

## 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:** None
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. HAPC minutes from May 18, 2016 **Page 1**
6. **Presentations:** None
7. **Reports:** Staff Report PL 16-28 City Planner's Report **Page 5**
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 16-29 Draft Ordinance 16-xx, Amending HCC 21.41.040  
Basis for establishing flood hazard areas. **Page 9**
9. **Plat Consideration:**
  - A. Staff Report 16-30 for Glacierview Subdivision 2016 Replat, Preliminary Plat. **Page 19**
10. **Pending Business:**
  - A. Staff Report 16-31 Comprehensive Plan Update Chapter 6 Parks and Recreation (formerly Chapter 7) **Page 35**
11. **New Business:**
  - A.
12. **Informational Materials:**
  - A. City Manager's Report, May 23 2016 **Page 41**
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:** Next regular meeting is scheduled for June 15, 2016. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



Session 16-08, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on May 18, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, BRADLEY, HIGHLAND, STEAD, STROOZAS

ABSENT: ERICKSON, VENUTI

STAFF: CITY PLANNER ABBOD  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

Chair Stead called for a motion to approve the agenda.

STROOZAS/HIGHLAND SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Public Comment**

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

### **Reconsideration**

### **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 and considered in normal sequence.

A. Approval of Minutes of March 16, 2016 Regular Meeting Minutes

B. Time Extension: Foothills Sunset View Estate Add. No. 2

Chair Stead called for a motion to adopt the consent agenda.

BOS/STROOZAS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

### **Presentations**

## **Reports**

### **A. Staff Report PL 16-26, City Planner's Report**

City Planner Abboud reviewed the staff report.

There was brief discussion about the Main Street intersection and Pioneer Avenue improvements; and

Commissioner Highland said she would report at the June 27<sup>th</sup> City Council meeting.

## **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.

## **Plat Consideration**

## **Pending Business**

## **New Business**

### **A. Staff Report 16-27 Hickerson Memorial Cemetery**

City Planner Abboud reviewed the staff report.

Commissioner Highland said she spoke to Grant at Peninsula Memorial Funeral Home who explained that about 70% of bodies in Homer are cremated and 30% buried. Of that 30%, half are embalmed. He said a niche wall would run about \$25,000. In relation to vaults, he suggested either require them or don't because if you only require bodies that are embalmed to be vaulted, there may be people who try to get around it. She also talked about working with volunteer groups to help clean up and maintain the cemetery.

The Commission addressed the benefits of a niche wall and agreed that when considering the number of urns it could hold and minimization of space use and environmental impact, \$25,000 doesn't seem like an unreasonable expense.

STROOZAS/BRADLEY MOVED THAT THE PLANNING COMMISSION APPROVES THE RECOMMENDATIONS IN STAFF REPORT 16-27 FOR THE HICKERSON MEMORIAL CEMETERY AND FORWARD TO CITY COUNCIL FOR APPROVAL.

Brief discussion ensued regarding question five in the staff report and considered if putting out do we want to be in the cemetery business was the best way to phrase it. Commissioners felt that the City has been maintaining it since 1970 and it wouldn't be appropriate to just let it go. If someone did decide they wanted to take it over and manage it, it could be risky given the financial climate and the amount of work needed at the cemetery. If it is the direction the city wants to go, a better strategy would be to take care of the improvements first for nicer exit from the responsibility.



HIGHLAND/BRADLEY MOVED TO AMEND NUMBER FIVE AND CHANGE THE TITLE TO “PLANNING FOR THE FUTURE?”

There was brief discussion.

VOTE (Amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Informational Materials**

A. City Manager’s Report – May 4, 2016

### **Comments of the Audience**

### **Comments of Staff**

### **Comments of the Commission**

Commissioner Stroozas commented that May 21<sup>st</sup> is Armed Services Day and the Homer Elks Lodge will be bringing some service people from Ft. Wainwright for a glacier tour and fishing. On Saturday there will be a picnic that is open to the public from 4:00 to 7:00 pm. He also advised he will be absent on June 1<sup>st</sup>.

Commissioner Bradley commented about her love of cemeteries throughout different countries and continents that she’s been to. It’s exciting to see how we are planning for the future and she hope we can make Homer’s cemetery great.

Commissioner Bos and Highland had no comments.

Chair Stead thanked everyone for their work tonight.

### **Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 7:11 p.m. The next regular meeting is scheduled for June 1, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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





# City of Homer

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

## Planning

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(p) 907-235-3106

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### Staff Report 16-28

TO: Homer Advisory Planning Commission  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: June 1, 2016  
SUBJECT: City Planner's Report

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Congratulations to Franco for his reappointment to the KPB Planning Commission. It's a three-year terms that will expire July 1, 2019.

**Hazard Mitigation Grant Program (HMGP):** The Planning Office submitted an "Intent to Apply" to the State of Alaska, HMGP. The application includes three structures and a vacant parcel at the base of West Hill Road. The ground sluffing in this area reduces the stability of the area and threatens the Sterling Highway. If the application meets the State's criteria, then we will proceed with the full application which includes the voluntary willingness of the property owners involved.

### HAPC Spokesperson at City Council meetings:

June 13<sup>th</sup> Tom Stroozas

June 27<sup>th</sup> Roberta Highland

**Comprehensive Plan:** We are currently revising review of Chapter 6 and working with the Parks and Recreation Commission, Economic Development Commission, and Library Advisory Commission. With the change in staffing over the summer it's likely the timing of this project will change.

**Staffing:** Currently, Dotti is working Monday – Wednesday in the City Manager's Office and Thursday and Friday with the Planning Office. We are in the process of hiring a part-time person to take

### Attachments:

Hickerson memo



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## Memorandum

TO: Mayor Wythe and Homer City Council  
THROUGH: Rick Abboud, City Planner  
FROM: Homer Advisory Planning Commission  
DATE: May 20, 2016  
SUBJECT: Hickerson Memorial Cemetery

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The Commission held a work session on Wednesday May 4<sup>th</sup>, and invited neighboring property owners to comment. Part of the work session included a presentation about Soldotna's recent cemetery expansion and cemetery policy updates.

### Lessons learned:

- Homer needs to update its cemetery policies to reflect modern cemetery practices.
- Homer should provide a range of burial options, not just gravesites.
- Cemetery fees should be increased as needed to cover future expansion costs.
- Future expansions should be phased, and internment options adjusted to reflect market forces.
- Market demand for plot reservations is greater than the number of people actually being buried. When new plots are available for purchase, they will sell relatively quickly.

### Questions Considered:

#### 1. Should the city expand the cemetery?

Commission Consensus: Yes. City and area residents do not have an alternative burial site in the community. It is not reasonable to suddenly stop providing this service with no notice or time for the community to find an alternative. Further, the City has been planning this project for some time, including the land purchase in 2010. Cemetery fees should be increased as needed to cover the costs.

#### 2. Should the phase 1 expansion as designed be carried out?

Commission Consensus: Phase one should be reduced, and somewhat redesigned. There are several internment options that do not require as much land that should be included in the design. Cremains plots, a Columbarium (niche wall for urns), more compact grave layout and possibly a memorial plaque area could all be explored to make better use of the land. This would delay the need for future expansions, as well as better reflect market forces. Many people are cremated, but the current design has no cremains plots (which are smaller than a traditional gravesite); a full size grave is the only option in the current design.

3. What can be done to work with the neighbors?

The Commission held a work session and heard from a few neighbors. There was consensus that a more attractive cemetery, with updated and enforced policies is preferred over the current phase 1 design.

The current cemetery design is thought to have as much as a 50 year lifespan. Rather than look at a full build out, phase 1 should reflect current burial practices. When space starts to run out again in 5-10 years, the next phase of expansion can be adjusted to reflect market forces.

4. Long term, say in the next 10 years, would the City want another organization, private or non-profit, to run the cemetery? What partnership opportunities are there?

Commission Comments: Soldotna has several public/private/non-profit partnerships. These avenues can be explored, but the facility we build today needs to be something that another entity would reasonably want to be part of. For example, most cemeteries have amenities such as benches, some trees, etc. If the phase 1 design can incorporate these ideas, other entities can purchase the amenities over time. Memorial benches purchased by loved ones or nonprofit groups are common at other cemeteries. Further, staff explored how the City of Soldotna manages their recent cemetery expansion. Their adopted policy manual provides explicit rules that Homer lacks. Homer's policies should be updated in conjunction with the cemetery expansion.

