

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 May 2, 2018 **p. 1**

B. Staff Report 18-26, Vacation of a Utility Easement on Lots 2 & 3, Block 3, of Mariner Village Subdivision

6. Presentations

p. 11

7. Reports

A. Staff Report 18-27, City Planner's Report **p. 17**

8. Public Hearings

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

A. Staff Report 18-28, CUP 18-03 for more than one building containing a permitted principal use on a lot at 152 West Danview Avenue **p. 19**

B. Staff Report 18-29, CUP 18-04 for more than one building containing a permitted principal use on a lot at 680 Sterling Highway **p. 43**

C. Staff Report 18-33, CUP 18-05 for more than one building containing a permitted principal use on a lot at 4201 Rhonda Street **p. 79**

9. Plat Consideration

A. Staff Report 18-30, A.A. Mattox Subdivision 2018 Preliminary Plat **p. 105**

B. Staff Report 18-31, Bidarka Heights 2018 Preliminary Plat **p. 119**

C. Staff Report 18-32, Foothills Subdivision Sunset View Estates Addition No. 3 Preliminary Plat REVISED **p. 133**

10. Pending Business

11. New Business

12. Informational Materials

A. City Manager Report dated May 14, 2018 **p. 149**

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 June 6, 2018. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-08, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:32 p.m. on May 2, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: COMMISSIONERS BENTZ, BERNARD (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

BOS/HIGHLAND 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 April 18, 2018

Chair Stead requested a motion to approve the consent agenda.

BOS/HIGHLAND SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report 18-23, City Planner's Report

City Planner Abboud reviewed the staff report. He noted that he just returned after almost two weeks out of the office. He will provide a report on his experience from the conference in New Orleans for the next meeting.

City Planner Abboud reminded the Commission about the Community Clean up event on May 5, 2018 Rain or Shine and he will be there throwing trash bags into the dumpster.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 18-24, Forest Glen Subdivision 2018 Replat Preliminary Plat

City Planner Abboud referred to the aerial view displayed behind them and that the street has been renamed at the request of the Borough. He reviewed the report and reported that the plat meets all requirements and that Public Works had no comment and Staff recommended approval.

Kenton Bloom, city resident and applicant reported that he did send a revised plat to the Planning Department this afternoon showing that the property will be divided into two parcels instead of three. He is not sure why they do not have that in front of them and he wanted full disclosure since the City Planner did not mention that fact.

City Planner Abboud confirmed that yes they did receive it and it would then make the new parcel roughly 1.2 acres.

Mr. Bloom agreed and stated that he was available for any questions the Commission may have.

Commissioner Venuti questioned the revised plat shows the two lots since they only have the original plat showing three lots.

Mr. Bloom responded that the plat is the same, there was only a proposed lot line deleted.

Commissioner Banks questioned the effort to reduce the congestion and asked about potential entrances from the new lot onto the highway.

Mr. Bloom responded that at this time there was no intent to construct a driveway onto the highway but he cannot speak to what could happen in the future. The Highway department will have this before them and they will be the ones to create the note.

Chair Stead noted on the record that they skipped over the Public Comment period however there was no one in the audience to provide comment.

BOS/BANKS MOVED TO RECOMMEND APPROVAL OF THE FOREST GLEN SUBDIVISION 2018 REPLAT PRELIMINARY PLAT.

Commissioner Bos stated that it looks pretty simple although they do not have any visual drawing before them for the revised plat.

Commissioner Banks offered a suggestion that they amend the motion to acknowledge that they are approving the plat based on a verbal description so that it is clear.

BANKS/BOS MOVED TO AMEND THE MOTION TO STATE AFTER THE WORD "SUBDIVISION" INSERT "REVISED PLAT SHOWING TWO LOTS AS VERBALLY DESCRIBED BY THE APPLICANT."

City Planner Abboud recommended being more specific by stating, "Eliminating the lot line between 1-A-2 and 1-A-3 to make one lot."

Commissioner Highland requested clarification that the lot would then be referred to as 1-A-2.

City Planner Abboud responded that it would be combined and then be referred to as one lot 1-A-2.

BANKS/VENUTI MOVED TO AMEND THE MOTION TO REFLECT THE LANGUAGE "BY REMOVING THE LOT LINE BETWEEN 1-A-2 AND 1-A-3"

Chair Stead read the amendment and clarified what the commission would be voting on.

VOTE. (Secondary Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead restated the motion as amended:

MOVED TO AMEND THE MOTION BY INSERTING THE WORDS "REMOVING THE LOT LINE BETWEEN LOT 1-A-2 AND LOT 1-A-3 AS VERBALLY DESCRIBED BY THE APPLICANT" AFTER THE PHRASE "REVISED PLAT"

There was no further discussion.

VOTE.(Primary Amendment) NON-OBJECTION. UANIMOUS CONSENT.

Motion carried.

Chair Stead restated the main motion as amended:

MOVED TO RECOMMEND APPROVAL OF THE FOREST GLEN SUBDIVISION REVISED PLAT REMOVING THE LOT LINE BETWEEN LOT A-1-2 AND LOT A-1-3 AS VERBALLY DESCRIBED BY THE APPLICANT 2018 REPLAT PRELIMINARY PLAT

There was no additional discussion.

VOTE. (Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 18-25, Draft Comprehensive Plan

City Planner Abboud reviewed the desired actions requested by Staff:

- Make a motion to include a “hospital zone” on the Land Use Recommendations Map
- Make a motion to add an implementation item on pages 4-10 of the draft plan, 1-B-7 “Consider neighborhood planning around the hospital for centralized expansion of medical services.”
- Make a motion to include or remove the proposed GC1 district within the CBD

It was discussed that the term hospital zone is just a reference and medical services or district may be more appropriate.

VENUTI/BANKS MOVED TO INCLUDE A MEDICAL ZONE IN THE LAND USE RECOMMENDATIONS MAP

Discussion included research on what it should be properly called such as medical services district or zone; that it should be defined better since it does include several homes; the Planning department is in discussion with two of the residents; this will be added to the map and brought back to commission for further discussion.

City Planner Abboud stated that the proposed district would be defined and the commission would have this brought back before them at a later date.

Further discussion on the existing businesses in the area in question and extending the area to address from Karen Hornaday Park, Dehle, Main Street, and Fairview. There is a conundrum with parking lots in the area with the progress. Once determined there will be a neighborhood meeting.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead inquired if any of the commissioners had alternate wording for the implementation table. There were none.

BOS/BANKS MOVED TO ADD “CONSIDER NEIGHBORHOOD PLANNING AROUND THE HOSPITAL FOR THE CENTRALIZED EXPANSION OF MEDICAL SERVICES TO THE IMPLEMENTATION ITEM ON PAGES 4-10

There was a brief discussion on clarification of the information included in the motion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead noted that they are at the request to include or remove GC1 within the CBD.

City Planner Abboud provided some clarification on the intent to include GC1 within the CBD and elaborated on the response of the courts in this type of issue. He noted that the decision was in the Commission’s hand stating that they can revert to something similar or modified version.

Commissioner Highland noted that most comments she could recall was car lots and would the existing businesses such as Spenards or Ulmer's be allowed in the CBD.

City Planner Abboud stated not as they are now.

Commissioner Highland further commented that she would feel comfortable with a mixed use district including items that would be acceptable to the public and removing those items that would be opposed otherwise believes that it should be voted down and leave it as is.

Commissioner Bos suggested including GC1 within the CBD. The comments received in opposition of car lots, those are running cars, not junk yards; some of these properties that are listed as CBD if listed as GC1 would be conforming; comments of their properties being devalued he is in disagreement as currently all the neighboring properties are being devalued, but what is frustrating is that situation is not dealt with and he believes the city could use more GC1. If they are considering a medical district they should consider this too.

Commissioner Banks commented that the public brought forward the idea of a hospital zone whereas this was proposed by staff and almost unanimously opposed by everyone who came to testify. He was concerned about putting the recommendation on the map with the public opposition that provides little benefit at this time.

Commissioner Venuti commented that it may not be the time to implement the change and that they should consider it during the next update. He also recited the comment on a walkable concept.

Chair Stead commented that CBD is a huge district that does not reflect what commonly known as a central business district. It has an exceptionally large amount of undeveloped land whereas CG1 is a narrow strip of land that borders Ocean Drive which is connected to Lake Street and rezoning that area creates the ability for growth. He noted examples of land availability in GC1 versus CBD. He believed it was appropriate and even could be expanded. It made sense to him to convert this area to GC1. He would leave it as a consideration for the future since that is what the Comp Plan is and that maybe they will see some infill and more businesses come to town.

Commissioner Bos further commented that if no one is asking for this then he could agree with Commissioner Banks he also inquired if anyone could offer a more appropriate area to offer CG1. He believed that this was asked for and requested clarification from City Planner Abboud.

City Planner Abboud stated they did several years ago and it started with laydown yards, the staff report noted that it would be opposed and did not suggest that they unilaterally change the zoning but a petition could be started. He believed that this area was the best since it was it somehow connected. It is walkable, sidewalks are there and it is connected. Another alternative is Greatland but it may not be the best time. It is called Central Business District and Downtown Mixed is essentially Central Business District referring to a page in the Comprehensive Plan. He noted that the commission could discuss the options and commented on a few aspects of districts such as larger parking lots.

Commissioner Bos noted that just because it goes into the comp plan doesn't mean it is going to happen.

Commissioner Highland brought up East End Mixed Use and people can go there, she commented on Main Street where they have uses that are not CBD.

Commissioner Highland noted that East End Mixed Use is large and allows GC1, she does not want to see car lots, manufacturing, auto repair, etc. in that area. She noted that they are also missing two commissioners. Any interested businesses can go there.

Chair Stead noted that they do have limitations in the East End Mixed Use District with residential areas in the south and Kachemak City taking up most of the northern portion. It is an interesting point.

Commissioner Banks pointed out additional uses such as farming and industrial and requested clarification on the uses of GC1 is allowed in East End Mixed.

City Planner Abboud responded that he would have to review that but believed Commissioner Highland was correct.

Commissioner Banks further commented on creating controversy over the lack of Public support for this inclusion.

VENUTI/HIGHLAND MOVED TO POSTPONE A DECISION ON THIS ITEM UNTIL A FULL COMMISSION PRESENT.

Discussion ensued on making this open ended and requiring the presence of a full commission.

BANKS/VENUTI MOVED TO AMEND THE MOTION DELETING THE WORDS "A FULL COMMISSION" AND INSERTING, "THE NEXT MEETING"

This will move this to the agenda and they can discuss or postpone. There was a brief discussion on postponing an item twice. That this was just an idea and there was not many areas and chances to do this. Commissioner Bos noted that he will not be at the next meeting and neither will Commissioner Bernard.

VOTE. (Amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion.

Chair Stead read the amended motion into the record:

MOVED TO POSTPONE A DECISION ON THIS ITEM UNTIL THE NEXT MEETING.

VOTE. (Main) YES. HIGHLAND, VENUTI
NO. BOS, BANKS, STEAD

Motion failed.

HIGHLAND MOVED TO REMOVE GC1 DISTRICT FROM WITHIN THE CBD.

The motion died for lack of a second.

Chair Stead inquired if Commissioner Banks would like to restate the motion after Commissioner Banks declared he did not offer a second as it was not specific enough on where it was being removed from.

Chair Stead called for a brief recess at 7:40 p.m. The meeting was called back to order at 7:45 p.m.

Discussion continued on changing the area within the CBD to GC1 to allow specific uses and the possible actions of the commission in the future with zoning requirements may necessitate declaring a conflict of interest when initiating zoning, creating an overlay district which is more restrictive and not recommended by Staff but creating a new district such as GC3 or Lake Street Mixed Use District and putting in the requirements; provide the outline of what they would like to see and not see in the appendix.

City Planner Abboud responded that it could be accomplished and recalled the steps he took that led up to the problem they have been discussing tonight.

Commissioners liked the idea of a mixed use district and staff bringing back a description that would assist the Commission in making a decision on the recommendation for the land use map and bringing back reasons to support the zoning changes.

Chair Stead stated they still have a request from staff to either keep it or remove it but the Commission has asked staff to come back with a redefined map.

Chair Stead then stated that they have the last issue before them of Green Infrastructure.

City Planner Abboud stated that they have a substantial amount of recommendations and believed that they have this ground covered. He did not believe they needed to add more.

There was a brief discussion on the differences between Green Infrastructure and Green Architecture.

City Planner Abboud requested the commission to request additional information for the implementation table or the comp plan if they did not see it but he felt they had pretty much covered it.

Commissioner Banks inquired about new information that was shared by Commissioner Bentz.

City Planner Abboud stated that he was provided a link to information that he actually brought and provided to Commissioner Highland. It was a study guide that was provided at the Conference.

A brief discussion ensued on the information and that the action requested from staff was for the commission to add new items, sending links to the commission so that they have the information; needing to finish the plan and get it published; the map is not usable to make policy from; they need better data to refine.

City Planner Abboud is working on a grant to provide better mapping.

Commissioner Highland would like to postpone discussion until Commissioner Bentz is present since this is her area of expertise.

Chair Stead redirected the Commission to make recommendation on the implementation table.

A discussion evolved on the topic of green infrastructure.

Chair Stead noted the request from staff was to add additional items if desired to the meeting and that he agreed with staff that they currently had adequate items on the implementation table.

Commissioner Banks stated that they have not discussed this since he has been a member of the commission he confirmed the dates of the map on A8 with City Planner Abboud, he has reviewed the chart and did not find anything lacking and that they can request items to be on agenda at future meetings to solidify and other than that it would be nice to have more current maps to show the erosion and the resolution of the maps could be better.

Commissioner Highland acknowledged that Mr. Baird has updated the coastline map for erosion and requested confirmation from the City Planner that this was the latest map since he gave them a presentation recently.

City Planner Abboud responded that this was updated from 2008 and he is pretty sure that it is the most current but will double check he also noted that this map is not relative to green infrastructure it just shows erosion.

Commissioner Highland requested that they postpone further discussion on item number 4 until the next meeting.

Chair Stead reiterated that the commission was requested to provide additional wording for any additional implementation items and if the commission did not have that then they should move on. They need to keep moving forward.

City Planner Abboud encouraged Commissioner Highland to come into the office to speak to them if she finds additional items to add.

Commissioner Highland explained that she did not want to rush since they are getting to the end and understands that they are going to have plenty on their next meeting agenda but feels that since Commissioner Bentz has expertise in this field she did not think it was too much to ask for postponement. She did acknowledge that she did have a lot on her plate and did not fully do her homework on this subject.

Commissioner Bos stated that he felt it was very thorough and once Commissioner Highland reads through the section she will find that it covers things quite well.

There was no further discussion.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Reports for the March 27, 2018 City Council Meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud had no comments.

Deputy City Clerk Krause commented it was nice to be back.

COMMENTS OF THE COMMISSION

Commissioner Highland commented that she has had many complaints on the Lillian Walli Estates with regards to the clear-cutting. Commissioner Highland noted that when she responds to the complaints with the answers she has from the zoning and ordinances they give her a look like, "That is all you got?" She would like to address the issue of clear cutting and timeliness of when a person is going to develop property. Commissioner Highland remarked that there are possibly some things missing from their code like allowing general clear cutting. This has happened on Hohe Street, where there are two levels of parking there...She would like the commission to address environmentally sensitive values and more thoughtful ordinances and zoning around nature and natural development. She would like these items on a future agenda for discussion. The second request is to have the City Planner and staff to address or have a conversation with Safeway to do landscaping in front of the store similar to the back of store and to do some beautification. So she would like to have that item on the agenda. Thank you for your patience.

City Planner Abboud commented that there was a position our east at the conference was called a tree warden and that is what it takes to do something like this and Safeway is restricted to any future endeavor by the current code.

Commissioner Bos commented that there is a possibility that he will not be in attendance at the next meeting.

Commissioner Banks commented another fun meeting. He questioned how agenda items can be put forward by a member of the commission and then actually show up on the agenda.

Commissioner Venuti thanked Commissioner Highland noting she brought up some interesting items for discussion.

Chair Stead provided the information for Commissioner Banks on how to request items to be on the agenda and that is at a meeting, contacting the chair and or staff. He noted that the meeting was interesting they did get stuck on a few items but that was okay. He requested clarification from the Clerk when they have Elections next.

Deputy City Clerk Krause responded that elections for Chair and Vice Chair are in August.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:35p.m. The next regular meeting is scheduled for Wednesday, May 16, 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: _____



City of Homer

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Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

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Staff Report PL 18-26

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Travis Brown, Planning Technician
DATE: May 16, 2018
SUBJECT: Vacation of a utility easement on Lots 2 & 3, Block 3 of Mariner Village

Requested action: Recommend approval of the utility easement vacation.

Introduction

The owner of Lots 2 & 3, Block 3 of Mariner Village Subdivision is requesting the vacation of a 10-foot-wide utility easement along his east property lines. As stated in his letter, the property owner wishes to utilize the easement for landscaping.

In 2017, the City and Borough approved a similar utility easement vacation on Lot 1, located immediately north of Lot 2.

Under borough code, the city planning commission provides comments and recommendations on behalf of the City for utility easement vacations.

Planning Staff Comments: No objection to the vacation.

Public Works Comments: No objections to the vacation of the utility easement.

Staff Recommendation

Recommend vacation of the 10-foot-wide utility easement along the eastern boundary of lots 2 & 3, Block 3 of Mariner Village Subdivision, as shown on the attached drawing.

Attachments

Petition

26 April 2018

James L Nelson
4496 Mariner Dr.
Homer, AK 99603
(907) 235-4085

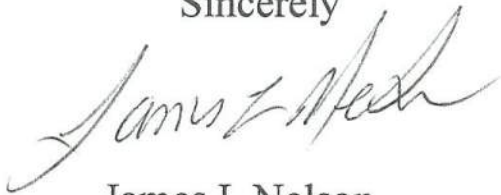
RE: Vacation of Easterly 10' Utility Easement on Lots 2 & 3, Block 3,
Mariner Village Subdivision, KPB # 17927015 & 17927016

Ladies and Gentleman,

I have recently built a new home on Lot 2, Block 3. And would like to do landscaping on both properties with in the 10' Utility Easement. This would greatly improve the appearance of my lots and also free up an est:10 percent of my property. The 10' Easterly Utility Easement has been vacated on lot 1, Block 3.

Thank you for your consideration of this matter.

Sincerely

A handwritten signature in cursive script, appearing to read "James L Nelson".

James L Nelson
Property Owner



Kenai Peninsula Borough Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
Toll free within the Borough 1-800-478-4441; extension 2200
(907) 714-2200

Petition to Vacate Utility Easement

No Public Hearing Required

Submit completed form to the Kenai Peninsula Borough Planning Department, 144 North Binkley St., Soldotna, AK 99669

Upon receipt of complete application with all required attachments the vacation will be scheduled for Planning Commission action. The petitioner must secure and submit written comments from utility companies. If the easement is within city limits; secure and submit city's written comments. **The completed petition, with all required attachments, accompanied by a \$75.00 non-refundable fee, must be submitted to the Planning Department a minimum of thirty (30) days prior to the meeting at which the Planning Commission will take action.**

☒ Fees - \$75.00 non-refundable fee attached.

To accomplish an approved vacation; a Planning Commission Resolution must be filed with the State Recorder to enter the vacation into the public records unless the vacation is accomplished by plat. Petitioner must pay filing fees (usually \$22-\$27).

☐ Utility easement requested to be vacated was granted by plat of Subdivision, filed as Plat No. _____ in _____ Recording District.

☐ Utility easement proposed to be vacated was granted by (specify type of document) as recorded in Book _____ Page _____ of the _____ Recording District. (Copy of recorded document must be submitted with petition)

☐ Comments from _____ Electric Association attached.

☐ Comments from _____ Gas Company attached.

☐ Comments from _____ Telephone Company attached.

☐ Comment from _____ Cable Company attached.

Please note comments or no comments on the sketch or plat that is to be submitted with the petition.

☐ Comments from the KPB Roads Department attached if applicable.

☐ Comments from City of _____ attached.

☒ One copy of plat or map (sketch) showing area proposed to be vacated. If easement was granted by document; one copy of recorded document must be submitted.

☐ If an existing structure is encroaching into easement; As-Built showing encroachment must be attached.

Is easement being used by utility company?

☐ Yes

☒ No

If yes, which utility _____

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

Wish to Land scape and utilize the 10' East utility easement.

The petition must be signed (written signature) by owners of the land subject to the easement proposed to be vacated. Each must include mail address and legal description of his / her property.

Submitted by: Signature [Signature] As ☒ Petitioner ☐ Representative

Name: James L. Nelson

Address: 4496 Mariner Dr.

Homer AK 99603

Phone: 907-235-4085

Petitioners:

Signature [Signature]

Name James L. Nelson

Address 4496 Mariner Dr.

Homer AK 99603

907-235-4085

Owner of Lots 2 & 3, Block 3
Mariner Village Sub.

Signature _____

Name _____

Address _____

Owner of _____

Signature _____

Name _____

Address _____

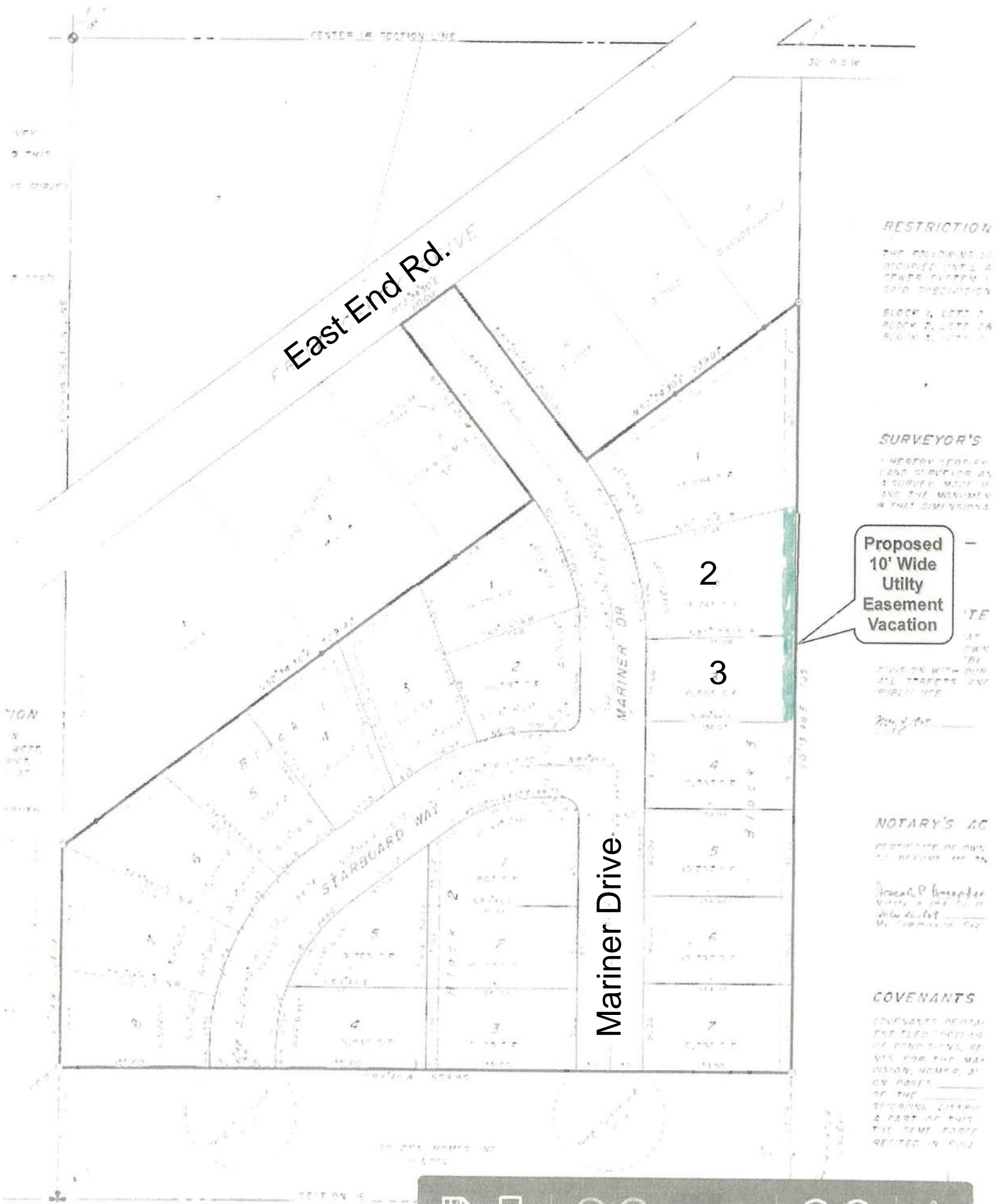
Owner of _____

Signature _____

Name _____

Address _____

Owner of _____



RESTRICTION
THE FOLLOWING IS
RESERVED UNTIL A
CROSS SECTION
SAID DISPOSITION
BLOCK 1, LOT 1
BLOCK 2, LOT 28
BLOCK 3, LOT 1

SURVEYOR'S
I HEREBY CERTIFY
LAND SURVEYOR AS
A SURVEY MADE BY
AND THE MEASUREMENT
IN THIS DIMENSION

**Proposed
10' Wide
Utility
Easement
Vacation**

TO BE WITH OUR
ALL STREETS AND
PUBLIC USE

NOTARY'S AC
TESTIMONY OF OWN
TO BECOME OF THE

James P. Brumfield
Notary Public for the
State of Ohio
My Comm. Exp. 12/31/2012

COVENANTS
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USE FOR THE MA-
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ON PAGES
OF THE
RECORDING BOOK
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THE SAME EASES
RECORD IN THIS



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TO: Homer Advisory Planning Commission
FROM: Rick Abboud, AICP
DATE: May 16, 2018
SUBJECT: Staff report PL 18-27, City Planner's Report

This report is brief due to the heavy deadline oriented work that has taken a copious amount of time to complete.

Travel Report: So far, I have not had time to review and summarize my learning at the national conference. One of the more exciting things was a session on creating a green infrastructure audit of code. I did provide Roberta A hard copy version and emailed everyone a link to the information.

City Council 4.23.18

Request for capital projects – Memo 18-046

Ordinance 18-18, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 17.04.100, Subdivision after Levy of Assessment. Lord. Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

Memorandum 18-049 from Councilmember Lord as backup

Mayor Pro Tem Aderhold opened the public hearing.

Linda Rourke, city resident, commented in support of Ordinance 18-18. She is a property owner in a special assessment district with a larger parcel that could be subdivided. She supports the continued effort to develop a fair and equitable way to do this so property owners can make plans and not have to pay additional assessments.

There were no further comments and the hearing was closed.

Mayor Pro Tem Aderhold asked for a motion for the adoption of Ordinance 18-18 by reading of title only for second and final reading.

LORD/ERICKSON SO MOVED

Councilmember Lord commented regarding her memo in the packet recommending council voting this ordinance down with the understanding she will work with the City Attorney to bring back an ordinance amending titles 14 and 17. Her goal is for clarity and equity throughout these chapters relating to special assessment districts, deferred assessments, mandatory fees, and spaghetti lines.

VOTE: NO: VENUTI, SMITH, ADERHOLD, LORD, STROOZAS, ERICKSON

Motion failed.

Other items included money for the research of the HERC building, some proposed administrative changes to cemetery policies, and budgeting for the Greatland Street extension.



City of Homer

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Staff Report PL 18-28

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner, AICP
DATE: May 16, 2018
SUBJECT: CUP 2018-03

Synopsis The applicant proposes to convert an existing garage into a dwelling unit on a lot that currently supports a three-plex. A Conditional Use Permit (CUP) is required for more than building containing a permitted principal use on a lot, per HCC 21.16.030(h).

Applicant: Daniel & Heather Robertson
11301 Snowline Dr.
Anchorage, AK 99507

Location: 152 West Danview

Parcel ID: 17505713

Size of Existing Lot: 0.28 acres

Zoning Designation: Residential Office (RO)

Existing Land Use: Residential

Surrounding Land Use: North: Residential
South: Residential
East: Residential apartments
West: Residential

Wetland Status: ACOE JD (no wetlands) POA 2009-244

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 43 property owners of 35 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to convert an existing garage into a dwelling unit on a lot with an existing triplex. Currently the lot supports a permitted triplex and a two story garage. The lot is 11,986 square feet. The dimensional requirements for the total proposed

multifamily housing has been met, which includes an open area greater than 1.1 times total floor area, a building area less than 30% of the lot, and a total floor less than 40% of the lot (these calculations are provided in the application).

Parking: HCC 21.55.090 requires 2 parking spaces per dwelling unit with the exception to allow one parking space per 1-bedroom dwelling unit in a multifamily dwelling. The triplex contains two 2-bedroom units and one 1-bedroom unit, and will require 5 parking spaces. The proposed dwelling will require 2 parking spaces. The proposal includes the 7 total required parking spaces.

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 proposes to add a dwelling unit in addition to an existing three-plex. Multi-family and single-family dwellings are both permitted uses. More than one building containing a permitted principle use on a lot is a conditional use per HCC 21.16.030.

Finding 1: The applicable code authorizes more than one building containing a permitted principle use in the Residential Office District, in which the proposal is located.

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

Purpose: The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

Analysis: Apartment buildings and single family dwellings are common in the Residential Office District. The proposal meets the required density calculations for the district.

Finding 2: The proposed uses and structures are compatible with the Residential Office District.

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

Analysis: Many uses in the Residential Office District have greater negative impacts than would be realized from an additional dwelling unit. Helipads, day cares, and group homes would have a greater impact on nearby property values. Hospitals, medical clinics, and religious, cultural and fraternal assembly would generate a good deal of traffic.

Finding 3: An additional dwelling unit in addition to a triplex 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 lot on which the proposal is located is surrounded by single- and multi-family dwellings.

Finding 4: The proposal is compatible with the existing uses of the surrounding land.

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

Finding 5: Existing public, water, sewer, and fire services are adequate to serve the additional dwelling unit.

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

Analysis: A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The proposed density of the proposal is equal to that of a four-plex apartment which is a permitted use in the district.

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

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

Analysis: The proposal is found in an area that is well served by utilities and public infrastructure.

Finding 7: The proposal 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: Gaining an approved CUP and subsequent zoning permit will allow the project to comply with applicable regulations.

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

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include; GOAL 5, Maintain high-quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options. Objective A: Diversify housing stock to meet demand by people earning a broad range of incomes.

Finding 9: The proposal aligns with Goal 5 and Objective A. No evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: Outdoor lighting is the only applicable standard for projects in the Office Residential District.

Finding 10: Outdoor lighting standard per the Community Design Manual apply.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM

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:** Dumpsters shall be screened on three sides (**Condition 2**)
- 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 comment.

