

June 20, 2018
5:30 P.M.

Cowles Council Chambers
491 East Pioneer Avenue
Homer, Alaska

WORK SESSION Advisory Planning Commission AGENDA

1. Call to Order, 5:30 P.M.
2. Discussion of Items on the Regular Meeting Agenda
3. **Staff Report 18-41, Comprehensive Plan**, page 71 of packet
4. **Conditional Use Permit Follow-Up Procedures**
5. Public Comments
The public may speak to the Planning Commission regarding matters on the work session agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).
6. Commission Comments
7. Adjournment

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 June 6, 2018 **p. 1**

6. Presentations

7. Reports

A. Staff Report 18-38, City Planner's Report **p. 11**

8. Public Hearings

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

A. Staff Report 18-40, CUP 18-07 for a reduction of the right-of-way setback at 3781 Heath Street **p. 13**

B. Staff Report 18-39, CUP 18-06 for more than one building containing a permitted principal use on a lot and for a multiple-family dwelling at 1170 Lakeshore Drive **p. 47**

9. Plat Consideration

10. Pending Business

A. Staff Report 18-41, Comprehensive Plan **p. 71**

11. New Business

12. Informational Materials

A. City Manager Report for the June 11, 2018 City Council meeting (cancelled) **p. 85**

13. Comments of the Audience

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

14. Comments of Staff

15. Comments of the Commission

16. Adjournment

The next regular meeting is scheduled for Wednesday July 18, 2018. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-10, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on June 6, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

VENUTI/BOS SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Public Comment

Reconsideration

Adoption of Consent Agenda

- A.** Approval of minutes of May 16, 2018
- B.** Decisions & Findings for Staff Report 18-28, CUP 18-03 for more than one building containing a permitted principal use at 152 West Danview Avenue.
- C.** Decisions & Findings for Staff Report 18-29, CUP 18-04 for more than one building containing a permitted principal use at 680 Sterling Highway
- D.** Decisions & Findings for Staff Report 18-33, CUP 18-05 for two apartment buildings at 4201 Rhonda Street

Chair Stead requested a motion to approve the consent agenda.

BENTZ/BOS MOVED TO APPROVE THE CONSENT AGENDA.

There was a brief clarification on public comments for the Comp Plan.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

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

City Planner Abboud reviewed the staff report and requested volunteers to report at the June 11, 2018 Council meeting.

No one from the commission was able to attend the meeting due to scheduling conflicts.

PUBLIC HEARINGS

PLAT CONSIDERATION

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

Chair Stead read the title into the record and requested City Planner Abboud to provide his report to the commission.

Commissioner Banks declared a conflict of interest.

BOS/VENUTI MOVED THAT COMMISSIONER BANKS MAY HAVE A POSSIBLE CONFLICT

There was a brief explanation by Commissioner Banks declaring that he does business with the applicant. It was determined that his business relationship did not exceed the annual or per transaction limits established in city regulations.

VOTE. NO. VENUTI, STEAD, BENTZ, BERNARD, BOS, HIGHLAND

Motion failed.

Commissioner Banks was found not to have a conflict and remained at the table.

City Planner Abboud reviewed Staff report 18-35 for the Commission.

Mr. Kenton Bloom representing the applicant came forward and just briefly reviewed the purpose of the action and stated he was available for questions.

Chair Stead opened the public comment period seeing no one come forward from the audience to comment he closed the public comment.

Chair Stead opened the floor for questions from the Commission of the applicant or staff.

Commissioner Bernard requested clarification on a 15 foot utility easement when there is existing 40 foot easement shown.

City Planner Abboud responded that was the requirement outlined in city code.

Chair Stead requested confirmation from the applicant that the existing utilities were encompassed in the existing 40 foot easement such as natural gas and electric.

Mr. Bloom responded that to his knowledge all utilities were encompassed.

Chair Stead requested a motion to approve hearing no further questions from the commission.

VENUTI/BENTZ MOVED TO RECOMMEND APPROVAL OF HOMER SPIT PROPERTIES 2018 PRELIMINARY PLAT WITH FULL RECOMMENDATIONS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Chair Stead read the title into the record and declared he had a conflict of interest on the matter.

BOS/HIGHLAND MOVED THAT COMMISSIONER STEAD HAD A CONFLICT OF INTEREST.

Commissioner Stead informed the commission that is personally affiliation with the applicant and is a property owner in Stream Hill Park.

VOTE. YES. BANKS, HIGHLAND, BOS, BERNARD, BENTZ, VENUTI.

Motion carried.

Chair Stead turned the meeting over to Vice Chair Bentz and departed the meeting.

City Planner Abboud provided a summary review of Staff Report 18-36.

Vice Chair Bentz invited the applicant to present to the commission.

Mr. Stephen Smith, Geovera, LLC, came forward and stated that he did not have a presentation but commented on the action presented in the Preliminary Plat and commented on the status of

a landlocked parcel that would be affected by the action. He distributed a blown up drawing of a proposed cul de sac to support his statements to the commission.

Mr. Smith continued to elaborate on the existing topography conditions making development difficult at best and extremely expensive and unaffordable. He also acknowledged and provided some background on the changes previously conducted and approved on the properties in question.

Vice Chair Bentz opened the public comment period.

Laura Passic, property owner of the landlocked 30 acre parcel provided information to the commission requesting they not approve the preliminary plat. She disputed a point made in the staff report regarding an alternative access on the southern portion of the parcel as that easement does not allow them to access the property. She pointed out that an additional easement in another parcel to the south would have to be obtained in order to access that parcel. Ms. Passic also stated they only recently became aware of this action when they received notice from the Planning Department two weeks ago and have tried contacting the parties involved. There were no further comments from the public present and Vice Chair Bentz closed the public comment period. She welcomed Mr. Smith to come forward to respond to the comments received.

Mr. Smith rebutted the comments from Ms. Passic making further points on Kenai Peninsula Borough Code 20.30.050, emphasizing the practical and affordable aspects, plus providing additional drawbacks that made development of the land costly to develop an access.

Vice Chair Bentz opened the floor for questions from the commission noting they could ask the applicant, staff or the public.

Ms. Passic responded to the commission on the following:

- They purchased the property 2 months ago
- They were under the impression that access would be through the upper portion as shown on the original plan

Commissioner Bernard requested clarification from City Planner Abboud on the original plat on the books.

City Planner Abboud reported that initially the subdivision was a phased project since it did not have the city required water, sewer, etc. it was also noted that it did not provide any legal access to the parcel in question. He provided further information on requirements and platting process in response to Commissioner Bernard regarding the new road and 24 parcels but now it has changed. He noted that there is nothing in city code to address this situation and that the Borough is the ultimate authority.

Commissioners expressed concern regarding the lack of contact and conversations between all parties.

Mr. Smith responded to the commission on the following:

- Acknowledged the lack of contact between parties
- Phase three was turned into Parcel J in 2008
- Prior Preliminary approval expired years ago
- Kenai Peninsula Borough approved the plat where there is no access on the western side of the 30 acre parcel
- Agreed that this was not a practical approach by presenting the laydown showing the proposed cul de sac does not lend enough land to develop for a residence
- Additional areas in his opinion were too steep
- The topography makes the development of roads to city standard unfeasible

The commission requested clarification on the proposed cul de sac, water and sewer, previous plats for private residents, existing trails within the mentioned parcels, and that it was not indicated what was designated as parks in the maps provided to the commission.

Further discussion ensued on the ability to come to some agreement or solution between the owners if a postponement was made, possible legal issues, building on slopes with a more than 20% grade would require the best engineering solutions, further clarification on access from the southern border of the parcel owned by Mr. & Mrs. Passic.

BANKS/VENUTI MOVED TO POSTPONE STAFF REPORT 18-36 STREAM HILL PARK 2018 REPLAT PRELIMINARY PLAT UNTIL THE JUNE 20, 2018.

Brief discussion ensued on allowing the parties involved time to entertain discussion and commission to receive some assistance from staff on the issue.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Vice Chair Bentz called for a recess at 7:55 p.m. and returned the gavel back to Chair Stead.

The meeting was called back to order at 8:02 p.m.

PENDING BUSINESS

A. Staff Report 18-37, Comprehensive Plan

Chair Stead read the title into the record and requested City Planner Abboud provide his report.

City Planner Abboud reviewed the amendments and adjustments that were completed by staff since the last meeting this was before the commission. He provided a brief timeline of action that will bring the document before Council, he noted the map changes.

The Commission discussed the area of Lake Street and Heath Street and the public sentiment in a recommendation to expand the area into GC1 from CBD. Additional comments and points made were:

- The minimal issues that the public did not want to allow in the area
- The misperception of the public that changing the zoning would reduce the property values, raising property taxes
- Changing the descriptor of General Business District
- Misperception and opinion should not be considered when drafting a planning document
- This time that has already been spent on the issue
- Create a district similar to the Hospital District
- Land Use Map versus Zoning Map

HIGHLAND/VENUTI - MOVED TO REIDENTIFY THE AREA BETWEEN LAKE STREET AND HEATH STREET AS LAKE STREET MIXED USE DISTRICT.

Discussion ensued on identifying what would be allowed in the district similar to how the commission identified the East End Mixed; creating this district would make the CBD into islands, distinguishing the Downtown Mixed Use is Central Business District

VOTE. NO. BANKS, BERNARD, BENTZ, BOS, STEAD, VENUTI, HIGHLAND

Motion failed.

Additional discussion ensued on including the Zoning Map in the Comprehensive Plan and why that was not appropriate ensued; also that there were three maps being referenced – the existing Land Use Map, proposed draft Land Use Map and the Zoning Map; a paragraph in the beginning of the Comp Plan could be supplied where someone may find the Zoning Map in city code; make sure the language used in the pan is the same used on the Land Use Map.

BANKS/BENTZ MOVED TO REMOVE THE HEATH STREET – LAKE STREET AREA (LILAC COLORED ON THE MAP) FROM THE LAND USE MAP AND REQUEST STAFF CREATE LANGUAGE THAT CAN BE INSERTED TO DESCRIBE THE APPROPRIATE CHANGES THERE.

Clarification was provided on the area;

BOS CHANGE THE AREA TO CBD

Deputy City Clerk Krause noted that was not germane to the motion on the floor.

Commissioner Highland requested a restatement of the motion.

Commissioner Highland then asked if the commission was to state what they wanted the area to reflect such as Downtown Mixed Use...

There was comments from City Planner Abboud and Commissioner Banks off the record that the Clerk was unable to transcribe.

Commissioner Highland asked if they needed to amend the motion.

Deputy City Clerk Krause responded that it would be preferred.

BENTZ/HIGHLAND MOVED TO AMEND THE MOTION TO ADD REVERT TITLE TO DOWNTOWN MIXED USE.

There was no discussion.

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

Motion carried.

There was no further discussion on the main motion as amended.

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

Motion carried.

Additional comments on using an approach similar to the Hospital District to retain the discussions and recommendations of the commission on this area in question; adding text to indicate the ideas that were supported; the three maps that are in discussion with regard to the "Key"; expanding upon the direction that is not currently a CBD; adding the paragraph provided in the draft under the Intent bullet point in the CBD; referring to the index there are categories listed that could provide assistance then under Commercial there was GC1 and GC2 which has not been addressed.

Chair Stead noted that they were in the Appendix and referring to the changes that were requested asked if there were any additional changes for the City Planner.

Commissioner Bentz commented that under Green Infrastructures recommended in Table 4-10, Land Use Implementation Table, new draft Comp Plan, Goal is to Maintaining Homer Natural Environment and Scenic Beauty and recommended adding the implementation item, the responsibility of the Advisory Planning Commission, how to audit local Code and Ordinances provide specific revisions and prioritize code amendments for adoption.

BENTZ/BANKS - MOVE TO ADD IMPLEMENTATION ITEM 2-A-5, AUDIT THE CODES AND ORDINANCES TO IDENTIFY THE REVISIONS THAT SUPPORT THE IMPLEMENTATION OF GREEN INFRASTRUCTURE AND PRIORITIZE CODE AMENDMENTS FOR ADOPTION, THE TIME FRAME WOULD BE NEAR TERM AND PRIMARY DUTY WOULD BE HOMER ADVISORY PLANNING COMMISSION.

