

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 December 5, 2018 **p. 1**

B. Decisions and Findings, Re: Conditional Use Permit 18-13 for more than one building containing a permitted principal use on a lot at 3771 West Hill Road **p. 11**

C. Decisions and Findings, Re: Conditional Use Permit 18-14 for a medical office/clinic at 205 W. Fairview Ave. **p. 17**

6. Presentations/Visitors

7. Reports

A. Staff Report 19-01, City Planner's Report **p. 23**

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 19-02, Conditional Use Permit (CUP) 19-01, for a medical clinic containing more than 8,000 square feet of building area at 267 Cityview Avenue **p. 25**

9. Plat Consideration

A. Staff Report 18-76, Commercial Park Unit 2 Preliminary Plat **p. 51**

B. Staff Report 19-05, Skyline Drive Subdivision No. 7 Preliminary Plat **p. 63**

10. Pending Business

11. New Business

12. Informational Materials

A. City Manager's Report for the December 10, 2019 Homer City Council meeting **p. 75**

B. Resolution 18-094, Establishing the 2019 City Commission Schedules **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, January 16, 2019. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-17, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on December 5, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BANKS, VENUTI, HIGHLAND, BENTZ

ABSENT: COMMISSIONERS BOS, BERNARD, SMITH (EXCUSED)

STAFF: CITY PLANNER ABOUD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Venuti called for a motion to approve the agenda.

BENTZ/HIGHLAND – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

A. Approval of minutes of November 7, 2018

Chair Venuti requested a motion to approve the Consent Agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

REPORTS

A. Staff Report 18-72, City Planner's Report

City Planner Abboud provided a summary of his report.

City Planner Abboud noted that Commissioner Smith was scheduled to attend the Council meeting on Monday and was unsure whether he was going to be in town and inquired if any of the Commissioner's present could attend.

Commissioner Banks responded that he thought he would be able to attend the meeting after Commissioners Venuti and Bentz stated that they would be at a Borough Planning Commission meeting and Commissioner Highland stated she was unable to attend.

Commissioner Highland volunteered for the January 14, 2019 Council meeting.

PUBLIC HEARINGS

A. Staff Report 18-73, Request for Vacation of Right-of-Way, a portion of Eric Lane west of West Hill Road

Chair Venuti introduced the item into the record and City Planner Abboud provided a synopsis of Staff Report 18-73 for the commission.

There was no applicant present.

Chair Venuti opened the public hearing seeing no one come forward to provide testimony the public hearing was closed.

There was brief discussion on the ability to have a driveway in the right of way or easement.

HIGHLAND/BENTZ MOVED TO ADOPT STAFF REPORT 18-73 AND APPROVE THE REQUEST TO VACATE RIGHT OF WAY FOR PORTION OF ERIC LANE WEST OF WEST HILL ROAD WITH COMMENTS 1 & 2

There was no discussion.

VOTE. NON-OBJECTION. UANNIMOUS CONSENT.

Motion carried.

B. Staff Report 18-74, Conditional Use Permit 18-13 for more than one building containing a permitted principal use on a lot at 3771 West Hill Road

Chair Venuti introduced the item into the record and City Planner Abboud provided a summary of Staff Report 18-74.

There was no Applicant present.

Chair Venuti opened the public hearing seeing no one come forward to provide testimony the public hearing was closed.

There was a brief discussion on the Planning staff distributing green infrastructure information or ideas, connecting to the drainages to the applicant and this being standard practice of the Planning department; the relevancy of the number of kitchens noted on the application in 2. (c) and directing the applicant to contact the Corps of Engineers regarding the wetlands on the property.

HIGHLAND/BENTZ - MOVED TO ADOPT STAFF REPORT 18-74 AND APPROVE CONDITIONAL USE PERMIT 18-13 FOR MORE THAN ONE BUILDING CONTAINING A PERMITTED PRINCIPAL USE ON A LOT AT 3771 WEST HILL ROAD WITH FINDINGS 1-11 AND CONDITIONS 1 & 2

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Staff Report 18-75, Conditional Use Permit 18-14 for a medical office/clinic at 205 W. Fairview Avenue

Chair Venuti introduced the item into the record and City Planner Abboud provided a summary of Staff Report 18-75

Caroline Storm, licensed Architect representing Jonas Ridge, LLC announced that she had resided in Homer and even served on the Planning Commission in 2008.

Ms. Storm provided two larger elevation and site plan drawings for the Commission to review. She noted how the structure placement on the site would minimize the appearance, and the parking requirements.

Chair Venuti opened the Public Hearing.

Scott Adams, city resident, expressed concerns on the small number of parking spaces for a business and residence and compared it to a similar business in the area.

Chair Venuti closed the Public Hearing seeing no one from the audience coming forth to comment.

There was no rebuttal.

Commissioner Bentz requested clarification on the process for improvement of Swatzell.

City Planner Abboud noted that the applicant could apply for a Driveway Permit for the Right of Way.

Commissioner Banks noting the adequate parking concerns requested input from the Applicant on the number chosen.

Ms. Storm stated that it is the number required by City Code and there will only be one provider who sees approximately 12 patients per day. It will not be a high volume practice and does not believe there will be the overlap. She continued her comment by relating her past experience working on this Commission and presenting to other municipalities that if there is a concern in the zoning for then the Commission should address that concern since the applicant is required to meet what is outlined in Code.

Commissioner Banks then complimented her on the design to keep the profile consistent with the neighborhood but asked what green infrastructure ideas has she considered to address the drainage and slope and how that would be addressed.

Ms. Storm responded that she did include a swale which is shown on the site plan and a retainage zone. She will work with the contractor to address the retainage of water on site. She is not aware of the City of Homer green infrastructure currently under consideration or adoption. If there is recommendations or additional items that the commission would like to implement under the CUP she would gladly bring those under consideration.

Chair Venuti asked Ms. Storm if there was already a physician already on board for this facility.

Ms. Storm responded that this is not a speculative project but a Design-Build project.

BENTZ/ BANKS MOVED TO ADOPT STAFF REPORT 18-75 AND APPROVE CONDITIONAL USE PERMIT 18-14 FOR A MEDICAL OFFICE/CLINIC AT 205 W FAIRVIEW AVENUE WITH FINDINGS 1-10 AND ATTACH CONDITIONS 1 & 2

The Commission expressed appreciation for the materials provided and usage of some of the Green Infrastructure elements implemented to address the drainage issues.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried

PLAT CONSIDERATION

A. Staff Report 18-76, Commercial Park Unit 2 Preliminary Plat

Chair Venuti introduced the item into the record.

Commissioner Banks announced that he needed to recuse himself without a vote as he was noticed on this plat.

Chair Venuti accepted the notice commenting he was unsure how this will affect the meeting quorum. He then requested a motion to determine if Commissioner Banks had a conflict.

Commissioner Banks stated that they could use the Rule of Necessity but that they did not need to vote on his conflict that he can declare a conflict and recuse himself without the vote. He then departed the room.

There was a brief discussion on the Rule of Necessity and how to handle the issue since technically there was no quorum. Deputy City Clerk Krause requested a brief recess to confirm a few things.

Chair Venuti called for a five minute recess at 7:16 p.m. The meeting was called back to order at 7:22 p.m.

Deputy City Clerk Krause reported that the Commission can call Commissioner Banks back to the table to vote on the postponement clarifying that she double checked with the City Clerk who confirmed that unless it was paramount to complete the action tonight she would not recommend implementing the Rule of Necessity on this action.

Commissioner Banks returned to the table.

City Planner Abboud noting that the Applicant was not present confirmed that it was not urgent and could be postponed until the next meeting.

BENTZ/HIGHLAND MOVED TO POSTPONE STAFF REPORT 18-76 TO THE NEXT MEETING.

There was a brief discussion on including why they were postponing the action and it was noted that the record would reflect the conflict and it was expected that they would have full attendance at the meeting.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 18-77, Green Infrastructure

Chair Venuti read the title into the record.

City Planner Abboud noted that the memo was provided as a laydown for this meeting. He provided a summary of the information contained within the document.

City Planner Abboud noted that the recommendation is for two commissioners to meet with staff to draft some goals and dive deeper into this topic. With shared understanding and goals the full commission can then consider a work plan.

City Planner Abboud inquired if the commissioners present would be interested in volunteering since there were only four present or waiting to the next meeting when they should have all in attendance.

Commissioner Bentz volunteered.

Commissioner Banks stated he was interested however he was unsure what he would spend his time researching as he did not have the same background as others on the Commission but was certainly willing to assist in the educational presentations.

There was a brief discussion on contacting the absent commissioners and there was no rush to decide this tonight and work on scheduling something in January. It was also noted that it would be beneficial for the Commissioners to do actual site visits to view some of the green infrastructure items.

Commissioner Bentz noted that they currently have funding through the DDGS office for hazard mapping but she believed the State Office was looking into whether a community can have multiple grants at the same time so there may be opportunities to receive some assistance from them on other commission priorities such as setback definitions, steep slopes and a lot of these topics of intertwined and can check off some items on the list can be checked off in a couple of meetings where others need to be carried over a specific time.

City Planner Abboud commented on the focus of the final steps of the grant by NOAA the city actually needs to do something not just a map they are bound to interact with the community so there may be more opportunities for additional grants.

City Planner Abboud will contact the other commissioners and provide information in his staff report for the next meeting.

NEW BUSINESS

A. Staff Report 18-88, HAPC Work List

Chair Venuti read the title into the record.

City Planner Abboud stated he broke this out into a staff report and noted in the future he can contain the information within his staff report to the Commission.

He noted that Deputy City Planner Engebretsen has worked with similar lists or plans with the other commissions that has worked really well. He believed that if there was an item from the list that the Commissioners wanted to work on they can request to move it to the agenda after the Public Hearings and Plats.

City Planner Abboud commented on the following:

- Starting to work on CUP reduction
- Commission may want to break down the green infrastructure into sections
- Medical District may be something that gets addressed right away
- Coastal Bluff definition – they did speak to DDGS and there are some items with setbacks and there is a requirement for a more technical definition that may be able to work on
- Transportation Plan – this will require funding
- Site Plan requirements permit follow-up is on the internal department radar

Commissioner Bentz requested adding the Climate Action Plan and identifying the Commission's role in the renewal of the plan. She requested a worksession on this item.

City Planner Abboud expressed concern on the fact that it was not turned into City Code but more of a Best Practices Guide.

Commissioner Banks stated that there is a specific section that is related to Planning and he would like to review it and update accordingly. Mr. Banks reported that he just briefly reviewed the document and green infrastructure was not incorporated into it specifically so he would like to do that. He also noted that there are other people talking about this and so it was timely that the Mayor brought this forward.

BANKS/HIGHLAND MOVED TO ADD THE CLIMATE ACTION PLAN, SPECIFICALLY THE PLANNING RELATED SECTION TO THE WORK LIST FOR REVIEW, AUDIT AND UPDATE.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Banks volunteered to work on this and meet with City Planner Abboud to review the section and where the Planning Department is on this and it is the one reason that he did not jump on the Green Infrastructure project.

City Planner Abboud noted that this will eventually require a budgetary appropriation and believed the Mayor was pushing towards that direction. City Planner Abboud believed they worked off a grant the last time and hoped that they will get a policy expert to assist with this update.

There was a brief discussion on the former Task Force being voluntary and why the funding would be needed explanation that funding for the additional staff (Clerk) time required.

Commissioner Highland requested clarification of adding the issues of the Mt Augustine subdivision to their worklist as she did not want it forgotten.

City Planner Abboud noted that there are things that are being addressed through the hazard mapping and there are many things that are going on with that neighborhood and it is very complicated subject and limitation on what the City can do or would want to do at this time.

Commissioner Bentz commented on the time line and the work currently be conducted through the grant by the other agencies and there is really not much that can be done until that information is obtained.

INFORMATIONAL MATERIALS

- A.** City Manager's Report for the October 22, 2018 Homer City Council meeting
- B.** Kenai Peninsula Borough Plat Committee Notice of Decisions
 - Forest Glen Subdivision 2018 Replat Preliminary Plat
 - Forest Glen Subdivision 2019 Preliminary Plat

COMMENTS OF THE AUDIENCE

Kelly Cooper, city resident and Kenai Peninsula Borough Assembly representative reported that the Borough has extended their declaration to mirror the State of Alaska's. She expressed concern about the steep slopes and terrain with all the rain and freeze thaw cycles and mused that these concerns may be able to be tied into some of the federal funding that will be coming their way because of the recent earthquake. She then wished Chair Venuti a Happy Birthday.

Scot Adams, city resident, wished Chair Venuti a Happy birthday and appreciated the work that the Commission will be addressing with Green Infrastructure. He then commented on the issues surrounding the Mt. Augustine neighborhood and that his grandson is a property owner in that subdivision. He recited some results that he found on the number of gallons of water that came down in the culvert with a non-scientific study conducted by his granddaughter and himself. He reported that he has put a system in place to divert some of the water coming down the hill that

did dry out the property somewhat but with all this rain the neighboring property his like walking in a wetland. He reported having no luck getting any action from the Alaska State, DOT or the City as no one wants to take responsibility. He clarified what the issue was with an ill placed culvert and related what he believed would be a simple solution to stop people who live in that neighborhood from potentially losing their homes. He expressed his frustration on that lack of taking ownership or acknowledgment of the problems and commented that this time (referring to the recent earthquake) they were lucky, but next time the whole hillside may come down and that they will lose the whole subdivision and question what that would do to the Sterling.

A discussion ensued on the following topics related to the issues surrounding Mt. Augustine subdivision:

- If there was a Home Owners Association for the neighborhood
- Lack of interest in taking on a case against the state
- Noticeable changes in weather patterns impacting the area
- Action by the State, Borough and City working together to address the problems the property owners are experiencing from actions taken in the past by these entities
- How future problems could impact the stability of the Sterling Highway through that area of Baycrest
- Commission come up with solutions to present to Council and act as a voice for the property owners affected
- Hazard mapping currently being conducted so they may be able to assist in solutions in the future and using this information to perform a the cost benefit analysis to scientifically prove what will happen to a property
- Subdivision initiating a Stormwater Plan similar to the SAD process
- Green infrastructure should be a mandatory consideration with all the construction and building going on and the water coming down the hillsides
- Past history has shown that similar situations in other locales the property owner has been bought out or the property condemned and the residents forced out but at this time they can only restrict people from building in similar situations.

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland wished Chair Venuti Happy Birthday and everyone Happy Holidays and requested everyone to do some type of Snow Dance it may be worth their while. She also looks forward to addressing items on their work list, especially the Green Infrastructure and being part of the solution.

Commissioner Bentz commented that a Climate Adaptation Plan would be more helpful instead of a snow dance but believed that their conversations today proved that the items on their work list are integrated in some sense, stormwater is related to green infrastructure is related to environmental change is related to natural hazards so identifying the mechanisms and how they

approach each of those issues is going to be based on what the opportunities available are and whether they are incorporated into grants or into transportation planning or hazard mitigation planning. She believed that they needed to identify real mechanisms with a holistic view to move forward so they know that there are real things that can be done.

Commissioner Banks echoed Commissioner Bentz comments and looks forward to addressing their work list, he wished Chair Venuti Happy Birthday.

Chair Venuti commented that it has been a very interesting meeting and usually likes it when they have more people in the audience, he then commented on the State's use of sodium chloride solution on the roads for ice control and if thought has been given for it getting into the Bridge Creek District and expressed some concern on the outcome if there hasn't been any consideration. He thanked everyone for the birthday wishes.

City Planner Abboud stated that a recommendation can be made to the Public Works Department through the City Council but as far as he is aware there is no worry and question if it was better or worse than what was previously used. He reflected on the Stormwater control and road building issues. He further commented on danger zones and concerns comparing Quinalt (he was unsure of the actual name) and Skyline.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:09 p.m. The next regular meeting is scheduled for Wednesday, January 2, 2019 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, MMC, DEPUTY CITY CLERK

Approved: _____



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HOMER ADVISORY PLANNING COMMISSION

Approved CUP 18-13 at the Meeting of December 5, 2018

RE: Conditional Use Permit (CUP) 18-13
Address: 3771 West Hill Road

Legal Description: T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI
ESTATE SUB Lot 38

DECISION

18-13

Introduction

Jordan Jones (the “Applicant”) applied to the Homer Advisory Planning Commission (the “Commission”) for a conditional use permit under Homer City Code HCC 21.12.030(m) to allow more than one building containing a permitted principle use on a lot in the Rural Residential District.

The applicant proposes five dwellings, for short-term and long-term use, and one dwelling for use as a long-term residence.

The application was scheduled for a public hearing, as required by Homer City Code 21.94, before the Commission on December 5, 2018. Notice of the public hearing was published in the local newspaper and sent to 16 property owners of 23 parcels.

At the December 5, 2018 meeting of the Commission, the Commission voted to approve CUP 18-13 with unanimous consent and four Commissioners present.

Evidence Presented

City Planner Abboud summarized the staff report. There was no applicant present. There was no public testimony.

Findings of Fact

After careful review of the record, the Commission approves Condition Use Permit 18-13 to build five dwellings, for short-term and long-term use, and one dwelling for use as a long-term residence.

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

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

Finding 1: More than one single family dwelling on a lot is authorized by conditional use permit.

Finding 2: This 65,340 square foot lot, served by water and sewer, may have up to 6 dwelling units based on dimensional requirements of code.

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

Finding 3: The proposal is compatible with the purpose of the district by meeting density requirements and providing residential development in the City.

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

Finding 4: The value of adjoining property will not be negatively affected greater than multi-family dwellings or a conditionally permitted assisted living home.

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

Finding 5: The proposal is compatible with the existing uses of surrounding land.

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

Finding 6: Existing public, water, sewer, and fire services are adequate to serve the proposed development.

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

Finding 7: 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.

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

Finding 8: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

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

Finding 9: The proposal will comply with applicable regulations.

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

Finding 10: The proposal does not appear to contradict any applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns Goal 1 and Objectives A and B and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

j. The proposal will comply with all applicable provisions of the Community Design Manual.