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 2018-03 and Staff Report PL 18-28 with findings 1-10 and the following conditions.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Condition 2: Dumpsters shall be screened on three sides.

Attachments

Application

Public Notice

Aerial Photograph

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CUP# _____

City of Homer Planning & Zoning

491 East Pioneer Avenue Telephone (907) 235-3106
Homer, Alaska 99603-7645 Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

CONDITONAL USE PERMIT APPLICATION

For staff use:

Date: _____ Fee submittal: Amount _____
Received by: _____ Date application accepted as complete _____
Planning Commission Public Hearing Date: _____
HAPC approval date: _____

APPLICANT INFORMATION:

Name: DANIEL & HEATHER ROBERTSON Telephone No.: 907-529-5818

Address: 11301 SNOWLINE DRIVE, ANCHORAGE AK 99507

Property Owner (if different than applicant):

Name: SAME Telephone No.: _____

Address: _____

PROPERTY INFORMATION:

Address: 152 WEST DANVIEW, HOMER, AK

Legal Description of Property: Township 6 S, Range 13 W, Section 18

Subdivision/Block/Tract/Lot: LOT 13 BLOCK 2 FAIRVIEW

SUBDIVISION NO. 8 HM 8200018

Lot Size: 0.28 acres Square Feet 12,000 KPB Tax ID # 175-057-13

- City water service? (Yes) No City sewer service? (Yes) No Electric service? (Yes) No
- Is there an existing structure on the property? (Yes) No
- If yes, what kind? 3 STORY TREX & 2 STORY GARAGE
- What is the existing use of the property? MULTI FAMILY RESIDENTIAL
- What is the proposed use of the property? MULTI FAMILY RESIDENTIAL
CONVERT GARAGE TO DWELLING UNIT

What structures or land uses exist on the neighboring properties? Such as: residential, commercial, vacant. List the zoning of these adjacent lots.

Structures/land use	Zoning
North: <u>HOUSE</u>	<u>RESIDENTIAL OFFICE</u>
South: <u>HOUSE</u>	<u>" "</u>
East: <u>12 UNIT APARTMENT</u> <u>HOUSE COMPLEX</u>	<u>" "</u>
West: <u>HOUSE</u>	<u>" "</u>

CONDITIONAL USE INFORMATION: (Please use additional sheet(s), if necessary)

- How do you intend to develop the property? What section of Homer City Code authorizes this conditional use? 21.16.030(h)
- Site plan. Include a site plan, drawn to a scale of not less than 1" = 20' which shows:
 - The dimensions of property or properties being developed.
 - The location and setback distances of buildings.
 - Parking – the parking configuration should be drawn in accordance with the design standards noted in HCC 7.12 Off-Street Parking.
 - Driveways/access.
 - Natural features, i.e., drainages, slopes, creeks/waterways, wetlands.
 - Dimensions and square footage of all buildings.
 - Trip Generation Calculations. (worksheet included in CUP application packet)
 - Other pertinent information.
- How will your development affect the surrounding properties (i.e. will the adjoining properties be negatively impacted more so than from a use permitted outright in the zoning district)? NO ANTICIPATED IMPACT TO THE SURROUNDING PROPERTIES
- How is the proposed use in harmony with the Comprehensive Plan and surrounding land uses? THE PROPOSED USE ADDS A DWELLING UNIT IN AN AREA GENERALLY ZONED FOR MULTIPLE DWELLING UNITS. NOTE THE 12 UNIT COMPLEX TO THE EAST
- Are public services and facilities adequate to serve the proposed use? YES
- 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 DEVELOPMENT IS INTENDED TO COMPLY WITH ZONING REQUIREMENTS. MINIMAL ADDITIONAL TRAFFIC IS ANTICIPATED.

7. The following conditions may be deemed necessary by the Commission. Do you have any comments or suggestions regarding the following:
- a) Special yards and spaces PLAN TO LEAVE MORE THAN THE MIN. REQ'D
 - b) Fences and walls NONE PLANNED
 - c) Surfacing of parking areas CURRENTLY GRAVEL IS PLANNED
 - d) Street and road dedications and improvements (or bonds) N/A
 - e) Control of points of vehicular ingress & egress SINGLE EXISTING DRIVEWAY
 - f) Special provisions on signs NONE PLANNED
 - g) Landscaping and maintenance ESSENTIALLY AS IS
 - h) Maintenance of the grounds CONTINUE
 - i) Control of noise, vibration, odors or other similar nuisances NONE OF THESE PLANNED
 - j) Limitation of time for certain activities TENANTS REQUESTED TO BE QUIET
 - k) A time period within which the proposed use shall be developed 1-2 YEARS AT NIGHT
 - l) A limit on total duration of use NONE
8. Will the proposed development comply with building codes adopted by the State of Alaska? N/A
9. Does proposed commercial development conform to the City of Homer Community Design Manual? N/A

ADDITIONAL INFORMATION TO BE PROVIDED: PROPOSED SITE PLAN, AS BUILT SURVEY, GARAGE ELEVATION FRONT VIEW

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

I am duly authorized to act for a person who has the following legal interest: _____, and the owner of record is knowledgeable of this application if I am not the owner.

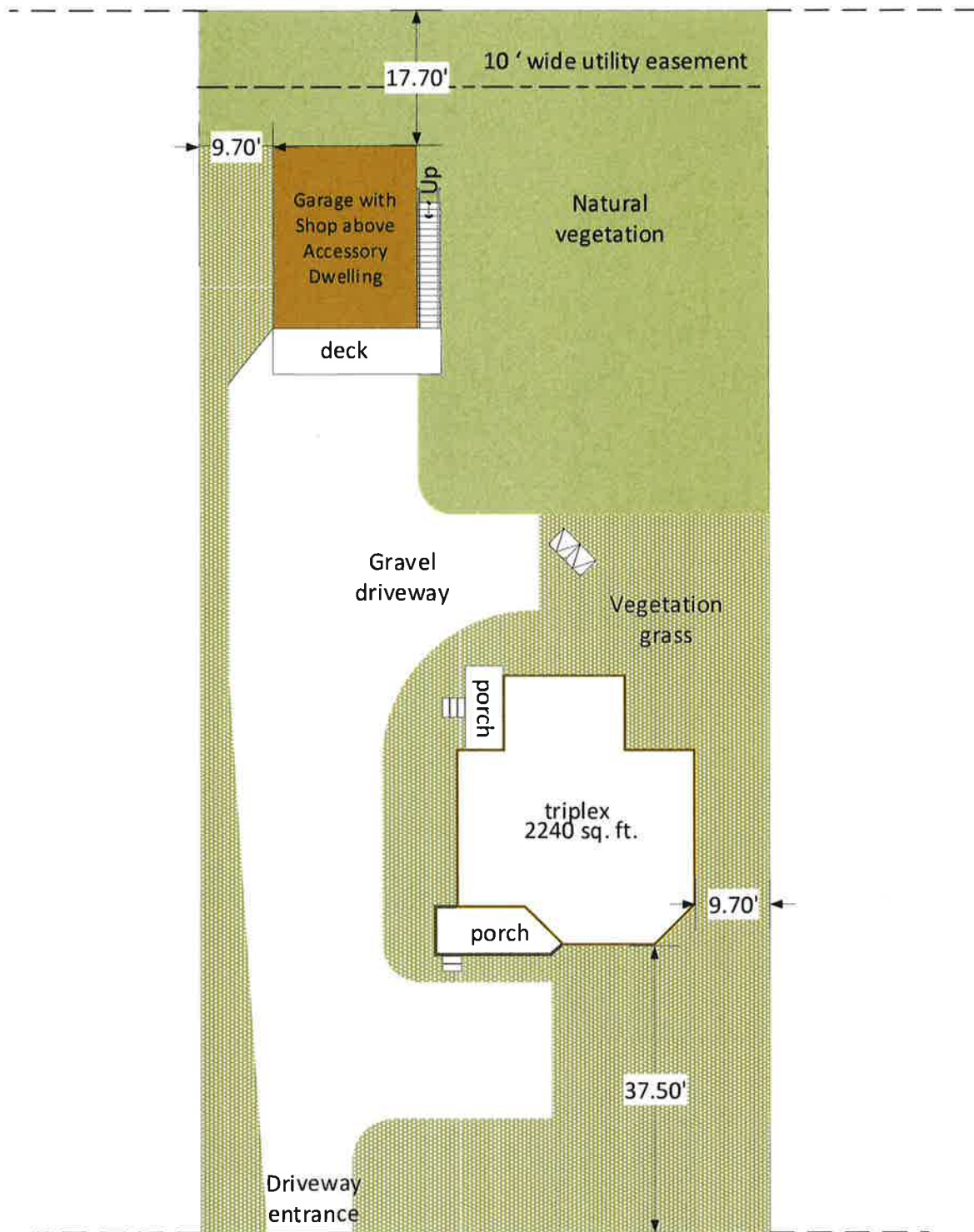
I understand that this item will be scheduled for the Planning Commission agenda only if all application materials are submitted according to the schedule of the Homer Advisory Planning Commission and acknowledged by the Planning staff to be complete.

Applicant's signature: Daniel B Robertson Heather Robertson

Property Owner's signature: Daniel B Robertson Heather Robertson
4/18/18

CURRENT SITE PLAN (04/03/18, DBR, HR)

152 W. DANVIEW AVENUE
LOT 13, BLOCK 2, FAIRVIEW SUB #8
Lot Size: 75' x 160' 0.28 acre
Scale 1 in = 20 ft



UTILITIES (04/03/18, DBR, HR)

152 W. DANVIEW AVENUE
LOT 13, BLOCK 2, FAIRVIEW SUB #8
Lot Size 75' x 160' 0.28 acre
Scale 1 in = 20 ft



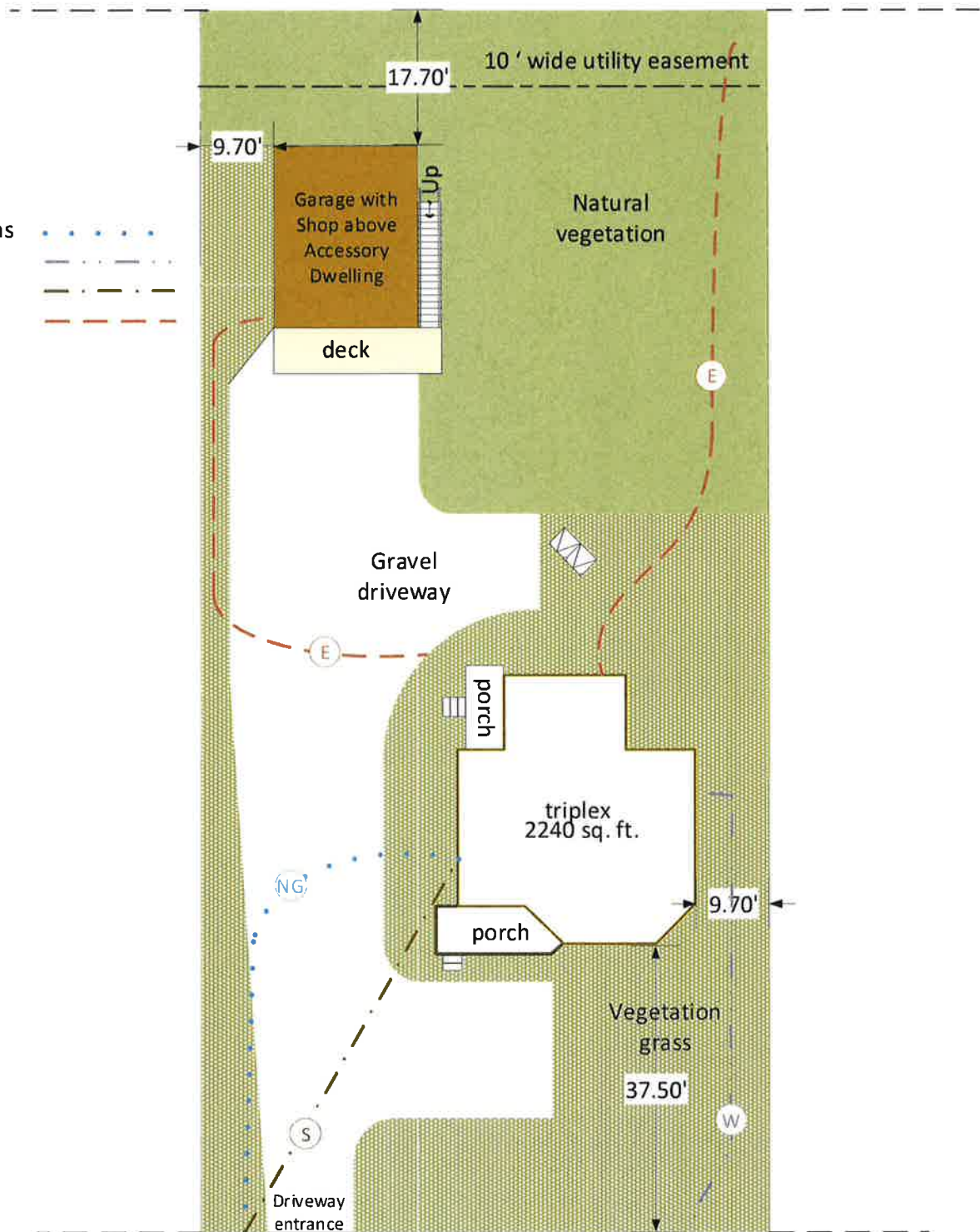
KEY:

Natural Gas

Water

Sewer

Electric



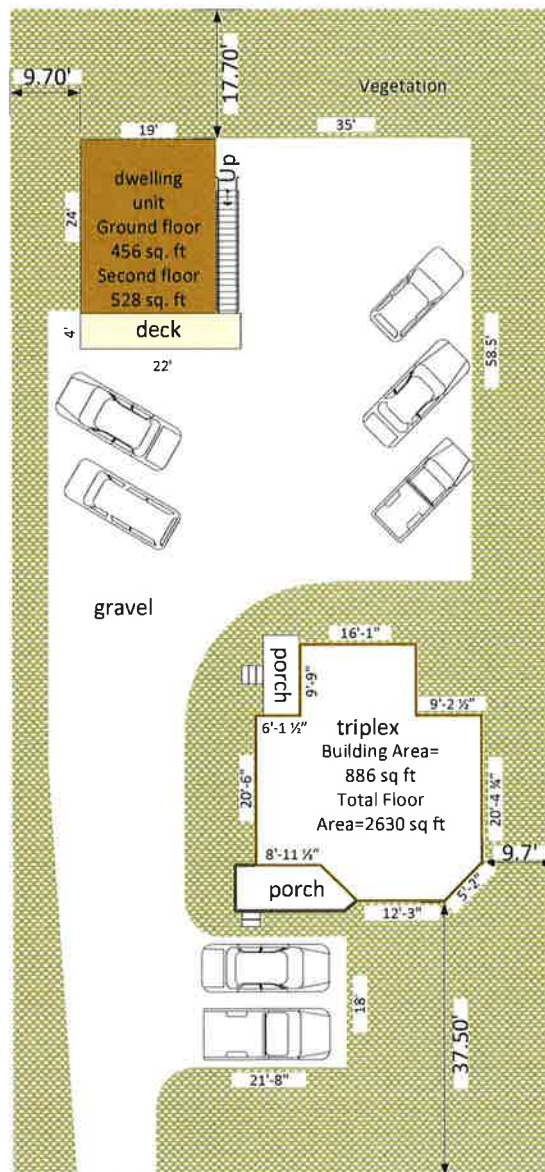
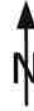
DANVIEW AVENUE 60' R/W

PROPOSED SITE PLAN (04/18/18, DBR, HR)

Lot Size 75' x 160' 0.28 acre

152 W. DANVIEW AVENUE
LOT 13, BLOCK 2, FAIRVIEW SUBD. #8

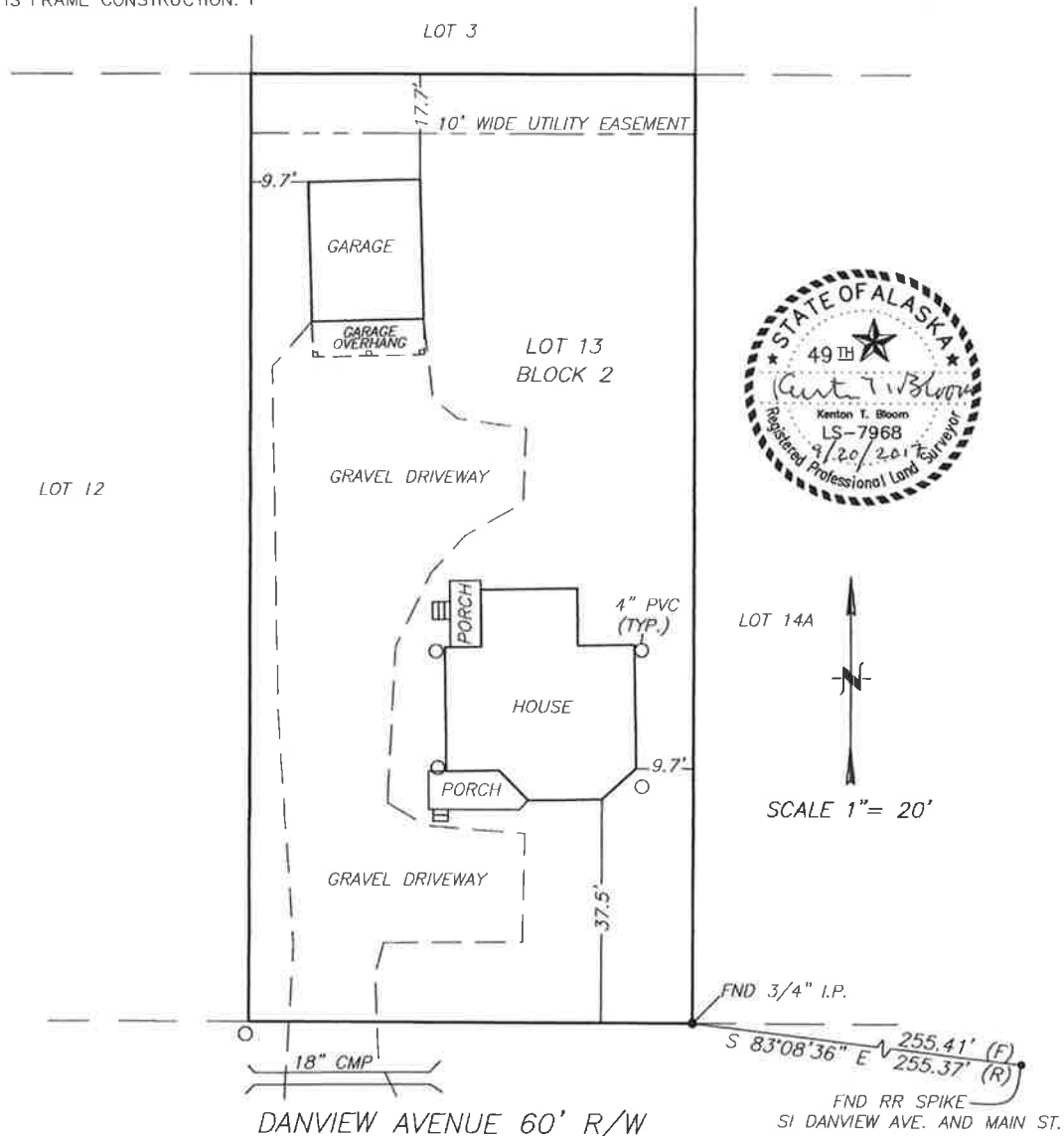
Scale 1 in = 20 ft



JOB #2017-5D
 PREPARED FOR:
 WILLIAM L. SLONE
 P.O. BOX 2761
 HOMER, AK 99603

NOTES:

1. THIS ASBUILT SURVEY INCLUDES LOT 13 BLOCK 2 FAIRVIEW SUBD. NO. 8 HM 820DD18, AND LOCATED WITHIN SECTION 18, T 6 S, R 13 W, S.M.
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 CIRCUMSTANCE 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.
4. THIS LOT IS SERVED BY CITY OF HOMER SEWER AND WATER.
5. THE BASIS OF BEARINGS IS BETWEEN THE SE CORNER OF LOT 13 BLOCK 2 AND THE S.I. MONUMENT AT DANVIEW STREET AND FAIRVIEW AVE.
6. RECORD DATA AND PLAT NOTES FROM HM 82DDD18 ARE THE BASIS OF THIS ASBUILT.
7. THE NORTHERLY 10' OF LOT 13 BLOCK 2 IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF UTILITY TO USE THE EASEMENT.
8. HOUSE IS FRAME CONSTRUCTION.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING REAL PROPERTY:

LDT 13 BLOCK 2 FAIRVIEW SUBD. NO. 8 HM 820DD18, AND LOCATED WITHIN SECTION 18, T 6 S, R 13 W, S.M. KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, HOMER RECORDING DISTRICT, AND THAT THE IMPROVEMENTS SITUATED THEREON ARE LOCATED AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS OR ENCROACHMENTS ON SAID PROPERTY EXCEPT AS SHOWN.

DATED AT HOMER, ALASKA THIS 15TH DAY OF AUGUST, 2017,

9/20/2017

Kerton T. Bloom

SEABRIGHT SURVEY + DESIGN
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247
 SEABRIGHTZ@YAHOO.COM

152 West Danview Proposal for Conditional Use Permit Changing Accessory Garage to Dwelling Unit (DBR, HR, 04/14/18)

Summary of Area On Lot by Type of Usage

Portion of Lot	Width	Length	Square Feet	% of Total Lot Sq Footage	Comments
Total lot area	75	160	12000	100	
Parking, driveway			5218	43	
Proposed Open Area			5440	45	Open area must be >1.1 times total floor area per HCC 21.14.040 (a) (2) (ii).
Required open area (=1.1 x total floor area)			3975	33	Open area is any portion of the lot not covered or used for parking spaces and maneuvering
Triplex building area			886	7	
Garage building area	19	24	456	4	
Total building area			1342	11	Building area must be less than 30% of lot area. 30% of 12000 SF= 3600 SF
Triplex 1st floor area			886		
Triplex 2nd floor area			886		
Triplex 3rd floor area			858		Total triplex floor area=2630 SF
Garage 1st floor area	19	24	456		
Garage 2nd floor area	22	24	528		Total garage floor area=984 SF
Total floor area (all floors, all structures)			3614		Total floor area must be less than 40% of lot area. 40% of 12000 SF=4800 SF
Total impervious cover			6560	55	includes parking, driveway, triplex and garage building areas. Storm water plan required if impervious cover area exceeds 60% of the total lot area. (0.6 x 12,000= 7200 sq ft)



From: Dan Robertson <dbrobertson907@gmail.com>
Sent: Friday, April 20, 2018 11:45 AM
To: Travis Brown
Subject: RE: 152 West Danview Conditional Use Permit Application Package

Travis,

In the triplex at 152 West Danview there are 2 bedrooms each on both the ground and middle floors. There is one bedroom on the third floor for a total of 5 bedrooms.

Thanks,
Dan

Aerial Map

Subject Location
152 W Danview Ave

Legend

— 10 Ft Topo



City of Homer
Planning and Zoning Department

May 1, 2018

Request for CUP 18-03

2016 photo

0 100 200 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.

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, May 16, 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) 2018-03 to convert an existing accessory garage/shop into a dwelling unit at 152 W. Danview Avenue. A CUP is required for more than one building containing a permitted principal use on a lot, per Homer City Code 21.16.030(h). The legal description of the property is Lot 13, Block 2, of Fairview Subd. No. 8, SE ¼, SE ¼, SEC 18, T. 6 S., R. 13 W., S.M.

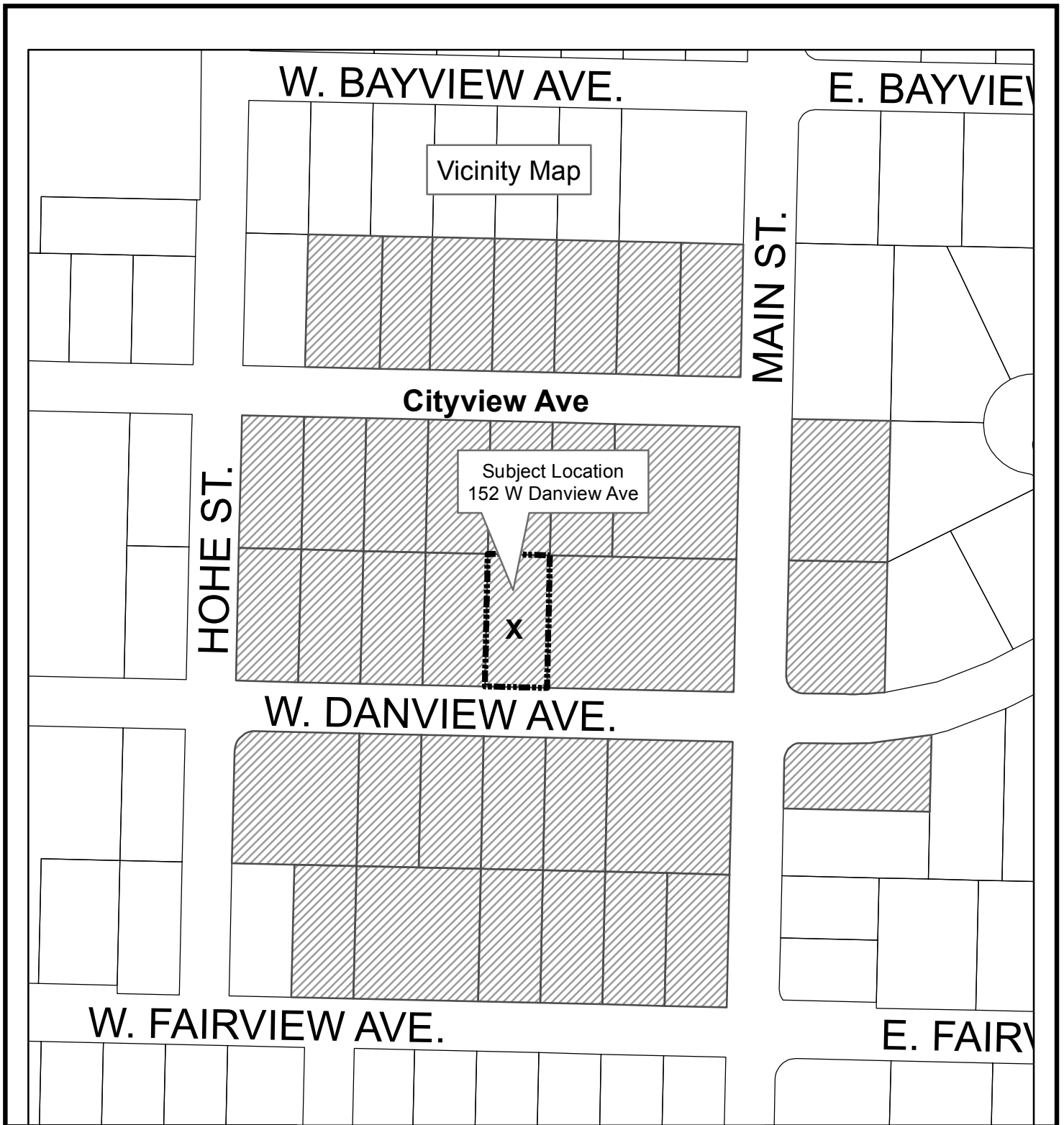
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE

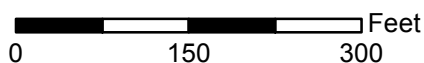


City of Homer
Planning and Zoning Department

May 1, 2018

Request for CUP 18-03

Marked lots are within 300 feet
and property owners notified.



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

Existing garage/shop
to be converted to a
dwelling unit



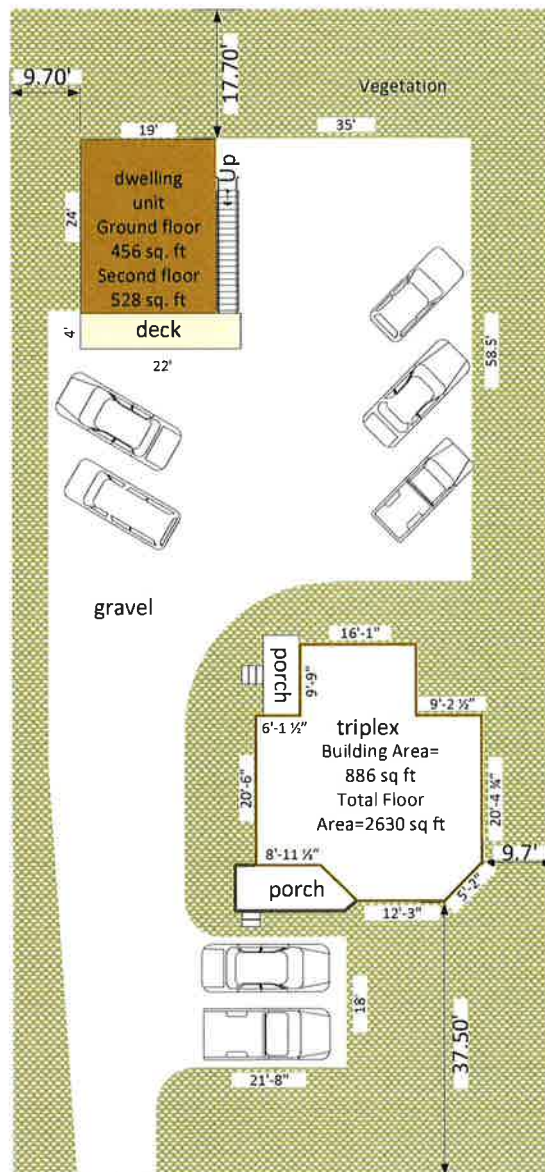
152 West Danview Garage Front View

PROPOSED SITE PLAN (04/18/18, DBR, HR)

Lot Size 75' x 160' 0.28 acre

152 W. DANVIEW AVENUE
LOT 13, BLOCK 2, FAIRVIEW SUBD. #8

Scale 1 in = 20 ft





City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 18-29

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner, AICP
DATE: May 16, 2018
SUBJECT: CUP 2018-04

Synopsis The applicant proposes to add 4 rental cabins to a site containing a single family dwelling and a personal workshop. A Conditional Use Permit (CUP) is required for more than building containing a permitted principal use on a lot in the Gateway Business District, per HCC 21.22.030(a).

