

## REGULAR MEETING AGENDA

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. 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).
- 4. Reconsideration**
- 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 and considered in normal sequence.
  - A. Approval of Minutes of September 7, 2016 **Page 1**
- 6. Presentations**
  - A. Peonies on Pioneer-Adele Person
- 7. Reports**
  - A. Staff Report PL 16-54, City Planner's Report **Page 7**
- 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 PL 16-55, Ord. 16-xx City Planner review of Marijuana Establishments application from the State of Alaska **Page 9**
- 9. Plat Consideration**
  - A. Staff Report PL 16-53, Miriams Ares 2016 Preliminary Plat **Page 17**
- 10. Pending Business**
- 11. New Business**
  - A. Staff Report PL 16-56, Election of Officers **Page 29**
- 12. Informational Materials**
  - A. City Manager's Report **Page 31**
- 13. Comments of The Audience**

Members of the audience may address the Commission on any subject. (3 minute time limit)
- 14. Comments of Staff**
- 15. Comments of The Commission**
- 16. Adjournment:** Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment."



Session 16-13, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on September 7, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABOUD  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

STROOZAS/VENUTI MOVED TO MODIFY THE AGENDA TO INCLUDE A PRESENTATION ON THE NEW PUBLIC SAFETY BUILDING PROPOSAL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Stead asked for a motion to approve the agenda as amended.

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 August 3, 2016

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

VENUTI/HIGHLAND SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Presentations**

#### A. Ken Castner – Public Safety Building Update

Ken Castner, Chair of the Public Safety Building Review Committee, explained that the project was originally envisioned as a new public safety building that cost up to \$30 million. It has since been truncated and become a renovation of the exiting fire station, which is underway now, and a renovation of the HERC building to provide about 65% of the space needs for the police station. An annex will be added for the remaining space. He gave an overview of the history of the current police station. He thinks it's to the credit of people who work there that they don't complain about the conditions they have to work under. It's his job to talk about the need to replace the building they are in now and to give assurance the approach they are taking is the most economic and putting every square foot to good use and reduced to a bare minimum.

Mr. Castner continued that the Council passed an ordinance to bond up to \$12 million and the current estimate is somewhere around \$10 million. His hope is the bond proposition passes and council will have an opportunity to get new designs and achieve better cost estimates. He hopes the community finds it within them to do this because the need is not going to change and the committee has worked hard to do what we can with what we have, and to also look out to the future. He explained the repayment method of the bond with an extended seasonal sales tax.

There was brief discussion regarding the building size and policing needs for the department itself as well as for the community.

### **Reports**

#### A. Staff Report PL 16-48, City Planner's Report

City Planner Abboud reviewed his staff report in the packet.

There was no discussion.

### **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.

VENUTI/BOS MOVED TO POSTPONE PUBLIC HEARINGS ON CUP 16-04, 16-05, AND 16-06 TO SEPTEMBER 14<sup>TH</sup>.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- A. Staff Report PL 16-46, CUP 16-04, HVFD Equipment Storage Facility-4060 Heath St.
- B. Staff Report PL 16-40, CUP 16-05, Amending CUP 15-04, at 5185 Slavin Drive
- C. Staff Report PL 16-41, CUP 16-06, Homer Medical Clinic Expansion

### **Plat Consideration**

### **Pending Business**

- A. Staff Report 16-47, Homer Accelerated Water Sewer Program (HAWSP)

City Planner Abboud reviewed the suggestions that the debt service ratio be calculated at budget time and applied at the beginning of each year.

Regarding the application fee and the moratorium it was suggested the city maintain a list as improvement projects are requested and if the moratorium is lifted then collect the application fee. Another suggestion was to implement a que fee; say \$100 to be on the list and \$900 when the project comes up.

The commission also discussed whether projects are done on a first come first serve basis or are evaluated based on a set of criteria to determine the merits of the project. A drawback of first come first served is that one large and costly project in the que could delay the moratorium being lifted for a longer period of time. Queuing up smaller less costly projects could keep a larger project from moving to the top of the list. Most agreed on the importance of the project being able to contribute to paying the cost of the system, or the most users per linear foot and promote. People who are waiting for their project to move to the top of the list won't appreciate being passed over. There is also the legality of selecting on project over another. They touched on pros and cons to both methods but did not reach a consensus on which method they would recommend.

They talked about annual financing reviews and when to calculate ratios. A quarterly review and reporting schedule to the City Manager and City Council would be a good time for the calculation to be made known, so they are aware.

ABRAHAMSON/HIGHLAND MOVED THAT THE COMMISSION RECOMMENDATS THAT THE FINANCE DEPARTMENT REPORT QUARTERLY TO THE CITY COUNCIL AND CITY MANAGER AND INCLUDE THE HAWSP DEBT SERVICE RATIO CALCULATION IN THAT QUARTERLY REPORT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

HIGHLAND/STROOZAS MOVED THAT WE INCREASE THE SAD APPLICATION FEE TO \$1000.

Question was raised if the fee is refundable.

VENUTI/STROOZAS MOVED TO AMEND THAT THE FEE IS NON REFUNDABLE.

There was discussion that the \$1000 fee be applied toward cost of the project.

Deputy City Clerk Jacobsen commented her understanding is the application fee is an administrative fee to process a property owner's application for an improvement district.

Commissioner Abrahamson commented the program provides for overhead like facilities and administration and questions if it might be double dipping if the project goes forward. City Planner Abboud said he could follow up and see how the application fee is applied and the commission discussed how the administrative fees could be accounted for.