Condition 1: Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

Finding 11: Condition 1 will assure that the proposal complies with level one lighting standards and the Community Design Manual.

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

1. Special yards and spaces.

2. Fences, walls and screening. **Dumpster to be screened on 3 sides.**
3. Surfacing of vehicular ways and parking areas.
4. Street and road dedications and improvements (or bonds).
5. Control of points of vehicular ingress and egress.
6. Special restrictions on signs.
7. Landscaping.
8. Maintenance of the grounds, buildings, or structures.
9. Control of noise, vibration, odors, lighting or other similar nuisances.
10. Limitation of time for certain activities.
11. A time period within which the proposed use shall be developed and commence operation.
12. A limit on total duration of use or on the term of the permit, or both.
13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 18-13 is hereby approved, with Findings 1-11 and Conditions 1 & 2.

Condition 1: Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

Condition 2: Dumpster must be screened on 3 sides.

Date	Chair, Franco Venuti
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Date	City Planner, Rick Abboud
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NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code, Chapter 21.93.060, any person with standing that is affected by this decision may appeal this decision to the Homer Board of Adjustment within thirty (30) days

of the date of distribution indicated below. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing, shall contain all the information required by Homer City Code, Section 21.93.080, and shall be filed with the Homer City Clerk, 491 East Pioneer Avenue, Homer, Alaska 99603-7645.

CERTIFICATION OF DISTRIBUTION

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

Date	Travis Brown, Planning Technician
------	-----------------------------------

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HOMER ADVISORY PLANNING COMMISSION

Approved CUP 18-14 at the Meeting of December 5, 2018

RE: Conditional Use Permit (CUP) 18-14
Address: 205 W. Fairview Avenue

Legal Description: Lot 8, Block 4 Fairview Subdivision T.6S. R.13W. Sec. 19, S.M., HM
0562936

DECISION

18-14

Introduction

Dr. Todd Boling, Jonas Ridge LLC, (the “Applicant”) applied to the Homer Advisory Planning Commission (the “Commission”) for a conditional use permit to allow a medical clinic in the Residential Office District, under Homer City Code 21.16.030(d). Caroline Storm, Architect, provided information to the Commission on behalf of the applicant.

The applicant requested a 2,500 square foot medical office/clinic and attached studio apartment in the Residential Office District. The application was scheduled for a public hearing, as required by Homer City Code 21.94, before the Commission on December 5, 2018. Notice of the public hearing was published in the local newspaper and sent to 26 property owners of 28 parcels prior to the meeting.

At the December 5, 2018 meeting of the Commission, the Commission voted to approve CUP 18-14 with unanimous consent and four Commissioners present.

Evidence Presented

City Planner Abboud summarized the staff report. Caroline Storm, represented the applicant and spoke to some of the siting elements of the proposal.

There was one comment made during the public comment period, which called into question the adequacy of on-site parking. The Commission and representative Caroline Storm discussed parking requirements and green infrastructure elements.

Findings of Fact

After careful review of the record, the Commission approves Condition Use Permit 18-14 for a medical clinic in the Residential Office District, under HCC 21.16.030(d).

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

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

Finding 1: HCC 21.16.030(d) authorizes medical clinics as a conditional use in the Residential Office District.

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

Finding 2: The use and structure is compatible with the purpose of the district.

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

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

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

Finding 4: The proposal is compatible with 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 lot. Adequate access is provided via the proposed driveway within the currently unimproved Swatzell Street right-of-way.

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

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

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

Finding 7: The proposal is not unduly detrimental to health, safety, or welfare.

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

Finding 8: The proposal will comply with applicable regulations.

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

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

j. The proposal will comply with all applicable provisions of the Community Design Manual.

Condition 1: Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

Finding 10: Condition 1 will assure that the proposal complies with level one lighting standards and the Community Design Manual.

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

1. Special yards and spaces.
2. Fences, walls and screening. **Condition 2: Dumpster shall be screened on three sides.**
3. Surfacing of vehicular ways and parking areas.
4. Street and road dedications and improvements (or bonds).
5. Control of points of vehicular ingress and egress.
6. Special restrictions on signs.
7. Landscaping.
8. Maintenance of the grounds, buildings, or structures.
9. Control of noise, vibration, odors, lighting or other similar nuisances.

- 10. Limitation of time for certain activities.
- 11. A time period within which the proposed use shall be developed and commence operation.
- 12. A limit on total duration of use or on the term of the permit, or both.
- 13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 18-14 is hereby approved, with Findings 1-10 and Conditions 1 & 2.

Condition 1: Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

Condition 2: Dumpster must be screened on 3 sides.

Date

Chair, Franco Venuti

Date

City Planner, Rick Abboud

NOTICE OF APPEAL RIGHTS

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

CERTIFICATION OF DISTRIBUTION

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

Date

Travis Brown, Planning Technician

Dr. Todd Boling
Jonas Ridge, LLC
203 W Pioneer Ave. Ste. 2
Homer, AK 99603

Caroline Storm
11.17 Design Studio, LLC
PO Box 240407
Anchorage, AK 99524

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

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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner AICP
DATE: January 2, 2019
SUBJECT: Staff report PL 18-71, City Planner's Report

City Council - 12.10.18

No Planning related item were on the agenda.

The agenda for the January 14th meeting of the City Council is not far into development and no planning items are found at this time

City Council report sign up

1.14.19 Roberta

1.28.19

2.11.19

2.25.19

The Planning Office was relatively quiet over the holidays and we were able to accommodate some time off.



City of Homer

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Planning

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Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 19-02

TO: Homer Advisory Planning Commission
FROM: Rick Abboud AICP, City Planner
DATE: January 2, 2019
SUBJECT: CUP 19-01, Medical Clinic of more than 8,000 square feet in the Residential Office District

Synopsis The applicant proposes to amend the location of the 20,595 square foot medical clinic as presented and approved by CUP18-09. A Conditional Use Permit (CUP) is required per HCC 21.16.030(d), Medical Clinic & HCC 21.16.030(e), more than 8,000 square feet of building area.

Applicant: Paul Raymond
PO Box 2755
Homer, AK 99603

Representative: Larry Peek, licensed Architect
Location: 267 Cityview Avenue
Parcel ID: 17505612
Size of Existing Lot: 1.37 acres
Zoning Designation: Residential Office
Existing Land Use: Vacant
Surrounding Land Use: North: Hospital/Parking lot
South: Homer Medical Clinic
East: Medical Office/Residential
West: Medical Office/Residential

Wetland Status: No wetlands. (POA 2015-443, 7/31/2015)
Flood Plain Status: Not in a mapped floodplain.
BCWPD: Not within the Bridge Creek Watershed Protection District
Utilities: Public utilities service the site. A water main extension will be required across the full frontage of the property.
Public Notice: Notice was sent to 26 property owners of 36 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant wishes to move the building from the originally proposed location of CUP 18-09. Note: CUP 18-09 has been appealed to a hearing officer. An amended CUP may or may not affect the appeal; it will be up to the hearing officer to evaluate.

This is not a reconsideration or “do-over” of CUP 18-09. If for some reason this amendment was to fail, the applicant still has approval for development under the terms of CUP 18-09.

The purpose of this hearing is to evaluate the effects of the new building and parking locations. Any new findings or conditions are to apply to the change in design of the site. The hearing allows neighbors to evaluate the new design and make comments or suggestions related to the proposed change.

Building: No change in building footprint is requested. The applicant describes his reasoning for the new building location as follows, *“on the basis of public testimony discussion was held with the architect & contractor and it was felt that by moving the structure to another portion of the lot there would be improved traffic flow / less obstruction of view / improved water drainage handling with less shaded portions of parking lot / & esthetically improved presentation of the structure.”*

Parking and landscaping: Medical Clinics are required to provide 1 parking space per 300 square feet of gross floor area. This equates to 69 parking spaces, and the applicant has provided 83. The previous plan had provided 85 spaces.

The parking plan designates landscaped dividers and buffer areas. HCC 21.50.030(f)(b)(1) requires ten percent of the parking lot area be landscaped in islands, dividers or a combination of the two. Well over ten percent of the lot is displayed as landscaped. HCC 21.50.030 (f)(1)(a)(i) requires a three foot landscaping buffer along all lot lines. In addition, HCC21.030(f)(b)(ii) states that parking lots with more than 24 spaces shall have a 10 foot landscape buffer adjacent to road rights of way. This requirement is met except for the landscaping adjacent to parking space 1 (northwest corner fronting Cityview Avenue).

Condition 4: provide, at minimum, a ten foot of buffer adjacent to all rights-of-way.

More landscaping requirements are found in HCC 21.55.020(4)(f), which states, *“An area used for commercial or industrial parking, loading or servicing shall be screened from view from any adjoining residential zoning district or lot used for residential purposes by a wall, fence or planting of adequate height to screen the parking, loading or servicing area.”*

Condition 5: provide adequate screening per HCC21.55.020(4)(f), adjacent to the residential lot found to the southwest.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.020, General conditions, and establishes the following conditions:

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

Amendment analysis: The proposed revision to the building location does not affect the original finding listed below.

Finding 1: HCC 21.14.030(d) authorizes medical clinics and HCC 21.16.040(e) authorizes more than 8,000 square feet of building area as conditional uses in the Residential Office District.

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

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

Amendment analysis: The proposed use and building have not changed, only the building location and parking lot layout have been modified. The proposed amendment does not affect the original finding.

Finding 2: The use and structure is compatible with the purpose of the 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.

Amendment analysis: The new building location enhances the site by breaking up the parking area. The longest stretch of parking stalls has been shortened. The structure is no longer adjacent to the residence located at 282 W Danview Avenue (property to the southwest). Now the structure is adjacent to a mixed-use building located at 4209 Hohe Street. The proposed amendment does not affect the original finding in relation to other permitted or conditionally permitted uses.

Finding 3: A medical clinic 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.

Amendment analysis: The proposal only changes the orientation of the structure and parking. The proposed amendment does not affect the original findings.

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

Finding 5: The overall size of the project is keeping within the scale and nature of the area. Homer Medical Clinic to the south has a similar footprint.

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

Amendment analysis: Public services remain unchanged. The proposed amendment does not affect the original findings.

Finding 6: Existing public services are or will be adequate to serve the medical clinic.

Finding 7: Recommendation that the applicant work with the City of Homer to share costs of improving the roads so that access is adequate.

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.

Amendment analysis: The proposed amendment improves the previous bulk and coverage by shortening the longest stretch of parking stalls and the amount of parking stalls found adjacent to rights-of-way. The new parking layout also offsets the entrances so that it will be a less attractive “short-cut”, while eliminating one of the terminal parking aisles. The proposed amendment does not affect the original finding.

Finding 8: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character.

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

Amendment analysis: The proposed amended layout is roughly equal to that of CUP 18-09 in terms of building and parking lot size. The development does not affect health,

safety or welfare differently. The proposed amendment does not affect the original finding.

Finding 9: The proposal is not unduly detrimental to health, safety, or welfare.

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

Amendment analysis: Gaining a CUP along with the zoning permit process addresses the applicable regulations. The proposed amendment does not affect the original finding.

Finding 10: The proposal will comply with applicable regulations.

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

Amendment analysis: The amendment does not affect compliance with the Comprehensive Plan. The proposed amendment does not affect the original finding.

Finding 11: No evidence has been found that the proposal is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: The outdoor lighting standards are applicable the Residential Office District. The proposed amendment does not affect the original finding.

Finding 12: 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:** A storm water plan shall be developed and installed per HCC 21.75 (Condition 1).
- 2. Fences and walls:** No specific conditions deemed necessary
- 3. Surfacing of parking areas:**
- 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: See **Conditions 4 & 5.**

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: Applicant shall complete the exterior of the building within 18 months of issuing the conditional use permit (**Condition 3**).

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 Dumpster shall be concealed on three sides (**Condition 2**).

PUBLIC WORKS COMMENTS: Please advise the applicant that a water main extension along the full frontage of the property will be required to access to water. The applicant needs to work with Public Works.

FIRE DEPARTMENT COMMENTS: It looks like the only access for the Fire Department is through the front man door of the building. Currently at all 3 medical clinics in the area the FD has an access door to patient areas that do not require blocking or parking the ambulance at the main entrance. The parking and FD access to the Lot seems appropriate.

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve Staff Report PL 19-02 amending CUP 18-09 as CUP 19-01 with the original findings of CUP 18-09 1-12, original conditions 1-3, and new conditions 4 & 5.

1. A storm water plan shall be developed and installed per HCC 21.75
2. Dumpster shall be concealed on three sides.
3. Applicant shall complete the exterior of the building within 18 months of issuing the conditional use permit.

4. Provide, at minimum, a ten foot of buffer adjacent to all rights-of-way.

5. Provide adequate screening per HCC21.55.020(4)(f), adjacent to the residential lot found to the southwest.

Attachments

Application

Public Notice

Aerial Map

Site Plan approved by CUP 18-09



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: Paul Raymond Telephone No.: 907 399-3202
 Address: PO Box 2755 Homer AK 99603 Email: raymondpropertymanagement.inc@gmail.com
Property Owner (if different than the applicant):
 Name: Paul Raymond Telephone No.: 907 399-3202
 Address: PO Box 2755 Homer AK Email: paul.raymond@ancsleep.com
PROPERTY INFORMATION:
 Address: 267 Cityview Ave Lot Size: 60000 S.F. acres KPB Tax ID # 17505612
 Legal Description of Property: Lot 2A Block 6 Fairview Subd. Flynn Addition

For staff use:
 Date: 11/19/18 Fee submittal: Amount \$200
 Received by: TPB Date application accepted as complete _____
 Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire					33 x	x	x	x			x	

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

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

Y N Will your development trigger a Development Activity Plan?
Application Status: _____

Y N Will your development trigger a Storm water Plan?
Application Status: _____

Y N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____

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

Y N Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y N Do you need a traffic impact analysis?

Y N Are there any nonconforming uses or structures on the property?

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

Y N Do you have a state or city driveway permit? Status: _____

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

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

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). *medical office building*

CONDITIONAL USE INFORMATION: Please use additional sheets if necessary. HCC21.71.030

- a. What code citation authorizes each proposed use and structure by conditional use permit? *21.16.040 e*
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. *Other similar structures & uses such as hospital & Home Medical Clinic & South Peninsula Prof Services building*
- c. How will your proposed project affect adjoining property values?
Increase value
- d. How is your proposal compatible with existing uses of the surrounding land?
medical clinic / professional offices in medical area
- e. Are/will public services adequate to serve the proposed uses and structures?
yes
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?
improve access to various medical care for community / improve current traffic flow / improve parking deficit
- 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, *yes... it will provide more professional space to provide medical related services in a structure that is in line with the surrounding environment*
- 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.

on the basis of public testimony discussion was held with architect & contractor and it was felt that by moving the structure to another portion of the lot there would be improved traffic flow/ less

PARKING

- obstruction of view/ improved water drainage handling with less shaded portions of parking lot/ # extractable
1. How many parking spaces are required for your development? 69 improved presentation to of the structure.
 - If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). yes
 2. How many spaces are shown on your parking plan? 85
 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. (submitted)

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:

Paul Reymann

Date:

11/19/18

Property Owner's signature:

Paul Reymann

Date:

11/19/18

ZONING INFORMATION:

LEGAL: LOT 2A, BLOCK 6 FAIRVIEW SUBDIVISION FLYUM ADDN. (KFB TAX I.D. No. 17505612)

ZONING: RO RESIDENTIAL OFFICE DISTRICT

PARKING:

20595 SQUARE FEET GROSS BUILDING AREA / 300 = 69 PARKING STALLS REQUIRED
85 PARKING STALLS PROVIDED INCLUDING 4 ADA ACCESSIBLE STALLS

SETBACKS REQUIRED:

FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (2-STORY STRUCTURE)
REAR YARD: 7 FEET (2-STORY STRUCTURE)

MAXIMUM HEIGHT OF STRUCTURES:

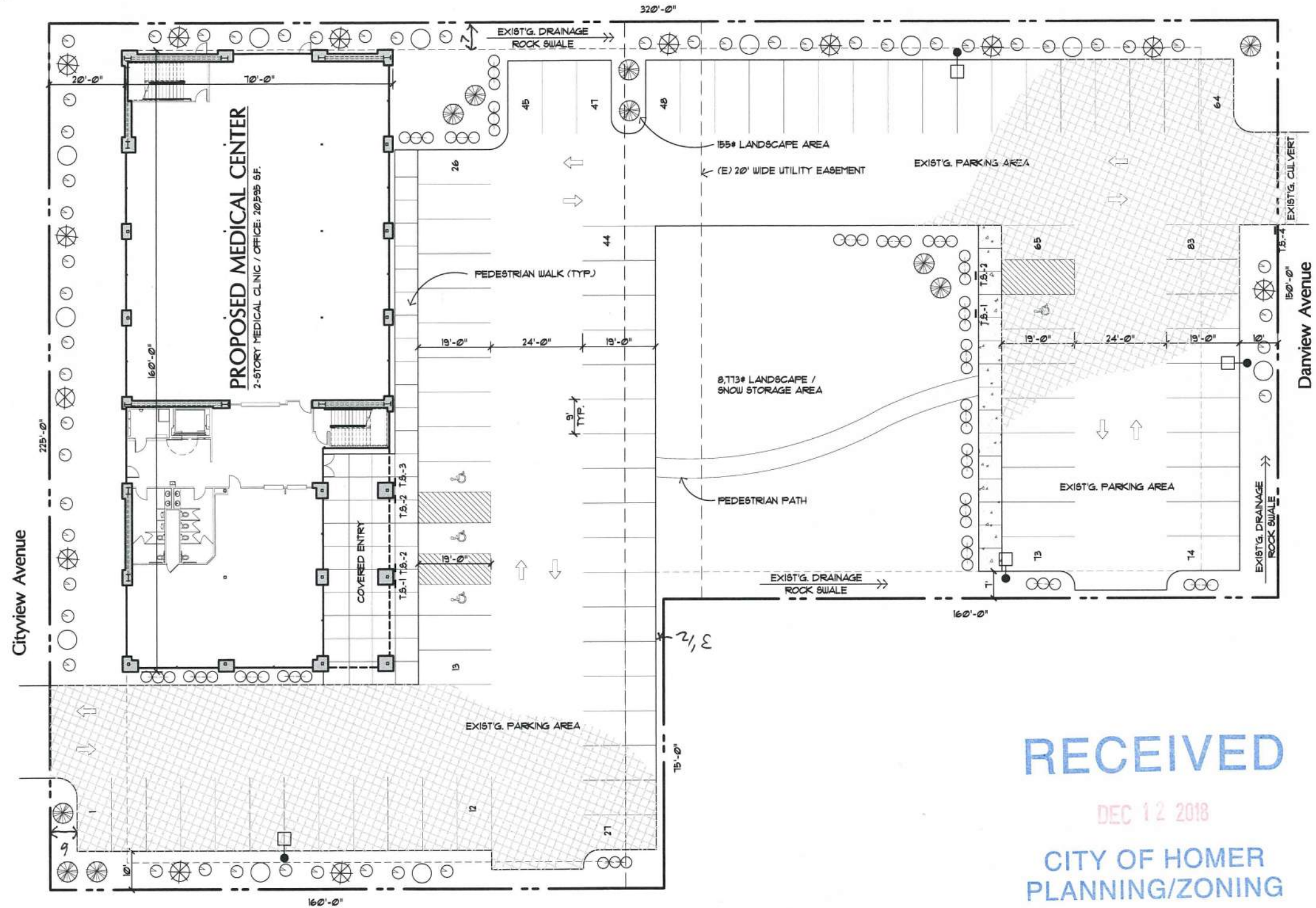
35 FEET ALLOWED
34 FEET 6 INCHES PROVIDED