Applicant: Kimberly M. Sangder
P.O. Box 2147
Homer, AK 99603

Location: 680 Sterling Hwy
Parcel ID: 1710007
Size of Existing Lot: 1.0 acres
Zoning Designation: Gateway Business & Scenic Gateway Corridor Overlay Districts (SGCOD)

Existing Land Use: Residential

Surrounding Land Use: North: Vacant
South: Church
East: SPARC recreation facility
West: Vacant

Wetland Status: Has approval from USCOE for proposed project

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 18 property owners of 16 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant wishes to support a single-family dwelling, a workshop, a garage, and 4 rental cabins on a lot in the Gateway Business District. A portion of the lot is also located within the Scenic Gateway Corridor Overlay District. The total footprint of the existing and

proposed structures is just under 5000 square feet. Trees and natural areas proposed are approximately 40% of the lot.

Currently, the one-acre site consists of a 2-story shop, a platform for a proposed house, a gazebo, and an existing structure that is planned to be removed as the house is completed. A jurisdictional determination (JD) has been gained for the easterly two-thirds of the lot, where existing development is located. A USCOE permit (POA_2016-507) has been gained to develop beyond the JD, into the western third of the lot.

The entire lot is zoned Gateway Business District. The Scenic Gateway Corridor Overlay District (SGCOD) extends 150' from the centerline of the highway, encompassing approximately the first 100' of the south end of the lot. The regulations of both districts apply to overlap areas. Only one rental cabin is within the SGCOD, along with the main dwelling and a few feet of the porch on the garage/shop.

We are asked to review the Community Design Manual (CDM) for development within the SGCOD. Specifically, HCC 21.38.030 Applicability (b), states: "All nonresidential development activity in the Gateway Corridor Overlay District will comply with the applicable sections of the Community Design Manual." This is not exactly exclusive language, but it does suggest that the Community Design Manual was not designed/intended to regulate residential development. The proposal supports dwelling units that could be rented nightly or longer-term.

Parking

The parking is distributed throughout the lot and goes beyond the amount of spaces required for the proposal. Several spaces are located in the SGCOD, but are off to the side of the main structure.

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 proposes to add four small dwellings in addition to the previously permitted single family residence and shop. More than one building containing a permitted principle use on a lot is a conditional use per HCC 21.22.030(a).

Finding 1: The applicable code authorizes more than one building containing a permitted principle use in the Gateway 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.

Gateway Business District: The purpose of the Gateway Business District is primarily to promote mixed use development, with an emphasis on visitor-oriented business. Conflicts between residential and business uses are resolved in favor of business. Among the goals of the Gateway Business District regulations are the minimization of future traffic congestion along the Sterling Highway corridor, and preservation of the favorable experience residents and visitors have when entering Homer by way of the Sterling Highway.

SGCOD a. The primary purpose of the Scenic Gateway Corridor Overlay District is to make additional provisions for preservation of scenic vistas, to enhance the compatibility of development and to minimize future traffic congestion and maintain safety along the Sterling Highway corridor.

b. The Scenic Gateway Corridor Overlay District shall overlap and overlay existing zoning districts. The intent of this district is to have development that is sensitive to the “Gateway” of Homer and provide an additional layer of protection for the panoramic views of the Gateway while furthering the primary purposes of the district.

Analysis: The purpose of the Gateway Business District is primarily to promote mixed use development, with an emphasis on visitor-oriented business, while the SGCOD is geared toward additional consideration of the impact of development to the Sterling Highway.

Finding 2: The proposed uses and structures are compatible with the Gateway Business District.

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

Analysis: Many uses in the Gateway Business District have greater negative impacts than would be realized from four additional dwelling units. Restaurants, hotels, and entertainment facilities would have a greater impact on nearby property values. Religious, cultural and fraternal assembly could generate a good deal of traffic.

Finding 3: Additional dwelling units are 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 lot on which the proposal is located is surrounded by mostly vacant land with a church and indoor recreational facility nearby.

Finding 4: The proposal is compatible with the existing uses of the surrounding land.

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

Finding 5: Existing public, water, sewer, and fire services are adequate to serve the additional dwelling unit.

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

Analysis: The impact of a dwelling and four rental cabins should be no greater than other permitted uses. A significant portion of the lot is devoted to a natural area and bulk and density is not excessive. A majority of the land found within the SGCOD is lawn and natural areas.

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

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

Analysis: The proposal is found in an area that is well served by utilities and public infrastructure.

Finding 7: The proposal 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: An approved CUP in combination with meeting the standards of a zoning permit will allow the project to comply with applicable regulations.

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

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include; GOAL 1, Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions. Objective B: Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas.

Finding 9: The proposal incorporates infill to an area well served with public roads and utilities. No evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: See attached staff review of the CDM.

Finding 10: The proposal will comply with the applicable provision of the CDM.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM and must be approved by the Planning Office.

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:** Dumpsters shall be screened on three sides (**Condition 2**)
- 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:** An approved sign permit is required.
- 7. Landscaping:** Buffers displayed on site plan shall be maintained.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** Nuisance standards per HCC 21.59.030 apply.
- 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: Please advise the property owner that they will need to work with PW and ADEC to obtain an approved community water/sewer design.

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 2018-04 and Staff Report PL 18-29 with findings 1-10 and the following conditions:

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM and must be approved by the Planning Office.

Condition 2: Dumpsters shall be screened on three sides.

Attachments

Community Design Manual Review

Application

Public Notice

Aerial Photograph

Representation of the Scenic Gateway Corridor Overlay District

CDM Review Worksheet

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

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

Architecture Review (Begins on page 5 of 38)

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

1. Incorporate building design elements into landscaped areas.
2. Determine allowable building height.
3. Respect natural topography.

Staff

- The structures within the Scenic Gateway district are to be finished with natural wood and wood colored finishes.
- Maximum building height is 35 feet and the proposal meets this standard.
- The applicant does not intend to alter the natural topography.

The natural wood and wood finishes do incorporate well into the site.

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

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

Staff: Applicant is not proposing any of the above.

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

1. Avoid long low wall planes.
2. Provide substantial shifts in walls and roof surfaces.
3. Provide visual terminus to tops of buildings.
4. Avoid unusual or atypical roof forms on all structures.
5. Limit roof areas in the same plane.
6. Reflect mass and scale of adjacent structures.

Staff

- No long walls (over 24') are proposed for the site
- The grouping of structures are of relative similar scale that is reflective of other residential areas in the city.
- South Façade: The south façade consists of residential dwellings. The most substantial structure is the main dwelling that is centered on the lot. The house has a multi-faceted architectural features that are/will be finished in natural wood and wood finishes. Visual interest is produced and required breaks in the roof line are met.

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

Parking Garages:

Staff: None included in the proposed development.

Window and Door Fenestration:

1. Maintain balance in the placement of windows.
2. Conform to solid/void ratio requirements.
3. Reflective glass is discouraged.

Staff

- Window placement is balanced.
- Reflective glass is not proposed

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

1. Use materials which simulate quality traditional building materials.

Staff

The applicant proposes to use natural wood materials in natural wood finishes. The siding and trim simulate traditional quality building materials.

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

1. Architecturally integrated artwork is encouraged.
2. Avoid architectural gimmicks and fads.
3. Maintain consistency in awning design.
4. Avoid awnings which obscure or dominate the building design.

Staff

- No architecturally integrated artwork is proposed.
- No architectural gimmicks are shown.

Meets these guidelines.

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

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

Staff: Driftwood gray and forest green roofing tiles incorporate well into the natural setting with natural wood finish colors.

Color:

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

Staff

The proposed colors are subdued.

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

1. Design primary structure as a focal point.

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

Staff

- The dwellings acts as the primary structure
- A large green area has been designated in front of the residence and a gazebo is found to the side
- The other structures on the site are integrated well as support buildings, accessory in size
- All visible structures incorporate porches or decks

The site is not a particularly large site and the proposed structures are modest in scale with similar features.

Site Design Review (begins page 21):

On-Site Primary Walkways:

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

Staff

No commercial buildings are proposed at this time. The nature of the development does not support the concept of creating businesses that rely upon or would likely support walk-in customers.

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

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

Staff

The site is not proposed to support commercial development at this time. Commercial development requirements are triggered for commercial development greater than 5000 square feet. This proposal does not meet this requirement. A large green space is available in front of the single family residence.

Commercial Streetscape along the Sterling Highway

1. Locate structure near front setback line
2. Orient service and delivery areas away from street
3. Limit the number of curb cuts
4. Limit width of driveways to 15,24, or 34 feet.
5. Link dissimilar building with common site amenities. N/A
6. Provide covering over walkways where appropriate.
7. Place no more than 50% of required parking in front of buildings
8. Avoid parking in front of building entrance
9. Choose awning designs appropriate to building style.

Staff

- The proposed parking plan meets these guidelines

The nature of the proposal to provide rental cabins is not compatible with the creation of a commercial streetscape. This section of the Sterling Highway is not well served by moving development that is residential in nature up to the front setback line.

Landscaping and screening

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

Staff

The applicant intends to retain significant natural features (labeled trees and natural area).

Vacant parcels in all zones:

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

Staff

N/A Not vacant

Fences

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

Staff: No fences are proposed at this time, also N/A to the SGCOL

Parking

1. Use landscaping to screen parking lots and service areas.
2. Limit the number of curb cuts.
3. Limit width of driveway.
4. Screen or enhance parking lots visible from the Sterling Highway, Lake Street, Heath Street, Main Street, or Pioneer Avenue.
5. Incorporate pedestrian ways into parking lots
6. Limit parking in front of buildings
7. Provide trees within larger parking lots
8. Avoid Parking in front of building entrances.
9. Handicap parking.

Staff

- Parking is limited in the front of the site. Most of the parking is behind the main structure. Some parking is provided in the first 100' to which the design manual applies.

Parking garages

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

Staff

No parking garage is proposed for this development.

Outdoor Lighting

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

Staff

The first 100' of the development must meet the standards of the Design Manual, the rest of the development must conform to HCC21.59.030 per Gateway Business District standards. A condition of the CUP includes lighting review per zoning permit.

Outdoor furnishings

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

Staff: N/A in SGCOL

Finding: In general the proposal complies with the Community Design Manual. The applicant has encountered this review due to the fact that approximately the first 100' of the parcel from the Sterling Highway is in the Scenic Gateway Corridor Overlay District. This is not exactly a commercial development in the fashion which would be frequented by the general public. The proposal fits well into the natural setting which is currently found on the surrounding lots.



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

Applicant

Name: Kimberly M. Sangler Telephone No.: 907-252-8452

Address: PO BOX 2147 Homer AK 99603 Email: alaska.bear.factory@hotmail.com

Property Owner (if different than the applicant):

Name: Same Telephone No.: _____

Address: _____ Email: _____

PROPERTY INFORMATION:

Address: 680 Sterling Hwy Lot Size: 1 acres KPB Tax ID # 17510007

Legal Description of Property: T6S R13W SEC 19 SEWARD MERIDIAN PORTION SE 1/4 SE 1/4 NW 1/4

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	

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: _____
- ☒ 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: *There a Riparian zone behind the main building. Underground and culverted Woodward Creek. Core permit submitted & Pending*
- ☒ Y ☐ N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- ☒ Y ☐ N Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- ☒ Y ☐ N Do you need a traffic impact analysis?
- ☒ Y ☐ N Are there any nonconforming uses or structures on the property?
- ☒ Y ☐ N Have they been formally accepted by the Homer Advisory Planning Commission?
- ☒ Y ☐ N Do you have a state or city driveway permit? Status: _____
- ☒ Y ☐ N Do you have active City water and sewer permits? Status: _____

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

Residential

1944 sqft currently used.

Existing house, work shop building, platform for addition to existing house

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).

Add cabin(1) now, possibly three more in future

Additional garage building to be added in the future.

Existing parking/driveway area 9000sqft, this includes purposed garage area.

- a. What code citation authorizes each proposed use and structure by conditional use permit? *21.22.030A*
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. *Gateway Business district has an emphasis on business. Adding additional rental cabins will promote economic activity & tourism*
- c. How will your proposed project affect adjoining property values?
It will increase property values.
- d. How is your proposal compatible with existing uses of the surrounding land?
There are other cabin rentals & hotels in the area.
- 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? *Log cabins and rustic buildings will enhance the character of the area, traffic will not have negative impact on surrounding streets.*
- 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, *This project will promote economic activity in the Gateway Business District*
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)
1. Y/☒N Special yards and spaces.
 2. Y/☒N Fences, walls and screening.
 3. Y/☒N Surfacing of parking areas.
 4. Y/☒N Street and road dedications and improvements (or bonds).
 5. ☒Y/N Control of points of vehicular ingress & egress.
 6. Y/☒N Special provisions on signs.
 7. ☒Y/N Landscaping.
 8. ☒Y/N Maintenance of the grounds, buildings, or structures.
 9. ☒Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
 10. Y/☒N Time for certain activities.

11. Y/N A time period within which the proposed use shall be developed.
12. Y/N A limit on total duration of use.
13. Y/N Special dimensional requirements such as lot area, setbacks, building height.
14. Y/N Other conditions deemed necessary to protect the interest of the community.

This is a simple project that will not negatively effect the interest of the community.

PARKING

1. How many parking spaces are required for your development? 14

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? 18

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: Kimberly Mfandler

Date: 4-25-2018

Property Owner's signature: Kimberly Mfandler

Date: 4-25-2018

Front elevation from ground

Cabin 1 = 20'

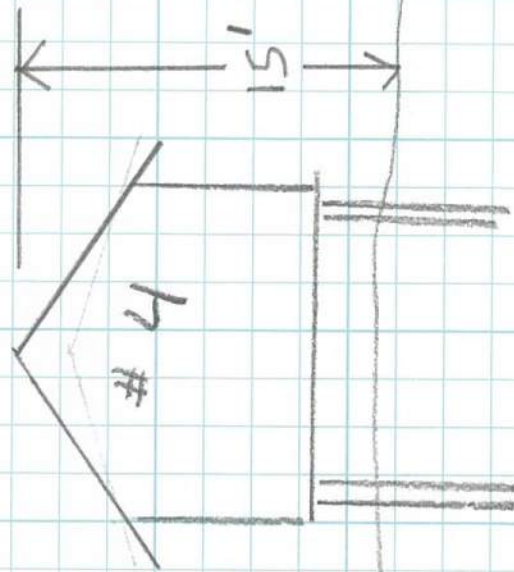
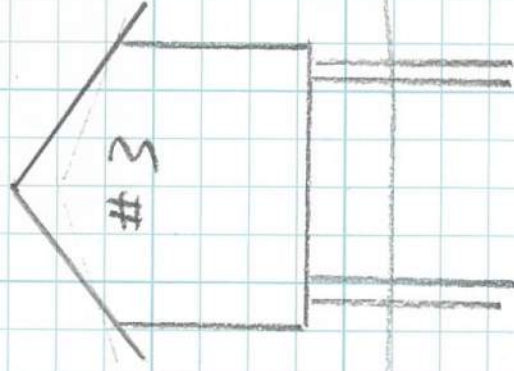
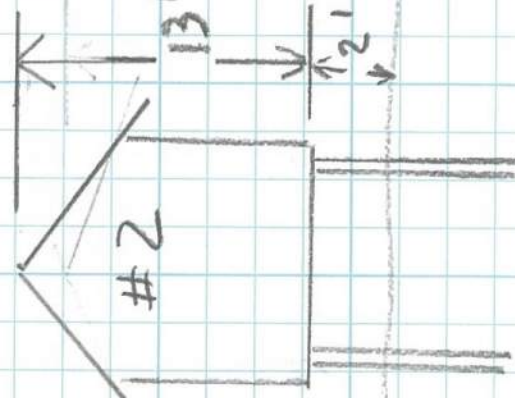
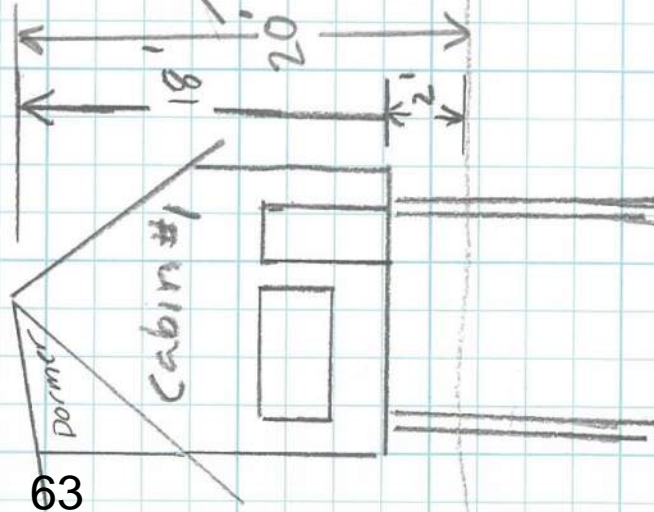
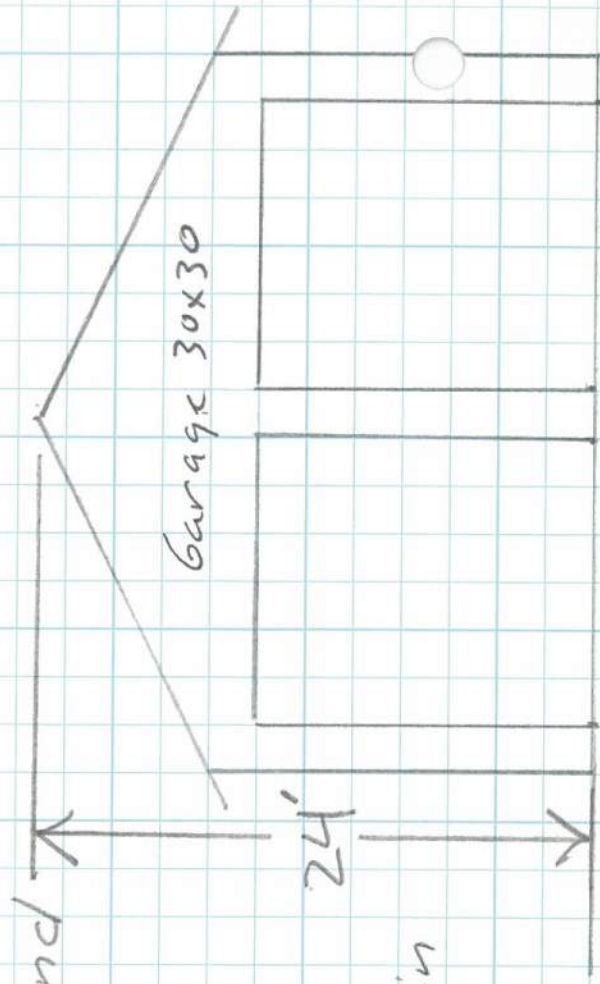
16'x24'

Cabins 2-4 = 15'

16'x20'

Auto Garage = 24'

Siding Color = Driftwood grey stain



work shop

front view from street

Siding = Cedar shingle

Trim = white

Roofing = Forest green

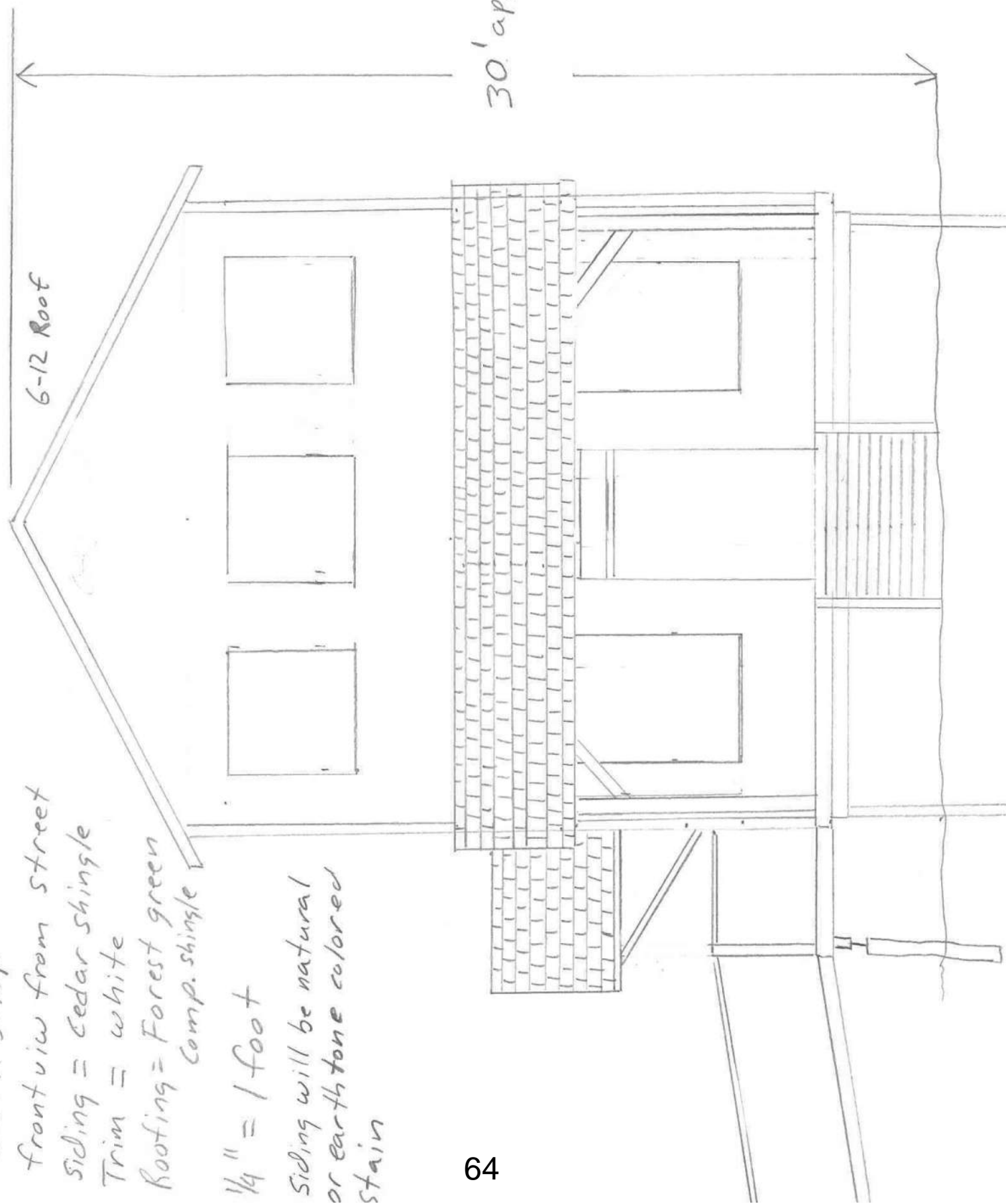
comp. shingle

$\frac{1}{4}" = 1 \text{ foot}$

Siding will be natural
or earth tone colored
stain

6-12 Roof

30' approx.

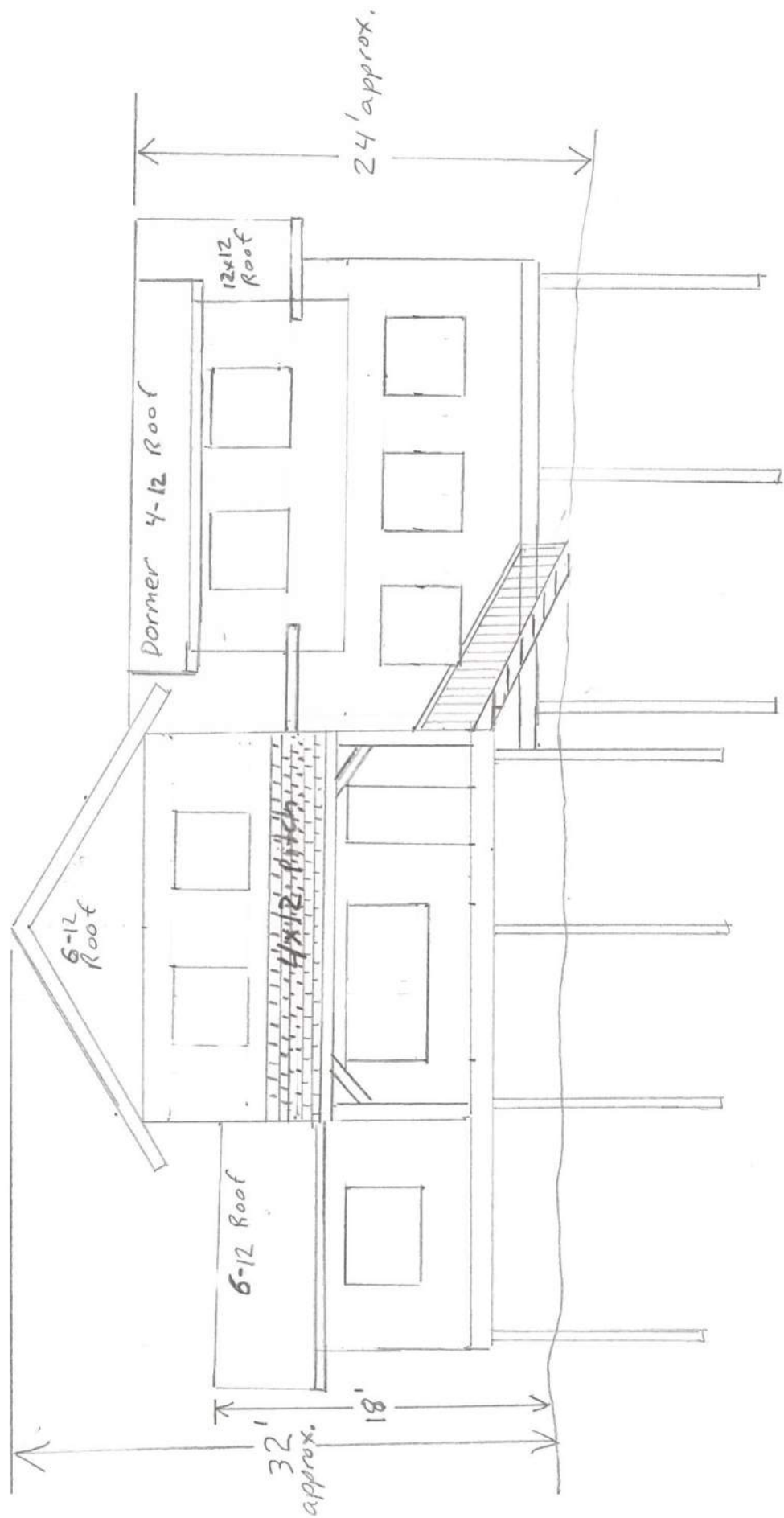


Residence

Front view from street

Siding = Cedar shingle Natural color white trim (or)
 1/8" = 1' foot Earth Tone light colored stain

Roofing Drift wood Grey comp. shingles



West side of existing site looking north
from Sterling Hwy.

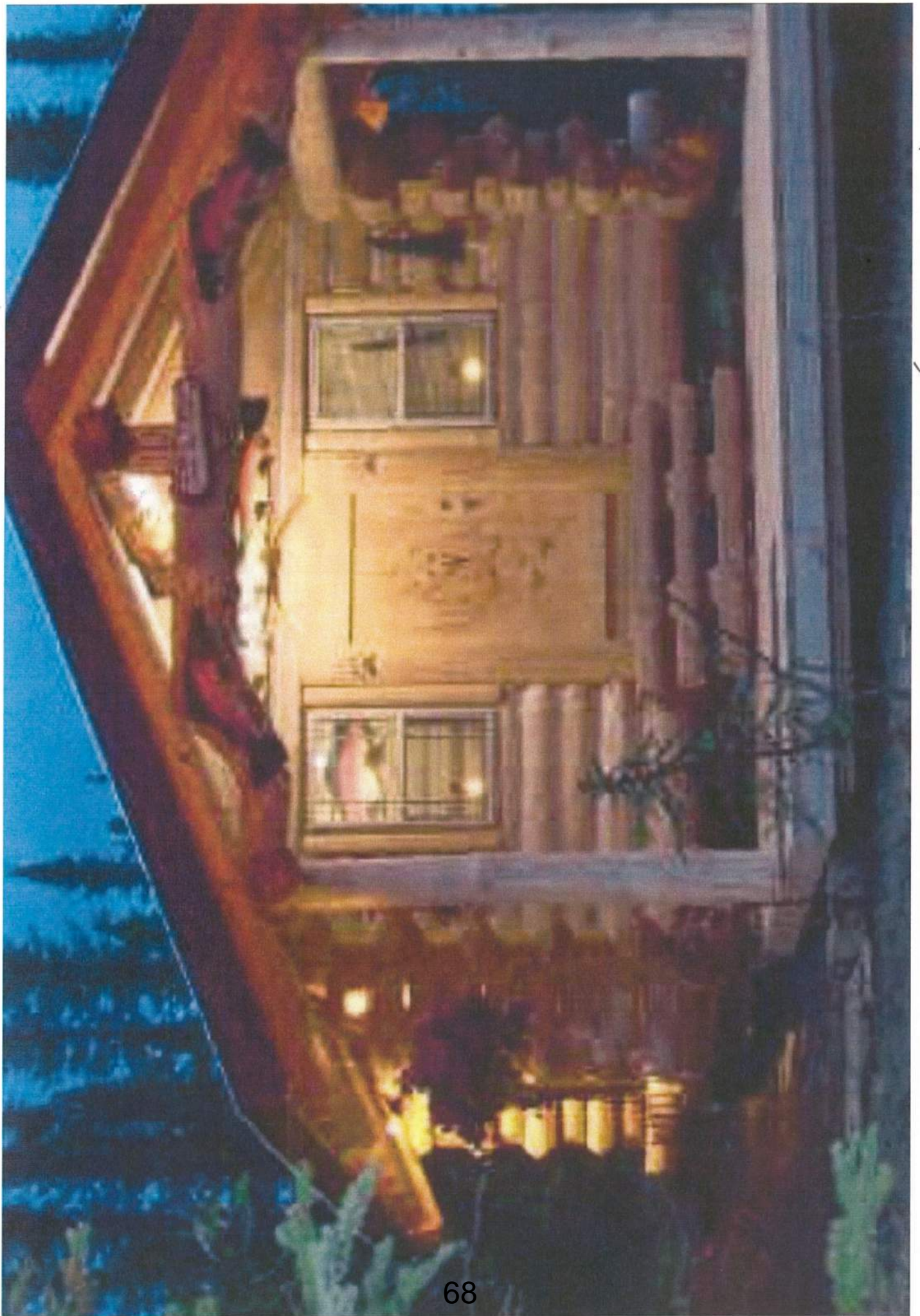
Foundation for
main residence



East side of existing site looking north
from Sterling Hwy.