There was a brief discussion on the Planning Commission addressing this during worksessions over the next year using the existing materials that available.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Betz thanked the Commission and believes this would allow them to be more proactive instead of reactive.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager Report dated May 14, 2018

COMMENTS OF THE AUDIENCE

Mike Yourkowski, city resident, commented that last winter he testified in support of a structure on his neighbor's property to build a structure and a duplex and that he believes they were scammed as it appears they are building a 8 unit structure and would like to remove his support for the project, he noted that Commissioner Venuti was the only dissenting vote on the CUP application and he probably figured that something was up. He further stated that it was a sad deal. He wasn't sure what was going to be done but believed that something should be done. In regards to the lilac area he believed it was all GC2 and there is at least 80 acres that is moose habitat and should be delineated somehow and on the other side is residential. He would like to hear the comments of the City Planner on the issue he reported.

COMMENTS OF THE STAFF

City Planner Abboud stated that they have toured the site and that is all he would comment on the issue. They have toured the site.

Deputy City Clerk Krause reported that she would not be attending the June 20, 2018 meeting and was unsure at this time who would be staffing the meeting. This was a very interesting meeting they kept her on her toes tonight.

COMMENTS OF THE COMMISSION

Commissioner Highland had no comments.

Commissioner Bos commented that based on Mr. Yourkowski comments and that he was very familiar with the air of this kind of area and that no one wants to be held accountable for anything but sooner or later we will have to hold people accountable for what they do and they can keep making rules and unless they have someone willing to put on that suit of armor and uphold the rules to keep people accountable it's not going to happen.

Commissioner Bernard had no comments.

Commissioner Bentz commented she attended a little league game this afternoon and really appreciates having parks in the city it was really fun.

Commissioner Venuti interesting meeting tonight and then provided the following report from the last Borough Planning Commission meeting on May 29, 2018:

Plat Committee

- Approved 9 Preliminary Plats
- Postponed 2 Preliminary Plats
- Postponed 1 Final Plat which was the Quiet Creek Plat as it was not adequately noticed

Planning Commission

- Approved vacation of public ROW and associated easements in Kenai
- Approved the vacation of public ROW and associated utility easements in Sterling Area
- Approved ordinance authorizing Community Trail Management agreement with Kachemak Nordic Ski Club
- Approved an ordinance amending KPB 7.20 AND KPB 7.30 regarding commenting on Marijuana licenses allowing license renewals to be handled administratively
- Approved Resolution to name two mountain peaks as Mt Marian and Saint Ana
- Approved Conditional Land Use Permit for a Materials Site – developer has gone above required to work with neighbors including white noise back up alarms on equipment – in Kasilof/Cohoe Area
- Denied a CUP on constructing a roof over an elevated fish cleaning table adjacent to the Kenai River in the Kenai Keys area
- Approved exception to building setback on K-Beach Rd

Commissioner Banks commented that it was another stimulating meeting, he wanted to refer Mr. Yourkowski to the Conservation Area shown on the Land Use Map in green and he can meet with him after the meeting to point it out and requested for the next meeting agenda related to Conditional Use Permit enforcement follow-up reporting documentation consequences, etc. for violation of permits.

Chair Stead and City planner Abboud requested Commissioner Banks submit the information he would like the commission to consider.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:19 p.m. The next regular meeting is scheduled for Wednesday, June 20, 2018 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m. prior to the meeting.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

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Planning

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TO: Homer Advisory Planning Commission
FROM: Rick Abboud, AICP
DATE: June 20, 2018
SUBJECT: Staff report PL 18-38, City Planner's Report

City Council

6.11.18 agenda moved to 6.25.18

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

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 Council report sign up

6.25.18 _____
7.23.18 _____
8.13.18 _____
8.27.18 _____



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Staff Report PL 18-40

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
From: Julie Engebretsen, Deputy City Planner
DATE: June 20, 2018
SUBJECT: CUP 2018-07

Synopsis The applicant proposes to build a single-family home, ten feet into the twenty-foot building setback area. A Conditional Use Permit (CUP) is required per HCC 21.18.040(b)(4).

Applicant: Jesse Cave
34341 North Fork Road
Anchor Point, AK 99556

Location: 3781 Heath St,
Legal: Lot 21A Heath Street Replat HM 0900058
Parcel ID: 17710410
Size of Existing Lot: 5,000 square feet
Zoning Designation: Central Business District (CBD)
Existing Land Use: Vacant land
Surrounding Land Use: North: Residential/vacant/hair salon
South: Parking lot, retail business
East: Heath Street, HEA yard
West: Residential

Wetland Status: No designated wetlands on this parcel.
Flood Plain Status: Area X, not within a 0.2% flood hazard area.
BCWPD: Not within the Bridge Creek Watershed Protection District
Utilities: Public utilities service the site.
Public Notice: Notice was sent to 23 property owners of 33 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant would like to build a single story, single family home on this lot. The proposed home would be placed ten feet into the twenty-foot building setback area along Heath Street. The application states that a single story structure would limit impacts on the

views of properties to the north and west. The home to the west is approximately five feet from the common lot line, and somewhat on a higher grade. The applicant would like to push his home location to the east toward Heath St, away from the common lot line. This proposal would result in more space between the buildings and possibly allow for the retention of trees and shrubs between the homes.

The subject parcel was rendered non-conforming in 1990 by plat HM 0900058 Heath Street Replat which included right of way acquisition for Heath Street (see application document "Heath Street Replat Excerpt"). Heath Street Replat designates the subject parcel as lot "21a," having an area of 5,000 square feet; HCC 21.18.040(a)(1) dimensional requirements states:

1. The minimum lot area shall be 6,000 square feet. Lawful nonconforming lots of smaller size may be newly developed and used if off-site parking is provided in accordance with the City parking code, Chapter 21.55 HCC;

21.61.020 Nonconforming lots.

a. A nonconforming lot containing at least 6,000 square feet on May 16, 1978, may be developed in conformity with all other provisions of this title even though such lot fails to meet currently applicable minimum area or width requirements.

Staff comment: Recorded in 1974, Plat HM 74-847, Glacier View Subdivision No 2 shows the lot dimensions as 60' x100, resulting in a 6,000 square foot lot.

b. No lot containing less than 6,000 square feet on May 16, 1978, may be used except as follows:

1. In the residential districts, i.e., RR, UR, and RO, on any lot that fails to meet minimum area or width requirements, one single-family dwelling with a proper zoning permit is permitted; and

Staff comment: This lot is not in a residential district.

2. In all other districts such lots may be used only in full compliance with all applicable provisions of the current zoning code. [Ord. 08-29, 2008].

Staff comment: The setback from a dedicated right-of-way may be reduced if approved by a CUP in the Central Business District, per HCC 21.18.040(b)(4).

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

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

Analysis: A setback reduction can be approved by a Conditional Use Permit.

Finding 1: HCC 21.18.020(h) authorizes single-family homes. HCC 21.18.040(b)(4) authorizes a setback reduction from a dedicated right-of-way if approved by a Conditional Use Permit.

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

Purpose

21.18.010 The purpose of the Central Business District is primarily to provide a centrally located area within the City for general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and other business uses listed in this chapter. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

Analysis: A single family home on this small lot contributes to the mix of residential and nonresidential uses in this neighborhood. The proposed placement of the structure allows the applicant to build a modest size home (900 sq. ft.), within a single story, which helps maintain the views of his neighbors. The purpose statement of the district does not provide guidance on dimensional requirements, other than to state that pedestrian-friendly designs and amenities are encouraged. The proposed structure placement ten feet into the building setback area does not add to or detract from any pedestrian facilities, as the sidewalk along Heath Street is on the east or far side of the road.

Finding 2: A single family home on this small lot contributes to the mix of residential and nonresidential uses in this neighborhood. The setback reduction allows for greater compatibility with the neighboring structure to the west and the property to the north by maintaining the view shed.

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

Analysis: Many uses in the CBD district have greater negative impacts than would be realized from a single family home 10 feet into the twenty-foot building setback area. A mortuary would have a greater impact on nearby property values. Assisted living, group care, religious, cultural and fraternal assembly would generate a good deal of traffic. No evidence has been presented that a structure within to setback area of Heath Street would have a negative affect on property values. The property to the west benefits by

having more space between structure allowing for greater light and air between the existing home and the proposed new home.

Finding 3: The proposal is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Analysis: The existing surrounding uses of land include:

East: Heath Street, and the Homer Electric Association storage yard.

North: Small cabin containing a hair salon.

West: Single family, two-story residence

South: Parking lot for a retail flower business.

The proposed home within the setback will not have a bearing on the land use of any neighboring properties.

Finding 4: The structure in the setback is found to be 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 adequate to serve the proposed him in the prosed location.

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

Analysis: Desirable neighborhood character is described by a portion of the purpose statement for the zoning district... *"The district is meant to accommodate a mixture of residential and nonresidential uses."* The proposal will add a small residence, building upon the mixed land uses in the immediate vicinity. The single story structure will be in harmony with is location at a corner lot with a small buildable area. A much larger home could be built, but would potentially 'crowd' the adjunct structure or one of the rights of way. The location of the structure in the setback will allow more room between the homes, without negatively affecting the travel way on Heath Street.

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

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

Analysis: The location of the proposed home does not impede traffic on Heath Street. The clear sight triangle has been drawn on the site plan. It is not anticipated to cause any problems with City infrastructure or service.

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

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

Goals of the Land Use Chapter of the Homer Comprehensive Plan include Goal 3 Objective B: Encourage high quality site design and buildings.

Analysis: The proposal for a single story home on this corner lot will allow the home to blend better with the terrain than a narrow two-story home.

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns with Goal 3 Objective B and no evidence has been found that it is not contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: The CDM does not apply to residential uses with less than 12 residential units in the CBD.

Finding 10: The CDM does not apply to residential uses with less than 12 residential units in the Central Business District.

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

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** No specific conditions deemed necessary
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Condition 1: Prior to placing a foundation, hire a licensed surveyor to mark the 20 foot building setback on Grubstake, the Commission approved setback on Heath Street, and the five foot setback area between lots 21-A and 22. The surveyor or property owner shall notify Planning and Zoning when the marking has occurred.

Analysis: This is a small lot, and any error in foundation placement could result in a setback violation. It is appropriate to require the property owner to have the setback areas marked (not monumented) to prevent this issue.

PUBLIC WORKS COMMENTS: No objection.

FIRE DEPARTMENT COMMENTS: No comments.

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP **Staff Report PL 18-40** with findings 1-10 and the following condition.

Condition 1: Prior to placing a foundation, hire a licensed surveyor to mark the 20 foot building setback on Bonanza Ave., the Commission approved setback on Heath Street, and the five foot setback area between lots 21-A and 22. The surveyor or property owner shall notify Planning and Zoning when the marking has occurred.