Deputy City Clerk Jacobsen gave a brief overview of the what the City Clerk's office does including working with the applicant for the proposed district, working with public works to get a map of the boundaries, also preparing and mailing petitions to property owners via certified mail and scheduling and advertising public meetings and public hearings before the assessment district is approved.

VOTE: (Amendment) NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

VOTE: (Main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **New Business**

A. Staff Report PL 16-51, Ordinance from the Cannabis Advisory Commission

City Planner Abboud reviewed the staff report. He commented that when doing a review for zoning compliance, he doesn't foresee anything that would impede meeting the 15 day timeline for review. If an application triggers a conditional use permit, it will be address in the appropriate timeframe for a CUP. He touched on the state's timeline and pointed out they have 60 days, and he hopes they will move the applications along.

There was brief discussion that the city would get half of the application fee that the state collects.

Chair Stead asked for a motion to schedule a public hearing on the draft ordinance at the September 21<sup>st</sup> meeting.

HIGHLAND/BRADLY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Staff Report PL 16-52, Recommendation for the number of commissioners on the Borough Planning Commission

City Planner Abboud commented the Commission had a good discussion about this at their worksession. It's implied there is a population formula that will determine who serves on the Borough Planning Commission; it's vague and can't be determined for certain who will serve.

Commissioner Venuti, Homer's representative on the Borough Planning Commission, commented the Borough has been out of compliance on this for nine years and it will be put off until 2020. His concern is eliminating any input from Seldovia or Anchor Point and while this group could oppose this proposal by the Borough Mayor, he thinks it's the councils place to make the recommendation to the borough.

HIGHLAND/BOS MOVED TO RECOMMEND TO CITY COUNCIL ON STAFF REPORT PL 16-52 THAT THE COMMISSION OPPOSES THE MAYOR'S SUBSTITUTE ORDINANCE 2016-25.

There was brief discussion that all of the cities should be specifically represented and that "at-large geographic region members" is vague.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Informational Materials**

- A. City Manager's Report dates August 17, 2016

### **Comments of the Audience**

### **Comments of Staff**

There were no staff comments.

**Comments of the Commission**

Commissioner Stroozas said he will be absent for the 14<sup>th</sup> special meeting, will miss the worksession on the 21<sup>st</sup>, and will attend the regular meeting but may be arriving just past 6:30. He will be emceeing the Halibut Derby Award Ceremony that begins at 5:30.

Commissioner Venuti said seems like they got a lot done in a short meeting, it was interesting.

Commissioner Bos agreed it was a good meeting. He will not be at the meeting on the 14<sup>th</sup>.

Commissioner Abrahamson said she will be here on the 14<sup>th</sup> and absent on the 21<sup>st</sup>. She will be attending a coastal zone management conference with FEMA and NOAA and hopes to bring some interesting items back from that. She added the Kachemak Bay Research Reserve is hosting a workshop to explore community resilience in the face of climate challenges on October 4<sup>th</sup> and 5<sup>th</sup>. If anyone wants to attend they can contact her.

Commissioner Bradley said she will be here on the 14<sup>th</sup> and absent on the 21<sup>st</sup> for the Museum's Alaska and Historic Society Conference in Juneau. As museums are dedicated to telling the stories of our communities by the voices in our communities, she is glad they followed through on not supporting the Borough's ordinance. She feels all of our communities have equal voices that that need to be heard by the community members.

Commissioner Highland commented that she hopes people have been to the museum to see the Dean Family's exhibit, it's amazing. She added that she will have to recuse herself on the public hearing for the medical clinic on at the meeting on the 14<sup>th</sup>. She serves on the the Service Area Board and they have been discussing it regularly.

Chair Stead thought it was a fabulous meeting. There were a lot of thoughtful comments and he appreciates that.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 7:58 p.m. There is a Special Meeting scheduled for September 14, 2016. The next regular meeting is scheduled for September 21, 2016 at 6:30 p.m. A worksession will be held at 5:30 p.m. Meetings will be held in the City Hall Cowles Council Chambers.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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





# 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 16-54

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 21, 2016  
SUBJECT: City Planner's Report

City Council 9/12/16

An excerpt from the Action Agenda regarding the Borough Planning Commission ordinance.

*The Planning Commission reviewed KPB Ordinance 2016-25 to reduce membership of the Borough Planning Commission. Previously they recommended that Council oppose the ordinance and a letter was submitted to the Borough opposing the reduction of commissioners.*

*Mayor Navarre said we are out of compliance with state law with the allocation of planning commissioners. We are supposed to allocate commissioners outside the cities and inside the cities as to the population of areas. Because the areas outside the cities are growing faster than the cities we are now out of proportion. By designating the five seats for cities we have to increase the commission size to 15 members. There are not designated seats, only seats for First Class and Home Rule cities. Outside cities are not designated seats; commissioners are appointed and confirmed by the Assembly based on the Mayor's discretion. If the population continues to grow we won't have to have 16 or 17 members on the planning commission. We want 11 positions that we can reallocate according to population which is compliant with state law.*

This currently would require a city to give up a seat to get to eleven. Sooo, if there are designated seats for First Class and Home Rule cities how will the borough go about changing things to get below the 5 designated city representatives that necessitate the 16 or 17 members?

No Planning related Items are on the City Council Agenda for 9/26/16

The following is a list of City Council meetings, scheduled the second and fourth Monday of the month, from today through the end of the year. Please sign up for one meeting to attend to represent the HAPC.