SYMBOLS LEGEND

- □ EXIST'G. SITE LIGHTING (POLE MOUNTED)
- T.S.-1 VAN ACCESSIBLE H.C. SIGNAGE REF. 5/A12
- T.S.-2 "NO PARKING" SIGN REF. 5/A12 SIM.
- T.S.-3 H.C. SIGNAGE REF. 5/A12
- T.S.-4 "STOP" SIGNAGE (R1-1, 30")
- F.H. FIRE HYDRANT
- H.B. HEADBOLT, REF. ELECTRICAL

SITE MATERIALS LEGEND

- EXISTING GRAVEL PARKING AREA
- CONCRETE (SERVICE AREAS AND SIDEWALK SCORED AS SHOWN ON CIVIL)
- WILDFLOWER MIX -OR- LANDSCAPE STONES (ADEQUATE EROSION PROTECTION)



RECEIVED

DEC 12 2018

CITY OF HOMER
PLANNING/ZONING



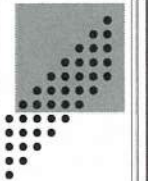
1 SITE / PARKING PLAN

SCALE: 1" = 30'-0"

LAWRENCE H. PEEK ARCHITECTS
3715 Sun Walkers Lane Homer, Alaska 99603
(907) 399-PEEK (7333) Fax: (907) 235-7336

RAYMOND MEDICAL CLINIC AND OFFICES
LOT 2A, BLOCK 6, FAIRVIEW SUBDIVISION FLYUM ADDITION
HOMER, ALASKA 99603
SITE / PARKING PLAN - REVISION 1 (Pedestrian Ice/Access Safety)

Date: 10/25/18
Drawn: LHP
Check: LHP
Project: 18012



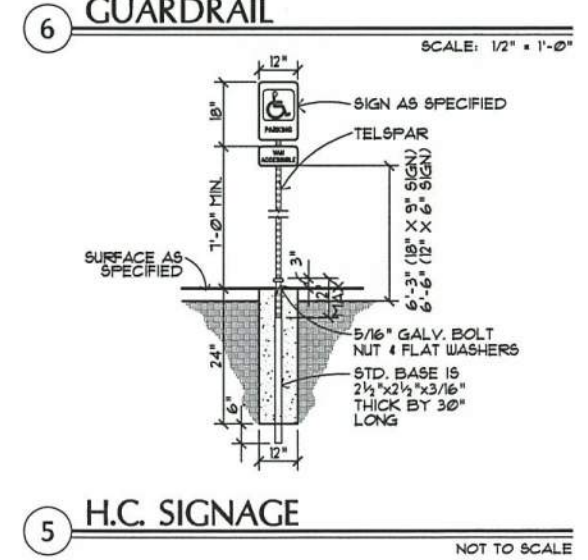
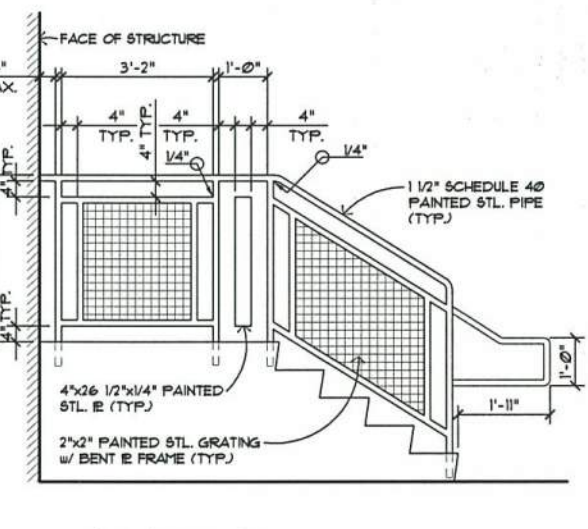
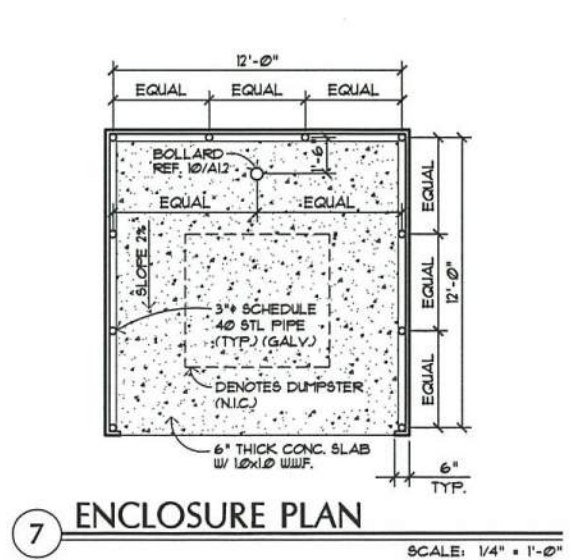
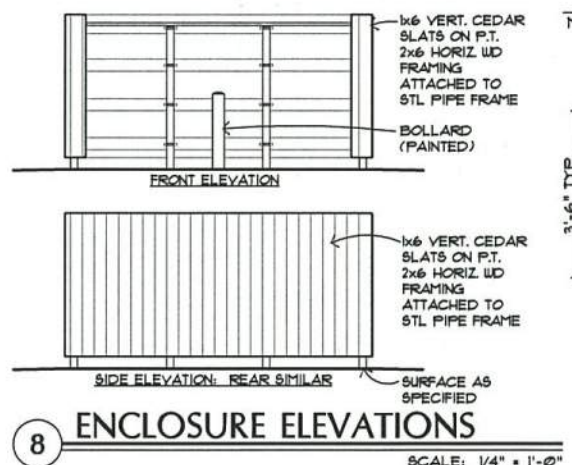
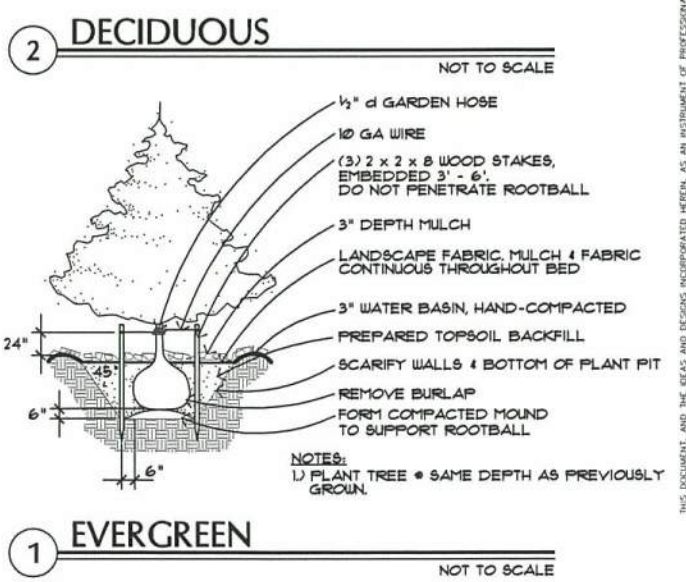
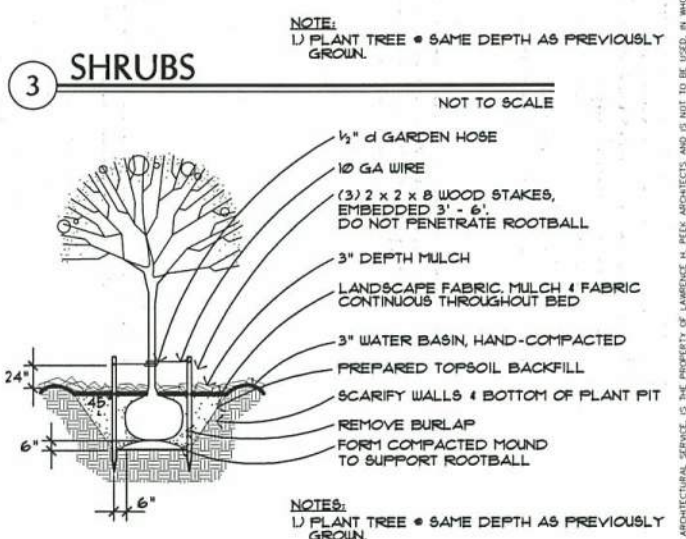
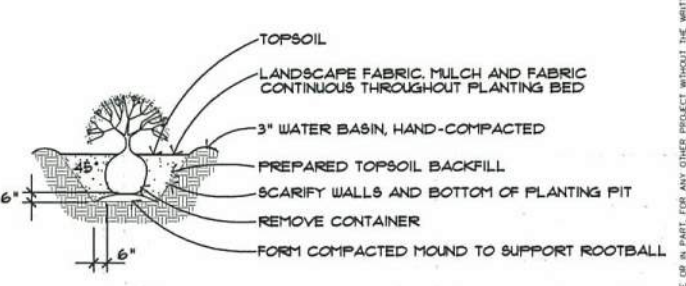
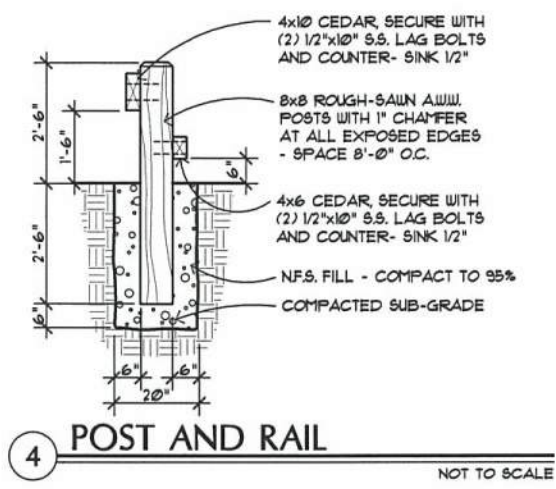
SHEET:
A1.1
Of XX

PLANT SCHEDULE

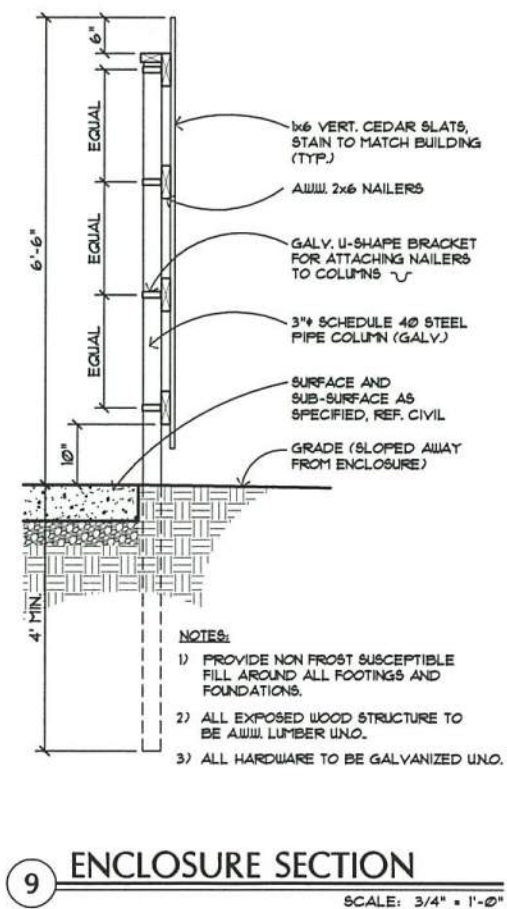
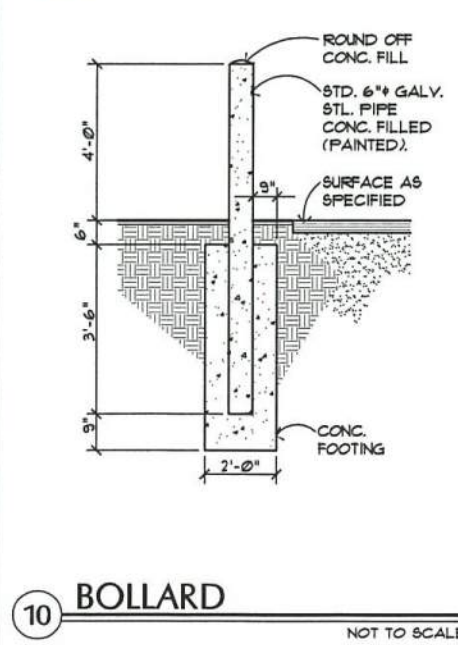
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	--	SORBUS AUZIFRASA	MT. ASH	2 1/2" CAL.	FULL BRANDING TO GROUND PYRAMIDAL FORM
	--	PICEA GLAUCA	WHITE SPRUCE	5-6 FT.	B I B, 5:3 HEIGHT TO SPREAD RATIO
	--	PICEA PINGENS GALAUCA	COLORADO BLUE SPRUCE	5-6 FT.	B I B, 5:3 HEIGHT TO SPREAD RATIO
	--	BETULA PAPIRIFERA	ALASKA PAPER BIRCH	1" CAL.	# HEIGHT
	--	PRUNUS PADUS	MAY DAY CHERRY	1 1/2" CAL.	ALASKAN NURSERY GROWN DISEASE FREE
	--	PRUNUS VIRGINIANA	CANADA RED CHERRY	1 1/2" CAL.	B I B, DISEASE FREE, 8' HEIGHT
	--	PRUNUS MAACKI	AMUR CHOKECHERRY	1 1/2" CAL.	B I B, DISEASE FREE
	--	MALUS RADIANT	CRAB APPLE RADIANT	2 1/2" CAL.	B I B
	--	SPIRAEA BUSHALDA	BUSHALDA SPIREA	2 GAL.	SPACE 2'-6" ON CENTER
	--	SPIRAEA 'GOLDFLAME'	GOLDFLAME SPIREA	2 GAL.	SPACE 2'-6" ON CENTER
	--	COTONEASTER ACUTIFOLIA	PEEKING COTONEASTER	2-3 FT.	SPACE 3'-0" ON CENTER
	--	ACER GINNALA	AMUR MAPLE	4 FT.	SPACE 3'-0" ON CENTER
	--	RIBES ALPINUM	ALPINE CURRANT	2 GAL.	SPACE 2'-6" ON CENTER
	NOT USED	ROSA RUGOSA	RUGOSA ROSE	2 GAL.	SPACE 2'-6" ON CENTER
	--	CORNUS ALBA	RED BARKED DOGWOOD	3-4 FT.	SPACE 3'-0" ON CENTER
	NOT USED	PRINUS MUGHO PUNILIO	DWARF MUGHO PINE	2 GAL.	SPACE 2'-6" ON CENTER
	NOT USED	JUNIPERUS HORIZONTALIS	CREeping JUNIPER 'ARDORA'	2 GAL.	SPACE 2'-6" ON CENTER
	NOT USED	VEIBURNUM EDULE	GRANDBERRY	4-6 FT.	SPACE 3'-4" ON CENTER
	NOT USED	FERNIS	FERNIS	4' POTS	SPACE 2'-0" ON CENTER
	--	IRIS	IRIS	4' POTS	SPACE 18" ON CENTER
	NOT USED	BULBS	RED TULIPS AND DAFFODILS		PLANT 2X SIZE OF BULB
	NOT USED	BERGENIA	BERGENIA	4' POTS	SPACE 18" O.C.
	--	LARGE BOULDERS	LARGE BOULDERS	2' X 2' X 3'	AVERAGE, 1/3 BURED
	NOT USED	MEDIUM BOULDERS	MEDIUM BOULDERS	2' X 2' X 1 1/2'	AVERAGE, 1/3 BURED
	NOT USED	SMALL BOULDERS	SMALL BOULDERS	1' X 1' X 1 1/2'	AVERAGE, 1/3 BURED

LANDSCAPE NOTES

- ALL PLANT STOCK SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1-1990
- SEED MIX, TURF GRASS MIX: 4 LBS./1,000 SF. 50-60% BLUEGRASS, COMPOSED OF AT LEAST 50% "NUGGET" VARIETY 25-35% PERENNIAL RYEGRASS ("PINNACLE", "MANHATTAN", "DERBY" OR AS APPROVED).
- TOPSOIL: FERTILE, AGRICULTURAL SOIL, FREE OF CLAY, ROOTS, AND WEEDS, HAVE A PH RANGE OF 5.4 TO 7.0 (MIN. 6" DEEP)
- FERTILIZER: PACKAGED IN WATER RESISTANT BAGS, CLEARLY MARKED WITH MIX CONTENT CONFORMING TO THE FOLLOWING: SEEDING AREAS: 10-20-20, PLANT MATERIAL: 8-32-16
- LIME: NATURAL LIMESTONE, NOT LESS THAN 85% TOTAL CARBONATES, NOT LESS THAN 50% PASSING #100 SIEVE.
- PLANTING SEASON: LAWN, GENERAL OTHER MATERIAL: JUNE 1 THROUGH AUGUST 15.
- ALL DISTURBED AREAS, AS INDICATED BY GRADING LIMITS, SHALL REQUIRE TOPSOIL AND SEED AS PER PLAN AND SPECIFICATIONS.
- REFERENCE GRADING PLAN FOR LIMITS OF DISTURBED AREAS.
- EXISTING VEGETATION BEYOND GRADING LIMITS SHALL REMAIN UNDISTURBED.
- REFERENCE CIVIL DRAWINGS FOR LAYOUT OF EASEMENTS, DRAINAGE, AND PAVING.
- SEPARATE ALL PLANT BEDS FROM LAWN OR GROUND COVER AREAS WITH 3/16" X 4" ALUMINUM EDGING UNLESS NOTED OTHERWISE.
- SHRUB AND TREE PLANTING BEDS SHALL BE LINED WITH A PERMEABLE WEED BARRIER AND 3" OF 1" MINUS WASHED RIVER UNLESS NOTED OTHERWISE.
- ALL SLOPES 3:1 OR STEEPER SHALL RECEIVE EROSION CONTROL FABRIC.
- LOCATION OF PLANT MATERIAL AND ALUMINUM EDGING TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.



