

REGULAR MEETING AGENDA

1. Call to Order

2. Approval of Agenda

3. Public Comment

The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

4. Reconsiderations

5. Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

A. Approval of minutes of February 6, 2019 **p. 1**

B. Approval of revised minutes of January 16, 2019 **p. 9**

C. Time Extension Request Degarmo Subdivision No. 2 **p. 19**

6. Presentations/Visitors

7. Reports

A. Staff Report 19-12, City Planner's Report **p. 21**

B. Green Infrastructure report from a member of the Planning Commission

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 19-13, Request to vacate a 30' wide public access easement over a portion of Tract A, A.A. Mattox 1958 Addition **p. 23**

9. Plat Consideration

A. Staff Report 19-14, AA Mattox Subd. Gwen's 2019 Addn. Preliminary Plat **p. 33**

B. Staff Report 19-15, Oscar Munson No. 25 Preliminary Plat **p. 45**

10. Pending Business

A. Staff Report 19-16, Review of conditionally permitted uses **p. 55**

11. New Business

12. Informational Materials

A. City Manager's Report for the February 11, 2019 Homer City Council meeting **p. 63**

13. Comments of the Audience

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

14. Comments of Staff

15. Comments of the Commission

16. Adjournment

The next regular meeting is scheduled for Wednesday, March 6, 2019. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 19-03, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Vice Chair Banks at 6:32 p.m. on February 6, 2019 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BERNARD, BENTZ, BOS, SMITH AND BANKS

ABSENT: COMMISSIONERS VENUTI (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE
PLANNING TECHNICIAN BROWN

The Planning Commission met in a worksession at 5:30 p.m. On the agenda was a discussion with City Engineer and Public Works Director Carey Meyer on Storm Water Plans.

APPROVAL OF THE AGENDA

Vice Chair Banks called for a motion to approve the agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

- A. Approval of minutes of January 16, 2018
- B. Decisions and Findings for Conditional Use Permit 19-02, Police Station at 625 Grubstake Ave.
- C. Decisions and Findings for Conditional Use Permit 18-08, Nine buildings for overnight accommodations at 1358 & 1344 Lakeshore Drive

Vice Chair Banks requested a motion to approve the Consent Agenda.

BENTZ/HIGHLAND – SO MOVED.

Commissioner Bernard requested the minutes to be pulled from the Consent Agenda since the amended minutes provided by the Clerk still indicated she was absent and she would like to have the Clerk provide clarification on the additional corrections made to the minutes.¹

The Minutes for January 16, 2019 will be moved to New Business, Item B.

Vice Chair Banks inquired if there was any dissent to approving the Consent Agenda as amended.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

A. Staff Report 19-10, Planning & Zoning Permitting Process - Travis Brown, Planning Technician

Travis Brown, Planning Technician provided a brief presentation on permitting processes and reporting procedures to the Borough Assessors office including documents that are used by the Planning and Zoning Department. He provided examples of recent building and construction projects to further clarify terms and conditions.

Brief commentary and question and answer period followed on the following issues:

- Reporting to the Borough
- Use of the KPB Information
- Homer City Code driven requirements and inspections
- Verification of location on actual versus proposed site drawings presented
- Implement avenues to address issues
- Requirements to the types of drawings
- Suggest changes to the permitting process with regards to requirements such as surveys, stamped drawings, etc. to modify the permitting process by speaking to surveyors, builders and realtors.
- Requiring asbuilts or survey
- Research could be conducted to see how other communities perform and oversee construction
- Reviewed a revised Zoning Permit to update and include information and formatting changes
- Clarification on inspection process and what is done if the project did not follow the approved CUP or zoning permit.
- Drainage issues with regard to compliance to the City Code and not impacting neighboring properties
- The proposed changes can be done internally and does not require approval by Council, however adding that as a requirement would mandate code amendment to remove map or plan and require a survey.

¹ No motion is required to remove an item from the consent agenda.

- Preconstruction and Post Construction verifications

REPORTS

A. Staff Report 19-09, City Planner's Report

City Planner Abboud provided a summary of his report for the commission noting the following:

- A request from the City Council to review the regulatory requirements for flood elevations on the Homer Spit
- A future worksession on the Climate Action Plan
- A member on the Borough Transportation Steering Committee.

There were no questions or comments from the commission.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 19-11, Review of Permitted and Conditionally Permitted Uses

City Planner Abboud reviewed the spreadsheet provided on the Conditional Use Permits issued since 2007 noting that they were categorized by conditions and district located. He further reviewed the list commenting that the majority were issued for "more than one" structures and second most used was "more than 8000 square feet".

City Planner Abboud suggested that the Commission could consider the impact and usefulness of a CUP under the various district when regulating for dimensional, open space, and buffer requirements or any other requirements. He was open to their input on identifying uses for additional study or consideration of elimination.

The Commission discussed or questioned the following items:

- Did any Conditional Use Permit for a "more than one" ever fail?
 - o There did not appear to be any permits failed by previous Commissions other than the two listed
- The requirement to address down lit lighting and the screened dumpster could be written into code so it would not need to be addressed on each application received.
 - o Lighting requirements are only addressed for commercial districts not in the residential districts
 - o Dumpster is normally triggered by multi-family or commercial projects
- Are existing buildings grandfathered in or how is that handled?
 - o Those situations are addressed by Homer City Code 21.59.010. Nuisances.
 - o Lighting issues require a cultural change and the ability to purchase the required fixtures such as shielded lighting fixtures

- Making changes and include those recommendations in the application process and staff to verify the retail businesses can stock the materials
 - o Staff cannot effect the changes in retailers inventory that would require the consumer to demand the change by consistent requests
- Triggers for various permit requirements in the districts, that information all in one place would be helpful for the Commission
- Make and effect changes that would ease some of the work load of the Planning Department with regard to the large projects
 - o Sprawl versus height, two 10,000 sf buildings versus a two-story 20,000 sf building on a lot
 - o Concentrate developments in regards to a conscientious effort to reduce the use of the earth
- Reason why the Commission is reviewing reductions in CUP's is litigation cost reduction and more than one is not significant in litigation but more along the lines of cost
- The average number of the "more than one" CUP is minimal
- On one recent application the Commission did come up with some conditions on a "more than one" other than the down-lit lighting and screened dumpster and if the Commission did eliminate this type of CUP the Commission would not necessarily see this type of application and they would not have the public involved and have the opportunity to offer recommendations to make the project fit in better with the neighborhood.
- The Commission should consider fully all aspects and results that not having these types of applications come before them prior to changing the process.
- Public comment received on coming in to testify on a project and it has no effect to the application since it is allowed by the regulation, so what is the point of providing the testimony. What can the Commission say?
 - o It is not easy, if the applicant addresses the requirements in code and there is no undue circumstance proven, then there is nothing that can really be done but if the applicant has crossed the line then the commission will have to determine what regulations were not followed.
 - o Preference to see more density, it is difficult to fit multifamily housing in established neighborhoods but they should be responsive to the market as the average cost of a house does not equate to the average wage earned

Vice Chair Banks inquired if there were any additional recommendation or changes to the conditional use permits or any additional comments from the Commission.

City Planner Abboud stated that he will address the recommendations and suggestions made by the Commission and bring this back to a future meeting.

NEW BUSINESS

A. Staff Report 19-10, Planning & Zoning Permitting Process

Planning Technician Brown reviewed the ideas presented during the earlier presentation by the Commission as follows:

- Homer City Code driven requirements and inspections
- Verification of location on property - actual versus proposed site drawings presented
- Implement avenues to address issues
- Requirements to the types or drawings
- Suggest changes to the permitting process with regards to requirements such as surveys, stamped drawings, etc. to modify the permitting process by speaking to surveyors, builders and realtors to receive their input.
- Requiring asbuilts or survey

Additional comments made on the draft documents and the existing permitting processes were:

- Refining the draft zoning permit by reviewing code to achieve the suggestions provided
- Consulting surveyors
- Review the triggers listed in the CUP Permit process
- Requiring control lines on where the foundation is to be set would remove liability for the city
- Two step requirement 1. Verification of location of foundation at the start of construction and final verification on location when foundation is completed
- There is inherent trouble with curved or parcels in a cul de sac when pinpointing corners
- Consideration of costs to the landowner and easing that and where to draw the line

The Commission requested staff to contact other municipalities to see what processes they have in place and bring back to the commission.

B. Minutes from the January 16, 2019 regular meeting

Deputy City Clerk Krause provided the amended minutes for the Commission after Project Manager Pat McNary provided a clarification and correction on page 3, second bullet point regarding the possible future addition of solar in the original minutes it was restated incorrectly in the minutes.

Commissioner Bernard expressed some dismay at the context of the minutes and requested further clarification with regard to the Conditional Use Permit for the Police Station. She noted that there were three of the commissioners herself included that expressed some dismay over the project not following the Community Design Manual.

A brief discussion ensued regarding the minutes are a summary or synopsis of action that is taken or done and that minutes are not verbatim. It was noted that anyone wanting exact details of what transpired at the meeting can be obtained from the Clerk's Office. It was further noted that the Commission approved the Conditional Use Permit for the project unanimously and if there was opportunity to request a reconsideration on the action.

There was additional discussion on providing clarification on a statement made by Commissioner Bernard and that it did not make sense as it did not mention the topic it was referring.

Deputy City Clerk Krause offered to review the minutes and provide clarification on the discussion and bring the minutes back for review and approval at the next Commission meeting.

Vice Chair Banks asked if there was any objection to the Clerk reviewing the minutes and providing an amended, corrected copy for approval at the next meeting.

There was no objection.

INFORMATIONAL MATERIALS

- A. City Manager's Report for the January 28, 2019 Homer City Council meeting
- B. KPB Notice of decisions – Homer Spit Properties 2018 Replat Preliminary Plat

Vice Chair Banks read the titles into the record.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland had no comments.

Commissioner Bos commented it was a good meeting; reminded everyone to take things slow referring to the code issues and permitting processes; they should consult the professionals that are available; while he hasn't been around as long as some of them have been, only 10 or 12 years and he knows that no one wants to be told what to do while there are many around here that need to be told what to do, but still.

Commissioner Bernard appreciated Travis' presentation tonight, it was informative and she felt like they are starting to address some of the items on their worklist, working their way through issues that have come up at several recent meetings and looking for the best way to address these things and she appreciated that.

Commissioner Bentz appreciated the presentation as well as the worksession with the Public Works Director and she was really happy to see in the City Manager's Report the Alaska Clean Water Grant and believes that is going to be a catalyst for Planning and Public Works to work together and help them address some of the things on their work list like stormwater planning and green infrastructure so it is really seems like things are moving forward in a nice methodical way.

Commissioner Smith commented it was a fantastic meeting and thanked Rick for his work in helping them wrap their heads around the CUP process; and hopes that the proposed changes can make his job easier; he welcomed Mr. Bos back; and stated he welcomes the different perspectives expressed tonight and appreciated the bantering that went on tonight. He said that it was a real pleasure working with the group.

Vice Chair Banks thanked Travis for presenting to them tonight and looks forward to seeing what he finds out about what they discussed here tonight. He thought it was interesting presentation by Carey Meyer also and is looking forward to see how the public views that development and what they think of the green infrastructure ideas and he hopes that helps it catch on as positive idea and that does well and works.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:03 p.m. The next regular meeting is scheduled for Wednesday, February 20, 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: _____

Session 19-02, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on January 16, 2019 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: COMMISSIONERS BOS (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Venuti called for a motion to approve the agenda.

HIGHLAND – MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

Alan Parks, resident, commented on the existing Climate Action Plan still being relevant today, and went on to comment that on the Climate Action Implementation report and it being more relevant and worth the review of the Commission, mitigation efforts, status of the goals that were established in 2012 and offered to field questions from Commission regarding the report.

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

- A.** Approval of minutes of January 2, 2018
- B.** Decisions and Findings for Conditional Use Permit (CUP) 19-01, for a medical clinic containing more than 8,000 square feet of building area at 267 Cityview Avenue
- C.** Time extension request for Homer Lake Street Rehabilitation Right of Way Map preliminary plat

Chair Venuti requested a motion to approve the Consent Agenda.

BENTZ/SMITH MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

REPORTS

A. Staff Report 19-06, City Planner's Report

City Planner Abboud noted that they reviewed the worklist extensively during the worksession. He suggested that the commission make a motion to move the item Worklist to discuss it further. He noted the Clerk could provide input on how to take action to effect that step.

Chair Venuti inquired if the Commission would like to address this item.

There was murmured consent from the Commissioners.

Deputy City Clerk Krause informed the Commission that a motion to suspend the rules would be required to amend the agenda since they already approved the agenda.

HIGHLAND/BENTZ MOVED TO SUSPEND THE RULES TO AMEND THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HIGHLAND/BENTZ MOVED TO AMEND THE AGENDA TO MOVE THE WORKLIST ATTACHMENT TO THE CITY PLANNERS REPORT TO NEW BUSINESS ITEM B FOR PRIORITIZATION AND DISCUSSION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC HEARINGS

A. Staff Report 19-03, Request for Conditional Use Permit (CUP) 19-02, for a police station building that includes a jail at 625 Grubstake Avenue.

Chair Venuti introduced the item into the record and City Planner Abboud provided a synopsis of Staff Report PL 19-03 for the commission.

Chair Venuti invited the applicant to make their presentation.

Carey Meyer, Public Works Director and City Engineer and Pat McNary, Project Manager for the New Homer Police Station presented the Commission with the proposed exterior siding samples and color choices, carpet samples, and reviewed the current project design drawings for the Commission.

Chair Venuti opened the Public Hearing.

Alan Parks, city resident, commented on adding solar panels, adding electrical outlets for vehicles and considering the Climate Action Plan recommendations in constructing the building. He also expressed some concern on the placement of the facility with regards to tsunami and disasters such as an explosion.

Chair Venuti closed the Public Hearing seeing no additional members of the audience coming forward to provide testimony.

City Planner Abboud responded to the public comment on the tsunami zone and that this project is actually above the threat stating that the newest report shows the highest inundation is the parking lot of the Post Office.

Chair Venuti opened the floor to questions and comments of the Commission. The following was discussed, responded to and commented on:

Any consideration given to LEED certification for this project?

Applicant: No due to the budget constraints of this project and in actual results experienced with the Library, LEED is not necessarily a good option for building in Alaska. The Library has the highest operating costs by 30%. Solar considered on other city facilities did not reflect the savings and return on investment that would make it a reasonable investment. It would make us feel good.

- The current project has in the design the accommodation for solar installation so if the city chooses to go that route later a roof penetration with capacity for future wire routing will already be installed.

Commissioners: Personal experience was given on installation and use of solar commercially and further encouragement to consideration of using passive solar efforts as well.

Was Green Infrastructure for drainage considered or addressed?

Applicant: Stormwater drainage plan is required and application for a grant to install rain garden, vegetated swale and a retention basin will be used to mitigate storm water runoff. The grant is for low impact green infrastructure to tip toe into a drainage master plan to define city wide what the flows of runoff would be; also included will be interpretive signage to explain the rain garden and bio swales.

- The retention wall and how it will be constructed was explained in regards to not impeding the drainage.

City Planner: The Storm Water Drainage Plan was required when more than 25,000 sf of paved surface area was planned.

Will the Commission review the landscape plan for the Project?

City Planner: The Commission can add a condition to the permit that requires the Landscape Plan to come before them for review before approval.

Applicant: Currently the landscape in a blank canvas and any input would be appreciated.

Commission: Installation of non-moose friendly landscaping was preferred citing some recent incidents of moose being at entrances to buildings.

Applicant: The Design is at 35% and there will be public education such as an Open House and the project could come back before the Commission at 65% design completion.

Commission: Sidewalk placement on the east side of Heath Street will bring the public right next to the parking so it would be good to see the landscaping and drainage infrastructure.

Commission: Understanding the restraint of the budget in regards to implementing solar or wind generation, would there be federal grants or funding available to possibly implement those renewable sources and in review the design it is probably already at its highest efficiency allowed by the budget.

Applicant: LED lighting, natural gas and additional efficiencies will be used as the budget allows, however what also should be considered is the LED lighting that was installed on Grubstake Avenue when it was constructed two years ago is already obsolete. Consideration for the lowest operational cost as well as the cost to build are being considered.

Applicant: Areas without windows are mostly where the detainees will be housed and located, i.e. jail cells and Sally Port. The offices do have windows as well as the stairwell and in the center dispatch area there are light tubes.

Commission: Appreciation was expressed for inclusion of the public areas in front of the building with possible benches for public enjoyment.

City Planner: Due to the elevations on the property this is the overall best location on the site referencing the parking lot and building entrances, if things were different (budget) there was a preference to bring the building up closer to Grubstake.

