

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 May 1, 2013 meeting

B. Draft Decisions and Findings for CUP 13-05, 1496 Lakeshore Dr. Request to build a 4-plex in the General Commercial 1 District

6. Presentations

7. Reports

A. Staff Report PL 13-44, City Planner's Report

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.

9. Plat Consideration

A. Staff Report PL 13-41 Stream Hill Park Unit 2 Resubdivision of Lots 35 & 45 Preliminary Plat

10. Pending Business

A. Staff Report PL 13-43 Transitional Residential Zone R-2

11. New Business

A. Staff Report PL 13-42 Fishing Hole Campground Site Plan

12. Informational Materials

A. City Manager's Report from May 13, 2013 City Council Meeting

B. Kenai Peninsula Borough Planning Commission and Plat Committee Agendas for May 13, 2013. Meetings and Work Session to be held in the Quarterdeck Room of Land's End Resort on the Homer Spit.

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. Next regular meeting is scheduled for June 5, 2013. A work session will be held at 5:30 pm.

Session 13-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on May 1, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, SLONE, STEAD, VENUTI

ABSENT: SONNEBORN

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the commission.

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).

Chair Venuti requested to suspend the rules to allow the one audience member an opportunity to speak. There was no objection.

Connie Cavasos, city resident, expressed her concerns about development in her neighborhood that is blocking view shed and affecting not only enjoyment of property, but also bringing down value to those homes that are losing their view. She encouraged the commission to adopt strategies like those outlined in the comprehensive plan chapter four, goals 3 and 4, to help ensure preservation of neighboring homeowner property value and enjoyment.

RECONSIDERATION

None

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 April 3, 2013 meeting

Approved by consensus.

PRESENTATIONS

None

REPORTS

A. Staff Report PL 13-39, City Planner's Report

City Planner Abboud reviewed his staff report.

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REGULAR MEETING MINUTES
MAY 1, 2013

City Planner Abboud commented about an Economic Development course he will attend thru UAA.

There was brief discussion reiterating previous discussion points about noise and safety with regard to having a conditional use allowance for heliports on the spit.

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 13-40, CUP 13-05, 1496 Lakeshore Dr. Request to build a 4-Plex in the General Commercial 1 District

City Planner Abboud reviewed the staff report.

Todd Steiner commented that the only change since submitting the site plan, which shows the parking 8 feet off property line is that it will be moved to approximately 20 feet off the property line to keep the trees, rather than planting new ones.

In relation to concerns expressed in the laydown from Mr. Jay and Mr. Brant regarding run off into Beluga Lake, Mr. Steiner commented that the applicant already has to mitigate for ACOE, and have a storm water plan prepared by an engineer for the city. While he respects the concerns expressed, in this particular instance, it wouldn't be entirely fair to put remediation requirements on this development, when Beluga Lake is an airport in the summer and a race track in the winter. He isn't aware of any regulations in place on oil leaking from ice racers or cars that park out there. Regarding the development there will be storm water, but there won't be an adverse amount of direct run off to the property downhill, and the property is a good ways away from the lake.

Question was raised to the City Planner and he concurred with Mr. Steiner's points. He added that leaving buffering areas undisturbed is the best filter.

In response to question about the ACOE process Mr. Steiner said they started the process with the Corp and gave an overview of what is involved.

There was no public present to comment.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-04, CUP 13-05, 1496 LAKESHORE DRIVE REQUEST TO BUILD A 4-PLEX IN THE GENERAL COMMERCIAL ONE DISTRICT WITH STAFF RECOMMENDATIONS AND FINDINGS.

Prior to discussion, Commissioner Slone commented regarding ex-parte communication. A neighboring property owner talked to him about their dissatisfaction with the development and with the city process. Mr. Slone said he acknowledged their concerns, but they did not influence his ability to make a decision based on what is outlined in city code.

There was discussion about the importance of commissioners not engaging in discussion with the public regarding quasi-judicial matters, and disclosure should a commissioner be approached. It was reiterated in cases like this that commissioners should cease discussion and refer public to Staff.

HOMER ADVISORY PLANNING COMMISSION
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There was no further discussion regarding the motion.

VOTE: YES: BOS, STEAD, HIGHLAND, VENUTI, SLONE

Motion carried.

PLAT CONSIDERATION

- A. Staff Report PL 13-38 Scenic View Subdivision Scenic Grove Addition No. 1 2013 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant or public present to comment.

