

## 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 16, 2018 p. 1**

**B. D&F for Staff Report 18-28, CUP 18-03 for more than one building containing a permitted principal use at 152 West Danview Avenue. p. 13**

**C. D&F for Staff Report 18-29, CUP 18-04 for more than one building containing a permitted principal use at 680 Sterling Highway p. 17**

**D. D&F for Staff Report 18-33, CUP 18-05 for two apartment buildings at 4201 Rhonda Street p. 23**

**6. Presentations**

**7. Reports**

**A. Staff Report 18-34, City Planner's Report p. 29**

**8. Public Hearings**

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

**9. Plat Consideration**

**A. Staff Report 18-35, Homer Spit Properties 2018 Replat Preliminary Plat p. 31**

**B. Staff Report 18-36, Stream Hill Park 2018 Replat Preliminary Plat p. 45**

**10. Pending Business**

**A. Staff Report 18-37, Comprehensive Plan p. 63**

**11. New Business**

**12. Informational Materials**

**A. City Manager Report dated May 29, 2018 p. 83**

**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**

HOMER ADVISORY PLANNING COMMISSION AGENDA

JUNE 6, 2018

PAGE 2 OF 2

The next regular meeting is scheduled for Wednesday June 20, 2018. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-09, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on May 16, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: COMMISSIONERS BOS (EXCUSED)

STAFF: CITY PLANNER ABBOD  
DEPUTY CITY CLERK KRAUSE

### **Approval of the Agenda**

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BENTZ 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 May 2, 2018
- B. Staff Report 18-26, Vacation of a Utility Easement on Lots 2 & 3, Block 3, of Mariner Village Subdivision

Chair Stead requested a motion to approve the consent agenda.

HIGHLAND/BENTZ SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PRESENTATIONS**

### **REPORTS**

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

City Planner Abboud reviewed the staff report. He did not include his travel report since the department has been pretty busy he was unable to complete the report. He stated that next month they will have the Capital Improvement Plan on the agenda.

City Planner Abboud advised the commission that Council member Lord will be bringing forth an ordinance regarding assessments and subdivisions that is fair and equitable which currently is believed to be prohibitive to infill and development since the assessment is based on parcel size.

City Planner Abboud noted that Deputy City Planner Engebretsen will be staffing the HERC Task Force which means that her time will be limited on assisting him with projects within the department.

#### **PUBLIC HEARINGS**

- 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

Chair Stead read the title into the record.

City Planner Abboud reviewed Staff Report 18-28, CUP 18-03.

Chair Stead opened the Public Hearing seeing no audience coming forward to comment her closed the public hearing.

Chair Stead opened the floor to questions from the Commission.

Commissioner Venuti inquired from the applicant if they intend to keep the garage as a garage.

Mr. Robertson the applicant responded that currently there is a two car garage on the lower level and an open room on the second floor that they plan to convert.

Commissioner Venuti questioned if there was or a plan to install fire separation between the garage and the apartment.

Mr. Robertson stated that currently there is no sheetrock installed in the garage or the living area above.

Commissioner Venuti offered a comment on the importance to provide the separation for fire safety.

There were no further questions for staff or applicant.

BENTZ/HIGHLAND - MOVED TO APPROVE CUP 2018-03 AND ADOPT STAFF REPORT PL 18-28 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS OUTDOOR LIGHTING MUST BE DOWN LIT PER HOMER CITY CODE 21.59.030 AND PER THE COMMUNITY DESIGN MANUAL DUMPSTERS SHALL BE SCREENED ON THREE SIDES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried

- 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

Chair Stead read the title into the record.

City Planner Abboud reviewed Staff report 18-29, CUP 18-04.

Kimberly Sangder, applicant, stated she did not have a presentation but was available for questions.

Chair Stead opened the Public Hearing seeing no one in the audience coming forward to comment he closed the public hearing.

Chair Stead opened the floor for questions of the Commission.

Commissioner Bernard questioned is the applicant obtained zoning permit for the residential and shop structures.

City Planner Abboud responded that they did obtain a zoning permit for those structures.

Commissioner Bernard asked about the provisions for the sign permit.

City Planner Abboud responded that there are requirements that are routine when getting a zoning permit.

Commissioner Bernard expressed some concern for the existing signage and being compliant.

City Planner Abboud responded that without details on the signage he would have to get additional information from staff but the applicant is aware of the requirements.

Commissioner Bernard asked about the proposed retail shop and City Planner Abboud stated that the Commissioner would have to address the applicant on that issue. He noted the indication on the proposed drawings that were submitted.

Commissioner Banks inquired if they were required to submit a Development Activity Plan on this project.

City Planner Abboud responded that he did not believe so, part of the project already developed depending on the phasing of the development the DAP would be triggered depending on the amount of clearing that would be done. He did not believe that they would be clearing much with the proposal provided.

Commissioner Banks referring to Homer City Code 21.22.080 regarding Gateway Business District for site development requirements noting it references Homer City Code 21.50.030 which if you are developing wetlands it would delineated there. He believed that would certainly apply.

City Planner Abboud will note that for their permitting.

Commissioner Highland requested the clarification on including the Gateway Business District and Scenic Gateway Corridor Overlay District within the motion and where would they include that information in the motion.

City Planner Abboud responded that they could include it in the findings.

Commissioner Venuti questioned the applicant regarding the platform that has been constructed for considerable time and asked about a project timeline.

Ms. Sangder responded that they expected to complete the residence within 12-18 months. She added that they were involved in a serious auto accident which delayed the project. They also need to build a cabin for an elderly person prior to starting the main residence.

Commissioner Bernard asked the applicant the nature of the future business and will it support walk in clients, the time frame for the completion of that structure; the nature of the purpose of the structure.

Ms. Sangder responded that she expects the exterior of the structure to be completed in the next two months, they will then work on the cabin for her friend and then the main residence. The one structure will be for an art studio/retail shop. She is hoping for completion before winter for all those structures.

Commissioner Venuti expressed a comment on the aesthetics of the project since it is in the Gateway Business District and wondered if they should put a time limit on the application.

City Planner Abboud responded that the commission could set time limits and provided an example of normal time period that the permit expires and re-applying for a new permit or extension.

Commissioner Banks commented on the previous CUP where the commission had a nice chart to reference and asked if this was produced by the staff and if so could this be required in the submittal process for CUP applications.

City Planner Abboud replied that that was supplied by the applicant.

Commissioner Bernard commented on the site review and believed that it would not affect their decisions but noted that it may be represented with regards to the commercial nature and if they should have that identified.

City Planner Abboud responded that the commission could certainly emphasize something if they felt the need to do so. He noted that the commission and department has not dealt with it much since it has been created but there are some things that could be addressed.

Commissioner Bernard then commented on the one cabin now and three later plus a garage and if it should be modified to reflect 5 structures.

City Planner Abboud requested clarification on the structures that Commissioner Bernard was speaking about noting that the two story structure was the art studio/shop and behind that would be a garage in the future.

Commissioner Bernard pointed out that the staff report focused on a certain aspect of the project but the overall plan encompasses a whole lot more and inquired if that should be changed.

City Planner Abboud provided clarification on the project noting that if they were just planning on building a garage it would not trigger a CUP. The four cabins trigger the CUP requirement.

HIGHLAND/BENTZ - MOVED TO APPROVE CUP 2018-04 AND ADOPT STAFF REPORT PL 18-29 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS OUTDOOR LIGHTING SHALL BE DOWN LIT PER HOME4R CITY CODE 21.59.030 AND PER THE COMMUNITY DESIGN MANUAL DUMPSTERS SHALL BE SCREENED ON THREE SIDES.

There was a brief discussion on amending the motion.

HIGHLAND/BENTZ MOVED TO AMEND FINDING 2 TO ADD SCENIC GATEWAY CORRIDOR OVERLAY DISTRICT

There was brief discussion.

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

Motion carried.

VENUTI/BERNARD MOVED TO AMEND THE MOTION TO ADD CONDITION 3 COMPLETION OF THE DWELLING IN ONE YEAR.

There was brief discussion on the process for permitting.

Commissioner Venuti had a question for the applicant. He asked what they felt was a reasonable time to finish the dwelling.

Ms. Sangder responded that 18 months would be reasonable since her son would be graduating from High School. She noted that the exterior should be completed sooner.

VENUTI/BERNARD MOVED TO AMEND THE AMENDMENT TO ADD CONDITION THREE COMPLETION OF THE EXTERIOR OF THE DWELLING BE COMPLETED IN 18 MONTHS

Brief discussion on lengthening the completion time period to 18 months to allow time for unforeseen delays and not put undue pressure on the property owner. Clarification on the amendment would require the applicant to come before the commission instead on going before the City Planner prior to the current permit expiring which he believed was 12 months and paying an additional fee for an extension of 18 months.

VOTE (Secondary Amendment). YES. BENTZ, VENUTI, BANKS, BERNARD

VOTE. (Secondary Amendment) NO. STEAD, HIGHLAND

Motion carried.

VENUTI/BERNARD MOVED TO AMEND THE MOTION TO ADD CONDITION THREE COMPLETION OF THE EXTERIOR IN 18 MONTHS.

There was discussion on adding an evaluator and clarification on how this would be tracked and evaluated to make sure it was in compliance and Code Enforcement processes would come into play if the applicant refused to meet with the Planning staff.

VOTE. (Primary Amendment) YES. BENTZ, VENUTI, BANKS, BERNARD, STEAD

VOTE. (Primary Amendment) NO. HIGHLAND

Motion carried.

Chair Stead noted the main motion as amended contained three conditions:

MOVE TO APPROVE CUP-2018-04 AND ADOPT STAFF REPORT PL 18-29 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. OUTDOOR LIGHTING MUST BE DOWN LIT PER HOMER CITY CODE 21.59.030
2. PER THE COMMUNITY DESIGN MANUAL AND SCENIC GATEWAY CORRIDOR OVERLAY DISTRICT DUMPSTERS SHALL BE SCREENED ON THREE SIDES
3. COMPLETION OF THE DWELLING EXTERIOR SHALL BE COMPLETED IN 18 MONTHS

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

Motion carried.

- 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

City Planner Abboud reviewed Staff Report 18-33, CUP 18-05.

A representative for the applicant was present to answer any questions.

Chair Stead opened the Public Hearing seeing no one present in the audience coming forward to testify he closed the public hearing and opened the floor to questions by the Commission.

Chair Stead requested clarification on process that if they are going to replat do they need a CUP.

City Planner Abboud responded that he cannot permit them to replat since they do not have the utility improvements and road improvements and they cannot get those completed to get the replat granted and still be able to start the project.

Brandy McGee, representing the applicant commented that there were funding requirements also involved to require commencing with the project this way. She explained the project scenario and funding restrictions.

Commissioner Bernard commented on the Public Works comments noted and clarification for Finding 6 on signage.



City Planner Abboud responded that the commission can make specific conditions in the CUP.

VENUTI/BENTZ MOVED TO APPROVE CUP 18-05 AND ADOPT STAFF REPORT 18-33 WITH FINDINGS 1-10 AND CONDITIONS 1 AND 2.

Discussion ensued on explanation if the commission needed to define findings 5 and 6 and addressing the issues previously mentioned. Chair Stead stated that if it was just a grammar issue and did not change the intent it can be addressed by staff. But if the intent was not as implied then they should.

Commissioner Bentz responded to the concerns expressed by Commissioner Bernard who agreed to leave it as written.

Additional comment from Commissioner Venuti on the previous projects that were completed by the developer.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead called for a recess at 7:53 p.m. He called the meeting back to order at 8:00 p.m.

#### **PLAT CONSIDERATION**

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

Chair Stead read the title into the record.

City Planner Abboud reviewed Staff Report 18-30 noting that he would like included in the motion to create a Plat Note.

1. Property owner should contact Army Corps of Engineers prior to any onsite development or construction activity to obtain 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.

Commissioner Venuti declared a conflict of interest having personal and business

BENTZ/HIGHLAND MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT OF INTEREST.

There was a brief discussion on the conflict being over the allowed limits.

VOTE. YES. HIGHLAND, BERNARD, BENTZ, STEAD, BANKS.

Motion carried.

Commissioner Venuti left the table.

Chair Stead opened the Public Comment period and seeing no one in the audience closed the comment period.

There was no applicant present.

BENTZ/HIGHLAND MOVED TO RECOMMEND APPROVAL OF A.A. MATTOX SUBDIVISION 2018 PRELIMINARY PLAT FOR THE ADJUSTMENT OF LOT LINE WITH THE FOLLOWING PLAT NOTES:

1. PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN 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

BANKS/BERNARD - MOVED TO AMEND THE MOTION TO CHANGE THE WORD "SHOULD" TO "SHALL" IN FIRST PLAT NOTE.

There was no discussion.

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

Motion carried.

There was no further discussion.

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

Motion carried.

Commissioner Venuti returned to the table.

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

Chair Stead read the title into the record.

City Planner Abboud provided a summary of Staff report 18-31. He noted the same request to include a Plat Note in the motion.

There was no applicant present.

There was no one present for Public Comment.

Commissioner Highland requested clarification on the naming of Highland Drive stating that signage says West Highland Drive and if this should be annotated in the record. She commented that Highland Drive is not a through street.

City Planner Abboud would have to note that and double check.

Commissioner Venuti inquired about the intake water reservation noted on the corner of the plat.

Chair Stead reported that it was a water source for the motel.  
City Planner Abboud reported that it is private easement.

Chair Stead noted that there is an easement associated with several properties.

BENTZ/HIGHLAND MOVED TO RECOMMEND APPROVAL OF BIDARKA HEIGHTS 2018 PRELIMINARY PLAT TO SUBDIVIDE A LARGER LOT INTO TWO SMALLER LOTS TO INCLUDE THE FOLLOWING COMMENTS:

ADD PLAT NOTES:

1. PROPERTY OWNER SHALL CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN MOST CURRENT WETLAND DESIGNATION (IFANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS
2. PROVIDE A 15 FOOT UTILITY EASEMENT FRONTING ALL RIGHTS OF WAY ON HIGHLAND DRIVE AND STERLING HIGHWAY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Chair Stead read the title into the record.

City Planner Abboud reviewed Staff Report 18-32 noting that the applicant is looking for approval of the revision and exemption.

There was no applicant present and there was no public present to offer public comment.

A brief discussion was held on the staff response to the plat not meeting the requirements of easements and rights of way for the extension of Eric Lane, location of Reber Trail in relation to this action and the effect of the proposed changes by Councilmember Lord on subdivisions.

BENTZ/HIGHLAND MOVED TO RECOMMEND APPROVAL OF FOOTHILLS SUBDIVISION SUNSET VIEW ESTATES ADDITION NO. 3 REVISED PRELIMINARY PLAT AND FURTHER RECOMMEND EXEMPTION FROM HOMER CITY CODE 21.10.040 FINDING THE FOLLOWING CONDITIONS APPLY:

1. THE RESUBDIVISION OF THE EXISTING SUBDIVISION CONTAINS TWO LOTS AND DOES NOT INVOLVE A NEW RIGHT OF WAY DEDICATION.
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 WILL BE FURTHER SUBDIVIDED IN THE FUTURE BY ANOTHER LANDOWNER. WHEN FUTURE SUBDIVISION OCCURS IT MUST ADHERE TO THE APPLICABLE REQUIREMENTS OF HOMER CITY CODE 22.10

3. NO FINANCIAL GROUNDS OR INCONVENIENCE HAS BEEN REQUESTED AS GROUNDS FOR AN EXEMPTION.

4. NO PREVIOUS EXCEPTIONS HAVE BEEN CITED AS GROUNDS FOR GRANTING THIS EXEMPTION.

There was no further discussion

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PENDING BUSINESS**

### **NEW BUSINESS**

### **INFORMATIONAL MATERIALS**

A. City Manager Report dated May 14, 2018

### **COMMENTS OF THE AUDIENCE**

### **COMMENTS OF THE STAFF**

City Planner Abboud commented on having three Conditional Use Permits on the agenda and requested the Commission to talk to him if they ever see anything that needs to be made clearer or improved to let him know as he is always open for improvement.

Deputy City Clerk Krause apologized for the stutter in her motion.

Chair Stead accepted the apology on behalf of the Commission.

### **COMMENTS OF THE COMMISSION**

Commissioner Highland commented if everyone has seen the West Hill clear cut and would appreciate if everyone could look at that to make room for discussion at a later date.

Commissioner Bernard commented that there was some language on one of the conditional use permits that she flagged for Commissioner Highland issue.

Commissioner Bentz apologized for missing the last meeting and wished she was present for the green infrastructure conversation. She is really excited about this audit tool that they could potentially use in the future and she may be proposing another implementation item for the comp plan in regards to future activities for the commission.

Commissioner Venuti commented that it was an interesting meeting and thought that they would be here until 9:30 tonight. He continued stating that being on the Borough Planning Commission they receive the minutes from the City of Kenai Planning Commission reporting on what the Borough Commission does so

he is going to provide a quick report on what they did at the Borough level. He would like to incorporate a Borough Report into the agenda for the future.

Commissioner Venuti reported that at the last meeting the Plat Committee, a sub-committee of the Commission, members serve quarterly, they approved 12 Preliminary Plats, held Public Hearings and approved the vacation of section of right of way in Kasilof, a limited marijuana cultivation facility in Diamond Ridge, material site permit modifications in the Funny River and K-Beach areas, postponed a decision on a conditional land use permit in the Cohoe/Kasilof area, approved a resolution, and extended a deadline to submit a report from site material working group.

Commissioner Banks commented on liking the spreadsheet or chart that was included in the one conditional use permit and was wondering is a blank of that form could be included with the application that way they would have all the numbers in one place to look at.

Chair Stead commented that he was surprised that they were finished sooner and did think that it may have been contentious on some points but was glad this it was not.

#### **ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 8:40 p.m. The next regular meeting is scheduled for Wednesday, June 6, 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.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Planning

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### HOMER ADVISORY PLANNING COMMISSION

#### Approved CUP 18-03 at the Meeting of May 16, 2018

**RE:** Conditional Use Permit (CUP) 18-03

**Address:** 152 West Danview Avenue

**Legal Description:** Lot 13 Block 2 Fairview Subdivision No. 8 T. 6 S., R. 13 W., Sec. 18, S.M.

### DECISION

#### Introduction

Daniel & Heather Robertson (the “Applicants”) applied to the Homer Advisory Planning Commission (the “Commission”) for a conditional use permit under Homer City Code HCC 21.16.030(h) to allow more than one building containing a permitted principle use on a lot in the Residential Office District.

The applicant proposes to convert an existing garage into a dwelling unit on a lot with an existing triplex.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on May 16, 2018. Notice of the public hearing was published in the local newspaper and sent to 43 property owners of 35 parcels.

At the May 16, 2018 meeting of the Commission, the Commission voted to approve CUP 18-03 with unanimous consent of the six Commissioners present.

#### Evidence Presented

City Planner Abboud reviewed Staff Report PL 18-28. No public testimony was presented.

The Applicants were present and Mr. Robertson answered questions of the Commission.

#### Findings of Fact

After careful review of the record, the Commission approves Condition Use Permit 18-03, with findings 1-10 and Conditions 1 & 2, to convert an existing garage into a dwelling unit on a lot with an existing triplex.