September 26, 2016: \_\_\_\_\_

October 10, 2016: \_\_\_\_\_

October 24, 2016: \_\_\_\_\_

(No meeting scheduled for November 14, 2016)

November 28, 2016: \_\_\_\_\_

December 12, 2016: \_\_\_\_\_





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## Planning

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### Staff Report PL 16-55

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 21, 2016  
SUBJECT: Ordinance 16-xx, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.62.040 CURRENTLY ENTITLED "PRE-APPLICATION CONFERENCE," TO AUTHORIZE THE CITY PLANNER TO RECOMMEND TO THE STATE OF ALASKA THAT IT DENY AN APPLICATION FOR A MARIJUANA ESTABLISHMENT THAT DOES NOT COMPLY WITH HOMER CITY CODE AND AUTHORIZE THE CITY PLANNER TO RECOMMEND THAT THE STATE IMPOSE CONDITIONS TO APPROVAL WHEN NECESSARY TO ENSURE COMPLIANCE WITH THE HOMER CITY CODE.

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The City Attorney has produced an ordinance that prescribes that the City Planner review all marijuana applications received from the state.

The Cannabis Advisory Committee (CAC) amended the ordinance to require a response within 15 days, which should not be a problem for the office.

It is questionable whether or not it will make much difference in the processing of the license since the state runs a 60 day protest timeline.

### Staff Recommendation

Staff recommends the commission hold a public hearing and make a recommendation to the City Council

### Attachments

1. SR 16-51
2. Ordinance 16-xx
3. Minutes of CAC Aug. 25, 2016



# City of Homer

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Planning

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(f) 907-235-3118

## Staff Report PL 16-51

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 7, 2016  
SUBJECT: Ordinance 16-xx, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.62.040 CURRENTLY ENTITLED "PRE-APPLICATION CONFERENCE," TO AUTHORIZE THE CITY PLANNER TO RECOMMEND TO THE STATE OF ALASKA THAT IT DENY AN APPLICATION FOR A MARIJUANA ESTABLISHMENT THAT DOES NOT COMPLY WITH HOMER CITY CODE AND AUTHORIZE THE CITY PLANNER TO RECOMMEND THAT THE STATE IMPOSE CONDITIONS TO APPROVAL WHEN NECESSARY TO ENSURE COMPLIANCE WITH THE HOMER CITY CODE.

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### Introduction

The City Attorney was asked by the Cannabis Advisory Commission to create a procedure in code for the review of proposed State marijuana establishment applications.

### Analysis

Part of the State procedure for marijuana applications is to request that the local authority review the application and recommend approval, approval with conditions, or denial. In this case, I would review all applicable zoning regulations and make my recommendation based on the code. If the application would trigger any other permits, I would make a conditional recommendation for approval.

Commissioner Harris had a concern that the application could be held up if a timely response from the city was not received. I suggested that a 15 day response timeframe would not be an issue for the Planning Office.

This process makes the Planning Office the only official reviewer of the applications at this stage. If someone chooses to challenge the recommendation they would have to bring an appeal to the Planning Commission.

To be clear, the CAC made a motion for a 15day time limit for my review of an application review submitted from the state. I will have the Attorney review and amend for the public hearing if it is acceptable to the Planning Commission.

### Staff Recommendation

Staff recommends the commission discuss and set a public hearing for the next meeting.

### Attachments

1. Ordinance 16-xx
2. Minutes of EDC meeting

1 CITY OF HOMER  
2 HOMER, ALASKA

City Manager

3  
4 ORDINANCE 16-XX

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
7 AMENDING HOMER CITY CODE 21.62.040 CURRENTLY  
8 ENTITLED "PRE-APPLICATION CONFERENCE," TO AUTHORIZE  
9 THE CITY PLANNER TO RECOMMEND TO THE STATE OF  
10 ALASKA THAT IT DENY AN APPLICATION FOR A MARIJUANA  
11 ESTABLISHMENT THAT DOES NOT COMPLY WITH HOMER  
12 CITY CODE AND AUTHORIZE THE CITY PLANNER TO  
13 RECOMMEND THAT THE STATE IMPOSE CONDITIONS TO  
14 APPROVAL WHEN NECESSARY TO ENSURE COMPLIANCE  
15 WITH THE HOMER CITY CODE.  
16

17 WHEREAS, THE State of Alaska marijuana establishment registration application  
18 process required under Alaska Statute 17.38 subjects approval of all applications to the non-  
19 opposition of the city in which the applicant's establishment is located; and  
20

21 WHEREAS, it is in the City's best interest to authorize the City of Homer Planner ("City  
22 Planner"), or his or her designee, to review the State of Alaska applications for registration of  
23 marijuana establishments within the City and ensure that all establishments operating within  
24 the City comply with Homer City Code;  
25

26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

27  
28 Section 1. Homer City Code 21.62.040, "Pre-application conference," is amended to read as  
29 follows:

30  
31 Homer City Code 21.62.040 Pre-application conference **and State of Alaska**  
32 **application review process.**

33  
34 **a.** When this title requires a conditional use permit for a marijuana facility, the  
35 applicant must meet with the City Planner to discuss the conditional use permit  
36 process and any issues that may affect the proposed conditional use. This meeting  
37 is to provide for an exchange of general and preliminary information only and no  
38 statement made in such meeting by either the applicant or the City Planner shall be  
39 regarded as binding or authoritative for the purposes of this title.  
40

41 **b.** **The City Planner shall be responsible for reviewing all applications filed with the**  
42 **State of Alaska under AS 17.38 for the operation of marijuana establishments in**  
43 **the City of Homer once those applications have been submitted to the city for**  
44 **its review by the State of Alaska. The City Planner, or his or her designee, shall,**

[**Bold and underlined added.** Deleted language stricken through.]