5. Planning for the future?

Commission Comment: The City got into the business in 1970. Perhaps in the future another organization will have the desire and capacity to take over some of the operational responsibilities. But the facility needs to be functional and of good design for that to occur. No one will want to take over a cemetery that is inefficient in its use of space, policies or operations.

**Recommendations:**

1. Direct the Planning Commission to continue to work with the neighborhood and public works to research and propose a reduced scale phase one project, to include a mix of burial options, preferably in time for fall construction of phase 1 road, parking and initial gravesites.
2. Delay reserving any new plots in phase 1 until city policies are updated (plots would be sold on the basis of immediate need, but would not be available for pre-purchase).
3. Work with the City Clerk's Office to update City cemetery policies to reflect modern cemetery practices (deliverable by December 2016). Allow pre-purchase of internments immediately after new policies are adopted.

**Attachment:** HAPC Unapproved Minutes from 5/18/2016 Meeting

**New Business**

A. Staff Report 16-27 Hickerson Memorial Cemetery

City Planner Abboud reviewed the staff report.

Commissioner Highland said she spoke to Grant at Peninsula Memorial Funeral Home who explained that about 70% of bodies in Homer are cremated and 30% buried. Of that 30%, half are embalmed. He said a niche wall would run about \$25,000. In relation to vaults, he suggested either require them or don't because if you only require bodies that are embalmed to be vaulted, there may be people who try to get around it. She also talked about working with volunteer groups to help clean up and maintain the cemetery.

The Commission addressed the benefits of a niche wall and agreed that when considering the number of urns it could hold and minimization of space use and environmental impact, \$25,000 doesn't seem like an unreasonable expense.

STROOZAS/BRADLEY MOVED THAT THE PLANNING COMMISSION APPROVES THE RECOMMENDATIONS IN STAFF REPORT 16-27 FOR THE HICKERSON MEMORIAL CEMETERY AND FORWARD TO CITY COUNCIL FOR APPROVAL.

Brief discussion ensued regarding question five in the staff report and considered if putting out do we want to be in the cemetery business was the best way to phrase it. Commissioners felt that the City has been maintaining it since 1970 and it wouldn't be appropriate to just let it go. If someone did decide they wanted to take it over and manage it, it could be risky given the financial climate and the amount of work needed at the cemetery. If it is the direction the city wants to go, a better strategy would be to take care of the improvements first for nicer exit from the responsibility.

HIGHLAND/BRADLEY MOVED TO AMEND NUMBER FIVE AND CHANGE THE TITLE TO "PLANNING FOR THE FUTURE?".

There was brief discussion.

VOTE (Amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.



# City of Homer

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## Planning

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### Staff Report PL 16-29

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: June 1, 2016  
SUBJECT: Draft Ordinance 16-xx, Amending HCC 21.41.040 Basis for establishing flood hazard areas.

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**Requested Action:** Conduct a public hearing and recommend that City Council adopt the ordinance.

**Introduction:** The Federal Emergency Management Agency (FEMA) has issued new floodplain maps for the Homer Spit which represents the 1% chance of a flood event happening in any given year.

The map adoption process is two-fold; the maps themselves must be adopted and the City's Floodplain code must be updated. FEMA backed flood insurance policies are only available to citizens in communities that participate in the National Flood Insurance Program (NFIP). Homer is a NFIP community so the City must adopt these new maps and the code amendments by October 20, 2016. The first step is for the HAPC to review the map and code amendments, and then forward a recommendation to the City Council for adoption.

**Analysis:** FEMA is updating flood maps in Homer as part of a borough-wide effort to update flood hazards. Our maps update the flood levels on property found along Kachemak Bay the are east and west of the Spit in the Old Towne, Beluga Slough, and Beluga Lake Areas. Most all of the area adjusts the elevations to a lower level that currently designated. The only proposed change to our written code is a reference to the new maps as those dated October 20, 2016. No other code language is changing.

**How to read the Maps:** The maps show areas that may be affected by a 1% chance of a flood event in any given year. These maps also state the type of flood zone; an **A** zone or **V** zone. If there is a number following the letter, that is the elevation at which flooding is expected to occur, which is known as the Base Flood Elevation (BFE). The "**AE**" zone denotes areas of shallow flooding with the Base Flood Elevation determined. The "**VE**" zone denotes areas in the Velocity (wave action) zone, with Base Flood Elevation determined. For example, a property that is within a "**VE24**" zone is in the "Velocity zone with and Base Flood Elevation of 24 feet."

**General summary of the new maps:** The changes on the maps represent a more “favorable” level of flood hazard for property owners. This will mean that they may have reduced rates for flood insurance on existing properties where the flood hazards have been mapped at a lower level and new properties may not have to be built as high to comply with current maps.

**Staff Recommendation:** Conduct a public hearing and recommend that City Council adopt the ordinance.

### **Attachments**

Memo 16-05  
Ordinance 16-xx  
Public notice





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# Memorandum 16-05

TO: Homer Advisory Planning Commission

FROM: Rick Abboud

DATE: May 19, 2016

SUBJECT: Draft Ordinance 16-xx, adopting Flood Insurance Rate Maps (FIRM) dated October 20, 2016 and amending HCC 21.41 Flood Prone Areas.

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**This memo contains the planning staff review of the zoning code amendment as required by HCC 21.95.040.**

**21.95.040 Planning Department review of code amendment.** The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

**a.** Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

*Staff response:* The proposed amendments are consistent with the Comprehensive Plan and support several objectives in the Land Use Chapter including; developing clear and well-defined land use regulations, requiring development practices that protect environmental functions, and encouraging high quality site design and buildings.

**b.** Will be reasonable to implement and enforce.

*Staff response:* The proposed amendment provide a clear direction to the delineation of lands for regulation and clear guidelines for the development of those lands as recommended by the Federal Emergency Management Agency (FEMA).

**c.** Will promote the present and future public health, safety and welfare.

*Staff response:* The proposed amendments have been crafted with the specific goal of protecting life and property in relation to scientifically identified and delineated hazards to the citizens of Homer Alaska.

**d.** Is consistent with the intent and wording of the other provisions of this title.

*Staff response:* The amendments have been reviewed by the City Attorney and are deemed consistent with the intent and wording of the other provision of this title.

**21.95.010 Initiating a code amendment.**

*Staff response:* The code amendment was initiated by the City Planner as permitted by HCC 21.95.010(d)

**21.95.030 Restriction on repeating failed amendment proposals.**

*Staff response:* This section of code is found to be not applicable.

**CITY OF HOMER  
HOMER, ALASKA**

Planning

**ORDINANCE 16-**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HCC 21.41.040, BASIS FOR ESTABLISHING FLOOD HAZARD AREAS, ADOPTING THE FLOOD INSURANCE STUDY FOR THE KENAI PENINSULA BOROUGH AND INCORPORATED AREAS, ALASKA DATED OCTOBER 20, 2016 WITH ACCOMPANYING FLOOD INSURANCE RATE MAPS (FIRMS).

WHEREAS, The City must participate in the National Flood Insurance Program to be eligible for emergency federal funding in case of disaster; and

WHEREAS, Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study” for the Kenai Peninsula Borough and Incorporated Areas, dated October 20, 2016; and

WHEREAS, As part of the program the Homer maps have been updated; and

WHEREAS, The Flood Insurance Rate Maps dated October 20, 2016 must be adopted by the City in order for the City to continue to participate in the floodplain program; and

WHEREAS, The City’s floodplain code was reviewed by FEMA and found to be in compliance with the requirements of the National Flood Insurance Program; and

WHEREAS, The Homer Advisory Planning Commission conducted a public hearing on June 1, 2016, and recommend that the City Council adopt this ordinance.

NOW, THEREFORE, CITY OF HOMER ORDAINS:

Section 1. HCC 21.41.040, Basis for establishing flood hazard areas, is amended to read as follows:

21.41.040 Basis for establishing flood hazard areas. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study for the **Kenai Peninsula Borough and Incorporated Areas,** Alaska,” dated **October 20, 2016,** with accompanying Flood Insurance Rate Maps (FIRM), are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and FIRM are on file in the Planning Department.