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

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

**Finding 1:** 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.**

**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.**

**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.**

**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.**

**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.**

**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.**

**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 all applicable provisions of the Community Design Manual.**

**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.

**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.**
- 2. Fences, walls and screening.** Dumpsters shall be screened on three sides (**Condition 2**)
- 3. Surfacing of vehicular ways and parking areas.**
- 4. Street and road dedications and improvements (or bonds).**
- 5. Control of points of vehicular ingress and egress.**
- 6. Special restrictions on signs.**
- 7. Landscaping.**
- 8. Maintenance of the grounds, buildings, or structures.**
- 9. Control of noise, vibration, odors, lighting or other similar nuisances.**
- 10. Limitation of time for certain activities.**
- 11. A time period within which the proposed use shall be developed and commence operation.**
- 12. A limit on total duration of use or on the term of the permit, or both.**
- 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.**

**Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2018-03 is hereby approved, with Findings 1-10 and Conditions 1 & 2.

**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.

_____	_____
Date	Chair, Don Stead

_____	_____
Date	City Planner, Rick Abboud

NOTICE OF APPEAL RIGHTS

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

CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on \_\_\_\_\_, 2018. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

_____	_____
Date	Travis Brown, Planning Technician

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

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

Holly C. Wells  
Birch, Horton, Bittner & Cherot  
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**HOMER ADVISORY PLANNING COMMISSION**

**Approved CUP 18-04 at the Meeting of May 16, 2018**

**RE:** Conditional Use Permit (CUP) 18-04

**Address:** 91 Sterling Highway

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 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 BEG AND COR NO 1 THENCE N 0 DEG 08' W 217.5 FT TO COR NO 2 THENCE W 200 FT TO COR NO 3 THENCE S 0 DEG 08' E 217.5 FT TO COR NO 4 THENCE E 200 FT TO POINT OF BEG

**DECISION**

**Introduction**

Kimberly Sangder, (the "Applicant") applied to the Homer Advisory Planning Commission (the "Commission") for a conditional use permit under Homer City Code HCC 21.22.030(a) for more than building containing a permitted principal use on a lot in the Gateway Business District.

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 application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on May 16, 2018. Notice of the public hearing was published in the local newspaper and sent to 18 property owners of 16 parcels.

At the May 16, 2018 meeting of the Commission, the Commission voted to approve the request with six Commissioners present. The Commission approved CUP 18-04 with unanimous consent.

**Evidence Presented**

City Planner Abboud reviewed the staff report. No public testimony was presented. Ms. Sangder was present and answered the Commission's questions.

## **Findings of Fact**

After careful review of the record, the Commission approves Condition Use Permit 18-04 for more than building containing a permitted principal use on a lot, per HCC 21.16.030(h).

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

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

**Finding 1:** 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.**

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

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

**Finding 3:** 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.**

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

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

**Finding 5:** Existing public, water, sewer, and fire services are or will be 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.**

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

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

**Finding 7:** The proposal will not be unduly detrimental to the health, safety, or welfare of the surrounding area 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.**

**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 all applicable provisions of the Community Design Manual.**

**Finding 10:** The proposal complies with the applicable provisions 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.

**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.**
- 2. Fences, walls and screening.** Dumpsters shall be screened on three sides (Condition 2).
- 3. Surfacing of vehicular ways and parking areas.**
- 4. Street and road dedications and improvements (or bonds).**
- 5. Control of points of vehicular ingress and egress.**
- 6. Special restrictions on signs.**
- 7. Landscaping.** Buffers displayed on site plan shall be maintained.
- 8. Maintenance of the grounds, buildings, or structures.**
- 9. Control of noise, vibration, odors, lighting or other similar nuisances.**
- 10. Limitation of time for certain activities.**
- 11. A time period within which the proposed use shall be developed and commence operation.**
- 12. A limit on total duration of use or on the term of the permit, or both.**

**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.** Completion of the dwelling exterior shall be completed in 18 months **(Condition 3)**.

**Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2018-04 is hereby approved, with Findings 1-11 and Conditions 1-3.

**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.

**Condition 3:** Completion of the dwelling exterior shall be completed in 18 months.

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Date

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Chair, Don Stead

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Date

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City Planner, Rick Abboud

NOTICE OF APPEAL RIGHTS

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

## CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on \_\_\_\_\_, 2018. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

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Date

Kimberly Sangder  
P.O. Box 2147  
Homer, AK 99603

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Travis Brown, Planning Technician

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

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







**City of Homer**

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

**Planning**

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Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

**HOMER ADVISORY PLANNING COMMISSION**

**Approved CUP 18-05 at the Meeting of May 16, 2018**

**RE:** Conditional Use Permit (CUP) 18-05

**Address:** 4201 Rhonda Street

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006084 NELSON AVENUE & RHONDA ROW DEDICATION LOT 4B-3A

**DECISION**

**Introduction**

Steven Rouse, representing Kenai Peninsula Housing Initiatives, Inc., (the “Applicant”) applied to the Homer Advisory Planning Commission (the “Commission”) for a conditional use permit under Homer City Code HCC 21.16.030(h) for more than building containing a permitted principal use on a lot in the Residential Office District.

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 application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on May 16, 2018. Notice of the public hearing was published in the local newspaper and sent to 20 property owners of 16 parcels.

At the May 16, 2018 meeting of the Commission, the Commission voted to approve the request with six Commissioners present. The Commission approved CUP 18-05 with unanimous consent.

**Evidence Presented**

City Planner Abboud reviewed the staff report. Brandy McGee represented the applicant, presented, and was available for questions of the Commission. No public testimony was presented.

**Findings of Fact**

After careful review of the record, the Commission approves Condition Use Permit 18-05 for a hotel with a building area over 8,000 square feet.

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

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

**Finding 1:** 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.**

**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.**

**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.**

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

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

**Finding 5:** Existing 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.**

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

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

**Finding 7:** The proposal 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.**

**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 all applicable provisions of the Community Design Manual.**

**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.

**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.**
- 2. Fences, walls and screening.** Dumpsters shall be screened on three sides (Condition 2).
- 3. Surfacing of vehicular ways and parking areas.**
- 4. Street and road dedications and improvements (or bonds).**
- 5. Control of points of vehicular ingress and egress.**
- 6. Special restrictions on signs.**
- 7. Landscaping.**
- 8. Maintenance of the grounds, buildings, or structures.**
- 9. Control of noise, vibration, odors, lighting or other similar nuisances.**
- 10. Limitation of time for certain activities.**
- 11. A time period within which the proposed use shall be developed and commence operation.**
- 12. A limit on total duration of use or on the term of the permit, or both.**
- 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.**

**Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2018-05 is hereby approved, with Findings 1-11 and Conditions 1-3.

**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.

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Date

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Chair, Don Stead

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Date

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City Planner, Rick Abboud

#### NOTICE OF APPEAL RIGHTS

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---

Date

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Travis Brown, Planning Technician

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

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

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





# City of Homer

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## Planning

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(p) 907-235-3106

(f) 907-235-3118

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, AICP  
DATE: June 6, 2018  
SUBJECT: Staff report PL 18-34, City Planner's Report

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### City Council 5.29.18

Resolution 18-049, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for the Greatland Street Extension Project 2018 to a Firm of Clark Management of Anchor Point, Alaska, in the Amount of \$597,078.73 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Resolution 18-055, A Resolution of the City Council of Homer, Alaska Approving a Twenty-Six Month Sublease at the Homer Airport Terminal, Consisting of Ticket, Office Area #110 and Baggage Areas for Peninsula Airways, Inc., and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption.

ADOPTED with discussion.

City Clerk Jacobsen announced absentee in person voting for the June 26th special election opens Monday, June 11th and applications to receive a ballot by mail, email, or fax are available at the City Clerk's office and on the City Clerk web page.

### 6.11.18

Ordinance 18-12(A) An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.5.325, Standards for Recreational Vehicles in the Marine Commercial District and Marine Industrial District. Erickson. Introduction March 12, 2018, Refer to Advisory Planning Commission March 27, 2018, Public Hearing and Second Reading April 23, 2018.

Ordinance 18-29, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2018 Capital Budget by Appropriating up to \$5,200 from the Homer Accelerated Roads and Trails (HART) Fund for the Professional Design of an ADA Accessible Trail on City of Homer property known as Lot 7-A Nils O Svedlund Subdivision, (KPB Parcel #17719234) and Kachemak Heritage Land Trust (KHLT) property known as Lot 16 A-1 Nils O

Svedlund Subdivision (KPB Parcel #17719231). Mayor. Recommended dates Introduction May 29, 2018 Public Hearing and Second Reading, June 11, 2018.

**Appeal**

I have been spending time writing briefs to defend the Commission's decision on CUP 18-02 for the reduction in setback on Pioneer Ave. This matter is scheduled to be heard by a hearing officer from the Alaska Office of Administrative Hearings on June 15, 2018 at 2:00 p.m. in the Homer City Council Chambers.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

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### Staff Report 18-35

TO: Homer Advisory Planning Commission  
FROM: Julie Engebretsen, Deputy City Planner  
THROUGH: Rick Abboud, City Planner  
DATE: June 6, 2018  
SUBJECT: Homer Spit Properties 2018 Replat Preliminary Plat

**Requested Action:** Recommend approval of the preliminary plat, vacating common lot lines to create two large parcels

### General Information:

Applicants:	Homer Spit Properties LLC 237 E Fireweed Ln STE 200 Homer, AK 99603	Kenton Bloom Seabright Survey + Design 1044 East Road, Ste A Homer, AK 99603
Location:	Homer Spit Road, between Louie's Lagoon and the fishing hole.	
Parcel ID:	18103009, 18103026, 10103028, 18102017, 18103011	
Size of Existing Lot(s):	5.4, 5.52, 14.5, 26.96 and 27.12 acres	
Size of Proposed Lots(s):	20.354 and 58.273 acres	
Zoning Designation:	Marine Industrial District	
Existing Land Use:	RV park, barge basin, laydown yard/port staging, boat storage	
Surrounding Land Use:	North: Conservation Lands, Kachemak Bay South: Homer Spit Road, Beach, Kachemak Bay East: Kachemak Bay West: Homer Spit Road, Beach, Kachemak Bay	
Comprehensive Plan:	2011 Homer Spit Plan, Goal 2.1, Enhance and protect the Spit's critical role in regional mariner transportation. Prioritize transportation and land use decisions to support waterfront dependent activities.	
Wetland Status:	This area has not been mapped for wetlands.	
Flood Plain Status:	Floodplains present; see map attachment.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 5 property owners of 21 parcels as shown on the KPB tax assessor rolls.
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**Analysis:** This subdivision is within the Marine Industrial District. This plat vacates common lot lines and results in two large lots. One lot would contain all of the Heritage RV Park, and the other lot would include the barge basin and marine operations of the English Bay Corporation.

#### Block Length

Under Kenai Peninsula Code 20.30.170, "Blocks shall not be less than 330 feet or more than 1,320 feet in length...." Code goes on to require a minimum of 800 feet along state maintained roads, which would include the Homer Spit Road. Staff recommends an exception to the maximum block length requirement. This particular plat is on Homer Spit, which is a long, narrow strip of land. Public right of way through the subdivision would not create access to lands beyond the subdivision; only tidal areas lay beyond the subdivision. Further, this is an industrial site that does not lend itself to the need for the public to travel within or through the property. **Staff recommends** an exemption from KPB 20.30.170.

#### **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 this requirement. Dedicate a 15 foot utility easement along the Homer Spit Road boundary of lot 2-A-1, former Government Lot 4.

- 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. The vicinity map does not appear to correctly depict the properties included in the plat. **Staff recommends** correcting the vicinity map.

- 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 identifies mean high water. A plat note addresses flood plains. Update the flood plain note with current information. See staff recommendation.

- 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:**

1. Provide the 15' utility easement fronting Homer Spit Road on Lot 2-A-1

**Fire Department Comments:** Reviewed the plat and had no comments.

**Staff Recommendation:**

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

1. Correct the vicinity map to include all the lands within this action.
2. Correct plat note 8 to refer to the current published flood map. "This subdivision lies within a flood hazard zone. See Firm Panel 02122C2177E, dated October 20, 2016. Contact the City of Homer prior to development activities."
3. Support the exemption of this subdivision from the requirements of 20.30.170, block length requirements.
4. Dedicate a 15-foot utility easement along the Homer Spit Road on lot 2-A-1.

**Attachments:**

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



RE-ESTABLISHED POSITION OF THE C1/4 SECTION 27 AS PER STATE OF ALASKA DOT&PF RIGHT-OF-WAY MAP, ALASKA PROJECT HOMER SPIT PATHWAY TEA-021-1(45).

#### NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM GPS STATIC OBSERVATIONS TAKEN ON THE MONUMENT POSITIONS AS SHOWN ON THIS PLAT. NAD83 ALASKA STATE PLANE GRID COORDINATES OBTAINED ON THE NGS PUBLISHED VALUES FOR USC&GS TRISTATION "HOMAIR". TRUE BEARINGS AND DISTANCES WERE DETERMINES BY ROTATING AND SCALING FROM GRID USING USC&GS TRISTATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATION GRID INVERSE AZIMUTHS -1°17'13". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USC&GS TRISTATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.
2. THE FRONT 40 FEET AS DEPICTED ALONG THE RIGHT-OF-WAY IS AN EXISTING UTILITY EASEMENT. 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. THESE LOTS WILL BE SERVED BY CITY OF HOMER WATER AND SEWER.
4. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&PF RIGHT-OF-WAY MAP, ALASKA PROJECT HOMER SPIT PATHWAY TEA-021-1(45).
5. PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE PARENT PLATS AND THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
7. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
8. THIS SUBDIVISION LIES WITHIN A FLOOD HAZARD ZONE (ZONE VE WITH COASTAL FLOOD VELOCITY HAZARD WAVE ACTION). BASE FLOOD ELEVATION IS 18 FEET AS DETERMINED ON FIRM PANEL 0201070005A, DATES JUNE 16, 1999.
9. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
10. SET A SELF-IDENTIFYING 2" ALUMINUM CAP AT ALL LOT CORNERS AND ROW POINTS OF CURVATURE FOR THIS SURVEY (UNLESS OTHERWISE NOTED).

#### WASTEWATER DISPOSAL

PLANS FOR THE WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPT. 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

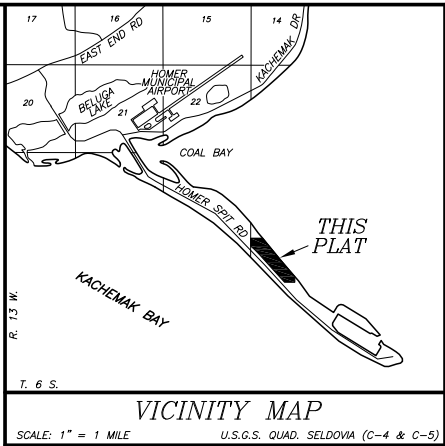
#### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	0°21'45"	5809.58'	746.52'	N 45°51'15" W	746.00'
C2	01°46'43"	5809.58'	180.34'	N 43°03'45" W	180.33'
C3	05°35'02"	5809.58'	566.18'	N 46°44'37" W	565.95'
C4	03°33'57"	11379.16'	708.20'	N 43°57'22" W	708.09'
C5	01°32'43"	11379.16'	306.92'	N 42°56'45" W	306.91'
C6	02°01'14"	11379.16'	401.28'	N 44°43'44" W	401.26'

#### LEGEND

- ⊕ FND 3-1/4" ALCAP MON (7538-S, 2001) RECOVERED THIS SURVEY
- FND 5/8" REBAR W 2" ALCAP 7538-S, 2001
- RECORD CORNER POSITION AS NOTED
- FND 5/8" x 30" REBAR W 2"ALCAP 7968-S, 2007 (HM 2007135)
- ⊕ FND ADH BRASS CAP C/L MONUMENT IN CASE

SCALE 1" = 200'



#### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

AUTHORIZED REPRESENTATIVE  
HOMER SPIT PROPERTIES, LLC  
237 E FIREWEED LN STE 200  
ANCHORAGE, AK 99503

#### NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2018  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



HOMER RECORDING DISTRICT KPB FILE No. 2018-XXX

#### HOMER SPIT PROPERTIES 2018 REPLAT

A REPLAT OF GOVERNMENT LOTS 2, 3, 4 AND 5 LYING NORTHEAST OF HOMER SPIT RIGHT-OF-WAY, LOT 1-A HOMER HOCKEY ADDITION HM 2007-35, SECTION 35 AND LOT 1-A LOUIE'S LAGOON HM 2001-08 SECTION 26 LOCATED WITHIN T. 6 S., R. 13 W., SEWARD MERIDIAN, WITHIN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 78.627 ACRES

OWNER: HOMER SPIT PROPERTIES, LLC  
237 E FIREWEED LN STE 200  
ANCHORAGE, AK 99503

#### SEABRIGHT SURVEY + DESIGN

1044 EAST ROAD, SUITE A  
HOMER ALASKA 99603  
(907) 235-4247 (and fax)  
seabrightz@yahoo.com

DRAWN BY: K.K. DATE: APRIL 2018 SCALE: 1" = 200'  
CHK BY: K.B. JOB #2018-05 SHEET 1 OF 1







**SEABRIGHT SURVEY + DESIGN**

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

May 5, 2018

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

**RE: Homer Spit Properties 2018 Replat**

To Whom It May Concern:

Seabright Survey + Design is pleased to submit the preliminary plat for the  
Homer Spit Properties 2018 Replat,

We are providing you with a check for \$300.00 for platting review fees and two full size  
copies. Please find the PDF 11"x17" in an email for your review. We look forward to  
working with the City of Homer on this project within city limits. Thank you for your  
consideration. Please call with any questions or concerns.

