒ Y ☐ N Will your development trigger a Storm water Plan?
Application Status: _____
- ☒ Y ☐ N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required.
Application Status: _____
- ☒ Y ☐ N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- ☒ Y ☐ N Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at:
<http://www.ci.homer.ak.us/documentsandforms>
- ☒ Y ☐ N Do you need a traffic impact analysis?
- ☒ Y ☐ N Are there any nonconforming uses or structures on the property?
- ☒ Y ☐ N Have they been formally accepted by the Homer Advisory Planning Commission? *Do not know, have been in place for many years*
- ☒ Y ☐ N Do you have a state or city driveway permit? *existing driveway with curb-cuts on Pioneer Avenue*
- ☒ Y ☐ N Do you have active City water and sewer permits? *Water and sewer was already hooked up when we purchased*

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

This property has been vacant and neglected for at least 5 years. It is zoned Central Business District and the single building on the property will be used for retail space, specifically a bicycle repair, retail, rental, and tour business. 1500 SQUARE FT.

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

The intended use of the property is as a bicycle repair, retail, rental, and tour business. We intend to construct a lean-to structure on the front of the building, effectively continuing the roofline of the present entry, re-orient the entry to face Pioneer (it currently faces to the west), and continue its roof 6' towards Pioneer. This covered space will be used for the rental fleet.

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?
21.18.020 (a) Retail business where the principal activity is the sale of merchandise and incidental services in an enclosed building
21.18.030 (a) Planned unit developments, excluding all industrial uses
21.18.040 (b)(1) Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(4) of this section.
21.18.040 (b)(4) If approved by a conditional use permit, the setback from a dedicated right-of-way, except from the Sterling Highway or Lake Street, May be reduced.
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.
A bicycle retail and rental store matches well with the CBD.
- c. How will your proposed project affect adjoining property values?
We assume that any improvement to what was a derelict property will cause adjoining property values to increase.
- d. How is your proposal compatible with existing uses of the surrounding land?
All adjoining Pioneer Avenue properties are retail business as well. To rear are residential properties, owners have stated they are supportive of derelict eyesore being renovated and repurposed to house a productive business.
- e. Are/will public services adequate to serve the proposed uses and structures?
Yes
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?
The addition of a bike store to downtown will add to the harmony, providing a boost to revitalization and beautification efforts.
The additional traffic generated should not negatively affect the neighborhood and will be comparable to when the property was last in use as a pawn shop, and to other neighboring businesses.
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?
No, on the contrary, our business promotes riding bicycles as a means of transportation and recreation which has a beneficial effect on people's health as well as reduces vehicle traffic congestion.
- h. How does your project relate to the goals of the Comprehensive Plan?
While there are many aspects of the Comprehensive Plan that relate to our project, we would like to highlight that from Chapter 5, Transportation, page 5-12; Invest in more fuel-efficient forms of transportation such as pedestrian and bicycle alternatives and land use patterns that support those options.

- 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)

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CITY OF HOMER
PLANNING/ZONING

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

PARKING

1. How many parking spaces are required for your development? 5

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

2. How many spaces are shown on your parking plan? 5

3. Are you requesting any reductions? No

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: _____

Derek Reynolds

Date: 2/13/2018

Property Owners' signatures:

Derek Reynolds

Date: 02/13/2018

Catriona Reynolds

Date: 02/13/2018

JOB #2017-48
 PREPARED FOR:
 DEREK AND CATRIONA REYNOLDS
 4658 TAMARA STREET
 HOMER, AK 99603

RECEIVED

SEP 14 2018

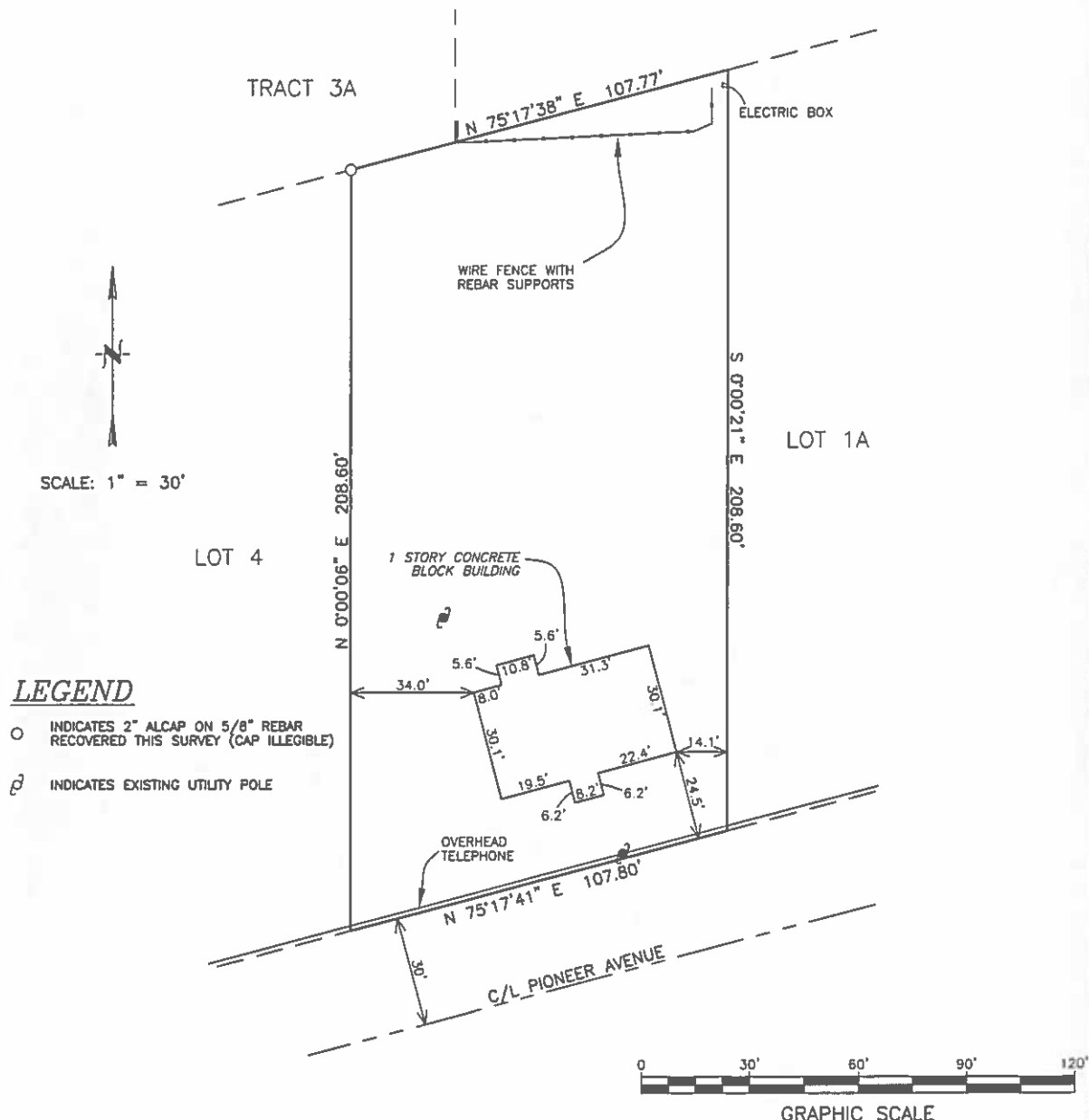
CITY OF HOMER
 PLANNING/ZONING

NOTES:

1. BASIS OF BEARING FOR THIS ASBUILT SURVEY IS N 75°17'41" E ALONG THE CENTERLINE OF PIONEER AVENUE ACCORDING TO THE PIONEER AVENUE RECORD OF SURVEY (87-40RS HRD). LOT DIMENSIONS ARE PER THE PIONEER AVENUE RECORD OF SURVEY (87-40RS HRD).

2. THIS ASBUILT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT WHICH WOULD GIVE A GRAPHIC REPRESENTATION OF THE LOCATION OF IMPROVEMENTS ON THIS LOT. UNDER NO CIRCUMSTANCES SHOULD THE LOCATION OF FUTURE IMPROVEMENTS BE BASED ON THIS DRAWING.

3. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.



I HEREBY CERTIFY THAT LOT 2, TRACT A, AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION (251-A - BOOK 4, PAGE 251, HOMER RECORDING DISTRICT) HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROACH ON ADJACENT PROPERTY, THAT IMPROVEMENTS ON ADJACENT PROPERTY DO NOT ENCROACH ON THE SURVEYED PREMISES, AND THAT THERE ARE NO POWER LINES, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS OR RIGHTS OF WAY EXCEPT AS SHOWN.