45 within 15 days of receipt of application, recommend to the State of Alaska  
46 denying an application that does not comply with this code or he or she may  
47 recommend approving the application with conditions that, if adopted, will  
48 result in compliance with this code.

49  
50 Section 2. This ordinance shall take effect upon its adoption by the Homer City Council.

51  
52 Section 3. This ordinance shall be of a permanent and general character and shall be included  
53 in the City code.

54  
55 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of  
56 \_\_\_\_\_, 2016.

57  
58  
59 CITY OF HOMER

60  
61 \_\_\_\_\_  
62 MARY E. WYTHE, MAYOR

63  
64 ATTEST:

65  
66 \_\_\_\_\_  
67 JO JOHNSON, MMC, CITY CLERK

68  
69 YES:  
70 NO:  
71 ABSTAIN:  
72 ABSENT:

73  
74 First Reading:  
75 Public Hearing:  
76 Second Reading:  
77 Effective Date:

78  
79 Reviewed and approved as to form.

80  
81 \_\_\_\_\_  
82 Mary K. Koester, City Manager

83  
84 \_\_\_\_\_  
85 Thomas Klinkner, City Attorney

86  
87 Date: \_\_\_\_\_

88  
89 Date: \_\_\_\_\_

90  
91 Fiscal Note: NA

92 **[Bold and underlined added. Deleted language stricken through.]**

## REPORTS

City Planner Abboud commented on the Borough Opt Out Ban on Marijuana and that it will be up to the Assembly to determine if they will have a Special Election or wait until next October.

## PUBLIC HEARINGS

## PENDING BUSINESS

## NEW BUSINESS

A. Draft Ordinance 16-XX, Outlining the Regulatory Responsibilities of the Commission regarding Applications

Correct title according the Draft ordinance submitted by the City Attorney: Amending Homer City Code 21.62.040, Currently Entitled Pre-Application Conference” to Authorize the City Planner to Recommend to the State of Alaska that it Deny an Application for a Marijuana Establishment that Does Not Comply with Homer City Code and Authorize the City Planner to Recommend that the State Impose Conditions to Approval When Necessary to Ensure Compliance with the Homer City Code.

There was a bit of confusion to bringing the ordinance to the floor for discussion or making a motion to approve. City Planner Abboud stated he could provide a report on the ordinance. Chair Young yielded the floor.

City Planner Abboud stated that this ordinance was very simple and amended Title 21 putting the applications under his review. Since it is amending Title 21 this will have to go before the Planning Commission for review, Public Hearing and approval before going to Council and he has not finalized the next Planning Commission agenda so he can get it on that for the next meeting.

Commissioner Harris wanted to postpone this ordinance until after the new council is elected.

Commissioner Clark commented that he saw no reason to move this forward that it is pretty straight forward. Commissioner Reynolds agreed and recommended sending this to Planning Commission that everything is so up in the air that there is no reason to withhold action on it now.

Commissioner Harris expressed concerns with expediency in reviewing and approving applications received by the city. City Planner Abboud responded with the time requirement that is already imposed in state regulations regarding local opposition. He did not believe it would take much time to review and resubmit to the state.

Commissioner Harris expressed clarification on her concerns that existing membership on Planning Commission would try to change the rules from the time an application is received and approval. City Planner Abboud noted that under the proposed regulation the Planning Commission would not be involved unless the applicant appealed his decision. He further noted that his recommendations would fall under existing requirements. He further noted that reviewing an application within 10 or 15 days is doable.

Commissioner Harris further explained that she would like to see a date within this ordinance that current regulations as of this date to make sure that no regulations change in the meantime.

Discussion and points made by the commission ensued on the following:

- 10-15 day limit is appropriate
- the application will be coming from the state to the city planner
- to change current city code will require two meetings at the planning commission and two meetings at the city Council level and will also require at least two weeks to get on the agenda.

- lack of public involvement in the zoning changes because they fall under the public's radar
- notice requirement by the state gives the city the notice required to make changes in building requirements and codes
- preference to have a review board other than the planning commission review an application especially those applications that have been denied

REYNOLDS/YOUNG - MOVED TO AMEND LINE 45 TO ADD WITHIN 15 DAYS OF RECEIPT OF APPLICATION.

Discussion ensued in clarification of intent of the motion was to amend the ordinance to provide the 15 day time limit for review and approval with or without recommendations. The intent for the paragraph to read as follows:

b. The City Planner shall be responsible for reviewing all applications filed with the State of Alaska under AS 17.38 for the operation of marijuana establishments in the City of Homer once those applications have been submitted to the city for its review by the State of Alaska. The City Planner or his or her designee, shall recommend to the State of Alaska, WITHIN 15 DAYS OF RECEIPT OF AN APPLICATION, denying an application that does not comply with this code or he or she may recommend approving the application with conditions that, if adopted, will result in compliance with this code.

City Planner Abboud stated that he does have staff available to act in his absence in response to a question by the commission.

Chair Young called for the vote.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Reynolds recognized that the City Planning Department has a responsibility to follow and apply the guidelines and regulations that are imposed and she has never seen a bias previously. Commissioner Sarno echoed those sentiments and further stated that City Planner Abboud has shown professionalism and believes that any application they received would get a fair hearing.

Commissioner Sarno inquired if any zoning changes were proposed to revise code that affect marijuana businesses would this (Cannabis Advisory) commission get a chance to review these changes before going to Council?