Applicant: Provided information on the following:

- Future functionality of the building for possible expansion
- Growth of existing vegetation
- Heating systems
- Design Build versus Design Bid Build
- Covered Parking and Sally Port in relation to the existing sidewalk along Heath Street and public site lines for that side of the building
- Probable location for art on the covered vehicle parking along Heath Street

Commission: Placement on the site should be the focal point not an accessory building so this design does not quite meet the CDM and urged reconsideration of placement using the Library as an example.

Applicant: Placement for the Library differed due to the slope of the parcel which weighed heavily on the placement of the Police Station on this site.

Chair Venuti called for a motion seeing there was no further comment, questions or discussion desired by the Commission.

BENTZ/SMITH MOVED TO ADOPT STAFF REPORT PL19-03 AND APPROVE CUP 19-03 FOR A POLICE STATION BUILDING THAT INCLUDES A JAIL AT 625 GRUBSTAKE AVENUE WITH FINDINGS 1-16 AND CONDITIONS 1-4 AS FOLLOWS:

1. EXTERIOR LIGHTING IS DOWN LIT AND MEETS REQUIREMENTS OUTLINED IN HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL. LIGHTING PLAN TO BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.
2. DUMPSTER MUST BE SCREENED ON THREE SIDES
3. APPLICANT TO PROVIDE LANDSCAPING PLAN TO SCREEN THE FENCED AREA FOR EVIDENCE STORAGE FROM PUBLIC VIEW.
4. LANDSCAPE PLAN TO BE APPROVED BY THE CITY PLANNER PRIOR TO PLANTING. PLANTINGS ALONG HEATH STREET TO SCREEN PARKING LOT AND VEHICLE STORAGE SHED IF PUBLIC ART IS NOT USED TO SOFTEN THE SHED WALL. LANDSCAPING TO BE INSTALLED NO LATER THAN THE FIRST FULL GROWING SEASON AFTER OPENING NEW STATION.

A brief discussion on amending the motion to add a condition regarding the Landscape Plan to bring it before the Commission for review was held.

BENTZ/HIGHLAND MOVED TO AMEND CONDITION FOUR TO BRING THE PLAN BEFORE THE COMMISSION BEFORE APPROVAL BY THE CITY PLANNER.

There was no additional discussion.

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

Motion carried.

Commissioner Bentz inquired when the Stormwater Plan is completed would they have it before them for review.

City Planner Abboud responded that they can invite Public Works Director Meyer to attend a worksession so the Commission can discuss freely.

Further discussion ensued on requiring the Applicant to get at least a quote on the installation of solar panels and present to City Council for inclusion and the logistics of obtaining a quote on items that were currently not a budgeted and there was no funding currently available and how to enforce something that was only a recommendation not listed in the regulations as required.

Commissioner Bernard mentioned that is one more item that should be added to their worklist referring to the Climate Action Plan recommendations.

Further brief comments were made by the Commission on addressing the requirements of the CDM, the openness of the Applicant to the Commission's suggestions and how thoroughly and thoughtfully presented the project was to the Commission.

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

Motion carried.

Chair Venuti called for a recess at 8:25 p.m. The meeting was called back to order at 8:33 p.m.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Staff Report PL 19-07 Review of permitted and conditionally permitted uses

Chair Venuti introduced the item by reading the title into the record and requested City planner Abboud to review his report.

City Planner Abboud reviewed his staff report noting that the spreadsheet he has provided in the packet is not official, he has combined some uses, some of the language must be corrected which can be submitted to the Clerk's Office for correction without changing Homer City Code.

City Planner Abboud stated that this was a lengthy task and he provided some examples on requiring a CUP such as suggesting that when the commercial project is over 8000 sf he believed that they should kick that number up since it is more likely that a commercial project will go over that number.

Discussion ensued on the following points:

- 35 foot limitation is based on the ISO rating (Fire Insurance) not the lack of proper fire equipment as previously assumed
- General housekeeping of the code to provide corrections and standardization
- Addressing the top reason for issuing Conditional Use Permits was Item #45 on the spreadsheet *"More than one building containing a permitted principle use on a lot"*
- Buffers and density requirements

Commissioner Bentz - Recommended to have this on a worksession and then bringing it back as pending business for the next meeting.

There was no further discussion.

B. Discuss and Prioritize the Worklist

City Planner Abboud stated that he was looking for some more direction from the Commission on site planning requirements and permit follow-up.

Commissioner Bentz stated she knew that Commissioner Bos was looking for more input from professional sources and recommended inviting local sources to worksessions or meetings and they might get some input from them on this issue.

Commissioner Highland asked about working on defining the Medical District.

City Planner commented that he would like the backing of the approved Comprehensive Plan before addressing this and then have staff develop the outline for the commission to review using the tables to determine if there are anything additional that should be added. He would rather not have a worksession or meeting until it is promulgated.

Commissioner Highland opined that the Commission was given the duties to review the Transportation plan and that they should at least review the plan.

City Planner Abboud commented on the last actions of City Council nixed the recommendations and if that is the case then they need to get some feedback on developing a plan that is supported. They have streets that are connected to ease the congestion on arterials. He pointed out that at 8:00 pm in this town the streets are dead. Through streets will not necessarily create more traffic.

City Planner Abboud responded to a question on the funding available to have a review and update to the Transportation. He prefers to have a Transportation engineer over a person who drives the streets a lot. They need to figure out the range they need to ask for so they can plan.

Commissioner Bentz requested a dedicated worksession on the Climate Action Plan to understand the role that the Commission could be involved and review how this plan was created and devised. She would like to invite the City Manager and Alan Parks as the head of the previous committee. She wanted to know how that 2007 plan was developed.

City Planner Abboud stated he is not sure who would be the best to bring that to the commission since the Administration department is working on that, Public Works is involved and there is a Councilmember involved and they will need to get buy in on this plan.

Commissioner Banks supported the worksession since the Mayor brought the issue before them and there were a few Councilmembers interested in this also. He did not believe that it would involve too much staff time to have a worksession on the subject.

City Planner Abboud stated he would need to find the expertise to implement this action.

Commissioner Highland questioned the prioritization or if they are leaving it as shown.

City Planner Abboud noted that they have the next worksession on February 6, 2019 on the agenda will be Conditional Use Reduction.

INFORMATIONAL MATERIALS

A. City Manager's Report for the January 14, 2019 Homer City Council meeting

Chair Venuti announced the Senior Official Workshop that will be conducted by FEMA on February 21, 2019 and it would be beneficial for the Commissioners to attend.

COMMENTS OF THE AUDIENCE

Debra Spencer, currently a resident, requested the contact address for our sister city in Japan, then stated that she wanted to speak with her representative but was told she has to travel to Juneau to inform her about 40 United States citizens stuck in Guantanamo Bay, she also needs to press murder charges because Nikolai Yakunin was murdered last year. She is going to Juneau to speak to the representatives. She thought she had a representative in this town. She is concerned because the officers in this town are attacking her. She needs to speak to the Mayor because he stated he is ready to get the work done and so is she. Please understand that the new hotel that they have allowed to be built has murder and eagle and five eaglets. She is out there watching to make sure the moose do not get murdered too. This is her job to speak for those creatures. Her mother is dying and she does not have a phone since GCI has trespassed her. Your town is going

to hell if you ask me so she was there to request as a resident of the town and steward of the meridian...our country is trafficking children according to the President and she wants to make sure that they are the backbone that makes it stop in this country. She does not believe that she should pay for her and an escort, not a sexual escort but a business partner to fly down to Juneau to speak to her representative. She would appreciate the Mayor being informed she is ready to work. She needs some immunity from the officers to get her work done and protect our children. Thank you I was just walking by and saw the lights on and the cars in the parking lot.

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Bentz is appreciative of city staff and really thinks they did a good job with the presentation on the Police Station and is glad to hear about the ACWA grant that the City will be receiving to work on green infrastructure elements with that project.

Commissioner Smith stated it was an interesting meeting and an interesting conclusion to the meeting. He has said it before the quality of what they see coming out of Homer in contrast to what is seen at the Alaska Planning meeting is outstanding. There is a strong reflection and applaud the City Planner. Thank you for your work and your office's work.

Commissioner Banks stated he had no relevant comments.

Chair Venuti commented that it has been an interesting meeting and it was nice to see something as put together as the presentation on the Police Station as sometimes they only see sketches and these were not sketches. It was really nice to see something so well put together.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:23 p.m. The next regular meeting is scheduled for Wednesday, February 6, 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: _____

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

- ☒ Name of Subdivision: Lot 12-A-1 Degarmo Subdivision No. 2
- ☒ Location of Subdivision: 3101 Kachemak Drive, Homer, AK 99603
- ☒ KPB Number: 2017-005
- ☐ Date of Planning Commission Approval(s)

- ☒ Reason for time extension request.

We are still in the process of planning & developing
the land. Need more time to finalize plans.

Date: 2/11/19

Signature of Surveyor/Property Owner:

Joshua Harvey

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

Ann Reed Griffin
110 Falling Creek Drive
Thomasville NC 27360

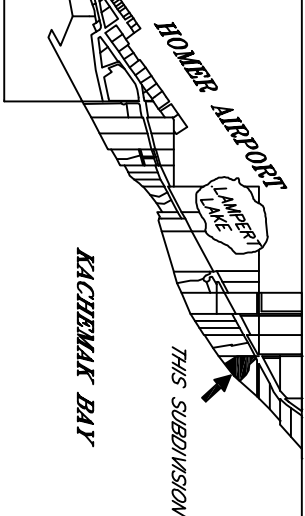
NOTARY'S ACKNOWLEDGMENT
For: Ann Reed Griffin
Acknowledged before me this _____ day of _____ 2017

Notary Public for _____ My Commission Expires: _____

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

By _____
Authorized Official

VICINITY MAP SCALE: 1" = 2000'



JOB No.	2151
DATE:	NOV 07 2016
SCALE:	1" = 30'
KPB FILE No.	2016- _____
FIELD BOOK:	34/13-PJC
LOCATION:	3101 KACHEMAK DR
SECTION:	SW1/4 NW1/4 Sec. 23
TOWNSHIP:	06S
RANGE	13W

"DeGARMO SUBD. THREE"

DIVIDING LOT 12-A-1 HM-2009-005 INTO TWO PARCELS
WITHIN THE SW1/4 NW1/4 (GLO LOT 12)
Sec. 23, Twp. 6S Rge. 13W, S.M.
HOMER RECORDING DISTRICT
WITHIN THE KENAI PENINSULA BOROUGH
AND THE CITY OF HOMER ALASKA
CONTAINING 2.370 Ac.

JERRY ANDERSON
SURVEYS & BOUNDARY SOLUTIONS
JERRY ANDERSON PLS
417-830-0978
2836 RANCHVIEW RD. #206
BROOKLINE MO 65619

PLS

GENERAL NOTES:

- 1.) Homer city code regulates setbacks within the city limits.
- 2.) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 3.) No structures are permitted within the pan-handle portion of lot 12-A-1B
- 4.) Development within the City of Homer is subject to City of Homer zoning regulations.
- 5.) Acceptance of the plat by the Borough does not indicate acceptance of encroachments, if any.
- 6.) These lots are served by City of Homer Water and Sewer.

SYMBOL LEGEND

	(F) BLM Brass Cap 1952
	(F) Brass Cap WC LS-7614 (HM 97-83)
	(F) 5/8" Rebor. LS-7614 (HM 97-83)
	(R) 1/2" x 30" Rebor. LS-3686 (HM 1977)
	(F) Existing HEA Power Pole

SCALE: 1" = 50'



SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

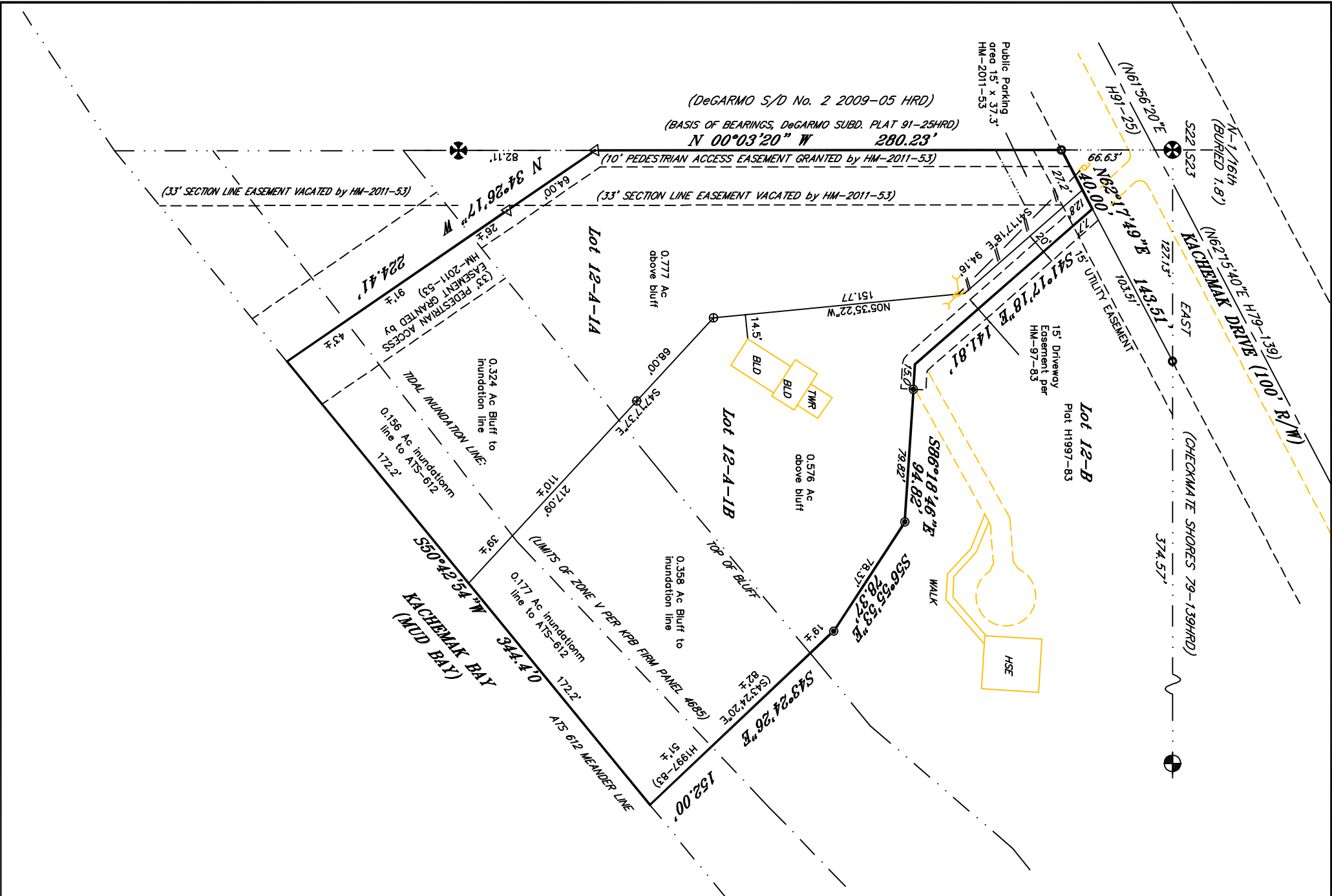
WASTEWATER DISPOSAL:

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

Jerry A. Anderson

11/04/2016
Date

_____	REC. DIST.
Date _____ 20 ____	
TIME _____ M	
REQUESTED BY: _____	
ADDRESS: _____	





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: February 20, 2019
SUBJECT: Staff report PL 19-12, City Planner's Report

City Council –

2.11.19

ORDINANCE 19-09

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, ACCEPTING AND APPROPRIATING A \$100,000 SERVICE EXTENSION FEE AND AUTHORIZING THE EXTENSION OF CITY OF HOMER WATER SERVICES TO LOT 28, PUFFIN ACRES MILEPOST 3 EAST END ROAD IN KACHEMAK CITY.

2.25.19

RESOLUTION 19-007 A Resolution of the City Council of Homer, Alaska, Establishing a Transportation Advisory Task Force with the Expressed Purpose of Advising the Advisory Planning Commission on the Homer Area Transportation Plan. Erickson. NOTE: I am working on a memo that will address concerns related with the proposed update of the Transportation Plan that may affect consideration for this resolution. More to come.....

Kenai Peninsula Borough Assembly

An Ordinance Amending KPB 2.56.030 to Adopt the 2018 Homer Comprehensive Plan as the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Homer (Mayor) (Hearing on 02/19/19) 6:00PM

Staff

Travis has been on vacation for the week.

Appeal

I have received Mr. Lund's brief on the appeal of the medical clinic and have until February 25th to file a reply brief.