10/24/17

ASBUILT SURVEY

LOT 2, TRACT A
 AMENDED PLAT OF
 NILS O. SVEDLUND SUBDIVISION
 251-A (BOOK 4, PAGE 251)
 (HOMER RECORDING DISTRICT)

GEOVERA, LLC
 PO BOX 3235
 HOMER, ALASKA 99603

DATE: 10/24/2017	SCALE: 1" = 30'
JOB #2017-48	DRAWN BY: SCS

ETOI

208.60'

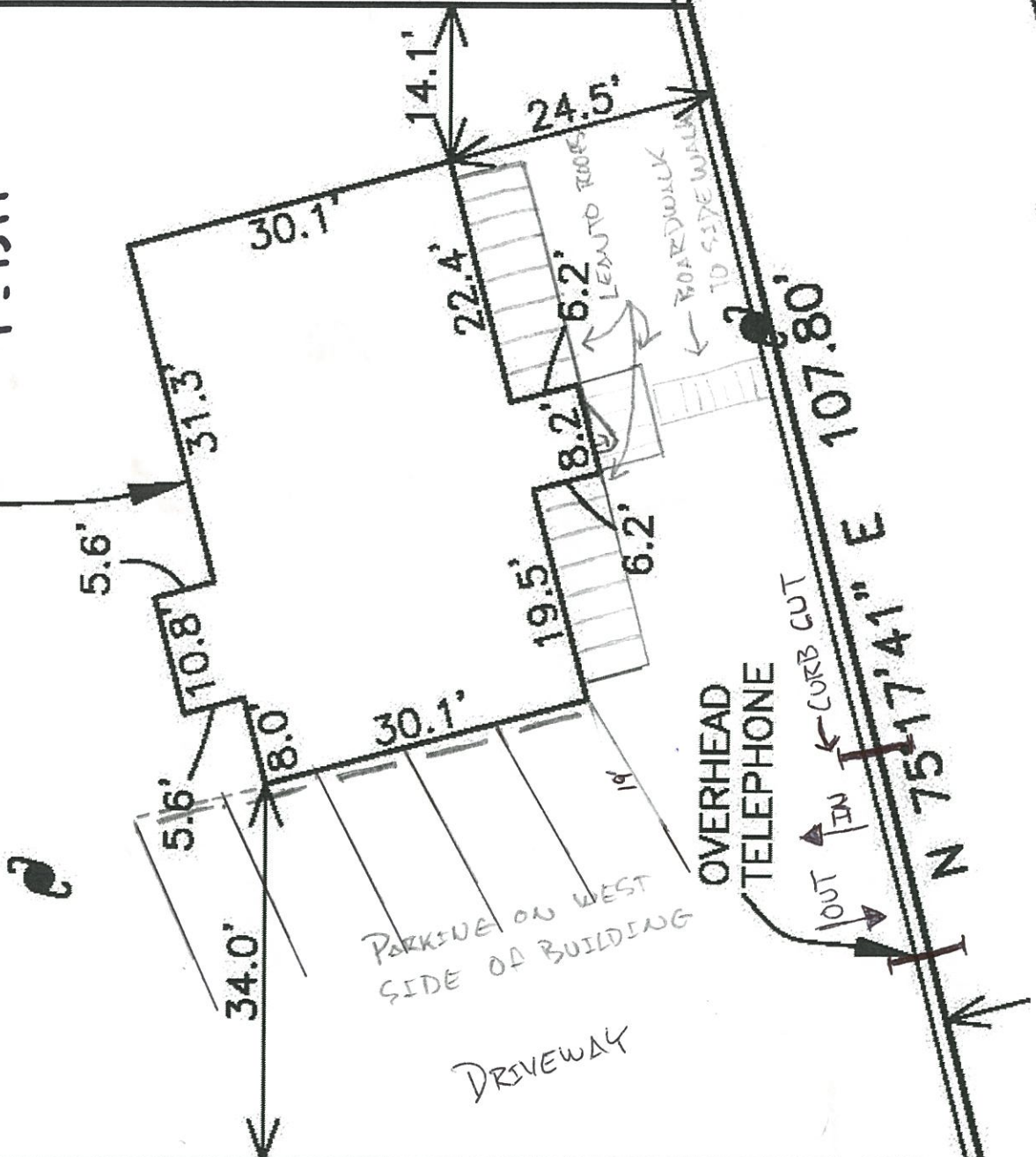
DEWEY

**1 STORY CONCRETE
BLOCK BUILDING**

CITY OF HOMER
PLANNING/ZONING
$$+f_{51} = 15ft$$

THE PURPOSE OF
LEAD-TO ROOFS
EAST & WEST OF
ENTRY ARE TO
SHELTER OUR FLEET
OF RENTAL BIKES.

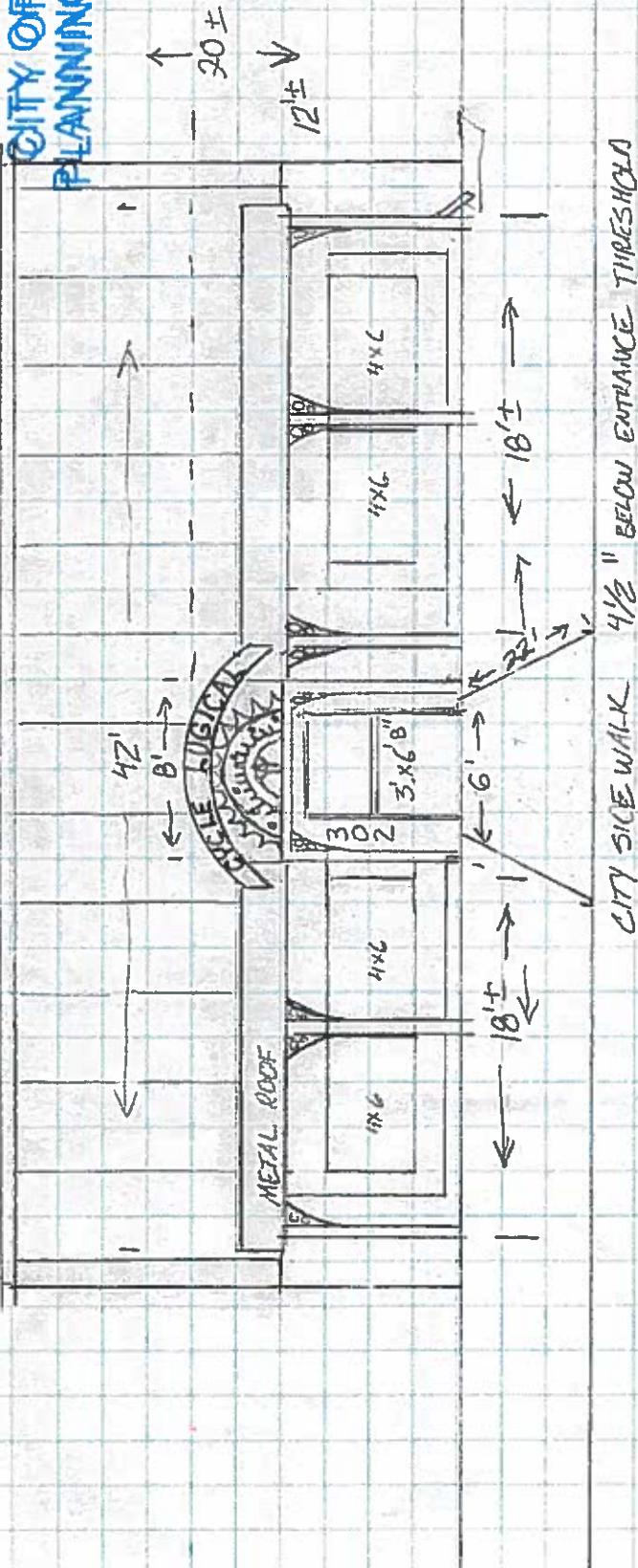
THE PURPOSE OF
LENG-TO ROOF
EXTENDING TOWARDS
SIDEWALK IS TO
PROVIDE SHELTER ON
EASTERN AND A PLACE
FOR PATRONS TO PARK
THEIR BIKES.



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FEB 14 2008

CITY OF HOMER
PLANNING/ZONING



□ = 2'

PROPOSED ADDITION TO 302 PIONEER AVE "CYCLOPEICAL"

ADDING SUNSHADE ROOF & ENTRY
STANDARD CONSTRUCTION & MATERIALS
REINFORCEMENTS ADDED TO BASE/RAFTERS/EXISTING BUILDING
METAL ROOF ON "BROW" & GUANSET STYLE ENTRY
SIMPSON PIER BOLTS SET WITH ADJUSTABLE BASE
SIMPSON TIES AS REQUIRED AT RAFTERS/BEAMS/POSTS
TREATED WOOD BOARDWALK SET TO GRADE 6' X 22' TO ENTRY
GUTTERS & DRAINS DIRECTED APPROPRIATELY