Question was raised regarding natural gas line assessments for these lots. City Planner Abboud said that it is past the deadline to eliminate the three assessments, and he can't confirm that the property owner was advised of that.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-38, SCENIC VIEW SUBDIVISION SCENIC GROVE ADDITION NO. 1 2013 REPLAT WITH STAFF RECOMMENDATIONS.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PENDING BUSINESS

None

NEW BUSINESS

None

INFORMATIONAL MATERIALS

- A. City Manager's Report from April 22, 2013 City Council Meeting

There was brief discussion about the cost for assessments in the Lillian Walli Subdivision.

COMMENTS OF THE AUDIENCE

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

None

COMMENTS OF STAFF

HOMER ADVISORY PLANNING COMMISSION
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MAY 1, 2013

City Planner Abboud said he is working on framing their discussions about density in relationship to creating affordable housing opportunities and reviewing some opportunities with businesses.

Deputy City Clerk Jacobsen reminded the commission to slow down and ensure they follow the steps for public hearings even when there is no audience present.

COMMENTS OF THE COMMISSION

Commissioner Bos commented regarding derelict vessels and vehicles as it seems like he is seeing more around town and just out of town. He saw on the news that Anchorage is having their big trash day, and it seems like a big effort on the part of the city to make it happen. There might be some people who could use help in getting rid of their stuff who won't ask for it.

Commissioner Slone apologized for his communication and will work to be more aware in the future. He said he will miss the next meeting. Noise is becoming a subject he is becoming interested in, because where he lives there are a number of vehicles with either no muffler, or inadequate tailpipes and systems, and with all the aircraft operating in the area it is apparent to him that this really is a noisy town. It doesn't lend itself to peace and tranquility for people trying to enjoy their property. With respect to aircraft there are things that can be done that would mitigate the impact of noise, with minimal impact to the operator if they were willing to participate. He is leaning toward seeing what kind of interest there would be in the community for exploring a noise abatement proposal.

Commissioner Highland likes the idea of mitigating noise and educating people about it. She acknowledged the concerns expressed by Ms. Cavasos and asked if there is anything the Commission should do. City Planner Abboud commented that the view shed preservation would be done during platting when subdividing and establishing building envelopes and covenants. Ms. Highland wished everyone happy May Day.

Chair Venuti encouraged everyone to participate in the upcoming cleanup day. It makes a big difference in the town.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:48 p.m. The next regular meeting is scheduled for May 15, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



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HOMER ADVISORY PLANNING COMMISSION Meeting of May 1, 2013

RE: Conditional Use Permit (CUP) 13-05
Address: 1496 Lakeshore Drive
Legal: Tract A4 Homer One Swan Cove Addition

DECISION

Introduction

Larry Tripp ("Applicant") applied to the Homer Advisory Planning Commission (the "Commission") under Homer City Code 21.24.030 (c), for approval of "multiple family dwelling" in the General Commercial 1 District.

The applicant proposes to construct one two-story 4-plex on 0.50 acres. The lot is served by a paved road and city water and sewer service.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on May 1, 2013. Notice of the public hearing was published in the local newspaper and sent to 16 property owners of 33 parcels.

At the May 1, 2013 meeting of the Commission, the Commission voted to approve the request with five Commissioners present and five Commissioners voted in favor of the conditional use permit.

Testimony

The contractor, Todd Steiner commented that the parking area would be setback approximately 20 feet from Lakeshore Drive to provide a treed buffer. There was one written comment regarding the run-off into Beluga Lake.

Findings of Fact

The criteria for granting a CUP are set forth in HCC 21.71.030 & HCC 21.71.040.

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

Finding 1: In the GC1 district a CUP is needed for “multiple family dwelling” per HCC 21.24.030(c).

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

Finding 2: Four-plex is compatible with the GC1 zoning district.

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

Finding 3: The value of adjoining properties may not be negatively affected greater than other permitted uses such as: auto repair and heavy equipment truck sales; and conditionally permitted uses such as mobile home parks, townhouses, and campgrounds.

Finding 4: Due to wetlands, both a DAP and SWP are required which will help mitigate the impacts of stormwater runoff to adjoining properties and Beluga Lake.

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

Finding 5: This proposal is compatible with existing uses of surrounding land such as multi-unit condominiums, bed and breakfasts, and cabin style lodging.