House to be removed and
replaced by main residence





Driftwood grey stain (Cabin 2-3-4)



Driftwood grey stain Cabin(1)

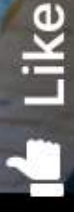


Cabin 1 detail (color to be driftwood gr

Kim Guy Lane

JANUARY 26, 2016

Norma Keener and 4 others



Like



Comment



Share



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

April 27, 2018

Regulatory Division
POA-2016-507

Ms. Kimberly M. Sangder
P.O. Box 2147
Homer, Alaska 99603

Dear Ms. Sangder:

This is in response to your April 16, 2018, application for a Department of the Army (DA) permit to discharge 224 cubic yards of gravel fill into 4,030 square foot of waters of the U.S., including wetlands, in order to construct a 38-foot by 95-foot gravel house pad and a 14-foot by 30-foot driveway with an 18-inch culvert. Additionally, up to 260 square foot of wetlands will be temporary impacted for installation of the sewer and water lines. All fill will be underlain by geotextile fabric. It has been assigned file number POA-2016-507, Unnamed Tributary to Kachemak Bay, which should be referred to in all future correspondence with this office. The project site is located within Section 19, T. 6 S., R. 13 W., Seward Meridian; USGS Quad Map Seldovia C-5; Latitude 59.6429° N., Longitude 151.5603° W.; Kenai Peninsula Borough (KPB); a 1 acre lot at 680 Sterling Highway, in Homer, Alaska; KPB Parcel # 175-100-07.

DA permit authorization is necessary because your project will involve work in and placement of dredged and/or fill material into waters of the U.S. under our regulatory jurisdiction.

Based upon the information and plans you provided, we hereby verify that the work described above, which would be performed in accordance with the enclosed plan (sheets 1-3), dated April 16, 2018, is authorized by Nationwide Permit (NWP) No. 18, Minor Discharges. NWP No. 18 and its associated Regional and General Conditions can be accessed at our website at: www.poa.usace.army.mil/Missions/Regulatory/Permits. Regional Conditions C, D, and F apply to your project. You must comply with all terms and conditions associated with NWP No. 18.

Further, please note General Condition 30 requires that you submit a signed certification to us once any work and required mitigation are completed. Enclosed is the form for you to complete and return to us.

Unless this NWP is modified or revoked, it expires on March 19, 2022. It is incumbent upon you to remain informed of the changes to the NWPs. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at jen.l.martin@usace.army.mil, by mail at the address above or by phone at (907) 753-2730, if you have questions or to request paper copies of the regional and/or general conditions. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,



Jen Martin
Project Manager

Enclosures

CF:

City of Homer-Planning Department: planning@ci.homer.ak.us
Applicant: alaskabearfactory@hotmail.com

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2016-507

Name of Permittee: Kimberly M. Sangder

Date of Issuance: April 27, 2018

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Ms. Jen Martin at the following address:

U.S. Army Corps of Engineers
Alaska District
Regulatory Division
44669 Sterling Highway, Suite B
Soldotna, Alaska 99669-7915

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

POA-2016-507, Unnamed Trib to Kachemak Bay

Legend
Homer

Project location

74

Google earth

Image © 2018 TerraMetrics

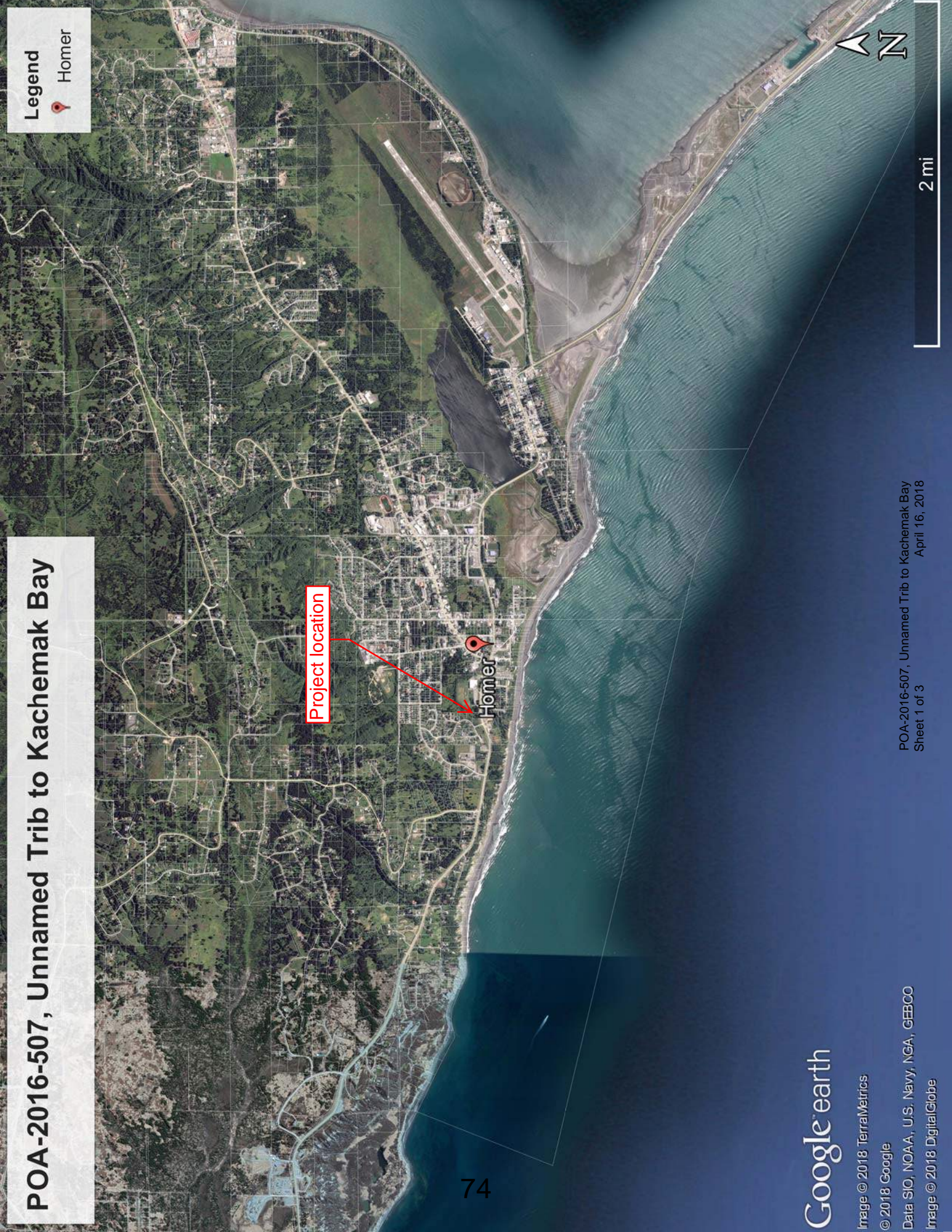
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Image © 2018 DigitalGlobe

POA-2016-507, Unnamed Trib to Kachemak Bay
Sheet 1 of 3
April 16, 2018

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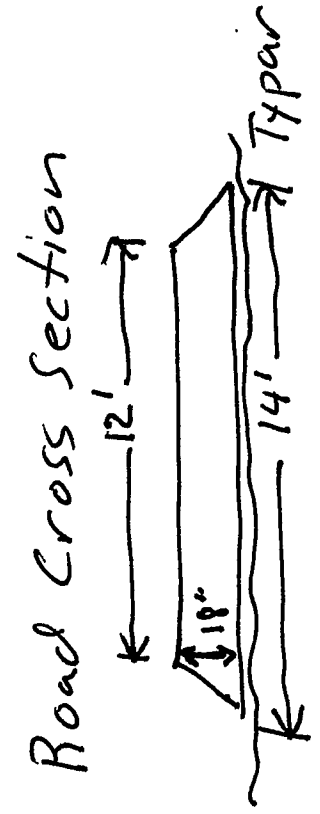
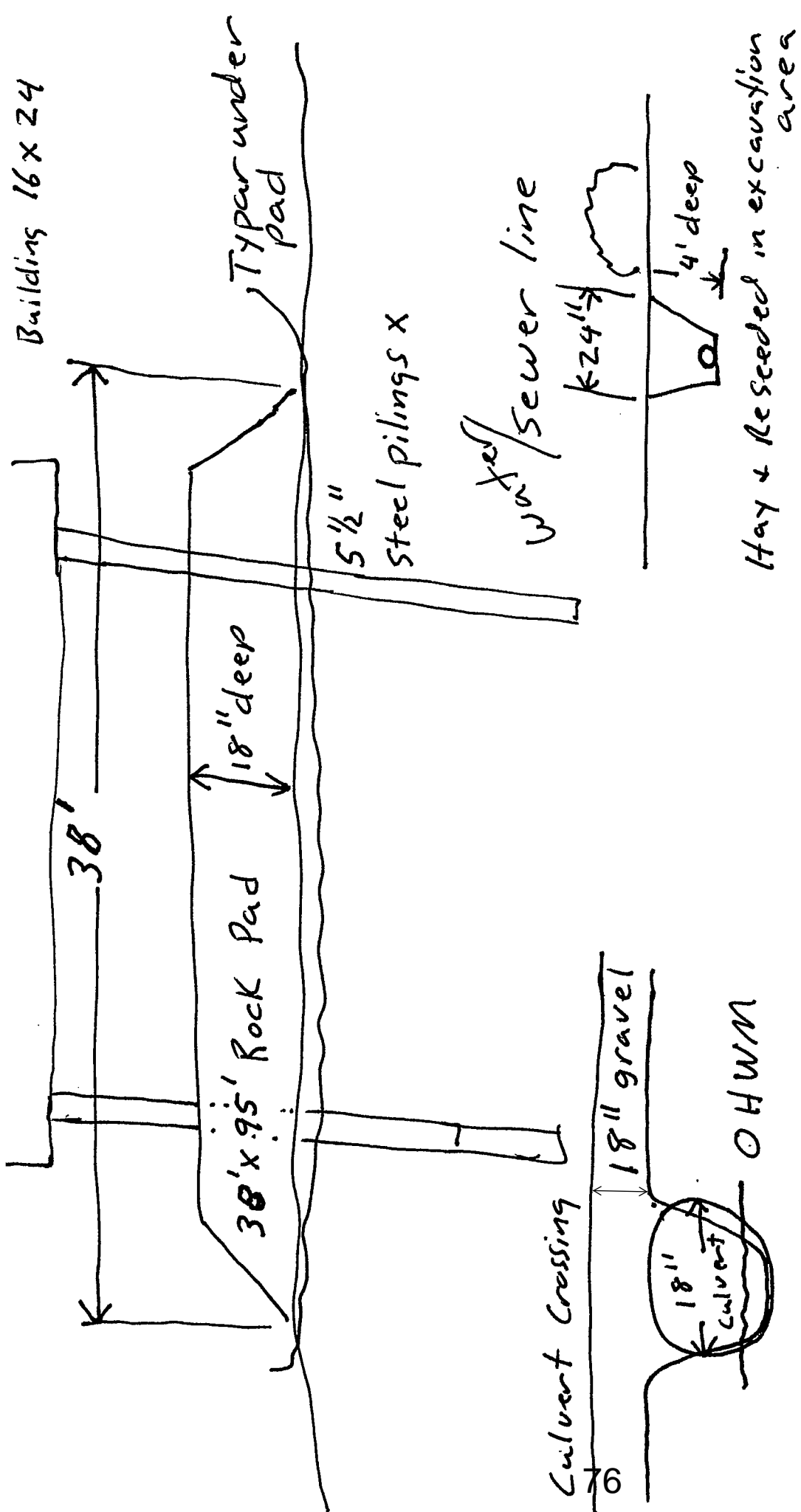


DISCLAIMER: The data displayed herein is neither a legally recorded map nor a survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Printed: Oct 21 2016

Kenai Peninsula Borough GIS Divisic

= 0.57 acre area reviewed (uplands)





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

October 21, 2016

Regulatory Division
POA-2016-507

Ms. Kimberly M. Sangder
P.O. Box 2812
Soldotna, AK 99669

Dear Ms. Sangder:

This letter responds to your October 17, 2016, request for a Department of the Army (DA) jurisdictional determination for your proposed residential development. It has been assigned number POA-2016-507, Unnamed Tributary to Kachemak Bay, which should be referred to in all correspondence with us. The project site is located within Section 19, T. 6 S., R. 13 W., Seward Meridian; USGS Quad Map Seldovia C-5; Latitude 59.6429° N., Longitude 151.5603° W.; Kenai Peninsula Borough (KPB); a 0.57 acre portion of a 1 acre lot at 680 Sterling Highway, in Homer, Alaska; portion of KPB Parcel # 175-100-07.

Based on our review of the information you provided and available to us, we have determined the 0.57 acre portion of the subject property, shown on the attached map, dated October 21, 2016, does not contain waters of the United States (U.S.) under Corps jurisdiction. Therefore, a DA permit is not required. A copy of the Approved Jurisdictional Determination form is available at: www.poa.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations.aspx under the above file number. Please contact us if you decide to alter the method, scope, or location of your proposed activity.

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

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

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



Kenai Peninsula Borough GIS Divisio

DISCLAIMER: The data displayed herein is neither a legally recorded map nor a survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



Printed: Oct 21 2016

= 0.57 acre area reviewed (uplands)

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, May 16, 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) 2018-04 to add four dwellings, less than 400 square feet each, to a site that has an existing house and shop building at 680 Sterling Highway. A CUP is required for more than one building containing a permitted principal use on a lot, per Homer City Code 21.22.030(a). The legal description of the property is PORTION SE1/4 SE1/4 NW1/4 BEGINNING AT THE NE CORNER OF LOT 4 THENCE N 0 DEG 08' W 55.4 FT THENCE N 77 DEG 17' W 315 FT TO POINT OF BEGINNING AND CORNER NO 1 THENCE N 0 DEG 08' W 217.5 FT TO CORNER NO 2 THENCE W 200 FT TO CORNER NO 3 THENCE S 0 DEG 08' E 217.5 FT TO CORNER NO 4 THENCE E 200 FT TO POINT OF BEGINNING, T6S R13W SEC 19 Seward Meridian.

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

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

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

Subject Location
680 Sterling Highway

SPARC

Homer Middle School

Forest Glen Dr

X

Sterling Highway

Bidarka Hotel

Crittenden



City of Homer
Planning and Zoning Department

May 1, 2018

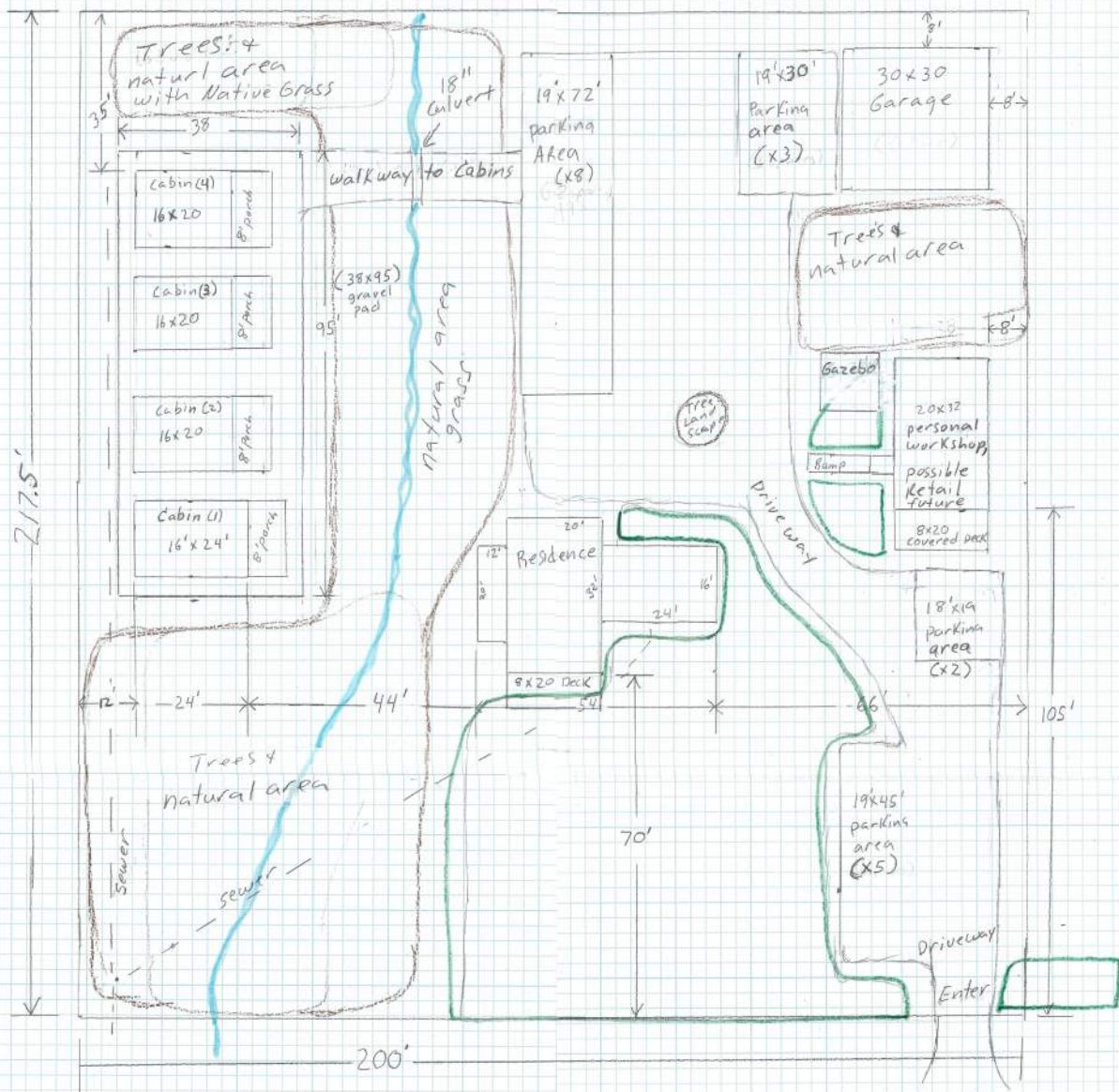
Request for CUP 18-04

Marked lots are within 300 feet
and property owners notified.

0 100 200 400 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.



Cabin (1) to be built immediately.

Cabin (2,3,4 and garage) are future plans.

Residence and workshop. existing (under construction)

Parking and Driveway area are existing. 9000 sq. ft

Proposed Gravel Pad & walkway for Cabins (1,2,3,4 and walkway = 4170 sq. ft.

Lot size is 43,560 total sq. ft.

Green Circled area are lawn grass.

Blue Lines are natural Drainage area

Brown circles are also trees and native grass area.

All areas not marked as buildings, lawn, driveway or parking are natural vegetation.

All borders except Highway between neighboring property are natural vegetation, these areas are not all marked to save confusion on map

Scale 1/8" = 1 foot



Cabins 2, 3, & 4 will be of a similar style to this photo



Cabin 1 will be of a similar style to this photo



Aerial Map

Subject Location
680 Sterling Highway

Forest Glen Dr

SPARC

Homer
Middle
School

Sterling Highway

Bidarka Hotel




Crittenden

Legend

 Subject Lot
 10 Ft Topo

Wetlands

RANK

 Low
 Moderate
 High




City of Homer
Planning and Zoning Department

May 1, 2018

Request for CUP 18-04

2016 photo

 Feet
0 100 200 400



Disclaimer:
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All borders except Highway between in a neighboring property are natural vegetation, these areas are not all marked to save confusion on map

↑
North



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 18-33

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner, AICP
DATE: May 16, 2018
SUBJECT: CUP 2018-05

Synopsis The applicant proposes to add two apartment buildings on a site that supports an existing office building. A Conditional Use Permit (CUP) is required for more than building containing a permitted principal use on a lot, per HCC 21.16.030(h).

Applicant: Steven Rouse
Kenai Peninsula Housing Initiatives, Inc.
P.O. Box 1869
Homer, AK 99603

Location: 4201 Rhonda Street

Parcel ID: 17903085

Size of Existing Lot: 1.37 acres

Zoning Designation: Residential Office (RO)

Existing Land Use: Residential

Surrounding Land Use: North: Vacant
South: Residential/trailer park
East: Vacant
West: Dog Groomer/residential

Wetland Status: ACOE JD (no wetlands) POA 2012-885

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities planned to service the site.

Public Notice: Notice was sent to 20 property owners of 16 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to add a 4-plex and 6-plex to a site that has an office building in the Residential Office District. The development is proposed in phases, with the 6-plex to be constructed in 2018 and the 4-plex to be constructed in 2020. The proposed site plan depicts future property lines which divide the 1.37-acre lot into three smaller lots. The purpose

of depicting these future lot lines is to demonstrate that the proposal will meet the standards of the district when the lot is divided in the future.

Dimensional Requirements: Multi-family dwellings in the RO district must conform to the dimensional requirements found in the Urban Residential District. This includes a maximum total floor area of four-tenths the lot area and an open area of at least 1.1 times the total floor area (HCC 21.14.040 (a)(2)). This proposal meets these requirements on the current 1.37-acre lot as well as the future lot configuration.

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 proposes to add two apartment building to a site with an existing office building. Multi-family dwellings and general business offices are both permitted uses. More than one building containing a permitted principle use on a lot is a conditional use per HCC 21.16.030.

Finding 1: The applicable code does authorize more than one building containing a permitted principle use in the Residential Office District.

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

Purpose: The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

Analysis: Apartment buildings and business offices are common and permitted uses in the Residential Office District.

Finding 2: The proposed uses and structures are compatible with the Residential Office District.

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

Analysis: Many uses in the Residential Office District have greater negative impacts than would be realized from multi-family dwelling units. Helipads, day cares, and group homes could have a greater impact on nearby property values. Rooming houses, religious, cultural and fraternal assembly would generate a good deal of traffic.

Finding 3: Additional multi-family dwellings are 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 lot on which the proposal is located is surrounded by vacant lands in addition to a dog groomer and trailer park.

Finding 4: The proposal is compatible with the existing uses of the surrounding land.

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

Finding 5: Existing and proposed public, water, sewer, and fire services are adequate to serve the additional dwelling units.

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

Analysis: The business office and apartment buildings comply with the density requirements in the current configuration and have been design in order to comply with future subdivision.

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

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

Analysis: The proposal is found in an area that is well served by utilities and public infrastructure.

Finding 7: The proposal 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: An approved CUP in combination with meeting the standards of a zoning permit will allow the project to comply with applicable regulations.

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

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include; GOAL 5, Maintain high-quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options. Objective A: Diversify housing stock to meet demand by people earning a broad range of incomes.

Finding 9: The proposal aligns Goal 5 and Objective A. No evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: Outdoor lighting is the only applicable standard for projects in the Office Residential District.

Finding 10: Outdoor lighting standard per the Community Design Manual apply.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM

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:** Dumpsters shall be screened on three sides (**Condition 2**)
- 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:

Please advise the owner that they will need to work with ADEC for a community water/sewer design and approval.

I've also included a recap of my platting comments below:

At this time it is anticipated that water and sewer improvements serving the northern two proposed lots (4B-3A-2 and 4B-3A-3) will be constructed in the winter of 2018 as part of the Quiet Creek Park Subdivision. Road improvements are anticipated to be completed mid-summer 2018. These improvements will provide the necessary water and sewer mains and road improvements that are required for this subdivision. The subdivision agreement for the Quiet Creek Subdivision includes constructing road, water, and sewer improvements within the Ronda Street and Nelson Ave rights-of-way. The Quiet Creek plat cannot be recorded until all improvements are complete. This plat cannot be recorded until the water, sewer and road fronting these properties is completed and accepted by the City. Should the developer of this subdivision need to record prior to completion of the fronting improvements, a subdivision agreement would be necessary (including some sort of performance guaranty).

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 18-05 and Staff Report PL 18-33 with findings 1-10 and the following conditions.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Condition 2: Dumpsters shall be screened on three sides.

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

Applicant

Name: Kenai Peninsula Housing Initiatives, Inc Telephone No.: 907-235-4357

Address: PO Box 1869 Homer, AK 99603 Email: steven@kphi.net

Property Owner (if different than the applicant):

Name: _____ Telephone No.: _____

Address: _____ Email: _____

PROPERTY INFORMATION:

Address: 4201 Ronda Street Lot Size: 1.34 acres KPB Tax ID # 17903085

Legal Description of Property: T 6S R 13W SEC 16 Seward Meridian HM 2006084 NELSON AVENUE & RONDA STREET ROW DEDICATION LOT 4B-3A

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	

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: Submission pending completion of stamped engineer 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?
- ☒ n/a ☐ Y ☐ N Have they been formally accepted by the Homer Advisory Planning Commission?
- ☐ Y ☒ N Do you have a state or city driveway permit? Status: _____
- ☐ Y ☒ N Do you have active City water and sewer permits? Status: _____

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

Subject lot is pending replat. The only current building on the property is our new Homer Office & Community Center. Once the replat is complete, the office will be on its own lot. Proposed development (Crane Hill Apartments) will be on its own lot as well. The office building is roughly 2,000 sq feet.

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).

Current planned development is a 6 unit apartment building on the middle lot (after replat). This CUP application includes a potential 4 plex also on the middle lot with anticipated development in 2020. All developments will be multifamily apartment buildings that will serve low income households.

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

City code chapter 21.16 referring to the residential office district authorizes the proposed use and structures of this CUP application.

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

The purpose of the district is for a mixture of low to medium density residential uses and specified professional service offices. The permitted structures include multiple family dwellings and professional offices, all consistent with the proposed developments.

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

Our proposed project is adding a needed service for our community. The affect on the values of adjoining properties is expected to increase with the completion of our proposed development.

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

Our proposal is consistent with the existing uses of the surrounding land that includes a mix of residential uses and offices. The lot adjoining to ours is currently used as a private residence and dog grooming business, both within the same district and approved uses and structures. The mix of residential and office use in the surrounding area is consistent with our proposed use.

- e. Are/will public services adequate to serve the proposed uses and structures?

Public utility services are currently being installed on Ronda Street to serve the future developments and are designed to meet the demands of the buildings use.

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

The proposed development is consistent with the low to medium density mixture approved for the district. The neighborhood characteristic will not be negatively impacted. The design and quality of construction shown by our various other developments in the community indicate a visually appealing and well maintained development as proposed.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

The proposed development will provide affordable housing to low income households in the area. The proposal will not be detrimental to the surrounding area or city as a whole. The need for additional affordable rental housing make our proposed development a welcome addition to our community.

- h. How does your project relate to the goals of the Comprehensive Plan?

The Comprehensive Plan are online,

Our proposed development is consistent with the goals fo the comprehensive plan and abides by all zoning and use definitions as described in the comprehensive plan.

- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)

1. Y ☒ N ☐ Special yards and spaces.
2. Y ☒ N ☐ Fences, walls and screening.
3. Y ☒ N ☐ Surfacing of parking areas.
4. Y ☒ N ☐ Street and road dedications and improvements (or bonds).
5. Y ☒ N ☐ Control of points of vehicular ingress & egress.
6. Y ☒ N ☐ Special provisions on signs.
7. Y ☒ N ☐ Landscaping.
8. Y ☒ N ☐ Maintenance of the grounds, buildings, or structures.

9. ☒ Y ☐ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. ☒ Y ☐ N Time for certain activities.
11. ☒ Y ☐ N A time period within which the proposed use shall be developed.
12. ☒ Y ☐ N A limit on total duration of use.
13. ☒ Y ☐ N Special dimensional requirements such as lot area, setbacks, building height.
14. ☒ Y ☐ N Other conditions deemed necessary to protect the interest of the community.