Section 2. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of  
\_\_\_\_\_ 2016.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHER, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



## City of Homer

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(p) 907-235-3106

(f) 907-235-3118

May 19, 2016

Dear Property Owner,

You are being sent this letter because your property may be in a mapped floodplain. The Federal Emergency Management Agency (FEMA) has provided Homer with updated Flood Insurance Rate Maps (FIRMs). The City of Homer will be adopting these maps which affect properties along Kachemak Bay that are **east and west of the Spit, in the Old Towne area, and the Beluga Slough and Beluga Lake area**. The Spit is not included because it was updated in 2013.

### How will these map changes affect you?

If you have flood insurance, the new maps may affect your flood insurance rates. If you are planning new construction on your property, the new maps may affect how the new structure is built, and how much the building must be elevated above the flood zone.

### What do the maps depict?

The maps show areas that may be affected by a 1% chance of a flood event in any given year. These maps also state the type of flood zone; an **A** zone or **V** zone. If there is a number following the letter, that is the elevation at which flooding is expected to occur, which is known as the Base Flood Elevation (BFE). The "**AE**" zone denotes areas of shallow flooding with the Base Flood Elevation determined. The "**VE**" zone denotes areas in the **V**elocity (wave action) zone, with Base Flood Elevation determined. For example, a property that is within a "**VE24**" zone is in the "**V**elocity zone with and Base Flood Elevation of **24** feet."

### Where can I find more information?

Call or visit the Planning Office at City Hall, or visit our website. Information includes the flood maps, information on flood insurance and how best to protect yourself from a flood hazard. <http://www.cityofhomer-ak.gov/planning/coastal-flood-maps-permits-and-flood-information>.

Sincerely,

Rick Abboud, AICP

City Planner

907-235-3106

Att:

Public Notice

Vicinity Map of mapped Flood Hazard Areas

## PUBLIC NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, June 1, 2016 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matters:

**Draft Ordinance 16-xx, Amending HCC 21.41.040 Basis for establishing flood hazard areas. This ordinance will adopt "The Flood Insurance Study for the Kenai Peninsula Borough and Incorporated Areas, Alaska," dated October 20, 2016 with accompanying Flood Insurance Rate Maps (FIRM).**

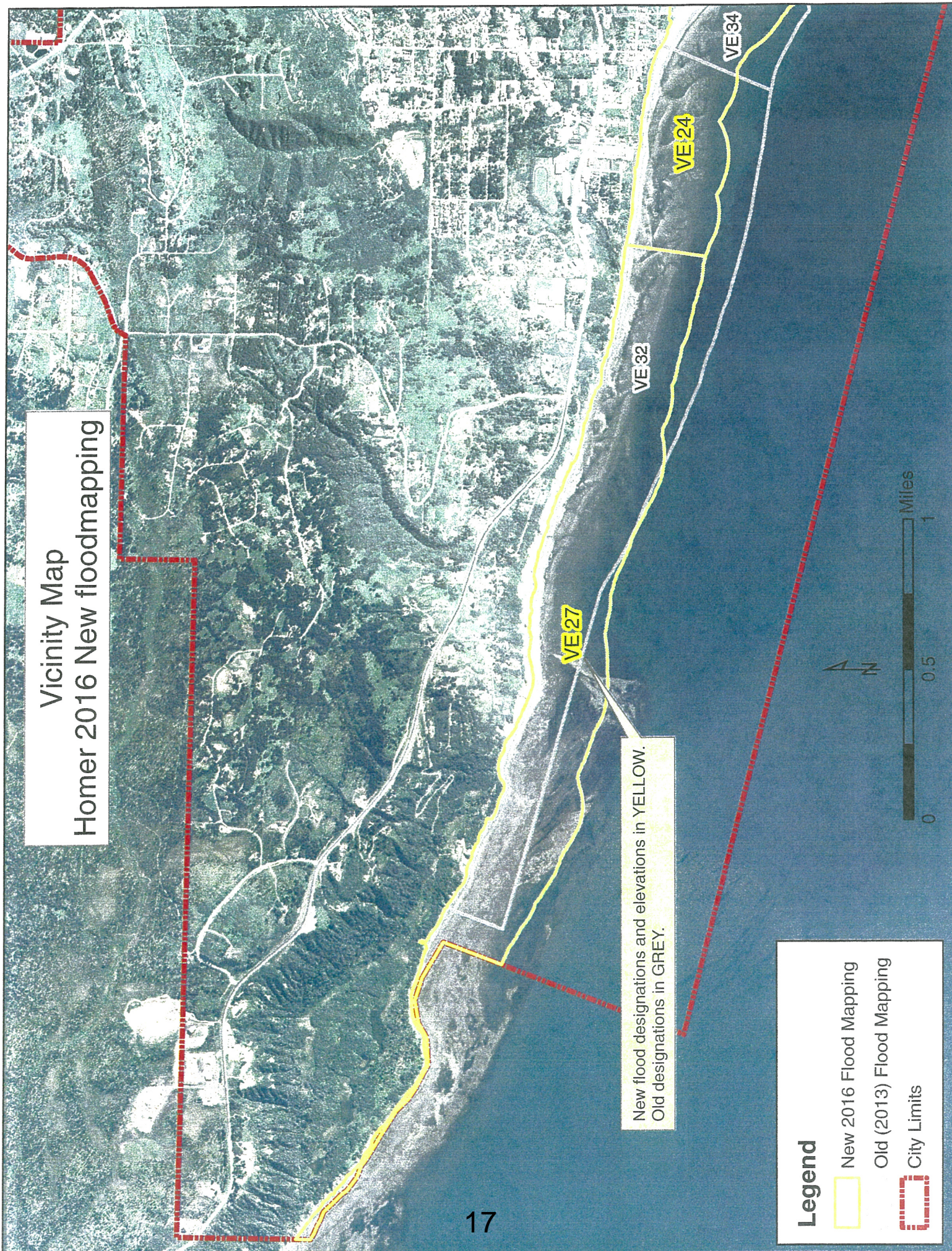
The new maps update the regulated flood hazard areas within the City of Homer. The areas included in this map update are properties along Kachemak Bay that are east and west of the Spit, in the Old Towne area, and the Beluga Slough and Beluga Lake area. The Flood Insurance Study and the FIRM are available for review in the Planning Office. The updated floodplain maps can also be found at **[www.cityofhomer-ak.gov/planning](http://www.cityofhomer-ak.gov/planning)**

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 draft ordinance and updated maps are available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact City Planner Rick Abboud in the Planning and Zoning Office at 235-3106.



# Vicinity Map Homer 2016 New floodmapping



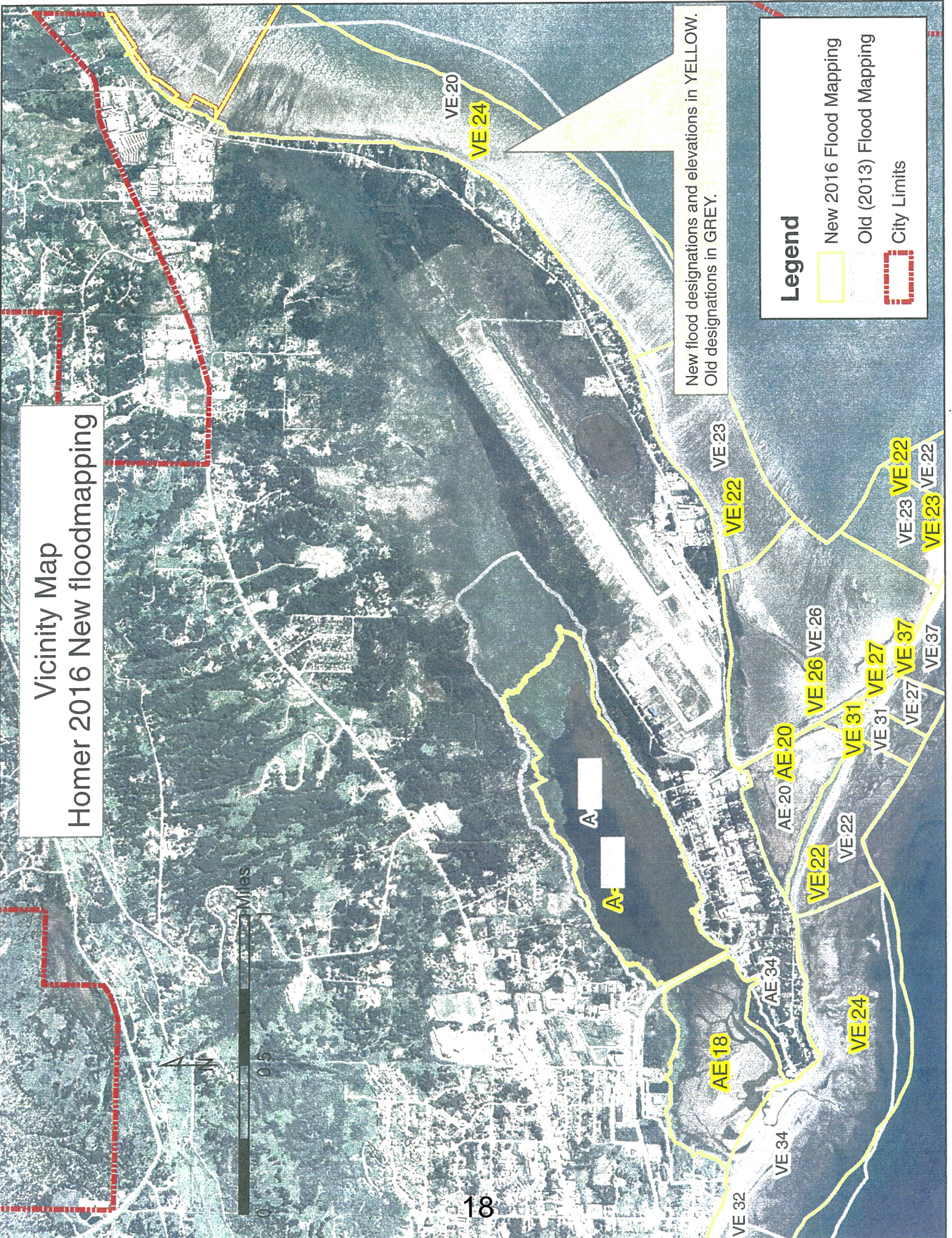
New flood designations and elevations in YELLOW.  
Old designations in GREY.