WORKLIST

Worklist items and summaries below.

CUP reduction

On agenda

Site plan requirements/permit follow-up

Travis will be following up upon his return from vacation.

\\Cityhall\planning\PACKETS\2019 PCPacket\Staff Reports\City Planner Reports\City Planner Report 2.20.19.docx

Natural Hazards/Green Infrastructure/Coastal Bluff Definition

Syverine and Mandy do not have a report for the Commission at this time.

Our project summary has been submitted to FEMA. As of the writing of this report, I have not been informed of the status of the application.

If the summary is approved, a full application will be developed by DGGs.

Climate Action Plan

On the work session agenda.

Medical District

This will be ripe as soon as the Borough Assembly passes the plan. The Comprehensive plan is scheduled to be up for consideration at the February 25th Assembly meeting. Julie is preparing to address this. I will ask for guidance about the best way to proceed in light of the ongoing appeal of the medical clinic.

Transportation Plan

Council member Erickson had made a proposal to form a committee, see above.

City Council report sign up

2.25.19

3.11.19

3.26.19 (Tuesday)

4.8.19



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 19-13

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner,
DATE: February 20, 2019
SUBJECT: Request to vacate a 30' wide public access easement over a portion of Tract A,
A.A. Mattox 1958 Addition

Requested Action: Conduct a public hearing and make a recommendation on the vacation of a public access easement. A preliminary plat including this property is part of a separate platting action.

General Information:

Applicants:	Tony Neal PO Box 3368 Homer, AK 99603	Kenton Bloom 1044 East Road Ste A Homer, AK 99603
Location:	East of High School, west of Kallman Road	
Parcel ID:	17705108	
Lot Size	0.69 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant residential South: Residential East: Residential/Vacant West: Vacant	
Comprehensive Plan:	Land Use Chapter Goal 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encourage infill, and helping minimize global impact of public facilities including limiting greenhouse gas emissions.	
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 water and sewer are not available at this time.	

Public Notice:	Notice was sent to 45 property owners of 57 parcels as shown on the KPB tax assessor rolls.
-----------------------	---

Analysis: This vacation is within the Urban Residential District. This action would vacate a thirty-foot public access easement. The easement was granted in 2018, to provide legal access to the adjacent lot to the west which had no legal access. The landowner now owns both lots, and is vacating the common lot lines in a separate platting action. The public access easement is no longer needed because there will no longer be a landlocked parcel.

The applicant is also proposing to dedicate a 10-foot pedestrian easement along the north property line.

Public Works Comments: No comments on the vacation.

Fire Department Comments: No concerns.

Staff Recommendation:
Planning Commission recommend approval of the vacation.

Attachments:

1. Vacation petition
2. Public Notice
3. Aerial Map



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

Petition to Vacate Public Right-of-Way/Easement/Platted Public Area
Public Hearing Required

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- ☐ \$500 non-refundable fee to help defray costs of advertising public hearing.
- ☐ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- ☐ Name of public right-of-way proposed to be vacated is dedicated by the plat of _____ Subdivision, filed as Plat No. _____ in _____ Homer _____ Recording District.
- ☐ Are there associated utility easements to be vacated? ☐ Yes ☒ No
- ☐ Are easements in use by any utility company? If so, which company n/a
- ☒ Easement for public road or right-of-way as set out in (specify type of document) SERIAL # 2018-003011-0 as recorded in Book _____ Page _____ of the _____ Homer _____ Recording District. (Copy of recorded document must be submitted with petition.)
- ☐ Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11x17 inches in size. In the case of public right-of-way, the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.
- Has right-of-way been fully or partially constructed? ☐ Yes ☐ No
- Is right-of-way used by vehicles / pedestrians / other? ☐ Yes ☐ No
- Is alternative right-of-way being provided? ☒ Yes ☐ No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:
no longer needed due to 2 lots being replatted into one lot.

The petition must be signed (written signature) by owners of the majority of land fronting the right-of-way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By:

Name: Kenton Bloom
Address 1044 East Road
Suite A
Homer AK 99603
Phone 907-299-1091

Signature as:

☐ Petitioner ☒ Representative

Kenton Bloom

Petitioners:

Signature _____
Name _____
Address _____

Owner of _____

Signature _____
Name _____
Address _____

Owner of _____

Signature _____
Name _____
Address _____

Owner of _____

Signature _____
Name _____
Address _____

Owner of _____

RECEIVED

JAN 31 2019

**CITY OF HOMER
PLANNING/ZONING**



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

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Public Hearing Required

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- ☐ Are easements in use by any utility company? If so, which company n/a
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- Has right-of-way been fully or partially constructed? ☐ Yes ☐ No
- Is right-of-way used by vehicles / pedestrians / other? ☐ Yes ☐ No
- Is alternative right-of-way being provided? ☒ Yes ☐ No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:
 no longer needed due to 2 lots being replatted into one lot.

The petition must be signed (written signature) by owners of the majority of land fronting the right-of-way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By:

Name: Kenton Bloom
 Address 1044 East Road
Suite A
Homer AK 99603
 Phone 907-299-1091

Signature as:

☐ Petitioner ☒ Representative

RECEIVED

JAN 31 2019

**CITY OF HOMER
 PLANNING/ZONING**

Petitioners:

Signature Tony Neal
 Name Tony Neal
 Address _____
PO Box 3368 Homer, AK 99603

Owner of Echo Trading LLC

Signature _____
 Name _____
 Address _____

Owner of _____

Signature _____
 Name _____
 Address _____

Owner of _____

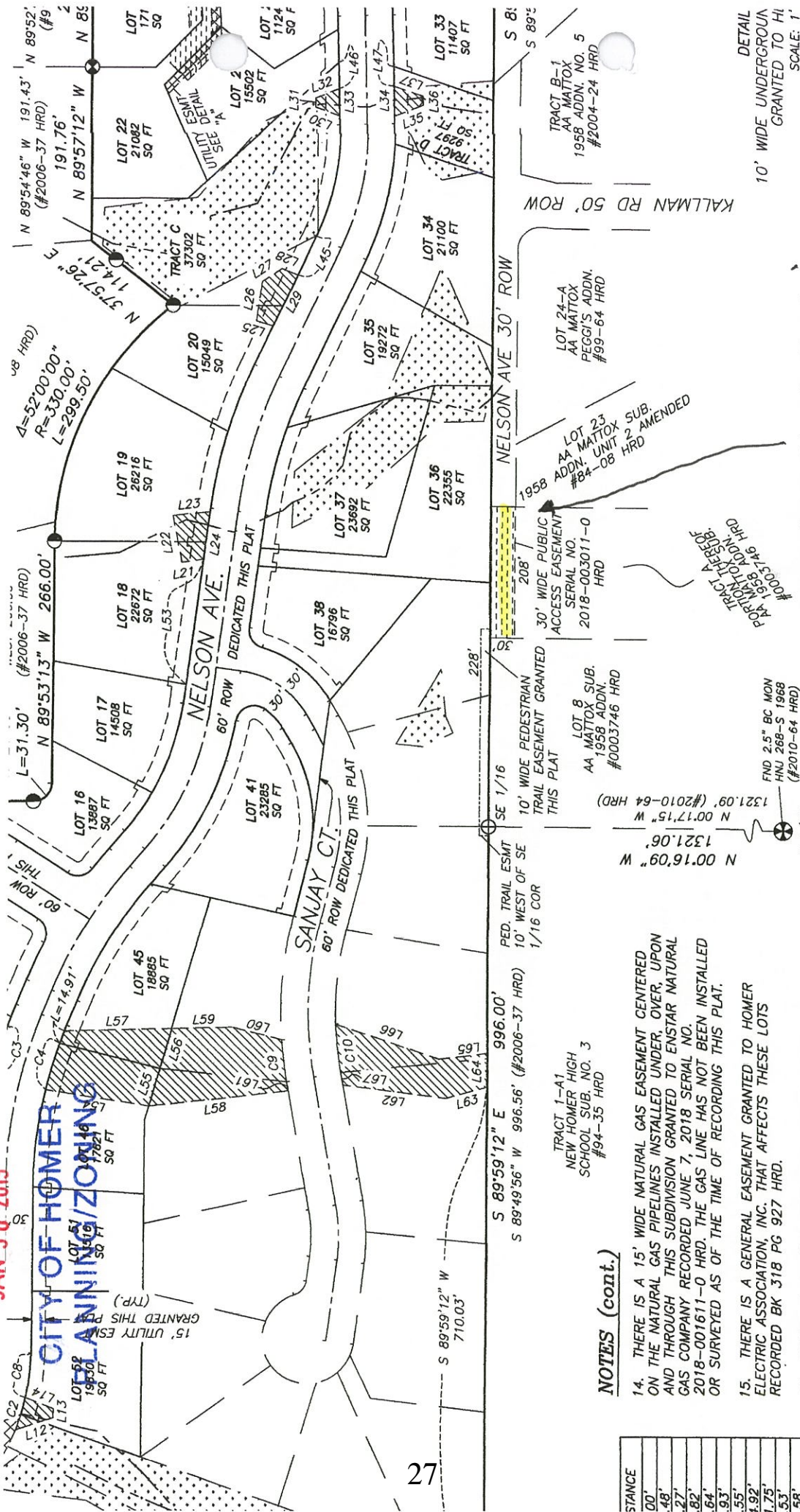
Signature _____
 Name _____
 Address _____

Owner of _____

RECEIVED

JAN 30 2019

CITY OF HOMER
ZONING



NOTES (cont.)

14. THERE IS A 15' WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED JUNE 7, 2018 SERIAL NO. 2018-001611-0 HRD. THE GAS LINE HAS NOT BEEN INSTALLED OR SURVEYED AS OF THE TIME OF RECORDING THIS PLAT.
15. THERE IS A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THESE LOTS RECORDED BK 318 PG 927 HRD.
16. THERE IS A 20' WIDE DRAINAGE EASEMENT CENTERED ALONG THE EXISTING CREEKS DEPICTED ON THIS PLAT.

THE SOUTHERLY 20' TO BE VACATED. THE NORTHERLY 10' REMAINS PUBLIC ACCESS.

DETAIL
10' WIDE UNDERGROUND
GRANTED TO HI
SCALE: 1"

STACE
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**PUBLIC HEARING NOTICE
&
NOTICE OF SUBDIVISION**

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, February 20, 2019 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A proposal to vacate a 30' wide public access easement (2018-003011-0 HRD) within a portion of Tract A, A. A. Mattox 1958 Addition, according to Plat No. 58-3746, in the Homer Recording District, Third Judicial District, State of Alaska.

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:

AA Mattox Subd. Gwen's 2019 Addn. Preliminary Plat

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

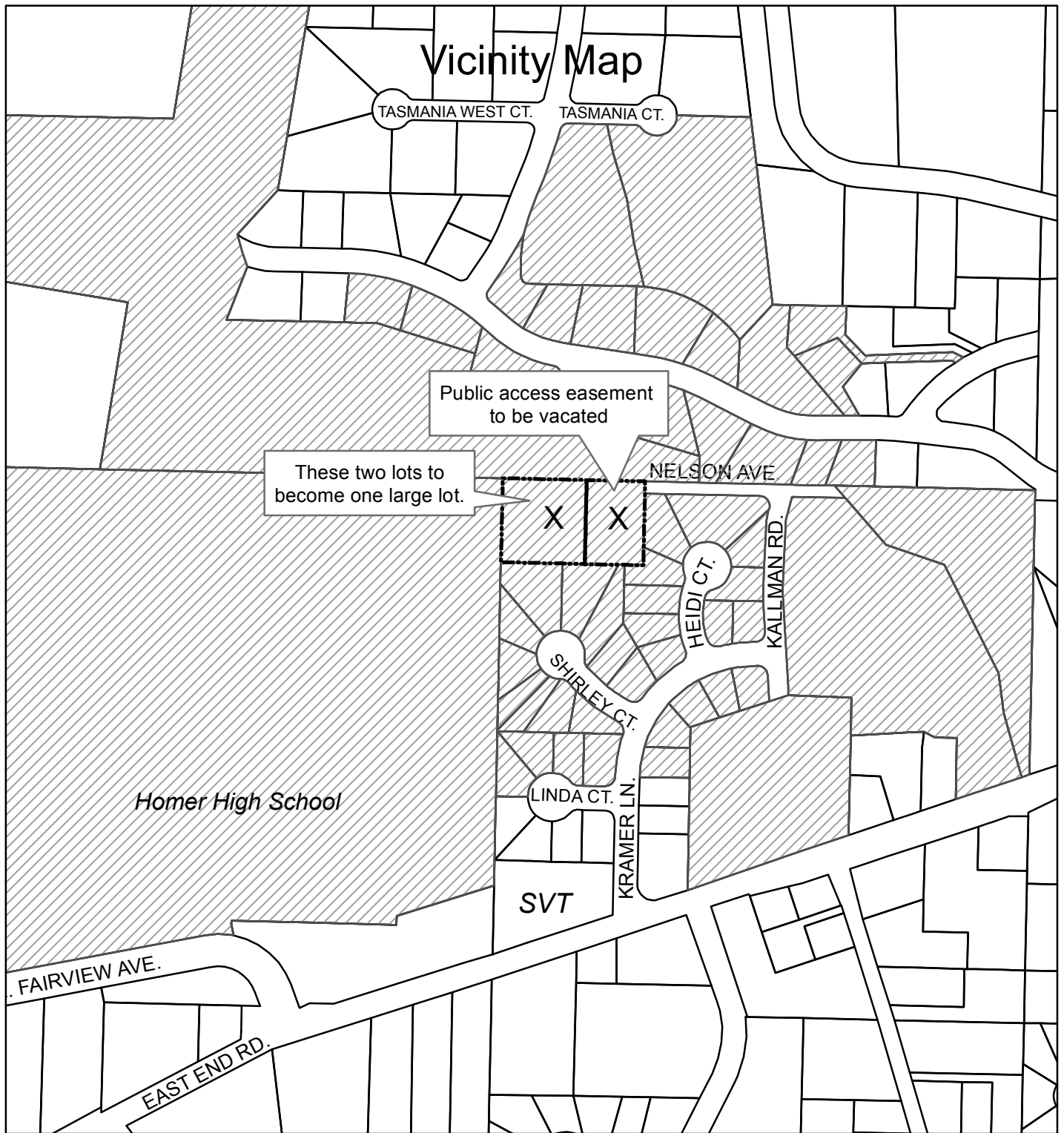
The complete proposals are available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

February 5, 2019

AA Mattox Sub Gwen's 2019 Addn Preliminary Plat and Request to vacate a public Right of Way

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

0 250 500 Feet

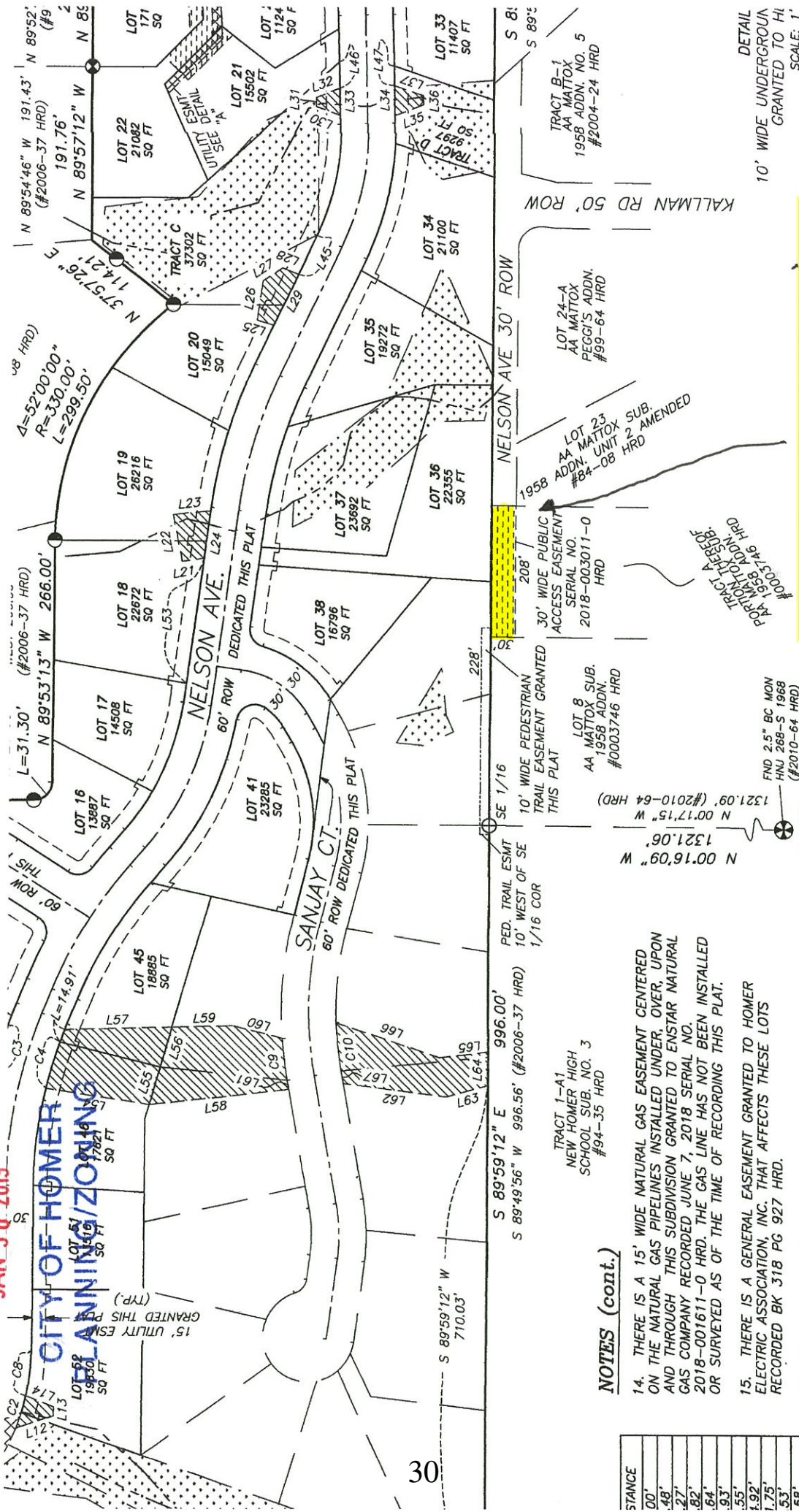


Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.