Attachments

Application
Public Notice
Aerial Photograph
Site Photos 6/8/2018
Plat MH 74-847 Glacier View No 2



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Jesse Cave Telephone No.: 503-5d-6598

Address: 34341 N. Fork Rd. Anchor Point AK 99556 Email: lcave1@yahoo.com

Property Owner (if different than the applicant):

Name: Same Jesse + Linda Cave Family Trust Telephone No.: 541-557-1661

Address: 903 Slickrock Rd. DTB DR 97368 Email: lcave1@yahoo.com

PROPERTY INFORMATION:

Address: 3781 Heath St. Homer Lot Size: 50x100 acres KPB Tax ID # _____

Legal Description of Property: lot 21A Heath St. Replat

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

| | RR | UR | RO | <u>CBD</u> | TCD | GBD | GC1 | GC2 | MC | MI | EEMU | BCWPD |
|------------------------------------|----|----|----|------------|-----|-----|-----|-----|----|----|------|-------|
| Level 1 Site Plan | x | x | x | | | x | | | x | | | x |
| Level 1 ROW Access Plan | x | x | | | | | | | x | | | |
| Level 1 Site Development Standards | x | x | | | | | | | | | | |
| Level 1 Lighting | | | x | x | x | x | x | x | x | x | x | |
| Level 2 Site Plan | | | x | x | x | | x | x | | x | x | |
| Level 2 ROW Access Plan | | | x | x | x | | x | x | | x | x | |
| Level 2 Site Development Standards | | | x* | x | x | x | x | x | | | x | |
| Level 3 Site Development Standards | | | | | | | | | x | x | | |
| Level 3 ROW Access Plan | | | | | | x | | | | | | |
| DAP/SWP questionnaire | | | | 21 | x | x | x | x | | | x | |

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

- Y/N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: NO
- Y/N Will your development trigger a Development Activity Plan?
Application Status: NO
- Y/N Will your development trigger a Storm water Plan?
Application Status: NO
- Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: *There a Riparian zone behind the main building. Underground and culverted Woodward Creek.* NO
- Y/N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Y/N Do you need a traffic impact analysis? NO
- Y/N Are there any nonconforming uses or structures on the property? NO
- Y/N Have they been formally accepted by the Homer Advisory Planning Commission?
- Y/N Do you have a state or city driveway permit? Status: Yes
- Y/N Do you have active City water and sewer permits? Status: NO

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

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

- a. What code citation authorizes each proposed use and structure by conditional use permit? **21.18.040 (b)(4)**
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. **Almost all lot in that Subdivision are Residential**
- c. How will your proposed project affect adjoining property values?
Single story building would limit impact on view to property on North and west sides.
- d. How is your proposal compatible with existing uses of the surrounding land?
I think it would be compatible
- e. Are/will public services adequate to serve the proposed uses and structures?
Water and Sewer are at the lot lines
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?
The house should be more attractive than most buildings in that subdivision. Very low Traffic impact
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? **NO**
- h. How does your project relate to the goals of the Comprehensive Plan?
The Comprehensive Plan are online, **The goals of the plan should be met.**
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? **(circle each answer)**
1. ☒ Y/N Special yards and spaces.
 2. ☒ Y/N Fences, walls and screening.
 3. ☒ Y/N Surfacing of parking areas.
 4. ☒ Y/N Street and road dedications and improvements (or bonds).
 5. ☒ Y/N Control of points of vehicular ingress & egress.
 6. ☒ Y/N Special provisions on signs.
 7. ☒ Y/N Landscaping.
 8. ☒ Y/N Maintenance of the grounds, buildings, or structures.
 9. ☒ Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
 10. Y/N Time for certain activities.

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

PARKING

1. How many parking spaces are required for your development? 2

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

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

3. Are you requesting any reductions? NO

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

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

CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature: Jesse Cave Date: 5-29-18

Property Owner's signature: Jesse Cave for the Date: 5-29-18
Jesse and Linda Cave Family trust

To the Planning Commission
for the city of Homer AK.
5-29-18

I'm applying for a conditional use permit so I can build a normal shaped house in the middle of my lot instead of an elongated or tall structure that would block the neighbors view of the bay. This plan would create an extra 5 feet from neighbors lot line and create better egress between upper and lower portions of my lot.

My plan is to comply with all rules and Ordinances of the central business district, CBD, listed in chapter 21.18 of the City code.

At the time I bought the lot, the setbacks were 12 ft. from Bonanza St. and 15 ft from Heath St. I'm asking for a reduction of 5 ft. from Heath St. which would make it 10 ft. from the lot line.

I've already hauled many loads of dirt & gravel to direct runoff to the existing drain ditch on east easement, between lot line and Heath St. The lot slopes about 6 feet from north to south.

Sincerely *Jesse Cave*
For the Jesse and Linda Cave family Trust

Bonanza Street

↑ N

1" = 10'

Lot 21A

Heath Street Replat

Trees

50x100
← Lot

House 30x30

900 sq.
ft.
20% of lot

Landscaping

10 ft
Setback

Landscaping

Heath
Street

East Easment
< 15 feet
to Street

Drainage
To Existing
Drainage Ditch

Visible
Triangle

Parking

Drainage
To Existing
Drainage Ditch

Parking

Driveway
Permit
No. 1110

1850 sq ft.
Natural Space
55% of lot

10 feet Utility Easment

10 feet Utility Easment

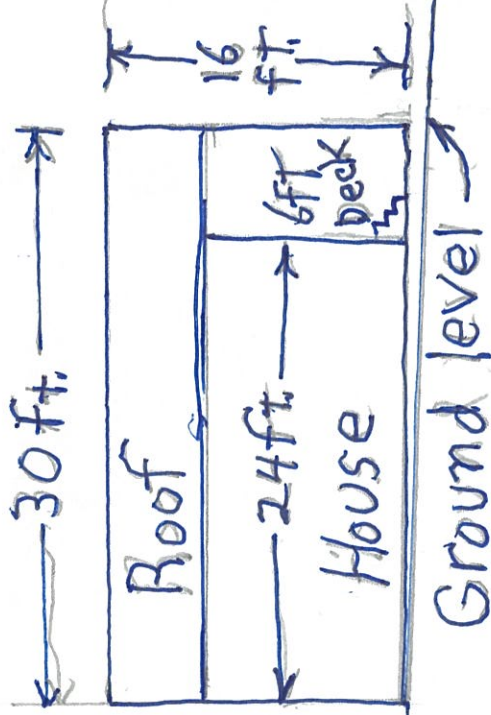
Neighbors Parking lot

Neighbors
House
Single family
USE
two story

Ground level View - lot 21A Heath St. Replat
 looking from West to East

20 ft
 City Setback

← North



RECEIVED

JUN 08 2018

CITY OF HOMER
 PLANNING/ZONING

1" = 10'

100 ft



Lot 21A

RECEIVED

JUL 08 2018

CITY OF HOMER
PLANNING/ZONING

CONTINZA AVE

Neighboring properties map

Aerial Map



City of Homer
Planning and Zoning Department

June 6, 2018

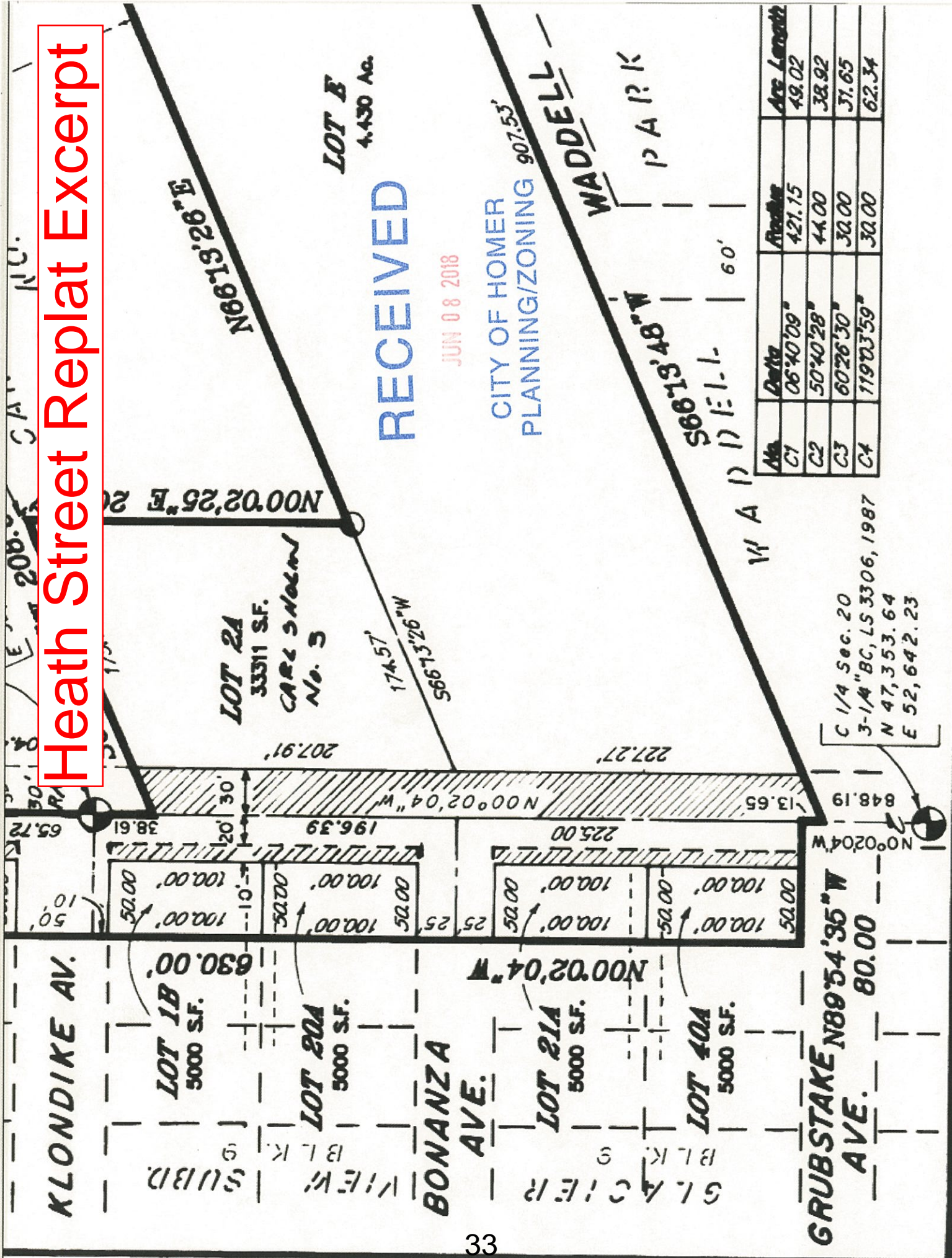
Request for CUP 18-07
3781 Heath St

0 31 50 100 Feet



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

Heath Street Replat Excerpt



PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, June 20, 2018 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A request for Conditional Use Permit (CUP)2018-07 to build a single family home within the 20-foot setback from a dedicated right-of-way at 3781 Heath Street, in accordance with Homer City Code 21.18.040(b)(4). The property is Lot 21A Heath Street Replat N ½, Sec. 20, T. 6 S., R. 13 W., S.M.