## Legend

- New 2016 Flood Mapping
- Old (2013) Flood Mapping
- City Limits



# Vicinity Map Homer 2016 New floodmapping







# City of Homer

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### Staff Report 16-30

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: June 1, 2016  
SUBJECT: Glacierview Subdivision 2016 Replat

**Requested Action:** Preliminary Plat approval for the vacation of a common lot line, creating one larger lot from two smaller lots.

#### General Information:

Applicants:	Seabright Survey + Design Kenton Bloom, PLS 1044 East End Rd, Suite A Homer, AK 99603	Scott Smith, YWAM Arctic Mercy PO Box 959 Homer, AK 99603
Location:	On Svedlund Street east of the Homer Senior Center	
Parcel ID:	Lot 5, 17720108. Lot 6 is 17720107	
Size of Existing Lot(s):	Lot 5 is 0.94 acres. Lot 6 is 0.72 acres	
Size of Proposed Lots(s):	Lot 5-A will be 1.662 acres	
Zoning Designation:	Residential Office District	
Existing Land Use:	7 unit apartment building and 4 rental cabins.	
Surrounding Land Use:	North: Residential South: Business, car wash, café and office East: Vacant West: Senior Center and multi-unit housing.	
Comprehensive Plan: Ch 4, Goal 3:	Encourage high quality buildings and site design that complements Homer's beautiful natural setting.	
Wetland Status:	There are no designated wetlands.	
Flood Plain Status:	Zone D, areas in which flood hazards are undetermined, but possible.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available.	
Public Notice:	Notice was sent to 64 property owners of 82 parcels as shown on the KPB tax assessor rolls.	

**Analysis:** This subdivision is within the Residential Office District. This plat vacates a common lot 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 the City of Homer 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. No public use areas are dedicated with this plat.

- 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. Note: Included in back up material is City of Homer Resolution 97-83, designating "Harry's Alley". This is mislabeled in the KBP Parcelviewer and other documents where "Harry's Aly" is labeled on the unnamed Alley to the south of the subject property.

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

**Staff Response:** The plat meets this requirement.

- 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 this requirement.

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

**Staff Response:** The plat meets these requirements (not applicable).

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

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

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

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

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

**Staff Response:** The plat meets these requirements. No rights-of-way are dedicated by this action.

- 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:** This plat meets this requirement; there are no apparent encroachments. The existing apartment building has an approved Determination of Nonconforming Structure dated February 18, 2016, regarding the setback from Svedlund Street.

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

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

**Public Works Comments:** No comments.

**Fire Department Comments:** There are no fire department issues.

**Staff Recommendation:** Planning Commission recommend approval of the preliminary plat .

**Attachments:**

1. Preliminary Plat
2. Resolution 97-83
3. Public Notice
4. Aerial Map
5. Nonconforming determination





CITY OF HOMER  
HOMER, ALASKA

RESOLUTION 97 - 83

A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
ALASKA NAMING AN UNNAMED ALLEY LOCATED  
WITHIN THE GLACIER VIEW SUBDIVISION NO. 1  
SUPPLEMENTAL PLAT WITHIN THE CITY OF HOMER, ,  
ALASKA, HARRY'S ALLEY

WHEREAS, Harry E. Gregoire has been a resident of Homer, Alaska since 1946; and,

WHEREAS, he contributed to the population of Alaska by having five sons and two daughters; and,

WHEREAS, he served his country as a Second Lieutenant field commission with the U.S. Army Corps of Engineers for three years and nine months during World War II; and,

WHEREAS, he served the Kenai Peninsula Borough and the unincorporated City of Homer as a member of the Public Utility District for various years prior to 1964; and,

WHEREAS, he served the City of Homer as a Homer City Councilperson from 1988 to October 4, 1990; and,

WHEREAS, he served the City of Homer as the Mayor of Homer from November 5, 1990 to October 1996; and,

WHEREAS, he served the City of Homer as a member of the Economic Development District; and,

WHEREAS, he currently serves the City of Homer and the Kenai Peninsula Borough as a registered agent of the North Pacific Volcano Interpretive Center, Inc. from its inception on February 8, 1996 and continues to serve as a Board Member of the re-named North Pacific Volcano Learning Center (NPVLC) Inc.; and,


WHEREAS, he currently serves the City of Homer and the Kenai Peninsula Borough as a member of the South Peninsula Hospital Service Area Board; and,

WHEREAS, he currently serves the City of Homer and the Kenai Peninsula Borough as a member of the Board of Directors of Homer Senior Citizens Inc.

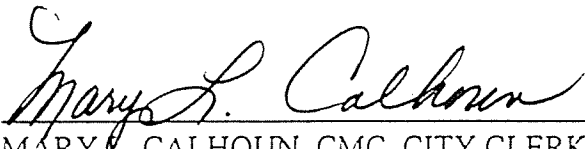
NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska adopts a resolution of the City Council of Homer, Alaska naming an unnamed alley located within the Glacier View Subdivision No. 1 Supplemental Plat within the City of Homer, Alaska, HARRY'S ALLEY

PASSED AND ADOPTED by the Homer City Council this 13 day of Oct, 1997.