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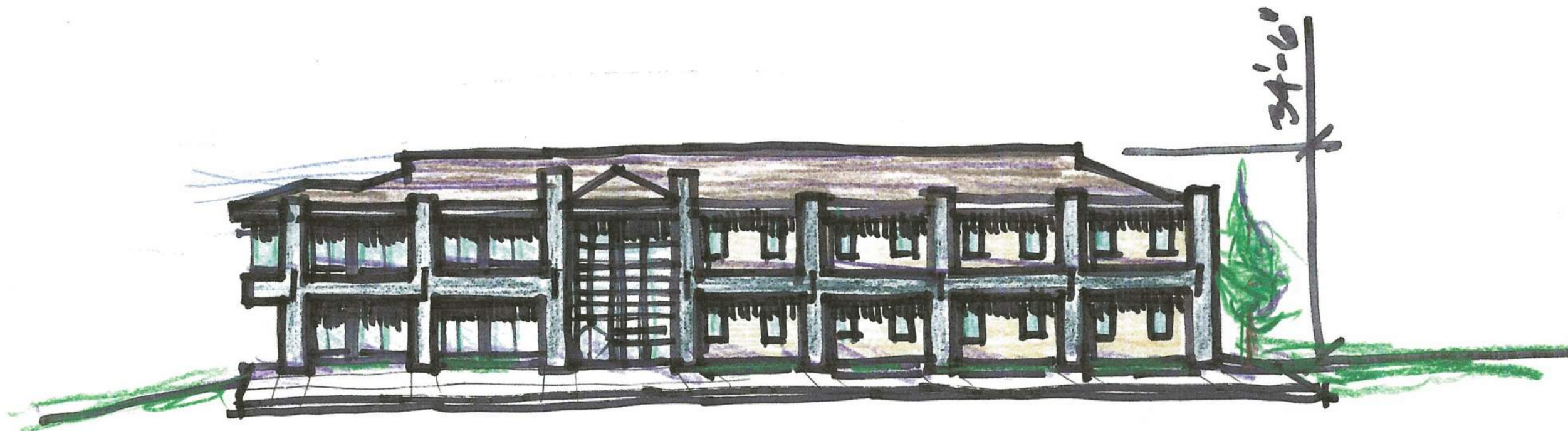
LAWRENCE H. PEEK ARCHITECTS
 1000 1/2 Main Street, Homer, Alaska 99603
 (907) 339-7777 (F333) Fax: (907) 237-2366

RAYMOND MEDICAL CLINIC AND OFFICES
 LOT 2A, BLOCK 6; FAIRVIEW SUBDIVISION FLYUM ADDITION
 HOMER, ALASKA 99603

SITE DETAILS AND PLANT SCHEDULE

Date: 7/29/18
 Drawn: LHP
 Check: LHP
 Project: 18012

SHEET:
 A12
 Of XX



① NORTH ELEVATION

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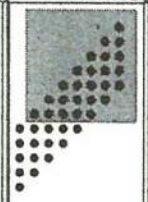
CITY OF HOMER
PLANNING/ZONING

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**LAWRENCE H. PEEK
ARCHITECTS**
 3712 Ken Wilkins Lane Homer, Alaska 99603
 (907) 339-4888 (7333) fax (907) 335-7336

Date: 7/29/18
 Drawn:
 Check:
 Project: 18012

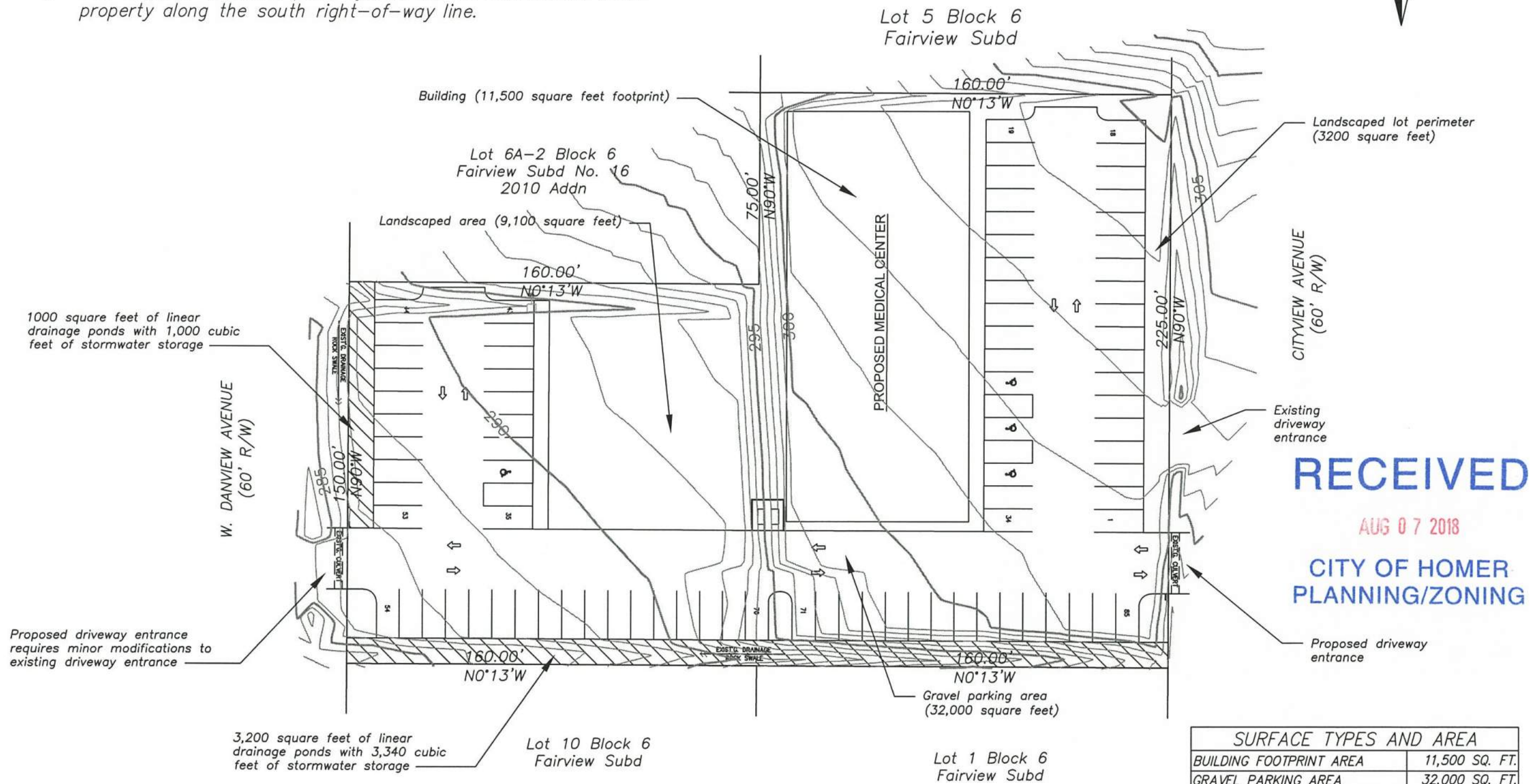


SHEET:
 Of XX

RAYMOND MEDICAL CLINIC AND OFFICES
 LOT 2A, BLOCK 6, FAIRVIEW SUBDIVISION FLYUM ADDITION
 HOMER, ALASKA 99603
 BLDG. HEIGHT

NOTES:

1. All side and back lot lines have existing rock lined ditch.
2. Existing rock lined ditch on the east property line will be reconstructed to a stepped detention pond system.
3. New stepped detention pond system will be constructed inside property along the south right-of-way line.



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**CITY OF HOMER
PLANNING/ZONING**

SURFACE TYPES AND AREA	
BUILDING FOOTPRINT AREA	11,500 SQ. FT.
GRAVEL PARKING AREA	32,000 SQ. FT.
LANDSCAPED AREAS	16,500 SQ. FT.
TOTAL LOT AREA	60,000 SQ. FT.
TOTAL IMPERMEABLE AREA	43,500 SQ. FT.
PERCENT IMPERMEABLE	72.50%
DETENTION BASIN (1.5FT DEEP)	4,200 SQ. FT.

LEGEND
 Denotes area for detention basins

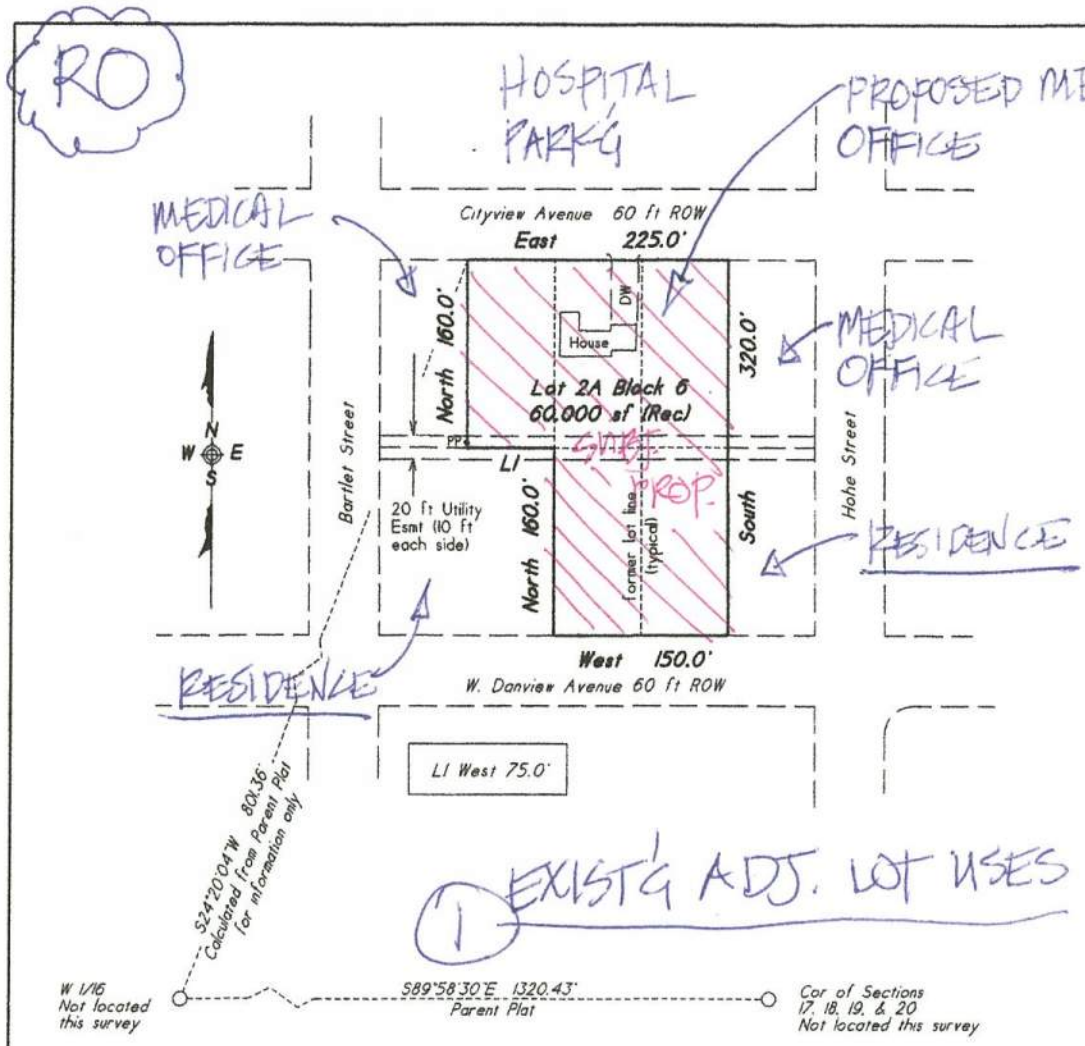
STORMWATER PLAN
 1" = 40'

267 CITYVIEW AVENUE
 (Lot 2A Blk 6 Fairview Subdivision Flyum Addition)
DRAFT PERMANENT STORMWATER PLAN
 FOR PERMITTING PURPOSES ONLY

BISHOP ENGINEERING, LLC
 PO BOX 2501 HOMER, ALASKA 99603
 (907) 299-7609

DATE: 8/6/2018
 CHK'D: JSB
 SCALE: AS NOTED
 PROJ. NO.: 2018090

SHEET NO.:
SWP



Ownership Certificate

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

Alex Flyum, President
 Owner of Former Lots 2, 4, & 8 Block 6 Fairview Subdivision
 Red Rose Rentals Inc by Alex W. Flyum, Jr, President
 345 Sterling Hwy Ste 103
 Homer Ak 99603-7820

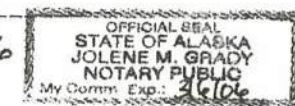
We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

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

Alex Flyum, Karen Flyum
 Owners of Former Lots 3 & 9 Block 6 Fairview Subdivision
 Alex W. Flyum, Jr aka Alex Flyum DATE
 Karen S. Flyum aka Karen Flyum DATE
 267 City View Ave
 Homer Ak 99603-7020

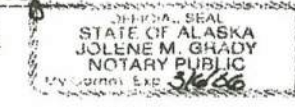
Notary's Acknowledgement
 Subscribed and sworn to me before me this 26th day
 of September 2005

For Alex W. Flyum, Jr, President
 Jolene M. Grady
 Notary Public for Alaska
 My Commission Expires 3/6/06



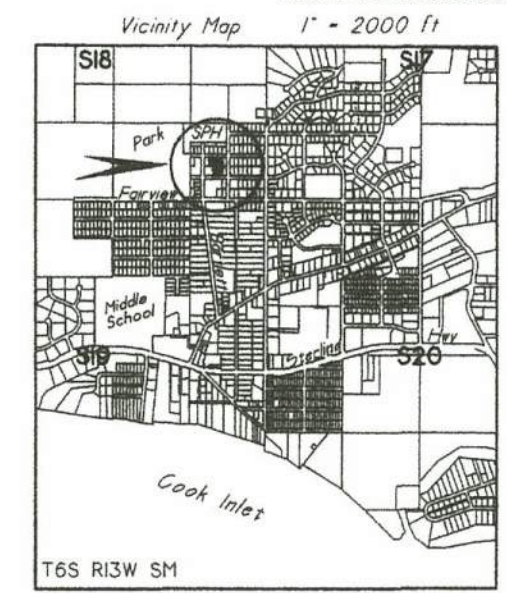
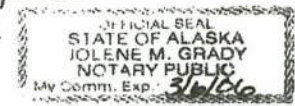
Notary's Acknowledgement
 Subscribed and sworn to me before me this 26th day
 of September 2005

For Alex W. Flyum, Jr
 Jolene M. Grady
 Notary Public for Alaska
 My Commission Expires 3/6/06



Notary's Acknowledgement
 Subscribed and sworn to me before me this 26th day
 of September 2005

For Karen S. Flyum
 Jolene M. Grady
 Notary Public for Alaska
 My Commission Expires 3/6/06



Surveyors Certificate
 I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge
 RWI 8/22/05
 Roger W. Imhoff LS 5780 Date

- Notes**
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
 - No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - WASTEWATER DISPOSAL: Plans for wastewater that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.
 - All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Parent Plat and the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer prior to development activities.
 - The purpose of this plat is vacate the common lot lines. All dimensions and the area are of Record. No field survey was conducted nor were any corners located or monumented except as shown.
 - This subdivision may be effected by covenants, conditions, and restrictions per Bk 10 Page 258, HRD.

Plat Approval
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of
 April 25, 2005
 KENAI PENINSULA BOROUGH
 By: Mary Lee
 Authorized Official



2005-61 00
 HOMER REC DIST
 Date 11/15 2005
 Time 10:29 A.M.
 Requested by Imhoff
 Address

Fairview Subdivision Flyum Addition	
Being a Replat of Lots 2, 3, 4, 8, and 9 Block 6 Fairview Subdivision as shown on Record Plat No. 56-2936 HRD	
Located within the SE 1/4 Section 18, T6S, R13W, SM, in the City of Homer, Homer Recording District, Third Judicial District, Alaska	
Contains 1.377 Acres, more or less	
Clients: Flyum	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603
Drawn: RWI	Date: 2-03-05
Scale 1" = 100 ft	File fairviewflyum.vcd KPB File No. 2005-084

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 7/30/2018
 CITY OF HOMER
 PLANNING/ZONING

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, January 02, 2019 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) 19-01 to build a 21,000 square foot medical clinic at 267 Cityview Avenue. A CUP is required for a medical clinic, per HCC 21.16.030 (d) and for more than 8,000 square feet of building area, per HCC 21.16.040(e). This proposal amends CUP 18-09 (approved September 19, 2018) by moving the building location to the northeast corner of the property. The subject lot is Lot 2A, Block 6, Fairview Subdivision Flyum Addition, SE ¼ Sec. 18, T6S, R13W, S.M., HM 2005061.