PARKING

1. How many parking spaces are required for your development? 18
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? 18
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: _____

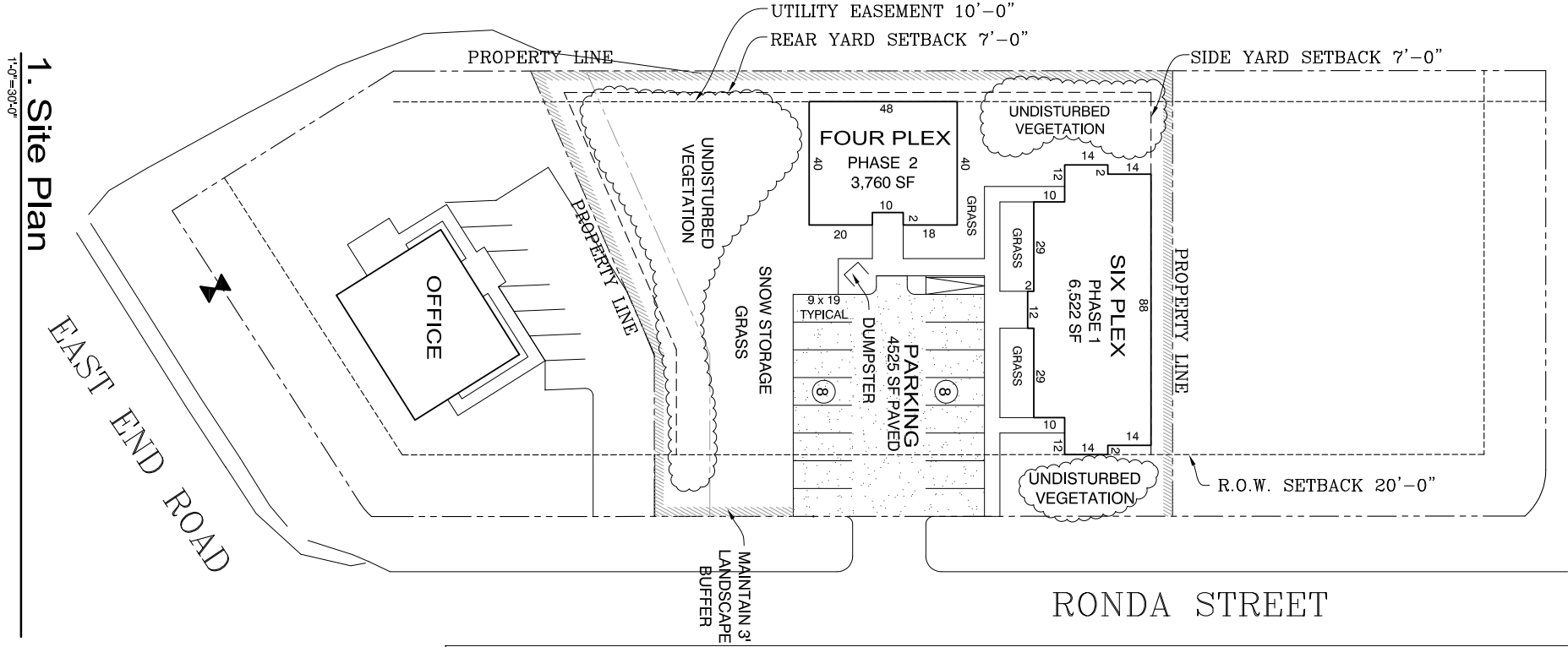


Steven L. Rouse, Executive Director

Date: 4/5/2018

Property Owner's signature: _____ Date: _____

REVISIONS	
No	Description Date



1. Site Plan

1"=30'-0"

Zoning Analysis

- 21.16 RO RESIDENTIAL OFFICE DISTRICT
- 21.16.020 MULTIPLE FAMILY DWELLING CONFORMS TO HCC 21.14.040
- 21.12.040 DIMENSIONAL REQUIREMENTS
- LOT SIZE: 26,130 SF x 0.40 = 10,452 ALLOWABLE TOTAL FLOOR AREA
- TOTAL FLOOR AREA 10,282 < 10,452
- OPEN AREA: 10,282 X 1.1 = 11,310
- PARKING LOT = 4,525 SF
- 2 PER 2 BEDROOM OR MORE
- 1 PER 1 BEDROOM.
- PHASE 1 SIX PLEX APARTMENT
 - 2 (3 BEDROOM) = 4
 - 2 (2 BEDROOM) = 4
 - 2 (1 BEDROOM) = 2
 - TOTAL = 10
- PHASE 2 FOUR PLEX APARTMENT
 - 2 (2 BEDROOM) = 4
 - 2 (1 BEDROOM) = 2
 - TOTAL = 6
- TOTAL PARKING SPACES 16
- TOTAL OPEN AREA
 - LOT SIZE 26,130
 - TOTAL FLOOR AREA -10,282
 - PARKING -4,525
 - ACTUAL OPEN AREA 11,323 > 11,310

BDS, Inc. Entity #25796D

BDS

ARCHITECTS

Architecture | Planning | Real Technology

3330 C St, Suite 200, Anchorage, AK 99503

T: 907.562.6076 | F: 907.562.6635

W: www.bdsarch.com

CRANE HILL

APARTMENTS

HOWER, ALASKA

BDS Project No.: 517001

CONCEPT DESIGN 4.20.2017

Site Plan

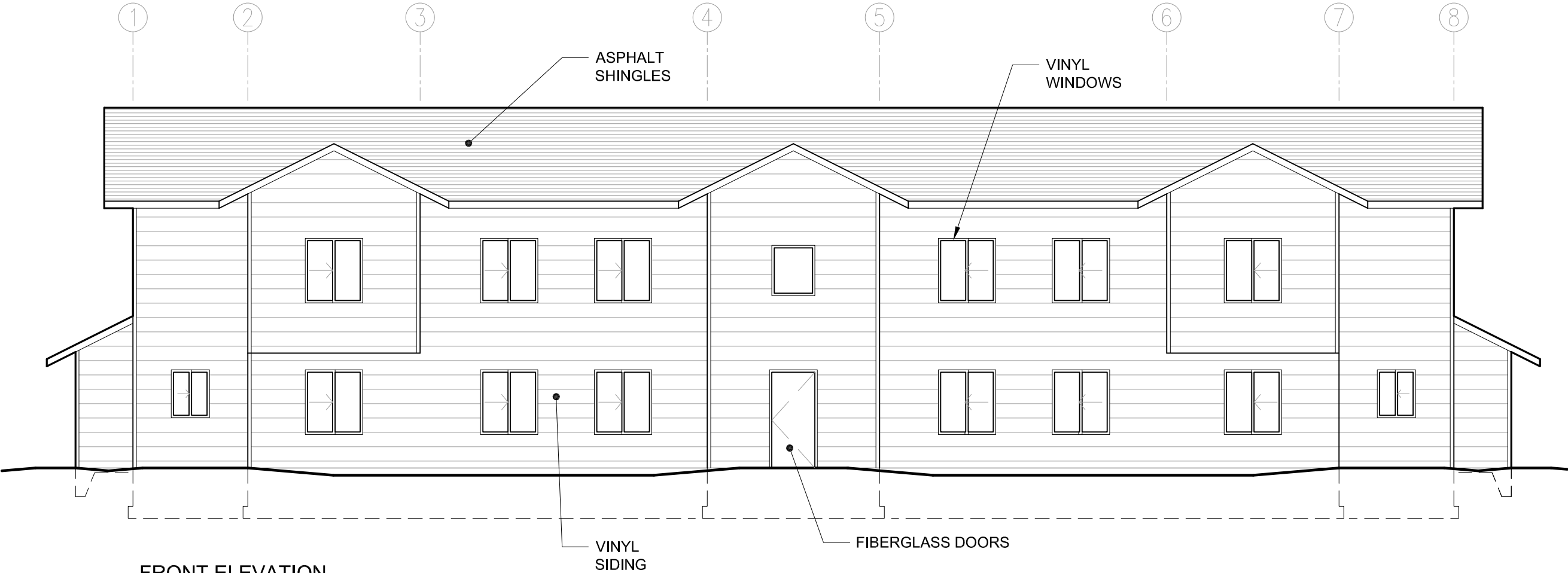
A0.1

89

Proposed 6-plex

Kenai Peninsula Housing Initiatives

Crane Hill Apartments



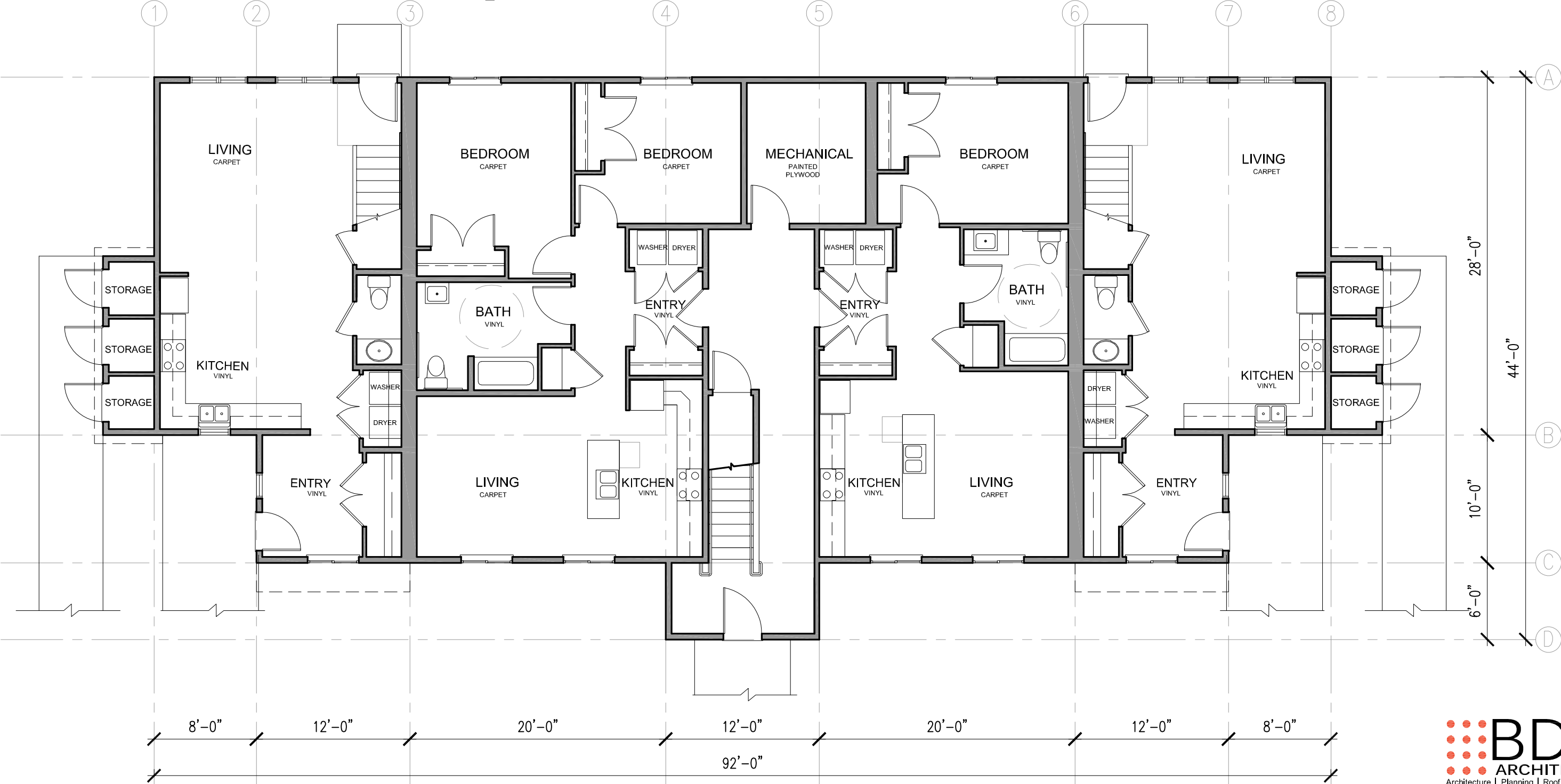
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Proposed 6-plex

Kenai Peninsula Housing Initiatives

Crane Hill Apartments



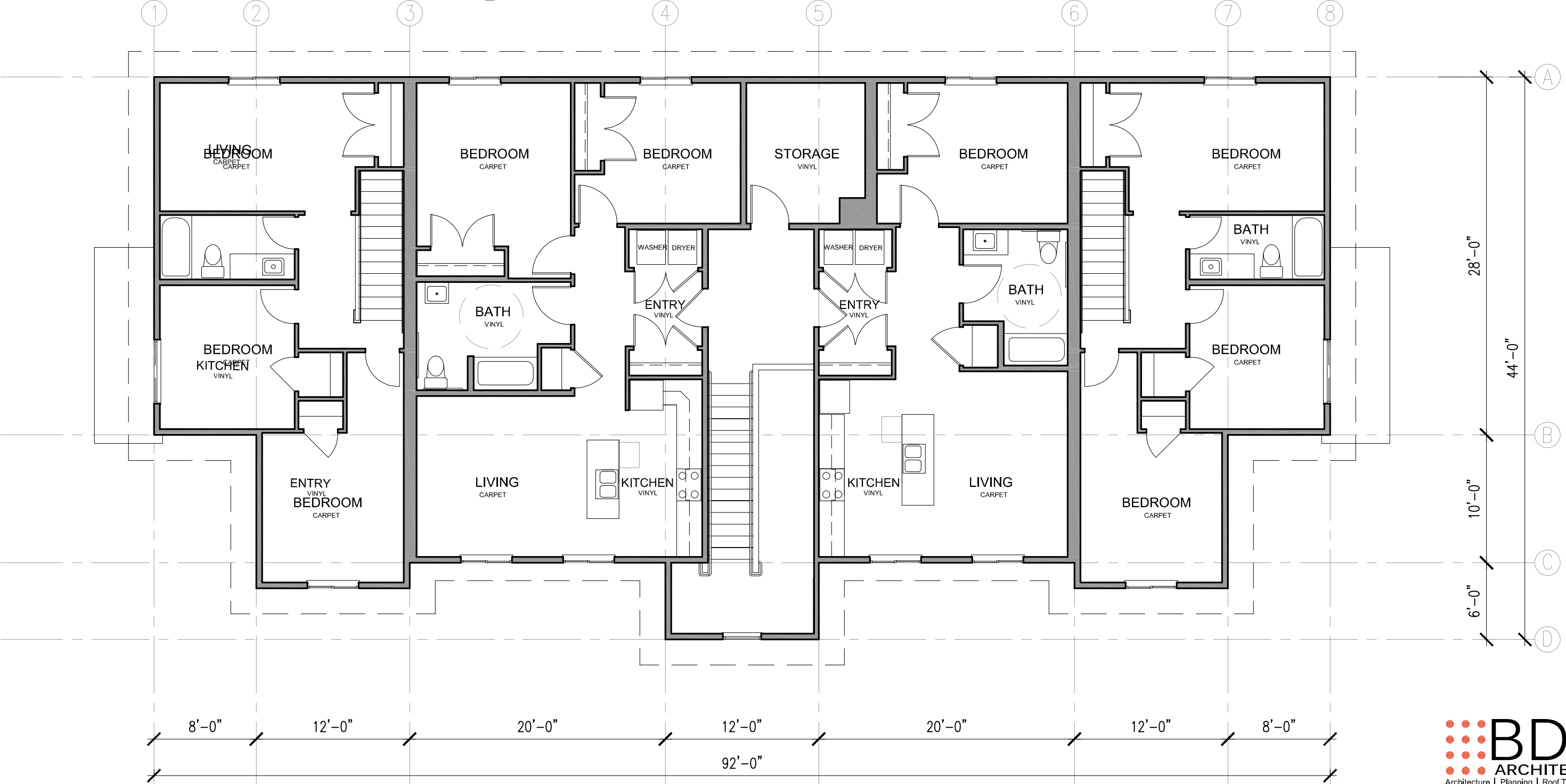
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed 6-plex

Kenai Peninsula Housing Initiatives

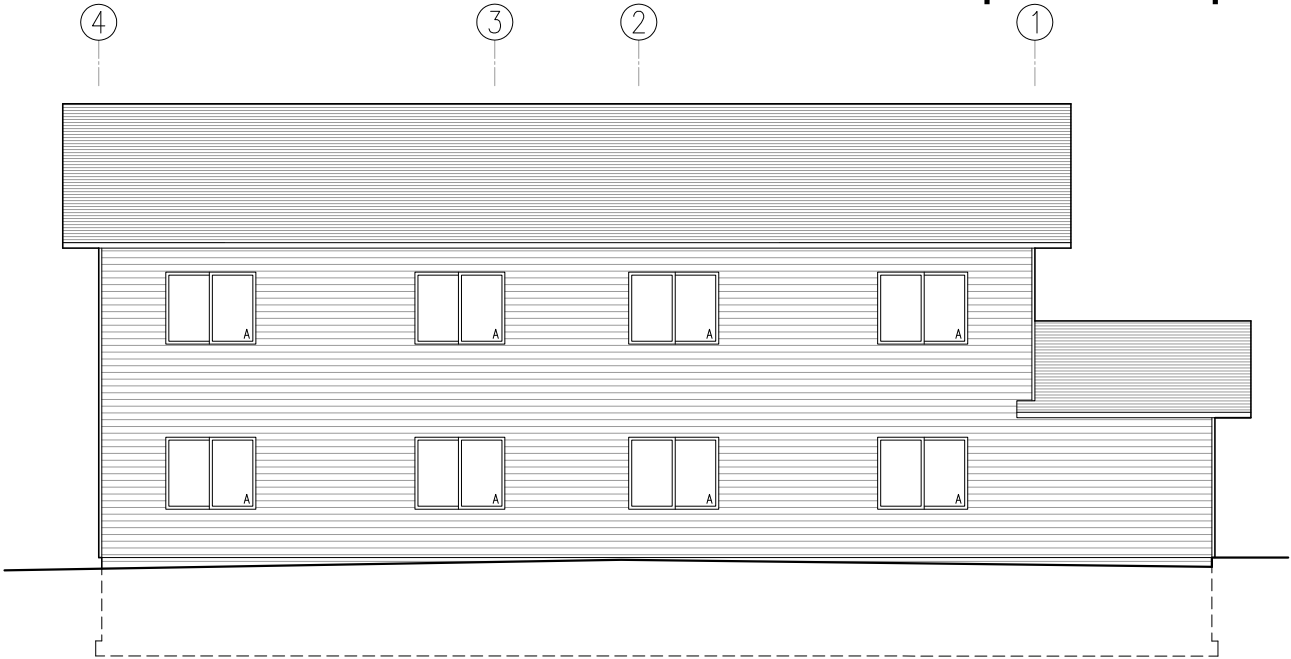
Crane Hill Apartments



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

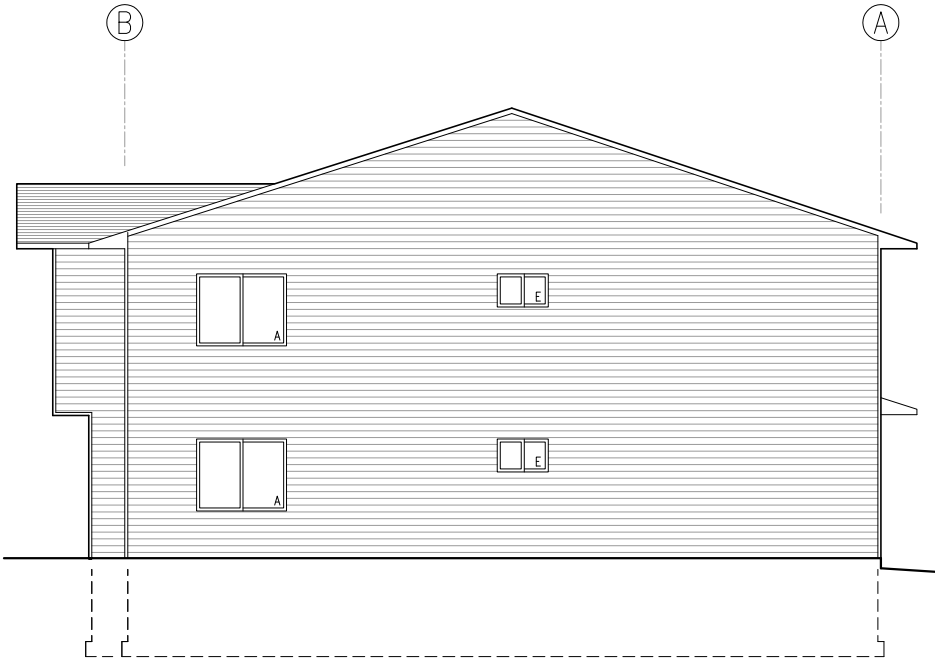
Proposed 4-plex



REAR ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



Bezek Durst Seiser, Inc.
3330 C Street, Suite 200
Anchorage, Alaska 99503
P.907.562.6076 F.907.562.6635

Inlet Ridge Apartments
Phase II

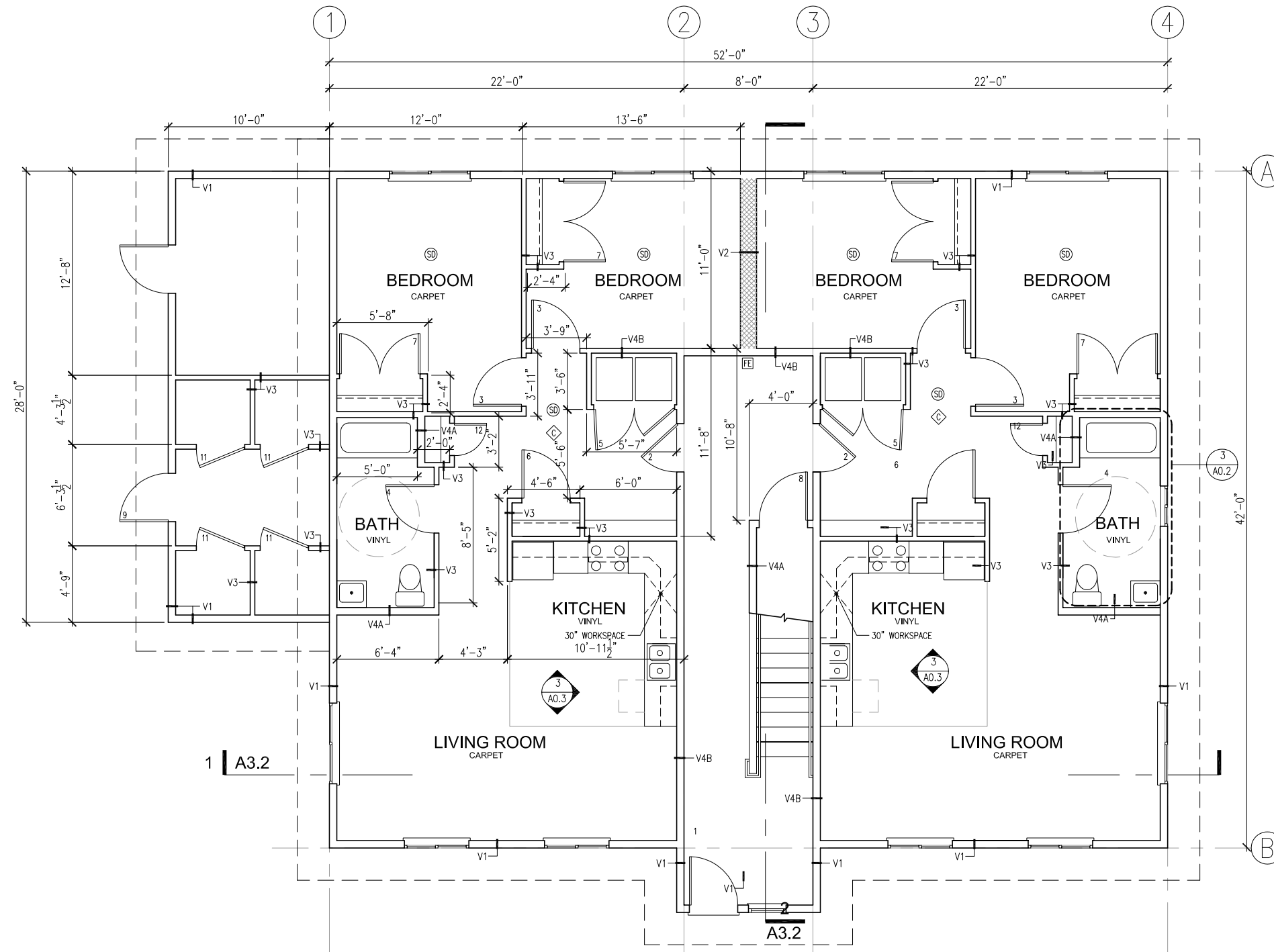
Niitlichik, Alaska
BDS Project No.: 516001

Construction Documents
October 27, 2015

EXTERIOR
ELEVATIONS

A2.1

The 4-plex for phase 2 of this proposal is not yet designed.
This floor plan is an example only.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Legend	
2	DOOR TAG
BATH	ROOM NAME
SD	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
FE	FIRE EXTINGUISHER
	FIRE BARRIER



Bezek Durst Seiser, Inc.
3330 C Street, Suite 200
Anchorage, Alaska 99503
P.907.562.6076 F.907.562.6635

Inlet Ridge Apartments
Phase II

Niitlichik, Alaska

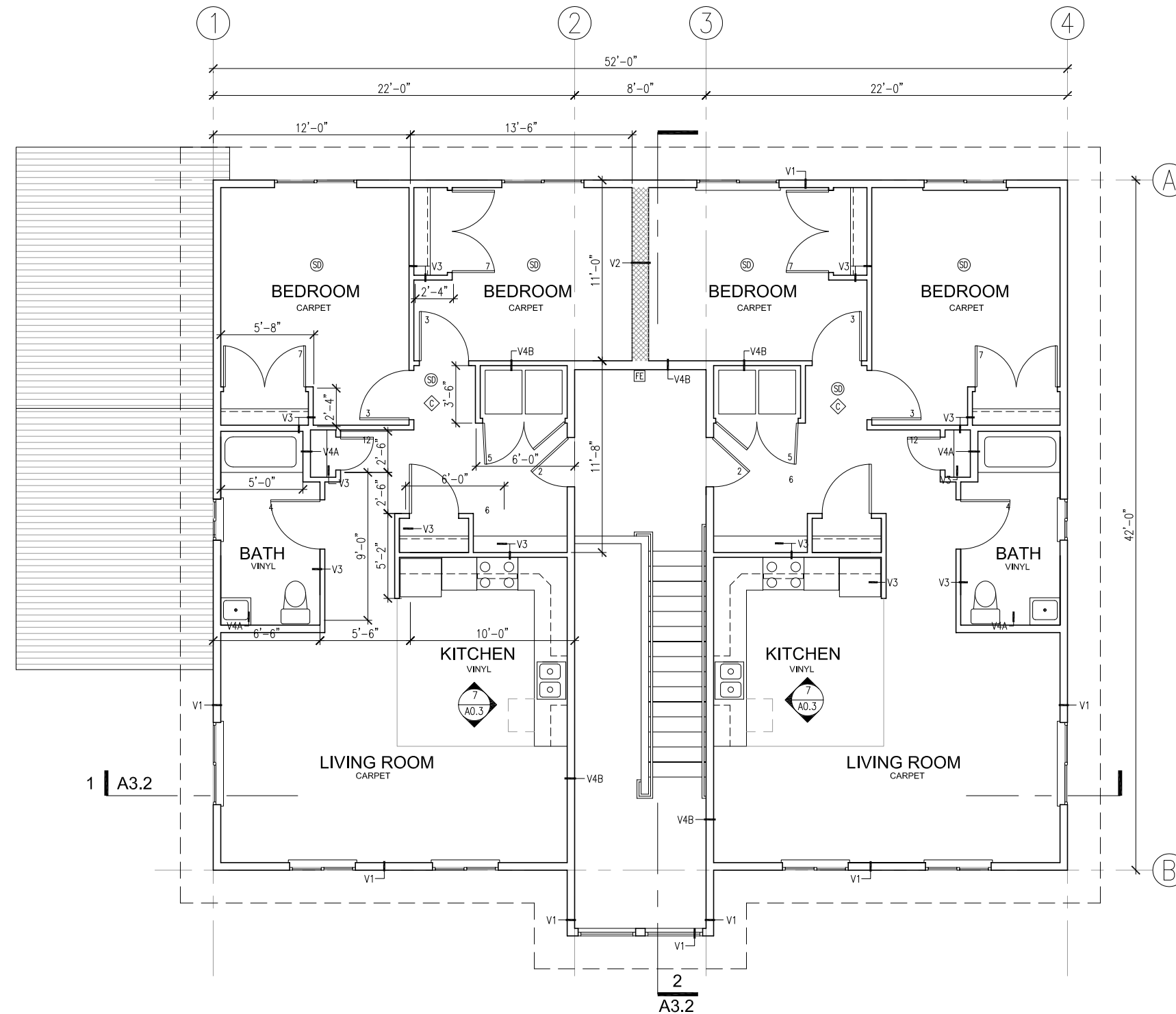
BDS Project No.: 516001

Construction Documents
October 27, 2015

FIRST FLOOR PLAN

A1.1

The 4-plex for phase 2 of this proposal is not yet designed.
This floor plan is an example only.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Legend	
2	DOOR TAG
BATH	ROOM NAME
SD	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
FE	FIRE EXTINGUISHER
	FIRE BARRIER

BDS

Bezek Durst Seiser, Inc.
3330 C Street, Suite 200
Anchorage, Alaska 99503
P.907.562.6076 F.907.562.6635

Inlet Ridge Apartments
Phase II

Niitlichik, Alaska

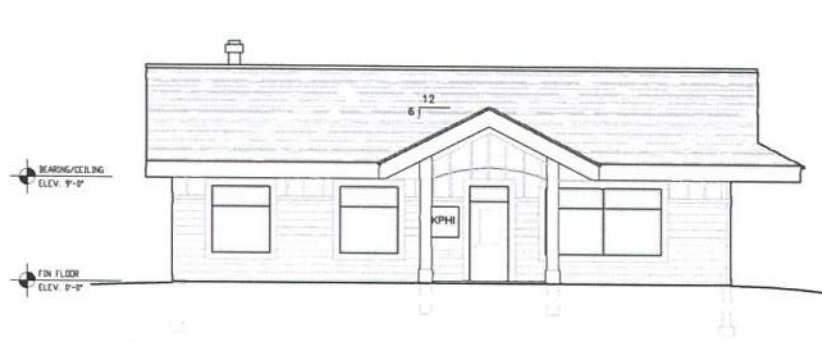
BDS Project No.: 516001

Construction Documents
October 27, 2015

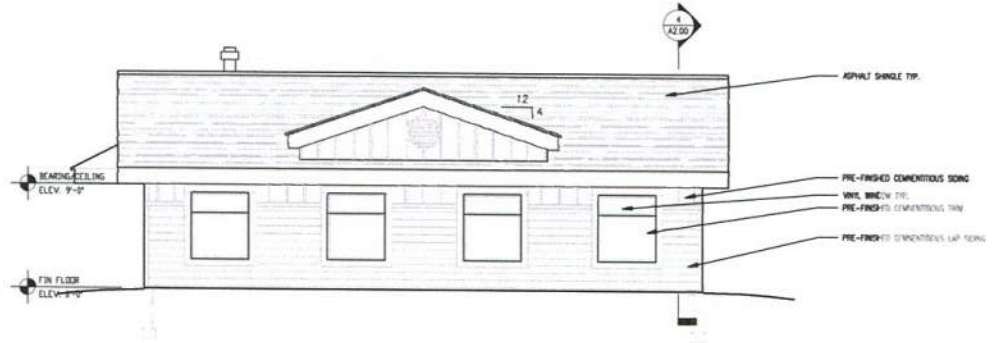
SECOND FLOOR PLAN

A1.2

Elevation of Existing Office Building



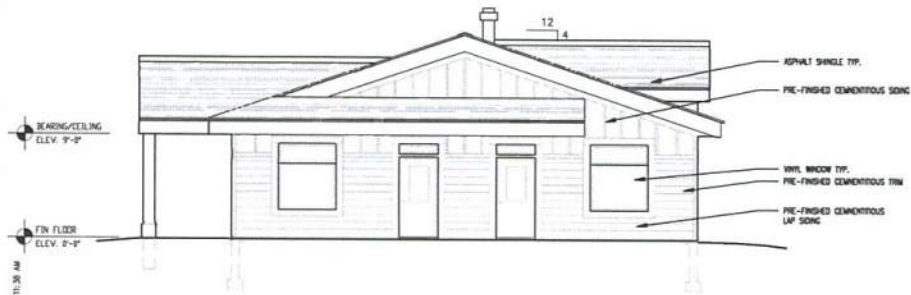
1 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"



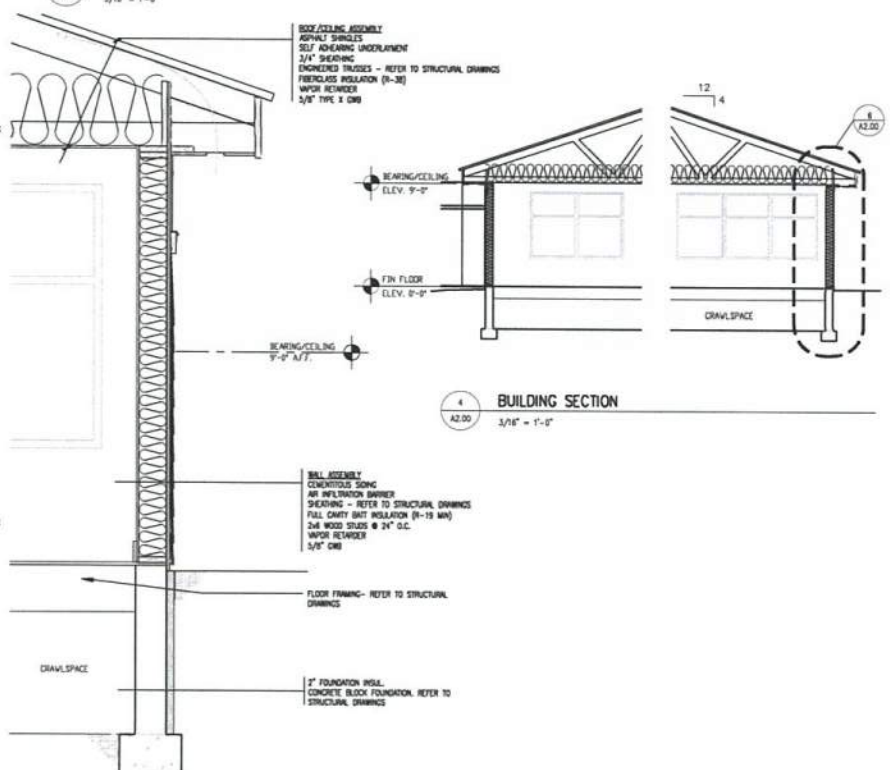
2 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



3 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



5 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"



6 TYPICAL WALL SECTION
3/16" = 1'-0"

11.17
DESIGN
STUDIO



KPH OFFICE
RHONDA AVE.
HOMER, ALASKA

Date
16 OCT., 2017

Revisions	No.	Description	Date

Sheet Contents
ELEVATIONS
SECTIONS

Sheet Number
A2.00

98



SEP 01 2017

CITY OF HOMER
PLANNING/ZONING

KPHI OFFICE
RHONDA AVE.
HOMER, AK

N
W E
S

11.17
DESIGN
STUDIO

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, May 16, 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) 2018-05 to add two apartment buildings to a site that has an existing office building at 4201 Ronda Street. A CUP is required for more than one building containing a permitted principal use on a lot, per Homer City Code 21.16.030(h). The legal description of the property is 4B-3A, Nelson Avenue and Ronda Street Right-of-Way Dedication, NW ¼ SW ¼ Sec. 16., 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 Rick Abboud at the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

East Hill Rd

NELSON AVE.