Commissioner Stead responded that they would not, he is not the expert but any proposed changes to zoning falls under the purview of the Planning Commission and there is no requirement to notify this commission. He also stated that to suggest that members of the Planning Commission are nefarious and feels that those acts would be a criminal, he cannot think that the commission in how it acts and works together today would do that, they do their very best to put personal feeling aside and he is a bit affronted at the implication but appreciates it is Commissioner Harris' personal opinion and she is entitled to her opinion. Commissioner Stead appreciates the other commissioners supportive comments and believes City Planner Abboud does his very best to be fair in his recommendations.

HARRIS/REYNOLDS - MOVED TO AMEND THE DRAFT ORDINANCE TO INCLUDE ADDITIONAL WHEREAS ON LINE 16 THAT STATES CONDITIONAL USE PERMITS WILL BE APPROVED ACCORDING TO EXISTING ZONING REGULATIONS AS OF THIS MONTH.

Commissioner Reynolds cited that there is no precedent to set a zoning map and regulations in place. She understands that it is confusing but does not think there is a way to lock the zoning into place. Further discussion on the time frame for approval within 15 days and additional limits would be onerous.

VOTE. NO. ROBL, STEAD, YOUNG, SARNO, REYNOLDS, CLARK



VOTE. YES. HARRIS.

Motion failed.

REYNOLDS/ROBL - MOVED TO FORWARD THE DRAFT ORDINANCE TO THE PLANNING COMMISSION.

There was no discussion.

VOTE. YES. CLARK, REYNOLDS, SARNO, YOUNG, STEAD, ROBL.

VOTE. NO. HARRIS.

Motion carried.

B. Election of Chair and Vice Chair.

Chair Young summarized the actions required from the commission on electing a vice chair and chair.

The commission elected to vote by a show of hands or voice vote.

Chair Young called for nominations of vice chair and opened the floor by nominating Commissioner Stead.

Commissioner Harris nominated Commissioner Reynolds.

Chair Young closed the nominations and called for a show of hands for Commissioner Stead for Vice Chair. He received 5 votes. Commissioner Reynolds received 2 votes. Congratulations were expressed from the commission to Commissioner Stead and Chair Young turned the meeting over to Vice Chair Stead.

Vice Chair Stead opened the floor for nominations for Chair. Five hands shot up.

Commissioner Harris nominated Commissioner Reynolds.

Commissioner Sarno nominated Commissioner Clark. Commissioner Reynolds seconded that nomination.

Deputy City Clerk Krause stated that there were no rules against nominating a person who was not present.

Vice Chair Stead closed the nominations for chair and called for a show of hands for Commissioner Reynolds for Chair. There was one vote. Vice Chair Stead then called for a show of hands for Commissioner Clark for Chair. There were 4 votes.

Clarification was requested on a nomination for Commissioner Carroll. She was not nominated officially. Commissioner Young cast her vote for Commissioner Clark bringing the total to 5.

Congratulations were expressed for Commissioner Clark and the gavel and meeting was turned over to newly elected Chair Clark.

D. Next Meeting Deliverables, Agenda Items

Chair Clark asked for items that the commission would like for the September agenda. Commissioner Young noted that if they thought of something before the agenda closed they can email the Clerk and add it to the agenda.

#### **INFORMATIONAL MATERIALS**

A. 2016 Meeting Schedule and Packet Processing Deadlines

B. 2016 Commission Attendance at Council Meetings

Chair Clark requested volunteers to attend the Council meeting on the

**COMMENTS OF THE AUDIENCE**

Bryan Zak, resident, complimented Commissioner Young for chairing an efficient meeting and congratulated Commissioner Clark on being selected as the new Chair. He commented that it was nice to see young people getting involved and sitting on these commissions. He shared that at the last AML meeting the Director of the Marijuana Control Board, Cynthia Franklin spoke and pointed out the nine different applications and the website page where you can see all the applicants for the various licenses and included the information for the rest of Council. This was a good meeting. It was nice to see that the commissioners did not have fangs and horns.

**COMMENTS OF STAFF**

Deputy City Clerk Krause had no comments.

City Planner Abboud commented on the record that the planning staff would be more than happy to assist in the processes of getting a permit for any business including marijuana and the planning commission whether they were pro-marijuana or not tried the best they can to do the best they can for the community and that the opportunity to have looser regulations or going in the opposite direction is always there, they do try to put their personal feelings aside in reviewing these things in regards to code compliances.

**COMMENTS OF THE CHAIR**

Chair Clark appreciated everyone's faith in him and promise to step up to the plate to perform the job expected of him. He appreciated everyone showing up for the meeting and the comments received. Thank you everyone for a quick and easy meeting.

**COMMENTS OF THE COMMISSION**

Commissioner Robl announced he will miss the September meeting and when he gets back from vacation his schedule will firm up and he will be able to attend a council meeting or two.

Commissioner Harris wished him well hunting and hoped he got a big one.

Commissioner Stead, Young, no comments.

Commissioner Sarno congratulated Chair Clark.

Commissioner Reynolds will be in attendance for the next commission meeting although she will miss the Council meeting. She congratulated Chair Clark and Vice Chair Stead. Thanked everyone for participating.

**ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 6:39 p.m. The next regular meeting is scheduled for THURSDAY, SEPTEMBER 22, 2016 at 5:30 p.m. in the City Hall Cowles Council Chambers located at 491 E Pioneer Avenue, Homer, Alaska.