RECEIVED

JAN 30 2019

CITY OF HOMER
ZONING



THE SOUTHERLY 20
TO BE VACATED. THE
NORTHERLY 10' REMAINS
PUBLIC ACCESS.

NOTES (cont.)

14. THERE IS A 15' WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED JUNE 7, 2018 SERIAL NO. 2018-001611-0 HRD. THE GAS LINE HAS NOT BEEN INSTALLED OR SURVEYED AS OF THE TIME OF RECORDING THIS PLAT.
15. THERE IS A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THESE LOTS RECORDED BK 318 PG 927 HRD.
16. THERE IS A 20' WIDE DRAINAGE EASEMENT CENTERED ALONG THE EXISTING CREEKS DEPICTED ON THIS PLAT.

STACE
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46'
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48'

DETAIL
10' WIDE UNDERGROUND
GRANTED TO HI
SCALE: 1"

101

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2019.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

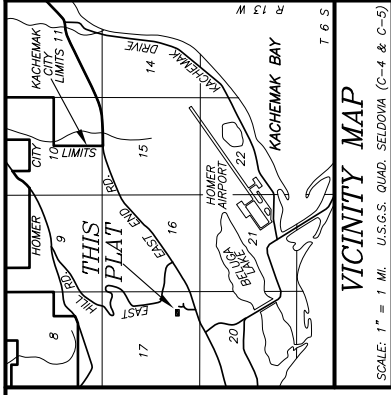
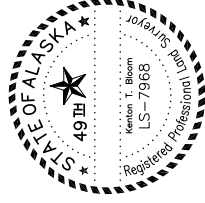
LEGEND

- FND 2" AC ON 5/8" REBAR 7968-S 2018
- FND 5/8" REBAR



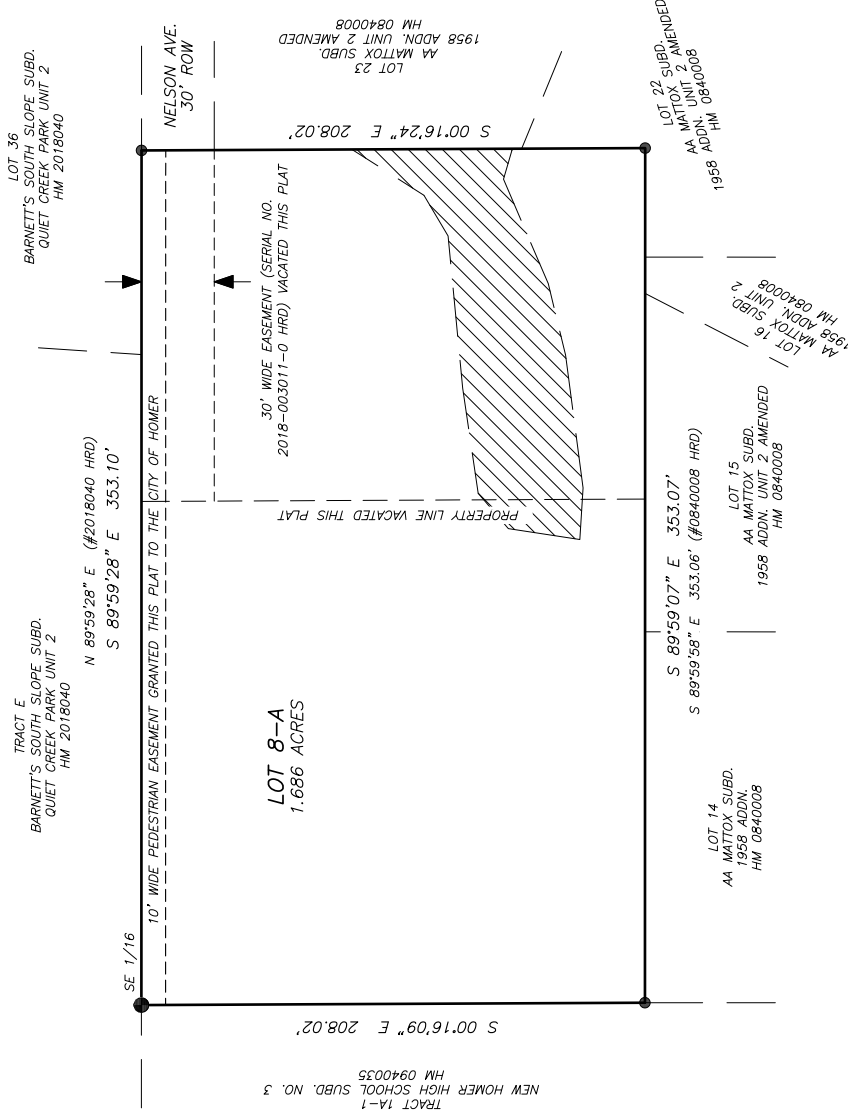
APPROX. LOCATION 20%
GRADE OR STEEPER

RECEIVED
2/5/2019
CITY OF HOMER
PLANNING/ZONING



VICINITY MAP

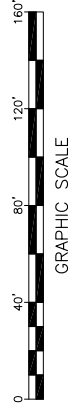
SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVA (G-4 & C-5)



PLAT APPROVAL

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

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH



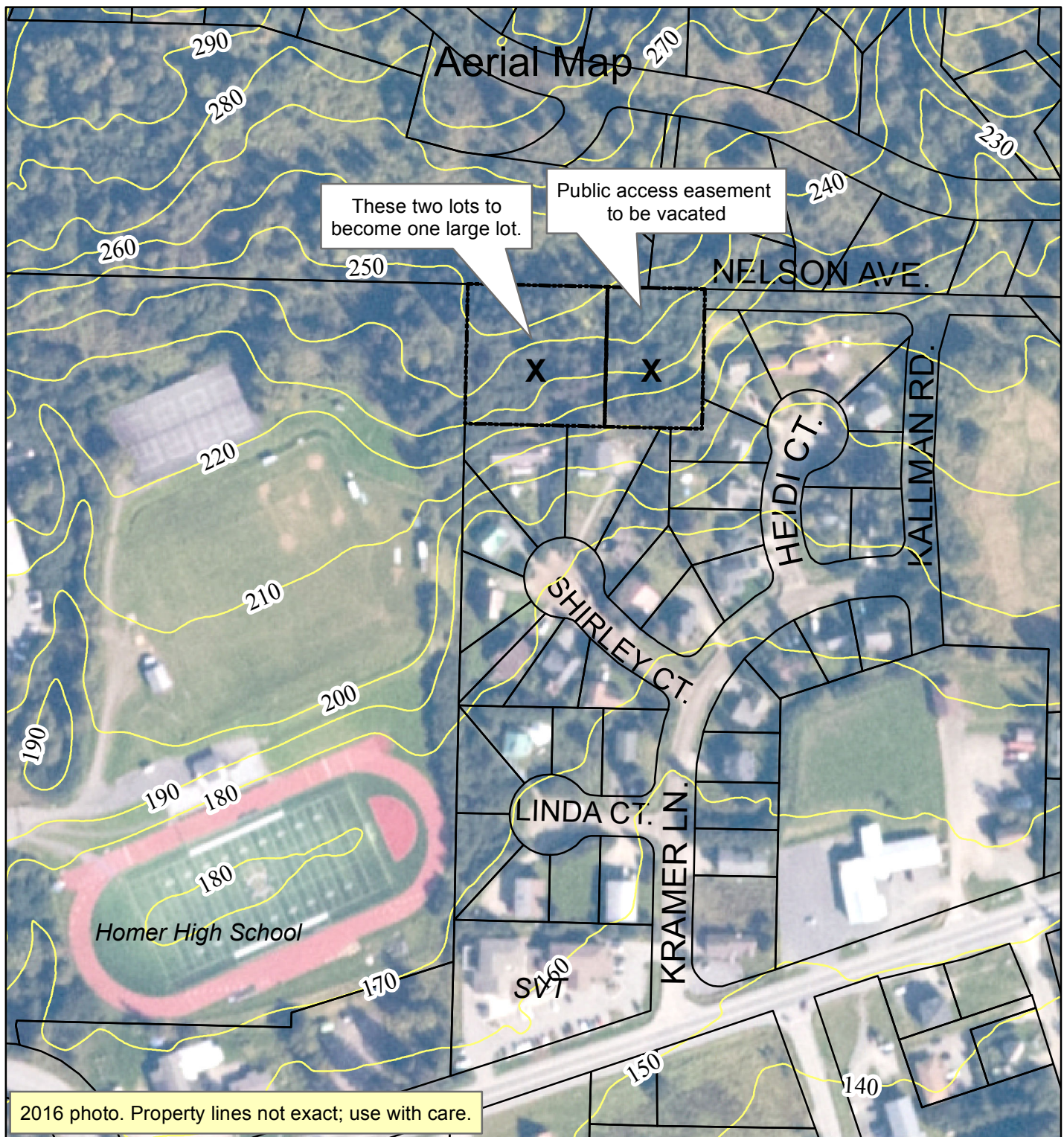
GRAPHIC SCALE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PAUL NEAL III, TRUSTEE
DELTA TRANSFER AND STORAGE TRUST
AS THE OWNER OF: ECHO TRADING COMPANY, LLC
P.O. BOX 3368
HOMER, AK 99603-3368

HOMER RECORDING DISTRICT KPB FILE NO. 2019-XXX	
AA MATTOX SUBD. GWEN'S 2019 ADDN.	
A REPLAT OF LOT 8 AND TRACT A PORTION THEREOF, AA MATTOX SUBD. (HM 0003746) LOCATED WITHIN THE NW 1/4 SE 1/4 SE 1/4, SEC 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.686 ACRES	
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247	
CLIENT: ECHO TRADING COMPANY LLC P.O. BOX 3368, HOMER, AK 99603	
DRAWN BY: KK	CHKD BY: KB
DATE: 1/2019	JOB #2019-03
SCALE: 1"=40'	SHEET #1 OF 1



City of Homer
Planning and Zoning Department

February 5, 2019

0 250 500 Feet



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 19-14

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: February 20, 2019
SUBJECT: AA Mattox Subd. Gwen's 2019 Addn. Preliminary Plat

Requested Action: Approval of a preliminary plat to vacate a lot line. Two smaller lots would become one larger lot.

General Information:

Applicants:	Tony Neal PO Box 3368 Homer, AK 99603	Kenton Bloom 1044 East Road Ste A Homer, AK 99603
Location:	East of High School, west of Kallman Road	
Parcel ID:	17705101, 17705108	
Size of Existing Lot(s):	1 acre, 0.69 acre	
Size of Proposed Lots(s):	1.686 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Residential East: Residential/Vacant West: High School	
Comprehensive Plan:	Land Use Chapter Goal 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encourage infill, and helping minimize global impact of public facilities including limiting greenhouse gas emissions.	
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 water and sewer are not available at this time.	

Public Notice:	Notice was sent to 45 property owners of 57 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is within the Urban Residential District. This plat vacates the common lot line between two parcels to create one large 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: Dedicate a 15-foot utility easement at the end of Nelson Ave.

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

Staff Response: The plat meets these requirements. No additional easements for water and sewer are requested.

- 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. A 10-foot pedestrian easement is granted along the north lot line.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: Provide the 15' utility easement fronting the Nelson Ave ROW.

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."
2. Provide a 15-foot utility easement fronting Nelson Ave per HCC 22.10.051(a).
3. Include a plat note stating, "Development on these lots is subject to Homer City Code."

Attachments:

1. Preliminary Plat
2. Public Notice
3. Aerial Map

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2019

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

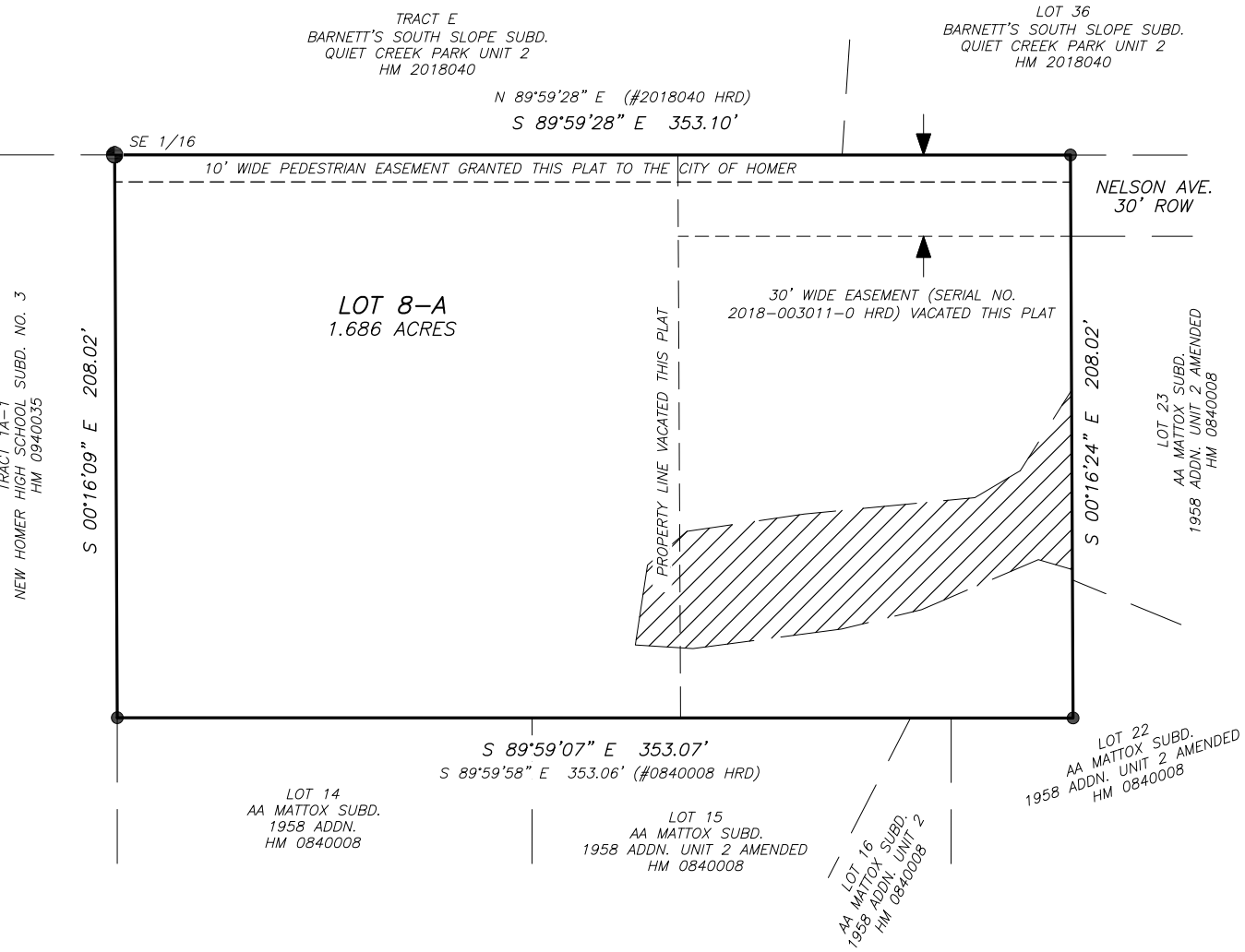
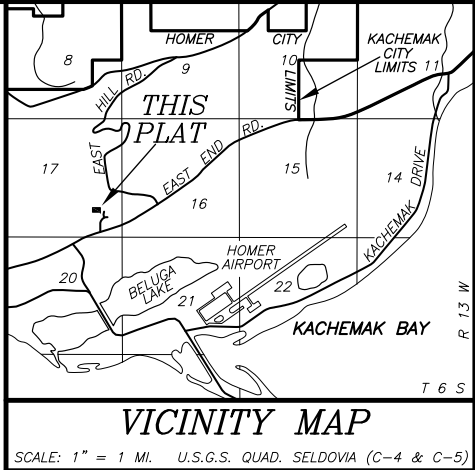
LEGEND