CITY OF HOMER
PLANNING/ZONING

DAVID
DAVID ROCK

SYNOPSIS

EXISTING- SIDE WALK

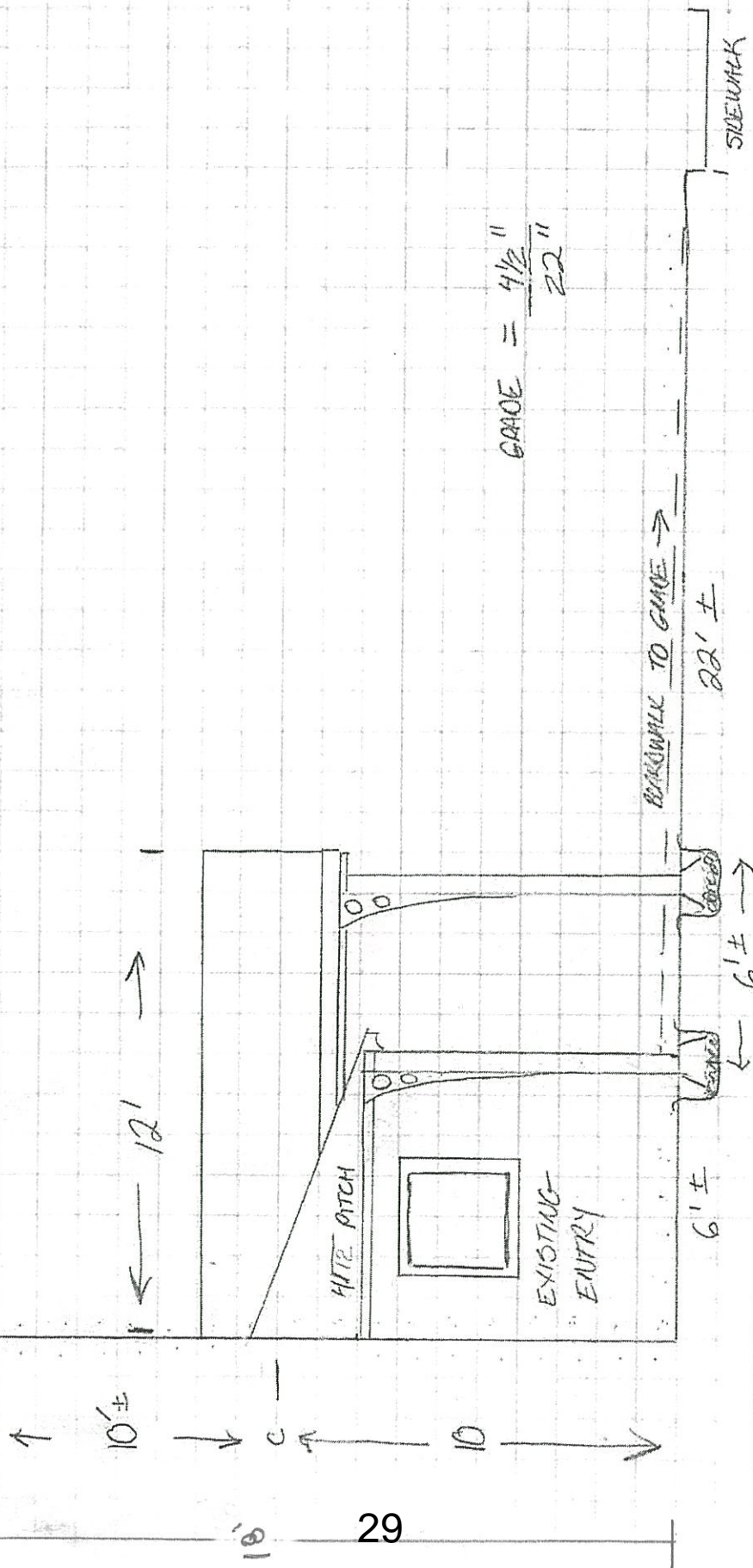
PANELS CENTERED ON WIDOWS

RECEIVED

2

FEB 20 2013

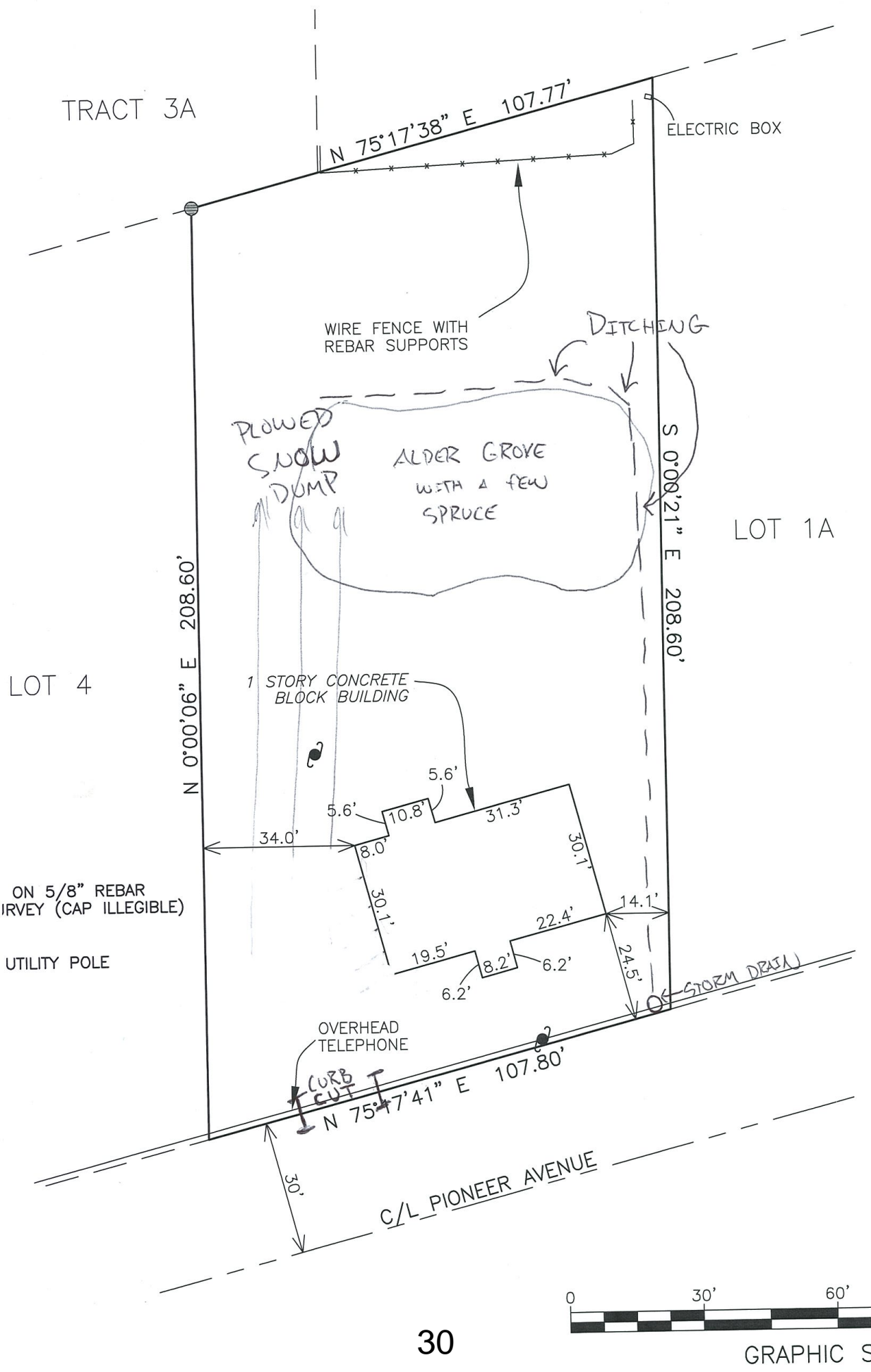
CITY OF HOMER
PLANNING/ZONING

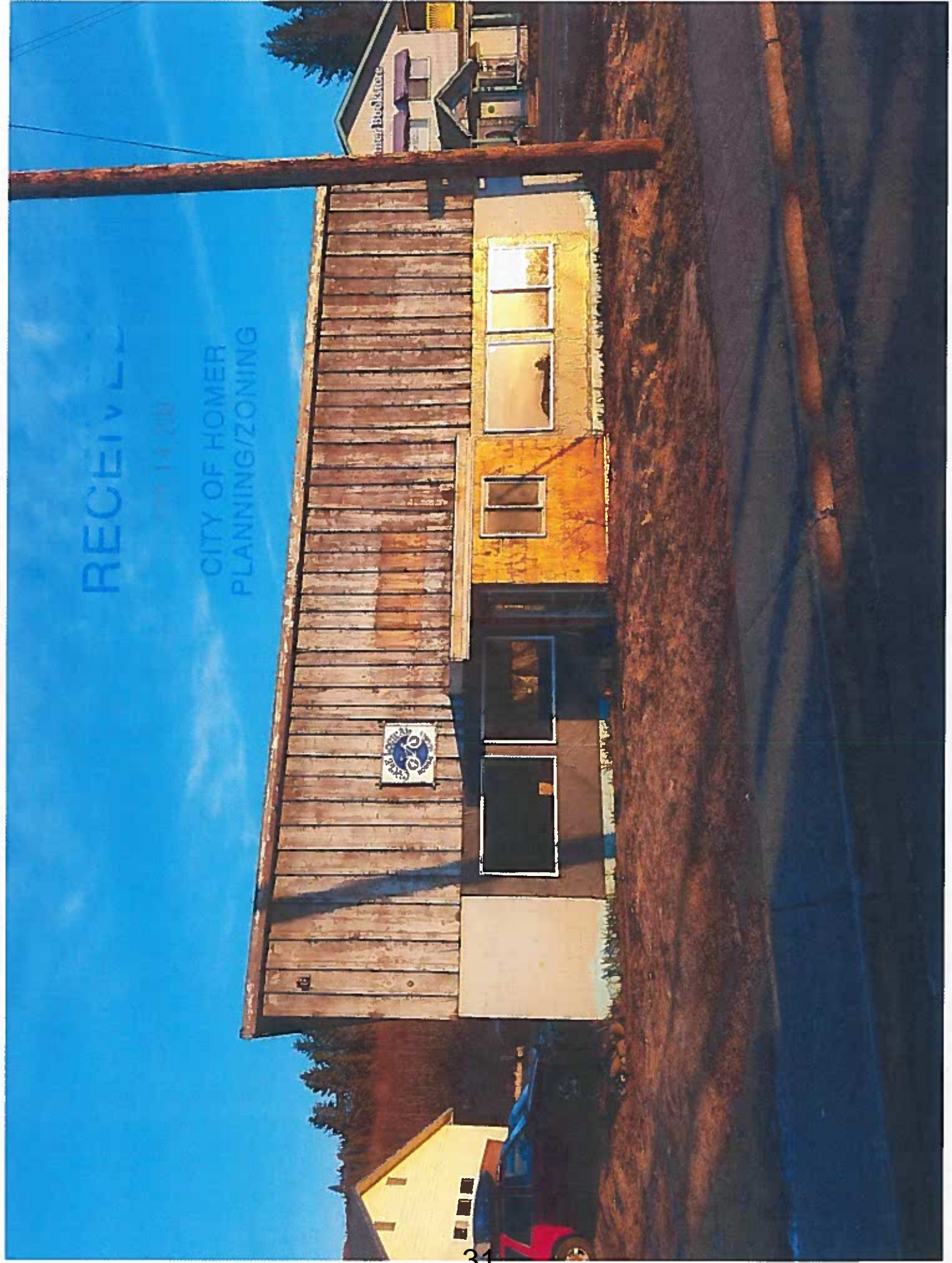


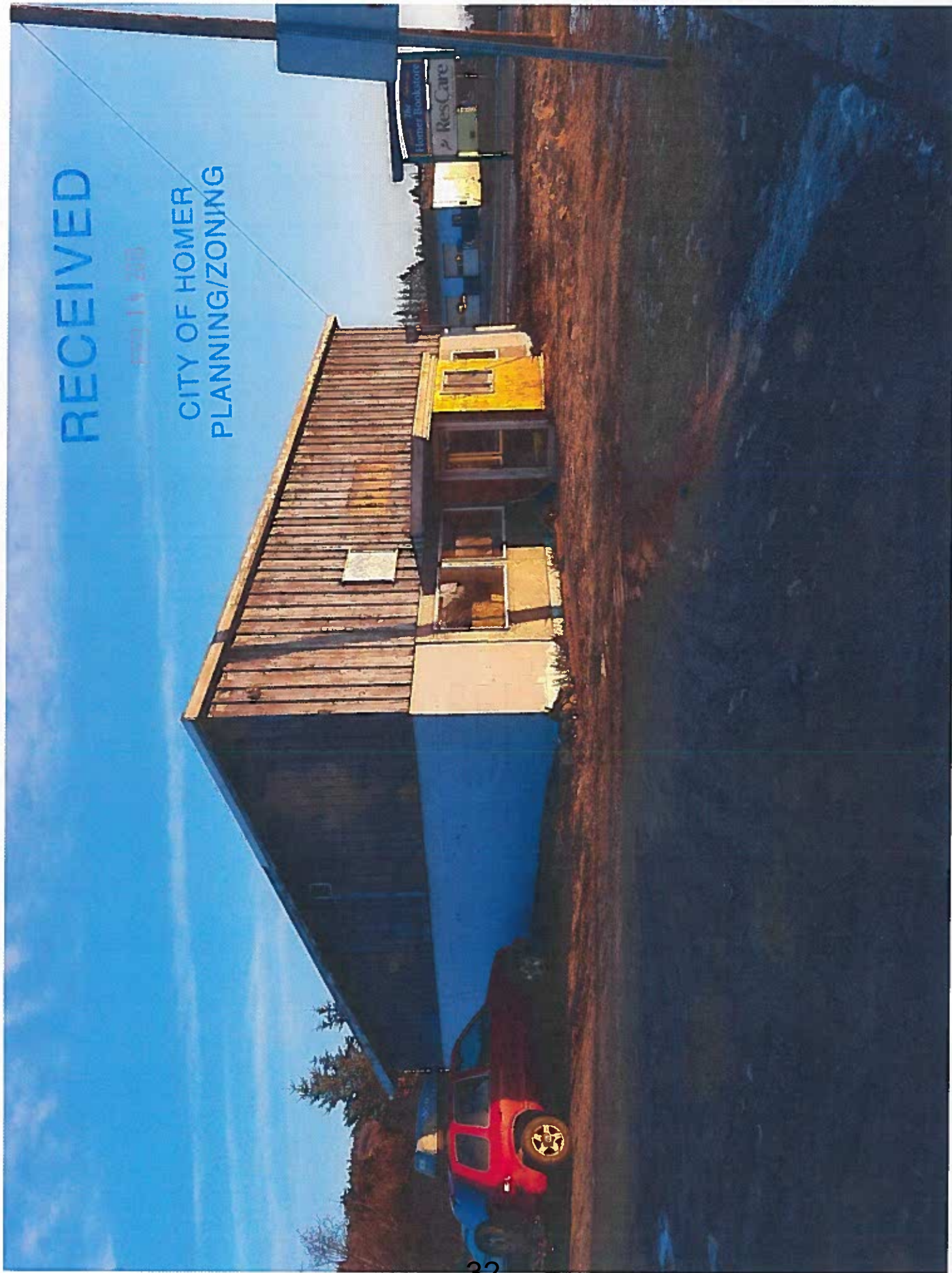
VIEW FROM WEST