Cordially,



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

**RECEIVED**

MAY 05 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:

### **Homer Spit Properties 2018 Replat Preliminary Plat**

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, June 06, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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

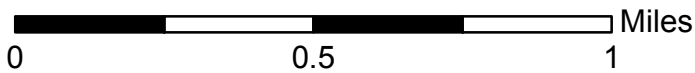
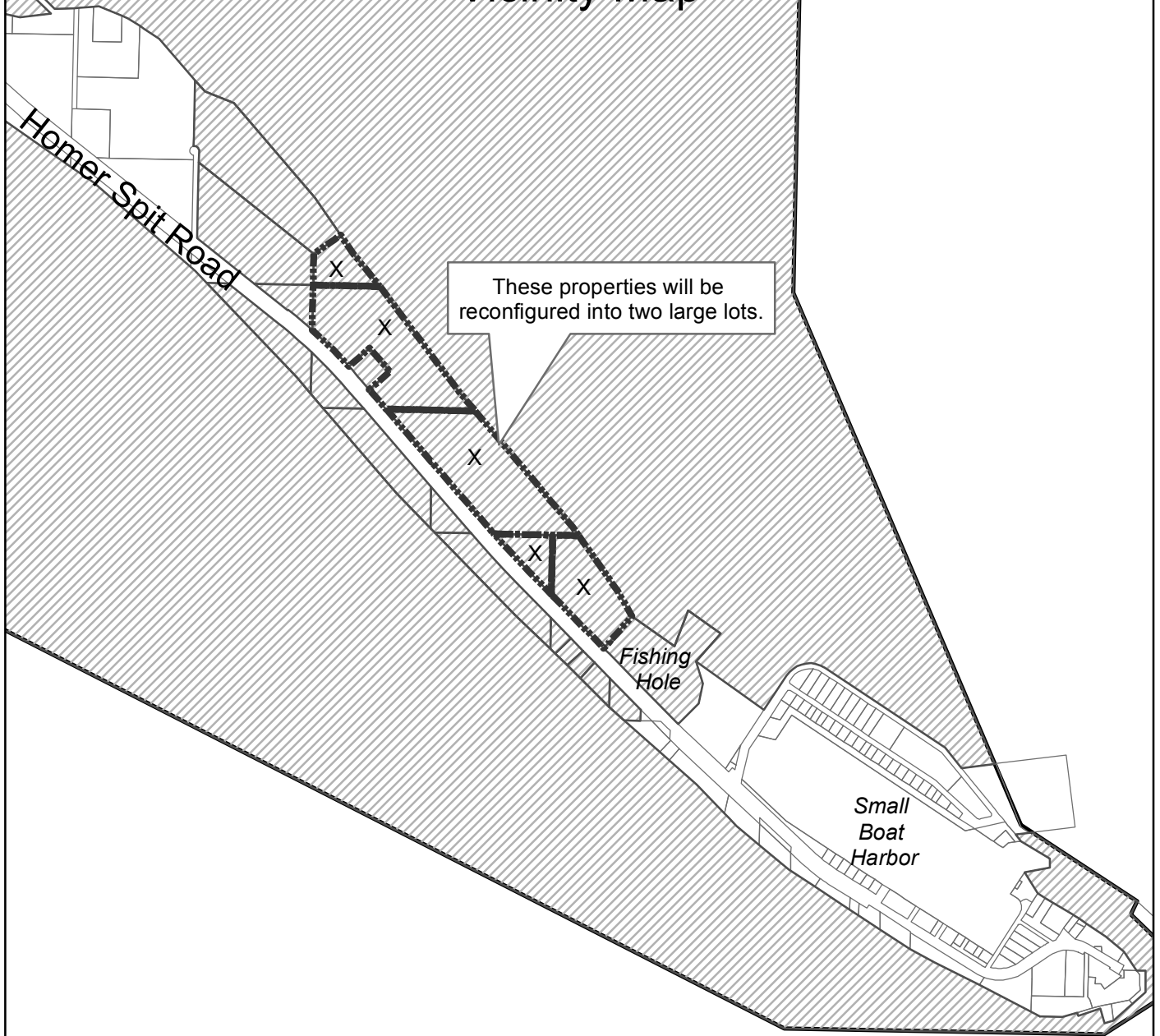
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

**VICINITY MAP ON REVERSE**

# Vicinity Map



City of Homer  
Planning and Zoning Department  
May 22, 2018

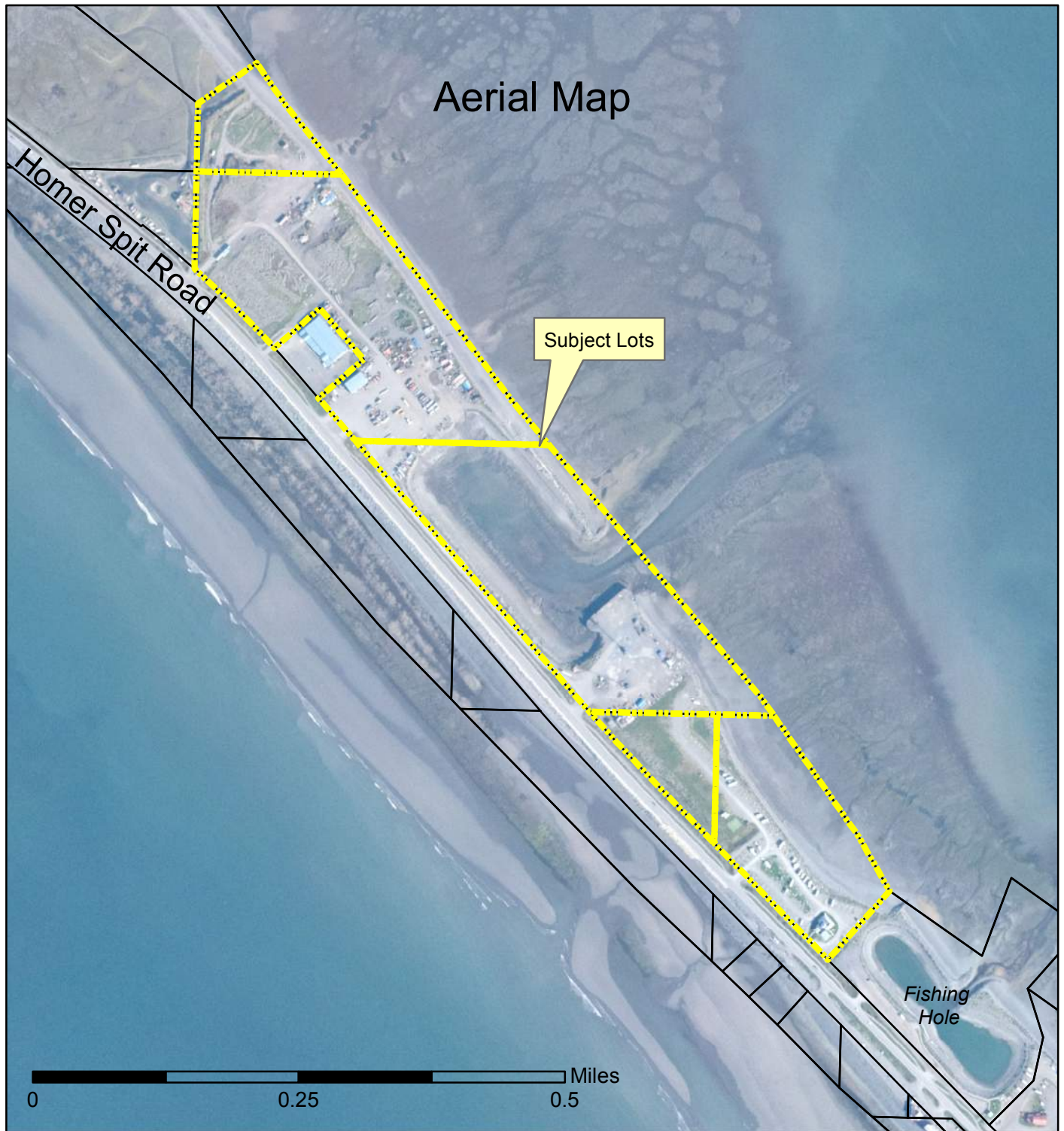
## Homer Spit Properties 2018 Replat Preliminary Plat

Marked lots are within 500 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.





City of Homer  
Planning and Zoning Department  
May 22, 2018

## Homer Spit Properties 2018 Replat Preliminary Plat



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# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report PL 18-36

TO: Homer Advisory Planning Commission  
FROM: Julie Engebretsen, Deputy City Planner  
THROUGH: Rick Abboud, City Planner  
DATE: June 6, 2018  
SUBJECT: Stream Hill Park 2018 Replat Preliminary Plat

**Requested Action:** Approval of preliminary plat to shift common lot lines, and create three new residential lots.

### General Information:

Applicants: Peter Crimp  
Paula Cullenberg  
6743 E 140<sup>th</sup> AVE  
Anchorage, AK 99516  
Stream Hill Park  
Homeowners Association  
PO Box 3023  
Homer, AK 99603  
Geovera LLC, Steve Smith  
PO Box 3235  
Homer, AK 99603

Location:	North end of Craftsman Road, north of East End Road
Parcel ID:	17902156, 17902513, 17902161
Size of Existing Lot(s):	16.51, 7.45, 11.28 acres
Size of Proposed Lots(s):	Private Park tracts A-1 and D-1, 7.296 and 16.341 acres, residential lots: Tract J-1 1.562 acres. Tract J-2 2.708 acres, J-3 6.275 acres, J-4 0.869
Zoning Designation:	Rural Residential District
Existing Land Use:	Vacant and private subdivision park
Surrounding Land Use:	North: Residential, Alaska Bible Institute South: Private subdivision park, vacant, residential East: Vacant/Residential West: Vacant
Comprehensive Plan:	Goal 5 Objective B "Maintain the availability of lands designated for rural residential use..." Implementation 2: "Allow for

	continued infill of these areas, consistent with the general goal of retaining the predominantly rural character.”
Wetland Status:	No mapped wetlands present. The ravines may contain creeks.
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 65 property owners of 59 parcels as shown on the KPB tax assessor rolls.

**Analysis:** This plat is within a subdivision that originally had three phases, circa 2005. The first two phases were platted and built, and the third phase was never platted nor completed. During phase two, Tracts A, C and D were created, and are private subdivision parks owned by the Stream Hill Park Homeowners Association. The third development phase was to include the development of Tract J, creating approximately 24 residential lots, and road dedication to the large tract to the west. The current land owner purchased Tract J in 2016. Rather than build a road and create 24 lots, the new owner would like to build a cul de sac and create four home sites.

This plat accomplishes two things. First, the existing Tract J is subdivided to create a total of four residential home sites. Second, land area is traded between the owner of Tract J, and the Stream Hill Park Homeowners association. The two parties have been working for over a year on a solution to an existing trail encroachment. This land trade solves the encroachment issue.

#### **Access (see area map)**

There are two items about this subdivision that will require an exemption from Kenai Peninsula Borough Code: 20.30.100 cul de sac length, and 20.30.030 access to an adjacent parcel. The authority to grant an exemption lies with the Kenai Peninsula Planning Commission, however it is helpful during the Borough review if the HAPC has reviewed the issues and has the opportunity to comment. City staff are not experts on Borough code. The items below are provided so the HAPC may make comments if desired.

#### **Cul-de-sac length**

KPB 20.30.100 does not allow for a cul-de-sac longer than 1000 feet. Craftsman Road is much longer than this distance. Due to the terrain and extensive private park lands surrounding the Stream Hill Park Subdivision, **staff recommends** the Commission support an exception to the cul-de-sac maximum length requirement.

#### **Through streets and access to large neighboring tracts**

KPB 20.30.030(a) requires right of way dedications to provide for the continuation of streets in surrounding areas, and to provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicles traffic shall be considered in street layout.



When the original phased subdivision was proposed, the HAPC approved a version with a platted through street to the west. The concept was that there should be a through street, or at least the possibility for a connection, for emergency service response. Years later, the through street has not been platted or constructed. There is a large gully that would need to be crossed in order to build a road to the west, and this access would only provide a route to a small portion of the western lot – KPB parcel 17902005 (see map). There is a really large ravine running through that property. It appears there is alternate access to parcel 17902005 at the southwest corner –accessed via East Hill Road and Latham Ave. See attached plat, Alm Subdivision No 2. The lower southwest portion of the lot seems to be the most developable part of the property, as the remainder is generally very steep, with multiple ravines and gullies. **Staff Recommends** an exception to KPB 20.30.030.

#### **Homer City Code 22.10.051 Easements and rights-of-way**

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

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

**Staff Response:** The address for the Stream Hill Park Homeowners Association should be added.

- 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. This information is on file with the City. No extension of mainline water or sewer services will be needed to serve tracts J 1 through J-4.

- 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. Public Works has reviewed the cu de sac dedication and it will meet city road standards.

- 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 phased construction is proposed.

**Public Works Comments:**

1. Based on the topography and the low density nature of the large parcel to the west; access to the parcel should come from the 30' road easement along the north edge of Lot 1-A, Alm Subdivision No. 2, providing access to the lower developable portion of the parcel.
2. An installation agreement will need to be in place- water and sewer services to be provided to Tracts J-1, J-2, J-3 and J-4. The dedicated cul-de-sac will need to be constructed to city road standards.

**Fire Department Comments:** Reviewed the plat and had no comments.

**Staff Recommendation:**

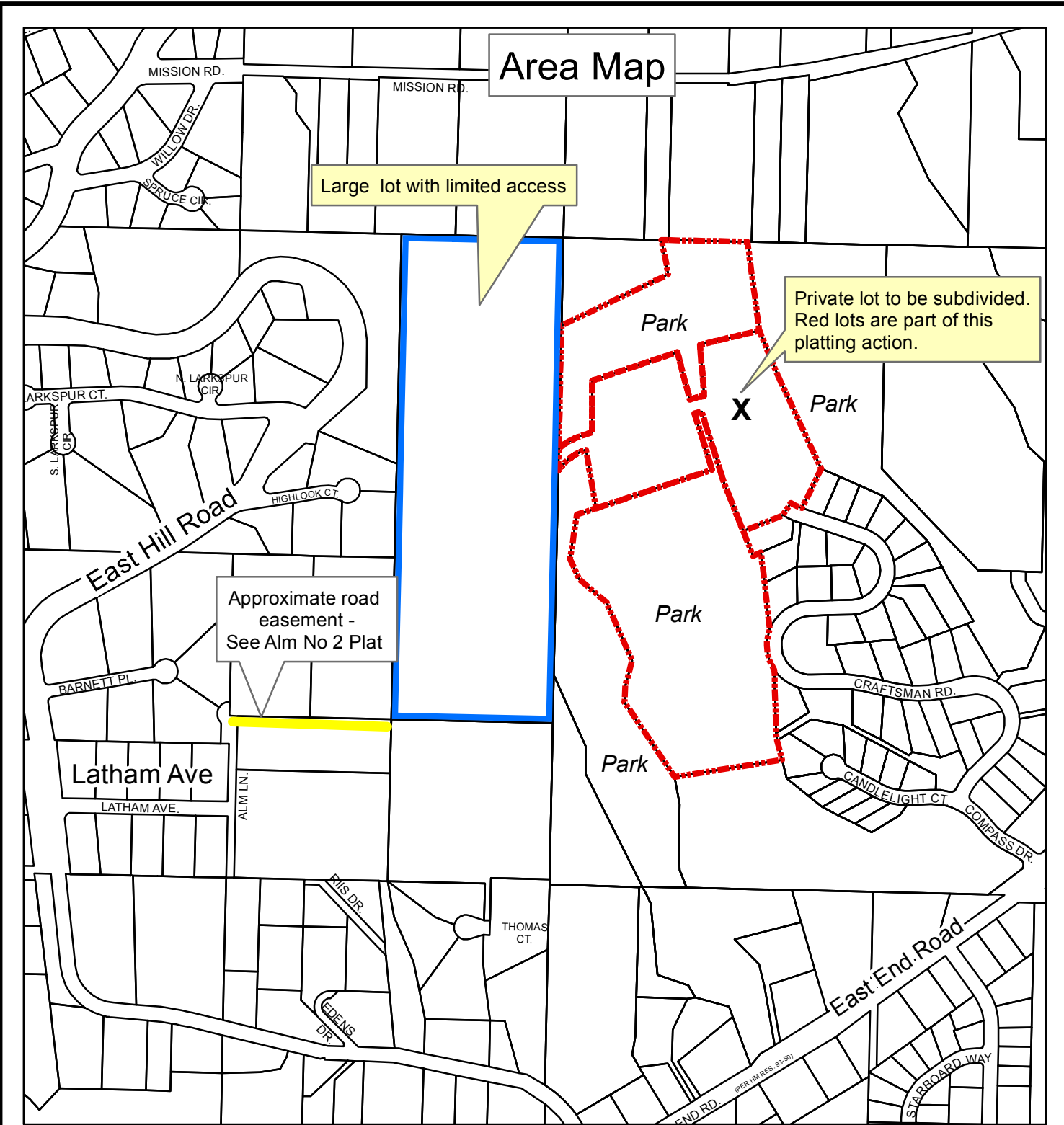
Planning Commission recommend approval of the preliminary plat with the following comments:

1. Support an exception to the cul-de-sac length requirements of KPB 20.30.100.
2. Support an exception to KPB 20.30.030, and not provide constructed or platted access to KPB #17902005.

**Attachments:**

1. Area Map

2. Hillshade Map
3. Preliminary Plat
4. Surveyor's Letter
5. Public Notice
6. Aerial Map
7. Stream Hill Park preliminary plat, 9/7/05 version
8. Alm Subdivison No. 2 Plat



City of Homer  
Planning and Zoning Department

May 22, 2018

## Stream Hill Park 2018 Replat Preliminary Plat

0 250 500 Feet



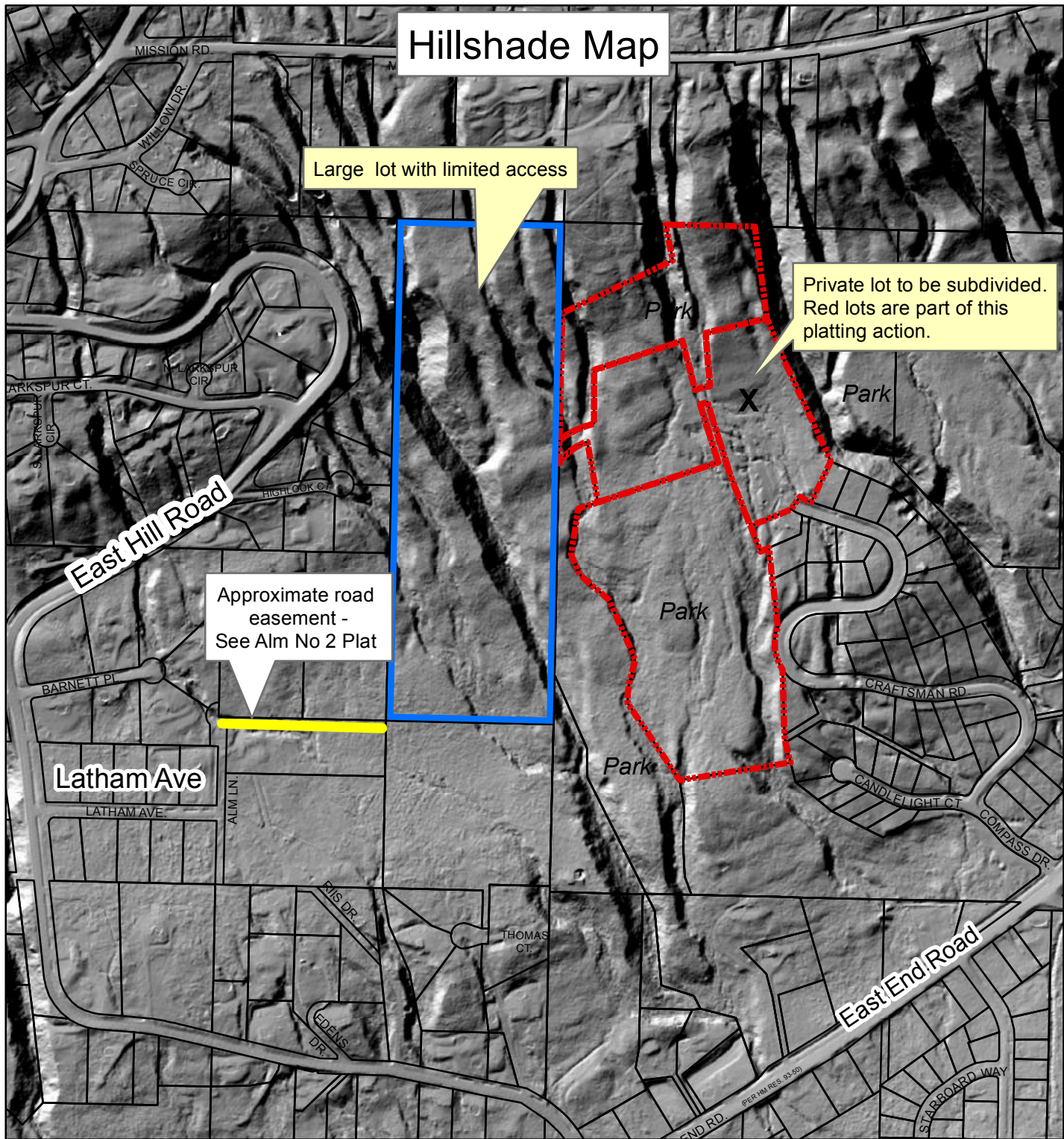
**Disclaimer:**  
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

# Hillshade Map

Large lot with limited access

Private lot to be subdivided. Red lots are part of this platting action.