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

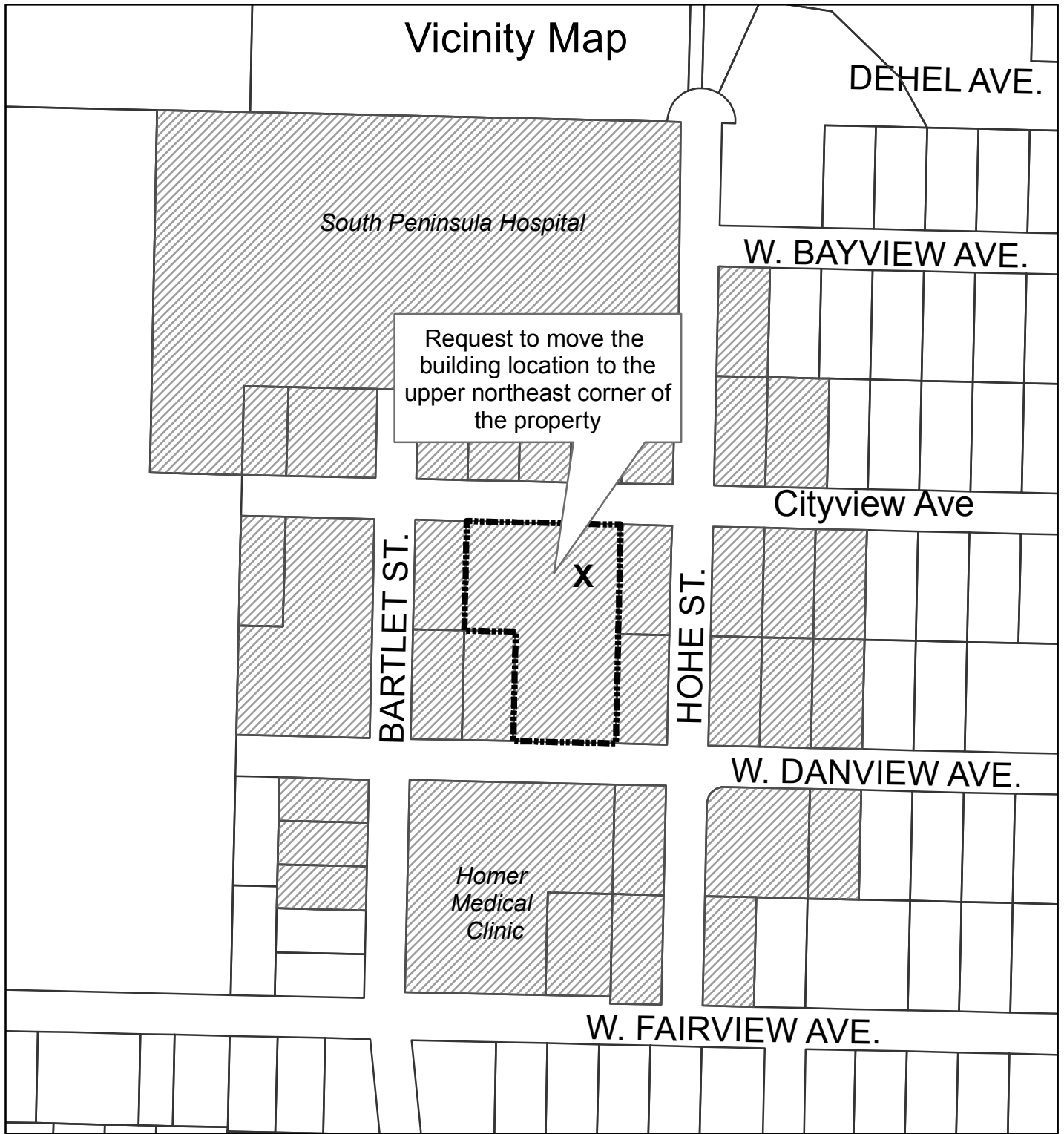
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

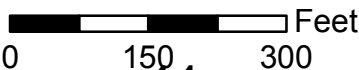


City of Homer
Planning and Zoning Department

December 14, 2018

Request for Conditional Use Permit 19-01 267 Cityview Ave

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



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

ZONING INFORMATION:

LEGAL: LOT 2A, BLOCK 6 FAIRVIEW SUBDIVISION FLYUM ADDN. (KFB TAX I.D. No. 17505612)

ZONING: RO RESIDENTIAL OFFICE DISTRICT

PARKING:

20595 SQUARE FEET GROSS BUILDING AREA / 300 = 69 PARKING STALLS REQUIRED
85 PARKING STALLS PROVIDED INCLUDING 4 ADA ACCESSIBLE STALLS

SETBACKS REQUIRED:

FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (2-STORY STRUCTURE)
REAR YARD: 7 FEET (2-STORY STRUCTURE)

MAXIMUM HEIGHT OF STRUCTURES:

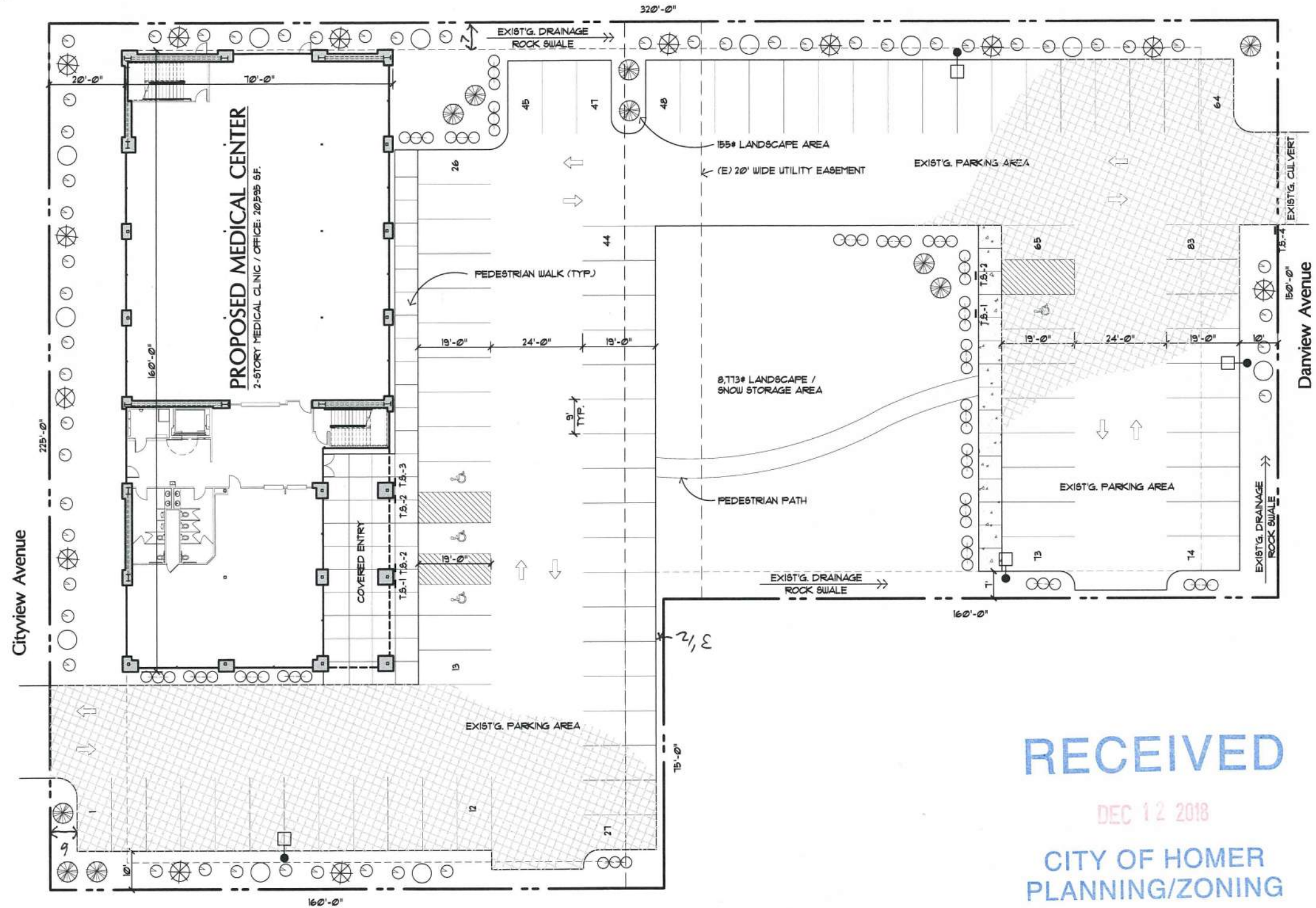
35 FEET ALLOWED
34 FEET 6 INCHES PROVIDED

SYMBOLS LEGEND

- □ EXIST'G. SITE LIGHTING (POLE MOUNTED)
- T.S.-1 VAN ACCESSIBLE H.C. SIGNAGE REF. 5/A12
- T.S.-2 "NO PARKING" SIGN REF. 5/A12 SIM.
- T.S.-3 H.C. SIGNAGE REF. 5/A12
- T.S.-4 "STOP" SIGNAGE (R1-1, 30")
- F.H. FIRE HYDRANT
- H.B. HEADBOLT, REF. ELECTRICAL

SITE MATERIALS LEGEND

- EXISTING GRAVEL PARKING AREA
- CONCRETE (SERVICE AREAS AND SIDEWALK SCORED AS SHOWN ON CIVIL)
- WILDFLOWER MIX -OR- LANDSCAPE STONES (ADEQUATE EROSION PROTECTION)



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CITY OF HOMER
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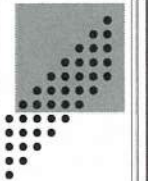
1 SITE / PARKING PLAN

SCALE: 1" = 30'-0"

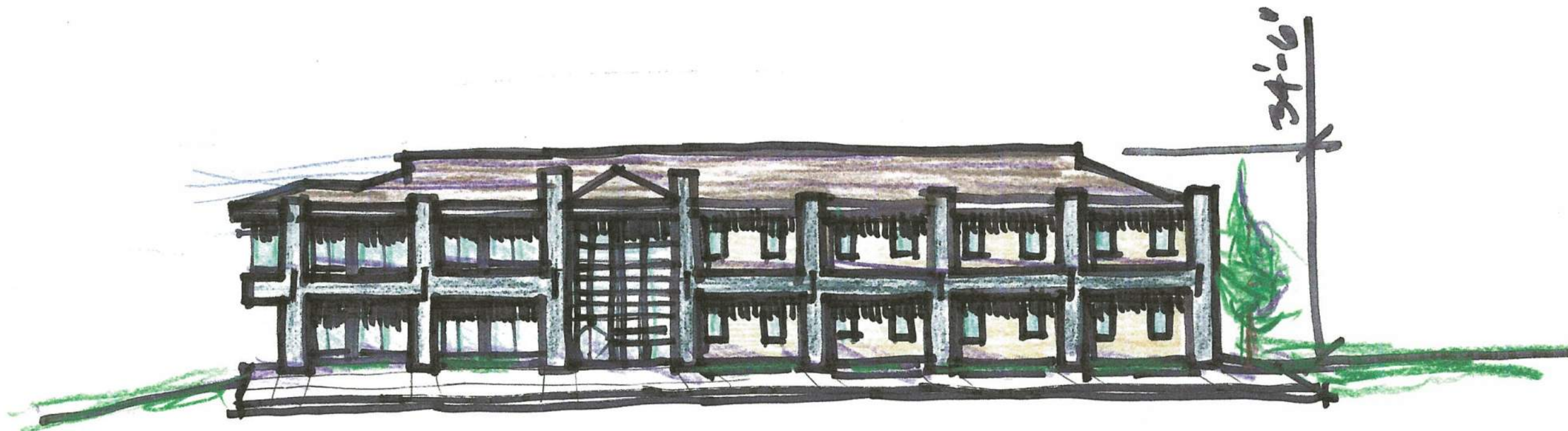
LAWRENCE H. PEEK ARCHITECTS
3715 Sun Walkers Lane Homer, Alaska 99603
(907) 399-PEEK (7333) Fax: (907) 235-7336

RAYMOND MEDICAL CLINIC AND OFFICES
LOT 2A, BLOCK 6, FAIRVIEW SUBDIVISION FLYUM ADDITION
HOMER, ALASKA 99603
SITE / PARKING PLAN - REVISION 1 (Pedestrian Ice/Access Safety)

Date: 10/25/18
Drawn: LHP
Check: LHP
Project: 18012



SHEET:
A1.1
Of XX



① NORTH ELEVATION

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CITY OF HOMER
PLANNING/ZONING

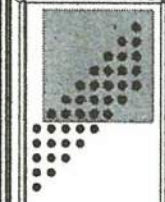
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RAYMOND MEDICAL CLINIC AND OFFICES
LOT 2A, BLOCK 6, FAIRVIEW SUBDIVISION FLYUM ADDITION
HOMER, ALASKA 99603

BLDG HEIGHT

Date: 7/29/18
Drawn:
Check:
Project: 18012



SHEET:
Of XX

Aerial Map

DEHEL AVE.

Hospital

W. BAYVIEW AVE.

MAIN ST.

Cityview Ave

Subject Location

BARTLET ST.

HOHE ST.

W. DANVIEW AVE.

Homer Medical Clinic

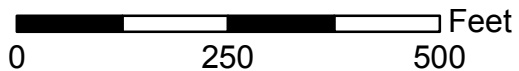
W. FAIRVIEW AVE.

2016 Photo



City of Homer
Planning and Zoning Department

CUP 19-01 Request for a Medical Clinic 267 Cityview Ave



*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.*

CUP 18-09 Approved Site Plan

ZONING INFORMATION:

LEGAL: LOT 2A, BLOCK 6 FAIRVIEW SUBDIVISION FLYUM ADDN. (KPB TAX I.D. No. 17505612)
ZONING: RO RESIDENTIAL OFFICE DISTRICT
PARKING:
 20,595 SQUARE FEET GROSS BUILDING AREA / 300 + 69 PARKING STALLS REQUIRED
 85 PARKING STALLS PROVIDED INCLUDING 4 A.D.A. ACCESSIBLE STALLS

SETBACKS REQUIRED:

FRONT YARD: 20 FEET
 SIDE YARD: 7 FEET (2-STORY STRUCTURE)
 REAR YARD: 7 FEET (2-STORY STRUCTURE)

MAXIMUM HEIGHT OF STRUCTURES:

35 FEET ALLOWED
 34 FEET 6 INCHES PROVIDED

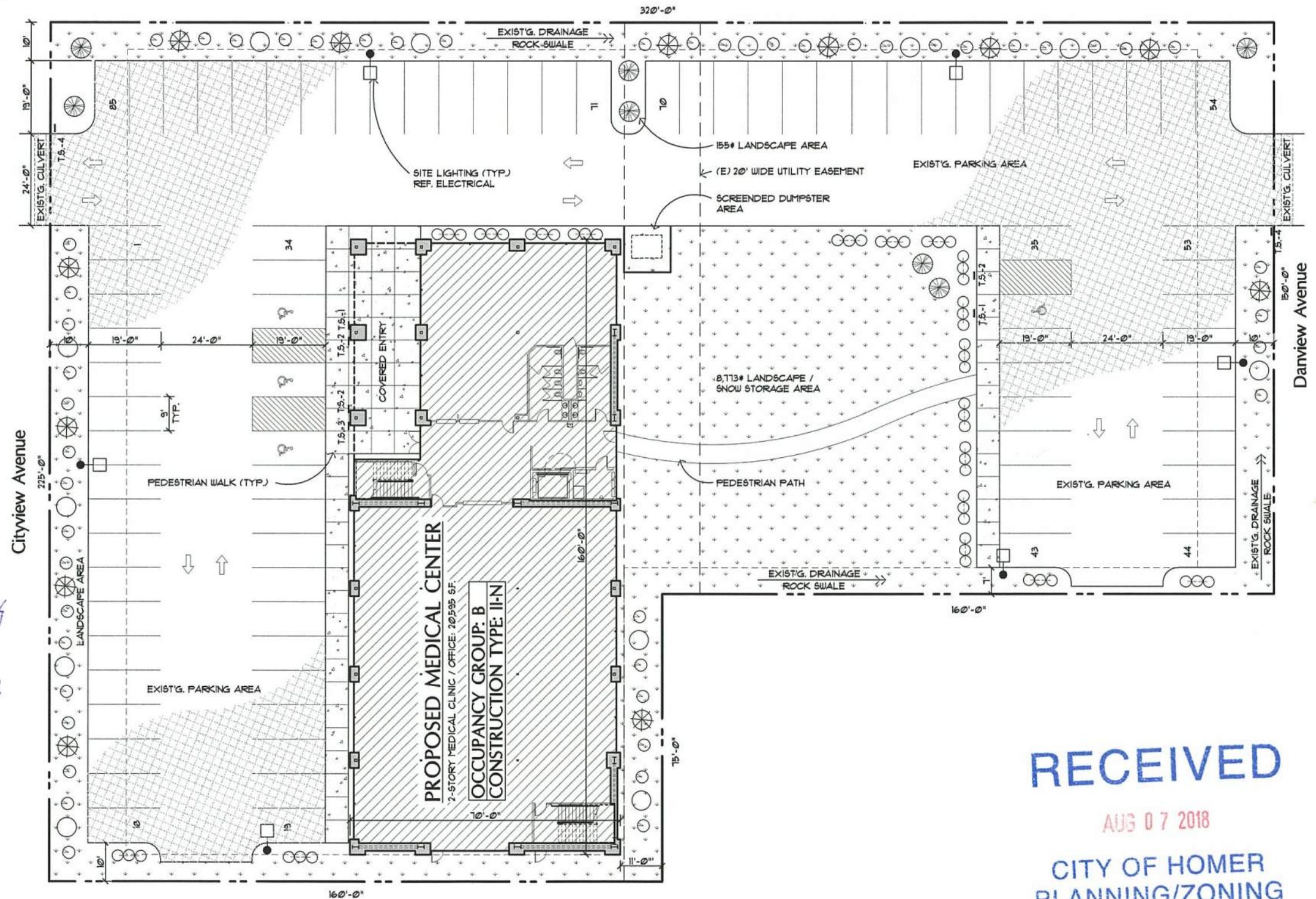
SYMBOLS LEGEND

- □ EXIST'G. SITE LIGHTING (POLE MOUNTED)
- T.S.-1 VAN ACCESSIBLE H.C. SIGNAGE REF. 5/A12
- T.S.-2 "NO PARKING" SIGN REF. 5/A12 SIM.
- T.S.-3 H.C. SIGNAGE REF. 5/A12
- T.S.-4 "STOP" SIGNAGE (RI-1, 30")
- F.H. FIRE HYDRANT
- H.B. HEADBOLT, REF. ELECTRICAL

SITE MATERIALS LEGEND

- EXISTING GRAVEL PARKING AREA
- CONCRETE (SERVICE AREAS AND SIDEWALK SCORED AS SHOWN ON CIVIL)
- WILDFLOWER MIX -OR- LANDSCAPE STONES (ADEQUATE EROSION PROTECTION)

LANDSCAPING FOR PARKING
 $28,816 \# \times 0.1 = 2,882 \#$
 REQUIRED.
 $8,773 \# + 153 \# = 8,926 \#$
 PROVIDED.