- FND 2" AC ON 5/8" REBAR 7968-S 2018
- FND 5/8" REBAR
- ▨ APPROX. LOCATION 20% GRADE OR STEEPER

RECEIVED

2/5/2019

CITY OF HOMER
PLANNING/ZONING



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PAUL NEAL III, TRUSTEE
DELTA TRANSFER AND STORAGE TRUST
AS THE OWNER OF: ECHO TRADING COMPANY, LLC
P.O. BOX 3368
HOMER, AK 99603-3368

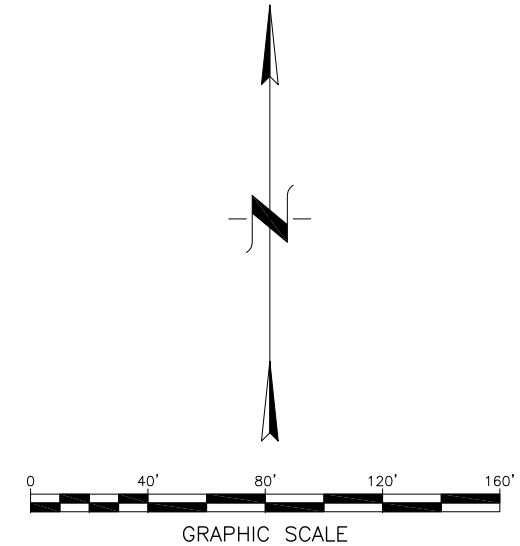
PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

HOMER RECORDING DISTRICT		KPB FILE NO. 2019-XXX	
AA MATTOX SUBD. GWEN'S 2019 ADDN.			
A REPLAT OF LOT 8 AND TRACT A PORTION THEREOF, AA MATTOX SUBD. (HM 0003746) LOCATED WITHIN THE NW 1/4 SE 1/4 SE 1/4, SEC 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.686 ACRES			
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.			
1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247			
CLIENT: ECHO TRADING COMPANY LLC P.O. BOX 3368, HOMER, AK 99603			
DRAWN BY: KK	CHKD BY: KB	JOB #2019-03	
DATE: 1/2019	SCALE: 1"=40'	SHEET #1 OF 1	



**PUBLIC HEARING NOTICE
&
NOTICE OF SUBDIVISION**

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, February 20, 2019 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A proposal to vacate a 30' wide public access easement (2018-003011-0 HRD) within a portion of Tract A, A. A. Mattox 1958 Addition, according to Plat No. 58-3746, in the Homer Recording District, Third Judicial District, State of Alaska.

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:

AA Mattox Subd. Gwen's 2019 Addn. Preliminary Plat

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

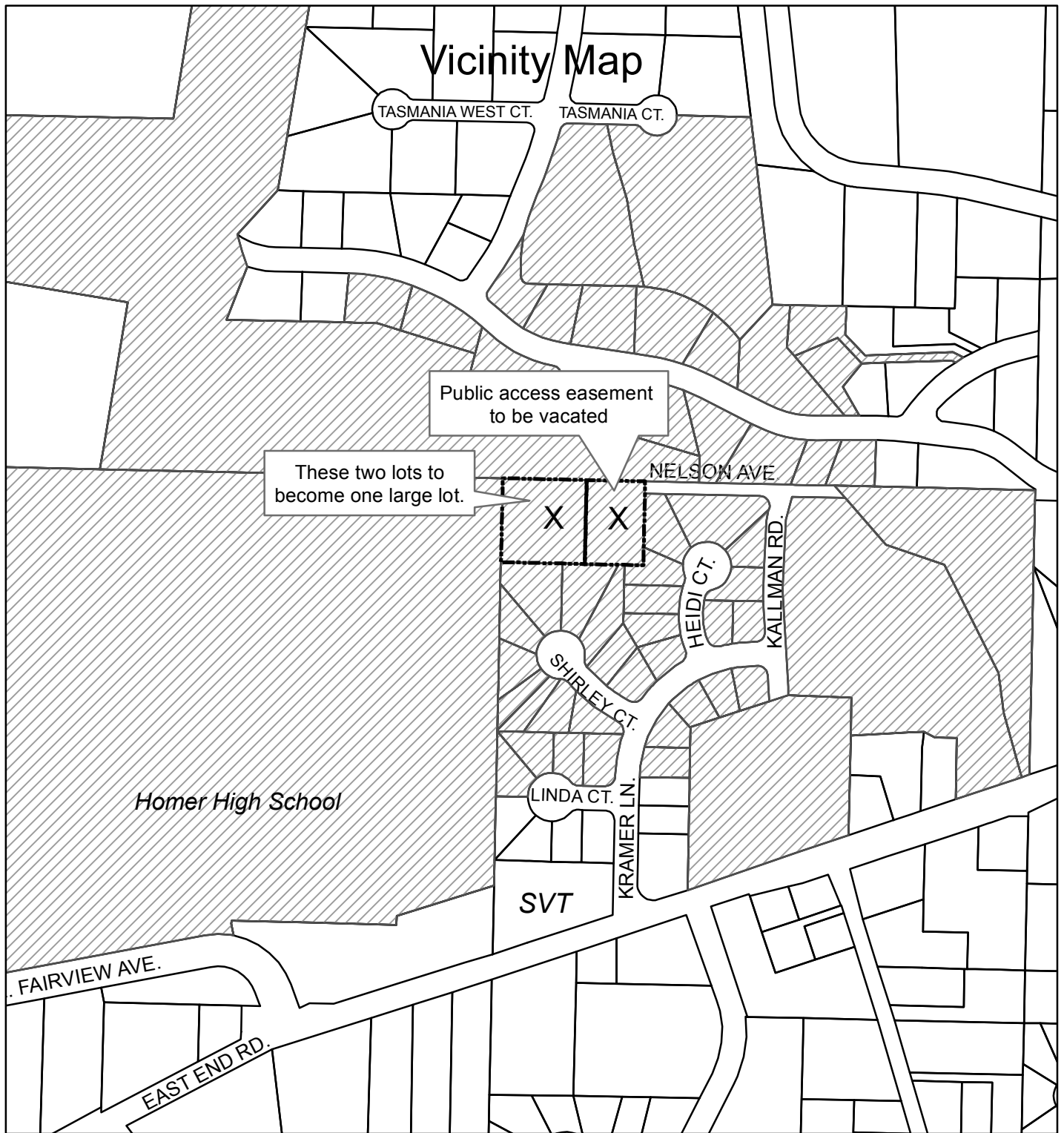
The complete proposals are available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

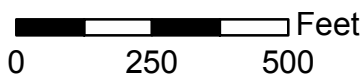


City of Homer
Planning and Zoning Department

February 5, 2019

AA Mattox Sub Gwen's 2019 Addn Preliminary Plat and Request to vacate a public Right of Way

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.

JAN 30 2019

41

14. THERE IS A 15' WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, UPON AND THROUGH THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED JUNE 7, 2018 SERIAL NO. 2018-001611--O HRD. THE GAS LINE HAS NOT BEEN INSTALLED OR SURVEYED AS OF THE TIME OF RECORDING THIS PLAT.

15. THERE IS A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THESE LOTS RECORDED BK 318 PG 927 HRD.

16. THERE IS A 20' WIDE DRAINAGE EASEMENT CENTERED ALONG THE EXISTING CREEKS DEPICTED ON THIS PLAT.

THE SOUTHERLY 20'
TO BE VACATED. THE
NORTHERLY 10' REMAINS
PUBLIC ACCESS.

DETAIL
10' WIDE UNDERGROUND
GRANTED TO HIGHWAY
SCALE: 1"

10.1

TRACT 1-A1
NEW HOMER HIGH
SCHOOL SUB. NO. 3
#94-35 HRD

LOT 24-A
AA MATTOX
PEGGI'S ADDN.
#99-64 HRD

LOT 23 SUB.
AA MATTOX 2 AMENDED
ADDN. UNIT
#84-08 HRD

LOT 8
4A MATTOX SUB.
1958 ADDN.
#0003746 HRD

$$\begin{array}{r} N\ 00^{\circ}16'09''\ W \\ \hline 1321.06' \\ \hline N\ 00^{\circ}17'15''\ W \end{array}$$

FND 2.5" BC MON
- HNJ 268-S 1968
(#2010-64 HRD)

E 1/16
SEC. 17/SEC. 20

00'
48'
27'
82'
64'
93'
55'
1.92'
1.75'
53'
58'
56'
48'

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2019.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

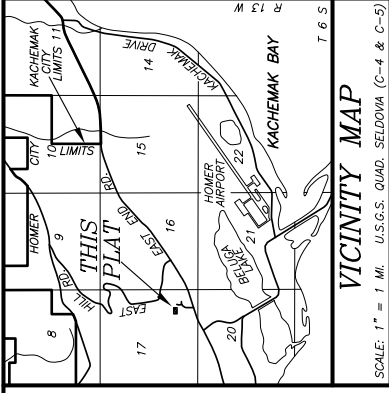
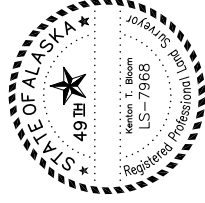
WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

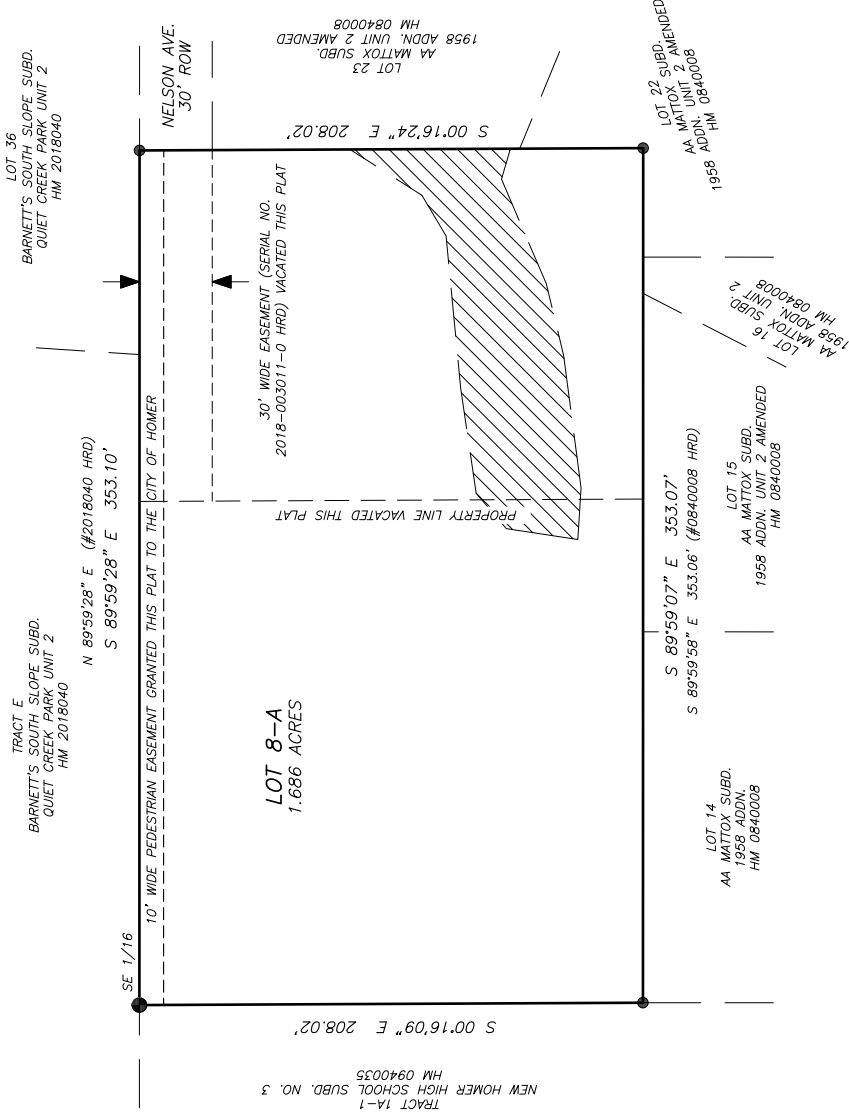
- FND 2" AC ON 5/8" REBAR 7968-S 2018
- FND 5/8" REBAR
- ▨ APPROX. LOCATION 20% GRADE OR STEEPER

RECEIVED
2/5/2019
CITY OF HOMER
PLANNING/ZONING



VICINITY MAP

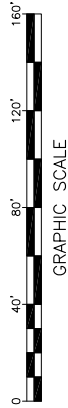
SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVA (G-4 & C-5)



PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE: _____



GRAPHIC SCALE

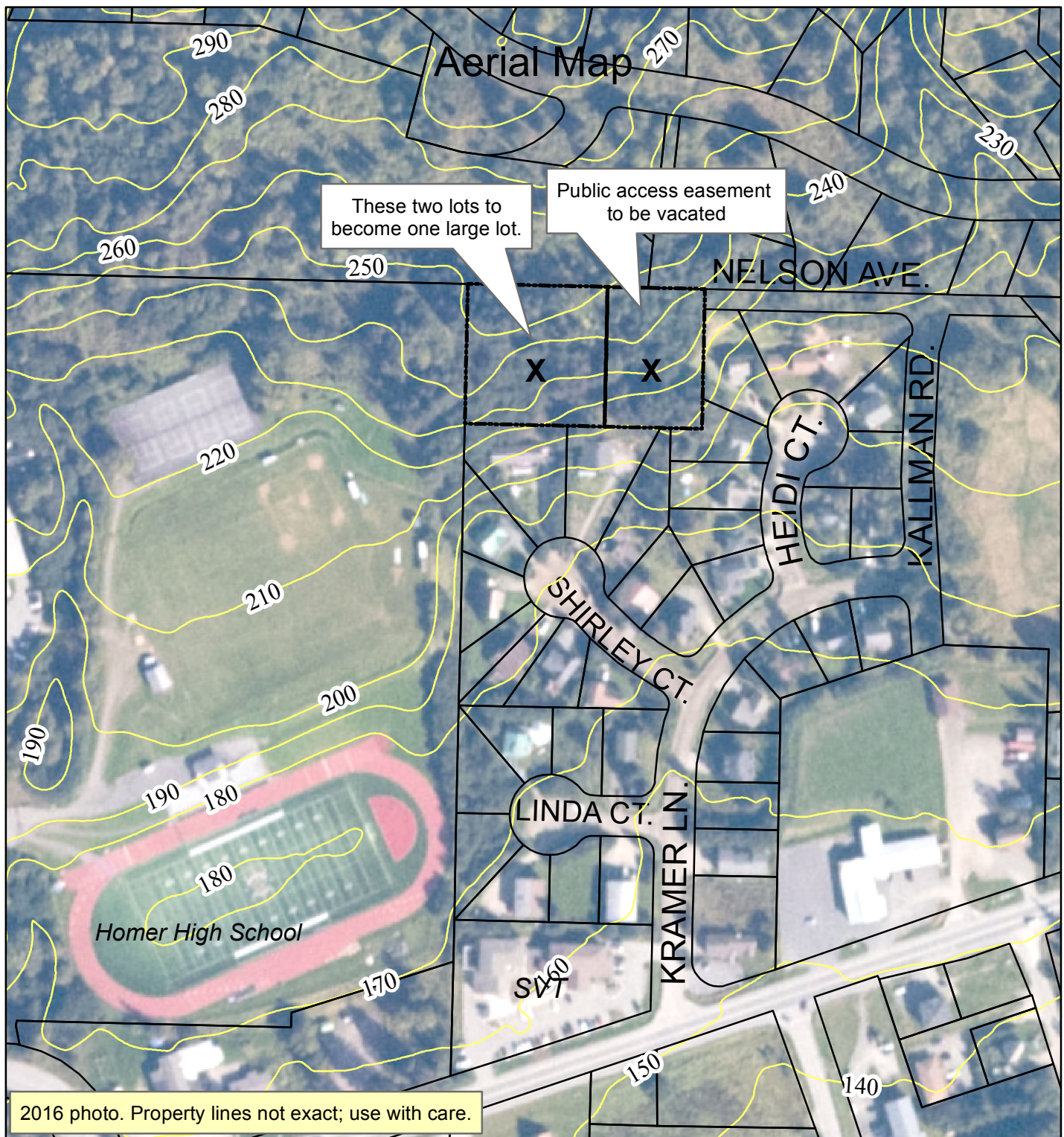
CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PAUL NEAL III, TRUSTEE
DELTA TRANSFER AND STORAGE TRUST
AS THE OWNER OF: ECHO TRADING COMPANY, LLC
P.O. BOX 3368
HOMER, AK 99603-3368

HOMER RECORDING DISTRICT KPB FILE NO. 2019-XXX

AA MATTOX SUBD. GWEN'S 2019 ADDN. A REPLAT OF LOT 8 AND TRACT A PORTION THEREOF, AA MATTOX SUBD. (HM 0003746) LOCATED WITHIN THE NW 1/4 SE 1/4 SE 1/4, SEC 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.686 ACRES	SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247
CLIENT: ECHO TRADING COMPANY LLC P.O. BOX 3368, HOMER, AK 99603	DRAWN BY: KK CHKD BY: KB
DATE: 1/2019	JOB #2019-03
SCALE: 1"=40'	SHEET #1 OF 1



City of Homer
Planning and Zoning Department

February 5, 2019

0 250 500 Feet



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 19-15

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: February 20, 2019
SUBJECT: Oscar Munson No. 25 Preliminary Plat

Requested Action: Approval of a preliminary plat to shift a common lot line between two lots.