Approximate road easement - See Alm No 2 Plat



City of Homer  
Planning and Zoning Department  
May 22, 2018

## Stream Hill Park 2018 Replat Preliminary Plat

0 250 500 Feet



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# NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY COLLECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID T0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-1^{\circ}17'13.4''$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR"  $N=100,000$   $E=100,000$ . ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

5. THE 15' ADJACENT TO THE STREET ROW (CUL-DE-SAC) IS A UTILITY EASEMENT. 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.

6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

8. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS CONTAINED WITHIN U.S. ARMY CORPS OF ENGINEERS PERMIT NO. POA 2006-219.

9. WASTEWATER DISPOSAL: TRACTS A-1 AND D-1 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.

10. WASTEWATER DISPOSAL TRACTS J-1, J-2, J-3 AND J-4: THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

11. AMENDED MASTER DECLARATION AND OTHER GOVERNING DOCUMENTS RECORDED AS 2015-001644-0, STREAM HILL PARK SUBDIVISION, 309-HOMER, (AMENDING ORIGINAL DOCUMENT 2006-005066-0, STREAM HILL PARK SUBDIVISION, 309-HOMER).

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	14°38'00"	170'	43.42'	N 65°32'01" W	43.30'
C2	55°12'12"	180'	173.43'	S 7°23'08" E	166.80'
C3	38°23'00"	220'	147.38'	S 47°09'20" W	144.64'
C4	44°24'55"	20'	15.50'	N 36°00'33" W	15.12'
C5	75°58'10"	50'	66.30'	N 51°47'11" W	61.55'
C6	23°34'41"	50'	20.58'	S 78°26'23" W	20.43'
C7	23°34'41"	50'	20.58'	S 54°51'42" W	20.43'
C8	145°42'17"	50'	127.15'	S 29°46'48" E	95.55'
C9	44°24'55"	20'	15.50'	S 80°25'29" E	15.12'

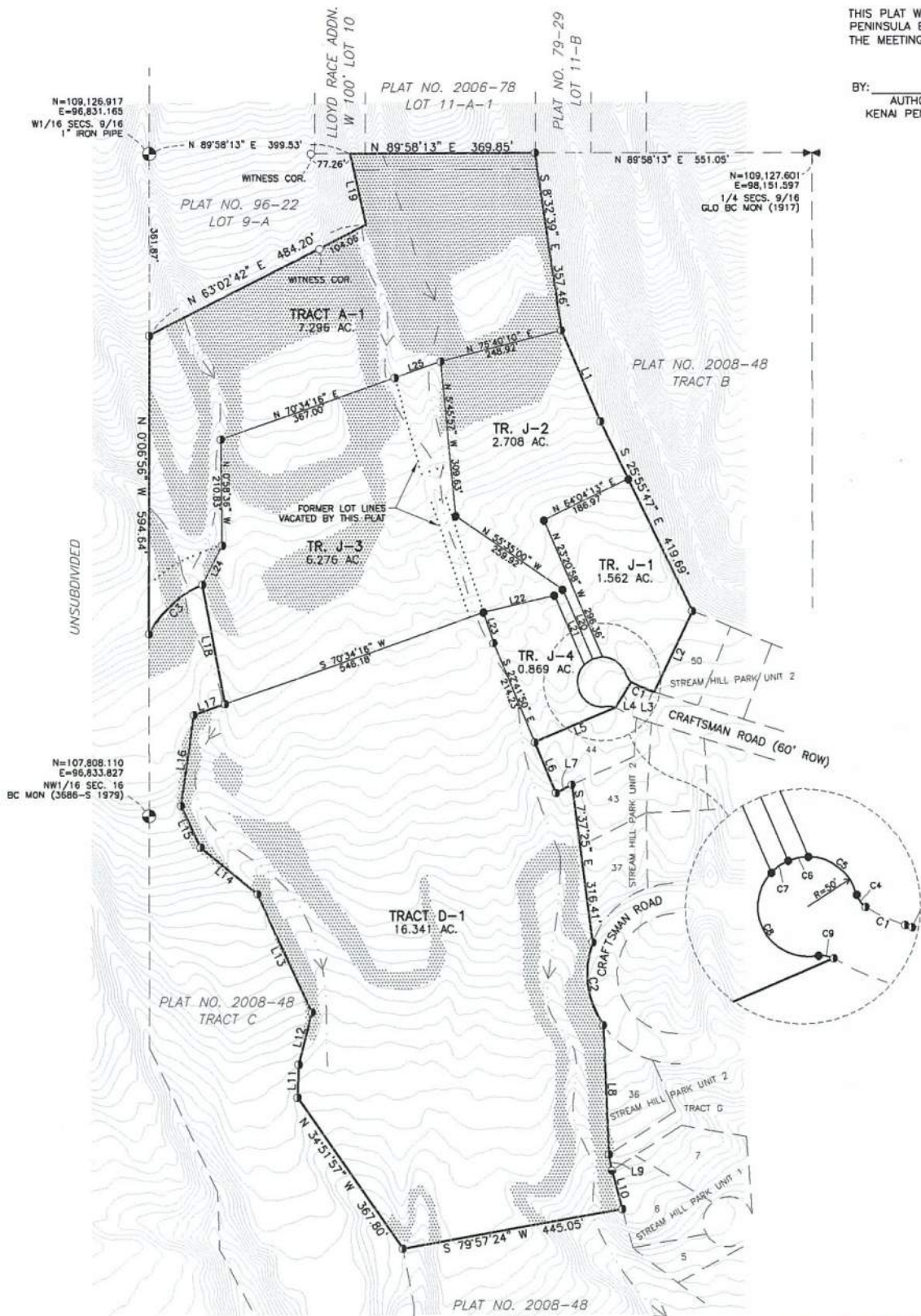
## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°25'57" E	197.81'
L2	S 24°49'08" W	178.09'
L3	N 72°51'01" W	7.32'
L4	S 31°46'59" W	60.00'
L5	S 66°48'02" W	174.50'
L6	S 22°41'50" E	109.15'
L7	N 63°02'31" E	35.49'
L8	S 2°41'36" E	257.66'
L9	S 9°56'24" E	32.67'
L10	S 15°19'14" E	79.77'
L11	N 1°49'02" E	65.77'
L12	N 14°09'04" E	106.80'
L13	N 24°41'34" W	259.18'
L14	N 50°41'26" W	147.32'
L15	N 25°02'39" W	91.46'
L16	N 7°54'58" E	182.20'
L17	N 70°34'16" E	65.69'
L18	N 10°47'47" W	242.15'
L19	N 12°57'01" W	146.32'
L20	N 23°20'58" W	150.00'
L21	N 23°20'58" W	150.00'
L22	S 76°55'55" W	145.48'
L23	S 18°27'18" E	64.70'
L24	N 26°46'29" E	87.56'
L25	N 70°29'01" E	96.96'

## LEGEND

- INDICATES 1917 GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED AS SHOWN
- INDICATES REBAR WITH 2" ALCAP (5780-S, 1996) RECOVERED THIS SURVEY
- INDICATES REBAR WITH 2" ALCAP (5780-S, 2006) RECOVERED THIS SURVEY
- INDICATES REBAR WITH 2" ALCAP (7968-S, 2008) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2018) SET THIS SURVEY

INDICATES SLOPES EXCEEDING 20%



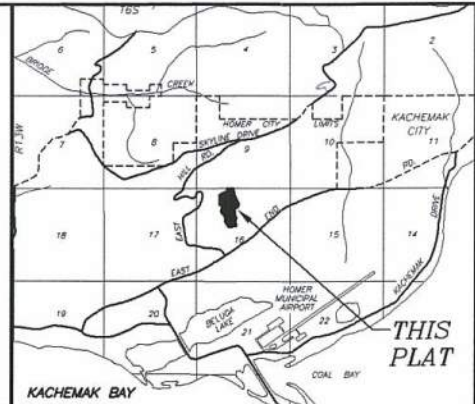
## PLAT APPROVAL

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

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=150'



## VICINITY MAP

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

## CERTIFICATE OF OWNERSHIP

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

PAULA J. CULLENBERG  
6743 E. 140TH AVENUE  
ANCHORAGE, AK 99516  
TRACT J

PETER M. CRIMP  
6743 E. 140TH AVENUE  
ANCHORAGE, AK 99516  
TRACT J

STREAM HILL PARK HOMEOWNERS ASSOCIATION  
APPROVED PER AS 34.08.200  
TRACT A AND TRACT D

## NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
STREAM HILL PARK HOMEOWNERS ASSOCIATION

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: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_



HOMER RECORDING DISTRICT KPB FILE No. 2018-???

## STREAM HILL PARK 2018 REPLAT

THE REPLAT OF TRACTS A, D AND J  
STREAM HILL PARK UNIT 2  
AS SHOWN ON PLAT No. 2008-48 HRD  
LOCATED WITHIN THE E1/2 NW1/4, SEC 16,  
T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA  
BOROUGH, KACHEMAK CITY, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 35.236 ACRES

## GEOVERA, LLC

PO BOX 3235  
HOMER ALASKA 99603  
(907) 399-4345  
EMAIL: scsmith@gci.net

DRAWN BY: SC5 DATE: APRIL 2018 SCALE: 1" = 150'  
CHK BY: SC5 JOB #18-22 SHEET 1 OF 1

RECEIVED

MAY 15 2018

CITY OF HOMER  
PLANNING/ZONING









Geovera, LLC

PO Box 3235 • Homer, Alaska 99603 • (907) 399-4345 • scsmith@gci.net

RECEIVED

MAY 15 2018

May 15, 2018

City of Homer  
Planning Department  
Julie Engebretsen, Deputy City Planner  
491 E. Pioneer Ave.  
Homer, Alaska 99603

CITY OF HOMER  
PLANNING/ZONING

RE: Stream Hill Park 2018 Replat

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Stream Hill Park 2018 Replat.

This plat creates four lots on existing Tract J. All four lots have access to the Craftsman Road right-of-way by way of the dedication of a cul-de-sac at the end of the existing platted road.

The owner is coordinating with the public works department to construct a cul-de-sac to city standards. There is an existing sanitary sewer and a water main that extend into the proposed cul-de-sac. Water and sewer services will be extended to the four lots.

The Stream Hill Homeowner's Association wants to swap the two fingers of land that extend into Tract J from Tract A and Tract D for the 60 foot wide strip of land on Tract J that extends to the west boundary of the property, which would be combined into Tract A. That brings Tracts A and D into the plat.

As we discussed, that 60 foot wide strip of land was part of the proposed phase 3 right-of-way that extended from the end of the existing Craftsman Road right-of-way to the western boundary of the property. That proposed dedication was intended to provide legal access to the land locked parcel to the west. However, the access would not have been functional. The originally proposed right-of-way extension crosses a 25 foot deep, 120 foot wide gulley which would provide access to an area on the adjoining parcel that mostly exceeds 20 percent in grade. KPB 20.30.030 (A) states that "dedications must provide reasonable means of ingress for surrounding acreage tracts".

The city would have to make a determination that the 30 foot road easement along the north edge of Lot 1-A, Alm Subdivision No. 2, that terminates at the southwest corner of the land locked parcel could potentially provide legal access to the lower (developable) portion of the parcel. If the lots to the north of Alm Subdivision No. 2 are subdivided in the future, a 30 foot adjoining right-of-way dedication would provide legal access to the southwest corner of the land locked parcel.

The borough would have to grant an exception to not extend the right-of-way to the west boundary and to terminate with a cul-de-sac on a road whose length is longer than 1000 feet. The Homer planning commission would have to clearly address those issues in its meeting.

Please let me know if you have any questions. You can reach me at any time at (907) 399-4345.  
Thanks!

Sincerely,

Stephen C. Smith P.L.S.

## 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:

### **Stream Hill Park 2018 Replat Preliminary Plat**

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, June 06, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

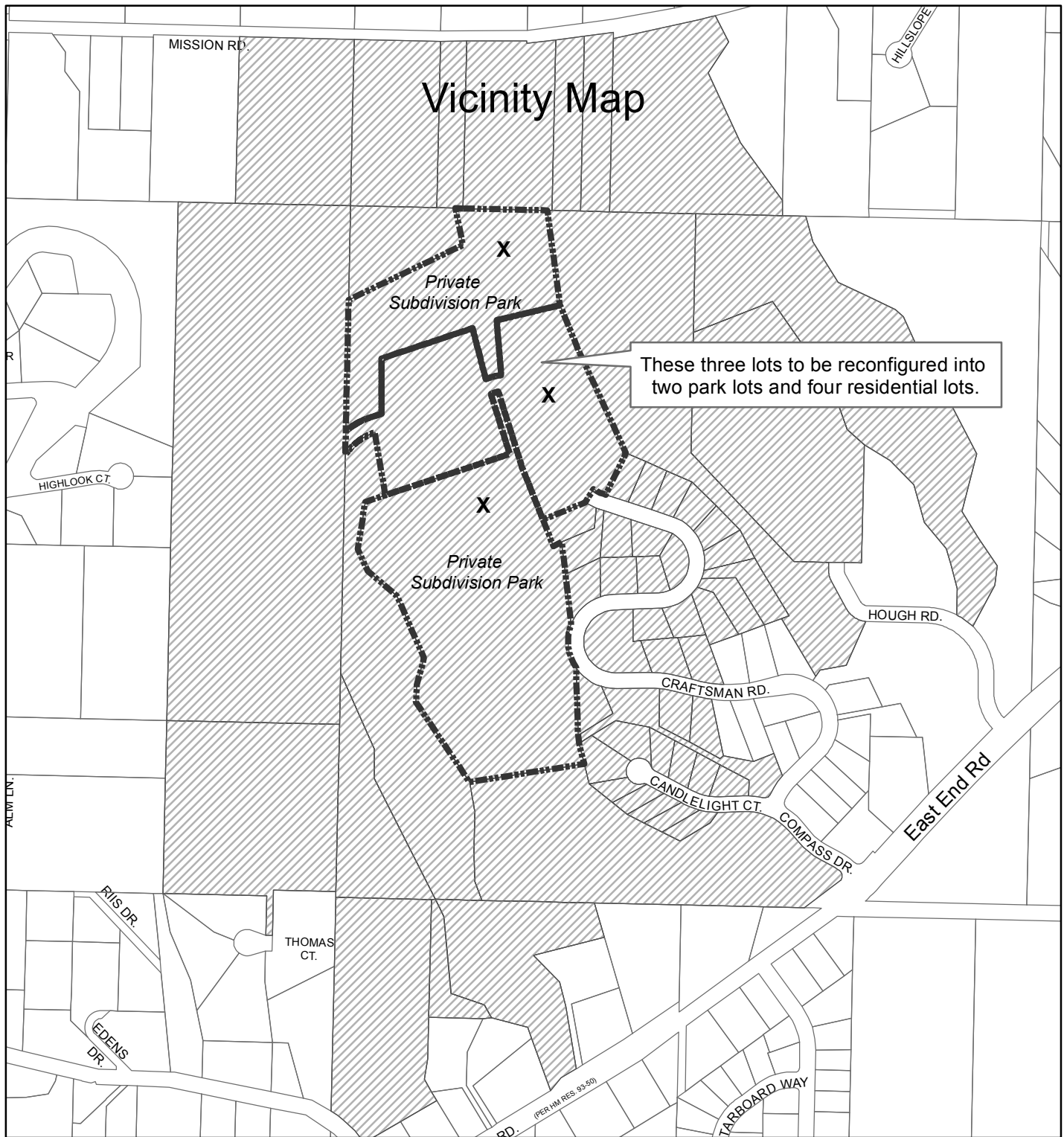
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

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

.....

**VICINITY MAP ON REVERSE**



City of Homer  
Planning and Zoning Department

May 22, 2018

## Stream Hill Park 2018 Replat Preliminary Plat

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

0 250 500 1,000 Feet

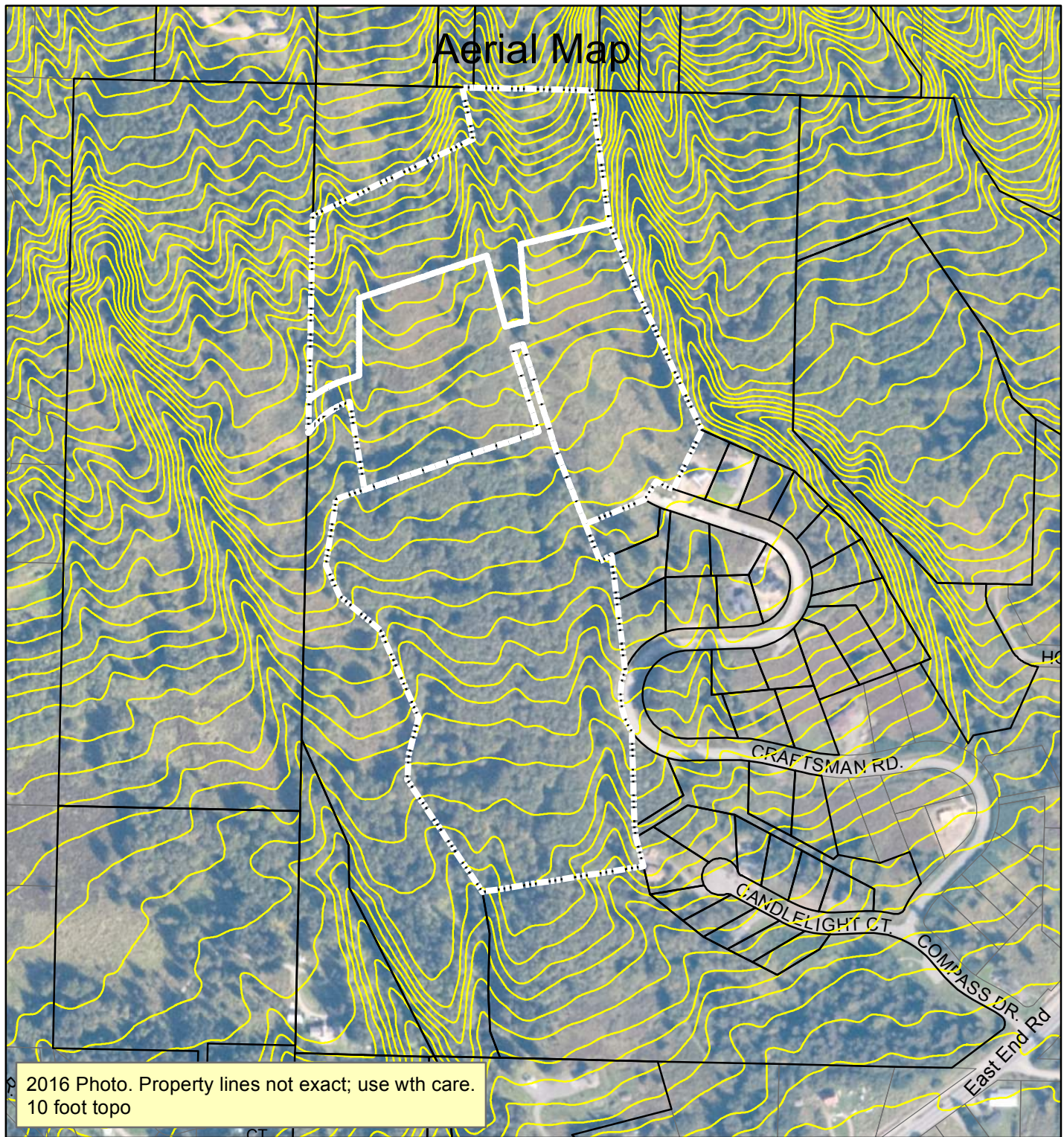


*Disclaimer:*  
It is expressly understood the City of  
Homer, its council, board,  
departments, employees and agents are  
not responsible for any errors or omissions  
contained herein, or deductions, interpretations  
or conclusions drawn therefrom.