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

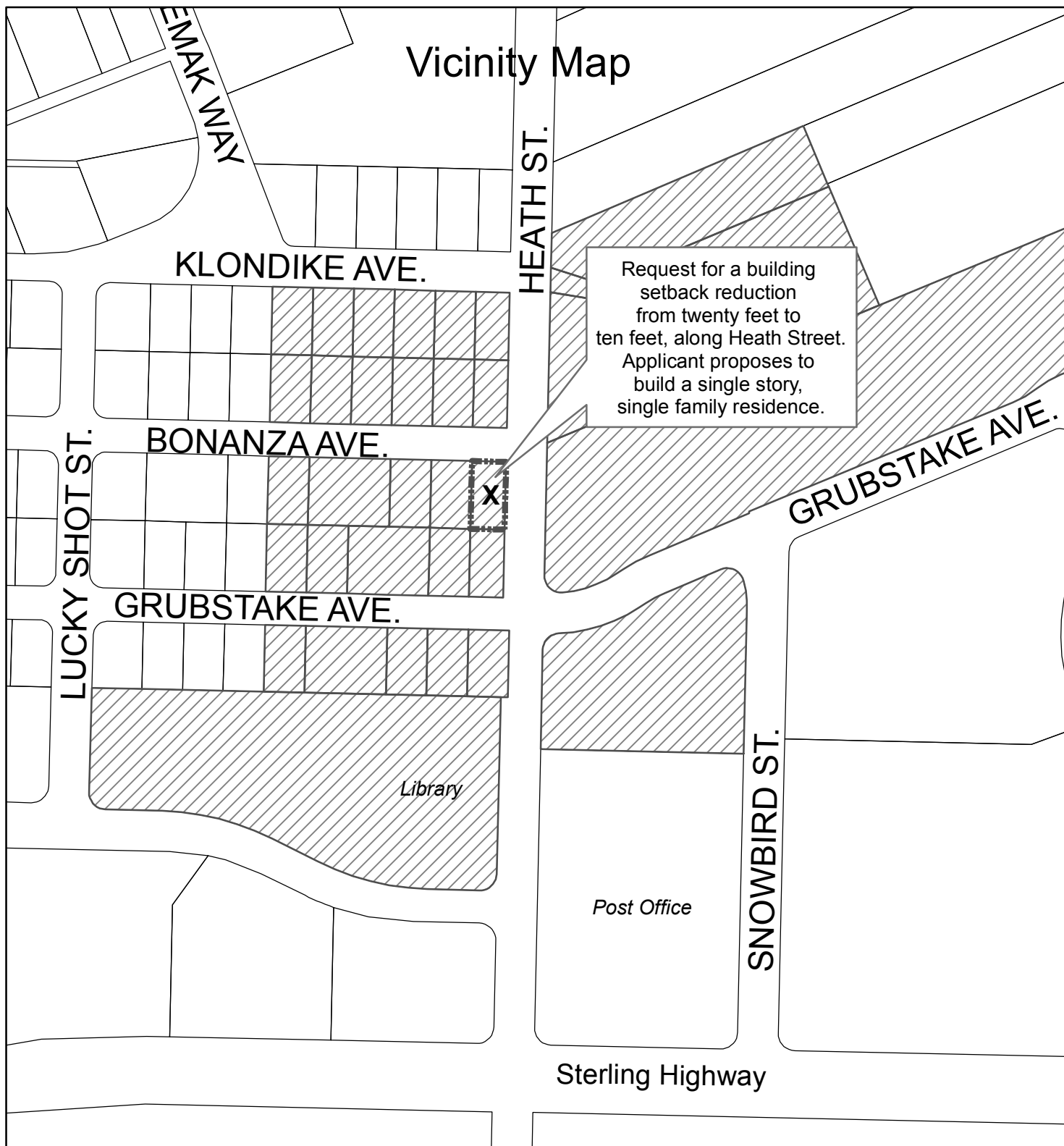
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboudat the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

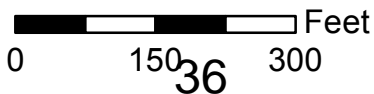


City of Homer
Planning and Zoning Department

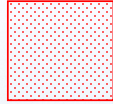
June 6, 2018

Request for CUP 18-07 3781 Heath St

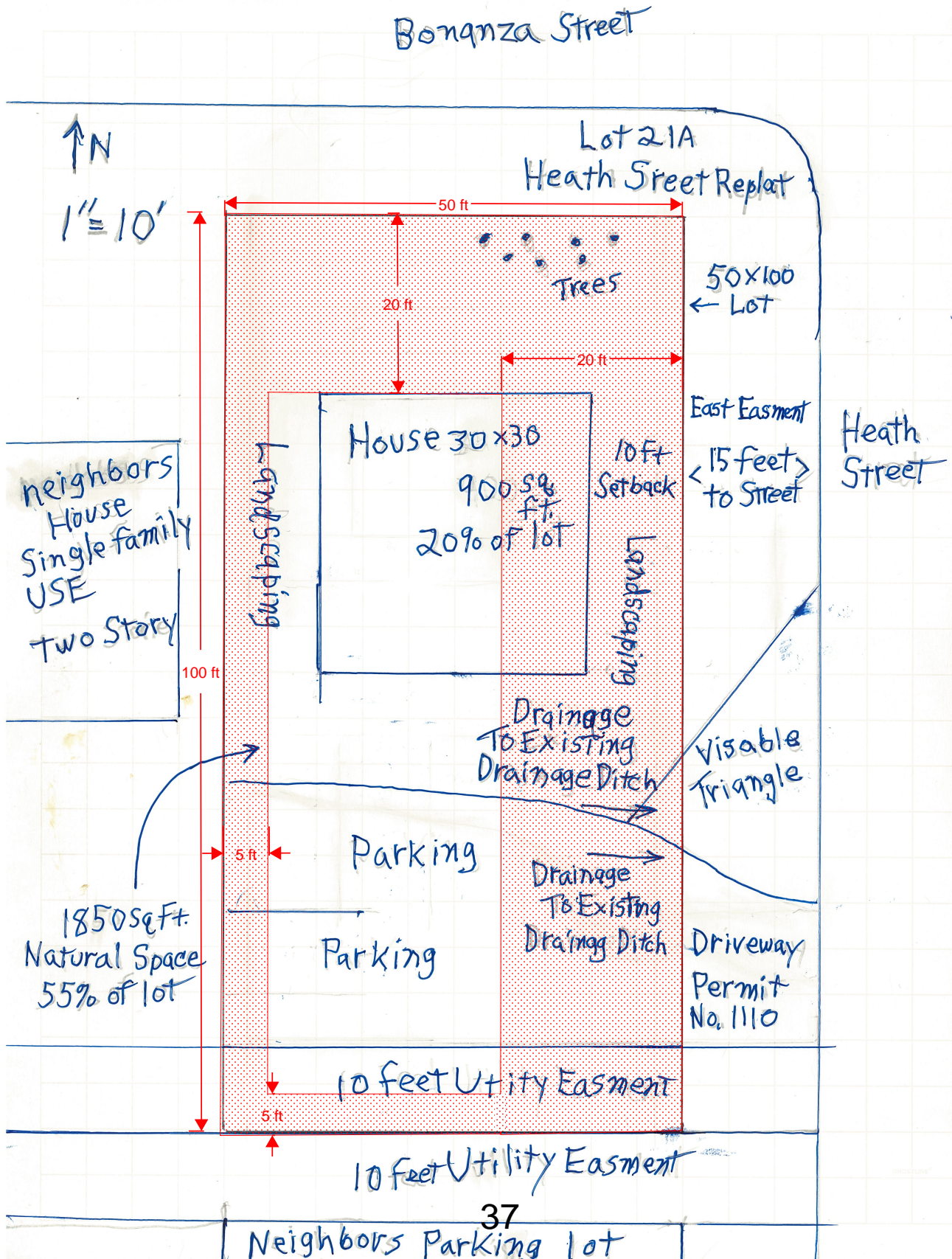
Marked Lots are w/in 300 feet
and property owners notified.



Disclaimer:
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= Existing Setback Area



Ground level View - lot 21A Heath St. Replat
 looking from West to East

20 ft
 City Setback

← North

30 ft.

Roof

24 ft.

House

6 ft
 deck

16 ft.

Ground level

10 ft.

← Parking

South →

lot
 line

10 ft
 Utility easement

RECEIVED

JUN 08 2018

CITY OF HOMER
 PLANNING/ZONING

1" = 10'

100 ft

Bonanza St. 88



City of Homer
Planning and Zoning Department

June 6, 2018

Request for CUP 18-07
3781 Heath St

0 50 100 Feet
39



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.



Subject Lot from
Bonanza Ave and
Heath Street
intersection



Common lot line
area



Panoramic view of subject lot, looking west across Heath Street



Looking northwest into the lot, panoramic photo



Looking northwest into the lot

06 08 2018



HEA driveway to the east



Southern property line, looking south down
Heath St

GLACIER VIEW SUBDIVISION NO.2

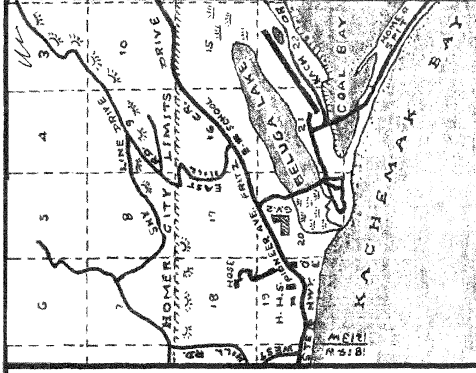
REPLAT OF BLOCKS 8, 9 AND 10. LOCATED IN 1/4 SEC. 20, T6S. R13W. S.M.; HOMER, ALASKA. BY: HAZEL HEATH CONTAINING 20.254 AC.

COVENANT

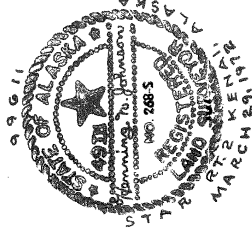
IN BLOCK 10 LOT 10 SHALL BE CONVEYED WITH LOT 9 AND LOT 11 WITH LOT 12.

SCALE: 1"=100'

74-000847
HOMER RECORDING DISTRICT
FILED
Mar 9 1 42 PM '74
REQUESTED BY K. P. BROWN
ADDRESS Subdivision A

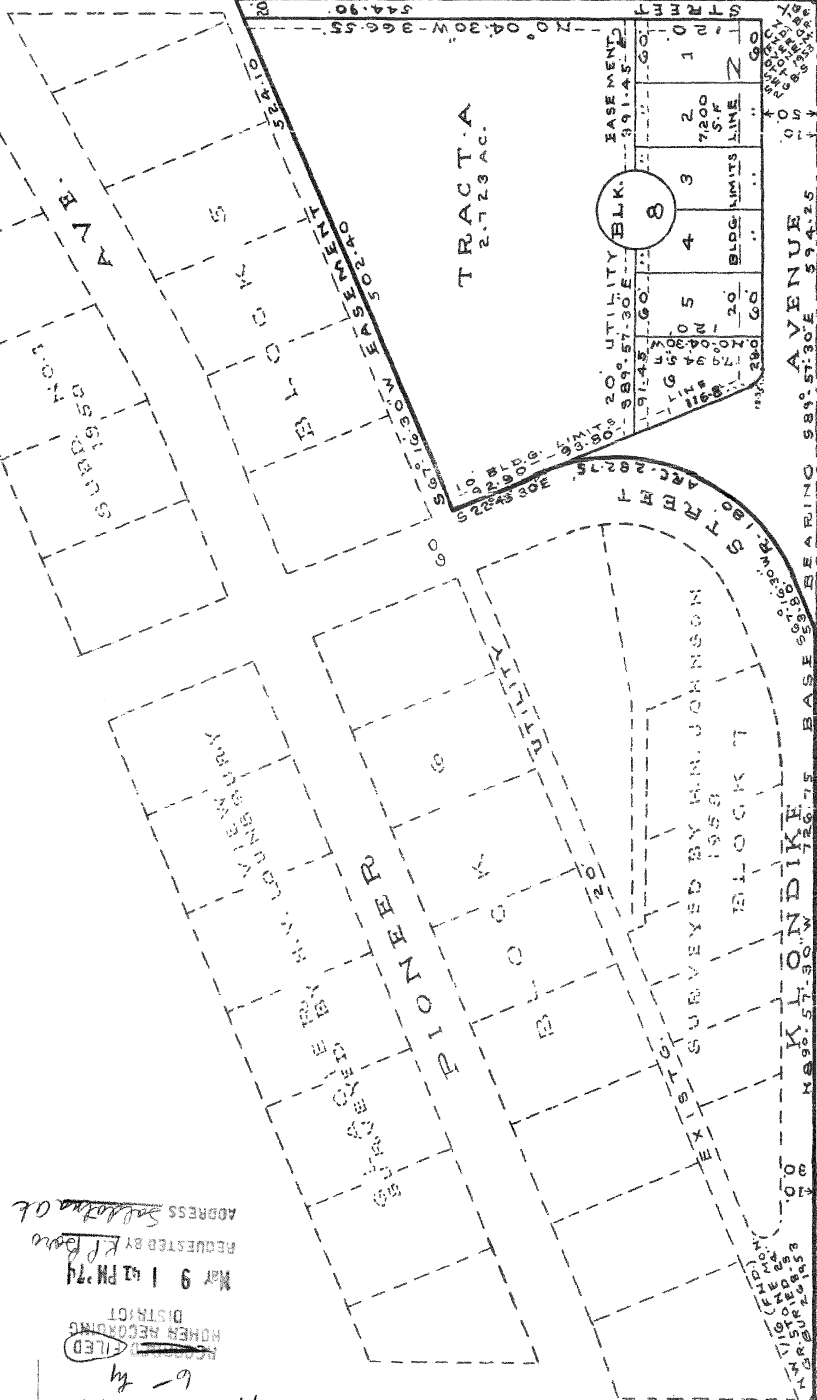


VICINITY MAP
SCALE: 1"=1.25 M.