STANDARD CONSTRUCTION (PAGE 1)
REINFORCED @ BASE & RAFTERS/SIMPLE TIES
TREATED MATERIAL WHEN SUBMIT
GUTTERS & DRAINAGE TO DIRECT H₂O

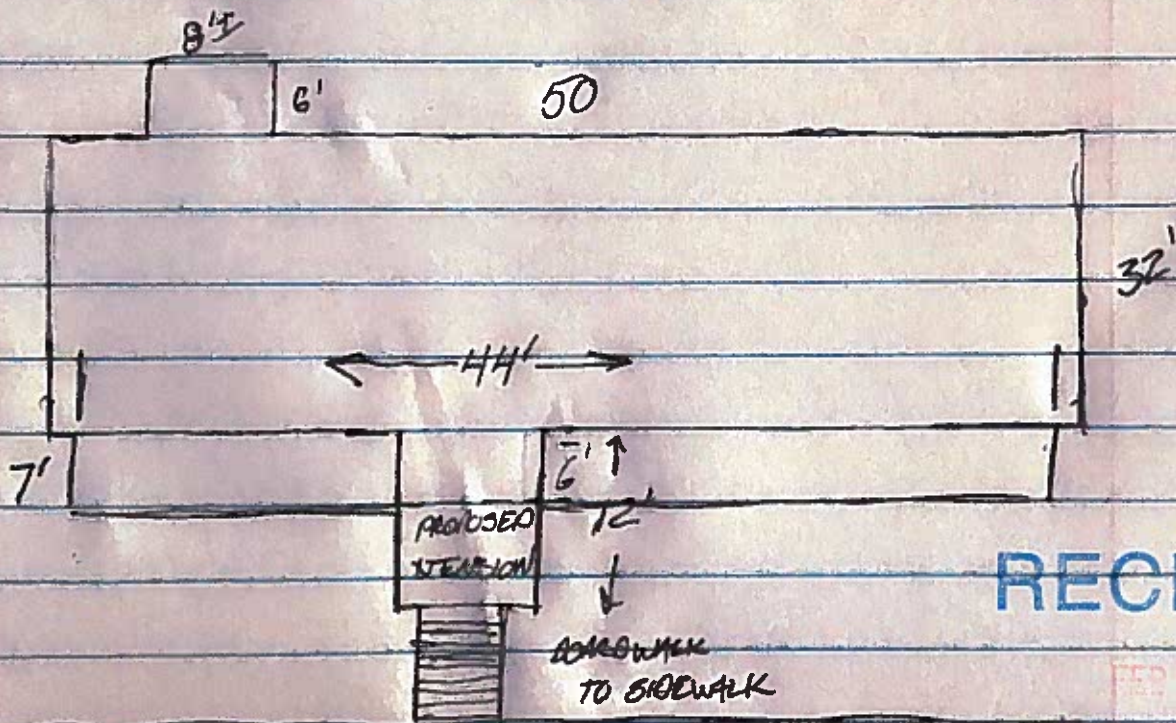
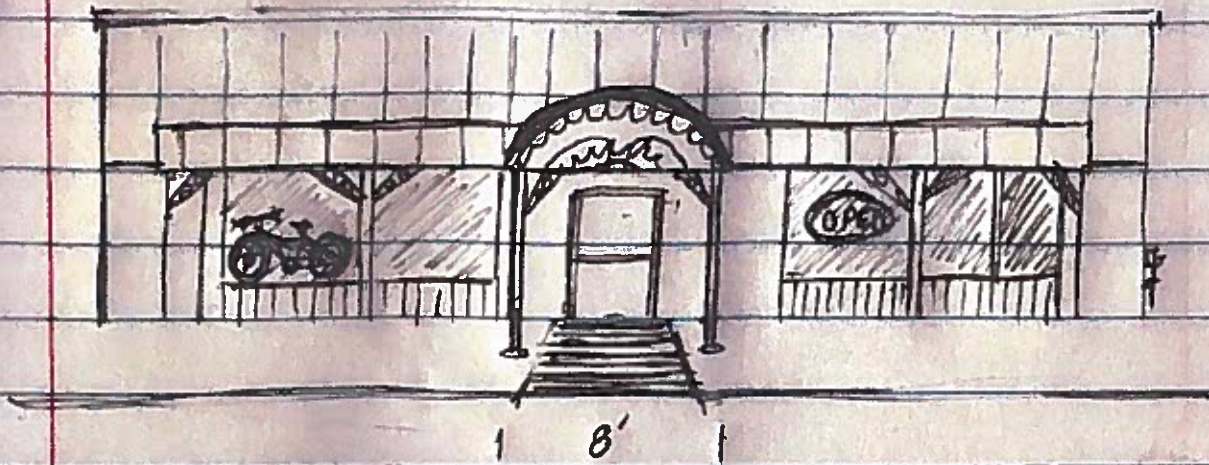
ABILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RESER
DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.