City of Homer  
Planning and Zoning Department

May 22, 2018

## Stream Hill Park 2018 Replat Preliminary Plat

0 250 500 Feet



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



Ownership Certificate

We hereby certify that we are the owners of the real property shown and described herein and that we have adopted the plan shown and by our free consent declare of right-of-way to public use and grant of easement to the use shown. We further certify that the Deed of Trust affecting the property does not contain restrictions which would prohibit the subdivision or require signature and approval of the beneficiary.

Darvey L. Leher Date  
PJ Box 356  
Homer AK 99603  
Thomas H. Taffie Date  
PJ Box 356  
Homer AK 99603

Notary's Acknowledgment  
Subscribed and sworn to me before me this \_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_  
for Darvey L. Leher

Notary Public for Alaska  
By Commission Expires \_\_\_\_\_

Notary's Acknowledgment  
Subscribed and sworn to me before me this \_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_  
for Thomas H. Taffie

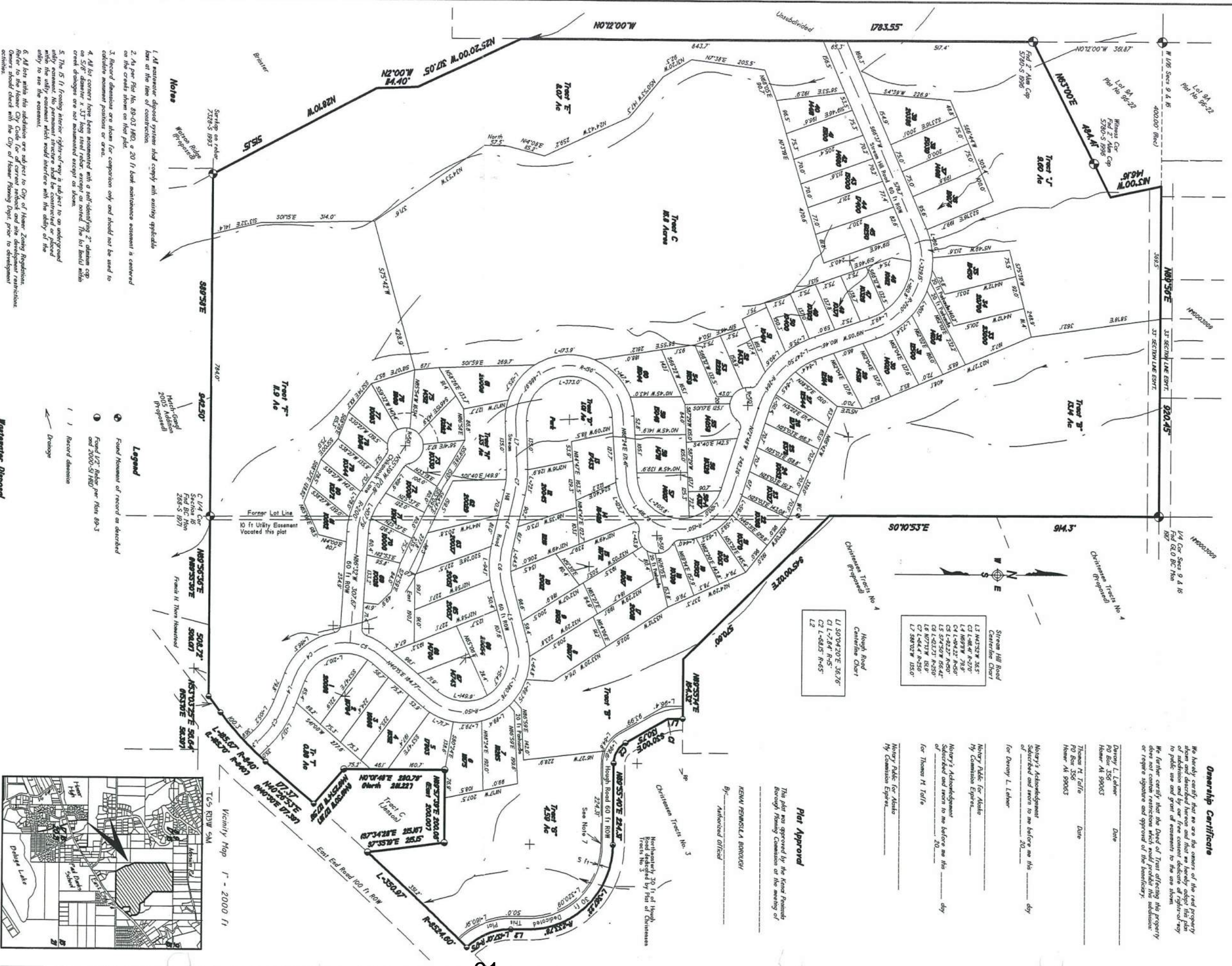
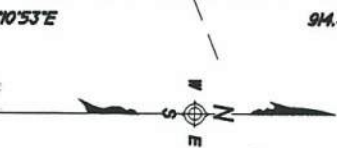
Notary Public for Alaska  
By Commission Expires \_\_\_\_\_

Plot Approval

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

KENAI PENINSULA BOROUGH  
By \_\_\_\_\_  
Authorized Official

Stream Hill Road  
Centerline Chert  
L1 S07°42'0"E 36.76'  
C1 L1-2847 R-55'  
C2 L1-0815 R-65'  
L2



- Notes
1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
  2. As per Plot No. 89-01 HBD, a 20 ft back maintenance easement is centered on the crests shown on this plot.
  3. Record dimensions are shown for comparison only and should not be used to calculate monument positions or area.
  4. All lot corners have been monumented with a self-identifying 2" diameter cap on 5/8" diameter x 33" long steel rebar, except as noted. The lot boundary creek crossings are not monumented except as shown.
  5. The 15 ft fronting historic right-of-way is subject to an underground utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement.
  6. All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Dept. prior to development activities.
  7. The Dashed Line is a Collection of 50 ft wide private road easement recorded in BK 85 Page 350, HBD.
  8. No new direct access to East End Road is permitted without prior approval of the Alaska State Dept. of Transportation.
  9. As per Plot No. 89-03 HBD, there is a 10 ft wide utility easement along the Right-of-Way of East End Road.
  10. WASTEWATER DISPOSAL Tracts B, C, E, F, G, and J are at least 200,000 square feet or named 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.
  11. The location of the ROW of East End Road is based on dimensions from Plot No. 89-03 HBD.
  12. Curve Returns are 20 ft radius unless otherwise noted. Line and Curve chart will be shown on the final plot for all short lines and curve segments.

- Legend
- Found Monument of record as described
  - Found 1/2" Rebar per Plots 89-3 and 2000-S1 HBD
  - Record dimension
  - Drainage

Wastewater Disposal

Plans for wastewater that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.

Engineer License No. Date

Surveyor's Certificate

I hereby certify that I am a Registered Land Surveyor and that this plan represents a survey made by me or under my direct supervision and the monuments shown herein are correctly located. I am not aware of any other divisions and other details are correct to the best of my knowledge.

Date Roger W. Whitoff LS 5780

9/6/05

Being a subdivision of Tract B-2 Christiana Tracts Hough Addition as per Plot No. 2001-57 HBD and Tract A-1 Birch Google 1996 Addition as per Plot no. 96-22 HBD Located within the NW 1/4 and NE 1/4 Section 16, T6S, R35W, S4W within the City of Homer Homer Recording District Alaska Third Judicial District Alaska	
Containing 101.842 Acres, more or less	
Client: Leher/Taffie Homer AK 99603	Surveyor: Roger W. Whitoff, RLS PJ Box 2588 Homer AK 99603
Drawn: BM	File drawings/accepted
Scale: 1"=20' FB 2004-02/FB2005-4	Date: September 6, 2005
Drawn: BM	APR File No. 21905

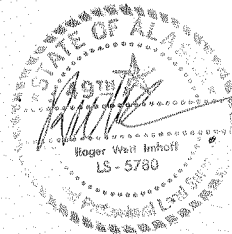




## Surveyors Certificate

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

*Roger W. Imhoff* 1/11/05  
Roger W. Imhoff LS 5780 Date



## Ownership Certificate

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

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

*David P. Taylor* 1/13/05 *Karen M. Taylor* 1/13/05  
Owners of Former Lot 1 Alm Subdivision Amended  
David P. Taylor DATE Karen M. Taylor DATE  
3838 Bartlett St  
Homer AK 99603

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

*Helen A. Alm*  
Owner of Former Lot 2 Alm Subdivision Amended  
Helen A. Alm 1999 Revocable Living Trust  
by Helen A. Alm, Trustee  
PO Box 121  
Homer, Ak 99603

Notary's Acknowledgement  
Subscribed and sworn to me before me this 13th day of Jan 2005

For David P. Taylor and Karen M. Taylor

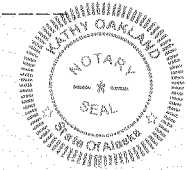
*Lucinda M. Eckert*  
Notary Public for Alaska  
My Commission Expires 3-5-06



Notary's Acknowledgement  
Subscribed and sworn to me before me this 18th day of January 2005

for Helen A. Alm Trustee  
Helen A. Alm 1999 Revocable Living Trust

*Kathy Oakland*  
Notary Public for Alaska  
My Commission Expires 7-10-05

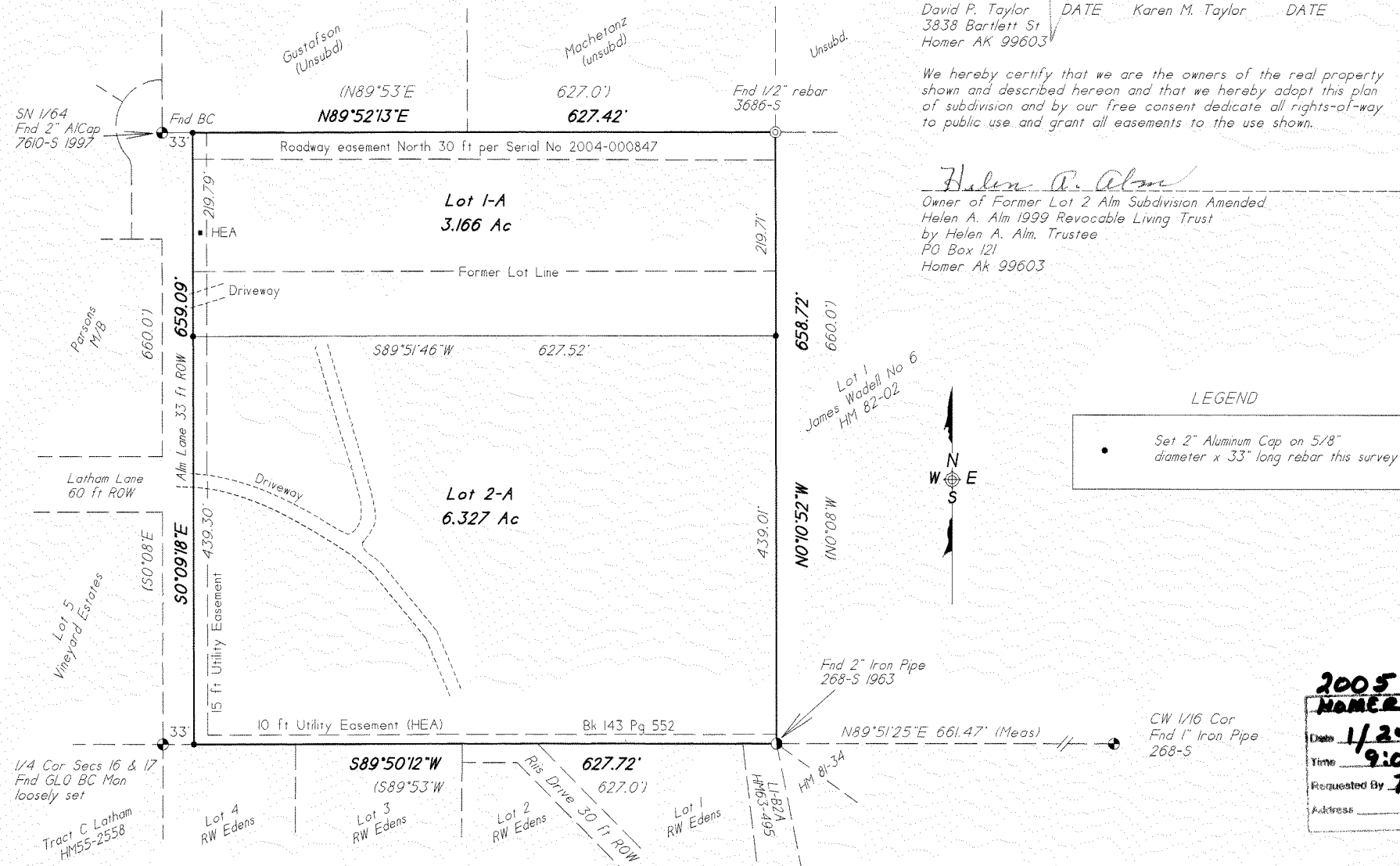


## Plat Approval

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

January 10, 2005  
KENAI PENINSULA BOROUGH

By: *Mary Joell*  
Authorized Official



## Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.

2. All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Parent Plats and the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer prior to development activities.

Owners must obtain a permit for development activities within wetlands area (if any).

3. An easement effecting both former lots for Water Pipeline in favor of the USA was recorded in Bk 5 P325, HRD (no location disclosed).

4. WASTEWATER DISPOSAL: Plans for wastewater that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.

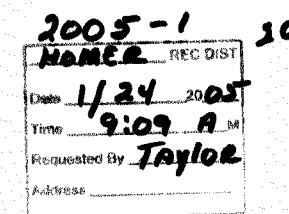
5. Former Lot 2 is effected by that easement granted to the City of Homer per Book 167 Page 539 HRD.

6. Basis of Bearing for this subdivision is GPS observations. Record dimensions of the exterior boundary are shown in parenthesis for reference only.

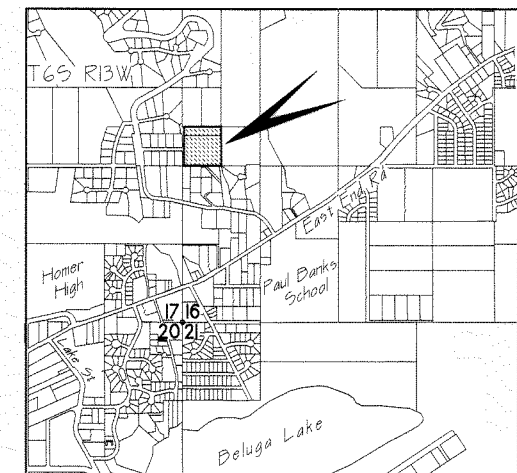
7. The front 10 feet of the 20 ft building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

8. Lot 1-A may be effected by an Agreement with the City of Homer for use of undeveloped ROW and for future assessments per Serial No 2003-004702 HRD.

9. A sewer utility easement effects a portion of former Lot 2 as per Bk167 P542 HRD.



Vicinity Map 1" = 2000 ft



## Alm Subdivision No. 2

Being a subdivision of Lots 1 and 2 Alm Subdivision  
Amended Plat No. 74-2420  
Located within the SW 1/4 SW 1/4 NW 1/4  
Section 16, T6S, R13W, SM,  
within the City of Homer  
Homer Recording District, Third Judicial District,  
Alaska  
Contains 9.493 Acres, more or less

Clients: Alm/Taylor	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603
Drawn: RWI	Date 9-17-04
Scale 1" = 100 ft	File alm no 2vcd
	KPB File No. 2005-005





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report PL 18-37

TO: Homer Advisory Planning Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: June 6, 2018  
SUBJECT: Comprehensive Plan

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### Background

The Commission discussed several issues at the April 18<sup>th</sup> meeting. The minutes of the meeting are attached. The goal of this staff report is to finalize the written descriptions of the districts and the future land use map. Ultimately, the Commission needs to make a motion on a final map.

Follow up from the April 18<sup>th</sup> meeting

- Commission requested clarification on the future zoning change process. Draft plan page 4-4, Goal 1 Objective A addresses this, as does the newly included Appendix. (See *also city code 21.95.020 for the full code on this process*).
- Staff included a hospital district on the map and included a narrative in the new appendix. Essentially, much more public process needs to occur to further flesh out this idea. It is sufficient for this comprehensive plan to identify this as an area and topic that needs further future discussion.
- Changing Rural Residential zoning to Urban Residential where water and sewer are available: Map changes are accomplished via ordinance; again see 21.95.020 for city procedure. It would be helpful to have the new comprehensive plan adopted prior to making very many zoning map amendments.
- Updated pictures will be added as staff time and the growing season allows.
- Page 6-6 sewer system – this information was update in the draft plan. The sewer treatment plan has not changed so capacity statistics are also unchanged. Miles of pipe and number of customers has increased.
- No further public comments have been received.

### Introduction

Staff has made changes to the plan for the Commissions review.

1. Staff recommends removing Page A-2 of the draft plan, Table 12 Existing land use classifications and Zoning Districts, and replace it with the appendix attached to this staff report. This new appendix is what is in the current plan, with some updates noted

in track changes. All the other maps and information in the draft appendix stay! Only Table 12 would be removed.

2. The Land Use Recommendations Map has been updated to include the Hospital District, and reverts to the districts named in the current plan – R-2 Residential, Downtown Mixed Use, and Central Business District.

### **Next Steps- Questions for the Commission to address:**

1. Does the new appendix address the Commission's request for more information about the districts? If not, please bring it up at the meeting, or better yet, email any questions/suggestions to staff ahead of the meeting.
  - **Requested action:** Reach consensus on what the text of the GC1/CBD area between Lake and Heath Streets should say.
2. Land Use map: GC1 in the CBD– Should the map revert to the CBD as discussed in the new appendix? Should the boundaries include the Sterling Highway to Poopdeck St, as they do in the current plan?
  - **Requested action:** By motion, decide what the Lake/Heath land area should be called – GC1, or CBD.
  - Provide staff direction on what the boundaries for the area should be. Staff will provide a final map at the next meeting with these amendments.

### **Green Infrastructure**

Commissioner Bentz volunteered to provide an implementation item for Green Infrastructure. Through her employment at the Kachemak Bay Research Reserve, she is also organizing a green infrastructure workshop on September if Commissioners would like to attend.

### **Attachments**

1. New Appendix A (only replaces Table 12)
2. June 6 2018 Land Use Recommendations Map DRAFT
3. Minutes from April 18, 2018 HAPC meeting

## **Appendix A**

### **Land Use Designation Categories**

#### **INTRODUCTION**

Homer's existing set of land uses and built environment offers much to be commended and retained. Three qualities in particular stand out as strengths:

##### **Mix of uses**

Homer has a freewheeling, organic character. In many parts of town, land uses – residential, office, retail, storage, industrial, and open space – are freely mixed. This style breaks common rules of traditional planning, but in most instances the result is attractive and functional. This eclectic mix of uses fits together with little or no conflicts, and helps create Homer's unique, well-liked character.