NOTE:
ALL CORRS. EXCEPT AS SHOWN ARE 1/2" X 24" REBAR SET.
ALL CURVED RETURNS HAVE RADIUS OF 20'. LIMITS HAVE BEEN SET AT 10' FROM CURVED RETURNS.
ALL GRUBSTAKE AVENUES ARE 10' WIDE.
ALL LOT STREETS ARE 10' WIDE.
ALL LOT EASEMENTS ARE 10' WIDE.
ALL LOT EASEMENTS ARE 10' WIDE.
ALL LOT EASEMENTS ARE 10' WIDE.

KENAI PENINSULA
APPROVED 12/13/74
BY: Stanley F. Thompson



| BLK 10 | | | | | | | | | | | | BLK 9 | | | | | | | | | | | |
|--------|----|----|----|----|----|----|----|----|----|----|----|-------|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 |

(FND) C.V. SEC. 20
GRANITE STONE MON.
SET 1953 BY 268-S

CERTIFICATE OF OWNERSHIP
AND DEDICATION

WE CERTIFY WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AND TO THE USE OF PUBLIC UTILITIES.

HEATH REM. SEVAN HWY/A 24.23 AC

ACKNOWLEDGEMENT

BE IT KNOWN THAT AT THE PLACES AND DATES HEREON SHOWN, BEFORE A NOTARY PUBLIC AND FREELY AND VOLUNTARILY SIGNED THIS CERTIFICATE OF OWNERSHIP AND DEDICATION.

| OWNER | ADDRESS | LOT, BLK. | DATE | PLACE | NOTARY |
|---------------------|------------------------------|-----------|---------|-------|--------|
| 10. Thompson, J. P. | Box 507, Homer, Alaska 99603 | 9810 - 10 | 8/17/72 | | |
| 28. J. P. Thompson | Box 507, Homer, Alaska 99603 | 2810 - 8 | 8/17/72 | | |
| 3. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 4. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 5. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 6. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 7. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 8. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 9. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 10. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 11. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 12. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 13. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 14. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 15. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 16. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 17. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 18. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 19. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 20. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 21. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 22. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 23. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 24. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 25. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 26. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 27. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 28. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 29. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 30. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 31. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 32. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 33. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 34. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 35. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |
| 36. J. P. Thompson | Box 507, Homer, Alaska 99603 | 10 - 9 | 8/17/72 | | |

Manager, American State
Notary Public
My Comm. Expires 7/25/1977



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 18-39

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: June 20, 2018
SUBJECT: CUP 2018-06

Synopsis The applicant proposes to construct a hotel consisting of four structures (three 1172 S.F. duplexes, one 2900 S.F. two-story four-plex, and one 600 S.F. dwelling) in the General Commercial 1 District. A Conditional Use Permit (CUP) is required per HCC 21.24.030(j), more than one building containing a permitted principle use, & HCC 21.24.030(c), multiple-family dwelling.

Applicant: Kenton Bloom, PLS Jose DeCreeft & Kerry Tintzman
Seabright Survey + Design PO Box 646
1044 East End Rd Homer AK 99603
Homer AK 99603

Location: 1170 Lakeshore Drive
Legal: Lots 101, 102, & 103, Bay View Subdivision HM 0690741
Parcel ID: 17917104, 17917105 & 17917106
Size of Existing Lot: 0.34, 0.28 & 0.26 (0.77 total) acres
Zoning Designation: General Commercial 1 District
Existing Land Use: Residential structures
Surrounding Land Use: North: Beluga Lake
South: vacant, storage & residential
East: commercial business
West: floatplane facility

Wetland Status: Wetlands may be present near north property lines.
Flood Plain Status: Zone (A) near Beluga Lake shoreline.
BCWPD: Not within the Bridge Creek Watershed Protection District
Utilities: Public utilities service the site.
Public Notice: Notice was sent to 27 property owners of 34 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes to remove the four existing structures and replace them with 3 duplexes, a four-plex, and a single family dwelling. The proposed site has an approved preliminary plat which is used for the proposed site plan. The applicant will need to gain approval for the provision of utilities with Public Works before the plat can be recorded.

Parking: All the units will have one bedroom. Eleven spaces are required for a hotel/motel and thirteen are proposed.

Density: Although the applicant provided floor area ratios and open space calculations, these are not requirements of the GC1 District. The proposed impervious coverage is approximately 15,000 S.F., equaling 45% of the proposed lot. The Stormwater Plan (SWP) thresholds of 60% impervious lot coverage or the cumulative addition of 25,000 S.F. of impervious surface are not reached by this proposal, therefore an SWP will not be required

Timing: The applicant proposes to develop the structures over time in response to market demand. This conditional use permit does not require construction to be completed within any timeframe.

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

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

Analysis: The applicant proposes eleven units, in five buildings. HCC 21.24.020(k) authorizes hotels and motels, HCC 21.24.030(j) authorizes more than one building containing a permitted principle use on and 21.24.030(c) authorizes multiple family dwellings. The buildings consist of a four-plex, three duplexes, and one single family residence/rental unit. The application states that these eleven units may be rented for short or long term. The State Fire Marshal considers rentals less than 30 days to be a transient or hotel occupancy, which falls under their purview, while occupancy longer than 30 days is considered residential, which is not regulated by the Fire Marshal. Because these units may be rented for short or long periods of time, and there are six or more units involved, staff finds this development is a hotel.

HCC 21.03 Definitions states:

“Hotel” or “motel” means any building or group of buildings containing six or more guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests. “Hotel” or “motel” also means any building or group of buildings containing five

or less guest rooms that are used, rented or hired out to be occupied for sleeping purposes by more than 15 guests. The terms “hotel” and “motel” exclude bed and breakfast, rooming house, dormitory, shelter for the homeless, and hostel.

Finding 1: HCC 21.24.020(k) authorizes hotels and motels, and 21.24.030(c) and 21.24.030(j) authorizes multiple family dwellings and more than one building containing a permitted principle use on a lot if approved by a Conditional Use Permit.

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

21.24.010 Purpose.

The General Commercial 1 (GC1) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area, and to provide business locations in proximity to arterials and transportation centers. It is also intended to minimize congestion and adverse effects on adjacent residential districts and on the appearance of the community.

Analysis: This development proposal lies on Beluga Lake. Beluga Lake represents a transportation center as it supports float plane operations. Pilots will be able to fly into Beluga Lake, and stay at the hotel. The structures and uses are permitted within the GC1 District.

Finding 2: The proposal supports uses and structures compatible with the GC1 District.

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

Analysis: Many uses in the GC1 district have greater negative impacts than would be realized from long or short-term rentals. Air charter and floatplane tie up facilities are noisy. Pipelines, mobile home parks, storage of heavy equipment, and auto fueling stations would have a greater impact on nearby property values.

Finding 3: A hotel or multi-family dwellings are not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Analysis: Surrounding uses include commercial businesses, a floatplane lake with docks, vacant land and a residence. Beluga Lake is a long established lake supporting floatplane operations. Other multi-family dwellings are located adjacent to the lake.

Finding 4: A hotel or multi-family dwellings are 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.

Analysis: The neighborhood has a full accompaniment of utility and public services available.

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

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

Analysis: Desirable neighborhood character could be described by a portion of the Purpose statement for the district which includes providing business locations in proximity to transportation centers. Businesses that may require larger land areas is also a purpose of the district.

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

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

Analysis: A hotel and multi-family dwellings are supported throughout the city. The location of the project is well equipped with utilities, access to emergency services, and access to adequate transportation routes.

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

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

Analysis: The proposal does not seek the relaxation of any regulation. An approved CUP and subsequent zoning permit will allow compliance with the title for use.

Finding 8: Successful completion of the permitting process will allow the project to comply with applicable regulations and conditions.

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

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns with GOAL 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill ... and Objective A: Continue to accommodate and support commercial, residential and other land uses, consistent with the policies of this plan. No evidence has been found that it is not contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: The outdoor lighting section of the CDM is applicable with the GC1 District lying south of Beluga Lake.

Finding 10: The project must comply with the outdoor lighting section of the CDM

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

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

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** No specific conditions deemed necessary
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.

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

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

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

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

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

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

PUBLIC WORKS COMMENTS: A community water & sewer design will need to be initiated, and to work with public works for what services will need to be abandoned.

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS: Planning Commission approve CUP 2018-06 with findings 1-10 and the following condition(s).

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

Attachments

Application

Public Notice

Aerial Photograph

SEABRIGHT SURVEY + DESIGN

Kenton Bloom, PLS

1044 East Road Suite A

Homer, Alaska 99603

(907) 235-4247 (& fax)

seabrightz@yahoo.com

April 5, 2018

City of Homer

Planning Dept.

491 E. Pioneer

Homer, Alaska 99603

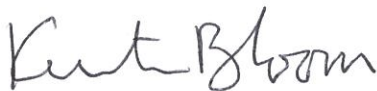
RE: Northwind Landing CUP

To Whom It May Concern:

Seabright Survey + Design is pleased to submit the preliminary plat for the Northwind Landing CUP,

We are providing you with a check for \$500.00 for CUP review fees and two full size copies of the site plan. Please find the PDF 11"x17" in an email for your review. There is also the signed application, a utility plan, an elevation of the proposed building along with the building footprints and a landscape plan. 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,

A handwritten signature in black ink that reads "Kenton Bloom". The signature is written in a cursive, flowing style.

Kenton Bloom, P.L.S.

Seabright Survey + Design



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

RECEIVED

MAY 30 2018

CITY OF HOMER
PLANNING/ZONING

Applicant

Name: Kenton Bloom, PLS

Seabright Survey + Design Telephone No.: 907-235-4247

Address: 1044 East Road Homer, AK 99603 Email: seabrightz@yahoo.com

Property Owner (if different than the applicant):

Name: Jose DeCreeft Kerry Tintzman Telephone No.: 907-299-4872

Address: PO Box 646 Homer Ak 99603 Email: northwindak@gmail.com

PROPERTY INFORMATION:

Address: 1170 Lakeshore Drive Lot Size: 0.77 acres KPB Tax ID # 17917104/105/106

Legal Description of Property: Thomas Shelford Subdivision Lots 103, 102, 101

For staff use:

Date: Fee submittal: Amount \$500.

Received by: Date application accepted as complete

Planning Commission Public Hearing Date:

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

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

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

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

Fire Marshall review process pending CUP approval

Y/N Will your development trigger a Development Activity Plan?

Application Status: *Review process pending CUP approval*

Y/N Will your development trigger a Storm water Plan?

Application Status: *Not Applicable*

Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: *No wetlands affected by this proposed development.*

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

Y/N Does your project trigger a Community Design Manual review?

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

Y/N Do you need a traffic impact analysis? *No*

Y/N Are there any nonconforming uses or structures on the property? *None of the existing four buildings will remain on the property*

Y/N Have the nonconformities been formally accepted?

Y/N Do you have a state or city driveway permit? Status: *Existing*

Y/N Do you have active City water and sewer permits? Status: *Existing and to be upgraded*

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

There are currently four buildings on the property. Three are residential. They are all slated to be removed prior to construction.

Northwind Landing includes a proposal to construct 5 new distinct and pleasant buildings with a total of 11 dwellings including:

Three duplex's @ 1172 S.F. each = totaling 3516 S.F.

One 2-story four-plex @ 2900 S.F.

One single dwelling @ 600 S.F.

One 300 S.F. Utility Building

All of the above buildings totaling 7316 S.F.

The percentage of building footprint to the total area of the property is 17.5% (5866sf building / 33500sf lot)

The percentage of building area to the total area of the property is 21.8% (7316sf building area / 33500sf lot)

CUP required for:

21.24.030(J) More than one building

21.24.020(k) Hotel/Motel

21.24.030(c) Multiple family dwelling

2. What is the proposed use of the property? How do you intend to develop the property?

(Attach additional sheet if needed. Provide as much information as possible).