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CITY OF HOMER
 PLANNING/ZONING



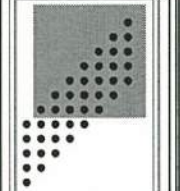
1 SITE / PARKING PLAN

SCALE: 1" = 30'-0"

LAWRENCE H. PEEK ARCHITECTS
 2715 Ben Walker Lane Homer, Alaska 99603
 (907) 994-PEEK (7335) fax: (907) 335-7356

RAYMOND MEDICAL CLINIC AND OFFICES
 LOT 2A, BLOCK 6, FAIRVIEW SUBDIVISION FLYUM ADDITION
 HOMER, ALASKA 99603
 SITE / PARKING PLAN

Date: 1/29/18
 Drawn: LHP
 Check: LHP
 Project: 18012



SHEET:
A11
 Of xx



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 18-76

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: December 5, 2018
SUBJECT: Commercial Park Unit 2 Preliminary Plat

Requested Action: Approval of a preliminary plat to create one 4.318 acre lot, leaving 23.303 to be developed as previously approved.

General Information:

Applicants:	Mike Arno PO Box 1772 Homer, AK 99603	TL Investments LLC Tom Stafford, Registered Agent PO Box 3403
	Geovera, LLC Steve Smith, RLS PO Box 3235 Homer, AK 99603	

Location:	Spruce Lane, south of Little Fireweed Lane
Parcel ID:	17908062
Size of Existing Lot(s):	27.62 acres
Size of Proposed Lots(s):	4.318 acres and 23.303 acres (has approved plan for further subdivision)
Zoning Designation:	East End Mixed Use
Existing Land Use:	Vacant
Surrounding Land Use:	North: Commercial South: Vacant/Commercial East: Vacant West: Vacant/Mixed commercial and residential
Comprehensive Plan:	Goal 1 Objective A: Continue to accommodate and support commercial, residential and other land uses, consistent with this plan.
Wetland Status:	Plat shows wetlands per USACOE Jurisdictional Determination POA 2016-0369.
Flood Plain Status:	Zone D, flood hazards undetermined.

BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are not available at this time.
Public Notice:	Notice was sent to 28 property owners of 34 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision is within the East End Mixed Use District. This plat is one action in a series of actions to develop a 40-acre parcel into a commercial/industrial subdivision. Tract A-1 has an approved preliminary plat, and the developer is working through the development process. The current plat would subdivide out Tract A-2 as an individual, saleable lot.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: No comments

Fire Department Comments: No Issues

Staff Recommendation:

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

1. Include a plat note stating “Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.”

Attachments:

1. Preliminary Plat
2. Surveyor’s Letter
3. Public Notice

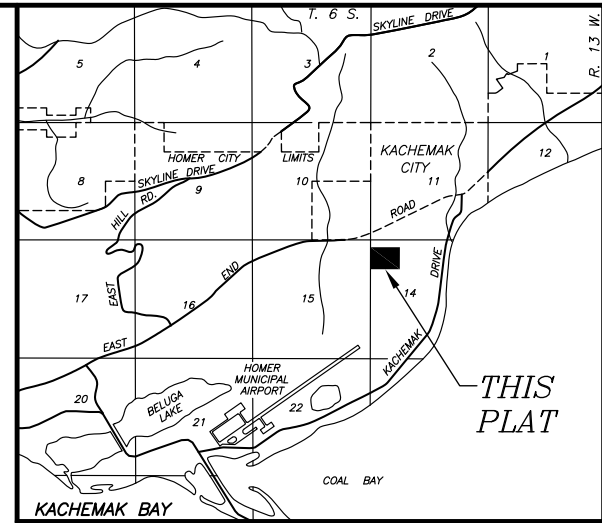
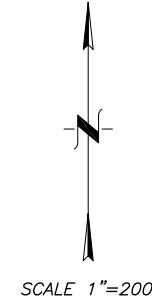
NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF COMMERCIAL PARK UNIT 1 (2017-52, HRD).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. THE 15' ADJACENT TO ALL STREET ROW'S IS A UTILITY EASEMENT PER THE PLAT OF COMMERCIAL PARK UNIT 1 (2017-52, HRD). NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. PHASE 2 LOTS AS SHOWN WERE APPROVED ON PLAT NO. 2017-52 (HRD).

PLAT APPROVAL

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

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH



VICINITY MAP

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

NOTARY'S ACKNOWLEDGMENT

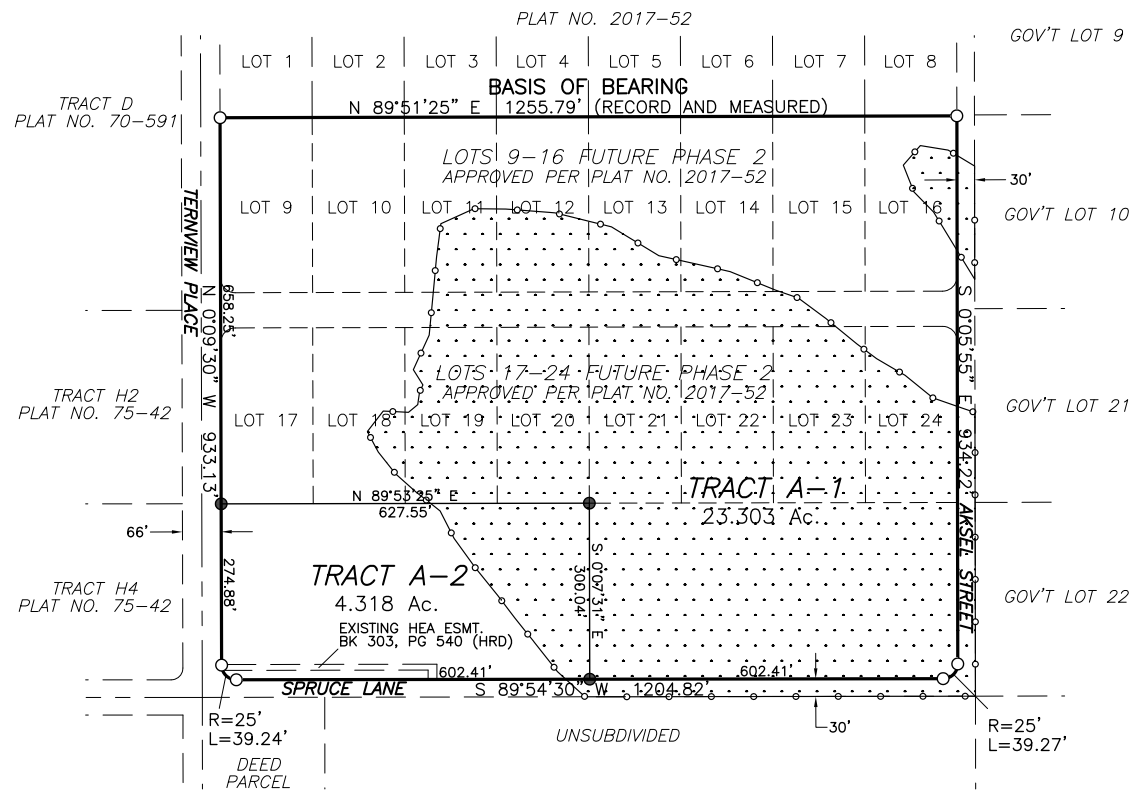
FOR MIKE ARNO
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2018.

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR TOM STAFFORD AND LISA STAFFORD
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2018.

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MIKE ARNO
 PO BOX 1772
 HOMER, ALASKA 99603

TL INVESTMENTS, LLC
 TOM STAFFORD, REGISTERED AGENT
 PO BOX 3403
 HOMER, ALASKA 99603

TL INVESTMENTS, LLC
 LISA STAFFORD, MEMBER
 PO BOX 3403
 HOMER, ALASKA 99603

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

COMMERCIAL PARK UNIT 2

CREATING TRACT A-1 AND A-2
 LOCATED WITHIN THE NW 1/4 NW1/4, SEC 14,
 T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
 PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 27.620 ACRES

OWNERS:
 MIKE ARNO PO BOX 1772, HOMER, AK 99603
 TL INVESTMENTS, LLC TOM STAFFORD, REGISTERED AGENT
 PO BOX 3403 HOMER, AK 99603

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

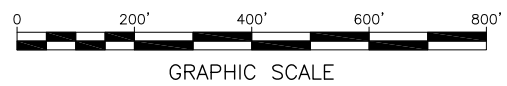
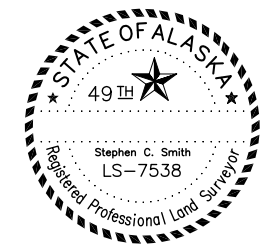
DRAWN BY: SCS	DATE: NOVEMBER 2018	SCALE: 1" = 200'
CHK BY: SCS	JOB #15-24	SHEET 1 OF 1

LEGEND

- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2017) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2017) SET THIS SURVEY
- ▭ INDICATES WETLANDS PER USACOE JURISDICTIONAL DETERMINATION POA 2016-0369

WASTEWATER DISPOSAL

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



Geovera, LLC

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

November 13, 2018

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

RE: Commercial Park Unit 2 Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Commercial Park Unit 2, and a \$300.00 check for the submittal fee.

This plat creates a tract in the southwest corner of Tract A, Commercial Park Unit 1. As you are aware, Tract A contains the approved second phase of the Commercial Park subdivision (lots 9-24 and the Kilokak Lane right-of-way). The remainder to the south of the approved phase 2 lot configuration was shown on the Commercial Park Unit 1 plat as one tract. This plat splits that remainder into two separate tracts. Because the phase 2 construction of the roads and water and sewer mains has not begun, the phase 2 plat will now be within Tract A-1.

No right-of-ways or easements are being dedicated by this plat. All of the required right-of-ways and utility easements were dedicated on the Commercial Park Unit 1 plat. No subdivision agreement is required for this plat.

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

Sincerely,

Stephen C. Smith P.L.S.

RECEIVED

NOV 15 2018

CITY OF HOMER
PLANNING/ZONING

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Commercial Park Unit 2 Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, December 05, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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

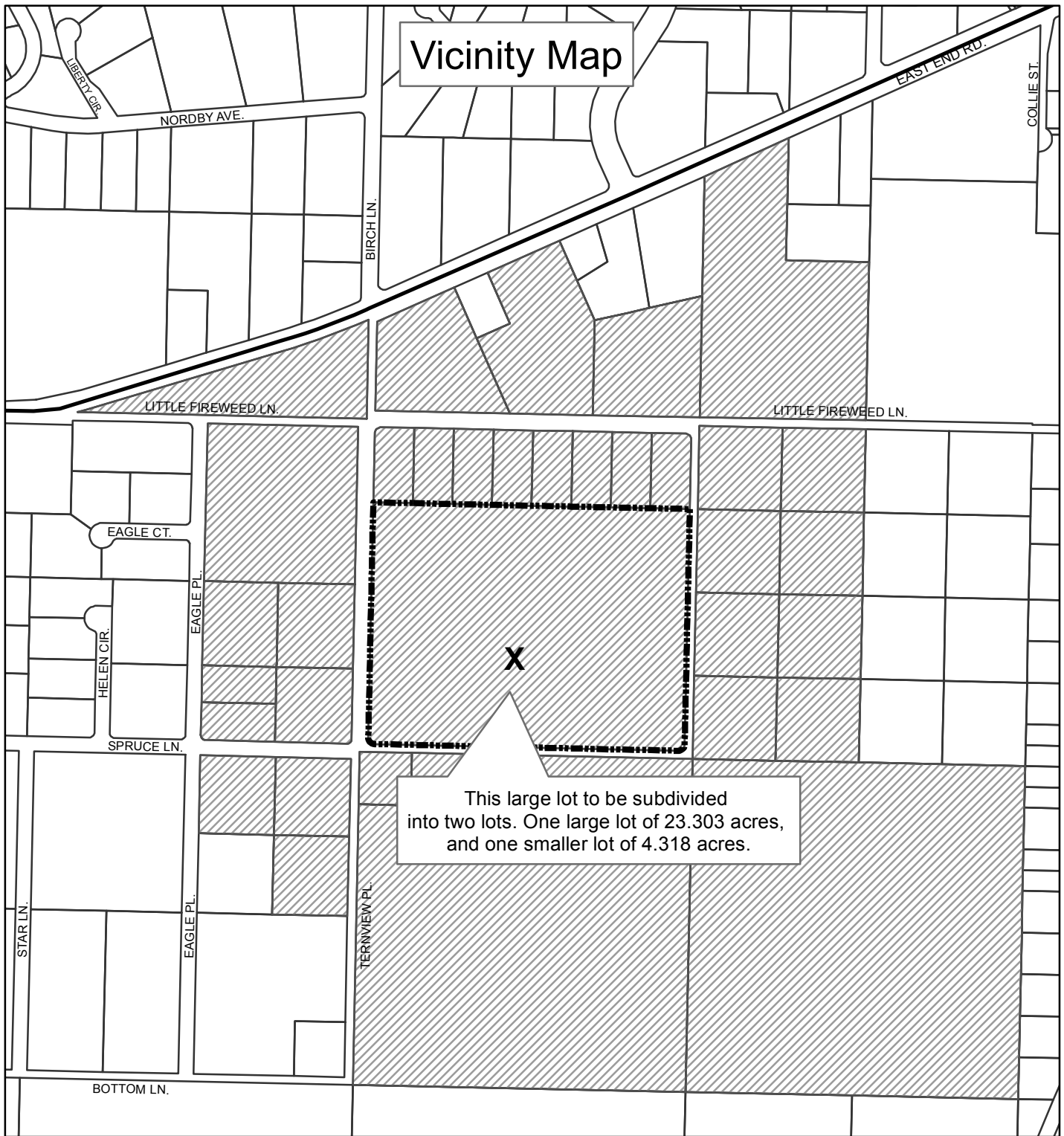
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



This large lot to be subdivided into two lots. One large lot of 23.303 acres, and one smaller lot of 4.318 acres.

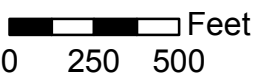


City of Homer
Planning and Zoning Department

November 19, 2018

Commercial Park Unit 2 Preliminary Plat

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



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

NOTES

1. BASES OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF COMMERCIAL PARK UNIT 1 (2017-52, HRD).
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6. PHASE 2 LOTS AS SHOWN WERE APPROVED ON PLAT NO. 2017-52 (HRD).

NOTARY'S ACKNOWLEDGMENT

FOR MIKE ARNO
 ACKNOWLEDGED BEFORE ME THIS _____, 2018.
 DAY OF _____, 2018.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR TOM STAFFORD AND LISA STAFFORD
 ACKNOWLEDGED BEFORE ME THIS _____, 2018.
 DAY OF _____, 2018.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

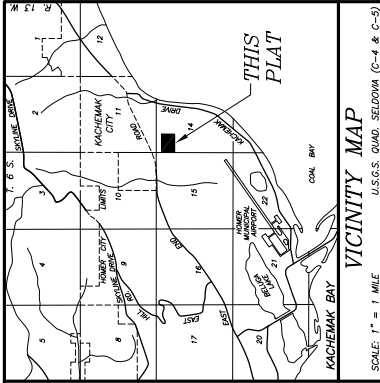
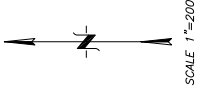
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PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

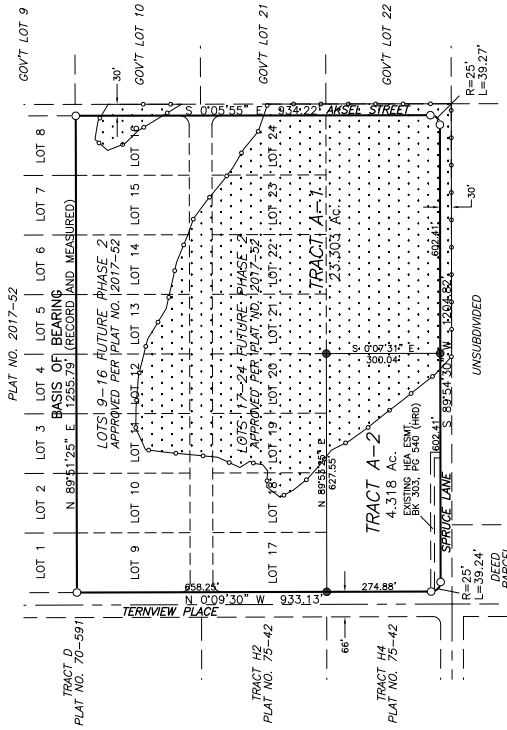


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 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND WE HEREBY ADOPT THIS PLAT OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MIKE ARNO
 PO BOX 1772
 HOMER, ALASKA 99603

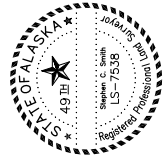
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 HOMER, ALASKA 99603

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 LISA STAFFORD, MEMBER
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HOMER RECORDING DISTRICT KPB FILE NO. 2018-???