General Information:

Applicants:	William Bell Mary Lou Kelsey PO Box 794 Homer, AK 99603	Lance and Barbara Petersen PO Box 894 Homer, AK 99603	Geovera LLC PO Box 3235 Homer, AK 99603
Location:	West end of Ocean Drive Loop		
Parcel ID:	17714018, 17717325		
Size of Existing Lot(s):	3.6, 1.91 acres		
Size of Proposed Lots(s):	3.674, 1.916 acres		
Zoning Designation:	Rural Residential District		
Existing Land Use:	Residential		
Surrounding Land Use:	North: Beluga Slough South: Residential/vacant East: Residential/vacant West: Beluga Slough/Bishop's Beach		
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:	See flood map attachment.		
BCWPD:	Not within the Bridge Creek Watershed Protection District.		
Utilities:	City water and sewer are available		

Public Notice:	Notice was sent to 22 property owners of 28 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is within the Rural Residential District. This plat shifts the common lot line between two parcels.

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. 2018 mean high tide line is shown. A plat note should be added referencing the flood plain; see recommendations.

- 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 does not meet these requirements. The single family home may encroach on the section line easement. This platting action does not add to or resolve the issue; a section line easement vacation would be required and is beyond the scope of this platting action.

- 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: No comments on this plat.

Fire Department Comments: No Issues.

Staff Recommendation:

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

1. Add a plat note about the flood plain: "Kachemak Bay and Beluga Slough are subject to a 1-percent-annual-chance floodplain as identified by the FEMA Flood Insurance Study dated October 20, 2016, 02122CV001B. Property owner should contact the City of Homer prior to any development activity."
2. Add a plat note concerning the home located in the section line easement. Sample language could include the following statement: Acceptance of this plat does not signify acceptance of any nonconforming structures. The Borough can provide guidance on the wording.

Attachments:

1. Preliminary Plat
2. Public Notice
3. Aerial Map
4. Flood Map

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPER V RECEIVERS, DIFFERENTIALLY COLLECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).

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

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

4. ALL 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. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

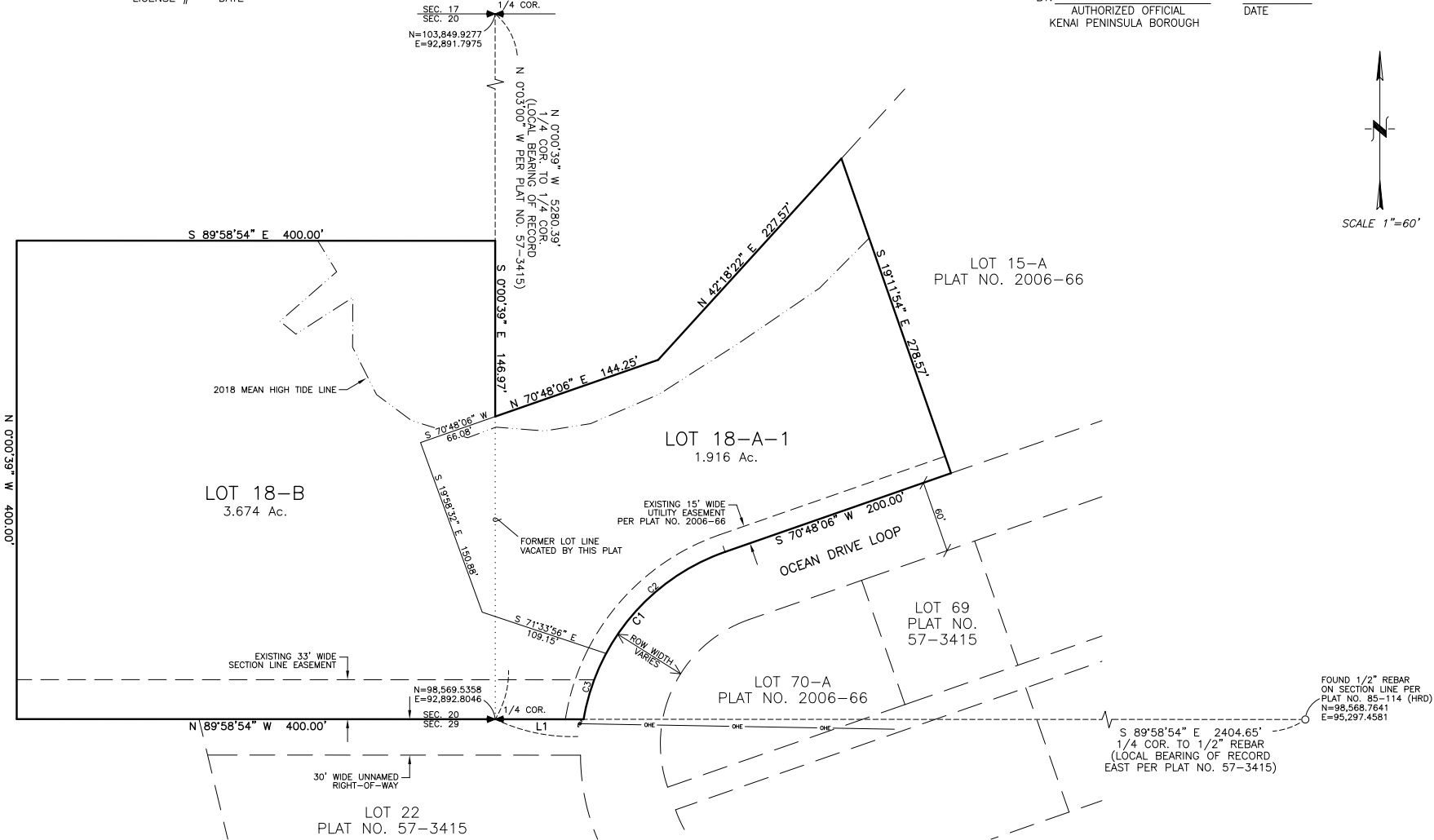
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

7. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.

WASTEWATER DISPOSAL

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

SURVEYOR LICENSE # DATE

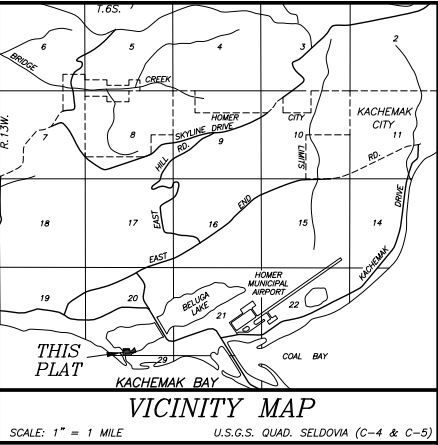


PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP

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

WILLIAM H. BELL
CO-TRUSTEE, BELL-KELSEY JOINT REVOCABLE TRUST
PO BOX 894
HOMER, ALASKA 99603
SE 400 FEET OF GOVERNMENT LOT 1, SECTION 20

MARY LOU KELSEY
CO-TRUSTEE, BELL-KELSEY JOINT REVOCABLE TRUST
PO BOX 894
HOMER, ALASKA 99603
SE 400 FEET OF GOVERNMENT LOT 1, SECTION 20

LANCE W. PETERSEN
PO BOX 894,
HOMER ALASKA 99603
LOT 18-A

BARBARA L. PETERSEN
PO BOX 894
HOMER, ALASKA 99603
LOT 18-A

NOTARY'S ACKNOWLEDGMENT

FOR WILLIAM H. BELL & MARY LOU KELSEY
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2018.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR LANCE W. PETERSEN & BARBARA L. PETERSEN
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2018.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°58'54" W	73.80'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	61°11'36"	180'	192.24'	S 40°12'18" W	183.24'
C2	42°36'17"	180'	133.85'	S 49°29'58" W	130.78'
C3	18°35'19"	180'	58.40'	S 18°54'10" W	58.14'

LEGEND

- INDICATES 1917 GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR PER PLAT NO. 85-114 (HRD) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2018) SET THIS SURVEY



HOMER RECORDING DISTRICT KPB FILE No. 2019-???

OSCAR MUNSON NO. 25
THE ADJUSTMENT OF LOT LINES BETWEEN
GOVERNMENT LOT 1, SECTION 20, AND LOT 18-A,
OSCAR MUNSON NO. 23 (2006-66 HRD)
LOCATED WITHIN
THE SW1/4 SE1/4 & SE1/4 SW1/4, SEC. 20,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 5.590 ACRES

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

DRAWN BY: SCS DATE: JANUARY 2019 SCALE: 1" = 60'
CHK BY: SCS JOB #18-83 SHEET 1 OF 1

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:

Oscar Munson No. 25 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, February 20, 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.

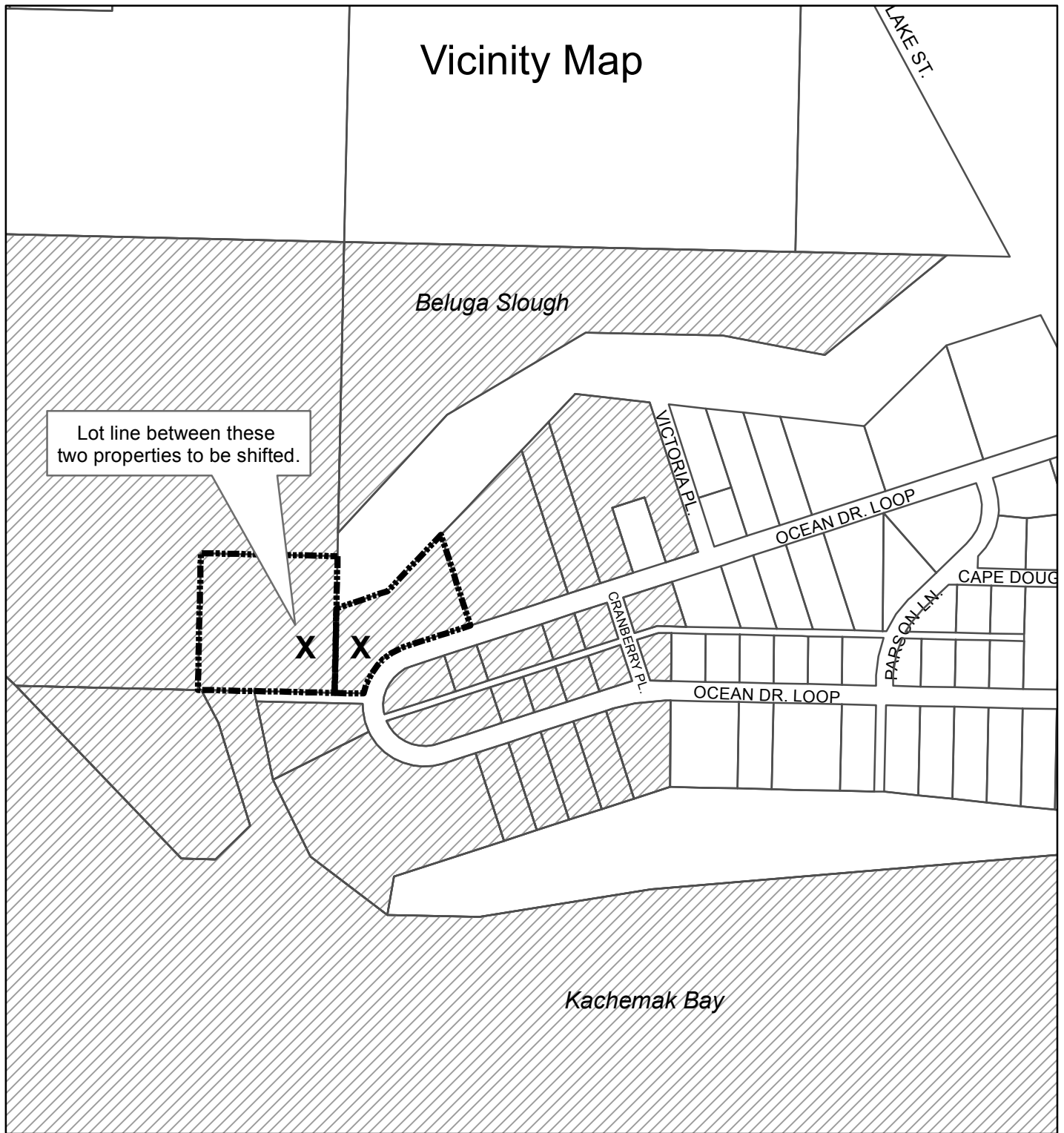
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

February 5, 2019

Oscar Munson No. 25 Preliminary Plat

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

0 250 500 Feet



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



City of Homer
Planning and Zoning Department

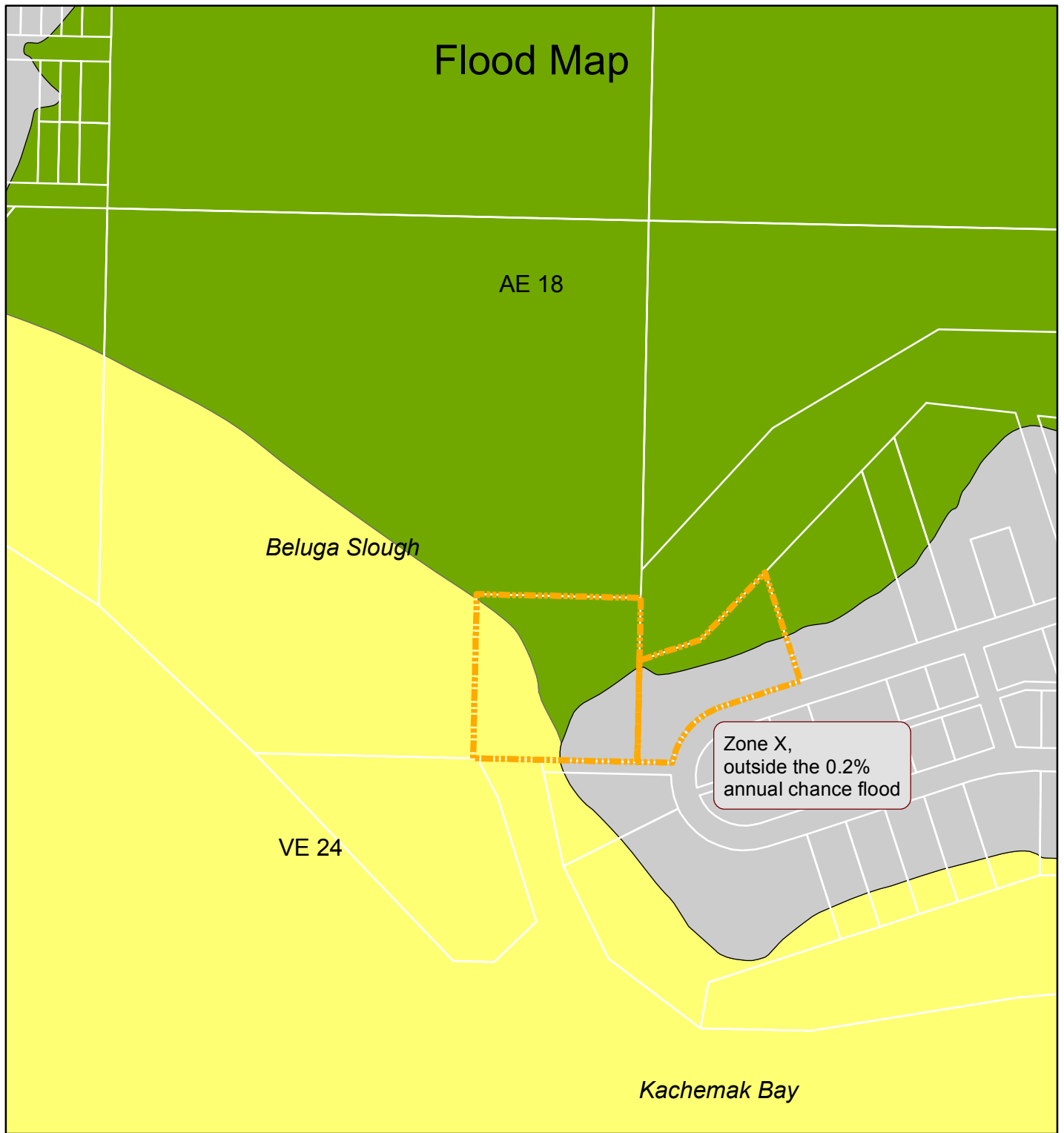
February 5, 2019

Oscar Munson No. 25 Preliminary Plat

0 250 500 Feet



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City of Homer
Planning and Zoning Department

February 5, 2019

Oscar Munson No. 25 Preliminary Plat

0 250 500 Feet



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City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 19-16

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: February 20, 2019
SUBJECT: Review of “more than one” conditionally permitted uses

Introduction

After having a look at the various CUP's in consideration of district, multiple triggers, and conditions, I was asked to make a display of the various requirements and other regulation triggers throughout the districts. I have produced a spreadsheet that compares the requirements in relation to the districts.