CITY OF HOMER

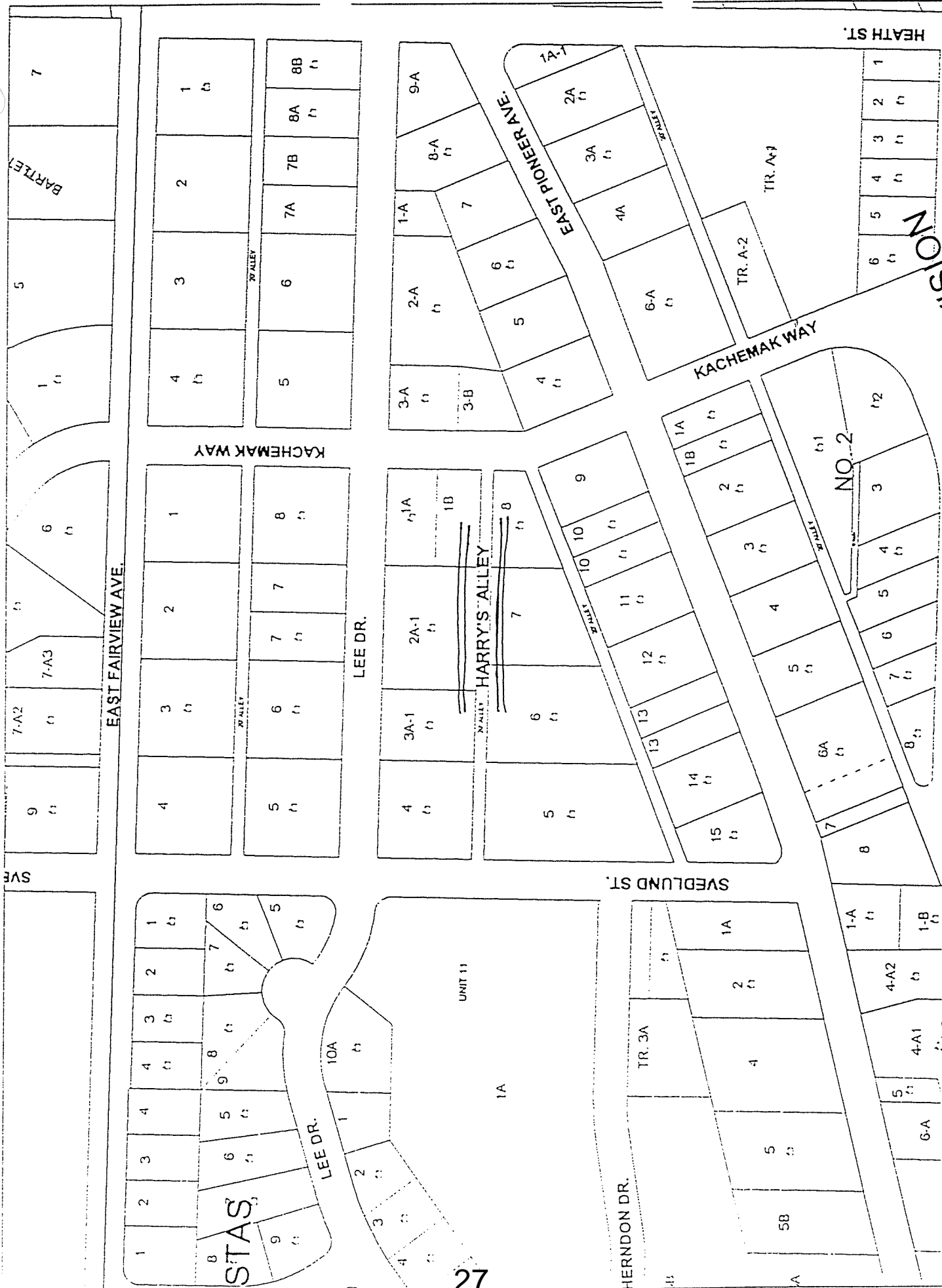
  
\_\_\_\_\_  
JACK CUSHING, MAYOR

ATTEST:

  
\_\_\_\_\_  
MARY L. CALHOUN, CMC, CITY CLERK







## 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:

### **Glacierview Subdivision 2016 Preliminary Plat**

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, June 01, 2016 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

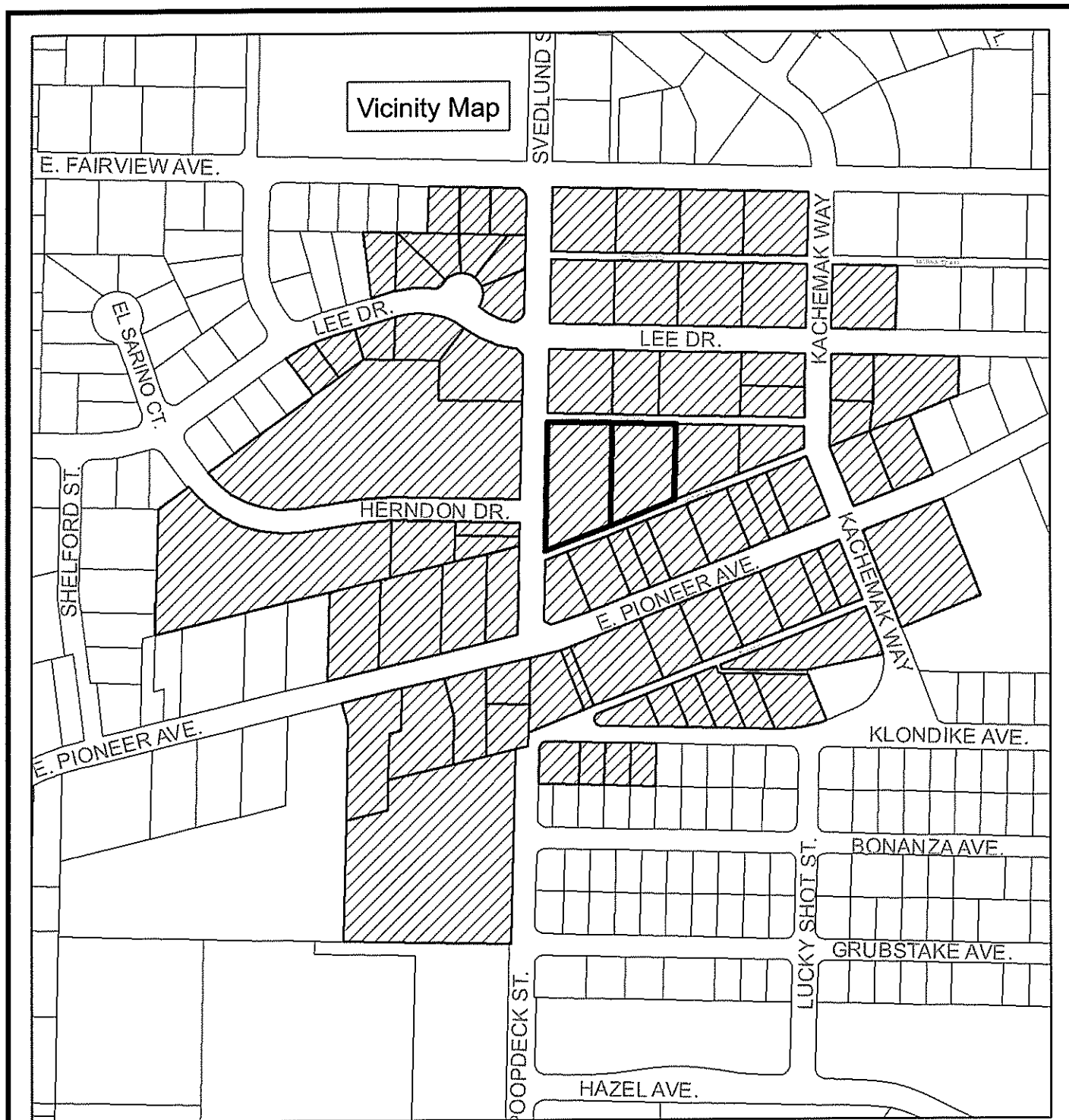
Anyone wishing to present testimony concerning these matters may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

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

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

.....

**VICINITY MAP ON REVERSE**



*City of Homer  
Planning and Zoning Department*

5.17.16

## Glacierview Subdivision 2016 Replat

Marked lots are within 500 feet  
and property owners notified

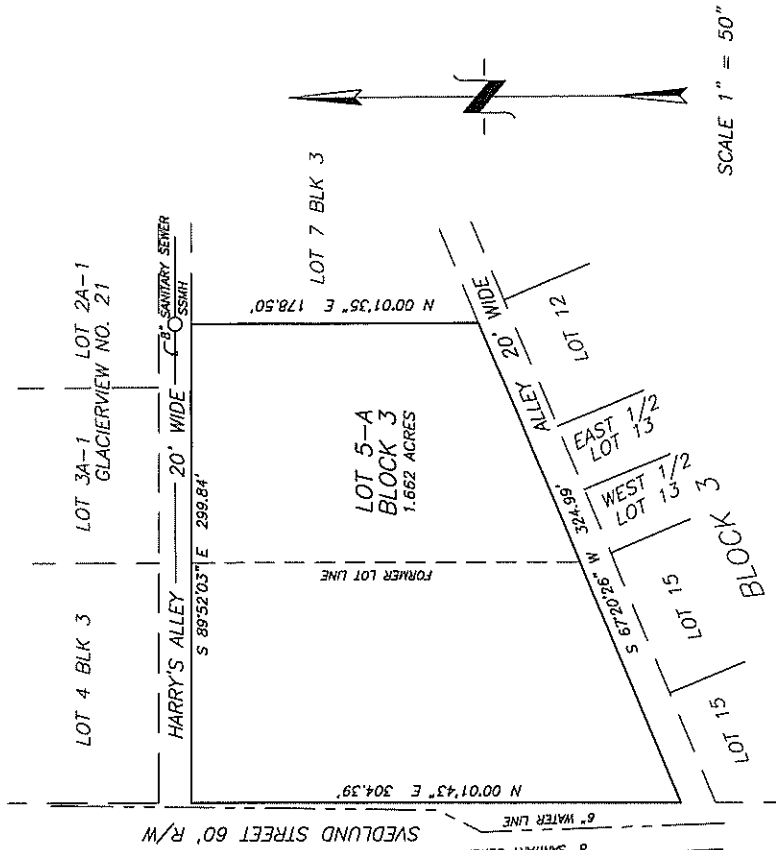


*Disclaimer:  
It is expressly understood the City of  
Homer, its council, board,  
departments, employees and agents are  
not responsible for any errors or omissions  
contained herein, or deductions, interpretations  
or conclusions drawn therefrom.*