Subject Location
4201 Ronda St
Existing business office
and additional construction of
two apartment buildings

Existing Office

RONDA ST.

PUFFIN PL.

MALLARD WAY

East End Rd

Mattox



City of Homer
Planning and Zoning Department

May 1, 2018

Request for CUP 18-05

Marked lots are within 300 feet
and property owners notified.

0 150 300 Feet



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

REVISIONS		
No	Description	Date

BDS, Inc. Entity #25796D

BDS

ARCHITECTS

Architecture | Planning | Roof Technology

3330 C St, Suite 200, Anchorage, Ak 99503

T: 907.562.6076 | F: 907.562.6635
W: www.bdsak.com

CRANE HILL
APARTMENTS

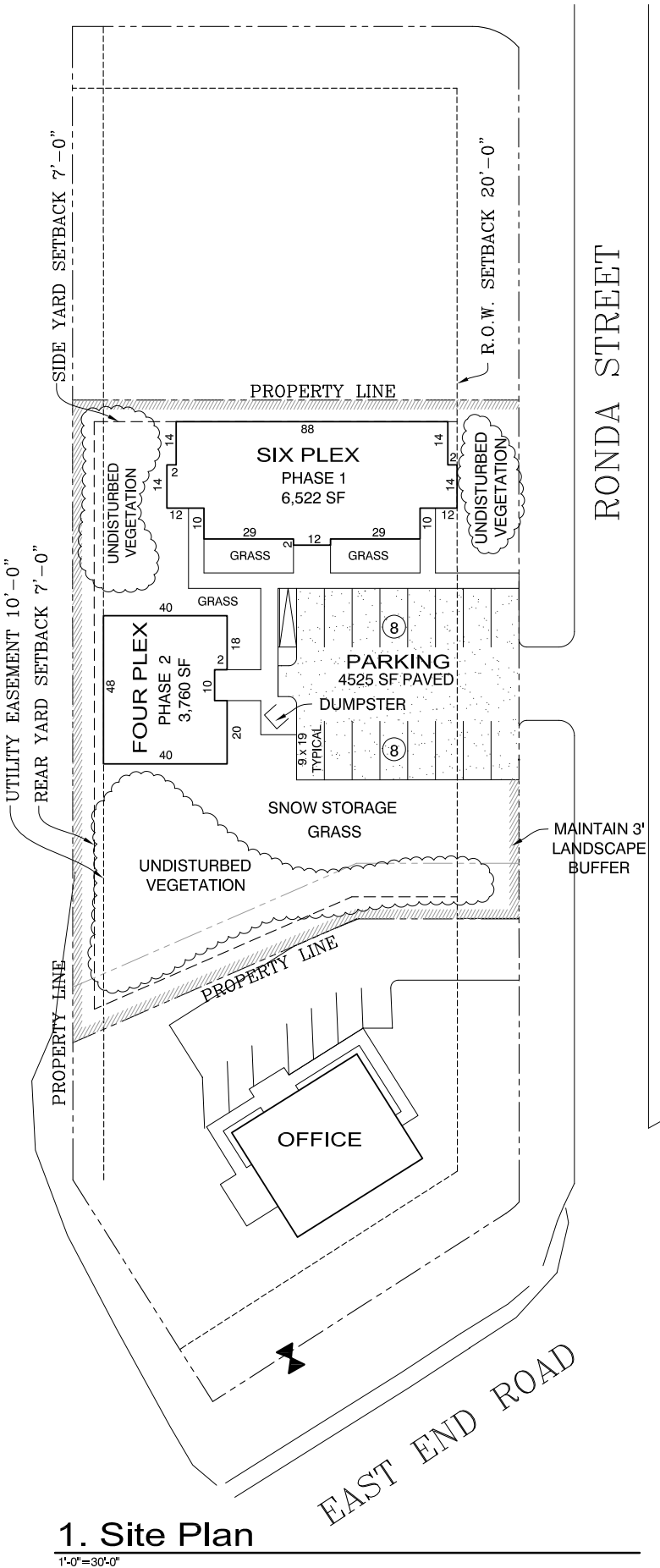
HOMER, ALASKA

BDS Project No.: 517001

CONCEPT DESIGN
4 20, 2017

Site Plan

A0.1

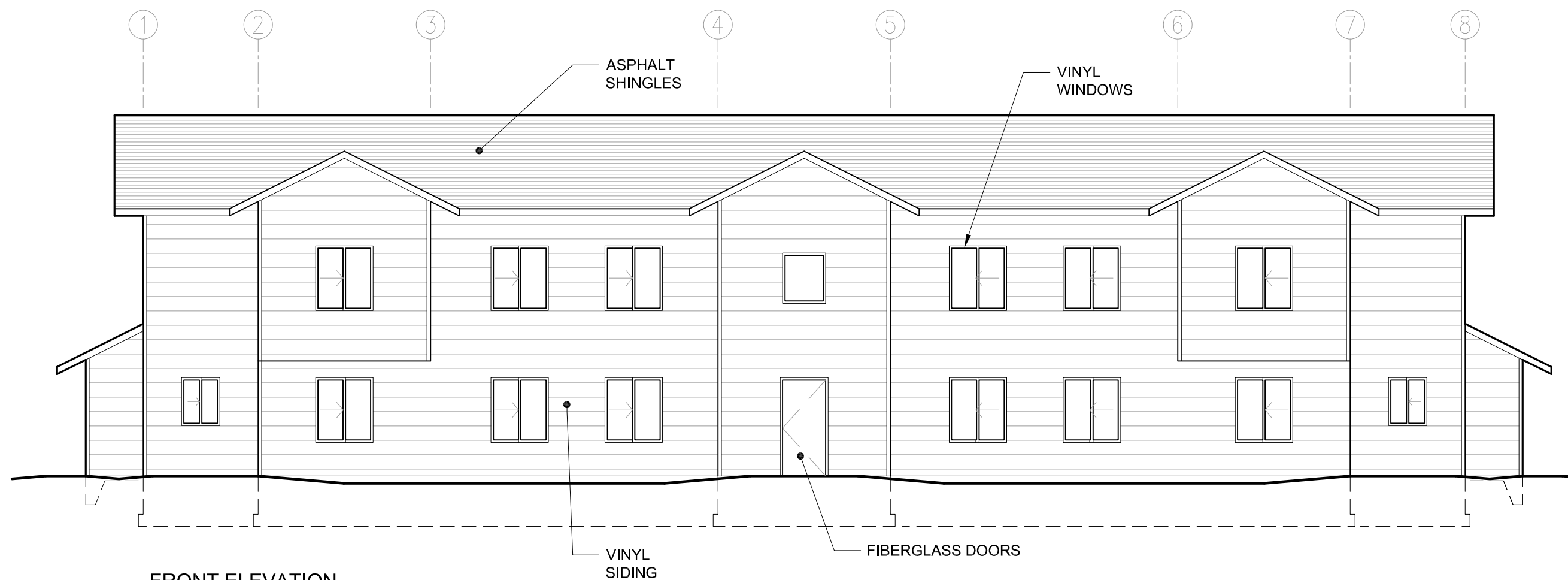


Zoning Analysis

21.16 RO RESIDENTIAL OFFICE DISTRICT
21.16.020 MULTIPLE FAMILY DWELLING CONFORMS TO HCC 21.14.040
21.12.040 DIMENSIONAL REQUIREMENTS
LOT SIZE: 26,130 SF x 0.40 =10,452 ALLOWABLE TOTAL FLOOR AREA
TOTAL FLOOR AREA 10,282 < 10,452
OPEN AREA: 10,282 X 1.1 =11,310
PARKING LOT = 4525 SF
2 PER 2 BEDROOM OR MORE 1 PER 1 BEDROOM.
PHASE 1 SIX PLEX APARTMENT
2 (3 BEDROOM) = 4 2 (2 BEDROOM) = 4 2 (1 BEDROOM) = 2 TOTAL 10
PHASE 2 FOUR PLEX APARTMENT
2 (2 BEDROOM) = 4 2 (1 BEDROOM) = 2 TOTAL 6
TOTAL PARKING SPACES 16
TOTAL OPEN AREA
LOT SIZE 26,130
TOTAL FLOOR AREA -10,282
PARKING - 4525
ACTUAL OPEN AREA 11,323 > 11,310

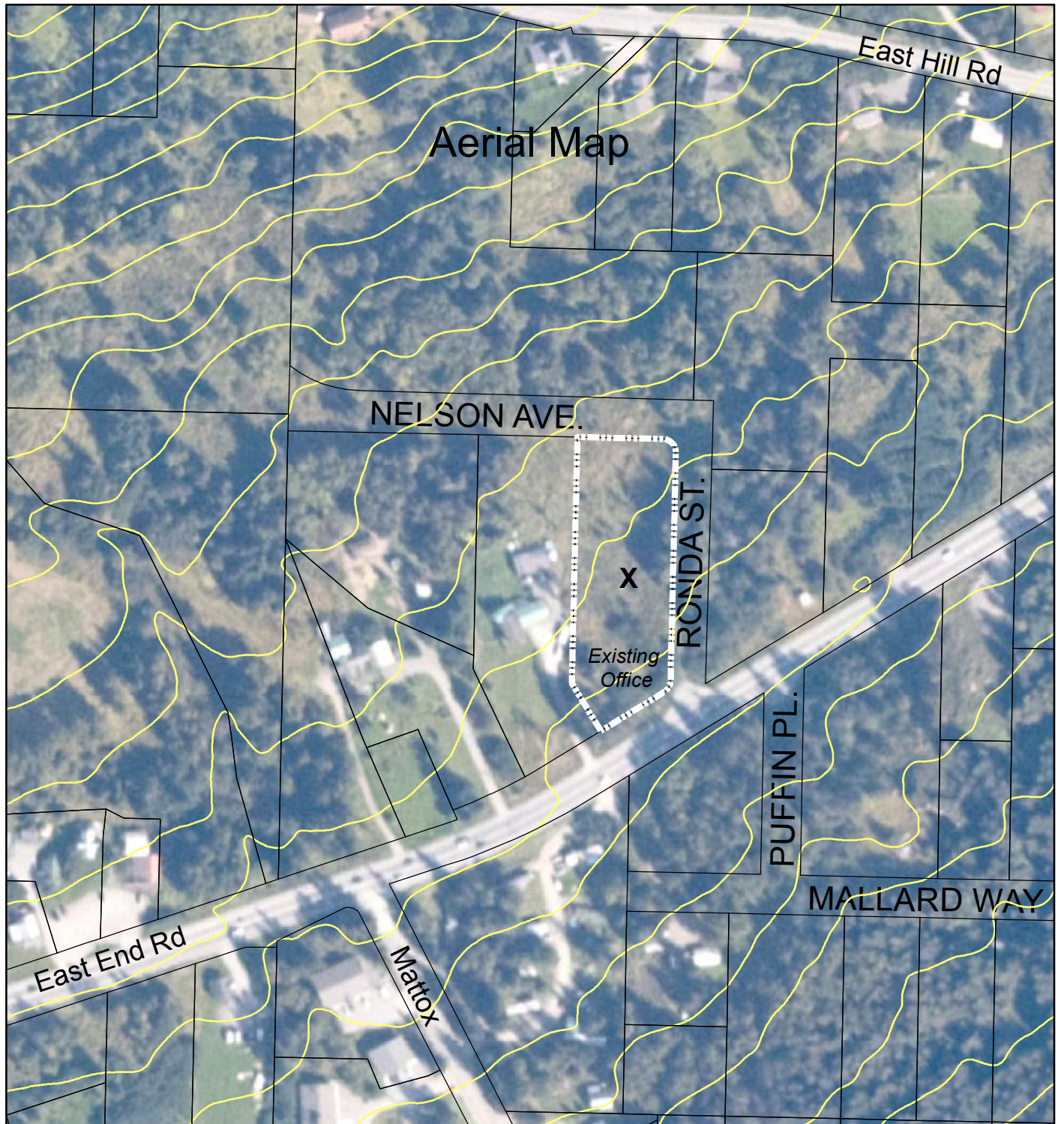
Kenai Peninsula Housing Initiatives

Crane Hill Apartments



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



City of Homer
Planning and Zoning Department

May 1, 2018

Request for CUP 18-05

10 ft topo, 2016 photo

0 150 300 Feet



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 18-30

TO: Homer Advisory Planning Commission **18-30**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: May 16, 2018
SUBJECT: AA Mattox Subdivision 2018 Preliminary Plat

Requested Action: Adjustment of lot lines

General Information:

Applicants: Jason & Jessica Weisser Church on the Rock
PO Box 2913 PO Box 2689
Homer, AK 99603 Homer, AK 99603

Ability Surveys
Gary Nelson, PLS
152 Dehel Ave
Homer, AK 99603

Location: East End Road, between Pennock St and Mattox Rd
Parcel ID: 17705407, 17705411
Size of Existing Lot(s): 0.77 and 1.05 acres
Size of Proposed Lots(s): 0.355 and 1.478 acres
Zoning Designation: Residential Office District
Existing Land Use: Vacant and small office
Surrounding Land Use: North: Vacant, residential office
South: Office, vacant and residential
East: Multifamily residential
West: Vacant, professional office
Comprehensive Plan: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.
Wetland Status: Wetlands may be present along the far eastern lot line, and along the southern lot line.
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 39 property owners of 40 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision is within the Residential Office District. This plat changes two lots of near equal size into one smaller lot, and one larger lot.

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. There is an existing 15 ft utility easement along East End Rd.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat does not meet these requirements. Wetlands may be present, however, they are on the boundaries of the subdivision. The developable area of the property is upland. See staff recommendation #1.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and

immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. No road dedication.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: No comments or concerns.

Fire Department Comments: No comments received.

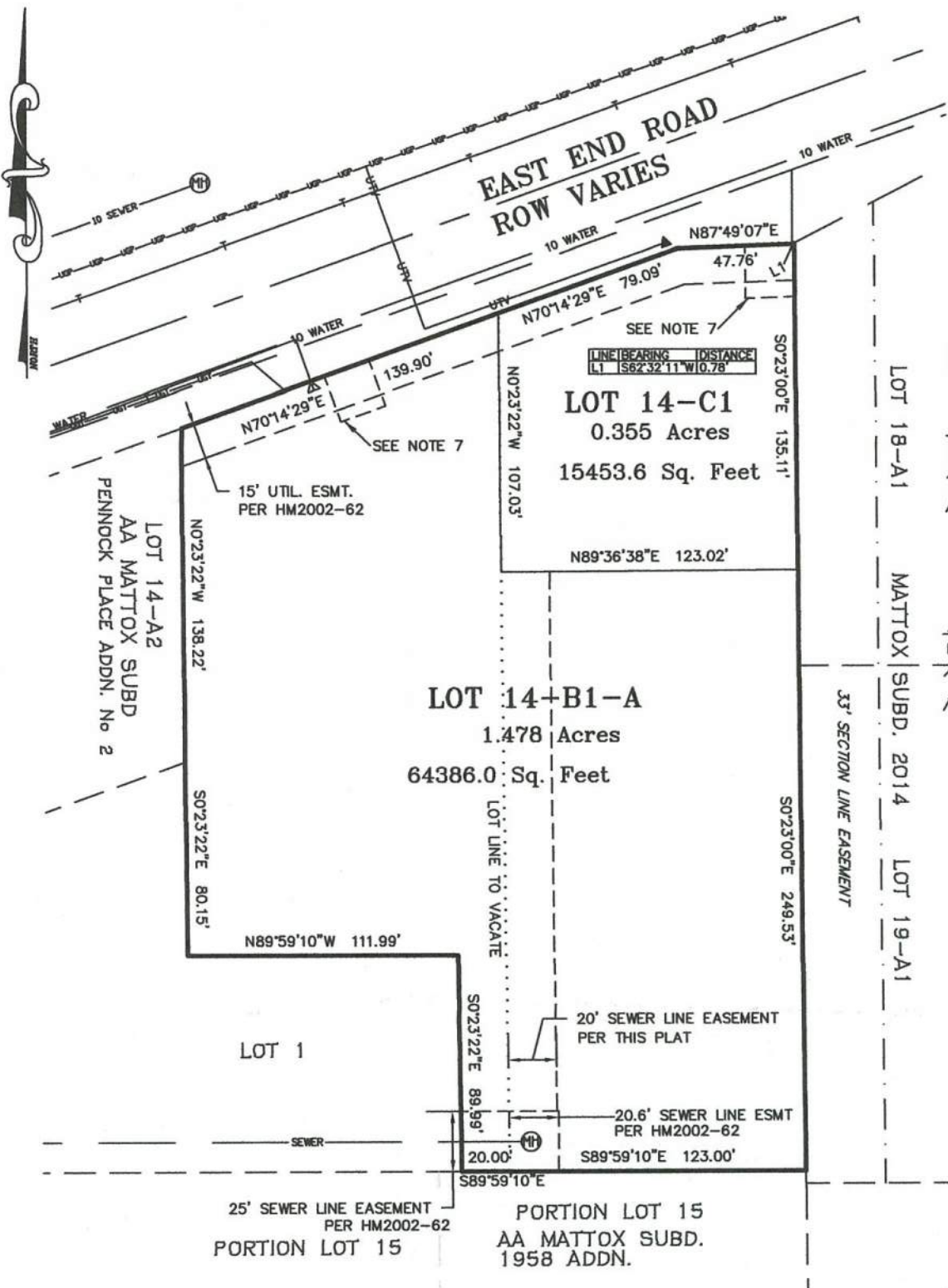
Staff Recommendation:

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. Remove plat note #5, concerning Borough Road design and construction.

Attachments:

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



- NOTES**
1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 2. THESE LOTS ARE SUBJECT TO HOMER CITY CODE.
 3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
 6. THE BASIS OF BEARINGS IS N00°23'W (MEASURED 1322.15') FROM SECTION CORNER OF 16, 17, 20, & 21 (A FOUND 3" BLM BRASS CAP, 1917 & 1988) TO THE S1/16TH CORNER OF SECTIONS 16 AND 17 (A FOUND 3" AL-MON BY 2087-S, 1978, PER HM56-3017.)
 7. DRAINAGE EASEMENTS GRANTED TO STATE OF ALASKA DEPT OF TRANSPORTATION AND PUBLIC FACILITIES REFERENCE BK 316 PAGE 105.

RECEIVED

APR 27 2018

CITY OF HOMER
PLANNING/ZONING

PLAT APPROVAL

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

BY _____

Authorized Official

KPB FILE No. 2018-_____

CERTIFICATE OF OWNERSHIP

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

Jason Weisser for lot 14-C
P.O. BOX 2913
Homer, AK 99603

Jessica Weisser for lot 14-C
P.O. BOX 2913
Homer, AK 99603

for Church on the Rock Homer for lot 14-B1
P.O. BOX 2689
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For JASON WEISSER AND JESSICA WEISSER
Acknowledged before me this _____ day of _____ 2018.
Notary public for Alaska My Commission Expires _____

NOTARY'S ACKNOWLEDGMENT

For _____
Acknowledged before me this _____ day of _____ 2018.
Notary public for Alaska My Commission Expires _____

VICINITY MAP SCALE: 1"= 2000'



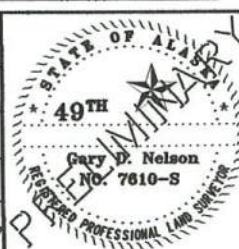
DATE 04/18/2018

SCALE 1"= 40'

GRID No. AR-70

JOB No. 5008

DRAWING: 5008frm4889.dwg



A.A. MATTOX SUBDIVISION 2018

A SUBDIVISION OF LOT 14-C, A.A. MATTOX SUBD. PENNOCK PLACE ADDN., (HM2002-62), AND LOT 14-B1, A.A. MATTOX SUBD. PENNOCK PLACE ADDN. No. 3, (HM2004-67), LOCATED WITHIN THE SE 1/4, SEC 17, T6S, R13W, S. M., KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 1.82 ACRES

OWNERS:
Jason Weisser and Jessica Weisser Church on the Rock Homer
P.O. BOX 2913 P.O. BOX 2689
Homer, AK 99603 Homer, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

ABILITY SURVEYS

MEASURING MAPPING & REPORTING ON ALASKA'S INFRASTRUCTURE SINCE 1976
152 DEHEL AVE. , HOMER, AK. 99603 PH. 907-235-8440 FAX. 235-8440
email; gary@abilitysurveys.com

April 18, 2018

Homer Planning Dept.
491 E. Pioneer Ave.
Homer, AK 99603


Re: Preliminary Plat Submittal of A.A. MATTOX SUBDIVISION 2018

Enclosed herewith for preliminary plat submittal please find:

- One full sized paper copy of the preliminary plat.
- One reduced to 11"X 17" copy of the preliminary plat.
- Check number 4208 in the amount of \$300.

The owners would like to replat their two lots effecting an interior lot line adjustment only.

Thank you for your assistance in this endeavor.



Gary Nelson, PLS

RECEIVED

APR 27 2018

CITY OF HOMER
PLANNING/ZONING

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:

A.A. Mattox Subdivision 2018 Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, May 16, 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 Travis Brown in the Planning and Zoning Office, 235-3106.

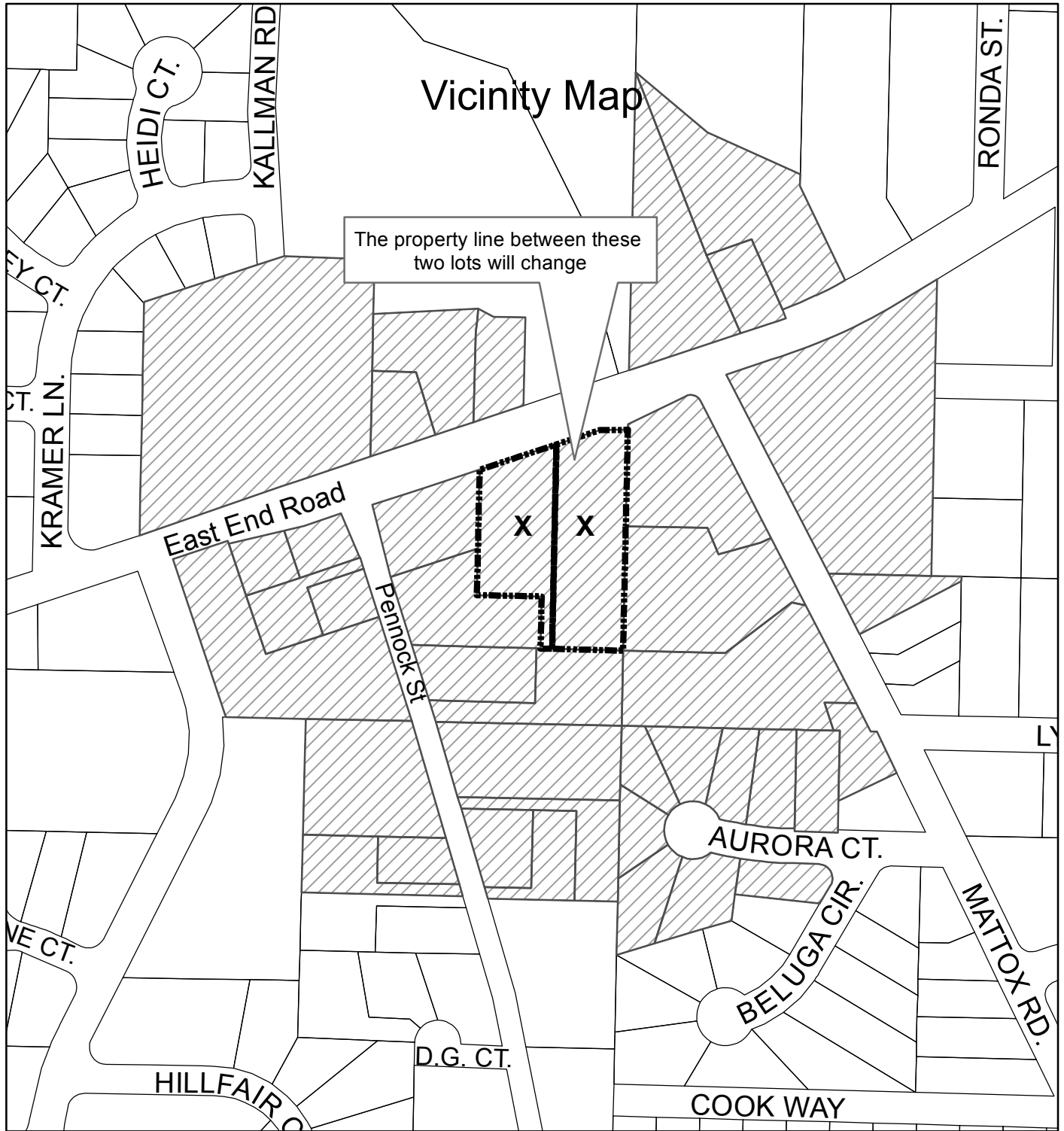
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

Vicinity Map

The property line between these two lots will change



City of Homer
Planning and Zoning Department

May 1, 2018

A.A. Mattox Subdivision 2018 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.

CERTIFICATE OF OWNERSHIP
We hereby certify that we are the owners of the real property shown and described herein, and that we hereby dedicate all rights-of-way and public areas to public use and grant of easements to the use shown.

Jason Weisser for lot 14-C
P.O. BOX 2813
 Homer, AK 99603

Jessica Weisser for lot 14-C
P.O. BOX 2813
 Homer, AK 99603

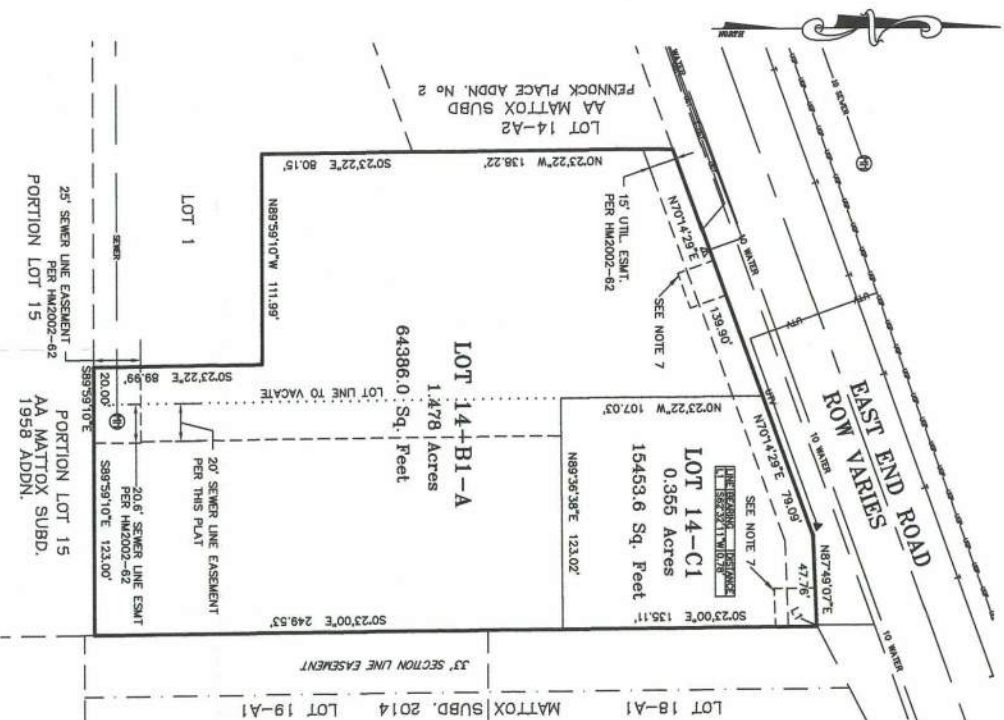
For Church on the Rock Homer for lot 14-B1
P.O. BOX 2688
 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For JASON WEISSER AND JESSICA WEISSER
Acknowledged before me this _____ day of _____ 2018
Notary public for Alaska _____ by Commission Expires _____

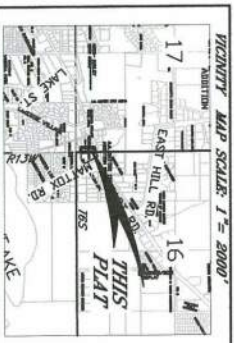
NOTARY'S ACKNOWLEDGMENT

For _____
Acknowledged before me this _____ day of _____ 2018
Notary public for Alaska _____ by Commission Expires _____



NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THESE LOTS ARE SUBJECT TO HOMER CITY CODE.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (PPR 14.06).
6. THE BASIS OF BEARINGS IS N00°23'W (MEASURED 1322.15') FROM SECTION CORNER OF 16, 17, 20, & 21 (A FOUND 3" BLK BRASS CAP, 1917 & 1989) TO THE S1/16TH CORNER OF SECTIONS 16 AND 17 (A FOUND 3" AL-MON BY 2007-S, 1978, PER HM200-507.7).
7. DRAINAGE EASEMENTS GRANTED TO STATE OF ALASKA DEPT OF TRANSPORTATION AND PUBLIC FACILITIES REFERENCE BK 316 PAGE 105.