← 50' →

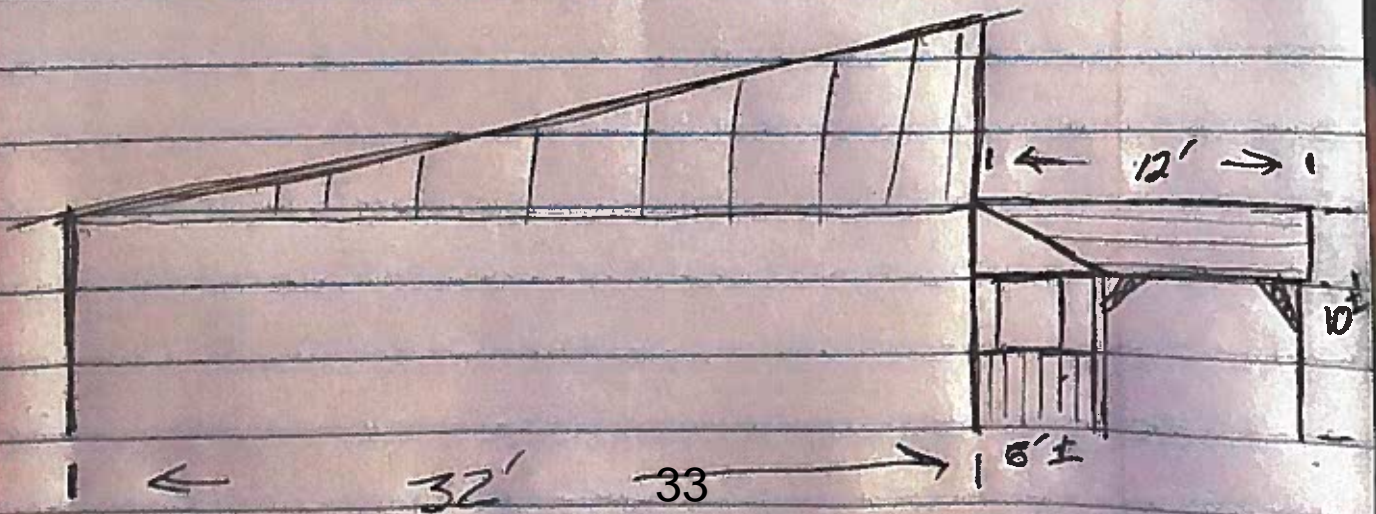


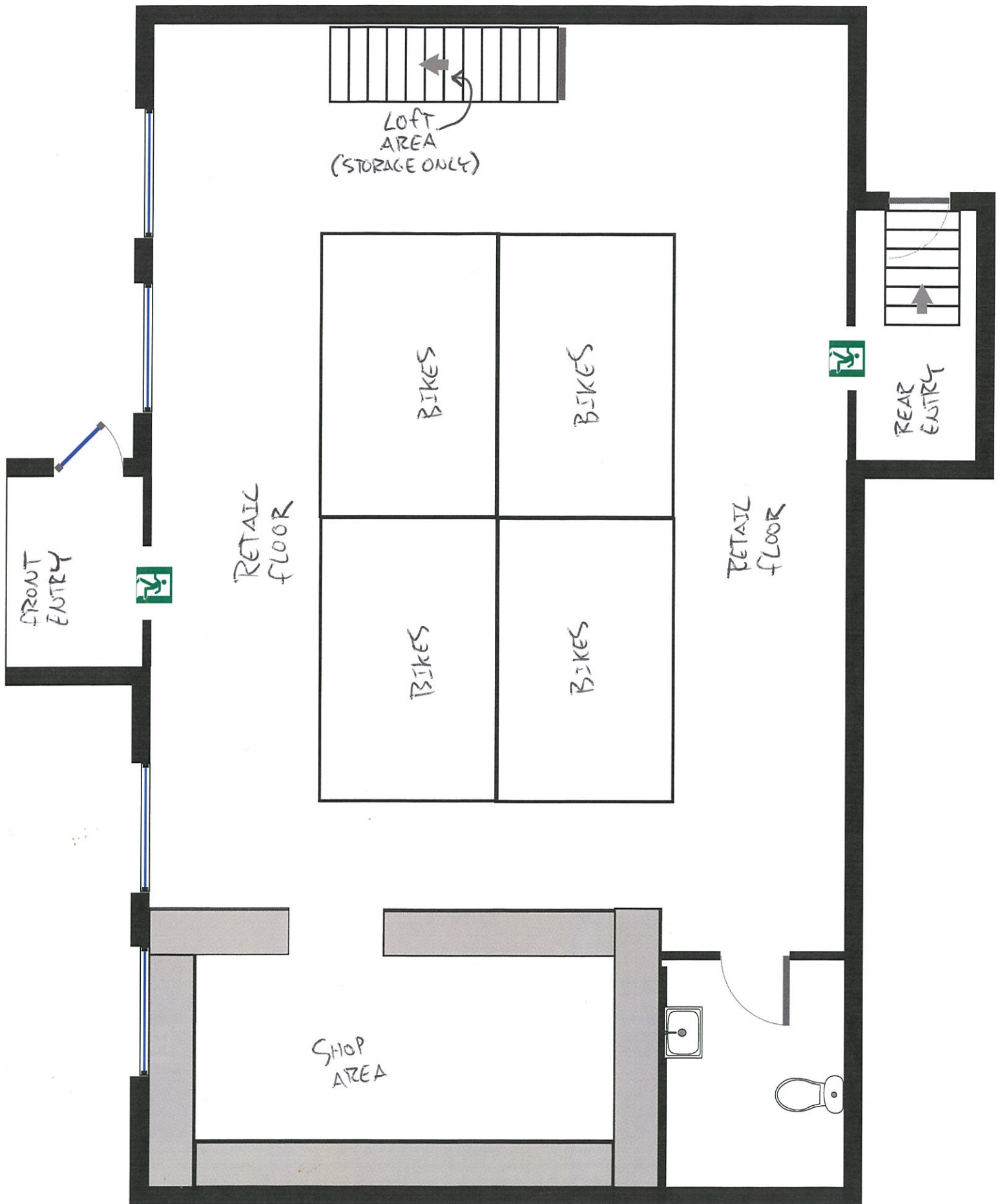
EXISTING SIDEWALK

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FEB 14 2018

CITY OF HOME
PLANNING/ZONING







KPB Parcel Viewer

4' contours



Printed: Feb 27, 2018

JOB #2017-48
PREPARED FOR:
DEREK AND CATRIONA REYNOLDS
4658 TAMARA STREET
HOMER, AK 99603

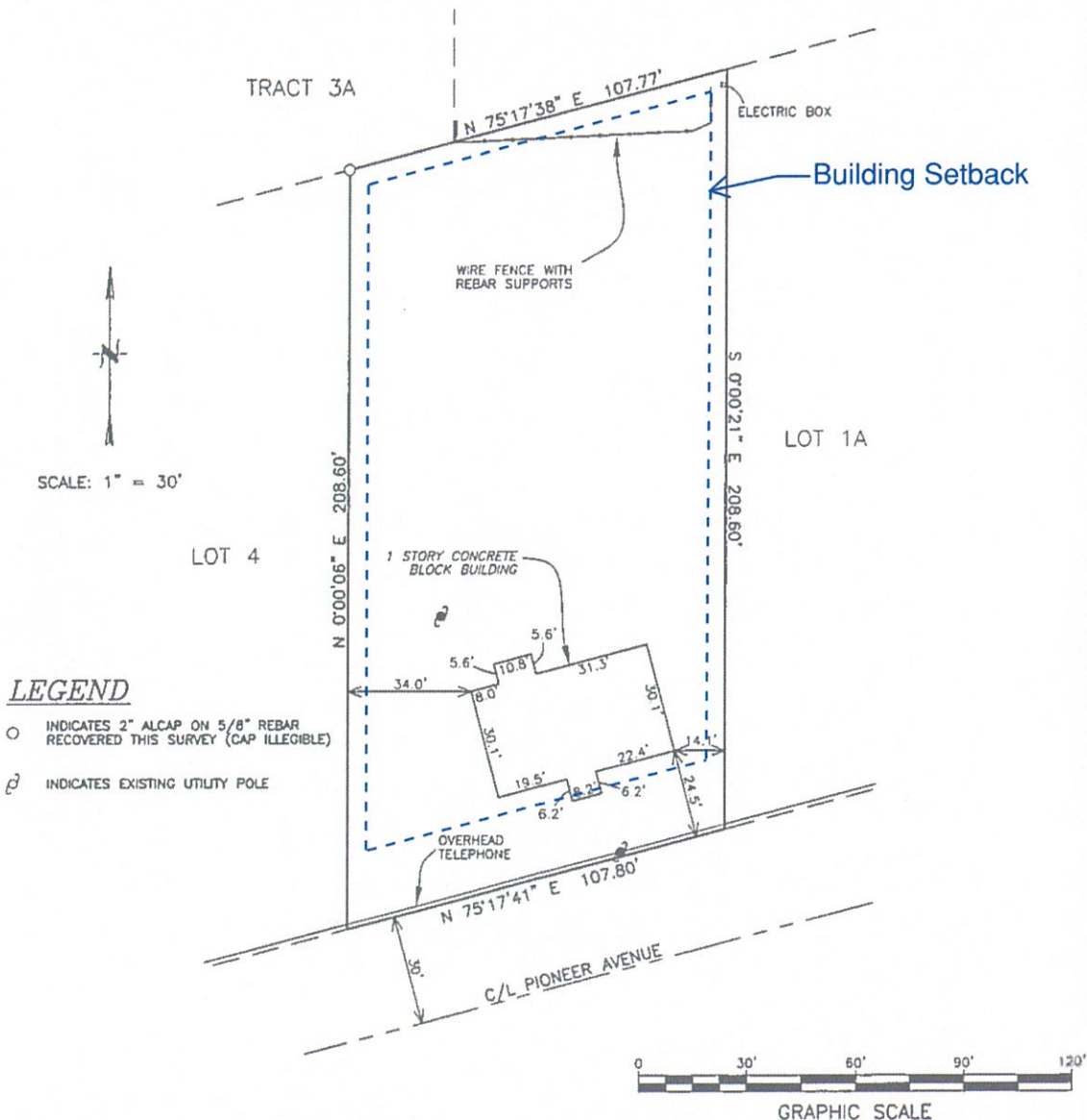
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FEB 14 2018

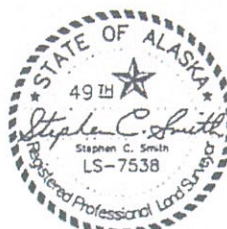
CITY OF HOMER
PLANNING/ZONING

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10/24/17

ASBUILT SURVEY

LOT 2, TRACT A
AMENDED PLAT OF
NILS O. SVEDLUND SUBDIVISION
251-A (BOOK 4, PAGE 251)
(HOMER RECORDING DISTRICT)

GEOVERA, LLC
PO BOX 3235
HOMER, ALASKA 99603

DATE: 10/24/2017	SCALE: 1" = 30'
JOB #2017-48	DRAWN BY: SCS

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, March 07, 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) 2018-02 to extend the front of a building and a covered entrance into the 20-foot building setback at 302 East Pioneer Ave., per Homer City Code 21.18.040(b)(4). The legal description of the property is Lot 2, Tract A of Nils O Svedlund Subdivision Amended, T6S, R13W, SEC. 20, S.M.