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Renee Krause, CMC, Deputy City Clerk

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



# 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  
(p) 907-235-3106  
(f) 907-235-3118

## Staff Report 16-53

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 21, 2016  
SUBJECT: Staff Report PL 16-53, Miriams Ares 2016

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

### General Information:

Applicants:	Lorna K. Olson Trust PO Box 1130 Homer, AK 99603	Ability Surveys 152 Dehel Ave. Homer, AK 99603
Location:	South Side of Kachemak Drive, South of the Airport/Lampert Lake	
Parcel ID:	17936007 and 17936008	
Size of Existing Lot(s):	1.87 and .58 acres	
Size of Proposed Lots(s):	2.452 Acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Commercial South: Beach/Ocean East: Residential West: Residential	
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:	Tidal areas shown in wetland mapping.	
Flood Plain Status:	Zone VE along the Bay	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	Water and sewer will soon be available through Kachemak Drive Phase 3 project.	

Public Notice:	Notice was sent to 9 property owners of 16 parcels as shown on the KPB tax assessor rolls.
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**Analysis:** This subdivision is within the Rural Residential District. This plat combines two lots into one.

**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 does not plat meets these requirements. Condition 1: Display 15 ft. easement adjacent to all rights-of-way.

- 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. Note: The City of Homer administers Floodplain standards and zoning regulation. Plat note #4 should be corrected to reflect the current mapping, Flood Insurance Rate Map, City of Homer, Alaska, Map revised, November 6, 2013 or Flood Insurance Rate Map Kenai Peninsula Borough, Alaska, Effective Date, October 20, 2016. (condition 2), if it is necessary, otherwise it can be replaced with a plat note stating, "**Prior to all development the City of Homer Planning Office should be contacted for current regulations and permits.**" **(Condition 3)** Please remove any specific reference to construction standards as the statement, "the first finished and habitable floor of a building constructed within a floodplain shall be built at or above the 100-year flood level" is currently inaccurate and subject to change.

- 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 may meet these requirements.

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

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

**Public Works Comments:**

1. Provide the 15' utility easement fronting all ROW per city code.

**A development agreement is not required**

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

**Staff Recommendation:**

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

1. Display a 15' utility easement adjacent to all rights-of-way.
2. Reflect that the City of Homer administers the development of flood prone areas and reference current flood regulation document.
3. Add Plat note stating that, prior to any development the City of Homer Planning Office should be contacted for current regulations and permits.

**Attachments:**

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









# ABILITY SURVEYS

*SURVEYING HOMER SINCE 1975*

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

RECEIVED

8/25/2016

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

AUG 26 2016

CITY OF HOMER  
PLANNING/ZONING

Re: Preliminary Plat submittal of **MIRIAMS ARES 2016.**

That's right "ARES", not ACRES. Probably due to an overlooked typo on the original plat. Not many overlooked typo's these days though.

Enclosed herewith are 5 reduced to 11 X 17 copies of the preliminary plat and 1 full sized 24"X 36" copy, and a check # 4186 in the amount of \$300 for the City of Homer filing fee.

The proposed subdivision is located on the south side of Kachemak Drive, South of the Airport.

The existing Parcels are serviced by on-site water and sewer.

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

We ask for an exception to KPB subdivision code 20.30.120 which requires a minimum 60 foot wide right-of-way for KNAPP CIRCLE which narrows to 50 feet wide for less than 25 feet.

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

I am unsure of the FEMA FIRM map state at this time. I know it was due to change the base flood elevation status soon, so I thought I would let the City let me know what that status is.

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

Sincerely,



Gary Nelson, PLS

## NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

### **Miriam's Ares 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, September 21, 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.

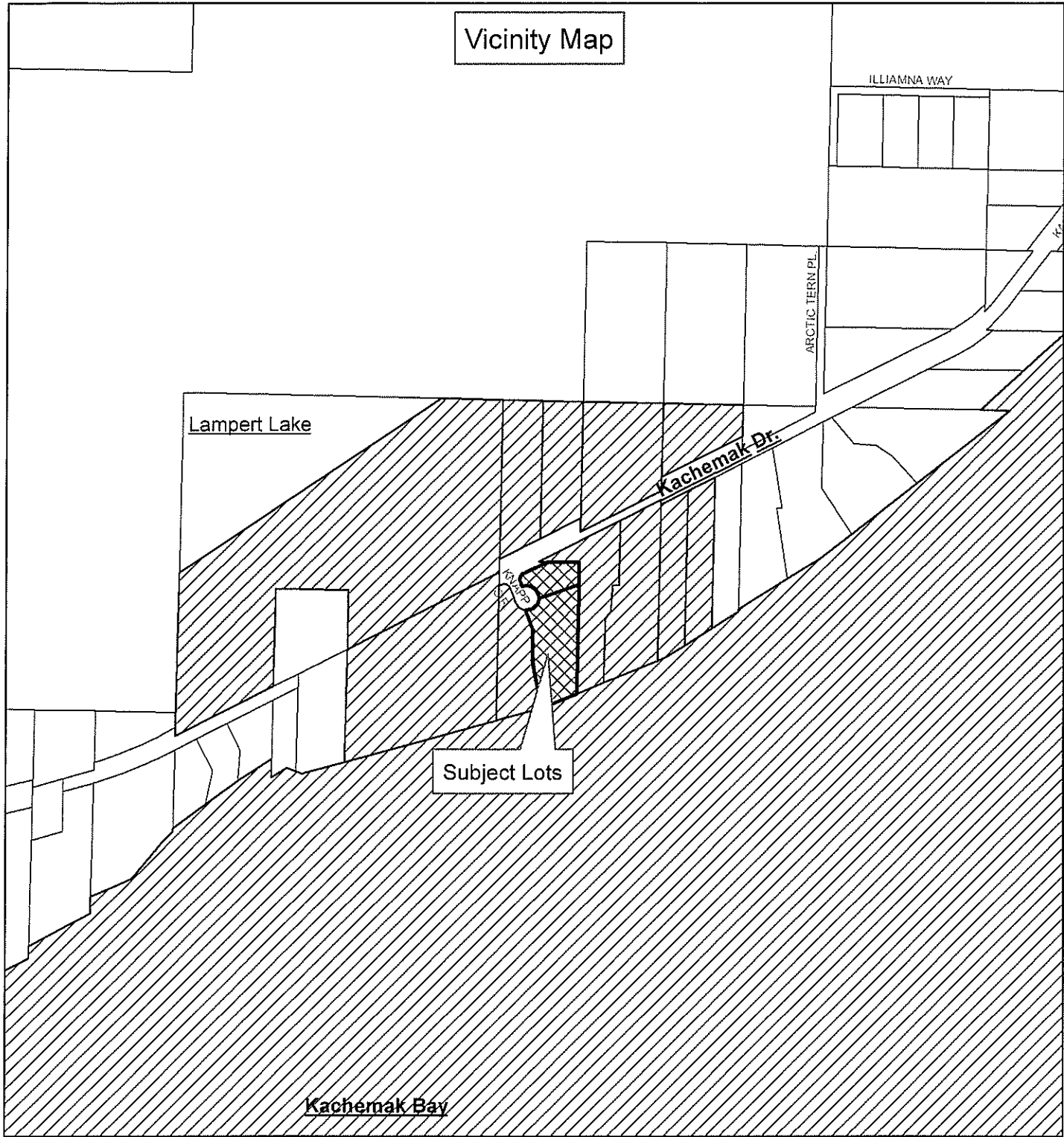
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Travis Brown in the Planning and Zoning Office, 235-3106.