COMMERCIAL PARK UNIT 2

CREATING TRACT A-1 AND A-2
 LOCATED WITHIN THE NW 1/4 NW 1/4, SEC. 14,
 T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
 PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 27,620 ACRES

REGISTERED AGENT:
 MIKE ARNO PO BOX 1772 HOMER, AK 99603
 TL INVESTMENTS, LLC TOM STAFFORD, REGISTERED AGENT
 PO BOX 3403 HOMER, AK 99603

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

DRAWN BY: SCS DATE: NOVEMBER 2018 SCALE: 1" = 200'
 CHK BY: SCS JOB #15-24 SHEET 1 OF 1



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 19-05

TO: Homer Advisory Planning Commission **19-05**
 FROM: Julie Engebretsen, Deputy City Planner
 THROUGH: Rick Abboud, City Planner
 DATE: January 2, 2019
 SUBJECT: Skyline Dr. Subdivision No. 7 Preliminary Plat

Requested Action: Reconfigure four lots into three lots

General Information:

Applicants:	Charles and Debra Rehder PO Box 2065 Homer, AK 99603	Theresa Dubber PO Box 352 Homer, AK 99603
	Gary Nelson PLS, Ability Surveys 152 Dehel Ave Homer, AK 99603	
Location:	West Hill Road	
Parcel ID:	17503014, 17503040, 17503041, 17503042	
Size of Existing Lot(s):	0.94, 1.02, 1.53 and 4.21 acres	
Size of Proposed Lots(s):	1.177, 2.980 and 3.535 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential and vacant	
Surrounding Land Use:	North: Vacant/Ravine and Bidarki Creek South: Residential East: West Hill Road/Residential West: Vacant/Ravine and Bidarki Creek	
Comprehensive Plan:	Goal 1 Object B (p. 4-4) Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone D, flood hazards undetermined.	

BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City sewer is installed to the lower lots. Tract B-1A does not have access to city water and sewer.
Public Notice:	Notice was sent to 39 property owners of 33 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision is within the Rural Residential District. This plat changes the lot configuration from four lots to three lots. These lots are located on the west side of the hairpin turn on the lower portion of West Hill Road. The existing northern lot will be reduced in size, and the southern three lots will become two larger lots.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: PW has no comments.

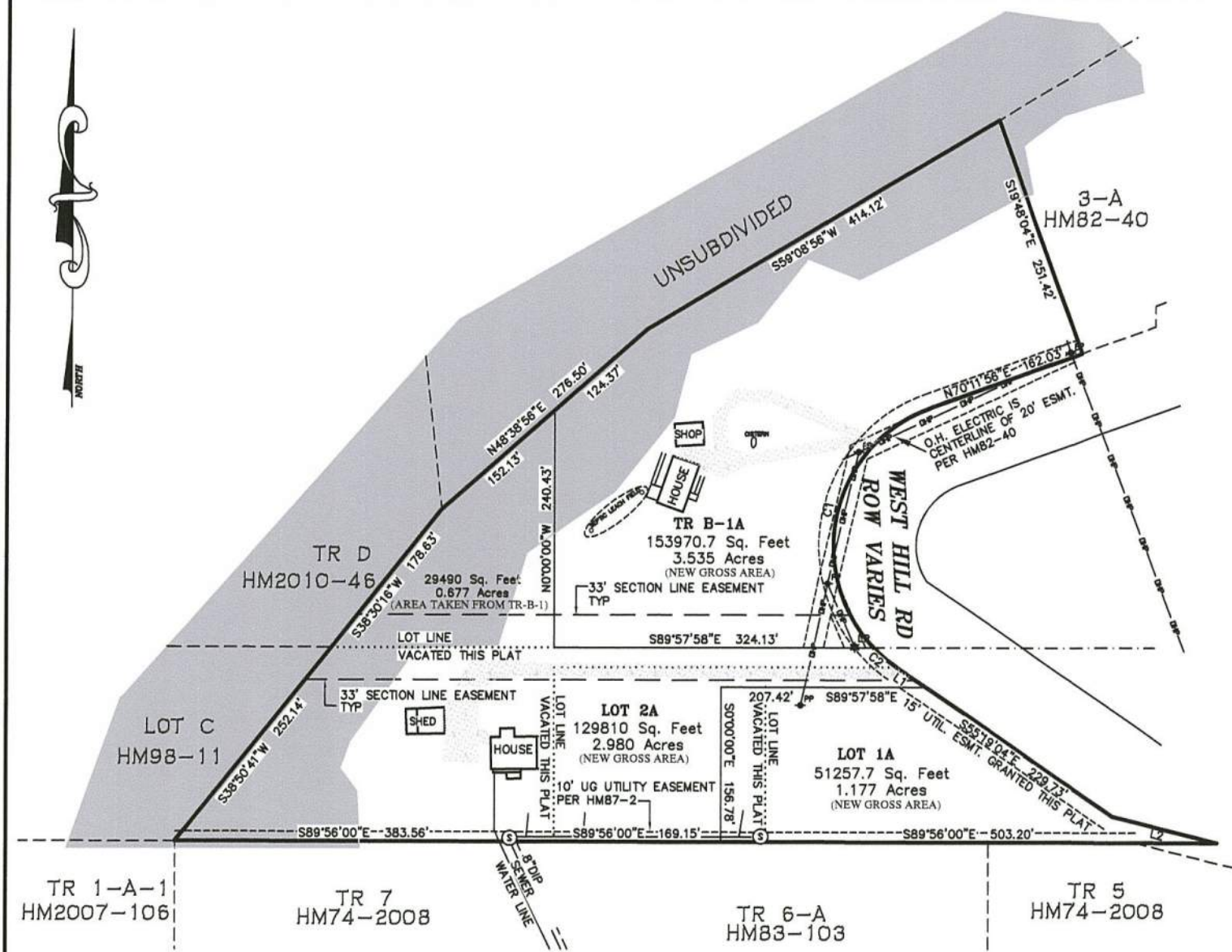
Staff Recommendation:

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

1. Include a plat note stating “Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.”

Attachments:

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



CERTIFICATE OF OWNERSHIP

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

CHARLES M REHDER
PO BOX 2065
Homer, AK 99603

DEBRA L REHDER
PO BOX 2065
Homer, AK 99603

THERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY'S ACKNOWLEDGEMENT

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

NOTES

1. THIS SUBDIVISION IS SUBJECT TO HOMER CITY CODE.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. SOLID GREY HATCHING INDICATES SLOPES GREATER THAN 20%.
5. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.

LINE	BEARING	DISTANCE
L1	N55°19'04"W	35.72'
L2	S76°03'34"E	110.11'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	296.90'	149.40'	113°51'40.13"	N13°16'06"E	250.40'
C2	30.39'	149.40'	11°39'19.30"	N49°29'24"W	30.34'

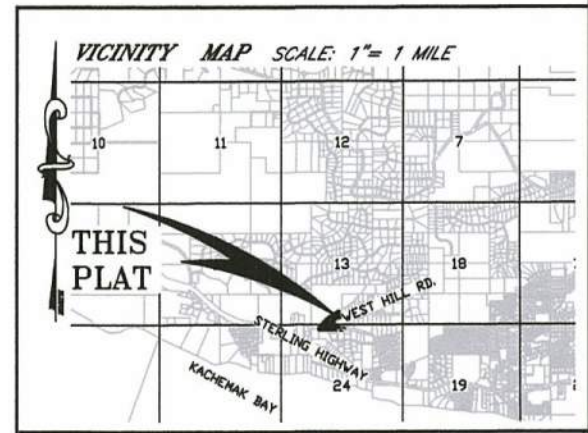
WASTEWATER DISPOSAL:
PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

BY _____
Authorized Official

KPB FILE No. 2018- _____



DATE	11-08-18
SCALE	1" = 100'
GRID No.	AR-73
JOB No.	5076
DRAWING:	5076FRM5051



SKYLINE DRIVE SUBDIVISION No. 7
A SUBDIVISION OF TRACT B-1 SKYLINE DRIVE SUBDIVISION No. 5 (HMB2-40), WITHIN THE SW1/4 SEC 13, TOGETHER WITH LOTS 1, 2, & 3 SKYLINE DRIVE No. 6 (HMB7-02), WITHIN THE NW1/4 SEC 24, T6S, R13W, S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 7.692 ACRES

OWNERS:
CHARLES M REHDER
DEBRA L REHDER
PO BOX 2065
Homer, AK 99603
THERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

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

ABILITY SURVEYS

SURVEYING HOMER SINCE 1976

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

11/30/2018

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

Re: Preliminary Plat submittal of **SKYLINE DRIVE SUBDIVISION NO. 7.**

Enclosed herewith are 1 reduced to 11 X 17 copy of the preliminary plat and 1 full sized 18"X 24" copy, and a check in the amount of \$300 for the City of Homer filing fee.

The proposed subdivision is located on the west side of West Hill Road.

The proposed subdivision replats 4 lots into 3.

The existing Parcels are serviced by city water and sewer except for the northerly parcel.

I believe the area is zoned as "Rural Residential".

I am not aware of any needed code exceptions at this time but reserve a right to ask for it if one is found to be necessary.

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

Gary Nelson, PLS



NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Skyline Drive Subdivision No. 7

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, January 02, 2019 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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

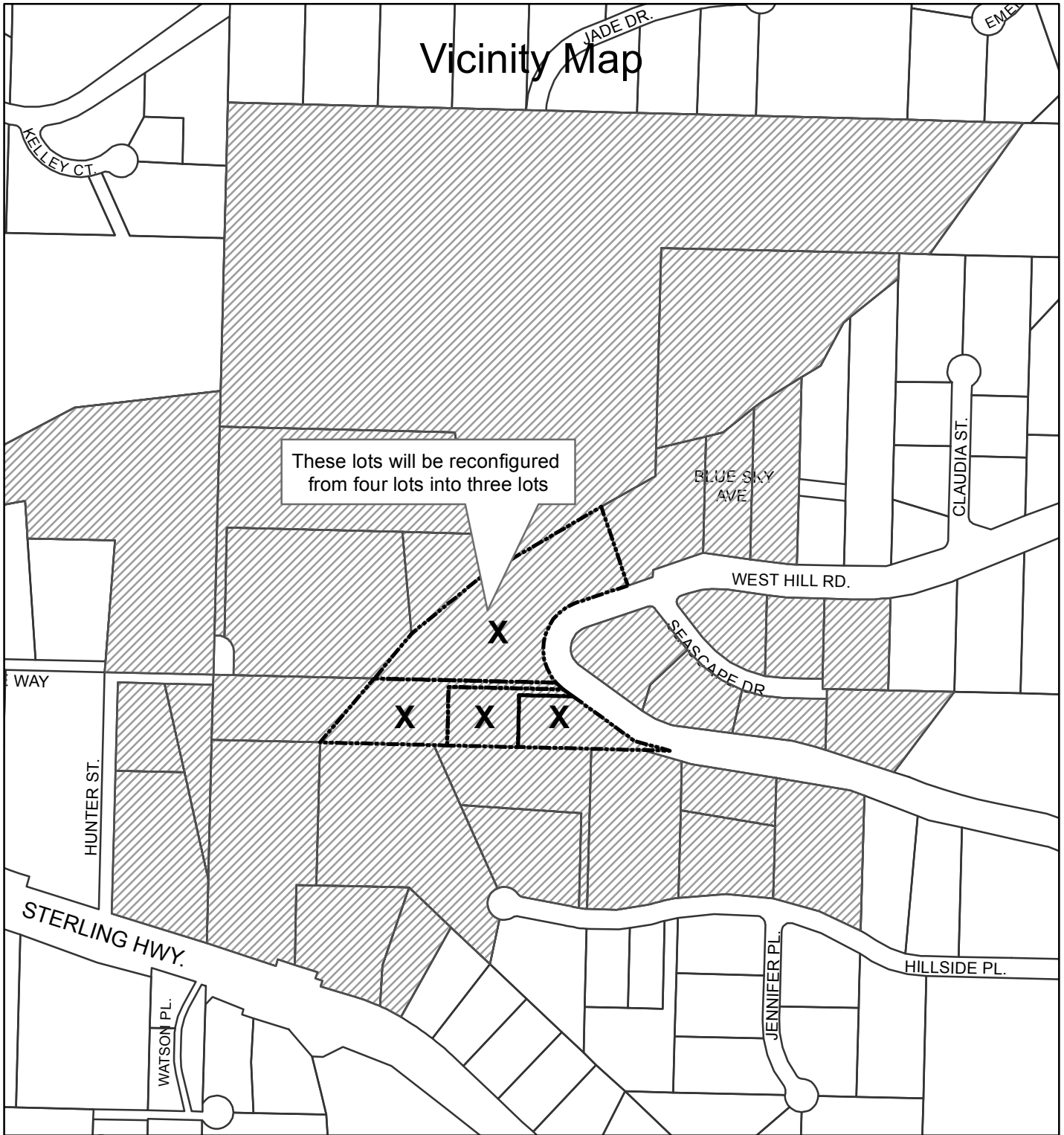
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Travis Brown in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

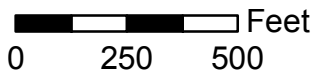


City of Homer
 Planning and Zoning Department

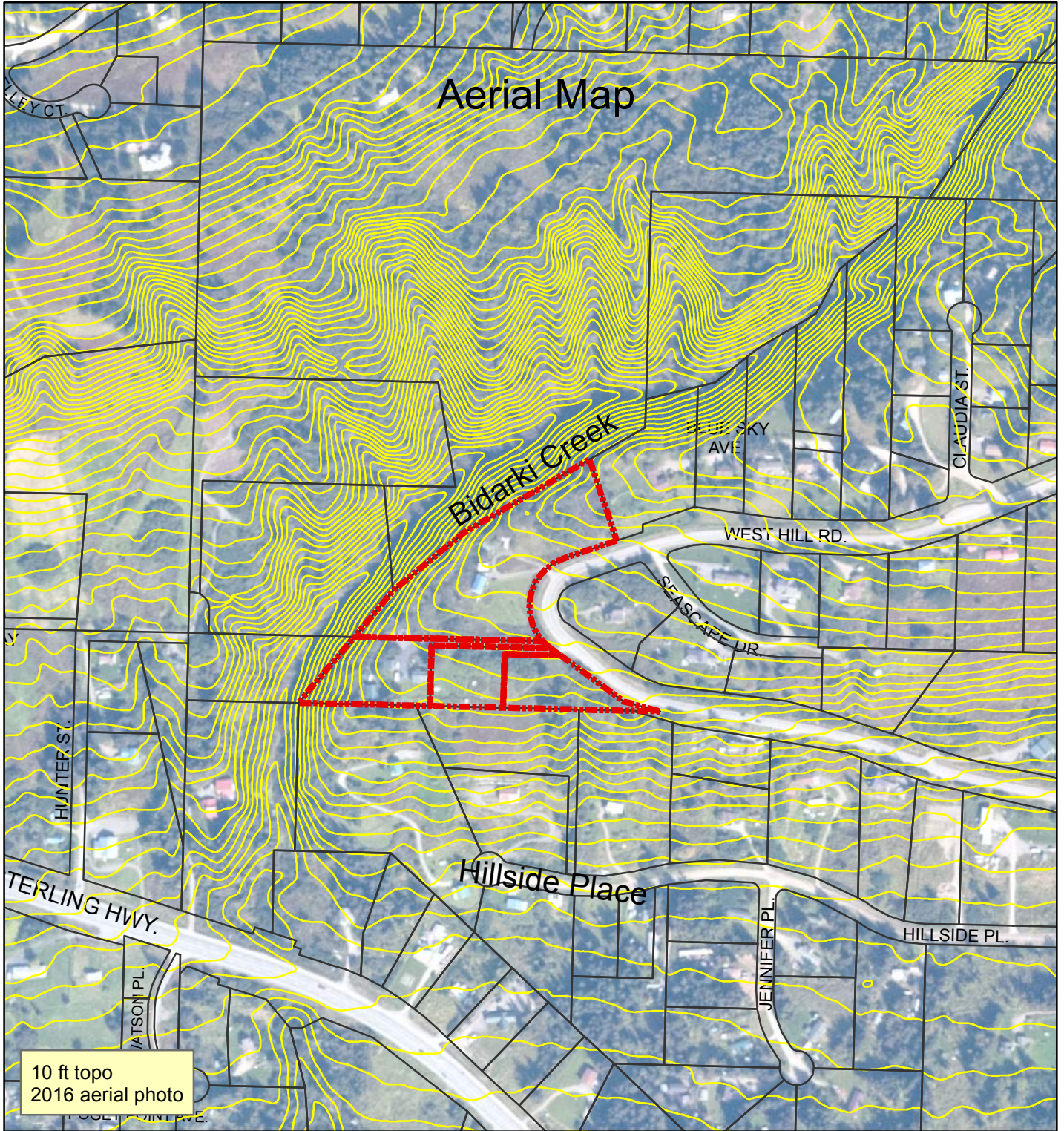
December 14, 2018

Skyline Drive Sub No. 7 Preliminary Plat

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



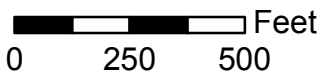
Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



*City of Homer
Planning and Zoning Department*

December 14, 2018

Skyline Drive Sub No. 7 Preliminary Plat



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City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: December 5, 2018
SUBJECT: December 10th, 2018 City Manager Report

Earthquake and Tsunami Warning

As you are all well aware, on Friday, November 30th, a 7.2 magnitude Earthquake shook Southcentral Alaska at 8:29am, triggering a tsunami warning at 8:35am. At that time, I reported to the Fire Hall and stood up the Emergency Operation Center (EOC). Representatives from the Hospital and Public Health came, as did City staff assigned to different positions within the EOC and HVFD volunteers. HPD went door to door until the warning was called off at 10:03am. HPD reported a 99% self-evacuation rate as they went door to door and people maintained a calm and orderly demeanor.