##### **1. Building appearance**

Homer has an organic building aesthetic where the majority of buildings “fit.” Many are actually quite attractive, while relatively few stand out as offensive or out-of-place.

##### **2. Development aesthetic**

Homer has a widespread site development aesthetic that is also quite attractive. Many commercial lots in Homer feature hand-crafted informal signage, natural landscaping, and a comfortable, natural fit with the land. This contrasts with the buildings and parking areas in many Alaskan communities (e.g., Wasilla) where development is rarely pleasing to the eye.

In many instances these qualities exist in spite of, or possibly out of, compliance with the City's zoning rules. In light of these realities, the function of an updated zoning code for the City of Homer should be to strengthen and institutionalize the styles and patterns most builders and developers are already following. Care needs to be taken that simplistic zoning rules don't damage the more, unique home-grown qualities that give Homer its special character. At the same time, odds are good that future developers may not know the “unwritten rules” that have made past development generally attractive.

For these reasons and to implement comprehensive plan policies, Homer needs to upgrade and revise its existing zoning code. As part of this comprehensive plan, a “land use designation map” has been prepared identifying intended land uses, working from the existing zoning map. This product is not as detailed or specific as a zoning map, but does express the general land use strategies of the comprehensive plan. This map is a starting point in the process of amending the zoning code to refine and implement these general policies. A particular focus of this land use designation map is to use mixed use zoning practices that focus more on offsite impacts and building forms and less on controls on the specific type of use. This approach provides necessary guidance while still preserving the unique and functional character of the community.

#### **RESIDENTIAL**

##### **R-1 (URBAN RESIDENTIAL)**

- **Intent** The R-1 district is intended to provide more intense residential development in the city core, in a manner that matches Homer's small town character and encourages increased densities near pedestrian-oriented commercial areas.

- **Primary Use** Medium and medium-high density residential including single-family, duplex, and multiple-family; allow for a variety in housing types and housing price levels.
- **Other Uses, Allowances, and Specifications**
  - Areas generally served by water and sewer; central locations with excellent access to a range of urban services and facilities.
  - Residential is primary use; but allows for other uses where these uses maintain residential character.
  - Moderate lot size minimums (for example, 6000 square foot lots for single family homes).
  - Allows bed and breakfasts by right, allows second units and duplexes by right (both subject to standards). (For purposes of this plan, a B&B is defined as lodging where owner proprietor resides on site.)
  - Allows home-based businesses by right (subject to standards).
- **Development standards**
  - Encourage attractive, diverse housing types (vs. “cookie-cutter” subdivisions).
  - Ensure newer housing is compatible with character of older neighborhoods (for example, by requiring transitional densities, buffer uses).

## R-2 (TRANSITIONAL RESIDENTIAL)

- **Intent** The R-2 district is intended to provide a transitional residential zone between higher and lower density residential or residential office developments with a focus on residential land uses. Densities in this area will be in between the lower density rural residential zone (R-3) and the more urban, higher density uses in the R-1 district.
- **Primary Use** Medium-density residential including single-family and duplex; provide for a scale, density, and character of residential development appropriate for locations between urban and rural residential areas.
- **Other Uses, Allowances, and Specifications**
  - Areas generally served by water and sewer or likely to be served in the future; full city services.
  - Moderate lot size minimums (for example, 10,000 square foot lots for single family homes).
  - Allows second units and duplexes by right (both subject to standards).
  - Allows bed-and-breakfasts by right; other small scale accommodations<sup>1</sup> allowed with administrative review. (For purposes of this plan a B&B defined as lodging where owner proprietor resides on site – see footnote for details.)
  - Allows home-based businesses by right (subject to standards); allows some larger non-retail business activities subject to administrative review.
- **Development standards**
  - Encourage retention of quasi-rural character.
  - Encourage attractive diverse housing types (vs. “cookie-cutter” subdivisions).
  - Encourage open space subdivisions as alternative to more typical lot layouts.

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<sup>1</sup> Small accommodations will need to be further defined. Current code allows rooming houses which are five guest rooms or less. Rooming houses is how Homer’s code currently deals w B&Bs. There is no requirement for owner/operator on site. This may need to be changed. Hotel/motel is 6 or more rooms or 5 rooms but more than 15 guests.

### R-3 (RURAL RESIDENTIAL)

- **Intent** The R-3 district is intended to provide areas for low density residential development and limited agricultural pursuits.
- **Primary Use** Low-density residential development in outlying locations, generally with less services and/or lower level of service than in urban areas.
- **Other Uses, Allowances, and Specifications**
  - Areas generally not served by water and sewer, nor likely to be served in the near future.
  - Larger lot sizes or cluster subdivisions to preserve sense of open space.
  - Allows accessory housing units by right (subject to standards).
  - Allows bed and breakfasts by right, subject to standards (for purposes of this plan B&B defined as lodging where owner proprietor resides on site)
  - Allows home-based businesses by right, subject to standards; allows some larger non-retail business activities subject to administrative review.
- **Development standards**
  - Option for higher densities and cluster development. Encourage open space subdivisions as alternative to more typical lot layouts.
  - Ensure newer housing is compatible with character of older neighborhoods.

### COMMERCIAL AND MIXED USE

#### DT (DOWNTOWN MIXED USE)

- **Intent** The intent of the DT district is to provide a mixed use business district in the core area of Homer, with safe, pleasant, and attractive circulation for pedestrians and vehicles.
- **Primary Use** Provide a concentrated, centrally located district in the center of Homer for a mixture of urban uses, including general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and related businesses, civic uses, recreation and residential uses. Create high quality public spaces (sidewalks, trails, gathering areas) and encourage pedestrian movement throughout the area; allow for a mixture of residential and commercial uses with conflicts resolved in favor of commercial uses.
- **Other Uses, Allowances and Specifications**
  - Areas served by public water and sewer, full range of other urban services
  - Allow and encourage densities typical of small town, “main street” settings (sufficient concentration of uses to encourage circulation by foot).
  - Residential densities – multi-family dwellings; for example, up to 6 units per acre allowed by right; up to 14 units per acre with administrative review.
  - Minimal building setbacks to create a friendly, pedestrian-oriented streetscape.
  - Encourage parking off-site (e.g., allowing payment of a fee in lieu of meeting on-site parking standards, through shared parking arrangements, through reducing on-site requirements by providing public parking and protected pedestrian ways).
- **Development standards include:**
  - Create an attractive, pedestrian-oriented environment (e.g., windows and doors that are close to the street, landscaped parking, standards to humanize buildings such as clearly articulated entries).

- Advisory guidelines re design character, so buildings and other structures within the district are compatible with one another and with the surrounding area.
- Consider establishing an overlay zone for Old Town so buildings in that portion of the district feature an “Old Homer” historical character.
- Consider establishing a University district.

CBD (CENTRAL BUSINESS DISTRICT) (Staff comments, not for inclusion in final doc: How is this different than the mixed use DT? Differences: DT has, offsite parking, is more walkable, higher res density, has more public space)

- **Intent** The intent of the CBD commercial district is to provide a mixed use business district in the core area of Homer, with greater allowance for vehicular use than in the Downtown district, but still with a character that encourages pedestrian use. This area may be appropriate for relaxed performance standards such as allowances for screening and outdoor storage, and allow for more land uses. There is a need for larger lots that allow GC1 uses, however, there is no consensus that GC1 would be an appropriate zoning designation in the timeframe of this plan. Therefore, most study is warranted prior to making any zoning recommendations to the City Council.
- **Primary Use** Provide a centrally located area within the City for a mixture of urban uses and activities, including general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and related businesses, civic uses, recreation, and residential uses. Allow a mixture of residential and commercial uses but conflicts resolved in favor of business.
- **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services
  - Allow and encourage relatively high densities (sufficient concentration of uses to encourage circulation by foot).
  - On-site parking required (option for shared parking with an approved parking plan).
  - Residential densities – for example, multi-family up to 6 units per acre - allowed by right
- **Development standards include:**
  - Create an attractive, pedestrian-oriented environment (e.g., landscaped parking, standards to humanize buildings such as clearly articulated entries).
  - Advisory guidelines regarding design character, so buildings and other structures within the district are compatible with one another and with the surrounding area.
  - Control signage to maintain visual quality (for example, avoid large, highly illuminated signs).

#### GC-1 (GENERAL COMMERCIAL 1)

- **Intent** The intent of the GC-1 district is to provide for auto-oriented business.
- **Primary Use** Provide for a diverse array of commercial, retail, and civic uses; commercial uses are primary objective. Applied in locations where the auto is primary means of access.
- **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services.
  - Residential densities – for example, residential uses up to 6 units per acre allowed by right; higher densities with administrative review or use dimensional standards like CBD above.

- On-site parking required (option for shared parking with an approved parking plan).
- Guide use to create/maintain an attractive highway environment.
- **Development standards** include:
  - Control signage to maintain visual quality (for example, avoid large, highly illuminated signs).
  - Provide for safe pedestrian circulation.
  - ~~GC-1/Residential—allow residential uses, encourage water dependant uses along Beluga Lake, and encourage small commercial enterprises on Lakeshore Drive. Maintain the neighborhood character of mixed commercial and residential use, retain mature healthy evergreen trees when practical, and plant trees in landscaped areas.~~

#### RO (RESIDENTIAL OFFICE)

- **Intent** The intent of the RO district is to allow for a range of residential and residential compatible uses. While allowing office, certain commercial and other business uses, buildings and sites must have a scale and character similar to single family detached or small multi-family homes. This district serves as a transition zone between commercial and residential neighborhoods.
- **Primary Use** Provide a mix of low-density to medium-density residential uses with certain specified businesses and offices which may include professional services, administrative services and/or personal services, but does not include direct retail or wholesale transactions except for sales which are incidental to the provision of services.
- **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services, close to other urban services.
  - Moderate lot size minimums (for example, 7500 square feet); allows for attached housing.
  - Guide use to create/maintain an attractive highway environment
- **Design and development standard**
  - Required (not advisory) standards to maintain residential character/residential scale of buildings (e.g., height, setbacks, parking location, signage).
  - Advisory design guidelines regarding building style (e.g., use of materials, architectural style).
  - ~~Allow for limited commercial signage, consistent with overall goal of retaining a largely residential character.~~

#### HOSPITAL DISTRICT

- Intent: Acknowledge demand for medical services will increase with a larger, aging population. Enact zoning regulations that allow medical services to expand with the growing need for life long medical care, in a localized area near the hospital. Work with area residents and business owners to identify desirable neighborhood character and appropriate performance standards such as building bulk and scale, density, signage, lighting and parking lot development. Other issues may be identified and addressed through the zoning process.

#### G-MU (Gateway Mixed Use)

- **Intent** The intent of the G-MU district is to provide land uses that primarily cater to the tourism and visitor industry of Homer and to promote year round activity. The gateway district serves as the primary roadway entry into Homer. It will provide an attractive built environment and promote those uses that will not compete with the DT, CBD and GC districts.
- **Primary Use** Promote mixed-use development, with emphasis on the visitor industry. Serve needs and interests of the visitor industry, as well as year-round residents and Homer's role as the Gateway to Kachemak Bay (not to conflict w/CBD). Minimize future traffic congestion along the Sterling Highway corridor and preserve the experience residents and visitors have when entering Homer by way of the Sterling Highway.
- Commercial uses are primary objective; focus on "Gateway" appropriate businesses such as visitor amenities, hotels – no gas stations, fast-food, strip development.
- **Other Uses, Allowances, and Specifications**
  - Areas served by public water and sewer, full range of other urban services.
  - Allow and encourage relatively high densities (sufficient concentration of uses to encourage circulation by foot).
  - Residential densities – for example, multi-family up to 6 units per acre - allowed by right; higher densities with administrative review or use dimensional standards like CBD above.
- **Development standards**
  - Advisory guidelines re "Gateway" design character.
  - Encourage parking behind buildings (through appropriate set-back rules).
  - Design standards that create an entry point the community can be proud of - attractive, pedestrian-oriented to a degree (e.g., landscaped parking).
  - Control signage to maintain visual quality (for example, avoid large, highly illuminated signs).

#### E-MU (EAST END MIXED USE)

- **Intent** The intent of the E-MU district is to allow a wide variety of commercial, industrial, and heavy industrial uses in a district with access to the boatyard, marine services, and the airport; and to ensure such uses, which are important to Homer's economy, continue to have a viable location.
- **Primary Use** Mixed-use development with fewer constraints on uses than existing GC-1 and GC-2. Designed to accommodate the wide range of uses found in the area today, as well as other future uses; examples include industrial, marine-oriented, construction services (including batch plants), storage, and artist workshops. Residential and retail are allowable, but residential/retail and commercial conflicts will be resolved in favor of commercial/industrial uses.
- **Other Uses, Allowances and Specifications**
  - Allows for mixed use, live/work, provides larger lots than would be available in CBD.
  - On-site parking required.
  - Guide use to create/maintain an attractive highway environment.
- **Development standards**
  - Minimal – basic guidelines for parking, setbacks.



- Encourage basic landscaping.
- Properties adjacent to the Conservation zone should use best management practices when developing near the southern edge of the property. Strategies may include, but are not limited to, 100 foot buffer zones along the southern property lines adjacent to the conservation areas, tree retention (bird habitat, moose cover), habitat and vegetation retention, and storm water and pollution management techniques. Developers are encouraged to use a combination of techniques to minimize impacts within 100 feet of the south property line and to provide for storm water filtration. Development is encouraged to concentrate on the northern portions of these lots.

#### GC-2 (GENERAL COMMERCIAL-2)

- **Intent** The intent of the GC-2 district is to locate commercial and industrial uses where access to transportation infrastructure is a primary consideration. This district will also serve as a reserve to allow for future commercial and industrial expansion.
- **Primary Use** Promote a sound heavy commercial area within the community with good access to main roads, and reserve land for future industrial expansion. Designed to permit manufacturing, processing, assembly, packaging, or treatment of products within enclosed utilities and facilities required to serve these uses. Residential uses permitted, recognizing the primacy of light industrial and commercial activities. Residential uses limited; certain retail enterprises limited. Performance standards for heavy commercial uses, especially where the district abuts other zoning districts. Allows for heavier commercial uses – manufacturing, processing, packaging, and support of airport activities / needs.
- **Other Uses, Allowances, and Specifications**
  - Accessible by vehicle/direct access.
  - Allows for mixed use, live/work, provides larger lots than would be available in CBD
  - On-site parking required.
- **Development standards include:**
  - Minimal – basic guidelines for parking, minimal setbacks
  - Encourage basic landscaping, screening

#### ~~NC (NEIGHBORHOOD COMMERCIAL)~~ (Staff comment: this section has been cut as this district is no longer on the land use map)

- ~~**Intent** This district is intended to allow small nodes of commercial use in generally residential areas. Examples of such uses include a small neighborhood store, coffee shop, or video rental shop. Allowing such uses adjoining residential neighborhoods is a convenience to residents and helps reduce the need for driving.~~
- ~~**Primary Use** Limited retail and service commercial, including small restaurants, coffee shops, personal service, video stores, convenience stores.~~
- ~~**Other Uses, Allowances, and Specifications**~~
  - ~~Control the location, size and design of such uses so the neighborhood commercial facility does not disrupt neighborhood character, or generate excess traffic.~~
  - ~~Allow this type of use under the conditional use process, and only to a limited degree and in carefully selected locations, such as intersections of collectors or arterials. Locations can either be identified in advance on the zoning map or be proposed by an individual, a neighborhood, or developer and then be considered under a special, conditional review process.~~
  - ~~On-site parking required.~~

▪ ~~Development standards~~

- ~~— Strict standards for parking, noise, traffic generation, size, landscaping, screening trash and service areas, etc.~~
- ~~— East End Road NC — limited numbers of small scale, local serving commercial areas designed to meet the convenience commercial service needs of neighborhood residents. The objectives behind this designation category might also be met through the Planned Unit Development process or an overlay zone allowing more commercial and retail uses than the underlying Residential Office District.~~

CO (CONSERVATION)

- **Intent** The conservation district is applied to sensitive public and in some instances private lands that are critical to the maintenance of fish and wildlife resources, serves important watershed protection areas, or serves other key environmental functions. These lands are to be maintained in an undisturbed and natural state, except for enhancement projects. Private landowners may agree to have this designation on their property. The Green Infrastructure map discussed is an important reference in identifying conservation areas.
- **Primary Use** Acceptable uses in this district include undeveloped open space, parks with passive recreation activities and facilities (e.g., wildlife viewing, nature walks, educational and interpretive uses) and other uses that do not change the character of the land or disrupt fish and wildlife. Passive recreation activities are secondary to habitat protection and enhancement. Private landowners may agree to have this designation on their property.
- **Development standards include:**
  - Where applied to private lands, specific development strategies and standards are needed to balance the interests of private land owners with the need for protection of functionally valuable, sensitive natural areas.
  - Consider requiring a 100 foot habitat buffer on all lands bordering the airport area conservation zone, as discussed under the East End Mixed Use zone.

OTHER EXISTING ZONING CATEGORIES —~~NOT CHANGED~~

The remaining land use designation categories are described below, using language from the existing City of Homer zoning code. These use categories are not addressed in this plan. The Marine Commercial and Marine Industrial areas both apply on the Homer Spit, which ~~will be addressed through a separate more detailed planning process outside the scope of this version of the comprehensive plan.~~ was addressed in the Spit Comprehensive Plan, adopted in 2011.

MC (MARINE COMMERCIAL)

Provide adequate space for the commercial needs which service and support water-dependent industries and facilities; encourage adequate separation between allied but potentially incompatible commercial and industrial uses while providing proximate locations for the mutual benefit of such water-oriented commercial and water dependent industrial uses. Commercial enterprise permitted to the extent that it services and supports the water-dependent industries which are important to Homer's economic base (e.g., fishing, marine transportation, off-shore energy development, recreation, and tourism) and to the extent that location elsewhere creates unnecessary hardship for the users of such

commercial services. Performance standards are required to minimize the impact of commercial development on the natural features on which it depends.

#### MI (MARINE INDUSTRIAL)

Provide adequate space for those industrial uses that require direct marine access for their operation and to encourage the most efficient utilization of land. Promote marine-dependent industries important to Homer's economic base (e.g., fishing, fish processing, marine transportation, off-shore oil development, and tourism); give priority to those uses, and minimize conflicts among industrial, commercial and recreational uses.