DATE 04/18/2018
SCALE 1" = 40'
GRID NO. AR-70
JOB NO. 5008
DRAWING: 5008mm4802.dwg

A.A. MATTOX SUBDIVISION 2018
A SUBDIVISION OF LOT 14-G, A.A. MATTOX SUBD., PENNOK PLACE ADDN., (HM2002-62), AND LOT 14-B1, A.A. MATTOX SUBD., PENNOK PLACE ADDN., NO. 3, TS., (HM2004-67), LOCATED WITHIN PENNOK PLACE ADDN., R13N, S. 14, R60N, PENNOK BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 1.02 ACRES

OWNERS:
Jason Weisser and Jessica Weisser
P.O. BOX 2813
 Homer, AK 99603

CHURCH ON THE ROCK HOMER
P.O. BOX 2688
 Homer, AK 99603

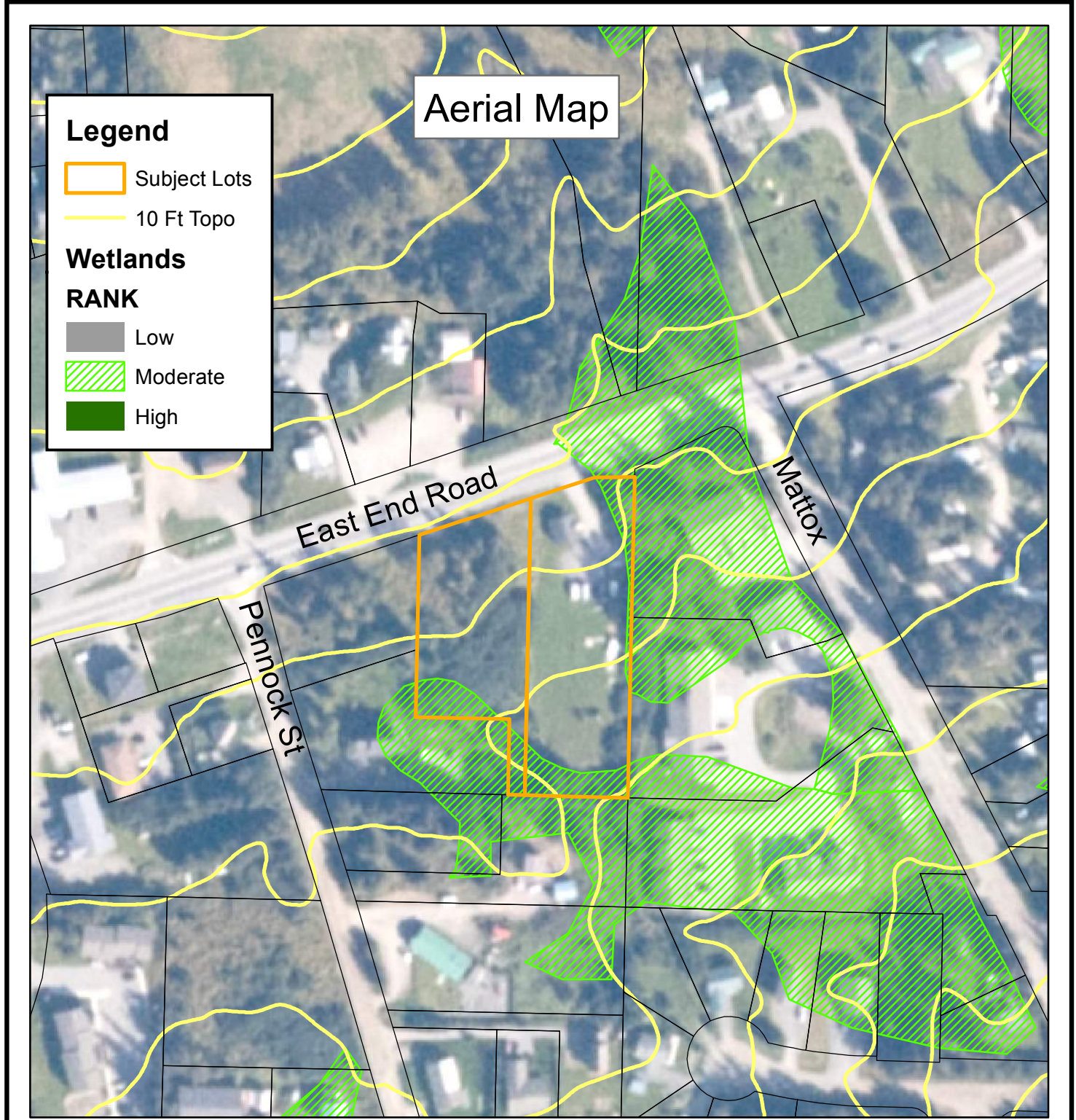
ABSTRACT SURVEYS
CARTER WEISSER, L.S.
(907) 235-6940
122 02ND AVE., HOMER ALASKA 99603

RECEIVED

APR 27 2018

CITY OF HOMER
Planning/Zoning
The plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
BY _____
Authorized Official

PLAT #
REC. DIST. 20
DATE _____
TIME _____



City of Homer
Planning and Zoning Department

May 1, 2018

A.A. Mattox Subdivision 2018 Preliminary Plat

0 150 300 Feet



Disclaimer:
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City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 18-31

TO: Homer Advisory Planning Commission **18-31**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: May 16, 2018
SUBJECT: Bidarka Heights 2018 Preliminary Plat

Requested Action: Approval of a preliminary plat to subdivide a larger lot into two smaller lots.

General Information:

Applicants:	Johnathan McCubbins 1700 Highland Dr Homer, AK 99603	Ability Surveys Gary Nelson, PLS 152 Dehel Ave Homer, AK 99603
Location:	Highland Drive, east of Roger's Loop	
Parcel ID:	17501061	
Size of Existing Lot(s):	13.98 acres	
Size of Proposed Lots(s):	Two lots of 6.988 acres each	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential, vacant South: Sterling Highway, residential, vacant East: Vacant West: Residential, vacant	
Comprehensive Plan:	Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.	
Wetland Status:	Wetlands may be present and are shown on the preliminary plat.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 32 property owners of 29 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat subdivides a large lot into two smaller lots.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet these requirements. See Public Works comments.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: Provide a 15' utility easement fronting all rights of way – Highland Drive and Sterling Hwy.

Fire Department Comments: *No comments received.*

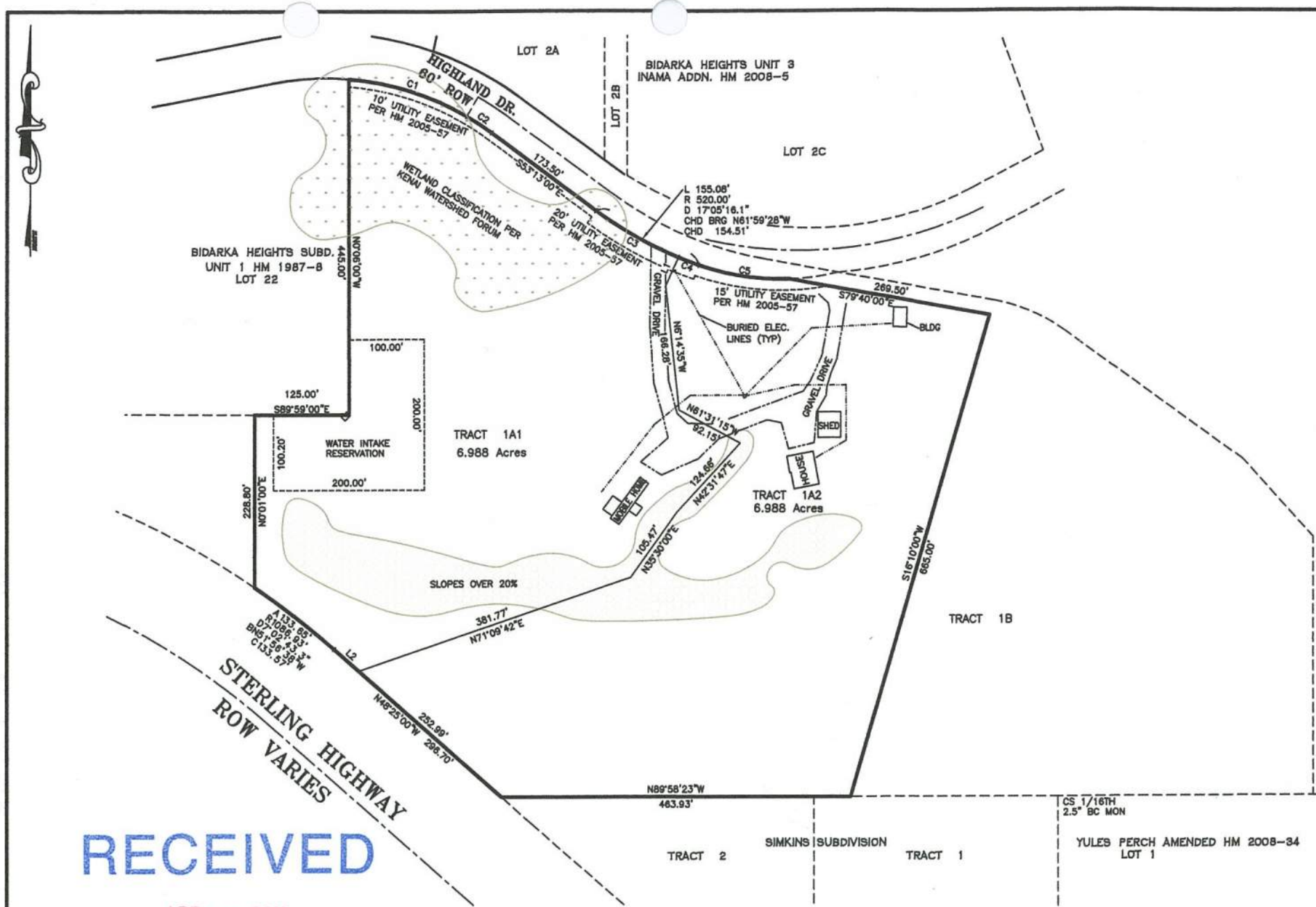
Staff Recommendation:

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 a 15' utility easement fronting all rights of way – Highland Drive and Sterling Hwy.

Attachments:

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



NOTES

1. THESE LOTS ARE SUBJECT TO HOMER CITY CODE.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. EXISTING BURIED ELECTRIC LINE IS THE CENTERLINE OF AN ELECTRIC DISTRIBUTION LINE EASEMENT FROM THE EXISTING ELECTRIC CABINET NEAR THE NORTHWEST CORNER OF TRACT 1A2 SOUTHWESTERLY APPROXIMATELY 200 FEET THENCE WESTERLY TO THE BOUNDARY COMMON TO TRACTS 1A1 AND 1A2.

WASTEWATER DISPOSAL:
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET, OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

BY _____
Authorized Official

PLAT #	
Rec Dist	20
Date	_____
Time	_____

KPB FILE No. 2018-_____

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of subdivision, and by my free consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.

Jonathan Michael McCubbins
1700 Highland Dr
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For JONATHAN MICHAEL MCCUBBINS

Acknowledged before me this _____ day of _____, 2018.

Notary public for Alaska _____ My Commission Expires _____

VICINITY MAP SCALE: 1" = 2000'



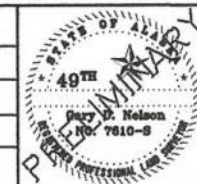
DATE 04/27/2018

SCALE 1" = 80'

GRID No. AR-68

JOB No. 5017

DRAWING: 5017.dwg



BIDARKA HEIGHTS 2018

A SUBDIVISION OF TRACT 1A, BIDARKA HEIGHTS SHADLEY ADDN., (HM2005-57), LOCATED WITHIN THE SW 1/4, SEC 14, T8S, R14W, S. M., KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 13.98 ACRES

OWNERS:
Jonathan Michael McCubbins
1700 Highland Dr
Homer, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-0440
152 DEHEL AVE., HOMER ALASKA 99603

ABILITY SURVEYS

MEASURING MAPPING & REPORTING ON ALASKA'S INFRASTRUCTURE SINCE 1976

152 Dehel Ave. Homer, AK 99603

email; gary@abilitysurveys.com

April 27, 2018

Homer Planning Dept.
491 E. Pioneer Ave.
Homer, AK 99603

Re: Preliminary Plat Submittal of Bidarka Heights 2018.

Enclosed herewith for preliminary plat submittal please find:

- One full sized paper copy of the preliminary plat.
- One reduced to 11"X 17" copy of the preliminary plat.
- Check number 4210 in the amount of \$300.

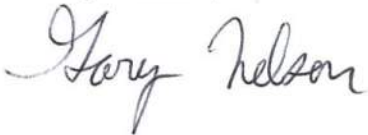
The owners would like to divide their one parcel into two.

Water and sewer will be on-site.

I believe it is zoned rural residential.

Thank you for your assistance in this endeavor.

Gary Nelson, PLS



RECEIVED

APR 27 2018

CITY OF HOMER
PLANNING/ZONING

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:

Bidarka Heights Subdivision 2018 Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, May 16, 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.

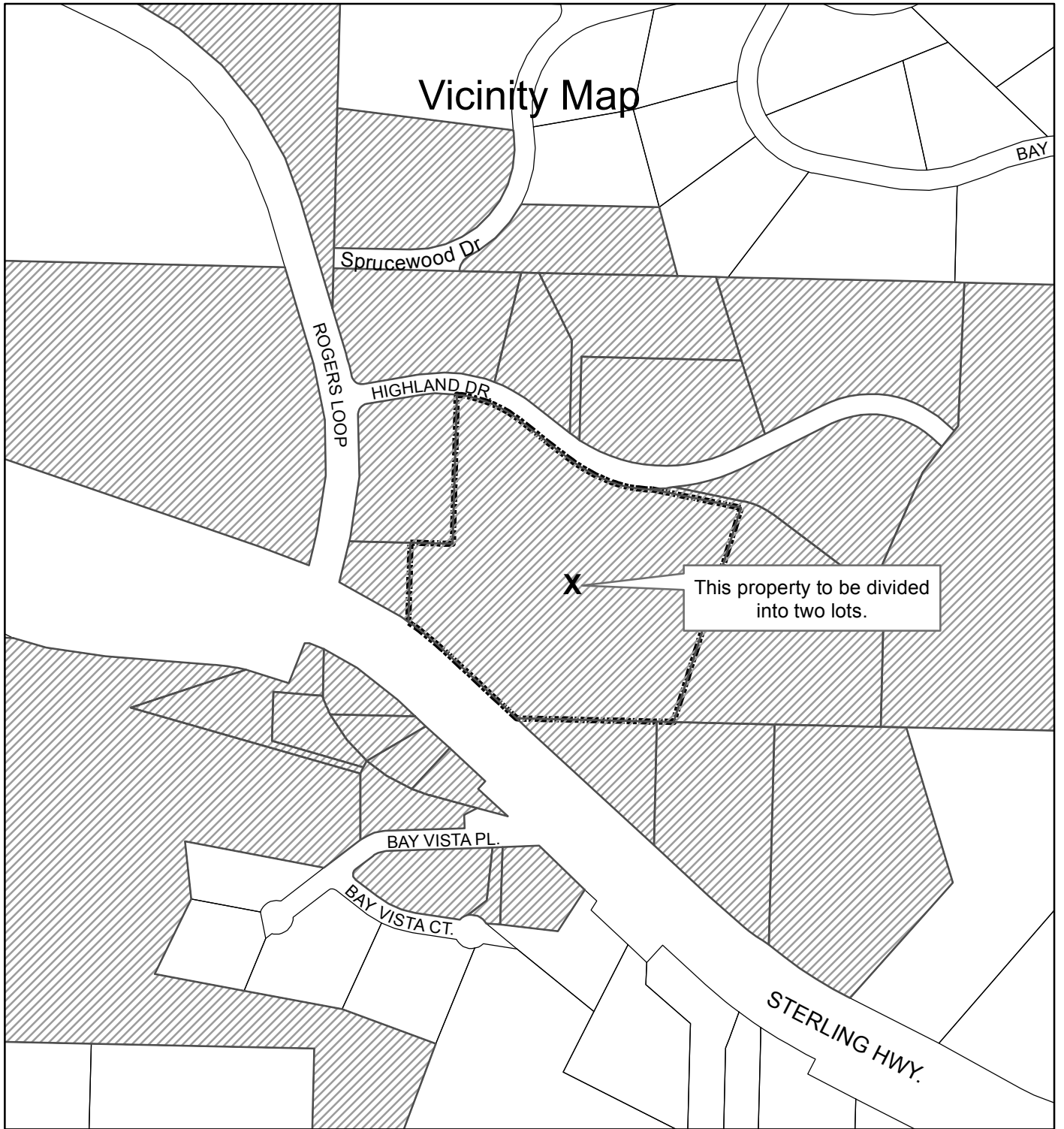
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Travis Brown in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

May 1, 2018

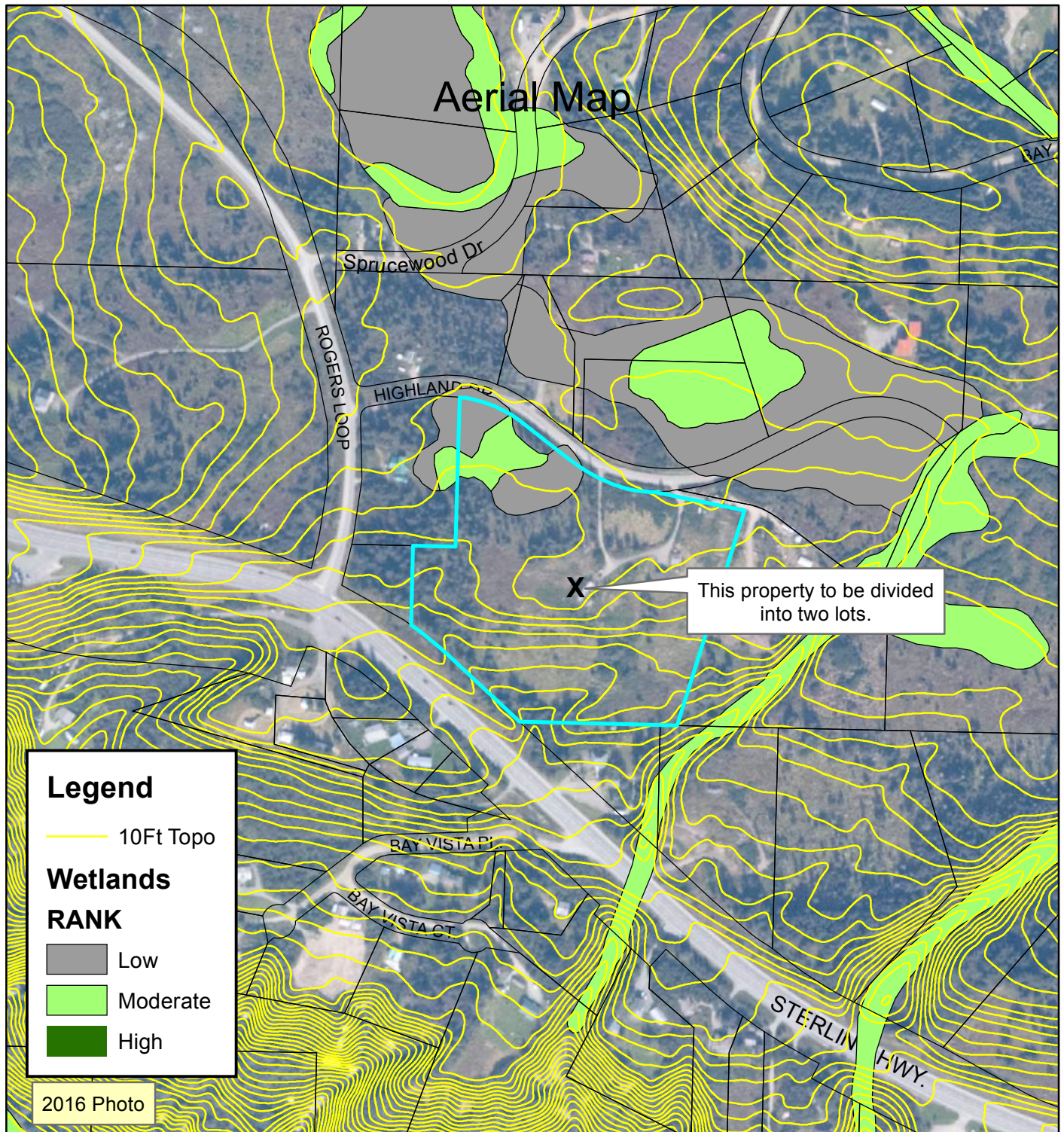
Bidarka Heights Subdivision 2018 Preliminary Plat

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.



City of Homer
Planning and Zoning Department

May 1, 2018

Bidarka Heights Subdivision 2018 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.



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 18-32

TO: Homer Advisory Planning Commission **18-32**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: May 16, 2018
SUBJECT: Foothills Subdivision, Sunset View Estates Addition No 3 REVISED PRELIMINARY PLAT

Requested Action: Recommend approval of the preliminary plat and approve an exemption from HCC 21.10.040

General Information:

Applicants:	Jeffery Cabana Sunset View Estates LLC PO Box 49 Homer, AK 99603	Gary Nelson, PLS Ability Surveys 152 Dehel Ave Homer, AK 99603
-------------	---	---

Larry and Dawn Cabana
PO Box 3388
Homer, AK 99603

Location: North of Soundview Ave, one block north of West Homer Elementary School

Parcel ID: 17510217, 17510250

Size of Existing Lot(s): 1 acre and 26.99 acres

Size of Proposed Lots(s): 2.492 acres and 25.560 acres

Zoning Designation: Rural Residential District

Existing Land Use: Vacant and residential

Surrounding Land Use: North: Vacant, city parkland, future residential
South: Residential
East: Residential/Vacant
West: Vacant/future residential. Eric Lane is constructed to the western property boundary.

Comprehensive Plan: Future land use map shows this area as Transitional, R-2.

Wetland Status: The 2005 mapping shows wetland areas. The applicant already has an ACOE approved delineation and permit for the whole subdivision. The

	applicant is working with ACOE to see if the permit will need to be modified for the change in subdivision plans.
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 105 property owners of 112 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision is within the Rural Residential District. This plat shifts a common lot line to enlarge Tract A-1. In 2017 the applicants submitted a similar plat, but included the dedication of some right of way, easements, and included more lots. This plat received preliminary approval at the City and Borough. The applicant has since changed their development plans, and now wishes to only move a common lot line. Planning and Public Works prefer to see through roads planned for, but there is a provision in Homer City Code that allows for this interior shift in lot lines, with no other dedications.

HCC 22.10.040

Under Homer City Code 22.10.0, when a property is subdivided, there must be necessary road dedications. However, there is a provision of code that would exempt the subdivision from these requirements. HCC 22.10.040 states:

The standards of this chapter shall apply to all subdivisions in the City of Homer. Exemptions from the requirements of this chapter may be granted concurrent with preliminary plat approval by the Homer Advisory Planning Commission under the following conditions:

- a. Resubdivision of existing subdivisions not to exceed three lots, and involving no new dedications of rights-of-way;*
- b. Special conditions and circumstances exist which are peculiar to the property involved, and are not generally applicable to other properties in the City. These special conditions cannot be caused by the actions of the applicant;*
- c. Financial hardship or inconvenience shall not be considered grounds for granting exception;*
- d. Previous exceptions shall not be considered grounds for granting exception.*

Staff recommends the Commission grant the exception and find the following conditions are met:

Condition 1: The resubdivision of the existing subdivision contains two lots, and does not involve new right of way dedication.

Condition 2: Special conditions and circumstances exist on this property, as it is one of a small number of large tracts in the core area of Homer between East Hill and West Hill. The 25.560 acre lot that will likely be further subdivided in the future by another landowner. When future subdivision occurs, the subdivision must adhere to the applicable requirements of HCC 22.10.

Condition 3: No financial grounds or inconvenience has been requested as grounds for an exemption.

Condition 4: No previous exceptions have been cited as grounds for granting this exception.

If the Commission grants the exemption, HCC 22.10.051 does not apply.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. No new lots are created.

- 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 does not meet these requirements as easements or rights of way for the extension of Eric Lane are not provided. This route is identified in the Homer Non-motorized Transportation and Trail plan and the 2005 Transportation Plan, both adopted parts of the Comprehensive Plan.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. No phasing is planned.

Public Works Comments: No separate comments; PW worked with Planning staff on this report.

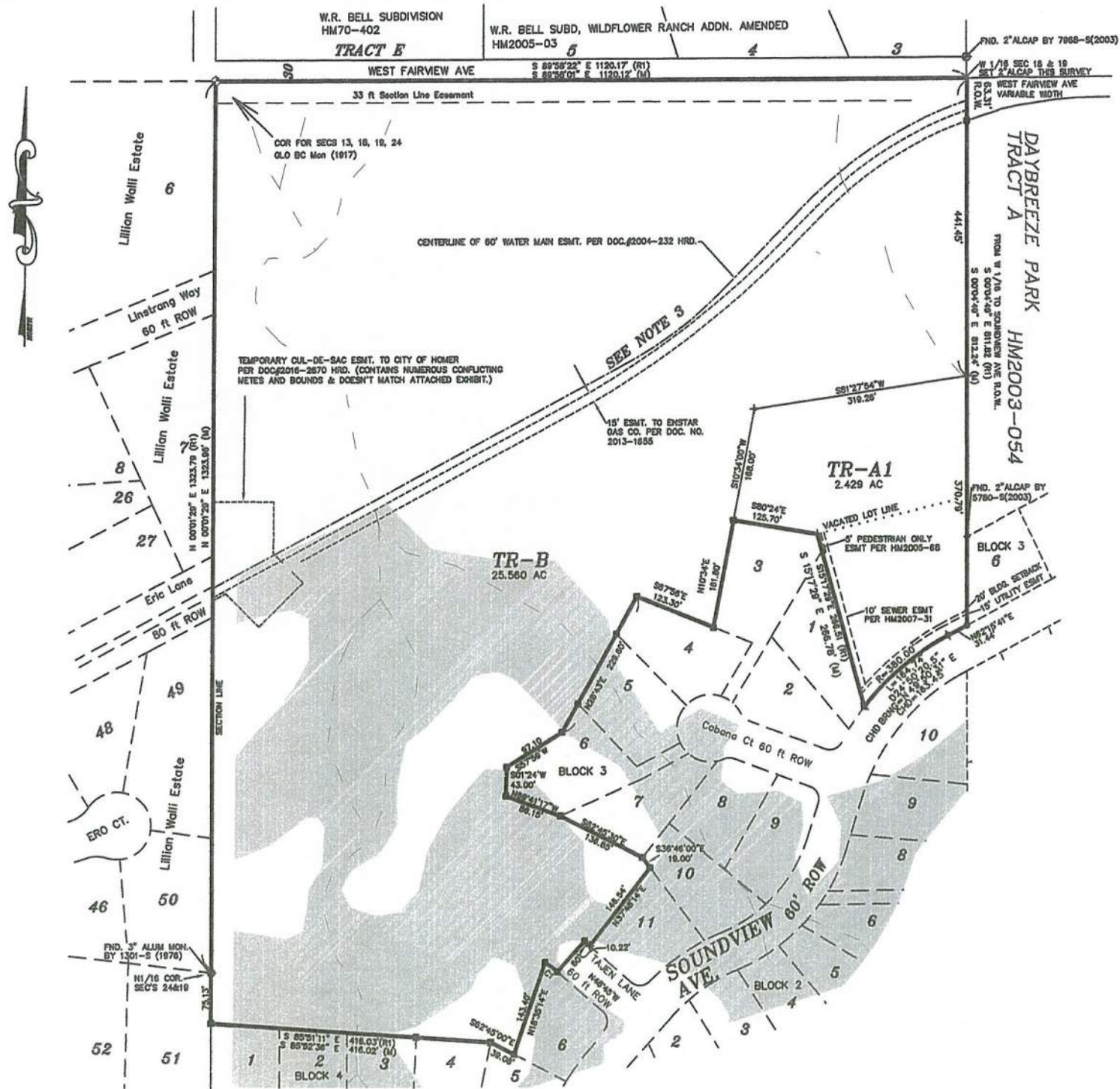
Fire Department Comments: *No comments provided*

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat and exempts this subdivision from the requirements of HCC 22.10 under the conditions of HCC 21.10.040.

Attachments:

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



LEGEND

- SET 2" ALCAP ON 5/8 REBAR
- FOUND 2" ALCAP BY 5780-S (2005)
- FOUND 2" ALCAP BY 5780-S (2007)
- FOUND MONUMENT AS DESCRIBED
- DRAINAGE

CURVE TABLE			
CHORD (AC)	LENGTH (FEET)	ANGLE (DEGREES)	BEARING (DEGREES)
1	10.00	180.00	180.00
2	10.00	180.00	180.00
3	10.00	180.00	180.00

RECEIVED

APR 26 2018

**CITY OF HOMER
PLANNING/ZONING**

NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. PERSONS DEVELOPING THESE LOTS SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF REQUIRED.
4. FOUND MONUMENTATION HARMONIZES WITH RECORD DATA PER HM2007-31 UNLESS NOTED OTHERWISE.
5. DEVELOPMENT WITHIN THE SUBDIVISION IS SUBJECT TO THE CONDITIONS CONTAINED WITHIN US ARMY CORPS OF ENGINEER PERMIT NO. POA 2008-153-4. LOCATIONS OF NATURAL DRAINAGES AS SHOWN MAY BE ALTERED UNDER THIS PERMIT AS PART OF THE SUBDIVISION DRAINAGE PLAN. LIGHT GRAY SHADING IS TYPICAL OF WETLANDS CLASSIFICATION PER DELINEATION BY TRAVIS/PETERSON ENVIRONMENTAL CONSULTING, INC. IN NOVEMBER 2005.
6. AT THE JULY 17, 2017 MEETING OF THE KENAI PENINSULA BOROUGH PLAT COMMITTEE THE FOLLOWING KPB CODE EXCEPTIONS WERE GRANTED:
20.30.030, PROPOSED STREET LAYOUT,
20.30.090, MAXIMUM ROAD GRADE FOR FUTURE EXTENSION OF TAJEN LANE.
7. ALONG DEDICATED RIGHTS-OF-WAY THE FRONT 15-FOOT OF THE 20-FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5-FOOT OF SIDE LOT LINES IS A UTILITY EASEMENT, UNLESS SHOWN OR NOTED OTHERWISE.
8. PER VOLUME 17 PAGE 328, THERE IS AN EASEMENT TO HOMER ELECTRIC ASSOCIATION FOR ELECTRIC LINES OR SYSTEM WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY (GENERAL EASEMENT, NO DEFINITE LOCATION DISCLOSED).