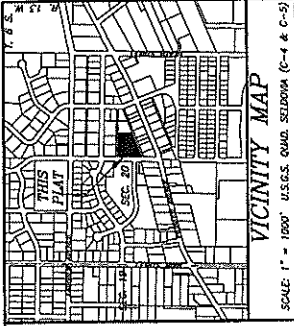
THIS PLAN WAS APPROVED BY THE KENAI  
PENINSULA BOROUGH PLANNING COMMISSION AT  
THE MEETING OF

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

DATE \_\_\_\_\_



SCALE 1" = 50'



SCALE: 1" = 1000' U.S.G.S. QUAD. SELDONIA (C-4 & C-5)

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

SCOTT SMITH FOR: YNAM ARCTIC MERCY, INC  
P.O. BOX 959  
HOMER, ALASKA 99603

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2016  
\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

THE PARENT SUBMISSION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON [DATE]. WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

1. THE FRONT 15' ADJOINING ALL RIGHTS-OF-WAY IS A UTILITY EASEMENT. [H49C RECOMMENDATION]
2. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
4. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THIS REPLAT IS BASED ON RECORD INFORMATION SHOWN ON THE PLAT OF GLACIERVIEW SUBDIVISION NO. 1 (HMC000301). NO FIELD SURVEY WAS PERFORMED AND NO CORNERS WERE FOUND OR SET.
7. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

HOOPER RECORDING DISTRICT

A REPLAT CONCERNING LOTS 5 AND 6, BLOCK 3,  
GLACIERVIEW SUBDIVISION NO. 1 (H40000301)  
LOCATED WITHIN THE NE 1/4 NW 1/4, SEC 20,  
T. 6 S., R. 13 W., S.M., LOCATED WITHIN THE  
CITY OF HOMER, KENAI PENINSULA BOROUGH,  
THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 1.662 ACRES M/L

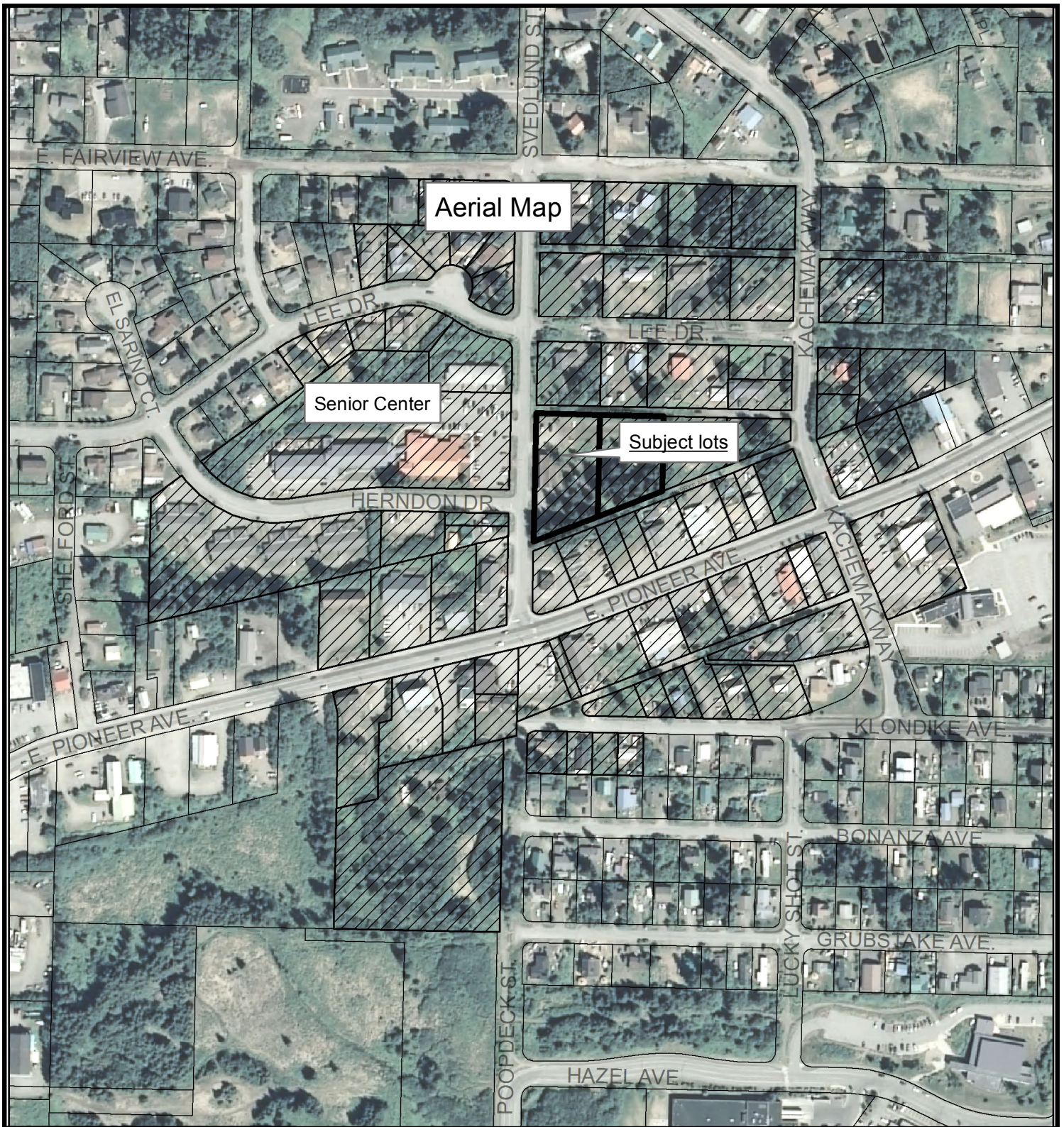
KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 235-4247

DRAWN BY: SCS	CHKD BY: KB	JOB #2016-11
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DATE: 4/2016 SCALE: 1"=50' SHEET #1 OF 1





City of Homer  
Planning and Zoning Department

5.17.16

## Glacierview Subdivision 2016 Replat

Marked lots are within 500 feet  
and property owners notified  
2013 photo



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

### Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3106

(f) 907-235-3118

### DETERMINATION OF NONCONFORMING STRUCTURE

DATE: February 18, 2016  
Location: 3936 Svedlund Street  
Parcel ID: 17720108  
Legal: GLACIER VIEW SUB NO 1 SUPPLEMENT AL PLAT LOT 5 BLK 3

#### **Analysis of Nonconforming Structure**

Based on the September 20, 2015 as-built survey, the two-story apartment building encroaches into the 20 foot building setback of Svedlund Street.

The property was platted in 1950 and a Building Permit to construct a 10-unit efficiency apartment was issued on May 12, 1975. During the time of construction, the Kenai Peninsula Borough (KPB) did not require setbacks per KPB Ord. 78-37. The structure became nonconforming when KPB transferred planning and zoning administration to the City of Homer, Alaska which adopted of Homer's Zoning Code in 1982.