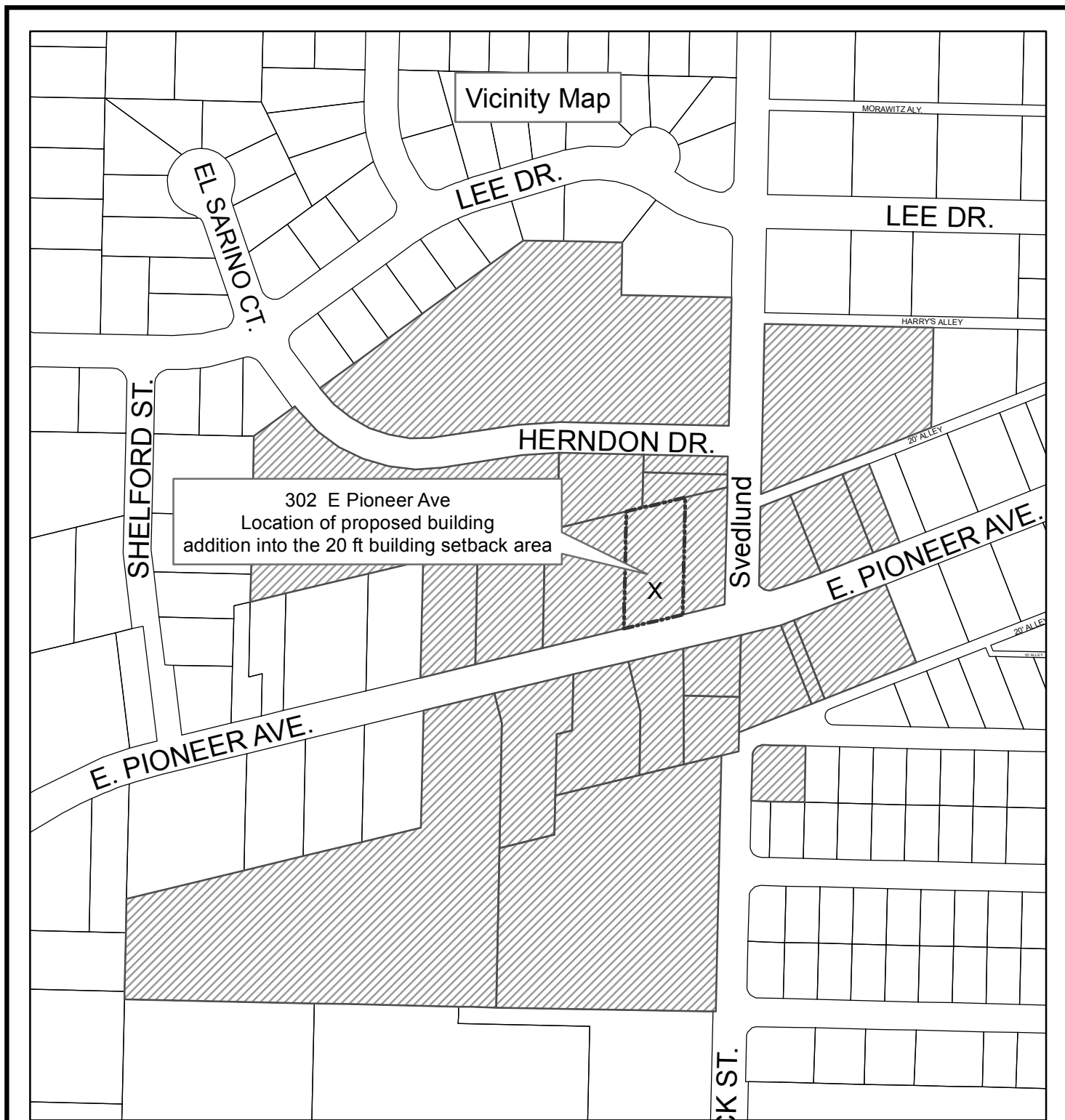
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE

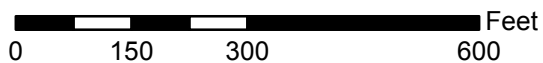


City of Homer
Planning and Zoning Department

2/21/18

Request for CUP 18-02 302 E Pioneer Ave Request for reduced building setback

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

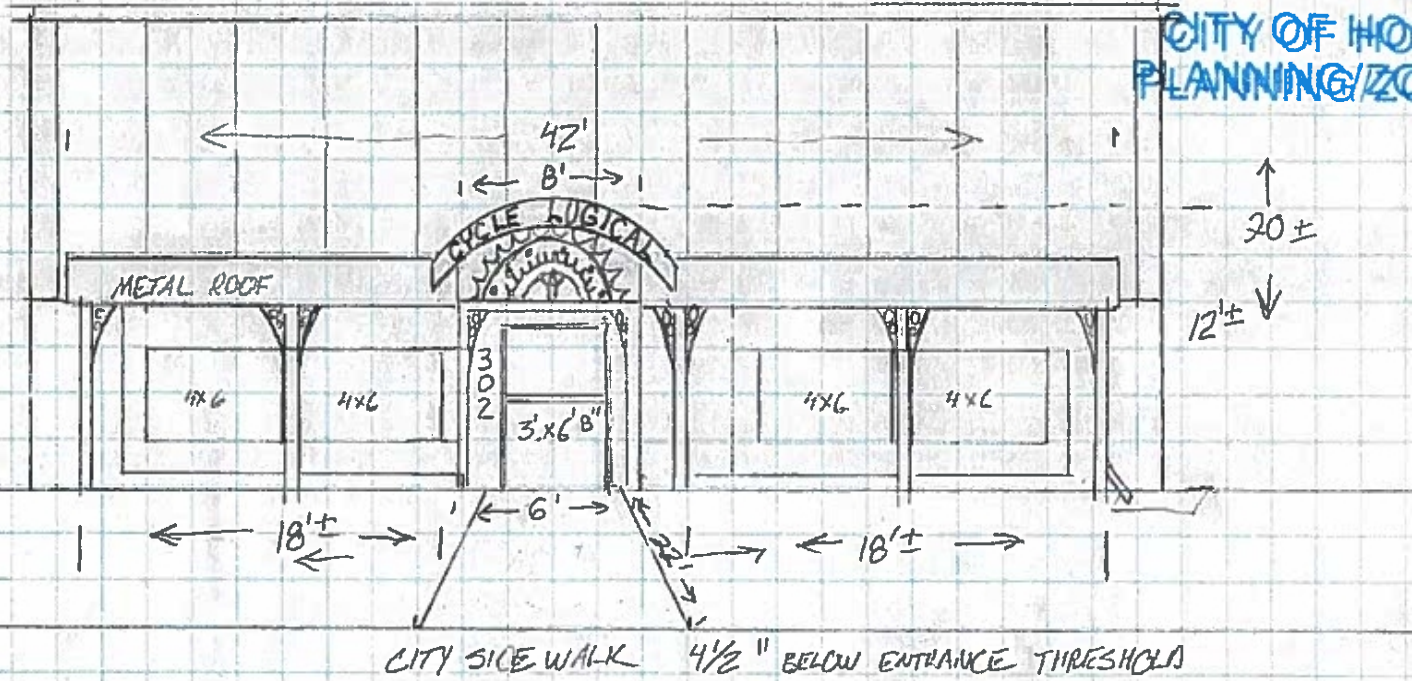


Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.