WASTEWATER NOTE

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

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENT, RIGHTS-OF-WAY, ALLEYS AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:
- RIGHT OF WAY DEDICATION AS SHOWN
- PUBLIC ROAD EASEMENTS AS SHOWN
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: KATIE KOESTER
HOMER CITY MANAGER

DATE: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 7/17/2017
KENAI PENINSULA BOROUGH

BY: _____ Authorized Official



PLAT #	
Rec Dist	20
Date	_____
Time	_____

CERTIFICATE OF OWNERSHIP

I hereby certify that SUNSET VIEW ESTATES LLC is the owner of the real property shown and described hereon, and that SUNSET VIEW ESTATES LLC does hereby adopt this plan of subdivision, and by their free consent dedicate all public rights-of-way and grant all easements and public areas to the use shown.

JEFFERY J. CABANA (for undivided remainder as shown on Foothills Subdivision Sunset View Addn. No. 2 Phase One, HM2007-31)
AUTHORIZED REPRESENTATIVE FOR SUNSET VIEW ESTATES LLC
P.O. Box 49
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: Jeffery J. Cabana
Acknowledged before me this _____ day
of _____ 2017.

Notary public for Alaska _____ My Commission Expires _____

CERTIFICATE OF OWNERSHIP

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

LARRY W. CABANA (for Tract-A Foothills Subdivision Sunset View Estates Addn. No. 1)
P.O. Box 3388
Homer, AK 99603

DAWN D. CABANA (for Tract-A Foothills Subdivision Sunset View Estates Addn. No. 1)
P.O. Box 3388
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: Larry W. Cabana
Acknowledged before me this _____ day
of _____ 2017.

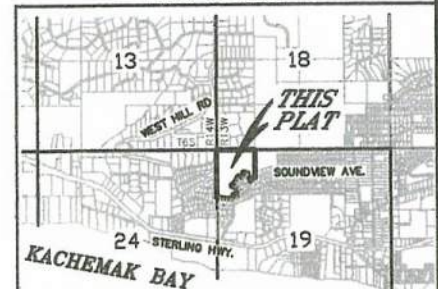
Notary public for Alaska _____ My Commission Expires _____

For: Dawn D. Cabana
Acknowledged before me this _____ day
of _____ 2017.

Notary public for Alaska _____ My Commission Expires _____

VICINITY MAP

SCALE: 1" = 1 MILE



FOOTHILLS SUBDIVISION SUNSET VIEW ESTATES ADDITION No. 3

A SUBDIVISION OF THAT PORTION OF GOVERNMENT LOTS 1 AND 2 LYING NORTH OF FOOTHILLS SUBDIVISION SUNSET VIEW ESTATES ADDN. NO. 2 PHASE ONE (HM2007-31) TOGETHER WITH TRACT A, FOOTHILLS SUBDIVISION SUNSET VIEW ESTATES ADDN. NO. 1 (HM2005-68) IN THE NW1/4 SECTION 19, T6S, R13W, S1M, CITY OF HOMER, THE KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 27.990 ACRES

OWNERS:
SUNSET VIEW ESTATES LLC LARRY W. CABANA &
DAWN D. CABANA
P.O. BOX 49 P.O. BOX 3388
HOMER, AK 99603 HOMER, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 233-8440
152 DEHEL AVE., HOMER ALASKA 99603

ABILITY SURVEYS

SURVEYING HOMER SINCE 1975

LAND SURVEYING - CONSTRUCTION SURVEYING - DESIGN SURVEYING
152 DEHEL AVE. , HOMER, AK. 99603 PH. 907-235-8440 FAX. 235-8440

4/27/18

City of Homer Planning Dept.
491 E. Pioneer Ave.
Homer, AK 99603

Re: Revised Final Plat submittal of **FOOTHILLS SUBDIVISION, SUNSET VIEW ADDITION NO. 3.**

Enclosed herewith please find 1 reduced to 11 X 17 copy of the revised plat.

The owner has an interest to sell the entire parcel to another purchaser who may have different development ideas. Yet the owner would like to complete the plat with only the previously approved Tract A1 which is a slight enlargement of "Tract A" Sunset View Estates Addition No. 1.

The plat revision consists of deleting Lots 1 and 2 and the Public Road Easement and associated utility easements and "NO BUILD RESERVE".

The Planning Director of the Kenai Peninsula Borough said the Borough could approve the plat as shown but would like a letter of non-objection from the City of Homer, hence the reason for this letter and request. Please provide a letter of non-objection to the finalization and approval of this plat.

Per telephone discussion with Homer Planning Staff Julie Engebretsen, I am including a check # 4212 in the amount of \$300 for the City of Homer filing fee in case the City mandates the plat be reconsidered as a preliminary plat. I remind you the Tract A has already been approved by the HAPC. The remainder will be called Tract B because recent Kenai Peninsula Borough subdivision code changes no longer permit "UNSUBDIVIDED REMAINDERS".

Thank you for your assistance and consideration in this endeavor. Please don't hesitate to call for any reason.

Sincerely,



Gary Nelson, PLS

RECEIVED

MAY 02 2018

CITY OF HOMER
PLANNING/ZONING

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:

Foothills Subdivision Sunset View Estates Addition No. 3 Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, May 16, 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 these matters may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

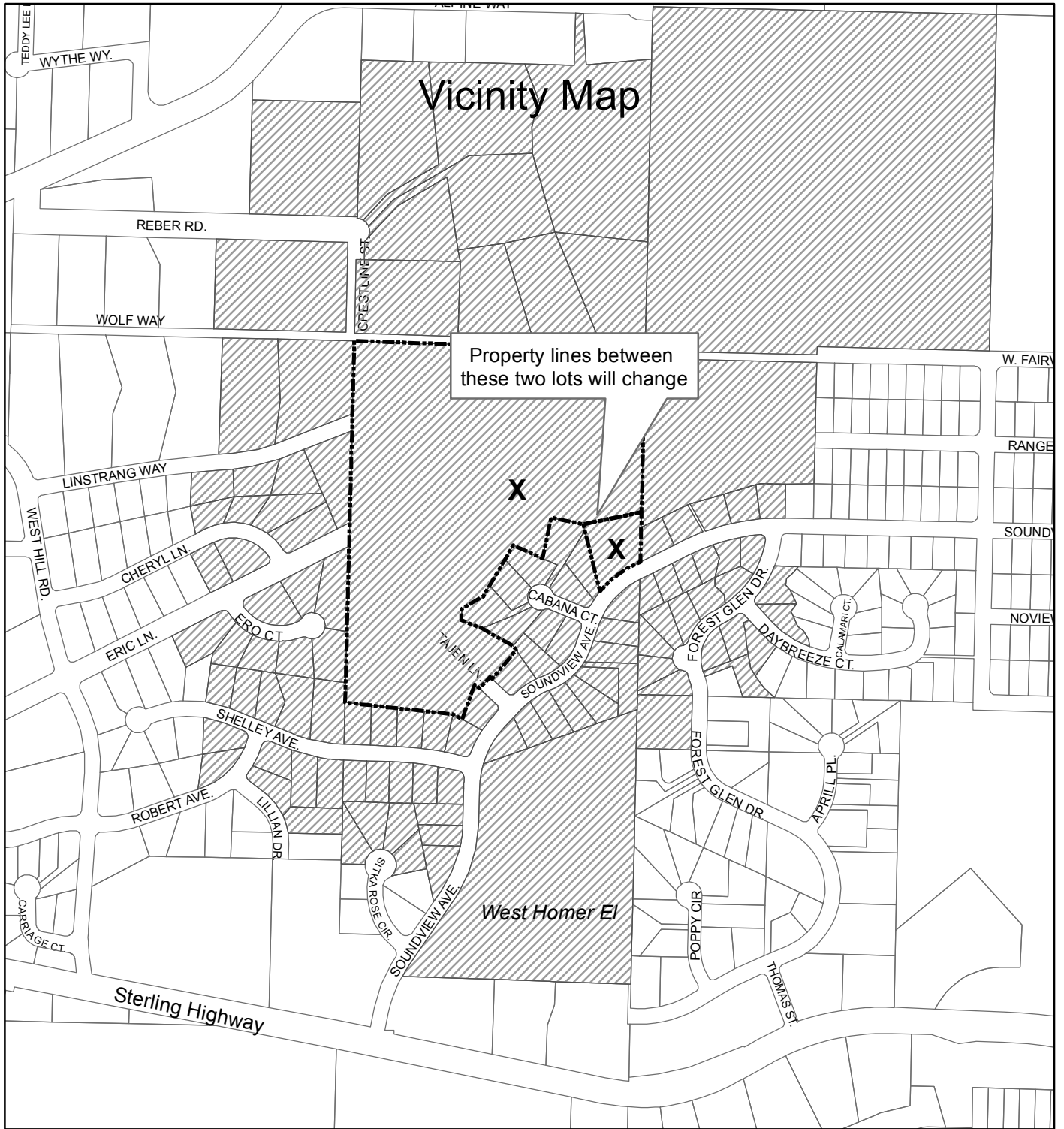
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

May 4, 2018

Foothills Subdivision Sunset View Estats Addition No. 3 Preliminary Plat

Marked lots are within 500 feet
and property owners notified.

0 250 500 Feet

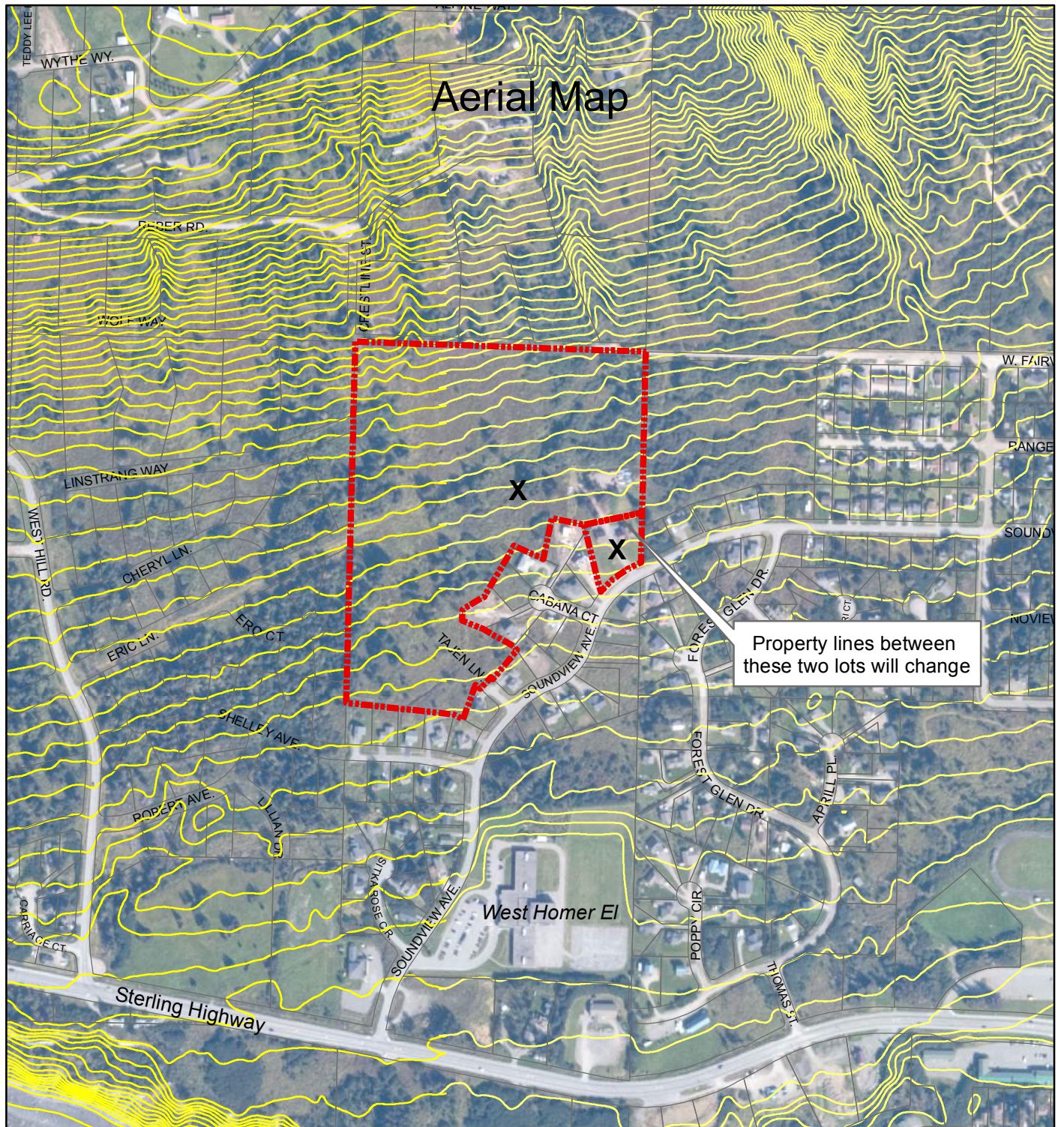


Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.

GARY NELSON NLS
(307) 233-9440



145



City of Homer
Planning and Zoning Department

May 4, 2018

**Foothills Subdivision
Sunset View Estats Addition No. 3
Preliminary Plat**

0 250 500 Feet



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City of Homer

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Office of the City Manager

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(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 9, 2018
SUBJECT: May 14 City Manager Report

New Street Light on Ohlson Lane and Sterling Highway

Alaska Department of Transportation and Public Facilities (ADOT) will be installing a new street light at the Sterling Highway and Ohlson Lane intersection in the next week. This improvement is the result of a concerned citizen – and graduate of the City of Homer Citizens Academy - brining the issue to the attention of ADOT and the City. ADOT should be commended for their acknowledgment of the issue and responsiveness. They took an observation from a constituent, researched it and moved quickly with installation as soon as conditions allowed. It was a pleasure to witness such a collaborative project and a great reminder that our residents serve as excellent eyes and ears identifying issues in our community.

Trip Report ICMA Western Region Conference

I was able to attend the International City Manager Association West Coast Regional Conference in Stevenson, WA last week. It was a great opportunity to network with our western neighbors, many of them from small towns and struggling with similar issues. Topics included leadership training, how to navigate situations where the manager has to get outside their comfort zone, creating sustainable communities, and re-establishing democracy in local government. One of the most rewarding sessions was structured in a 'speed coaching' format where managers and students rotated between brief 15mn interviews with senior managers. The format allowed participants to quickly get to meaty topics such as council manager relations, how to prioritize competing projects, and balancing large issues with the day to day demands of managing a City. I also was able to represent Homer and Alaska on the western regional leadership team at the conference. Thank you for the opportunity to pursue the professional development; it is inspiring, invigorating, and I always return so happy to have the privilege to serve this unique community.

Cook Inlet Harbor Safety Committee Update

Harbormaster Hawkins represents the City of Homer on the Cook Inlet Harbor Safety Committee (CIHSC). The Harbor Safety Committee was formed as a result, and at recommendation of, the 2015 risk assessment conducted to investigate the ground incident surrounding the tank ship Seabulk Pride in 2006. The CIHSC serves as subject matter experts for the Cook Inlet and acts as a facilitator, bringing together all relevant maritime stakeholders to identify and resolve, when possible, waterway management issues through the adoption of best practices and standards of care. On Thursday, April 26 2018, the Committee met in Seward to discuss a number of water transportation issues in the inlet, including tasking the Navigation Workgroup with reviewing the proposed Pebble Mine Transportation Plan and sending comments/concerns from a

marine transportation angle to the Harbor Safety Committee which serves as an advisory to the USCG Captain of the Port, Sector Anchorage.

Report on Joint Work Session with KPB Assembly

On Monday, May 7th I attended, along with 5 City Council members and the Mayor, a joint work session held by the Kenai Peninsula Borough Assembly on local government revenue challenges. The purpose of the work session was to get municipal feedback on a series of proposals by the Assembly to raise needed revenue. The Borough Mayor presented his proposal, a 2% Borough sales tax increase (to 5%) and 1 mill rate decrease (to 3.5 mills). There was concern expressed around the table about how such a dramatic increase in sales tax by the Borough would negatively impact the ability of municipalities to collect revenue from non-residents and fund important capital projects. At a Homer Chamber of Commerce Luncheon the next day, Mayor Pierce revised his plan to a '4 and 4' – a 4% Borough sales tax and 4 Borough mill rate (an increase in Borough sales tax of 1% and decrease in the mill rate of .5 mills). Other revenue generating proposals discussed included Assembly Member Cooper's .5% Borough sales tax increase, a bed tax, and reinstating taxes on non-prepared foods. The work session was a great opportunity to touch base with colleges from peninsula cities and the Assembly and an annual joint session was proposed. I was proud of the representation of the Southern Peninsula at the meeting and that we all actively participated.

AML Summer Conference

The Denali Borough will be hosting the AML Summer Conference August 22-23, 2018. The Alaska Municipal League Board of Directors, Alaska Conference of Mayors, Alaska Municipal Management Association and AML Members will meet during this time. Meetings will take place at the Grande Denali Lodge. In the past, the City of Homer has sent the Mayor, a councilmember and the City Manager. If you have an interest in attending, please contact the City Clerk ASAP as the hotel reservations will go quickly. Any travel will need to be approved by the Council by memo.

Elections

At the last Council meeting I was asked to provide statistics on voter participation at special elections versus regular elections. The attached chart shows participation rates in both over the last 3 years. Participation is driven by how high profile the topic is; voter participation was 42% for the special recall election in 2017 while the run off in 2015 only garnered 14% of the Homer electorate. If Council proceeds with a special election, getting election workers will be critical. Ask your friends and neighbors to sign up to be an election worker on June 26. It can be a half or full day commitment, is a lot of fun and you get to be part of the democratic process.

HB 176 – Reimbursement for Transport of Medicaid Patients

HB 176, An Act relating to medical assistance reimbursement for emergency medical transportation services, has passed both houses and has moved onto the Governor's desk for signing.

This bill will allow agencies that transport patients (such as the Homer Volunteer Fire Department) to collect expenditures that were previously not eligible for reimbursement by the federal government through the State of Alaska for patients that are supported by Medicaid. Currently Medicaid and Medicare reimburse a flat rate of \$400 per transport, even if there were other expenses (such as the cost of medication or keeping apparatus response ready). The department could see a modest boost in ambulance billing revenue with the passage of HB 176. However, the reimbursement program is dependent on the Federal Government's Health and Human Services reimbursement to the State of Alaska, which in turn supports the individual departments.

ENC:

Employee Anniversaries

AML Summer meeting draft agenda

Chart from City Clerks on Election Turnout Percentages

Letter of Support for Kenai Peninsula Economic Development District

Letter to State of Alaska Department of Transportation and Public Facilities Providing Input on an Area Transportation Plan for the Kenai Peninsula

Thank You Letter from Homer Community Food Pantry, Center for Alaskan Coastal Studies, and Bunnell Street Arts Center



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(f) 907-235-3148

Memorandum

TO: MAYOR ZAK AND CITY COUNCIL
FROM: Katie Koester
DATE: May 14, 2018
SUBJECT: May Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Mark Whaley,	Port	13	Years
Pike Ainsworth,	Port	10	Years
Don Huffnagle,	Port	10	Years
Ann Dixon,	Library	7	Years
Mike Gilbert,	Public Works	4	Years
Jackie McDonough,	Library	4	Years
Sean McGrorty,	Port	2	Years
Ryan Johnson,	Police	1	Year



DRAFT

Alaska Municipal League Summer Legislative Conference **Denali, Alaska ~ August 21-24, 2018**

Tuesday, August 21, 2018

Travel Day

Wednesday, August 22, 2018

8:30 a.m. – 4:00 p.m. **Alaska Conference of Mayors Meeting**

8:00 a.m. – 5:00 p.m. **Alaska Municipal Management Association Meeting**

5:00 p.m. – 7:00 p.m. **Denali Borough – Welcome Reception – TBA**

Thursday, August 23, 2018

AML Legislative Conference

7:30 a.m. – 8:30 a.m. Position Committee Meeting

8:00 a.m. Breakfast - Included

8:30 a.m. – 8:45 a.m. **Welcome and Introductions – Pat Branson, AML President**

8:45 a.m. – 9:45 a.m. Legislative Update

9:45 a.m. – 10:00 a.m. Break

10:00 a.m. – 11:45 a.m. Legislative Issues Discussion

12:00 p.m. – 1:00 p.m. **Luncheon Guest Speaker (Lunch Included)**

1:15 p.m. – 4:30 p.m. FY18 Legislative Issues Discussion/Plan

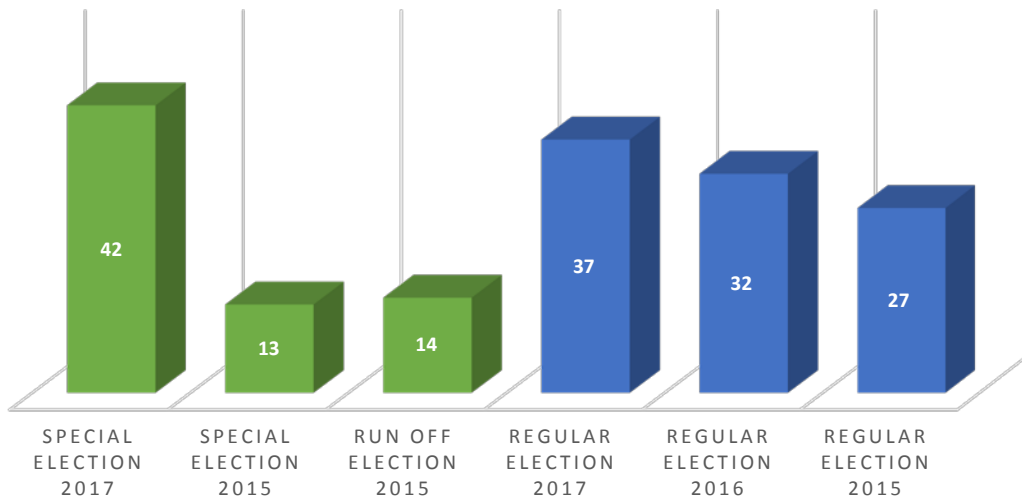
5:00 p.m. **AML Board of Directors Meeting**

Friday, August 24, 2018

Travel Day or

Optional Park Tour offered by the Denali Borough (Saturday travel day)

CITY OF HOMER ELECTION TURNOUT PERCENTAGES



Date	Turnout %	Election type
June 13, 2017	42%	Special Election- Recall
December 1, 2015	13%	Special Election- HART
November 3, 2015	14%	Run Off Election
October 3, 2017	37%	Regular Election
October 4, 2016	32%	Regular Election
October 6, 2015	27%	Regular Election



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May 14, 2019

Kenai Peninsula Borough Assembly
144 North Binkley Street
Soldotna, Alaska 99669

Dear President Ogle and members of the Kenai Peninsula Borough Assembly,

I would like to take the opportunity to express support for the Kenai Peninsula Economic Development District (KPEDD) and highlight the benefit the City of Homer receives from this regional organization. Municipal government can get bogged down in the day to day of running a municipality. Having an organization like KPEDD who advocates for the economic health of the entire region is critical for our economic wellbeing. KPEDD often passes along grant and business opportunities to the City of Homer. They are able to connect the dots between business and government. KPEDD provides important data that the City uses when making decisions, including wage and industry data specific to the City of Homer. They have loaned their professional experience to community groups pursuing the betterment of Homer, such as the City of Homer Parks Art and Recreation Commission and Kachemak Bay Mariculture Association. KPEDD plays a role in bringing communities on the Peninsula together with common goals. The executive director routinely travels to and presents to the Homer City Council and KPEDD has hosted a regional meetings between the municipal managers.

The City of Homer appreciates Kenai Peninsula Borough's support of KPEDD and acknowledgment of the need for regional economic development on the Kenai Peninsula.

Sincerely,

Katie Koester
City Manager



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(f) 907-235-3148

5/15/2018

Joselyn Biloon, Planner III
Alaska Transportation & Public Facility
PO Box 196900
Anchorage, AK 99519-6900

Dear Ms. Biloon,

The City of Homer is looking forward to working with The State of Alaska Department of Transportation to develop an Area Transportation Plan for the Kenai Peninsula. Working together on a shared vision with common goals to develop Transportation Plan that includes the lower Kenai Peninsula.

The Homer City Council has passed several resolutions that request upgrades to the Sterling Highway, the Pioneer Avenue Rehabilitation Project and in the Lake Street Rehabilitation Project.

- Resl. 14-106 requests that ADOT construct a bridge to “daylight” Woodward Creek as part of the Pioneer Avenue Rehabilitation Project.
- Resl. 18-008 requests that ADOT fix the drainage that affects the Baycrest Subdivision, Mile 171 Sterling Highway.
- Resl. 18-034 requests that ADOT install a crosswalk on Lake Street where Grubstake intersects Lake Street as part of the Lake Street Rehabilitation Project.
- Resl. 18- 038 requests that ADOT not delay the 2019 Pioneer Avenue Rehabilitation Project.

Always on our horizon are the dangers of coastal erosion that affect Homer Spit Road and the Homer Harbor. Developing an asset management plan regarding intermodal transportation to support the Homer Harbor is certainly valid.

Respectfully submitted,

Katie Koester, City Manager, 907-435-3102

Cc: Rick Abboud, Planning Office, 907-235-3106

Att: Resl. 14-106

Resl. 18-008

Resl. 18-034

Resl. 18-038



April 23, 2018

To Homer City Council,

First, a thank you for your support of the Homer Food Pantry, through the 2018 City Non-profit Grants

As I think about Homer, what first stands out is how many non-profits are working to make our city a better place for all of us.

From some we have compassionate care for our elderly and services for those in need. They are there for families during a very difficult time

. I think about all the hours of maintenance that is spent by the ski clubs, the snow machiners, the across the bay trail blazers and the dedicated workers and scientists that want Kachemak Bay available now and in the future.

The droves of volunteers that keep the ice rink available to our skaters as well as the skaters from across our state impresses me.

There is SPARC making a safe and dry playing area for the community as well as the cycle and running clubs making it possible for us to get outside and be in our surrounding nature.

There are organizations that focus on our youngest community members, our teens and our pets.

Those in need always have a helping hand from the Food Pantry.

We have the Arts and Culture and the Conservation and Environment organizations that are beneficial to us as well as the visitors to our town.

Is the city a better place for all these non profits? Yes, we are all better for these organizations. It allows the citizens to contribute as they are able and it relieves the city of many services when costs and manpower are prohibitively expensive.

The non profits have the commitment and the manpower, yet still need operating costs to get the work done. I am urging the city to please continue funding organizations that contribute to a healthy and thriving place to live and raise our families.

Thank you, Sherry Stead

None should go hungry or feel helpless in a time of need



Center for Alaskan Coastal Studies

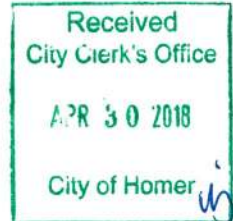
708 Smokey Bay Way, Homer, Alaska 99603 • 907/235-6667 • Fax 907/235-6668 • Email info@akcoastalstudies.org • www.akcoastalstudies.org



CELEBRATING
30 YEARS
of OUTDOOR EDUCATION

April 27, 2018

Homer City Council
491 East Pioneer
Homer, AK 99603



Dear Council Members,


The Center for Alaskan Coastal Studies (CACS) would like to thank the City of Homer for continuing to support local nonprofits in the community through the City of Homer Grants Program administered through the Homer Foundation. We are especially thankful for the operational grant we recently received through this program.

Operational funds are difficult to raise, yet extremely important to the functions of an organization. These local government dollars support our outdoor education programs that will reach over 6,000 youth and families in Homer in 2018, and will complement the donations of hundreds of hours of volunteer time and contributions of goods and services from businesses in the generous community of Homer.

As one of many non-profits offering important services to Homer residents, CACS will leverage these funds to help attract federal funding for our community-based marine debris clean-up and prevention activities conducted under the Kachemak Bay Coast Walk program. The Kachemak Bay Coast Walk directly impacts local beaches and provides a model for stewardship of beaches in other Alaskan coastal communities.

Operational funds help keep the doors open and facilities staffed, especially at our Headquarters location. Thanks to your continuing support and the support of others, we reached over 18,000 people in 2017 through our environmental education and stewardship programs in the Homer area and we hope to increase our local outreach even more in 2018!

Sincerely,


Elizabeth Trowbridge
Executive Director



106 west Bunnell, Suite A

Homer, AK 99603

www.bunnellstreetgallery.org

Asia Freeman, Artistic Director

asia@bunnellarts.org

"nurturing and presenting innovative art of exceptional quality in all media for diverse audiences"

City of Homer
Mayor and Council Members
419 E. Pioneer Avenue
Homer, AK 99603

May 1, 2018

Dear Mayor and City Council Members,

Thank you very much for your continued investment in Homer's health. Bunnell Street Arts Center is proud to nurture Homer's creative ecosystem with art programs for all ages. We deeply appreciate your leadership as Homer's elected officials. We thank the City for partnering with the Homer Foundation to provide the City of Homer Grants program.

Arts & Economic Prosperity 5, a 2017 study by *Americans for the Arts* about the nonprofit arts and culture industry's impact on the economy, documents the economic contributions of the arts in 341 diverse communities and regions across the country, representing all 50 states and the District of Columbia. Nationally, the nonprofit arts and culture industry generated \$166.3 billion of economic activity during 2015—\$63.8 billion in spending by arts and cultural organizations and an additional \$102.5 billion in event-related expenditures by their audiences. This activity supported 4.6 million jobs and generated \$27.5 billion in revenue to local, state, and federal governments, a yield well beyond their collective \$5 billion in arts allocations by entities like the City of Homer Grants Program Through The Homer Foundation. This study puts to rest a misconception that communities support arts and culture at the expense of local economic development. In fact, communities are investing in an industry that supports jobs, generates government revenue, and is the cornerstone of tourism. We agree that locally as well as nationally, the arts mean business!

I am pleased that Homer is among the communities nationally that invest in arts and culture as a renewable, sustainable Alaska resource. Join us at Bunnell for exhibits, lectures, performances and workshops celebrating Alaskan talent and encouraging arts achievement. We are thrilled to showcase sixty artists in the Plate Project, Bunnell's annual membership appeal and a showcase exhibit of Artist in Schools May 18 at 5 pm. A short membership meeting at 6, with a potluck reception open to all, is followed by a concert with Tyler Langham and Friends at 7:30 pm. All are welcome to Bunnell anytime!

Sincerely,

A handwritten signature in black ink, appearing to read "Asia Freeman".