Northwind Landing intends to develop 11 quality long term and short term residential rentals that offer a tranquil and friendly atmosphere. The buildings are designed to be welcoming and inviting for visitors and residents to enjoy. There are a variety of buildings providing architectural interest. The building layout is designed to foster an experience personal privacy while offering communal facilities that encourage connection with neighbors and access to a beautiful lakeside setting. There will be one bedroom in each unit with either one king bed or two queen beds.

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

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

PARKING

1. How many parking spaces are required for your development? 11
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? 13
3. Are you requesting any reductions? No.

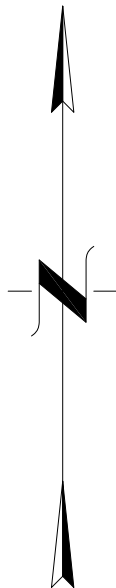
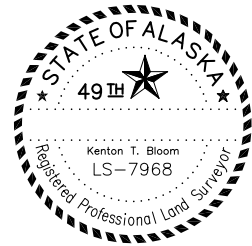
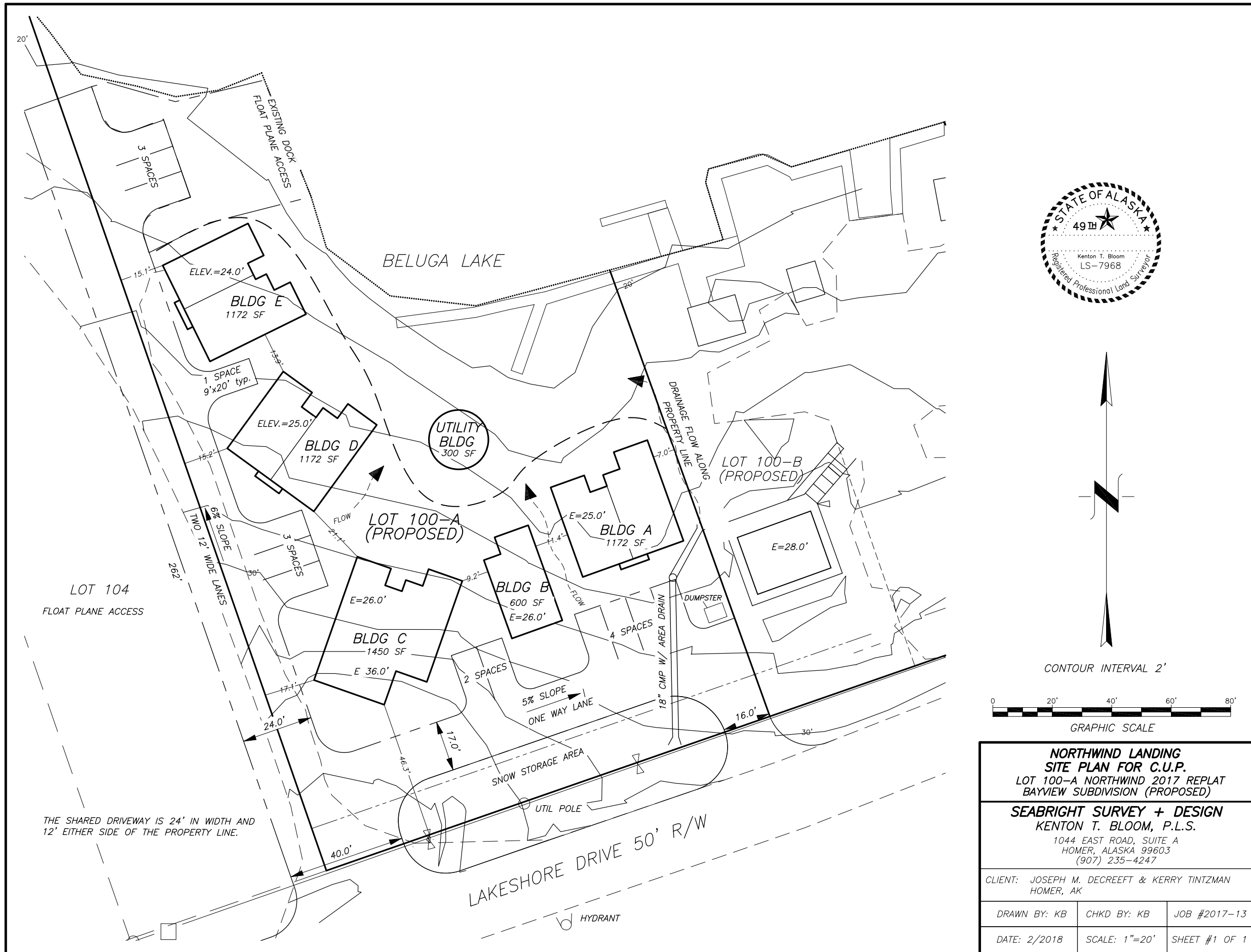
Include a site plan, drawn to a scale of not less than 1" = 20' which shows all existing and proposed structures, clearing, fill, vegetation and drainage.

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

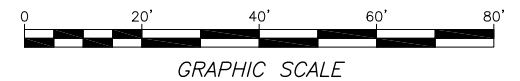
CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature: _____ Date: _____

Property Owner's signature: Joseph M deCreeff Date: 6/12/18



CONTOUR INTERVAL 2'

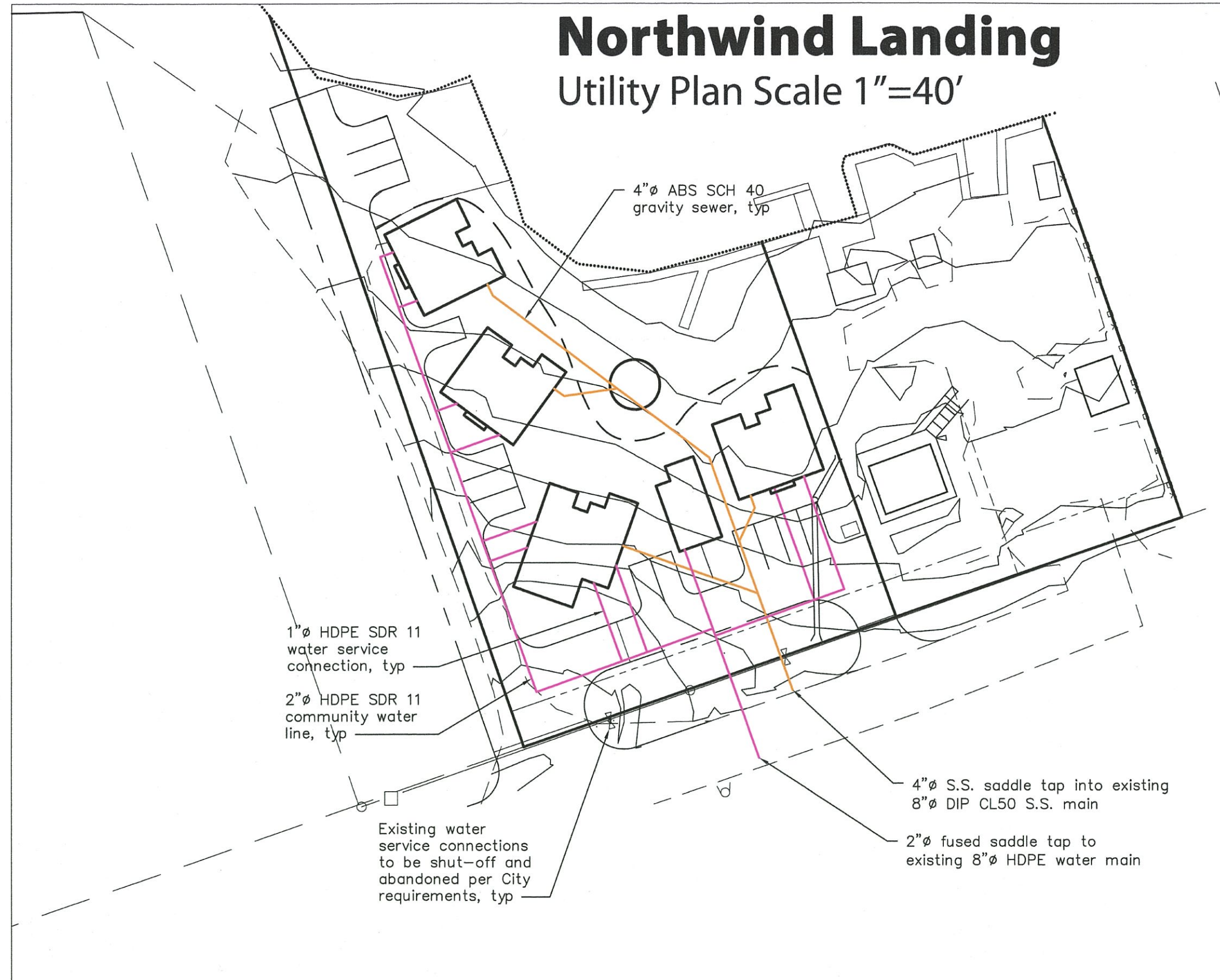


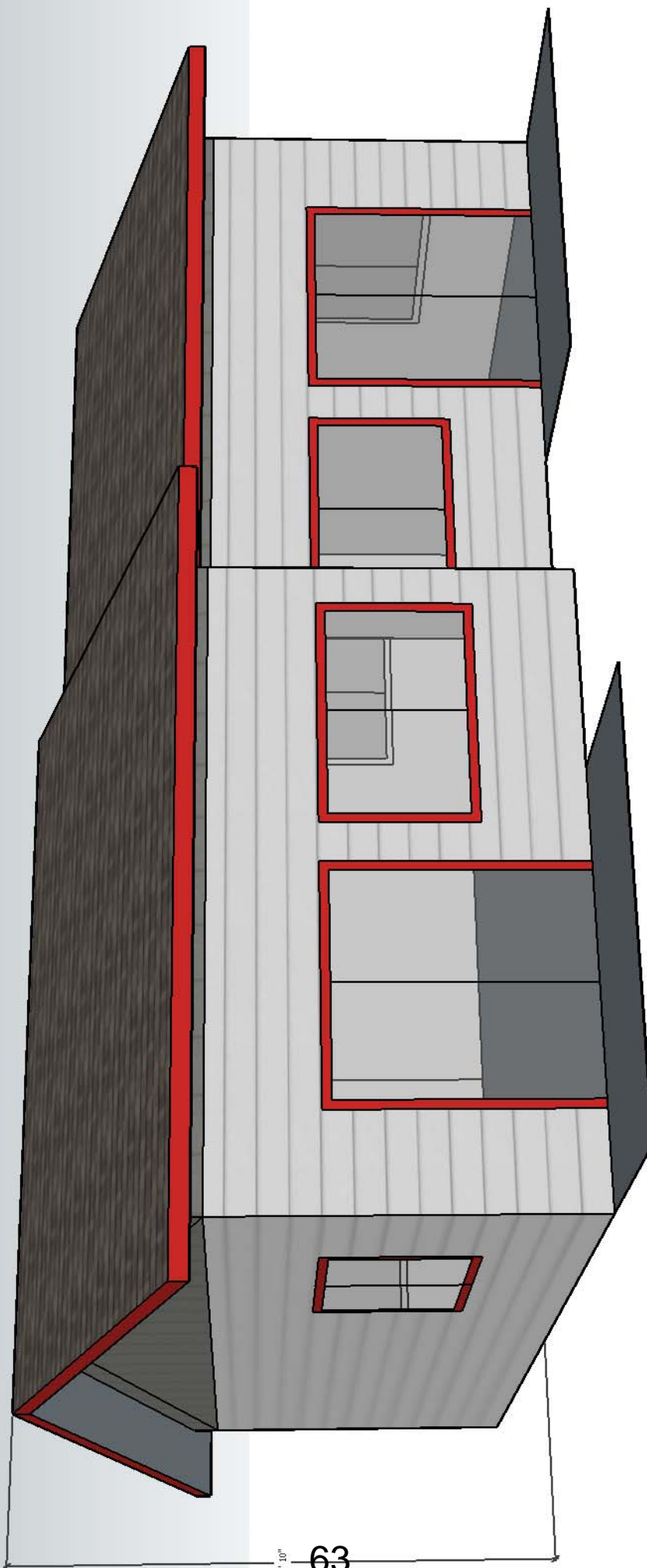
| | | |
|---|---------------|---------------|
| NORTHWIND LANDING SITE PLAN FOR C.U.P. LOT 100-A NORTHWIND 2017 REPLAT BAYVIEW SUBDIVISION (PROPOSED) | | |
| SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247 | | |
| CLIENT: JOSEPH M. DECREEFT & KERRY TINTZMAN HOMER, AK | | |
| DRAWN BY: KB | CHKD BY: KB | JOB #2017-13 |
| DATE: 2/2018 | SCALE: 1"=20' | SHEET #1 OF 1 |