#### **Timeline and evidence of existing structure per HCC 21.61.050**

1950	Glacier View Subdivision was platted with no notes regarding building setbacks.
1975, May 12	Building Permit No. 75-5-13 was issued.
1975, July 8	KPB aerial photo showing an excavated pad.
1975	The KPB tax assessment records indicated year built 1975.
1980 Dec. 8	Disconnect order stating 10 apartments and 2 cabins.
1982, Sept 28	KPB delegates Planning and Zoning Administration to the City of Homer. KPB 82-15.
1983, Jan. 10	City of Homer, Title 21 Planning and Zoning standards. Ord. 82-21.
1984	KPB aerial photo showing a rectangle footprint, the 10plex.
2015, Sept. 20	As-built survey showing the 10-plex building encroaching ft into the 20 ft front building setback

**HCC 21.61.030 Nonconforming structures.** A nonconforming structure may be continued so long as it remains otherwise lawful, subject to the following provisions

a. A nonconforming structure may be enlarged or altered, but only if it does not increase its nonconformity;

**Analysis:** Based on Kenai Peninsula Borough tax records, the structure has not been altered. Aerial photos also show no dimensional changes to the structure.

**Finding:** Since 1975, the time of the initial construction, the structure has not been enlarged or altered in a manner that would increase the nonconformity.

b. If a nonconforming structure is moved for any reason for any distance whatsoever it shall thereafter conform to the code provisions applicable in the zone in which it is located after it is moved.

**Analysis:** Based on the 1975 and 1984 aerial images and the 2015 survey, this structure has not moved.

**Finding:** The structure has not been moved.

c. If a nonconforming structure or nonconforming portion of a structure is damaged by any means to an extent of more than fifty percent of its replacement cost at time of the damage, it shall not be reconstructed except in conformity with the provisions of Homer City Code.

**Finding:** There is no evidence that the nonconforming structure has been damaged by more than fifty percent of its replacement cost.

d. If at any time a nonconforming structure is abandoned or brought into conformity with this title, the structure shall thereafter conform to all the regulations of the district in which it is located, and the nonconforming structure shall not be allowed to continue in use.

**Finding:** The structure is in use. No evidence has been found that would indicate abandonment.

**21.61.050 Proof of nonconforming use or structure.**

a. It is the responsibility of the owner to produce evidence proving the existence and continuous use of every lawful nonconforming use and structure.

b. Proof of the following nonconforming uses and structures shall be submitted to the City Planner:

HCC 21.61.050(b)(3): Structures that existed lawfully on or before September 27, 1982.

**Finding:** The Kenai Peninsula Borough Tax assessor indicates the existence of the structure prior to 1982.

d. Upon presentation of such proof, the reviewing authority finds to be a nonconforming use or structure under HCC §21.61.010. For each use or structure that the reviewing authority finds to be a nonconforming use or structure under HCC §21.61.010, the reviewing authority shall adopt a written decision that includes a complete description of the nonconforming use or structure.

**Determination:**


Proof of a lawful nonconforming structure at 3996 Svedlund Street has been submitted and it is determined that setbacks along the west lot line that fronts Svedlund Street as displayed on the attached as-built, dated September 20, 2015 are accepted as nonconforming:

**The west side of the 10-plex is nonconforming due to a 10.6 – 12.1 foot setback from the west lot line along Svedlund Street.**

Note 5 on as-built survey: The upper story walkway on the west side of the two story apartment building extends four feet toward Svedlund Street and is over the top of a ground level concrete walkway.

Note: All rights regarding the continuation or termination of nonconforming structures are found in the Homer City Code. It is recommended that all rights and regulation regarding any development or reconstruction on this site be reviewed prior to the commencement of any improvements.

Att:	1973	City of Homer, Resolution 73-8 re-zoning request.
	1975, May 12	Building Permit No. 75-5-13 was issued.
	1975	The KPB tax assessment records indicated year built 1975.
	1975, July 8	Aerial image showing excavated foundation pad.
	1980 Dec. 8	Disconnect order stating 10 apartments and 2 cabins.
	1984	KPB aerial photo showing a rectangle footprint, the 10plex.
	2015, Sept. 20	As-built survey

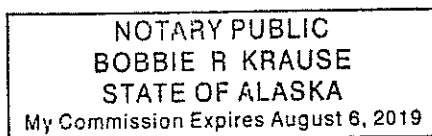
  
Rick Abboud, City Planner

2/18/16  
Date

State of Alaska       )  
                                  ) ss.  
Third Judicial District )

The foregoing instrument was acknowledged before me this 16th day of       October 2015,

by Rick Abboud



  
Notary Public in and for Alaska

My Commission Expires: 08/06/19





## City of Homer

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

## Planning

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Homer, Alaska 99603

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

### STAFF REPORT PL 16-31

**TO:** Homer Advisory Planning Commission  
**THROUGH:** Rick Abboud, City Planner  
**FROM:** Julie Engebretsen, Planning Technician  
**MEETING:** June 1, 2016  
**SUBJECT:** Comprehensive Plan Update Chapter 6

**Requested Action:** Review the draft Parks and Recreation of chapter six and provide comments

### GENERAL INFORMATION

Julie has worked with Parks, Art, Recreation and Culture Advisory Commission on significant revisions. In the current plan, Chapter 7 Parks, Recreation and Culture, is its own chapter and contains many duplications with other parts of the plan. Once staff removed duplicate references, there really was not enough substance to keep it as a separate chapter. Additionally, almost all other city services are covered in Chapter 6, Public Services and Facilities. (The Economic Development Chapter also has some park and art references, and these will be retained). The Commission agreed with staff it makes sense to get rid of the duplications, and include parks in with the other city services, rather than separate out this one aspect of city services.

### STAFF COMMENTS/RECOMMENDATIONS:

1. Review Object E, Parks and Recreation, and provide any comments

### ATTACHMENTS

1. Chapter 6, draft section E, Parks and Recreation

## CHAPTER 6 PUBLIC SERVICES & FACILITIES

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**Vision Statement:** The City should strive to provide public services and facilities that meet current needs while planning for the future. The City wishes to develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

**GOAL I:** Provide and improve city-operated facilities and services to meet the current needs of the community, anticipate growth, conserve energy, and keep pace with future demands.

*(Fire, police, library, port, water/sewer etc are listed here and each has their own section and goal. Parks and Recreation are addressed in Objective E)*

**Objective E: PARKS & RECREATION** - Identify resources needed to operate parks, recreation facilities and recreation programs, enhance City and community-sponsored year-round recreational facilities and programs to serve people of all ages, and support citizen efforts to maintain environmental quality and public use of beaches through the Beach Policy.

### Current Status

The City of Homer provides municipal parks and recreation services through two separate departments: the Parks Maintenance Division under Public Works and Community Recreation under Administration. The Parks division maintains and is responsible for daily operations associated with the City's summer campgrounds, parks, playgrounds, restrooms, and cemetery facilities. The Community Recreation Division is responsible for providing community based educational and recreational programming for community members of all ages. Through a partnership with the Kenai Peninsula Borough School District, Community Recreation is able to utilize the Borough owned fields and facilities located at both the Homer Middle and High Schools. Currently 4.73 FTE are budget for Parks (facilities), and 1 FTE for community recreation (programming). There is also a desire to better coordinate all efforts through a combined Parks and Recreation Department.

Long term, both parks facilities and programming need secure funding. One idea for facilities is to create an endowment fund, where city fund could be leveraged to allow private citizens to donate to it for the ongoing maintenance and improvement of the City's park system, thereby relieving some pressure from the City for parks. Alternately, the funds could be used as grants to support other organizations in their efforts to provide facilities. The community probably needs to weigh in on using public funds for private facilities. On the one hand endowment funding will help keep existing partner facilities open, and possibly allow for new facilities, but at the same time public parks need adequate funding as well.

The City's Public Art Program and public beaches fall under the purview of the Parks, Art, Recreation and Culture Advisory Commission. *Arts activities are addressed in Chapter 8, Economic Development.* The City has an adopted Beach Policy, which has historically been updated about every 7 years, generally in response to new or unresolved ongoing problems. As new challenges and opportunities arise, this document will need to be updated and the city will need to fund any plan implementation strategies.

## Near term

### Implementation Strategies

1. Research the year-round and seasonal staff needs to maintain and operate city park facilities and programs. Increase staffing and volunteer involvement as needed to provide basic City services.
2. Expand and promote the "adopt-a-park" program in which local businesses, service organizations, or youth groups care for a particular park.
3. Establish a park endowment fund through the City or in partnership with the Homer Foundation.
4. Conduct a cost benefit analysis on creating a unified Parks and Recreation Department that combines the Community Recreation and Parks Maintenance Division.
5. Maintain a balance between natural and manicured park development.