← 50' →
Proposed Building Frontage

REC'D 11/4/2011

CITY OF HO
PLANNING/ZC

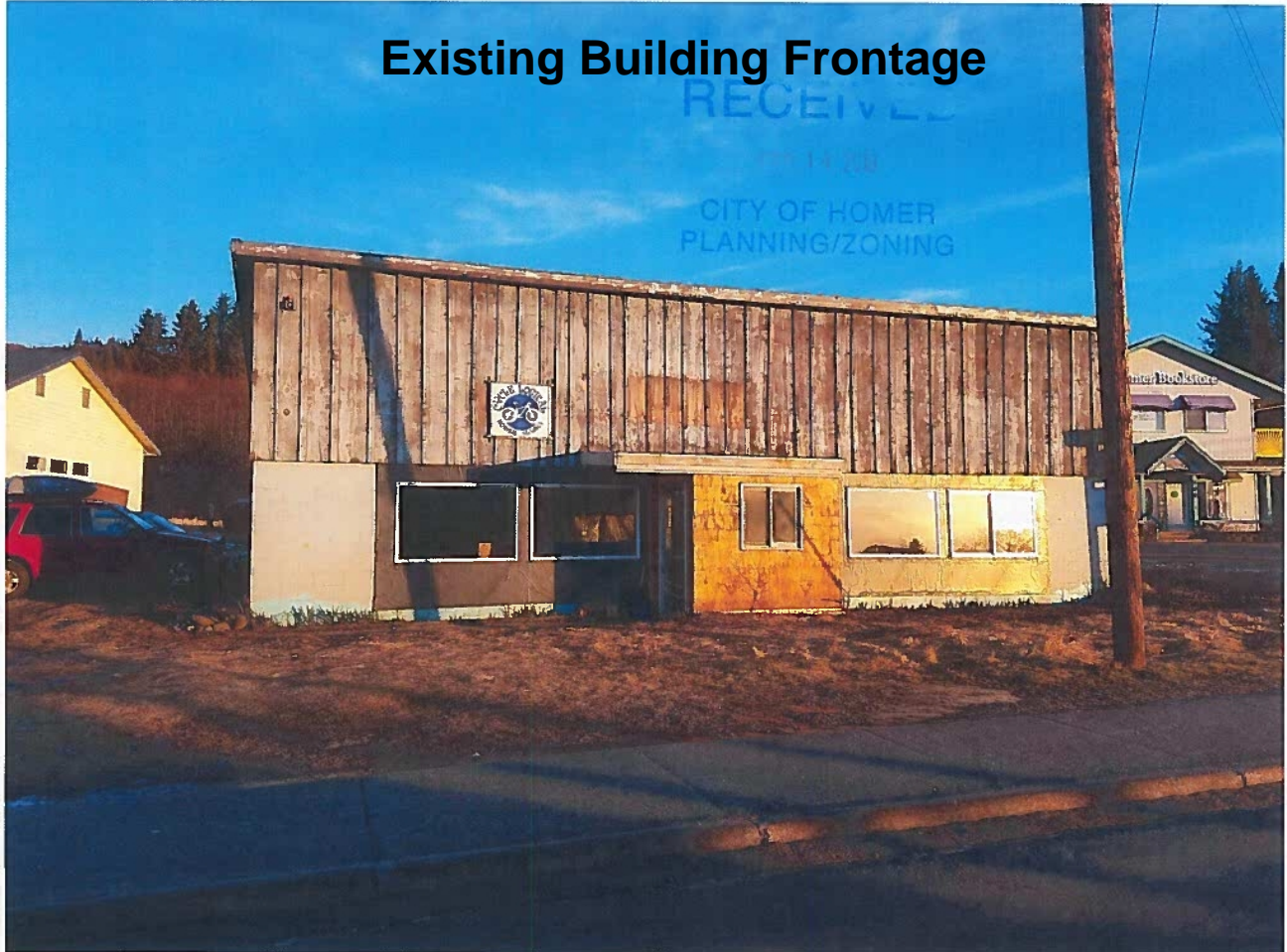


PROPOSED ADDITION TO 302 PICNEER AVE "CYCLE LOGICAL"