The EOC was in contact with our local radios stations with regular updates, both the KWAVE/KPEN and KBBI. We contacted Glacier View Baptist Church and Homer Methodist Church to serve as alternate evacuation points to the high school for residents as area schools were also being evacuated to the High School. Public Health contacted their list of vulnerable populations who might need help evacuating with volunteers standing by to assist. Public Works evacuated all heavy equipment to the parking lot of the high school, per the Emergency Operations Plan (<https://www.cityofhomer-ak.gov/fire/emergency-operations-plan>).

When the “all clear” was given at 10:03am, we communicated this to the media but were unable to issue an all clear over the warning system (an issue we are following up with the Borough about). HPD had to manually trigger the warning sirens at dispatch. Other issues that we will be following up with include: GCI phone lines going down at the EOC as well as the HPD admin line shortly after the evacuation commenced. Lines were back up by the afternoon and at no time was 911 down. I am conducting a Lessons Learned After Action report with local staff and responders and also participating in a borough-wide hotwash between the writing of this report and the Council meeting and will be able to answer more questions then.

After the event, City staff assessed all city facilities and declared them safe shortly after the all clear was given. Port facilities were also inspected and no damage was reported. As of today, there are no leaks detected in the water and sewer treatment systems, however we will be monitoring them closely over the next week or two.

Councilmembers have asked what their role is in an emergency event. Getting accurate information out to the public is the most important piece in the evacuation phase. Thank you for your help spreading the word. Roles of elected officials are included in our Emergency Operations Plan and are specific to the

declaration of a disaster. Having an efficient procedure to make funds available for disaster response is another role of the council and an item the Mayor is committed to looking at. Currently, the City Manager has authority to spend up to \$25,000 but is required to notify Council within 24 hours. Council or the Mayor can call an emergency meeting and an emergency ordinance requires only one reading, nevertheless timing could easily be an issue in an emergency situation. I look forward to working on these ways to improve code for readiness. I am highly motivated with 2 evacuations in less than a 12 month period and will continue to report to you with updates on how we are improving our emergency preparedness and public education.

2019 Industry Outlook Forum January 9th in Homer

The Kenai Peninsula Economic Development District (KPEDD) is holding its annual Industry Outlook Forum in Homer this year, January 9th at the Christian Community Church from 8:00 am to 4:00 pm. The Outlook Forum brings business professionals and industry leaders together from around the Kenai Peninsula and the state to discuss key economic factors and industry trends. Topics range widely to give a broad overview, including workforce development, reports from major industries like tourism, health, oil & gas, agriculture and mining, an economic update from the State of Alaska and Borough, and insights from local entrepreneurs among others. The Forum is free and open to the public, but KPEDD does require attendees to RSVP in advance. This is a great opportunity for you to assess conditions and learn about opportunities and challenges to strengthen our economy. I have attached the agenda – please let Melissa know if you plan on coming to all or some of the event. One of the featured speakers in our very own Councilmember Lord on agriculture. I look forward to seeing you there.

Meeting with Set Free Alaska Opioid

Set Free Alaska is an outpatient substance abuse treatment center in Palmer. Located in the Mat-Su Valley, the organization spent time in Homer meeting with the Opioid Task force to share their experiences treating the epidemic in the Mat-Su. While here, Mayor Castner set up a meeting with Set Free Alaska. It was great to hear from an organization that is on the front lines of treatment and providing people in Alaska with hope.

Wireless Edge Towers, LLC Assigning Lease to Wireless Edge II



Wireless Edge Towers, LLC entered into a ground lease agreement with the City of Homer in March of 2017 to use 4300 Freight Dock Road for a cell tower. In section 19 of the current lease, the City of Homer agreed that Wireless Edge Towers, LLC could assign this lease agreement to an affiliate, with an affiliate defined as any person or entity that (directly or indirectly) controls, is controlled by, or under common control with Wireless Edge Towers, LLC.

Under new City code 18.08, the current lease agreement controls in matters of assignment so if it mandates assignment/transfer, Council approval is not required. Staff had Cityscape Consultants, a contractor hired by the City of Homer to review cell tower company arrangements, review the request for Wireless Ede Towers, LLC to assign their City lease to Wireless Edge II and they saw no issues with this re-assignment request.

Opening up the Slough Adjacent to Mariner Park



In the last couple of weeks, water is standing in the slough adjacent to Mariner Park because the outlet to Kachemak Bay has been closed off by storms and tidal action. This can cause erosion when water ponds in the slough. There is also concern the wildlife habitat in the slough could be damaged if ponding continued over a long period of time.

Public Works has received several calls from adjacent property owners asking when the opening would be re-established. The City has re-

established the outlet at least twice in the last 20 years. The slough and the outlet are located on property owned by the City.

Since this work will require excavation and fill in the tidal area, an Army Corps permit is required. Public Works has obtained the necessary permit and quotes from several local Contractors. The good news is the lowest quote is \$3,400. Nevertheless, this expenditure will run the Parks Department Professional Services line item in the operating budget over since it an infrequent occurrence and there is not enough cushion in that line item to absorb such expenses. Nevertheless, for truth in reporting it is important to code it to the appropriate Division. Although this will result in Parks professional services going over budget, I anticipate that the overall expenses of the Parks Department will remain within budget.

Moving forward at HVFD/ Meeting with Volunteers

Fire Chief Terry Kadel is no longer with the Homer Volunteer Fire Department. In the meantime, Dan Miotke, a seventeen-year veteran within the Department will be the Acting Assistant Chief and will be in charge of operations until an interim Chief is in place to help during the transition. I want to thank Chief Kadel for his service to Homer and wish him the best in his future endeavors.

I met Tuesday, December 4th, with the Fire Department volunteers to solicit feedback on the department's leadership needs and discuss the plan for moving forward. It was a productive conversation and I am grateful for the many members who shared their time and attention.

After gathering feedback from volunteers and staff, the immediate next step will be filling a permanent Assistant Chief position. The City had already been actively recruiting, with the current application period closing December 15th. In the meantime I am soliciting an interim Fire Chief that can work for a temporary time frame to help during the transition period while the City launches a robust national search for a permanent Fire Chief. I am prioritizing casting a wide net and recruiting aggressively for a permanent Chief position that fits the needs of the department and maintains the high level of safety services that our dedicated staff and volunteer corps provides. The volunteers are the heart of the department and this community depends on them for a wide variety of life and property saving services, from emergency medical attention during transport to the hospital at 2:00 am, to putting out a brush fire gone awry. I would like to thank them for their dedication to Homer.

Visit with State Delegation

Senator Gary Stevens will be in Homer Tuesday, December 11th and has requested an audience with City Council to discuss the upcoming legislative session and City of Homer priorities, 4pm in the conference room. This is, of course, an open meeting and the public is welcome to attend. It will be great to be able to give him an update on Police Station and progress on the Large Vessel Harbor Project. I will be working on arranging a similar meeting with Representative-elect Vance to provide an opportunity to share City of Homer priorities, including our Capital Improvement Plan. Please let me know if there are any dates that don't work for you as I try to work around scheduling for the holidays and what I am sure is her busy schedule as she prepares to travel to Juneau.

Senator Gary and Representative-elect Vance will also be jointly meeting Dec. 11th from 5:00pm-7:00pm at Homer Chamber of Commerce and Visitor Center to discuss the legislative priorities for the upcoming session.

Forbes Calls Attention to Homer

A quick mention that Forbes has listed Homer at the "Best Place to Retire in Alaska." Here are the profile highlights they wrote up about our community:

"Beachfront city of 6,000 on the Kenai Peninsula along Alaska's southern coast. Median home price \$280,000. Cost of living 14% above national average. PROS: Surprisingly mild climate, good air quality. High number of physicians per capita. No state income tax, no state estate/inheritance tax. Low serious crime rate. CONS: Tsunami potential, not very walkable. NOTED: Elevation 100 feet. TRIVIA: Named for a gold-mining promoter."
<https://www.forbes.com/places/ak/homer/>

4th Quarter Customer Comment Card Report

We received only five comments this last quarter. They are attached in the following spreadsheet. I want to commend the Departments for their responsiveness to citizen suggestions and concerns.

Enc:

December Employee Anniversaries

Industry Outlook Forum Agenda

4th Quarter Customer Feedback Quarterly Report



City of Homer

www.cityofhomer-ak.gov

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Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and City Council
FROM: Katie Koester
DATE: December 10, 2018
SUBJECT: December Employee Anniversaries

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

Mark Robl,	Police	34	Years
Bryan Hawkins,	Port	19	Years
Todd Cook,	Public Works	9	Years
Chris Cushman,	Fire	9	Years
Katie Koester,	Admin	7	Years
Sean Perry,	Police	4	Years
Mike Zelinski,	Public Works	4	Years
Peter Alfiche	Port	2	Years



INDUSTRY OUTLOOK FORUM

HOSTED BY

Kenai Peninsula Economic Development District

And Supported By

**Cities and Chambers of Commerce of:
Homer, Seward, Kenai, and Soldotna**

Wednesday, January 9th, 2019 – Christian Community Church in Homer, Alaska

8:15	Registration & Continental Breakfast	45 min
8:45 - 9:00	Welcome – Tim Dillon Pledge of Allegiance	15 min
9:00 - 9:15	Alaska Salt Company <i>Casey & Britni Siekaniec</i>	15 min
9:15 - 9:45	Alaska Travel Industry Association <i>Sarah Leonard, President & CEO</i>	30 min
9:45 - 10:00	KPEDD – Workforce Development Plan <i>Tim Dillon, Executive Director & Caitlin Coreson, Programs Manager</i>	15 min
10:00 - 10:05	Break – Networking Opportunity	5 min
10:05 -10:30	Blue Pipeline <i>Justin Sternberg, Executive Director</i>	15 min
10:30 - 11:00	Hilcorp Alaska <i>Dave Wilkins, Senior Vice President</i>	30 min
11:30 - 11:55	Alaska Stems Farm <i>Rachel Lord</i>	25 min
12:00 – 1:00	Lunch – Featured Speaker: Bay Weld Boats <i>Eric Engebretsen, General Manager</i>	1 hr

1:10 – 1:30	KPEDD Board of Directors <i>Disaster Planning</i>	20 min
1:30 - 2:00	UAA Center for Economic Development <i>Nolan Klouda</i>	30 min
2:00 – 2:20	South Peninsula Hospital <i>Joseph Woodin, CEO</i>	20 min
2:20 – 2:40	Alaska Oil & Gas Association <i>Kara Moriarty, CEO</i>	20 min
2:40 – 2:50	Break – Networking Opportunity	10 min
2:50 – 3:10	Tyonek Native Corporation <i>Leo Barlow, CEO</i>	20 min
3:10 – 3:30	Alaska Gasline Development Corporation <i>Frank Richards, Senior Vice President</i>	20 min
3:30 – 4:00	Alaska Dept. Commerce, Community & Economic Development <i>Alyssa Rodrigues, Development Manager</i>	30 min
4:00 – 4:20	The Pebble Partnership <i>Mark Hamilton, Vice President of External Affairs</i>	20 min
4:20 – 4:30	Wrap – Up Kenai Peninsula Borough <i>Mayor Charlie Pierce</i>	10 min

Customer Feedback Quarterly Report 4th Quarter, 2018

Customer Feedback Quarterly Report 4th Q 2018

DATE	TYPE	CUST COMMENT	Response
Oct-6	Concern	(1) Library toilet running in women's bathroom; (2) outdoor signs tilting in ground; (3) tree limbs being cut; (4) epidemic of mushrooms in Homer, some are growing in the grass on library grounds possibly spread from contaminated fill from the 'Aspen' construction site. Worried they are deadly.	Library Director responded in written email to customer as requested: (1) thanking customer for pointing out the running toilet. Staff is aware that toilet occasionally runs and are able to stop it. (2) maintenance has contacted people in charge of the signs and they should be straightened soon; (3) tree limbs have been trimmed in the past by maintenance. If you see someone actively damaging trees please let us know immediately; (4) Wet weather this fall allows mushrooms to grow. Mowing the grass will knock down some of the mushrooms. Staff does not have time to identify all mushrooms on the grounds, but there are mushroom identification books if customer is interested.
Oct-10	Suggestion	Homer Harbor look into Hughes Network offering WiFi so we can have our security cameras recording and letting us know if there are trespassers on our boats in real time.	Harbormaster responded after speaking with I.T. A few years ago Harbor tried to have high speed internet installed and found it problematic and expensive to own, operate and maintain. In the end, Harbor found that folks were opting to use their own data plan rather than bother with the harbor wifi and we just weren't seeing much use or call for further investment.
Oct-25	Suggestion	Get HEA to improve the curb appeal around their entire fenced yard.	Comment forwarded to Planning Department for follow-up.
Nov-4	Suggestion	Should have coffee & doughnuts	No response to customer as it was anonymous and no Department specified.
Nov-6	Concern	There are several smashed utility equipment through Homer. Take pictures of them and send them to HEA ASAP so they will fix it.	Communications Coordinator responded to customer in written email as requested: Communications Coordinator reached out to GCI as the dented utility box in ROW on Kachemak Way near City Hall appeared to be for phone service. They will send a crew to see if anything needs to be done. Customer was encouraged to reach out to appropriate utility companies about other specific utility box damage.

DATE	TYPE	CUST COMMENT	Response

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 18-094

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2019 REGULAR MEETING SCHEDULE FOR THE CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION, ADVISORY PLANNING COMMISSION, AND PORT AND HARBOR ADVISORY COMMISSION.

WHEREAS, Pursuant to Homer City Code (HCC) Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Advisory Commissions, and the Library Advisory Board meetings; and

WHEREAS, The public is informed of such meetings through notices located at the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

42 WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the
 43 Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.
 44

45 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2019 meeting
 46 schedule is established for the City Council, Economic Development Advisory Commission,
 47 Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Advisory
 48 Planning Commission, and Port and Harbor Advisory Commission of the City of Homer, Alaska,
 49 as follows:
 50

51 Holidays - City Offices closed:

January 1, New Year's Day, Monday	February 18, Presidents' Day, the third Monday	March 25, Seward's Day, last Monday	May 27, Memorial Day, last Monday	July 4, Independence Day, Thursday	September 2, Labor Day, first Monday
October 18*, Alaska Day, Friday	November 11**, Veterans Day, Monday	November 28 Thanksgiving Day, Thursday	November 29, Friday, the day after Thanksgiving	December 25, Christmas, Wednesday	

52
 53 **If on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the
 54 preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules
 55 and Regulations.
 56

57 CITY COUNCIL (CC)

January 14, 28	February 11, 25	March 11, 26*	April 8, 22	May 13, 28*	June 10, 24
July 22**	August 12, 26	September 9, 23	October 1 Election	October 14, 21 Oath of Office October 14	Canvass Board October 4 or 7
November 5 Runoff Election	November 25**	December 9****	December 16**** if needed		

58
 59 City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m.
 60 prior to every Regular Meeting which are held the second and fourth Monday of each month at
 61 6:00 p.m. Council will not conduct a First Regular Meeting in July or November.

62 AML Annual Conference Week is tentatively scheduled for November 18-22, 2019.

63 *Tuesday meeting due to Memorial Day/Seward's Day.

64 **There will be no First Regular Meeting in July or November.

65 ***The City Council traditionally reschedules regular meetings that fall on holidays or High
 66 School Graduation days, for the following Tuesday.

67 **** The City Council traditionally cancels the last regular meeting in December and holds the
 68 first regular meeting and one to two Special Meetings as needed. Generally the second Special
 69 Meeting the third week of December, will not be held.

70

71 ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 8	February 12	March 12	April 9	May 14	June 11
July 9	August 13	September 10	October 8	November 12	December 10

72

73 Economic Development Advisory Commission Regular Meetings are held on the second
 74 Tuesday of each Month at 6:00 p.m.

75

76 LIBRARY ADVISORY BOARD (LAB)

February 5	March 5	April 2	May 7	August 13
	September 10	October 1	November 5	December 3

77

78 Library Advisory Board Regular Meetings are held on the first Tuesday of the months of
 79 February, March, April, May, August, September, October, November, and December at 5:30
 80 p.m.

81

82 PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION (PARCAC)

	February 21	March 21	April 18
May 16	June 20		August 15
September 19	October 17	November 21	

83

84 Parks Art Recreation and Culture Advisory Commission Regular Meetings are held on the third
 85 Thursday of each month at 5:30 p.m. with the exception of January, July, and December.

86

87 PLANNING COMMISSION (P/C)

January 2, 16	February 6, 20	March 6, 20	April 3, 17	May 1, 15	June 5, 19
July 17**	August 7, 21	September 4, 18	October 2, 16	November 6**	December 4**

88

89 Advisory Planning Commission Regular Meetings are held on the first and third Wednesday of
 90 each month at 6:30 p.m. **There will be no First Regular Meeting in July or Second Regular
 91 Meetings in November and December.

92

93

94

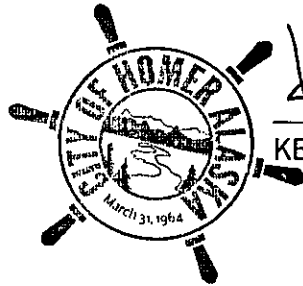
95 PORT AND HARBOR ADVISORY COMMISSION (P/H)

January 23	February 27	March 27	April 24	May 22	June 26
July 24	August 28	September 25	October 23	November 20	December 11

96
97 Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of
98 each month at 5:00 p.m., with the exception of May, June, July and August meetings that are
99 held at 6:00 p.m. The November meeting is scheduled for the third Wednesday and the
100 December meeting is scheduled for the second Wednesday of the month.

101
102 PASSED AND ADOPTED by the Homer City Council this 10th day of December, 2018.

103
104 CITY OF HOMER



105
106 *Ken Castner*

107
108 KEN CASTNER, MAYOR

109
110 ATTEST:

111
112 *Melissa Jacobsen*

113
114 MELISSA JACOBSEN, MMC, CITY CLERK

115
116 Fiscal Impact: Advertng of meetings in regular weekly meeting ad and advertising of any
117 additional meetings.