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

.....

**VICINITY MAP ON REVERSE**

Vicinity Map



City of Homer  
 Planning and Zoning Department  
 9.7.16

Miriam's Ares 2016  
 Preliminary Plat

Marked lots are within 500 feet  
 and property owners notified



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

Arial Map

Lampert Lake

Kachemak Dr.

Subject Lots

Kachemak Bay



City of Homer  
Planning and Zoning Department

9.7.16

### Miriam's Ares 2016 Preliminary Plat

Marked lots are within 500 feet  
and property owners notified

2013 Photo



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# City of Homer

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

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3106

(f) 907-235-3118

### Staff Report PL 16-56

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: September 21, 2016  
SUBJECT: Election of Officers

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#### **Introduction**

The Planning Commission bylaws state that elections for Chairman and Vice-Chairman shall be held annually, in August (we missed this and will do now). Typically, the chair opens the floor for nominations for chair, and the Commission makes one or more nominations. The vote can be by roll call, or by secret ballot. The process is repeated for vice chair.

#### **Staff Comments:**

Staff recommends the Planning Commissions conduct elections for Chair and Vice-Chair.







# 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

## Memorandum

TO: Mayor Wythe and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: September 7, 2016  
SUBJECT: City Manager's Report - September 12, 2016

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### Proposition 1:

Proposition 1, authorizing the City to issue general obligation bonds in an amount not to exceed \$12 million and implementing a seasonal (April 1- September 30) .65% sales tax increase to pay the indebtedness, will be before voters on the October 4<sup>th</sup> municipal ballot. The attached 500 word informational summary was submitted (after review by the Attorney) to the Kenai Peninsula Borough Voter Pamphlet to educate voters on the proposition.

Meanwhile...the promotional campaign, Vote Yes on Prop 1 is gearing up. Staff met with the PSBRC at their August 24<sup>th</sup> meeting to help coordinate implementation of their Public Information Campaign plan in preparation for the October 4<sup>th</sup> vote on Ballot Proposition 1.

To date, staff has completed the following:

- Feature article on City of Homer's main webpage;
- Postcard (draft design attached) to send to City of Homer residences by Sept. 23;
- PSA script to air on KBBI beginning Saturday, Sept. 24;
- Arranged for PSBRC representatives to present Prop 1 information at a Homer Chamber of Commerce Forum, September 20 at noon at the Best Western Bidarka;
- Scheduled two Police Department guided tours for the public (Wednesday, September 28 from 5:00 pm to 7:00 pm and Saturday, October 1 from 1:00 pm to 3:00 pm);
- Drafted Talking Points for PSBRC.

In process:

- Production of a "virtual tour" video to feature on website/social media;
- Display ads for local newspapers.

### 2017 Alaska Municipal League Resolutions

October 7<sup>th</sup> is the last day to submit resolutions to the AML Office to be included in the conference packet. A 2017 AML Resolution is an action resolution to support a specific issue. To be eligible for consideration, a resolution has to be first passed by the community. That

makes the September 26<sup>th</sup> council meeting the last meeting for Council to consider resolutions to forward to AML. Resolution procedures are on the AML website. Contact me if you want to sponsor a resolution and I will get the ball rolling. As a reminder, the AML Local Government Conference is November 14-18.

### **Visit With Senator Dan Sullivan**

As a former Board member, I was invited to attend a meeting with Senator Dan Sullivan on Economic Development issues on the Peninsula organized by Kenai Peninsula Economic Development District (KPEDD). It was a productive hour and a half meeting where the Senator spent time drilling down into the economic issues of each peninsula community. I highlighted the Large Vessel Harbor project as the next big economic development step for Homer and requested his support working with the Coast Guard on staging a rapid response cutter in Homer. The Coast Guard is currently in the planning phase for their rapid response cutters and has visited with Homer, among other communities, this summer about homeporting possibilities. I am working with Sen. Sullivan's Kenai Peninsula Regional Director, Elaina Spraker, on scheduling a trip to Homer to familiarize her with our infrastructure and community.