Existing Building Frontage

RECEIVED

CITY OF HOMER
PLANNING/ZONING



4 REBAR AP ILLEGIBLE)

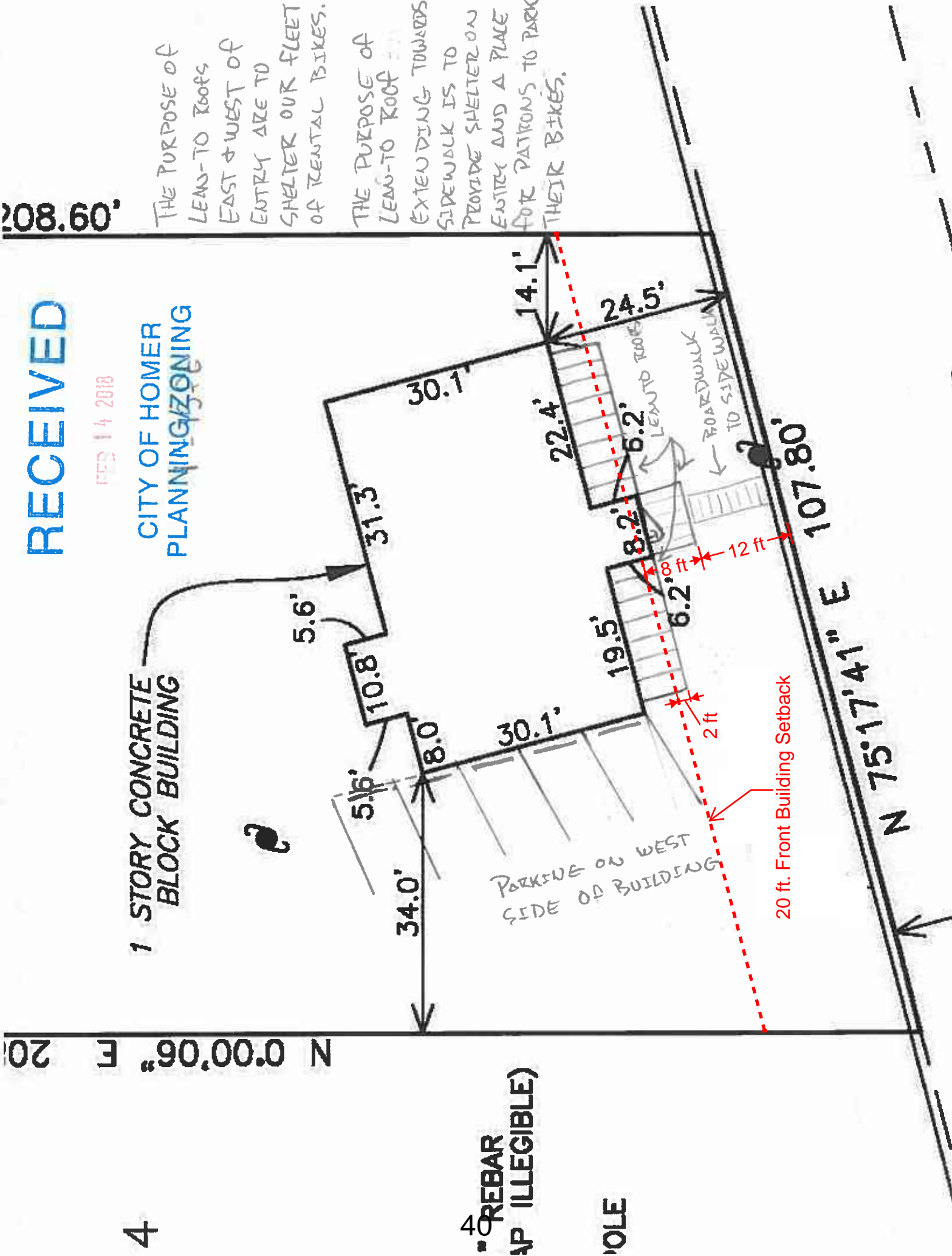
1 STORY CONCRETE BLOCK BUILDING

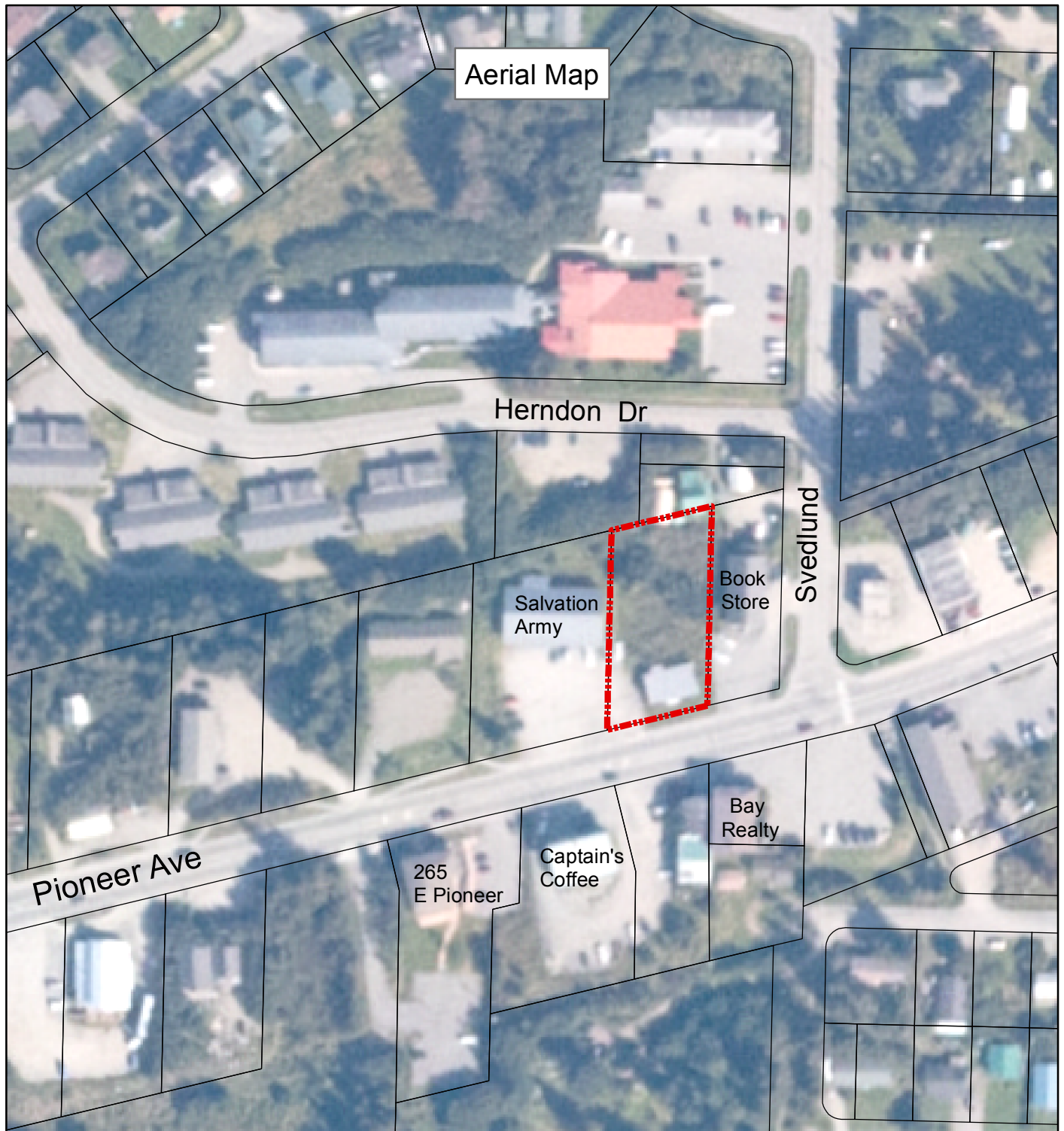
CITY OF HOMER
PLANNING/ZONING

Feb 4 2013

THE PURPOSE OF
LEAS-TO ROOFS
EAST + WEST OF
ENTRY ARE TO
SHELTER OUR FLEET
OF RENTAL BIKES.

THE PURPOSE OF
LEAD-TO ROOF
EXTENDING TOWARDS
SIDEWALK IS TO
PROVIDE SHELTER ON
ENTRY AND A PLACE
FOR PATRONS TO PARK
THEIR BIKES.





City of Homer
Planning and Zoning Department

2/21/18

Request for CUP 18-02
302 E Pioneer Ave
Request for reduced building setback

0 150 300 Feet



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



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 26, 2018
SUBJECT: City Manager's Report

Pittman-Robertson Funding

During our time in Juneau Representative Seaton mentioned a funding opportunity for wildlife viewing grants (Pitman Robertson). The State, unable to fulfill the 25% non-federal match component, has had to turn back almost \$4 million this year. Rep. Seaton is encouraging local organizations to present projects. The City has a couple of projects trail projects on the Capital Improvement Plan that at first blush would be eligible (Beach Access from Main Street which would include the rehabilitation of the bottom of the Crittenden trail and installing stairs creating a large loop). I am working with Representative Seaton's office to explore this funding opportunity further. The project would still need to meet federal eligibility requirements and go through that process. If it looks like it is indeed feasible to turn a project request around in short order, I will pursue an ordinance with HART trails money as match at the next meeting and seek the input of the Parks and Recreation Commission. Because of the timing I will likely need to be working with Rep. Seaton's office parallel to working on obtaining Council and Parks and Recreation approval. Regardless, knowing that the state is no longer able to take advantage of this opportunity for the time being it will be prudent to look to next year to explore cultivating a project tailored to this opportunity.

Draft Comprehensive Plan Updates (City and Borough) Available for Review and Public Comment

Homer's Draft Comprehensive Plan 2018 Update is now available. The public is invited to review the plan, attend an open house, and submit comments. The draft plan is available on the City's website and hard copies are at the Library and City Hall. The Planning Office is taking comments. An Open House will be held at City Hall on **March 1, from 4:30pm to 6:30pm**. This informal gathering will provide the opportunity to discuss the plan update, ask questions and leave comments.

The Kenai Peninsula Borough is also updating it's Comprehensive Plan which can be viewed at www.KPBComPlan.com. The Borough will hold a community workshop on Wednesday, Feb. 28th from 6:30 – 8:30 pm and McNeil Canyon Elementary. Written comments can be submitted to comments@kpbcomplan.com or you can contact the Kenai Peninsula Borough Planning Department at KPB 907-714-2206.

Travel Report: Alaska Municipal League Legislative Fly-in

Last week I traveled with Mayor Zak and Councilmembers Erickson and Aderhold to Juneau for the Alaska Municipal League (AML) legislative conference and meetings with Juneau officials. It was an exceedingly busy week – as detailed below.

Upon arriving in Juneau, we met with Alaska Department of Transportation (ADOT) Deputy Commissioner Holland, Central Region Director Kemp and his staff to discuss Resolution 18-008 and the slope stability issues at the Baycrest subdivision. The focus of the meeting was to talk to DOT about directing water from a beehive that collects drainage from the Sterling Highway to a natural drainage on the other side of the road. DOT was exceedingly reluctant to spend any dollars on this project. However, they did recommend a Hazzard Mitigation program that we are looking into for the affected homeowners in the area and offered the help and expertise of their specialists, specifically a hydrologist and road engineer.

Senator Gary Stevens shared his opinion on the budget stalemate that has been thwarting Juneau for so long. While Sen. Stevens remained optimistic a percent of market value (POMV) restructuring of the earning of the Permanent Fund would pass this year allowing some revenue generation capability, it will fall short of collecting enough revenue to close the fiscal gap. Other options, such as a payroll tax, income tax, and sales tax remain unpalatable to the Senate. Unfortunately, the State's savings is almost spent, leaving the State with fewer and fewer options for the future. We shared the top 5 funding priorities with the Senator as an opportunity to update him on the progress of the police station and Large Vessel Harbor.

An early morning meeting on Wednesday with Representative Seaton also focused on budget woes. As co-chair of House Finance Rep. Seaton is in charge of the operating budget on the House side and very involved in fiscal issues. He shared his hopes for an early funding of education, which he felt likes was an area both bodies could agree on. We had the honor of being introduced on the House Floor and getting a taste of Floor Session. Hearing the various introductions was a reminder of all the interesting groups that come to Juneau to talk to the Legislature and all the issues they have before them.

In the afternoon we joined other municipal leaders at the AML conference and heard from newly appointed Commissioner of Commerce and recent Kenai Peninsula Borough Mayor, Mike Navarre. His main point was the need for a diversification of revenue in order to give the State an interest in promoting all industries. As an example, the state gets no new revenue if there is a boom in retail, yet there are additional expenses (public safety, transportation system) that come along with that boom unless there is a state wide broad based tax. His argument was that this disconnect serves as an inherent disincentive to diversification. Commissioner of Administration Leslie Ridle presented on the PERS and TRS issue, which is a central concern of Alaskan municipalities. Though an increase in municipal contribution rates has not been proposed yet this session, the normal cost (actual cost per employee to cover the anticipated benefit) is schedule to go up which will put increased pressure on that issue as the State's on behalf payments grow. The afternoon speakers concluded with the Alaska Oil and Gas Association presenting on how their industry contributes to the economy. The Governor and First Lady hosted a reception at the Governor's mansion which provided an excellent opportunity to visit with other municipal officials and members of the Governor's cabinet. Informal conversation on the happenings of Juneau continued over a lovely dinner hosted by the Seatons.

Thursday morning began with a presentation on the idea of a new state-owned public corporation for the Alaska Marine Highway system. The intent of the Alaska Marine Highway System Reform Initiative is to infuse private sector expertise through the board of directions, provide consistent professional leadership of the organization with less exposure to political influence and provide greater alignment between management and labor. More information on the initiative can be found at www.amhsreform.com. The

morning continued updates from Alaska Municipal League Lobbyist Ray Gillespie and Executive Director Kathie Wasserman. In addition to fiscal issues, we were briefed on a number of smaller pieces of legislation that threaten to erode local control. Congressman Young's presentation held everyone's attention both because of his forthright manner and a colorful exchange over gun control between a political opponent who had made it into the meeting. My main take away from the presentation was the need to be prepared with transportation infrastructure projects for a potential infrastructure legislation. I will be working on follow up in that regard with the delegation. The Large Vessel Haul out project on our CIP has scored highly in similar such calls for federal infrastructure projects. The lunch speaker was a representative from the National League of Cities, an organization the City of Homer may be interested in joining. More information can be found at <http://www.nlc.org/>. After lunch we heard from the president of Foraker Group on the value of non-profits in the Alaskan economy, a report they recently published that can be found at <http://www.forakergroup.org/index.php/nonprofits-make-alaska-work-the-latest-research-on-the-economic-impact-of-alaskas-nonprofit-sector/>. I will be working Foraker on providing Homer specific information to share with Council – an analysis I know our local non-profits have also requested. Senator Murkowski addressed the group on federal issues with an emphasis on infrastructure funding. After Murkowski's address the Homer Delegation made our way to the Federal Building to meet with Rear Admiral McAllister and Chief of Staff Dickey with the USCG. In addition to letting them know how valuable the Coast Guard and the men and women who serve are to the community, we were able to update them on the progress of the Large Vessel Harbor Expansion project and inquire about the status of the assignment of the 4 Fast Response Cutters. These vessels will be involved in the management of off shore fisheries, among other things. They are highly technical and will require an increase in staff, and housing, wherever they are located. I remain optimistic that Homer is an excellent candidate; according to the Rear Admiral we should know in the next few months. The evening ended with a Legislative Reception hosted by AML and attended by legislators, staff and executive staff. Another great opportunity to visit and network. The meeting was Executive Director Wasserman's final Fly-in which also provided an entertaining platform to roast Ms. Wasserman. The AML board is currently undergoing a search for a new executive director. They have narrowed the candidates down to 10 and hope to have someone hired by May.

An exhausting, packed and fun filled trip! I hope you consider attending in the future, it is a great look into how state politics works and an opportunity to visit and learn from other municipal leaders.