Northwind Landing

Utility Plan Scale 1"=40'

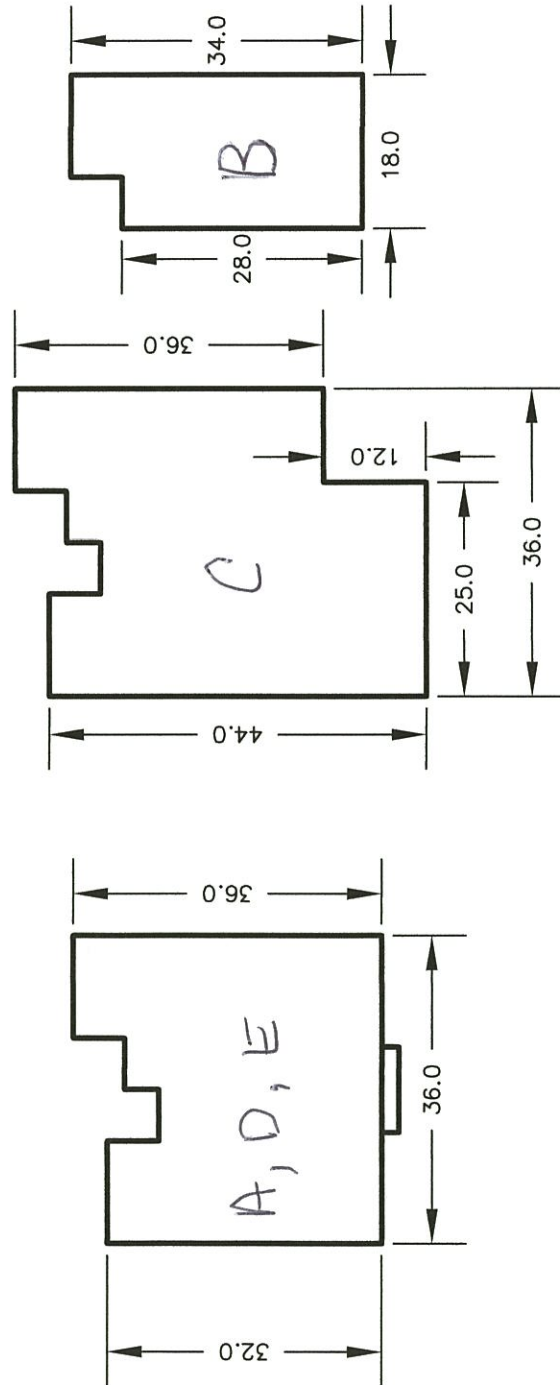




15' 10"



25' 10"





TECHNICAL DATA SHEET

FEATURES

- Elegant and modern appearance
- Hollow heat sink design, fixture is lighter with excellent heat dissipation.
- High quality Samsung Chips
- Meanwell Driver

APPLICATION


Parking lot, street and building perimeter lighting.

83509

LED SHOE BOX FIXTURE

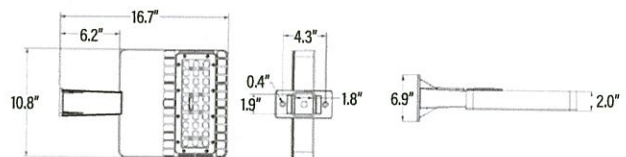
OUTDOOR POLE/ARM-MOUNTED AREA AND
ROADWAY LUMINAIRES

PRODUCT DETAILS

| ELECTRICAL | |
|---------------------------------|---|
| Wattage | 48W |
| Voltage | 90-295V |
| Current | 0.4A |
| Power Factor | 0.9 |
| Total Harmonic Distortion (THD) | 19.2 |
| LIGHTING PERFORMANCE | |
| Lumens | 5006 |
| Lumens Per Watt (Lm/W) | 104 |
| Color Temperature (CCT) | 5000K |
| Color Rendering (CRI) | 75 |
| Beam Angle | 120° |
| Light Distribution | Type II, Very Short |
| Dimmable Lighting Control |  |
| ENVIRONMENT | |
| Operating Temperature | -40°C ~ 50°C |
| Suitable Location | WET |
| Ingress Protection Rating | IP65 |
| CERTIFICATIONS | |



| LIFESPAN | |
|----------------------|-------------------------------|
| Average Life (Hours) | 50,000 |
| Warranty (Years) | 5 |
| COMPONENTS | |
| LED Light Source | Samsung LH351B |
| Driver | Meanwell LPF-60-42 |
| CONSTRUCTION | |
| Housing | Aluminum |
| Base / Power Supply | Hard Wired |
| Finish | Bronze |
| PACKAGING | |
| Master Carton | 1pc / 811768026528 |
| Country of Origin | China |
| HS Tariff | 9405.40.6000 |
| DIMENSIONS | |
| Dimensions (Inches) | 16.7"(L) x 10.8"(W) x 2.0"(H) |
| Weight (Pounds) | 9.3 |



ORDERING

| ITEM# | DESCRIPTION | CASE |
|-----------------|--|------|
| 83509 | LED SHOE BOX FIXTURE 48W/50K/90-295V/POLE/WALL MOUNT/BRONZE | 1 |
| BRACKET OPTIONS | | |
| 83530 | LED SHOE BOX FIXTURE FITTING - ADJUSTABLE SLIP FITTER/BRONZE | 1 |
| 83534 | LED SHOE BOX FIXTURE FITTING - ADJUSTABLE TRUNNION MOUNTING BRACKET/BRONZE | 1 |

Published lumens on LED products are approximate and may vary slightly.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, June 20, 2018 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A request for Conditional Use Permit (CUP) 2018-06 to build 11 dwelling units for use as long term and short term rentals at 1170 Lakeshore Drive. A CUP is required for multiple-family dwellings and more than one building containing a permitted principal use on a lot, per Homer City Code 21.24.030(c) & 21.24.030(j). The properties are known as Lots 101, 102, and 103 Bay View Subdivision SW ¼, Sec. 21 T.6 S., R. 13, S.M.

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

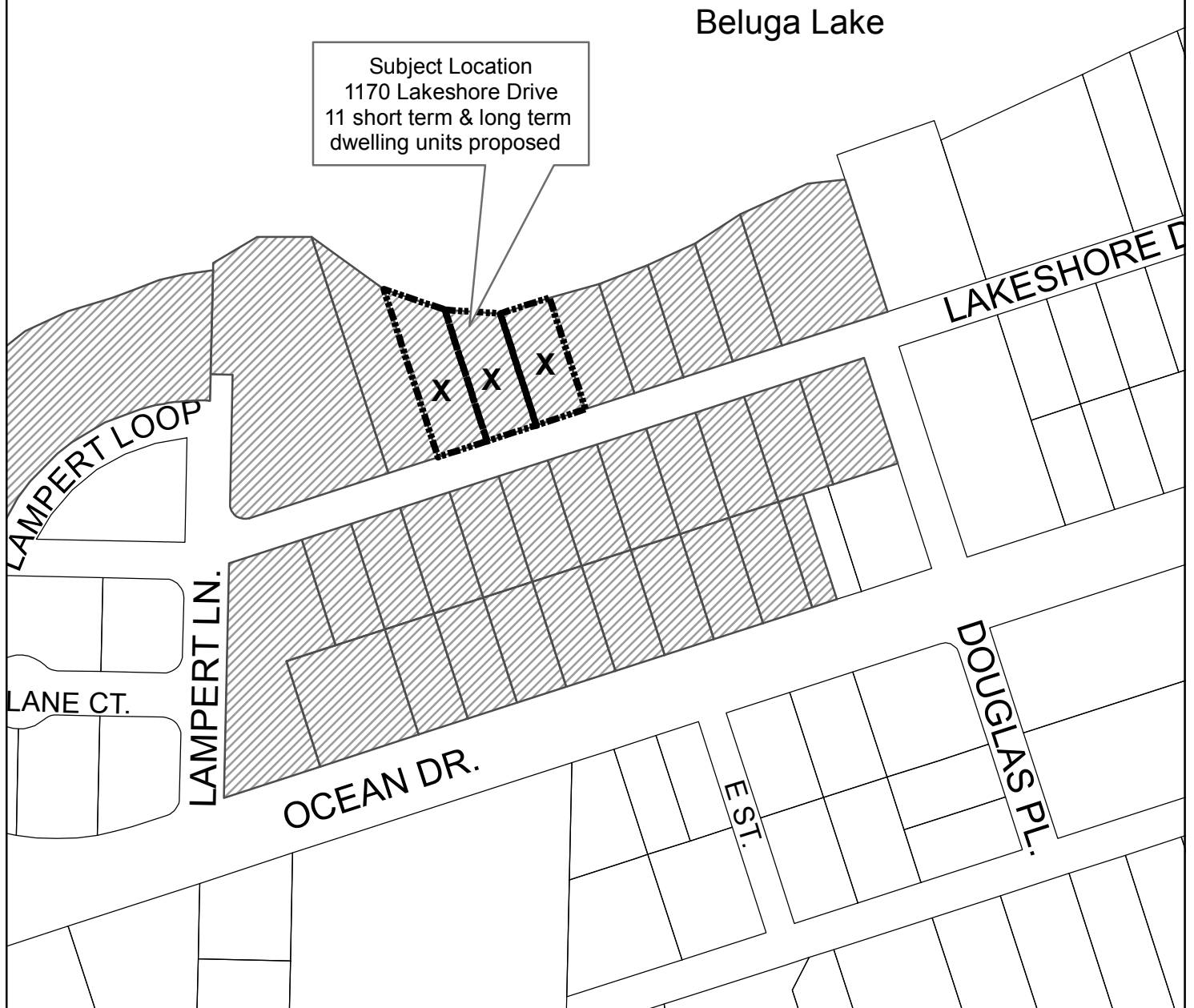
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboudat the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

June 6, 2018

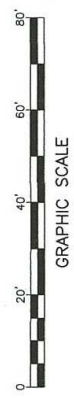
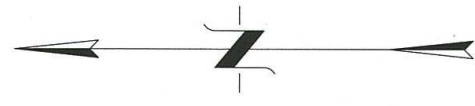
Request for CUP 18-06
1170 Lakeshore Dr.

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

0 150 300 Feet



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



| | | | |
|---|---------------|---------------|--|
| NORTHWIND LANDING SITE PLAN FOR C.U.P. LOT 100-A NORTHWIND 2017 REPLAT BAYVIEW SUBDIVISION (PROPOSED) | | | |
| SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247 | | | |
| CLIENT: JOSEPH M. DECREEFT & KERRY TINTZMAN HOMER, AK | | | |
| DRAWN BY: KB | CHKD BY: KB | JOB #2017-13 | |
| DATE: 2/2018 | SCALE: 1"=20' | SHEET #1 OF 1 | |

Building C - A multi-family dwelling containing four one-bedroom units



Buildings A, D & E - Three duplexes, each containing two one-bedroom units



Building B (not depicted) is a single unit dwelling, similar to one of the duplex units



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 18-41

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: June 20, 2018
SUBJECT: Comprehensive Plan

Introduction

At the last meeting during Comprehensive Plan discussion, some of the meeting recording equipment did not work correctly. As a result, the minutes do not provide a lot of the discussion details on the motions passed by the Commission. At this point in the Comprehensive Plan process, the record needs to be very clear as to what changes are being made. Please make separate motions on each item listed below.