#### OSR (OPEN SPACE—RECREATIONAL)

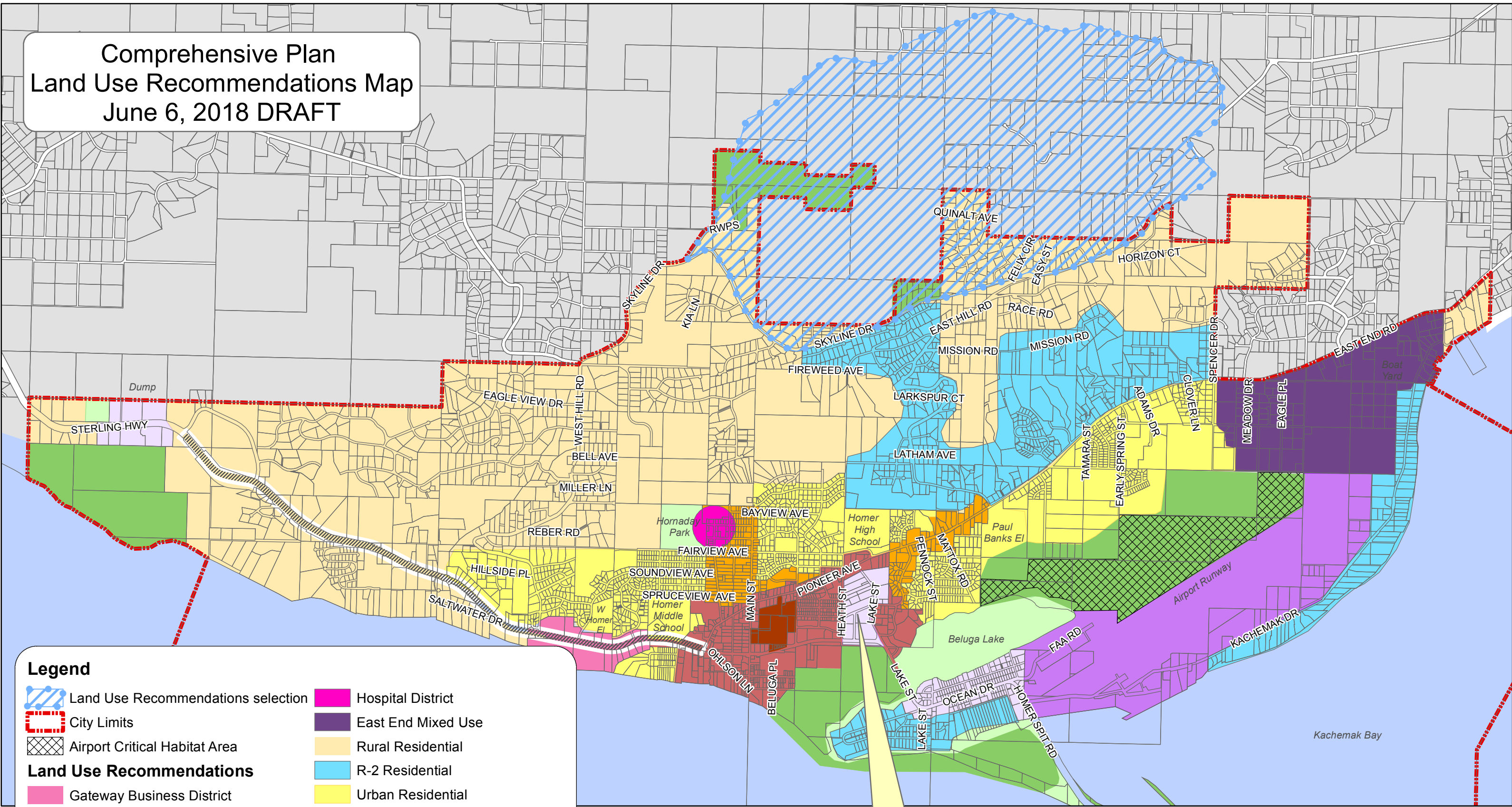
Promote public recreational opportunities while protecting natural and scenic resources. Give priority to pedestrian uses over motor vehicles uses and preserve public access to the tidelands. All development proposals in the district will be evaluated in terms of their compatibility with natural hazard and erosion potential and their effect on scenic vistas and public access.

#### BCWP (BRIDGE CREEK WATERSHED PROTECTION DISTRICT)

Prevent degradation of water quality and protect the Bridge Creek Watershed to ensure its continuing suitability as a water supply source for the City's public water utility. Restrict land use activities that would impair the water quality or increase the cost for treatment.

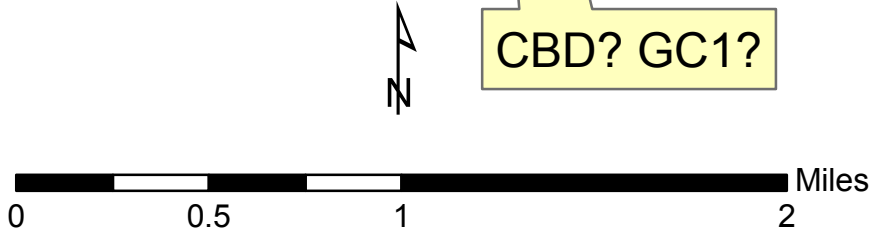


Comprehensive Plan  
Land Use Recommendations Map  
June 6, 2018 DRAFT



Legend

- Land Use Recommendations selection
- City Limits
- Airport Critical Habitat Area
- Land Use Recommendations**
- Gateway Business District
- Bridge Creek Watershed
- Downtown Mixed Use
- Town Center
- General Commercial 1
- General Commercial 2
- Hospital District
- East End Mixed Use
- Rural Residential
- R-2 Residential
- Urban Residential
- Residential Office
- Open Space Rec
- Conservation
- Scenic Gateway Corridor Overlay





Motion carried.

There was no further discussion on the main motion.

VOTE: NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Homer Comprehensive Plan 2018 Update- February 2018 Public Review Draft

- Public Hearing Notice
- February 2018 Public Review Draft

City Planner Abboud stated that this is the time for public to comment on the Homer Comprehensive Plan and for the Commission to propose any changes.

Chair Stead opened the floor for public hearing.

Mark Hadley, non-resident, stated that he is here on the behalf of Homer Gold Mine Gifts as the owners are out of town. Mr. Hadley read the letter that was provided by the owners into the record. The letter was also included in the packet on page 181.

Val McLay, non-resident, stated that he has not seen the letter from Homer Gold Mine Gifts until tonight, but he had a couple of thoughts that went along with it. Mr. McLay stated that it seems like this property is being targeted and that it looks like spot zoning to him, which is illegal. The Waddell's have owned this property for a very long time and the businesses in this area have boosted the economy by paying taxes. He stated that he understands the City must grow and that there must be changes but that the City needs to take into consideration how many people will be affected by said changes.

Guy Rosi, longtime resident, gave a brief history of the Waddell's property, stating that it was the first court house in Homer and that Al Waddell's dad built the building many years ago. He believes that the Waddell's lot is the core of the city. He stated that other properties throughout Homer have been put into trusts or parks that does not bring any revenue to the city but this property does and has for many years.

Angie Newby, city resident, thanks City Planner Abboud for presenting at the Board of Realtors Meeting. She stated that she was enlightened by the Waddell's letter and it has made her rethink her opinion on this issue. She believes that this project has good intentions and that there are a number of vacant properties within the Central Business District that could change to respond to some of the market needs that can only be met in the General Commercial 1 zoned properties. She stated that she personally represents Val Casper who has several lots on Greatland Street and he would like to start a U-Haul business, but it is not currently allowed in the Central Business District of town. Her initial thoughts of this proposed rezoning is that it would benefit Mr. Casper and that it might clean up some of the old spot zoning in Homer. The Waddell's have raised a good issue and now she thinks that it may need more consideration because she hadn't



thought about the economic consideration. She also mentioned that her pet peeve is that the rural residential zoned areas that have water and sewer have not been rezoned to urban residential. She hopes that the Commission will look into rezoning those areas in the future.

Deborah Brown, city resident, stated that she is here to try and understand the process since everything is new to her. She stated that from what she has heard tonight this proposal is disturbing. She does not know how these proposed zoning changes are made, but it seems like they have a long time owner of a property that will be taking a downgrade in their property for another property owner to benefit and that it's very concerning.

There being no further comment, Chair Stead closed the public hearing.

Chair Stead explained that this a public hearing for the Homer Comprehensive Plan that is under development and revision. Included in the plan is a map that has potential changes to the zoning. Some of the zoning change recommendations have been included in the Comprehensive Plan for over ten years and never been implemented and some may never be implemented. He states that the commission is just trying to find places where changes to the zoning can be made and the Comprehensive Plan is the way they make those proposals. General Commercial 1 is constrained and the City thought that this area of Central Business District would be a good area to change, maybe not, but it is up for discussion. He also thought that Mr. Waddell brought up some good points about the lake street area and the courthouse. He stated that the commission appreciates their comments and understands their concerns, but wanted to make sure that everyone understood the process of the Comprehensive Plan and that it's not a done deal.

Commissioner Highland stated that she has gotten a lot of feedback from individuals worried about rezoning this area. She stated that it is just a recommendation and that she personally would like to see this area stay zoned as Central Business District instead of General Commercial 1. However, she stated that the City does need to find a place to rezone to General Commercial 1 because it is in high demand. She suggested looking into Ocean Drive and East End Mixed Use in the future for rezoning as General Commercial 1.

City Planner Abboud just wanted to clarify that the city is not proposing this change on the request of any one person and that they are in fact just trying to meet the need for an issue that keeps coming up.

Commissioner Bentz asked the City Planner if the Central Business District and General Commercial 1 districts are taxed at different rates.

City Planner Abboud responded that he was unclear and that they would have to consult a professional if they decide to continue this further.

Commissioner Bernard asked the City Planner if the property owners in the Central Business District could get a conditional use permit to have certain uses or facilities in these areas.

City Planner Abboud responded that they would have to change city code in order to do that.



Commissioner Bentz stated that she would like to look at changing the rural residential to urban residential in the future.

City Planner Abboud briefly explained the zoning changing process.

Chair Stead called a recess at 7:43pm and reconvened at 7:50pm

## **PLAT CONSIDERATION**

### **A. Staff Report 18-20, Mountain Park Markelz Replat Preliminary Plat**

Commissioner Highland declared that she lives in this subdivision and recused herself from this matter.

Commissioner Bernard declared that she lives in this subdivision and recused herself from this matter.

City Planner Abboud reviewed the report and noted that the plat meets all requirements and that Public Works had an additional comment to "Provide a 15ft sewer easement along the northern property line, starting from the east side of the cul-de-sac, and terminating 351.70 east."

There was no applicant present.

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

**VENUTI/BANKS- MOVED TO ADOPT STAFF REPORT 18-20, MOUNTAIN PARK MARKELZ REPLAT PRELIMINARY PLAT TO CREATE ONE LOT FROM TWO EXISTING LOTS WITH STAFF COMMENTS AND RECOMMENDATIONS.**

There was no discussion.

**VOTE. NON-OBJECTION. UNANIMOUS CONSENT.**

**Motion Carried.**

### **B. Staff Report 18-21, James Waddell Homestead Petska 2018 Addition Preliminary Plat**

Commissioner Venuti declared a conflict of interest due to Mr. Petska being a valued friend and client.

**HIGHLAND/ BENTZ-MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT OF INTEREST ON STAFF REPORT 18-21**

There was no discussion.

City Planner Abboud stated that the owners would have to gain Army Corp of Engineer Permits due to the wetlands in the area. The development of this area is urban residential and the owners would be able to do anything along the rights of this area. City Planner Abboud stated that the maintenance of Pennock Street would be a public works issue, so he suggested Ms. Wagner call them to talk about maintenance.

Chair Stead closed the floor for public testimony.

**HIGHLAND/VENUTI- MOVED TO ADOPT STAFF REPORT 18-22 MATTOX SUBDIVISION JOHNSON ADDITION PRELIMINARY PLAT TO CREATE FIVE LOTS FROM TWO EXISTING LOTS WITH STAFF COMMENTS AND RECCOMENDATIONS.**

Commissioner Highland commented that wetland are always a concern to her as well, but the city does not have any jurisdiction over them. She suggested that Ms. Wagner call the Corp and express her concerns to them directly.

Commissioner Venuti stated that nobody likes change. He has noticed that the Pennock Street area is getting cleaned up recently. He is pleased to see the improvements done to this area and believes that this will be a nice addition.

Commissioner Banks commented that there is not a lot the Planning Commission can do about the road maintenance to this area, but suggests Ms. Wagner talk to Public Works. This area will be urban residential and the regulations and guidelines can be found in Chapter 21.14. of Homer City Code.

**VOTE: NON OBJECTION. UNANIMOUS CONSENT.**

Motion carried.

## **PENDING BUSINESS**

**A. Staff Report 18-19, Draft Comprehensive Plan Public Hearing/ Comments**

**HIGHLAND/BERNARD- MOVED TO BRING STAFF REPORT 18-19, DRAFT COMPREHENSIVE PLAN PUBLIC HEARING/COMMENTS TO THE FLOOR FOR DISCUSSION AND RECCOMENDATIONS.**

There was no discussion.

**VOTE: NON OBJECTION. UNANIMOUS CONSENT.**

Motion carried.

The commission discussed the Draft Comprehensive Plan and made recommendations as follows:

- Add a narrative with the land use recommendations map on page A-3 and clarifying the process for future zoning changes.

- That staff review possibility of a hospital type zone and include a narrative of their findings and a possible preliminary idea.
- Investigate changing rural residential to urban residential where water and sewer is available.
- Updated pictures of the facilities throughout the Draft Comprehensive Plan
- Staff check page 6-6 for current information because it looks the same in the last Draft Comprehensive Plan.
- Review the submitted written comments from the public, specifically Charles Barnwell's goals and implement changes to the Comprehensive Plan as needed.
- Continue to gather public testimony on the change from Central Business District to General Business 1 and decide if it's feasible at a later date.

The commission reviewed and briefly discussed the letters that were submitted from the public and talked about the change of Central Business District to General Commercial 1.

## **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**

## **COMMENTS OF THE COMMISSION**

Commissioner Highland commented that she has had several members of the public discuss the issue of clear-cuts with her, specifically the one by Walli Estates property. She would like to get this item on a future agenda. She also would like to have a couple worksessions a year to discuss the duties that were given to the Planning Commission with the disbanding of the Transportation Commission.

Commissioner Bernard commented that she will be missing the next two meetings.

Commissioner Bentz commented that she is organizing a green infrastructure training for decision makers etc. September 11<sup>th</sup> with Noah Trainer.

Commissioner Venuti commented that this was an interesting meeting and that he believes the Planning Commission and staff have the best intentions about turning Central Business District to General Commercial 1.

Commissioner Banks commented that Earth Day is this weekend. Happy Earth Day.





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

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# Memorandum

TO: Mayor Zak and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: May 23, 2018  
SUBJECT: **May 29 City Manager's Report**

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### Update on Kachemak Bay Critical Habitat Area Plan

Deputy City Planner Engebretsen has been attending meetings on behalf of the City on updating the Kachemak Bay Critical Habitat Area Plan. To date, conversation has focused on docks, floats and permitting. Over the summer, there will be smaller topic specific working groups to work on Fox River Flats trail, Fox River Flats grazing, shore fishery leases, aquatic farms, on bottom mariculture and shellfish seeding, kelp harvesting, etc. Of interest to the City will be discussion on harbor dredging spoils (which is an important aspect of the Large Vessel Harbor project) and Homer Spit specific issues such as erosion control. Harbormaster Hawkins will also participate in these conversations. In the fall, the main working group meetings will reconvene, and review the work from the smaller working groups. The public can find information about Critical Habitat Area meetings here : <https://aws.state.ak.us/OnlinePublicNotices/Notices/Search.aspx>

### Lot 3 Adjacent to Jack Gist Lot Sold

In 2016 Resolution 16-133 approved the City Manager to enter into negotiations on the purchase of Jack Gist Subdivision lot 3 to enhance Jack Gist Park. I worked with the City's broker, Angie Newby of Homer Real Estate, on negotiating with the sellers to purchase the lot. In the May 30, 2017 City Manager report I reported that after multiple offers and counters, I believed both parties were still quite a ways apart and requested guidance from Council. The parcel is 2.33 acres on the uphill side of Jack Gist Park and was at the time listed for \$69,500. The 2017 assessed value was \$40,600. The lot has value to the City as property adjacent to Jack Gist Park, however there were no immediate plans to develop the park in that direction. This prompted Memo 17-090 from Councilmember Smith through the Homer City Council directing the Parks Art Culture and Recreation Advisor Commission (PARCAC) to provide development plans for the lot if acquired by the City of Homer. The Commission responded with a number of ideas for the expansion of Jack Gist Park. They also were cognizant of the cost of land and the impact the purchase would have on Parks and Recreation reserve funds and recommended pursuing the lot only if the price fell within 10% of assessed value (\$44,600). The lot recently sold for significantly more, though competitive with some of the previous offers the City had made. The cumbersome nature of our process can be a stumbling block in negotiation. All this means that if Council is very hot on a piece of property in the future, authorization to negotiate and purchase can be given in advance. On the up side, the party who purchase the lot may be interested in bringing water and sewer to

their property and closer to Jack Gist, which would be beneficial to the park as this is a major cost barrier in getting additional amenities at the park.

#### Homer Elks Plans to Freshen Up Skate Park

The Homer Elks Club has applied for and received a grant from Elks National Foundation to improve the skate park at the HERC. Local Elks will work with Park Coordinator Steffy to spruce up the park with paint, materials and sweat equity. The park definitely needs some TLC and it is great to see a local organization working on improving youth recreation opportunities.

#### Homer Airport Busy for 2018 Season

The next time you fly in-out of the Homer Airport you may observe some changes in the terminal.

- Flying Whale Coffee and Gifts has doubled their square footage offering gifts and coffee. (Resolution 18-030)
- RAVN Airlines has increased their lease area to include more cargo space in the west end of the airport. (Resolution 18-022)
- Alaska Ultimate Safaris helicopter tours will be leasing a ticket counter as a check-in location for bear and glacier tours. This is a short term lease, Alaska Ultimate Safaris will be sharing **the space with Pen Air as they don't plan on initiating operations until September.**
- Kansas State University is leasing a booth next to Pioneer Car Rental to conduct a survey for the National Park Service regarding visitors experience at Lake Clark and Katmai National Parks and Preserve. This is also a short term lease.
- Pen Air is seeking approval to lease a ticket counter, office and baggage areas, the Resolution to approve entering into negotiations is included in this packet.

The burst of economic activity at the airport is great news for the sustainability of the airport, and has been a major goal of my office. The economic benefit of having a variety of tenants is great for all the businesses and the residents of Homer. That being said, the City still has more space to sublet at the airport terminal. Interested parties can call 907-435-3102 to inquire or visit the City website for information regarding pricing and availability.

#### New Police Station Public Education Campaign

Preparations for the public information campaign for the new police station and special election Tuesday, June 26 are in full swing. Thank you to all of you who are taking on parts of this campaign. Upcoming events include KBBI Coffee Table on June 6 at 9am with Chief Robl, Councilmembers Smith and Aderhold; weekly reports on Radio Realty with Tom Stroozas; and a presentation to the Homer-Kachemak Bay Rotary Club June 14<sup>th</sup>. In addition, you will be seeing ads in the local papers, updated articles on the City of Homer website, opinion pieces in the papers written by many of you (thank you!) and public service announcement/advertisements on local radio stations. A post card to all registered voters in City limits will go out just before early voting opens on June 11. I have included the most recent talking points and encourage the public who has taken a great interest in this project to use them when talking to their friends and neighbors. Many thanks go to Special Projects and Communication Coordinator Carroll who has been working with single minded focus on preparations since the passage of Ordinance 18-27(A).