Caution: This spreadsheet provides a good overview of the information, but is not exact. I have condensed some the information. For the most accurate display of information, please consult your code book.

Analysis

Recently the most popular CUP is for ‘more than one’ in the Rural Residential District. These are tempered with the requirement of 10,000sf per dwelling unit with the provision of public water and sewer. They also seem to gather the most attention at public hearings, especially in well-established subdivisions. If they were to subdivide, more money and land would have to be committed to infrastructure. In the end, many of the proposals (if they still made fiscal sense) could be developed with the deletion of a structure to make up for the land needed for road construction.

A side conversation ensued about the multiples in RR. We would be more responsive to goals of the climate action plan if we were to allow even more density. This leads us down the path of rezoning areas served by water and sewer to make that allowance. But, this is somewhat of a digression of the issue of cutting back on the amount of CUP's.

Considering the most common conditions placed on the ‘more than one's’, lighting and dumpster screening were the most cited. Again, I want to remind that the absence of other conditions may be driven by working with the office in the development of the application. That aside, my latest spreadsheet shows that in all districts except RR and UR are bound by lighting standards in code.

When the standards in code are compared with the suggestions/standards in the Community Design Manual (CDM), I fail to see much utility in the CDM version. We already cover the ground in most districts. Below is the relevant code and CDM language for comparison.

Dumpster screening is unique to CUP's. We could try to craft some code to make a requirement that might captures the areas of concern and add a lighting standard with them to cover the ground in RR and UR. My first thoughts are with the multi-units or multi-family dwellings on a lot. A multi-family by definition is 3 or more units. That way they don't apply to single family homes.

Lighting

Lighting requirement come from two sources, the Community Design Manual and city code. They differ somewhat. Code only prescribes the Design Manual Standards in the Town Center District, otherwise the Design Manual Standards are only applicable to CUP's in the districts indicated in the manual.

HCC 21.59, Off-Site Impacts

HCC 21.59.010(d), Heat and Glare. No activity shall produce objectionable heat or glare that unreasonably annoys or disturbs a person of ordinary sensibilities beyond the lot line of the site).

21.59.020 Lighting standards – General.

The intent of lighting standards is to reduce glare and light trespass and to improve the nighttime visual environment. Standards of varying levels may apply if made applicable by other provisions of the zoning code. [Ord. 08-29, 2008].

21.59.030 Lighting standards – Level one.

When level one lighting standards apply, the following are required:

a. Outside luminaires installed at a height of 15 feet or greater above grade in all new developments or replaced in existing developments shall be cut-off luminaires.

b. Up-lighting shall be installed so that it allows its direct illumination to fall only on the targeted building or sign.

c. No outside lighting shall be installed so as to cause light trespass or glare.

d. The height of any driveway or parking lot luminaire shall be a maximum of 28 feet above grade. All building-mounted luminaires shall have a maximum height of 15 feet above grade.

e. Prohibited lighting includes search lights and laser lights.

f. Exceptions to this section may be granted to the extent necessary in any of the following situations:

1. Where the City Planner has determined there are special requirements, such as historic decorative considerations, public monuments, or flag lighting; provided, however, that all such lighting shall be selected and installed to shield the lamp(s) from direct view to the greatest extent possible, and to minimize upward lighting, glare and light trespass.

2. *In an urban area where there is high night-time pedestrian traffic and an engineer experienced in outdoor lighting has provided a written opinion satisfactory to the City Planner that for pedestrian safety reasons it necessary to permit the installation of semi-cutoff luminaires.*
3. *Where a determination has been made by the Commission, after a public hearing process, that there is a compelling safety interest that cannot be adequately addressed by any other method.*

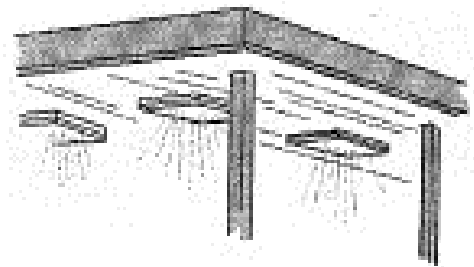
Community Design Manual

Building Lighting:

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

1. **Avoid back-lit panels and awnings.** Translucent panels and awnings illuminated from behind are prohibited. This shall not exclude soft light being emitted from windows.
2. **Keep light source hidden from public view.** Except for decorator lights with frosted lenses or which use clear bulbs (e.g., candelabra bulbs) light sources shall be concealed behind soffits, within recessed containers, behind shrubbery, etc.
3. **Avoid bright lighting on outdoor surfaces of buildings.** Outdoor building lighting is limited to low levels except that more intense lighting is allowed at building entrances.
4. **Avoid colored lighting on buildings.** Colored lighting is limited to temporary holiday lighting only.
5. **Apply utility lighting sparingly.** Utility light fixtures which have an industrial or utilitarian appearance may be used for security lighting on buildings, but shall not be used in areas of concentrated lighting (e.g., service station canopies) unless the fixtures are not seen from public rights-of way.

High intensity light sources may not be visible to the public. Fixture designs of an industrial or utility appearance shall be avoided.



- 6. Lighted accents, canopies, color bars, stripes or areas.** Buildings with lighted accent areas are using this device to call attention to the business. These areas should be used sparingly and are counted as part of the allowed sign area.

OUTDOOR LIGHTING

Applicable Areas

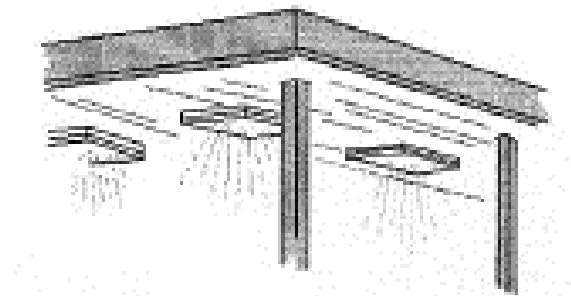
Within Areas Zoned CBD, RR, UR, RO, GBD, SGCOL and the portion of GC1 lying south of Beluga Lake:

All uses

The primary purpose of outdoor lighting is to improve visibility and safety within outdoor spaces. However, light can also enhance a setting if the intensity and source of the light corresponds to the visual character of the surroundings.

- 1. Keep light source hidden from public view.** Except for streetlights installed in rights-of-way, all light sources, whether on public or private property, shall be hidden or conform to light standards specified herein. Light sources (e.g., light bulbs) shall not be visible except on approved decorator lights. Sources of high intensity light, whether behind a lens or not, shall not be visible to the public.

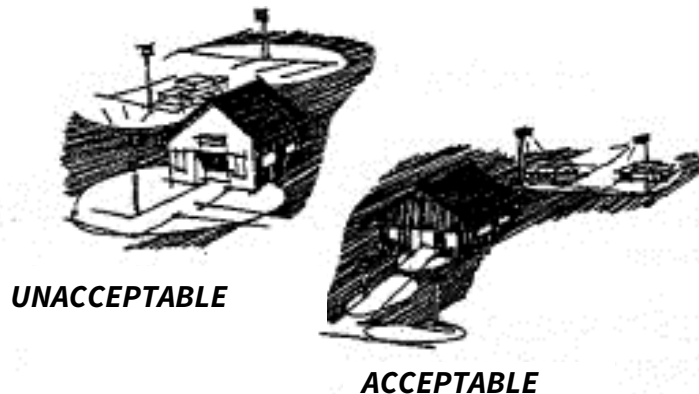
High intensity light sources may not be visible to the public. Fixture designs of an industrial or utility appearance shall be avoided.



Indirect lighting keeps light source hidden from the public's view. Recessed spot lighting may supplement indirect lighting where more direct lighting is desired.



2. **Use downward directional lighting.** All lights more than 7 feet above the ground shall be downward directional lighting.



3. **Avoid lighting large areas with a single source.** Large areas may be lit with a number of low intensity sources close to the area requiring illumination; illumination of a large area with a remote single source of light shall be avoided.
4. **Avoid excessive light throw.** Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Illumination of landscaped areas shall be avoided unless lighting is part of the landscape design or the area is intended for recreational use.
5. **Choose approved outdoor light designs.** The following lighting types are approved:
- a. "Shoe box" style pole lamps to be approved as appropriate for district (downward directional).
 - b. Ornamental pole lamps - to be approved as appropriate in color and style for

district.

c. Bollard lights - to be approved as appropriate in color and style for district.

6. Avoid light fixture designs which have an industrial appearance. *Designs of an industrial or utility appearance shall be avoided on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.*



NO!



NO!



NO!



YES!

Except for the "shoe-box" style light on the right (which is downward directional), these other lights are too industrial in their appearance and are designed for illuminating large areas with a single light source.

Finally

Creating the tables has been fairly intensive, but has helped to clarify the big picture. There are still some possible displays/tables that may clarify some of the issues we are looking at in regards to revising the CUP standards for structures greater than 8000sf. Please consider what you might want to look at in relation to the subject.

Note:

In the uses table, you will find that the CUP requirement for a structure containing more than 8000sf of building area (all buildings combined) is coupled with the requirement that the building area not be in excess of 30% of the lot area in RO and the commercial districts except MC and MI where 70% is acceptable.

Staff Recommendation

Discuss possible steps forward.

Attachments:

Development Requirements Table

Development Requirements Table

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	EEMU	MC	MI
Site plans											
level 1	x	x	x	x	x	x	x	x	x	x	x
level 2							x	x	x		x
Stormwater level 1											
>25,000 of new impervious	x	x	*								
>1 acre impervious	x	x	*								
>1,000cy of materials moved	x	x	*								
creates slope >3:1 that exceeds 10ft toe-top	x	x	*								
Stormwater level 2											
>60% impervious coverage of lot			*	x	x	x	x	x	x	x	x
>25,000 of new impervious			*	x	x	x	x	x	x	x	x
grading >1 acre			*	x	x	x	x	x	x	x	x
>10,000cy of grading materials			*	x	x	x	x	x	x	x	x
creates slope >3:1 that exceeds 10ft toe-top			*	x	x	x	x	x	x	x	x
Clearing or grading on >25% slope or w/i 10ft of wetland,water course, or water body			*	x	x	x	x	x	x	x	x
DAP level 2											
>10,000sf of clearing or grading			*	x	x	x	x	x	x	x	x
>5,000sf of additional impervious			*	x	x	x	x	x	x	x	x
>1,000cy of materials moved			*	x	x	x	x	x	x	x	x
creates slope >3:1 that exceeds 5ft toe-top			*	x	x	x	x	x	x	x	x
diversion of existing drainage course entry/exit			*	x	x	x	x	x	x	x	x
Clearing or grading on >20% slope or w/i 20ft of wetland,water course, or water body			*	x	x	x	x	x	x	x	x
Slope standards											
>15% slope	x	x	*	x		x	x	x	x	x	x
Dimensional requirements											
40-20-10k lot size dependent on water/sewer	x								x		
7500 minimum lot size		x*	x								
6,000 minimum lot size				x	x						x
20000 minimum lot size						x				x	
10000 minimum lot size							x	x			
≤75,000sf retail/wholesale					x		x*	x	x		
≤35,000sf retail/wholesale							x*				
≤25,000sf retail/wholesale										x	x
Multi-family requirements											
floor area not more than 4/10 the lot area	x	x	x	x		x					
open area, at lease 1.1 times total floor area	x	x	x	x		x					
Lighting standards											
level one, HCC21.59.030 design manual			x	x	x	x	x	x	x	x	x
Site development standards											
level 1	x	x	x*		x						
level 2			x*	x		x	x	x	x		
level 3										x	x
level 1 ROW access plan	x	x								x	
level 2 ROW access plan			*	x	x		x	x	x		x
level 3 ROW access plan						x					
traffic requirements			x	x	x	x	x	x	x	x	x
nuisance standards			x	x	x	x	x	x	x		x
architectural standards					x	x					
screening							x		x		



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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 6, 2019
SUBJECT: February 11 City Manager Report

Police Station Public Meeting

The Police Station open house was held Monday, February 4th in Council Chambers. Staff had flooring and siding samples on display as well as preliminary drawings of the facility. Approximately half a dozen members of the public stopped in, including some new faces which was good to see. Thanks to all of the councilmembers who came to both listen to the public and provide additional input. Project Manager McNary assembled the attached summary of the comment cards received at the meeting. He has spoken at length with the Design Team and relayed all of these comments and responses for incorporation into the next steps.

Resilient Communities Program Grant Opportunity for Bridge Creek Watershed

An exciting grant opportunity is available through the National Fish and Wildlife Foundation in partnership with Wells Fargo. The City of Homer, Kachemak Heritage Land Trust (KHLT), and the Kachemak Bay National Estuarine Research Reserve (KBNERR) hope to partner and apply for funding that would lead to an increase in protected lands in the Bridge Creek Watershed by identifying key properties for conservation, as well as provide leading research on the carbon storage capacity of peat wetlands. The really big picture here is these wetlands have the potential to be protected through carbon credits if research can quantify carbon storage capacity. These wetlands are important to the **City's drinking water supply and further downstream to salmon. Grant awards range from \$200,000 to \$500,000**, and both the City and KHLT qualify as applicants. As of the writing of this report, KHLT is considering being the applicant; I will provide a verbal update at the meeting. Should KHLT decide against being the applicant, the City is eligible to apply for this grant independently. There is a 1:1 match requirement, which KBNERR is able to provide. This project would place the City and partner organizations in the forefront of carbon research in Alaska, and also identify which properties the City and Land Trust should focus on to protect water quality in the watershed. A short summary of the proposal is attached. If the initial letter of interest is accepted, a longer application process will follow along with a resolution for City Council to consider.

Borough Public Transportation Committee

On behalf of the City, City Planner Abboud has joined the Kenai Peninsula Borough-sponsored steering committee that will be developing a new Coordinated Transportation Plan. This plan will address **the Borough's** public transportation needs. In the past, the Central Area Rural Transit System

(CARTS) organization spearheaded the effort, but now the Borough is leading the group. The last plan was created in 2010 and was updated in 2015. A new plan is needed for the Borough prior to FY2021 in order to be eligible for Human Services grant funds through the Department of Transportation/Alaska Community Transit (ACT) <http://dot.alaska.gov/stwdplng/transit/>. Currently, the group is looking at gathering data in preparation for the plan. The group includes representatives from the Borough, cities, individuals, and agencies that benefit from the program, such as the Independent Living Center.

Staffing for Adequate Fire & Emergency Response (SAFER) Grant Extension

We have reached the end of the performance period of our FY2015 Assistance to Firefighters Grant, which provided valuable financial assistance to the City for hiring an Assistant Fire Chief. Due to a lengthy hiring process, we did not expend the entire grant award of \$248,241.00. The City applied for a grant extension **to utilize the grant's remaining** amount of \$92,407 but unfortunately FEMA is unable to offer an extension since the position is not filled at this time. We will subsequently close out the grant and I offer my thanks to FEMA for making these kinds of grants available to municipalities. It provided the City the opportunity to fill an important position at the Fire Department, one that supports our volunteers through ongoing trainings and benefits our community by bringing operational staff up to the level necessary for safe and more effective incident response. The City is currently in the process of filling the Assistant Chief position.