Sen. Sullivan has taken an active role in fighting the opioid epidemic and recently sponsored a symposium on conquering the opioid crisis that brought together high-level government officials and representatives across Alaska. I had the opportunity to update him on Homer's 'Strategic Doing' efforts and asked his office to let us know of any federally sponsored opportunities to combat this growing epidemic as a community.

### **Dispatch**

After gathering feedback from Council at the last meeting, I have scheduled a quick work session on 911 Dispatch for Council on October 10<sup>th</sup> at 4:15 pm, directly after new members are sworn in (nothing like hitting the ground running). This will be an opportunity for me to explain the history, the research staff has done, why administration is recommending against consolidation, and collect any questions from Council to forward to the Borough before they address you. The Borough will be presenting their proposal to you during a work session on October 24<sup>th</sup>. I have also invited our ProComm consultant, Gary Peters, to present on the technical hurdles of a consolidated dispatch. I appreciate the Council's desire to learn more about this complicated topic.

Enc:

Summary on Proposition 1 for voter pamphlet

Draft Vote Yes on Prop 1 postcard

Letter of support for Homer Senior Citizen's grant to replace flooring

Letter of support for Saddle Trail Phase 3 grant

MOU between City of Homer and Homer Foundation for SPARC

CITY OF HOMER  
BALLOT SUMMARY STATEMENT  
Proposition No. 1

Proposition No. 1 asks the voters to authorize the City of Homer to issue up to \$12 million in general obligation bonds to build a police station, and a 0.65 percent City sales tax rate increase, from 4.5 percent to 5.15 percent, during the summer and shoulder season, April 1 through September 30, to service the debt.

A new police station has been on the Capital Improvement Plan for the City for over 10 years. The current station does not meet state and federal standards or provide a safe working environment. Built in 1977, the building lacks separation between staff and prisoner traffic, and ventilation to prevent the transfer of pathogens. It has inadequate storage for evidence, equipment, vehicles and communication systems which causes equipment failure and compromised response. The jail lacks a crisis cell and proper juvenile holding area. The building floods during heavy rains and was not built to withstand a major earthquake.

The City Council created a Public Safety Building Review Committee, which has been working on site selection and preliminary design for the last 2.5 years. The Council selected the Committee's recommended site for the public safety building, 4.3 acres on the corner of Pioneer and Sterling Highway, because it is City land, centrally located, and allows emergency vehicles quick egress. The design incorporates the existing structure on the site (Homer Education and Recreation Complex, or HERC) into the new police station. The Committee took care to relocate recreational facilities on site, such as the skateboard park. Originally envisioned as a joint police and fire building, to control cost the police station will be constructed first leaving room for a future fire station. Renovations to the existing Fire Hall to extend its useful life are underway.

If Proposition No. 1 passes, the City will issue the bonds in 2017. The April-September increase in the sales tax rate from 4.5% to 5.15% is projected to generate approximately \$800,000 annually in additional revenue. This would be enough to pay off the bonds in less than 30 years. Revenue from the 0.65% seasonal sales tax increase can only be used to pay the bonds. Once the bonds are paid off the sales tax rate automatically returns to 4.5% year round.

**BALLOT LANGUAGE:**

“Shall the City of Homer incur debt and issue general obligation bonds in an amount not to exceed Twelve Million Dollars (\$12,000,000) to finance the planning, design and construction of a police station and related capital improvements; and shall the rate of City sales tax be increased by sixty-five hundredths of one percent (0.65%) to five and fifteen hundredths percent (5.15%) from April 1 through September 30, for the purpose of paying debt service on the general obligation bonds, until September 30 in the year when the City has received funds from the tax that are sufficient to pay all debt service on the bonds?

The bonds shall be secured by a pledge of the full faith and credit of the City.” Ordinance 16-30 (S-2)(A-2)

NOTE: THIS INFORMATION HAS BEEN INCLUDED IN THE KENAI PENINSULA BOROUGH VOTERS' PAMPHLET AS A COURTESY TO THE VOTERS OF THE CITY OF HOMER AND HAS BEEN PRESENTED AS SUBMITTED BY THE CITY OF HOMER.

# Vote YES Prop 1

*Vote October 4 to build a safer community*

## **What is Prop 1?**

Prop 1 allows the City of Homer to issue general obligation bonds in an amount not to exceed \$12 million to finance construction of a new police station at the corner of Sterling Highway and Pioneer Avenue.

## **How will the bond debt be paid?**

For the life of the bond, City sales tax will increase from 4.5% to 5.15% from April-September. Proceeds estimated at \$800,000 annually will be used exclusively to retire the bond debt. Once the bonds are paid off, sales tax rate returns to 4.5% year round.

## **Why do we need a new police station?**

The current 40 year-old building presents safety risks for staff, victims and the public, is over-crowded with no room to grow, is inefficient and fails state and federal standards:

- No juvenile holding area or crisis cell;
- Staff has no secure separation from prisoner traffic;
- HVAC system exposes staff to communicable disease pathogens;
- Inadequate space for employees, prisoners, evidence storage, equipment, vehicles and communication system compromises response and crime solving capability and causes equipment failure;
- Does not meet ADA standards, jail floods during heavy rains and is not earthquake-resistant.

## **More information?**

Tour Homer's Police Station. No need to RSVP. Stop by anytime during the tour times:

Wednesday, September 28 from 5:00 pm to 7:00 pm

Saturday, October 1 from 1:00 pm to 3:00 pm

Go to [www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov) for a virtual tour or call 435-3101.