Deputy Planner Engebretsen will be at the work session to help facilitate discussion.

Side note: staff noted the difficulty in using the appendix at the last meeting. Right now, the future land use map and the zoning map are back to back in the plan and it's confusing! To make the document more user friendly, in the next draft, the future land use map and the text that goes with it will be a separate appendix. The current zoning map will be separated and provided with the current conditions information, such as the flood map, wetlands map etc.

Discussion Points

Questions for the Commission to address:

1. Does the new appendix address the Commission's request for more information about the districts? Please discuss (if needed) and pass a motion to include the material as presented in the appendix of the plan. If you would like to further amend the text, please be prepared to make a motion.
2. At the last meeting, the minutes show the Commission voted to remove the GC1 designation from the Lake Street area, and revert downtown mixed use. (The record is incomplete here due to equipment problems). This leaves the map having the Town Center and Downtown Mixed Use as the two future land use

recommendations in the core area. If the Commission wants something else, please bring a motion to the floor.

3. With these changes, staff recommends moving the plan to a final public hearing, prior to Council review.

Attachments

1. Draft appendix A (from the last meeting)
2. Progression of Future Land Use Maps, downtown Homer portion

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 accommodations¹ 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.

¹ 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.

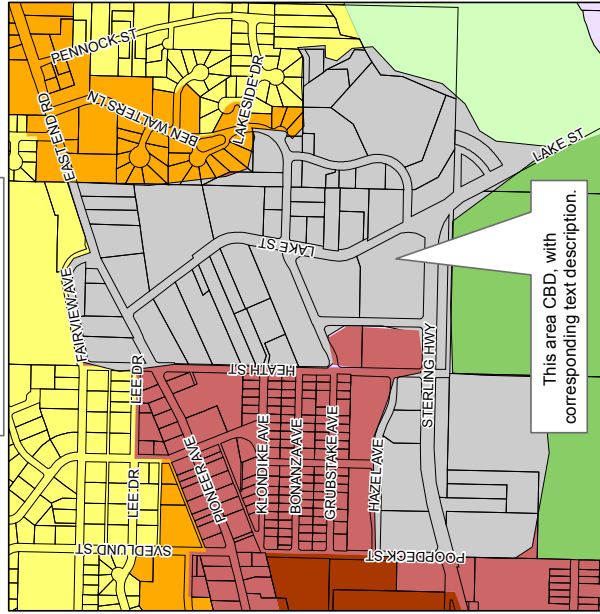
OSR (OPEN SPACE—RECREATIONAL)

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.

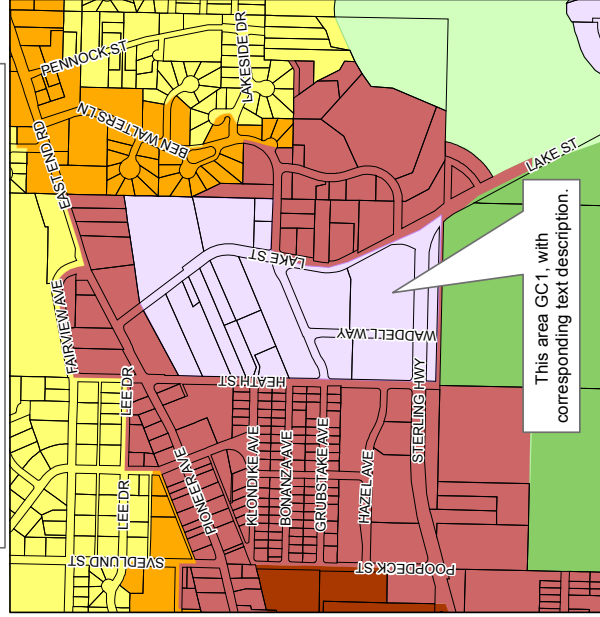
BCWP (BRIDGE CREEK WATERSHED PROTECTION DISTRICT)

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.

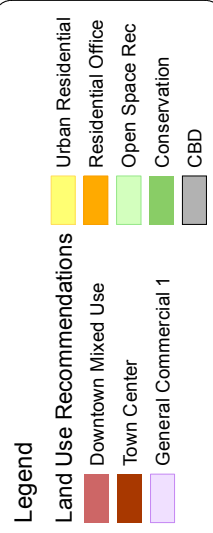
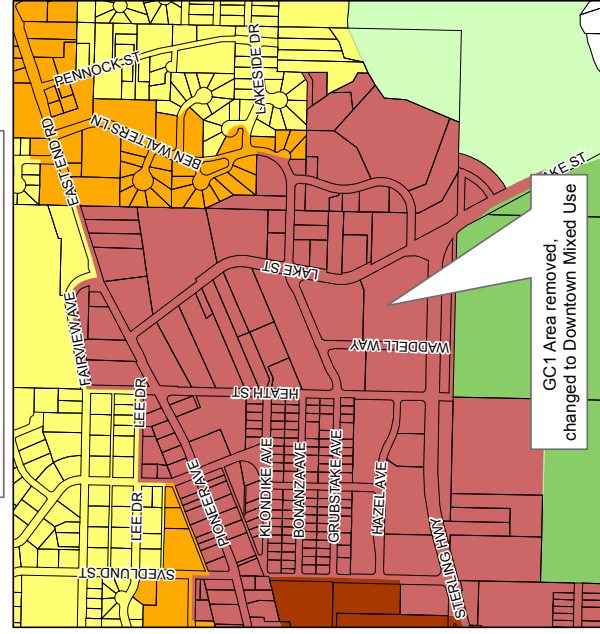
Adopted Plan Map



Spring 2018 Public Hearing DRAFT



June 6th 2018 Amendment



Progression of changes to Comprehensive Plan Land Use Recommendations Map

6 20 18



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: June 6, 2018
SUBJECT: June 11th City Manager Report

New Graduated Harbor Rate Model Implemented June 1

In 2016, after much debate and work by the Port and Harbor Commission and Homer City Council, the Council adopted a new graduated rate schedule in an effort to recognize the need to build a sustainable and equitable moorage fee schedule for Homer's Harbor. This new rate schedule incrementally increases moorage by .05 per liner foot of vessel. Ultimately the goal is for the Enterprise to build a reserve that can be used to maintain or replace infrastructure as needed. Thirteen public meetings were held by the Port and Harbor Commission during the drafting of this rate change and equitability was a big topic: "how do we spread the burden fairly and equitably" over the entire fleet of harbor users. This rate schedule meets that goal.

Implementation of the new schedule has been delayed by software challenges. The existing marina billing software was not up to the challenge. With the help of a consultant, staff drafted an RFP that detailed the requirements of the new software and Council approved \$150,000 via Ordinance 17-14 to purchase, or potentially create/design the software. Bids came back nearly tenfold at almost \$1.5 million to develop the software. This prompted staff to go back to the drawing board. The Port and Harbor was able to work with a small software developer (a one-woman show) to design exactly what the City needs within budget. The City has an escrow agreement for the source code which will protect the City in case the developer retires or closes up shop.

In addition to being able to implement the new structure, other positives of going live with the new software include:

- Programming support if something goes wrong. Previously, the billing software was completely unsupported, often leaving staff scratching their heads and implementing time consuming manual entries to make the system work for the City's needs.
- Streamlined billing and printing options. For example, we will now be able to send customers a bill on a full sheet of paper instead of the old post card. This will give staff the option of sending more detail about their bill to the customer. The post cards were confusing and staff is looking forward to fixing this long term problem.

-Cost savings. To date, Port and Harbor has spent \$33,000 on software development. More tweaking will likely be needed as the system gets up and running, however the cost savings of working in house with the help of the consultant to build a program will cost far less than the original estimate.

Port and Harbor staff are looking forward to being up and running and having the challenges of software development behind them. Staff has detailed the impact of the average user below who will see about a 2% increase (average vessel size is 24 feet)

For 24' Vessel

| | Old | New | Difference |
|-----------------|-------------|-------------|------------|
| Daily | \$ 37.73 | \$ 38.63 | \$ 0.90 |
| Monthly | \$ 213.73 | \$ 218.92 | \$ 5.19 |
| Seasonal | \$ 842.00 | \$ 862.80 | \$ 20.80 |
| Annual | \$ 1,256.80 | \$ 1,287.76 | \$ 30.96 |

Fish and Game Approved Parking Impact Levy for Load and Launch Ramp

Great news – Fish and Game has signed up on the parking impact levy at the Load and Launch ramp passed by City Council at the last meeting. The Port and Harbor has posted notice to users (attached) and will implement the levy on June 15th. Notice will also be posted online.

Annual Report Published

This year, instead of publishing a long annual report with a page or two from each department and distributing it to Councilmembers (as in years past), a shorter more polished report that encompassed accomplishments from 2016 and 2017 was distributed in the local newspaper. A copy of the report can be found online at <https://www.cityofhomer-ak.gov/citymanager/2016-2017-annual-report>. It is my hope by refining the document and broadening the distribution, the City will engage more member of the public. The City is a complex organization that provides a wide variety of services, and this document provides an opportunity to showcase that to the public. It took a tremendous amount of time to pull together. Special Projects and Communications Coordinator Carroll deserves all the credit for putting together and designing a first class document.

Enc:

June Employee Anniversaries
Parking Impact Levy Notice



City of Homer

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Office of the City Manager

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citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: MAYOR ZAK AND CITY COUNCIL

FROM: Katie Koester

DATE: June 11, 2018

SUBJECT: June Employee Anniversaries

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

| | | | |
|--------------------------|---------------------|-----------|--------------|
| Levi Stradling, | Public Works | 16 | Years |
| Melissa Jacobsen, | Clerks | 14 | Years |
| Mike Illg, | Admin | 12 | Years |
| Manfred Kirchner, | Public Works | 6 | Years |
| Mike Szocinski, | Public Works | 6 | Years |
| Brandon Moyer, | Public Works | 2 | Years |
| Jessica Poling, | Police | 1 | Year |

LOAD&LAUNCH FEES INCREASING TO \$20

STARTING JUNE 20TH

Homer City Council Has Adopted Resolution 18-041(S) Enacting a \$7 parking impact levy to be charged in addition to the \$13 Single Load and Launch Pass fee. Resolution 18-041(S) also states a \$70 parking impact levy be charged in addition to the \$130 Seasonal Load & Launch Pass

SINGLE L&L PASS= \$20.00

SEASONAL L&L PASS = \$200.00

THIS IS A PARKING IMPACT LEVY ONLY. ALL EXISTING PARKING RULES AND SIGNS STILL APPLY

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(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MAYOR AND CITY COUNCIL
FROM: MELISSA JACOBSEN, CITY CLERK
DATE: JUNE 6, 2018
SUBJECT: BID REPORT

Homer Ramp 2 Restroom Replacement - Sealed bids for the construction of the Homer Ramp 2 Restroom Replacement project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 p.m. on Thursday, June 28, 2018, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>. A Pre-Bid Conference will be held at 1:30 p.m. on Friday, June 8, 2018 at the Homer Harbormaster Office, 4311 Freight Dock Road, Homer, Alaska.

Incorporation of Art into the Newly Renovated and Expanded City of Homer Fire Station and the New Ramp 2 Restroom Project - Proposals to provide art or to incorporate art into the newly renovated Homer Fire Station and the new Ramp 2 Restroom Project on the Homer Spit adjacent to the new Boathouse Public shelter will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **4:30 P.M., Thursday, June 21, 2018.** The intent of this proposal effort is to provide an opportunity for artists and other interested persons to present ideas on how and what art can be incorporated into/onto the building (interior and exterior), and/or the surrounding site for each location. The proposals will be evaluated by the Art Selection Committee utilizing the City's 1% for Art Funding designated for these projects. All ideas and concepts will be considered. Expect that more than one art piece or idea will be funded with the available dollars. A non-mandatory project site visit for the Ramp Two Restroom Project will be held on **Thursday, June 7, 2018 at 10:00 a.m.** to physically view the location.