## Mid term

A particular challenge is ensuring residents from all sectors of the community have access to programs and facilities. In addition to providing programs and facilities for which the City is directly responsible (e.g., campground, trails), Homer has a hardworking sector of volunteers, nonprofit recreation organizations, and private businesses that provide recreational activities. The City will need to continue to partner with organizations and businesses for Homer to continue to enjoy the wealth of facilities and programs currently available.

### Implementation Strategies

6. Long term CR funding? Ideas?? (create a structure for public/private partnership grants for operations?)
7. Partner with other organizations to continue providing programs and facilities.
8. Continue to work with the school district and borough to maintain and expand the partnership for community use of their infrastructure for recreational purposes.
9. Every 5-10 years, assess whether available park and recreation facilities and programs are meeting demands, from inside and outside city limits.

10. Pursue financial strategies that leverage City tax dollars to build public recreation facilities.

11. Use the Capital Improvement Plan, city budget, bond measures and partnerships with other organizations (such as Little League) to lobby, fundraise and build public recreation facilities.

## Long term

In 2015, the City completed the Park, Art Recreation and Culture Needs Assessment (PARC). The goal of the needs assessment was to determine the resources and prioritize the needs for the community concerning parks, arts, recreation and culture facilities and programs. One desired improvement identified by many Homer residents is a multi-use, year round community facility. The PARC Needs Assessment identifies a range of activities that need indoor recreation and performing arts space, although no one facility would likely accommodate all the desires. The City's role in a community recreation facility includes providing political support for the establishment of the facility and assisting to secure space in an existing building or a site for the proposed facility. Its possible that a public private partnership is more advantageous to the community, such as a combination hotel and convention center. In the absence of a private or non-profit sector partner, the community will need to identifying the priority uses, and thus building design, as one of the first steps. In the near term, the City can continue to rely on existing facilities and a collaborative approach to host performing arts events, cultural activities, community meetings, conferences, and conventions. *See also Chapter 8, Economic Development.*

Lastly, the City of Homer has an adopted beach policy. As new challenges and opportunities arise, this document will need to be updated and the city will need to fund any plan implementation strategies.

## Implementation Strategies

12. Establish Community Recreation Center; define what is needed as part of this facility, what gap it will fill, what purpose it will serve, and how operations and maintenance will be funded.

## Ongoing

13. Support the policies and recommendations of the Beach Policy document.

14. As the need arises, update the beach policy and implement the recommendations.

15. Discourage right-of-way and public access easement vacations to the beach.

16. When opportunities arise, enhance or improve public access to the beach at public access points.

## ***Parks and Recreation***

<b>Project</b>	<b>Timeframe</b>				<b>Primary Duty</b>
	<b>Near Term</b>	<b>Mid Term</b>	<b>Longer Term</b>	<b>Ongoing</b>	
1-E-1 Research the year-round and seasonal staff needs to maintain and operate city park facilities and programs. Increase staffing and volunteer involvement as needed to provide basic City services.	<b>x</b>				City
1-E-2. Expand and promote the “adopt-a-park” program in which local businesses, service organizations, or youth groups care for a particular park.	<b>x</b>				City
1-E-3. Establish a park endowment fund through the City or in partnership with the Homer Foundation.	<b>x</b>	<b>x</b>		<b>x</b>	City Council
1-E-4. Conduct a cost benefit analysis on creating a unified Parks and Recreation Department that combines the Community Recreation and Parks Maintenance Division.	<b>x</b>				Public Works, Administration
1-E-5. Maintain a balance between natural and manicured park development.				<b>x</b>	City
1-E-6. Long term CR funding? Ideas?? (create a structure for public/private partnership grants for operations?)		<b>x</b>			City
1-E-7. Partner with other organizations to continue providing programs and facilities.		<b>x</b>			City
1-E-8 Continue to work with the school district and borough to maintain and expand the partnership for community use of their infrastructure for recreational purposes.		<b>x</b>			City
1-E-9 Every 5-10 years, assess whether available park and recreation facilities and programs are meeting demands, from inside and outside city limits.		<b>x</b>			
1-E-10 Pursue financial strategies that leverage City tax dollars to build public recreation facilities.	<b>x</b>	<b>x</b>			

1-E-11 Use the Capital Improvement Plan, city budget, bond measures and partnerships with other organizations (such as Little League) to lobby, fundraise and build public recreation facilities.		x			City
1-E-12 Establish Community Recreation Center; define what is needed as part of this facility, what gap it will fill, what purpose it will serve, and how operations and maintenance will be funded.			x		City
1-E-13 Support the policies and recommendations of the Beach Policy document.				x	City
1-E-14 As the need arises, update the beach policy and implement the recommendations.				x	City
1-E-15 Discourage right-of-way and public access easement vacations to the beach.				x	City
1-E-16 When opportunities arise, enhance or improve public access to the beach at public access points.				x	City



## City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## City Manager's Report

TO: Mayor Wythe and Homer City Council

FROM: Katie Koester, City Manager

DATE: May 18, 2016

SUBJECT: City Manager's Report - May 23, 2016

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### Staff changes in the CM office

The executive assistant in the City Manager's office, Misty Worland, is moving to Anchorage. Misty is the voice that answers the phone when you call my office, the one who complies and organizes the monthly statistics and helps me research and respond to requests from Council. She has been a great help and we wish her well on her next adventure.

City Hall has come up with a creative solution to help cover the office that will increase collaboration. Dotti Harness in Planning will be spending M-W in the Office of the City Manager and Th-F in Planning. Planning will hire a temporary to help with clerical and coverage while we figure out the best long term solution for the department. I am looking forward to being more educated and in the know on planning issues with the job share. I want to thank the Planning Department staff for their flexibility and creativity. I suspect this arrangement will take some time to get used to, but I think it will provide good cross training and converge.

### Final audited numbers for 2015 behind schedule

Final numbers for 2015 will be later than usual this year due to delays from the State. The audit cannot be finalized until the audit firm we contract with, BDO, receives a statement from the State of Alaska necessary to record City of Homer's PERS liability. This information has not yet been released. The PERS office has indicated that the final audited numbers should be made available approximately mid-June. Once we have final numbers, we will present them to Council along with midyear budget adjustments, hopefully at the July meeting.

### Sod leveling on Pioneer

This week and next Public Works will be leveling sod that has grown up along Pioneer Avenue for safety and beautification. Over the years (many!) the grass has grown above the curb so there is sometimes a steep drop off between the grass and the pavement. This is a tripping hazard and is unsightly. Public Works will level those areas out and reseed them, bringing in extra topsoil when needed. Where they are sloping, they will slope the grade so there is no steep drop off. The second item they would like to accomplish is to remove boulders and other items that are within the reach of the snow plow blade. This is only 18-24 inches, even though the Right of Way where these items are is a full 4 feet. At 4 a.m. on a snowy and blustery dark

day, the plow blades can clip a frozen boulder and this is dangerous for our crew, hard on our equipment, and can damage what is in its path. A few dead bushes of mountain ash will also be removed in this process. Public Works has offered to move the boulders for land owners when they come through, but of course they would not do so without first talking with the lot owner. I would like to commend Public Works staff for reaching out to each one of the businesses along Pioneer to let them know about the improvements and what to expect. In turn, businesses have been great about agreeing to move obstructions. It will be nice to see Pioneer Avenue spruced up with the improvements. See the attached pictures.

Enc:

Pictures of sod along Pioneer Ave.

Memorandum 16-088 from Port and Harbor Director, RE: Emergency Expenditure



Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Timber encroachment  
behind sidewalk at  
190 E. Pioneer

Edge of ROW is 4'  
behind sidewalk



Raised sod at Alice's to be removed

195 E. Pioneer



Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

178 E. Pioneer Ave.

This wall is well into the ROW but is probably far enough away from sidewalk and tall enough to be seen and not hit. But, it does not allow for snow storage coming off the blade.



Large rocks in the ROW and out to edge of sidewalk and actually overlapping the sidewalk in places. This is in front of the Homer Theater.

I have spoken with the owner who will be in town in August and is very supportive about moving them as necessary.

The green paint marks represent the edge of the ROW / Property line





## Pioneer Ave. Encroachment & Maintenance Pics



Pics of rock along the sidewalk in front of the Homer Theater





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Raised sod to the west of  
Cups Restaurant and east of  
Frame Gallery

Edge of ROW  
At stake



Raised sod in front of  
Northwind

173 W. Pioneer