Personal Protective Equipment Training Update

In my January 14th, 2019 City Manager message, I shared with Council that AML-JIA's **risk analysis** identified Port & Harbor and Public Works employees as having a number of claims concerning **"Foreign Body in the Eye."** The study looked at data over a 10 year block and noted 6 incidents. Within the past 30 days, both departments have completed additional trainings to reinforce the importance of **personal protective equipment while upholding safety as one of the City's top priorities** for its employees.

Large Vessel Moorage Facility Project Update

Port and Harbor Director Hawkins met with Army Corps officials on Tuesday, February 5th regarding the Planning Assistance to States (PAS) study to investigate reopening the Large Vessel Moorage Facility project. The meeting covered the progress to date, preliminary findings, and data gaps. At this time, the team plans to have a draft report ready for the City by March 15, 2019 and a final report by April 15, 2019. Preliminary findings show a .95 benefit-cost ratio (BCR). That is a significant improvement from the original .26 finding in 2008. This improvement is due to the benefits that the team was able to show. It was decided that rather than spending project money to create a new rough order of magnitude (ROM), the analysis would use construction cost estimates from the original study. This was troublesome since we know that those original estimates were one of the main reasons we had such a poor BCR the first time around. Nevertheless, it was the most cost effective option and if we could see positive results with the old numbers, updated numbers will only increase the BCR. When we re-engage with the general investigation, we will be able to challenge the old ROM with real **numbers. The team talked at length about the "data gaps"** which will be our focus for the next month. Once we have answered the rest of the questions, the draft report will be sent over to the administration for comments with the final report delivered one month later. Corps management have been watching the **project's** progress and told me that, based on these preliminary findings, they would recommend a new Letter of Intent from the City asking the Corps to resume our port expansion general investigation (GI). They are just beginning their budget planning for the 2021 budget year and would like to include this project into their proposed budget. They believe that if approved, there would be a chance they could **begin the GI in 2020 using "work plan"** budget dollars. All this is to say,

it is moving fast and the City needs to start talking about local share. The GI study will take three years to complete and will cost no more than \$3 million dollars. The cost share for the study is 50/50 and we will be able to use in kind services as part of our cost but it is still a significant investment for our community to make. There is no commitment for money with the Letter of Intent. I will move forward with drafting the letter and will include it in the next packet.

City of Homer Community Recreation-HERC Letter of Interest Posted

In order to make sure that respondents are able to understand and accommodate the needs of the City Community Recreation program and HERC building, we have posted the attached letter of interest with the notice online. In addition to being online, the notice will be advertised in the paper and we have reached out to MAPP, the Homer Foundation, and the Kachemak Bay Realtors Association to try and solicit as much interest as possible. The turnaround for potential HERC tenants submitting a letter of interest for Council consideration is February 19th. Please forward the notice to any organization or individual you think might be a good fit: <https://www.cityofhomer-ak.gov/cityclerk/interested-leasing-space-herc-letters-interest-due-feb-19>

Enc:

Police Station Comment and Responses from 2-4-19 Public Meeting

Bridge Creek Watershed Project Summary

City of Homer Community Recreation Letter of Interest

Letter of Non-Objection to Homer Soil and Water Conservation District

Project Report on Ramp 2 Restroom

HOMER POLICE STATION – PUBLIC MEETING 2-4-2019

PUBLIC COMMENTS AND RESPONSES

Public was invited to submit comment cards. Three were cards were received and are addressed here. Several general questions were discussed and addressed for information at the meeting.

Comment #1 – **“My encouragement is to explore Gypcrete and radiant floor intermittently throughout. Long term maintenance mitigation. Higher fuel use efficiency”.**

Response: - Current design calls for in-slab radiant heat in the cell blocks only, (eliminates heat registers that can be tampered with), and baseboard radiant heat in the remainder of the building, *in effect, an intermittent use as a practical component*. In-room heat registers, (baseboards) allow for environmental control of each room, with near immediate temperature response times –vs- large zone, (in-slab heat tubes), control of heat with slow temperature response times. Addition of a Gypcrete floor system in 1/3 of the building square footage in lieu of radiant baseboard units would add costs to the project, (floor structural re-design, additional heat tube configuration, cost of Gypcrete and an additional subcontractor to provide and install, Gypcrete encapsulated heat tube failure maintenance, additional manifold/zone costs, etc.). The additional cost is substantial enough to be a determinant budget factor.

Long term maintenance mitigation – City of Homer Maintenance personnel advise that individual heat baseboards are more economical to maintain –vs- potential failure of an in-slab radiant tube. Mechanical Engineers and General Contractor have advised radiant baseboard is more economical for the project budget than Gypcrete radiant heat.

Higher fuel use efficiency – Mechanical Engineer calculations did not recognize any significant cost differential with either system that would impact one over the other. The boilers will be fired by Natural Gas. A detailed cost differential exercise was not carried out, based primarily on the pros/cons and cost benefit points listed above.

Comment #2 – **“Black floors show a lot of dirt. I like the rubberized plank for all traffic and Public areas. Floor tiles for offices. Please break up roof lines for views from North, (toward mountains)”**

Response: - Flooring comments will be forwarded to Design Architect for consideration in the Finish Schedule to be detailed in the 65% design drawings. Revised North Elevation has been

proposed to break up the roof line per previously submitted similar comment from City Council meeting.

Comment #3 – 1). “Move Chief/Lieutenant offices to forward locations where they may readily **observe and/or interact with activities**”.

2). “**For physical appearance** – maintain neutral, (gray), appearance that will withstand the fickle **taste of the public**”.

Response:

1). Police Chief and personnel have reviewed office locations and chosen current plan office locations deemed best for facility use.

2). Exterior appearance considers location in the Central Business District, continuity with surrounding structures, Community Design Manual guidelines, **Homer “nature/natural”** thematic feel, Planning Commission comments and comments by the buildings end users. It **was the intent to avoid an “institutional” Police Station look. Designing a high profile public building with the intent of satisfying all public tastes is subjective beyond the scope of this project.**

Comment #4 – There was a general verbal comment that the exterior siding, (east side in particular), seems to be too “busy”. The pattern of the 2’ x 8’ panels suggests a randomness that some may find un-appealing.

Response: - Elevation drawings will be requested to show optional siding patterns with a more linear panel layout.

Comment #5 – “**RE: New Police Building. Both the red and the blue entry colors are garish. More natural tones of red and blue would look much better**”

Response: - Architect will provide more subdued color options for consideration.

Comment #6 – “very Crucial to find a way to implement renewal energy in form or wind-solar—geothermal for police station – don’t make mistake as with the library. There are ways, it’s not all about \$ ☺

Bridge Creek Watershed Conservation Project Summary

The Bridge Creek watershed encompasses 8.6 square kilometers, over half of which is comprised of forests that form the catchment for the City of Homer's sole water supply. Sixty four percent of the watershed is in private ownership, with many small sized parcels that are currently undeveloped, but are increasingly likely to be developed as the region's population grows. Some lands in the watershed are already shielded from development impacts via conservation easement and fee ownership held by Kachemak Heritage Land Trust and the Center for Alaskan Coastal Studies. Furthering protection of the remaining portions of the watershed is a priority for the City of Homer in order to maintain a clean and abundant water supply for the region.

The City's water supply is held in a reservoir. Below this reservoir, Bridge Creek flows into the headwaters of the Anchor River, which is a high-profile river recognized for supporting significant populations of Coho and Chinook salmon, steelhead and Dolly Varden, which are important to the culture and economy of the region. The Kachemak Bay National Estuarine Research Reserve (KBNERR) led a robust body of research showing connections between salmon use of headwater stream habitats, and the productivity that supports those habitats, coming from surrounding forests, peatlands and groundwater flow connections. A spatial data tool has been developed that identifies these landscape support features important to salmon habitat, both in the headwaters and downstream.

The Kachemak Heritage Land Trust, the Center for Alaskan Coastal Studies, and the Kachemak Bay National Estuarine Research Reserve and the City of Homer are proposing a project that will result in a plan for prioritizing conservation of the Bridge Creek watershed, including pilot methods for using carbon project financing for the acquisition of conservation easements and fee simple purchases of land. With support from the Resilient Communities fund, this collaborative effort will have the following outcomes:

- 1) Application of the spatial data tool developed by KBNERR to identify forests, peatlands, and groundwater flows within the Bridge Creek watershed that are important for salmon stream support. This approach will identify high priority properties that support the City's water supply and enhance downstream salmon stream productivity.
- 2) Establish monitoring methodology for evaluating carbon storage in peatlands and forests on existing conservation easements held by the Land Trust and the Center for Alaskan Coastal Studies. This approach will provide evaluation of monitoring methods for peatland and forest carbon projects that can be used as finance mechanisms for conservation easements.
- 3) Working with willing land owners, Kachemak Heritage Land Trust will establish a process for purchasing fee simple title and conservation easements restricting development and protecting water quality and habitat on parcels within the Bridge Creek Watershed.
- 4) Provide community education on watershed ecosystem services through field trips on Kachemak Heritage Land Trust and Center for Alaskan Coastal Studies properties.

These outcomes will result in advancing protection of the City's only water source, in the downstream protection of important salmon bearing streams, and will further the development of a carbon project for the region. The City, as well as the surrounding region, has abundant peatlands, which could be promoted as a carbon project on the world carbon markets, which could provide financing for the City's watershed conservation easements.



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Memorandum

TO: Potential tenants of HERC 1
FROM: Katie Koester, City Manager
DATE: February 2, 2019
SUBJECT: City of Homer Community Recreation Letter of Interest for HERC 1

Per Resolution 19-006(A), attached is a letter of interest that details the current space needs and activities of City of Homer Community Recreation at HERC 1. It is important to note that this letter of interest details current activity in the facility; with improvements to the building that allow for expanded occupancy (such as sprinkler systems and ADA accessibility), the ability of the space to house more activities and participants will grow.

Resolution 19-006(A) included a requirement that potential tenants of the facility take into consideration the recreation needs of the City, and this letter is meant to help prospective tenants **understand that landscape. Please feel free to call the City Manager's office with any questions** regarding current or future anticipated municipal use of HERC 1.

Enc:
City of Homer Community Recreation Letter of Interest for HERC 1
Sample Community Recreation Calendar, February 2019

The space needs of the tenant:

The City of Homer Community Recreation (CR) program currently uses the gymnasium, activity room and downstairs rest rooms (that also serve as equipment storage space) in the lower portion of HERC 1. We also use the kitchen as a place to store cleaning supplies, towels, broom and mop. The City of Homer Community Recreation mission statement is:

“The City of Homer Community Recreation will promote community involvement and life-long learning through educational and recreational opportunities for people of all ages. This will be accomplished through maximizing usage of all community facilities and resources, while utilizing, expanding and uniting local business and school resources and expertise. Our program shall be designed to recognize cultural diversity and to address social and community concerns.”

We currently offer pickleball, gymnastics, Zumba dancing, Native Youth Olympics, youth basketball and adult basketball at HERC 1 (see attached February 2019 calendar for reference). The CR relies exclusively on volunteers and contracted instructors to offer programs and activities therefore having the flexibility and accessibility for scheduling is paramount in responding and determining what activities will take place based upon the community interests and people willing to volunteer, lead or instruct each designated program. While we know today what programs we offer are popular, there is always the possibility of either a new program on the horizon or existing programs losing participation and interest.

How the space will be used by the tenant including time of day:

The primary needs for City of Homer Community Recreation at HERC 1 is for municipal recreational, educational and physical activities. The programs are a combination of ongoing drop in activities such as pickleball, basketball and dance as well as instructional classes with a flat fee and a designated start/end date, such as youth basketball. We recognize that weekdays after school and evening has the highest demand.

We would need the gymnasium, activity room and downstairs restroom areas Monday–Friday 3-9pm. Ideally, we would have youth activities from 3-5pm and from 5-9pm teens/ adults during the weekday. These times are subject to change based upon the request and demand of programs. The weekend hours are somewhat intermittent with current usage being 11am-1pm and 5-7pm on Saturday and 10am-1pm on Sundays in the gym. It should be noted that we do see a decrease of indoor activity participation for youth programs during the summer months due to the lack of staffing, volunteers or contracted instructors willing to offer programs in the summer. It is also helpful to have the ability to use the gymnasium for random days and times during the summer months as a backup location for City of Homer Community Recreation activities if and when the local high school gym is closed due to maintenance.

How much a tenant is able to pay for space on a monthly basis

The City of Homer Community Recreation program currently generates \$9,000-\$12,000 per year with existing activities in the HERC. I would conservatively estimate approximately \$850-\$950 per month. Relevant to the issue of paying for space for municipal programming, the City of Homer Community Recreation program pays \$6,000 a year for combined use of both Homer High School and Homer Middle School that includes office space, free use of equipment, office supplies and some photo copying.

What improvements to the space would be necessary for tenant to occupy the space

At the present time, per State Fire Marshall approval, the City of Homer Community Recreation program can operate in the facility "as is" with no upgrades needed for the short term. The ideal improvements for long term use would include: improving facility accessibility, upgrades to the rest rooms, hot mopping of the gymnasium and activity room roofs and a floor refinishing and repainting of floor lines. It would be helpful to have a small office space for staff and volunteers for registration, record keeping, computer/internet access, equipment storage but the programs can do without these as space for activities is the priority.


If/how much tenant would be willing to contribute in capital costs to improvements

This is up to the Homer City Council.

How long of a lease tenant would be willing to commit to

Indefinitely.

February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3 10am-1pm PICKLEBALL at HERC GYM	4 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	5 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	6 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	7 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	8 5-8pm PICKLEBALL at HERC GYM	9 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
10 10am-1pm PICKLEBALL at HERC GYM	11 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	12 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	13 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	14 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	15 5-8pm PICKLEBALL at HERC GYM	16 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
17 10am-1pm PICKLEBALL at HERC GYM	18 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	19 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	20 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	21 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	22 5-8pm PICKLEBALL at HERC GYM	23 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
24 10am-1pm PICKLEBALL at HERC GYM	25 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	26 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	27 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	28 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM		



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February 6, 2019

Katherine Schake
Natural Resource Specialist
Homer Soil & Water Conservation District
4014 Lake Street, Suite 201A

Dear Ms. Schake,

The City of Homer is in support of Homer Soil & Water Conservation District's efforts to treat invasive species in the state right-of-way. The City of Homer appreciates that Homer Soil and Water will make every effort to limit the adverse effect of herbicides to the environment by working in conjunction with DOT and DEC utilizing the DOT Integrated Vegetation Management Plan.

The City of Homer does not object to Homer Soil and Water applying a systemic broad-leaf selective herbicide to an area of less than 0.4 acres at the intersection of Skyline Drive and Katie Jean Circle. The target invasive is the plant *Vicia cracca* (bird vetch.)

The City of Homer appreciates that this process will follow the proper guidelines including a 30 days public notice period, appropriate signage on site, and supervision by DEC and DOT staff.

Sincerely,

Katie Koester
City Manager

New Ramp 2 Restroom Opens February 2, 2019

Public Works completed the final inspection of the new restroom on January 24, 2019. A punch list of work items was developed; these items will be completed in the next week. The restroom will be opened for public use early in February. Construction was completed by Beachy Construction, Homer, Alaska.

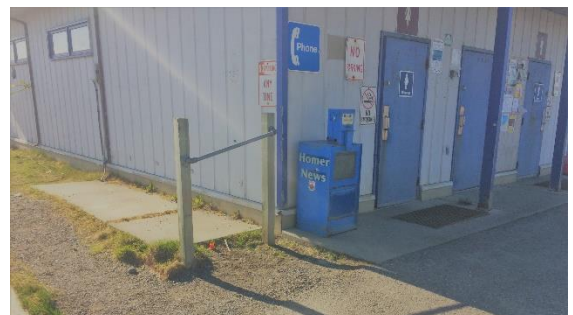


The City of Homer provided funding for the design. The construction of this project was funded by the Land and Water Conservation Fund grant (50%) and the City of Homer/Kenai Peninsula Borough Commercial Passenger Vessel (CPV) Tax Program grant funds (50%). The \$526,680 budget for the construction project was established by the City Council, actual construction costs totaled \$473,405.



The existing restroom was built in 1974 and was 45 years old when demolished in August 2018. The new restroom utilizes the existing

foundation and utility connections; and is designed to reduce energy usage and maintenance costs.



Old Ramp 2 Restroom