#### Promoting the Large Vessel Harbor

Governor Walker was in Homer on Thursday, May 17<sup>th</sup>. Mayor Zak, Harbormaster Hawkins and myself had the opportunity to spend some time with him at the Port and Harbor Building

discussing the Large Vessel Harbor Project. He put us in touch with Commissioner of the Department of Commerce, Community and Economic Development, Mike Navarre. As former Mayor of the Kenai Peninsula Borough, Mayor Navarre is in a great position to have firsthand knowledge about the need for a large vessel harbor on the Peninsula. Getting this project on the administrations radar is important for inclusion in any future major infrastructure bill or bond bill. I also met with Senator **Murkowski's** State Director, Leila Kimbrel on Tuesday, May 23 and gave her an update on our Large Vessel Harbor project. She had some great advice on how the delegation can participate with the Army Corps of Engineers. As you are aware, our first step in reinitiating this project is the analysis of economic indicators by the Corps approved by Council in Ordinance 18-03. Tuesday the 29th the Mayor, Harbormaster and myself will be meeting with **Senator Sullivan's Chief of Staff on the same topic.**

#### First Quarter Financial Report

Attached is a first quarter financial report for all City of Homer funds. In the future, you can expect **quarterly reports in the manager's report** for Council review approximately 6 weeks after the end of each quarter (this gives time for expenditures to be properly entered, credit card transactions to appear in the accounting system, and bank reconciliation). One thing this report demonstrates is the nature of the cash flow at the City. For General Fund, we are on target with revenue at 21% and operating expenditures at 21%. However, the seasonal nature of business at the Port and Harbor is reflected in the gap between revenue (11% of budget) and operating expenditures (20% of budget). This document is an important way for the City to make sure we are on track **throughout the year, don't have painful** surprises, and can help forecast trends. Please let me know if you have specific questions regarding the report, as you become more comfortable with the format and the story that the numbers tell will be easier to read. Keep in mind the disclaimer I use whenever discussing unaudited numbers and that they are subject to change.

**The treasurer's report is also a useful** snapshot of where City of Homer money is invested. You will see that currently 28% is kept liquid in the Alaska Municipal League fund. This fund is accessed regularly when we need cash for regular expenditures (payroll, accounts payable). About 2% is in a money market waiting to be invested long term, and the remainder is distributed among low risk bonds and other investment that are backed by the Federal Government or FDIC. The Finance Director and I are taking a careful look at when bonds mature and holding more cash assets in order to have enough cash on hand to begin spending on the new police station project with passage of Proposition 1 in late June.

Enc:

October 12, 2017 Memo from PARCAC to Council on Land Acquisition North of Jack Gist Park  
New Police Station Talking Points

**First Quarter Financial Report and Treasurer's Report**

Letter of Support for SBDC Grant

Non-Objection Letter to HSWCD Re: Invasive Weed Management in City Limits







## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Planning

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(f) 907-235-3118

To: Mayor Zak and Homer City Council  
From: Parks, Art, Recreation and Culture Advisory Commission  
Through: Julie Engebretsen, Deputy City Planner  
Date: October 12, 2017  
Subject: Lot 3 land acquisition north of Jack Gist Park

Via Memorandum 17-090, Council requested PARCAC review the acquisition of Lot 3, adjacent to Jack Gist Park. The Commission discussed the purchase in light of Council's questions at the August 17<sup>th</sup> meeting and September 21<sup>st</sup> meetings. The Commission's conclusions were:

1. The land purchase should only occur if the City can buy it at fair market or assessed value. It is not a usable enough piece of land for recreation to justify a high price tag.
2. The land could be used to relocate the disc golf facility.
3. Land acquisition would help avoid future conflicts with neighbors.
4. The Commission would like more greenspace.
5. Jack Gist Park does need additional park land.
6. The Commission recognizes the need for a long term Jack Gist Park Plan.

In conclusion, if the opportunity arises in the future to purchase this land at no more than 10% over the assessed value, the purchase should be considered.



# Vote **yes** Prop 1 for a **NEW POLICE STATION**

**AFTER 39 YEARS  
IT'S  
TIME!**

**SPECIAL  
ELECTION  
JUNE 26**

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WWW.  
CITYOFHOMER.AK.US  
ABSENTEE VOTING  
STARTS JUNE 11  
POLLS OPEN JUNE 26  
7 AM TO 8 PM

## 1. Public safety is one of the City's most important obligations.

- Police officers take on great responsibility and face unpredictable, often dangerous circumstances as part of their daily job to serve and protect.
- Our police station provides critical support for their work and public safety.
- Our 39 year old police station is not up to the task. The need is great and has been a top priority for years.

## 2. For the past year, Council has dedicated themselves to listening to the public's concerns and carefully crafting a new plan to bring before the voters. The new plan:

- Keeps costs down by building a smaller facility than the one proposed before, while also meeting essential public safety needs. Cost of the proposed 12,800 square foot building is \$7.5 million.
- Uses a design that allows for future expansion.
- Doesn't displace other uses – location is a vacant, City owned lot at corner of Grubstake and Heath
- Maximizes City investment to keep costs to the public as low as possible. We have set aside \$2.5 million (a third of the cost) as an upfront investment, bringing the total amount of construction financing down to \$5 million.

## 3. Council is asking voters for their support of this plan at a Special Election on June 26<sup>th</sup>. Vote yes on Prop 1.

- Prop 1 asks residents to authorize the City to issue \$5 million in general obligation bonds to finance the remainder.
  - It proposes a year-round 0.35% increase in City sales tax to pay off the bond debt. (35¢ on every \$100 spent.)
  - After the bond debt is paid, most of the tax goes away. 0.05% will remain on the books to fund ongoing maintenance costs of the building. (5¢ in sales tax for every \$100 paid.) These funds are important to adequately maintain the building, protect the public's investment and insure the building will serve us far into the future.

## 4. Reasons why the need is critical.

- **Antiquated design creates serious health and safety issues for staff and visiting public.**
  - HVAC system routes air from jail cells to rest of the station, passing airborne communicable disease.
  - Prisoners have access to staff areas when being transported; visitors at lobby window can hear patrol office conversations; visitors walk by jailer area creating safety and confidentiality concerns.
  - Prisoners being transported to the visitor area can freely access the exit door, prompting escape attempts.
- **Police department has outgrown the current station:**
  - Over time, call volume and arrests have more than quadrupled. Police personnel has doubled to handle the workload. Staff has been creative at maximizing the space and has adapted to get the most out of the facility, significantly extending the life of the building. But it is overcrowded; areas for expansion have been used up.
  - Electrical and mechanical systems we rely on for dispatch and coordinating emergency response have exceeded their capacity and fail to meet the demands of today's technology. Cramped and non-ventilated storage causes premature and costly equipment failures.
  - Requirements for processing and properly storing evidence has evolved over the past 40 years too. Evidence processing and storage rooms have been filled beyond capacity for many years; we now store evidence in Conex trailers on the back of the lot.
- **Police station does not meet some basic construction/accessibility standards:**
  - Not ADA accessible.
  - Jail does not meet state and federal standards for separating juvenile and female prisoners.
  - Building does not meet today's seismic standards designed to insure our public safety building is up and running when our community will need it most – during a major earthquake.

## 5. Find more info at the City of Homer website or contact one of your City Council members.

## 6. Remember to vote in the Special Election on Tuesday, June 26<sup>th</sup>.

- Polls will be open 7 am – 8 pm on June 26<sup>th</sup>. To vote you must be registered by Sunday, May 27<sup>th</sup>. Contact the Clerk's Office for assistance or you can register online at the Division of Elections website.
- Out of town? Prefer to vote early? Absentee Voting starts Monday, June 11 at City Hall.



Quarterly General Fund  
Expenditure Report  
For Quarter Ended March 31, 2018

	Adopted FY18 Budget	Actual As of 3/31/18	Budget Remaining	% Budget Used
<b><u>Revenues</u></b>				
Property Taxes	\$ 3,264,974	\$ 67,596	\$ (3,197,378)	2.07%
Sales and Use Taxes	6,474,133	1,155,608	(5,318,525)	17.85%
Permits and Licenses	28,588	10,708	(17,881)	37.45%
Fines and Forfeitures	22,154	2,961	(19,193)	13.37%
Use of Money	36,851	2,750	(34,101)	7.46%
Intergovernmental	697,355	118,573	(578,783)	17.00%
Charges for Services	594,808	30,660	(564,147)	5.15%
Other Revenues	-	2,290	2,290	100%
Airport	146,869	48,265	(98,604)	32.86%
Operating Transfers	1,189,764	1,178,264	(11,500)	99.03%
<b>Total Revenues</b>	<b>\$ 12,455,495</b>	<b>\$ 2,617,674</b>	<b>\$ (9,837,821)</b>	<b>21.02%</b>
<b><u>Expenditures &amp; Transfers</u></b>				
Administration	\$ 1,040,613	\$ 218,499	822,113	21.00%
Clerks	710,241	98,114	612,127	13.81%
Planning	364,987	82,122	282,865	22.50%
Library	887,710	191,765	695,945	21.60%
Finance	668,649	137,662	530,987	20.59%
Fire	1,061,339	231,542	829,796	21.82%
Police	3,267,428	748,190	2,519,237	22.90%
Public Works	2,558,787	473,075	2,085,711	18.49%
Airport	211,494	60,418	151,076	28.57%
City Hall, HERC	179,019	38,136	140,882	21.30%
Non-Departmental	94,000	69,000	25,000	73.40%
<b>Total Operating Expenditures</b>	<b>\$ 11,043,364</b>	<b>\$ 2,348,525</b>	<b>\$ 8,695,740</b>	<b>21.27%</b>
Transfer to Other Funds				
Leave Cash Out	\$ 161,373	\$ 161,373	\$ -	100%
Debt Repayment	-	-	-	-
Other	10,703	10,703	-	100%
<b>Total Transfer to Other Funds</b>	<b>\$ 172,076</b>	<b>\$ 172,076</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Transfer to Reserves</b>	<b>\$ 1,240,055</b>	<b>\$ 1,240,055</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 12,455,495</b>	<b>\$ 3,760,656</b>	<b>\$ 8,695,740</b>	<b>30.19%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ (1,142,982)</b>		

Quarterly Water and Sewer Fund  
Expenditure Report  
For Quarter Ended March 31, 2018

	<b>Adopted FY18 Budget</b>	<b>Actual As of 3/31/18</b>	<b>Budget Remaining</b>	<b>% Budget Used</b>
<b><u>Revenues</u></b>				
Water Fund	\$ 2,037,962	\$ 481,839	\$ (1,556,122)	23.64%
Sewer Fund	1,797,681	363,745	(1,433,936)	20.23%
<b>Total Revenues</b>	<b>\$ 3,835,643</b>	<b>\$ 845,584</b>	<b>\$ (2,990,059)</b>	<b>22.05%</b>
<b><u>Expenditures &amp; Transfers</u></b>				
<b><u>Water</u></b>				
Administration	\$ 181,131	\$ 38,116	\$ 143,015	21.04%
Treatment Plant	533,568	90,603	442,965	16.98%
System Testing	55,803	11,442	44,361	20.51%
Pump Stations	112,329	17,749	94,581	15.80%
Distribution System	286,169	71,631	214,537	25.03%
Reservoir	45,944	11,128	34,816	24.22%
Meters	184,333	24,095	160,238	13.07%
Hydrants	184,290	40,568	143,722	22.01%
<b><u>Sewer</u></b>				
Administration	\$ 161,679	\$ 32,464	129,215	20.08%
Plant Operations	572,039	110,869	461,170	19.38%
System Testing	66,006	15,230	50,776	23.07%
Lift Stations	186,021	38,439	147,582	20.66%
Collection System	238,471	55,478	182,994	23.26%
<b>Total Operating Expenditures</b>	<b>\$ 2,807,784</b>	<b>\$ 557,812</b>	<b>\$ 1,619,631</b>	<b>19.87%</b>
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$ 19,960	\$ 19,960	-	100%
GF Admin Fees	484,119	484,119	-	100%
Other	43,398	44,410	(1,012)	102.33%
<b>Total Transfer to Other Funds</b>	<b>\$ 547,476</b>	<b>\$ 548,489</b>	<b>\$ (1,012)</b>	<b>100.18%</b>
<b>Total Transfer to Reserves</b>	<b>\$ 480,382</b>	<b>\$ 480,382</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 3,835,643</b>	<b>\$ 1,586,683</b>	<b>\$ 1,618,619</b>	<b>41.37%</b>
<b>Net Revenues Over(Under) Expendi</b>	<b>\$ 0</b>	<b>\$ (741,099)</b>		

Quarterly Port and Harbor Fund  
Expenditure Report  
For Quarter Ended March 31, 2018

	<b>Adopted FY18 Budget</b>	<b>Actual As of 3/31/18</b>	<b>Budget Remaining</b>	<b>% Budget Used</b>
<b><u>Revenues</u></b>				
Administration	\$ 527,240	\$ 112,654	\$ (414,586)	21.37%
Harbor	2,753,486	285,833	(2,467,653)	10.38%
Pioneer Dock	364,326	57,449	(306,877)	15.77%
Fish Dock	549,740	46,898	(502,842)	8.53%
Deep Water Dock	258,000	19,850	(238,150)	7.69%
Outfall Line	4,800	4,800	-	100.00%
Fish Grinder	12,000	-	(12,000)	0.00%
Load and Launch Ramp	135,000	3,422	(131,578)	2.54%
<b>Total Revenues</b>	<b>\$ 4,604,592</b>	<b>\$ 530,906</b>	<b>\$ (4,073,686)</b>	<b>11.53%</b>
<b><u>Expenditures &amp; Transfers</u></b>				
Administration	\$ 640,498	\$ 151,330	\$ 489,167	23.63%
Harbor	1,275,184	250,522	1,024,661	19.65%
Pioneer Dock	63,635	11,367	52,268	17.86%
Fish Dock	568,602	101,560	467,043	17.86%
Deep Water Dock	75,341	16,129	59,212	21.41%
Outfall Line	3,000	2,475	525	82.50%
Fish Grinder	22,000	5,456	16,544	24.80%
Harbor Maintenance	406,102	73,619	332,483	18.13%
Main Dock Maintenance	39,589	7,727	31,862	19.52%
Deep Water Dock Maintenance	50,089	7,392	42,696	14.76%
Load and Launch Ramp	85,482	9,590	75,892	11.22%
<b>Total Operating Expenditures</b>	<b>\$ 3,229,520</b>	<b>\$ 637,167</b>	<b>\$ 2,592,353</b>	<b>19.73%</b>
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$ 57,636	\$ 57,636	\$ 0	100%
Debt Service	-	-	-	0%
GF Admin Fees	556,836	556,836	-	100%
Other	402,628	402,628	-	100%
<b>Total Transfer to Other Funds</b>	<b>\$ 1,017,100</b>	<b>\$ 1,017,100</b>	<b>\$ 0</b>	<b>100.00%</b>
<b>Total Transfer to Reserves</b>	<b>\$ 356,471</b>	<b>\$ 356,471</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 4,604,592</b>	<b>\$ 2,010,738</b>	<b>\$ 2,592,353</b>	<b>43.67%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ (1,479,833)</b>		

# CITY OF HOMER

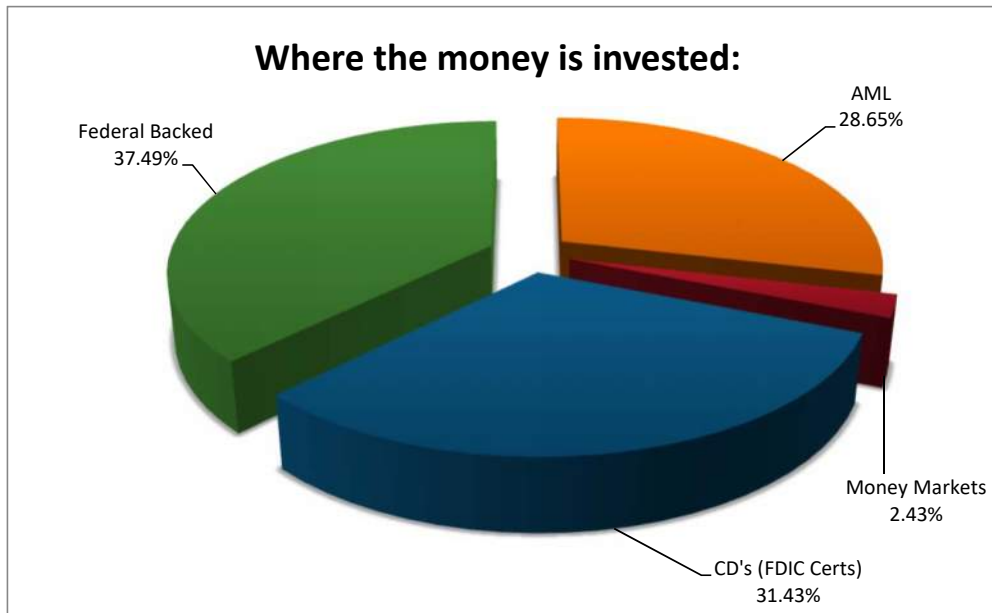
## Treasurer's Report

As of:

**March 31, 2018**

<b>INVESTMENT BY INSTITUTION:</b>	<b>\$ Invested</b>	<b>% Of \$ Invested</b>
Alaska Municipal League	\$ 6,437,998	29%
Pro-Equities	\$ 16,034,405	71%
<b>Total Cash and Investments</b>	<b>\$ 22,472,403</b>	<b>100%</b>

<b>MATURITY OF INVESTMENTS:</b>		<b>AMOUNT</b>	<b>% Of Investment by Maturity Date</b>
1 to 30 Days	4/30/2018	\$ 6,983,643	35%
30 to 120 Days	7/29/2018	\$ 1,029,306	25%
120 to 180 Days	9/27/2018	\$ 347,667	7%
180 to 365 Days	3/31/2019	\$ 1,123,786	3%
Over 1 Year		\$ 12,988,001	29%
<b>TOTAL</b>		<b>\$ 22,472,403</b>	<b>100%</b>



These investments are made in accordance with the City of Homer's investment policy pursuant to Ordinance 93-14, Chapter 3.10. The balances reported are unaudited.





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

U.S. Small Business Administration  
Office of Small Business Development Centers  
Portable Assistance Program

May 30, 2018

Re: Funding Opportunity No. OSBDC-2018-06

To Whom It May Concern,

As the Mayor of the City of Homer I am pleased to provide a letter of support to the Alaska Small Business Development Center (Alaska SBDC) Alaska for their FY2019 SBA Portable Assistance grant proposal for their Rural Business Development Program.

The Alaska SBDC has a long history of working with businesses in Alaska, particularly in rural communities. As you may know, Alaska's economy is in the longest recession that the state has ever seen. Thousands of jobs have been lost over the last five years and rural communities are some of the hardest hit by the public and private sector cut backs that have resulted from the drop in oil prices.

The Alaska SBDC's proposal to conduct a comprehensive rural business development program is based on their 30+ year experience working in rural communities and with small businesses across the state. Their proposal which combines community level fact finding, on site workshops and advising, the deployment of rural business development kiosks, the launch of a new maritime industry incubator and Alaska's first Energy Innovation prize will have a measurable and tangible impact on Alaska's rural businesses.

The City of Homer looks forward to partnering with the Alaska SBDC on this program to help grow businesses and opportunities in rural Alaska.

Sincerely,

Bryan Zak, Mayor  
City of Homer





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

May 30, 2018

Homer Soil & Water Conservation District

4014 Lake Street, Suite 201A

*delivered electronically*

To Whom It May Concern,

The City of Homer is in support of Homer Soil & Water Conservation District's efforts to treat invasive species in the state right-of-way. The City of Homer appreciates that Homer Soil and Water will make every effort to limit the adverse effect of herbicides to the environment by working in conjunction with DOT and DEC utilizing the DOT Integrated Vegetation Management Plan. The City of Homer does not object to Homer Soil and Water applying a systemic broad-leaf selective herbicide to an area of less than 0.4 acres at the intersection of Skyline Drive and Katie Jean Circle. The target invasive is the plant *Vicia cracca* (bird vetch.) The City of Homer appreciates that this process will follow the proper guidelines including a 30 days public notice period, appropriate signage on site, and supervision by DEC and DOT staff.

Sincerely,

Katie Koester  
City Manager