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

Finding 6: Public services and facilities are adequate for the proposed uses and structures.

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

Finding 7: Traffic generated from a four-plex is comparable to nearby condominiums, and cabin style lodging.

Finding 8: The development is in harmony with the scale, bulk, coverage and density and will not have an undue harmful effect on the neighborhood character.

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

Finding 9: This proposal may not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole, when effective mitigation measures are in place to reduce the impacts of Beluga Lake wetlands.

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

Finding 10: This proposal shall comply with local, state and federal regulations.

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

Finding 11: This proposal meets the intent of the Homer Comprehensive Plan in that it promotes housing choice and maintains the neighborhood character.

Finding 12: Provide wetland protection by retaining a 20 foot buffer of mature and healthy evergreen trees in the undeveloped areas as shown on the site plan along the side and rear lot lines.

Finding 13: A DAP and SWP provides extra protection for the downslope Beluga Wetlands.

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

Finding 14: Down lit lighting is required per HCC 21.59.020.

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

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

Conclusion

Based on the foregoing findings of fact and law, Conditional Use Permit 13-05 is hereby approved with Findings 1-14 and Conditions 1-4, listed below.

1. This proposal shall comply with local, state and federal regulations.
2. Provide wetland protection by retaining a 20 foot buffer of mature and healthy evergreen trees in the undeveloped areas as shown on the site plan along the side and rear lot lines.
3. A six-foot high visual buffer of wood or stone to surround the dumpster on three sides.
4. Provide a 10 foot landscaped buffer along Lakeshore Drive. If native vegetation is removed, then replantings must consist of a minimum of eight (8) evergreen trees (one per parking space). New plantings to have a minimum trunk diameter of 1.5 inches.

Date: _____

Chair, Franco Venuti

Date: _____

City Planner, Rick Abboud

NOTICE OF APPEAL RIGHTS

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

CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2013. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

Date: _____

Travis Brown, Planning Clerk

Larry Tripp
502 Rangeview Avenue
Homer, AK 99603

Walt Wrede, City Manager
491 E Pioneer Avenue
Homer, AK 99603

Thomas Klinkner
Birch, Horton, Bittner & Cherot
1127 West 7th Ave
Anchorage, AK 99501



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STAFF REPORT PL 13-44

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: May 15, 2013
SUBJECT: City Planner's Report

City Council 5.13.13

Worksession

Fishin' Hole Subdivision Lot 2, Tract 1-A, KPB Parcel 181-03-117
Memorandums 13-008 and 13-069 from City Planner as backup.
Memorandum 13-032 from City Manager as backup.

Regular Meeting

B. Ordinance 13-11(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code §21.03.040 to Add a Definition of Lodging; Amending Homer City Code §§21.28.020, 21.28.030, 21.28.040 and 21.28.070, Regarding the Marine Commercial Zoning District; Amending Homer City Code §§21.30.020, 21.30.030, 21.30.040 and 21.30.070, Regarding the Marine Industrial Zoning District; and Adopting Homer City Code §21.50.040, Site Development Standards Level 3, to Implement the Homer Spit Comprehensive Plan. Planning. Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013

Memorandum 13-053 from City Planner as backup.

C. Ordinance 13-12, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Marine Industrial (MI) Zoning District to Conservation (CONS), Marine Commercial (MC) and Open Space Recreational (OSR), and Amending the Homer City Zoning Map to Rezone a Portion of the Open Space Recreational (OSR) Zoning District to Marine Industrial (MI), to Implement the 2010 Homer Spit Plan. Planning. Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.

Memorandum 13-054 from City Planner as backup

E. Resolution 13-042, A Resolution of the City Council of Homer, Alaska, Amending the Homer Advisory Planning Commission Bylaws. Planning. Recommend adoption.

Memorandum 13-062 from City Planner as backup.

Kachemak Bay Water Trail: Will be addressing some new concerns at the Pier One/Fishing Hole site as referenced on regular agenda. Additional direction may be provided by City Council at May 13th meeting regarding lease opportunities.

KPB Planning Commission is meeting in Homer on Monday, May 13th at Land's End starting at 7:30 pm. The most interesting thing on their agenda is the Title 20, Subdivision Rewrite which will be the topic of the work session from 3:00 to 5:00 p.m.

Wetland Training: Devoney Lehner, of Homer Water and Soil Conservation District, will present during the HAPC Work Session on June 5, 2013. The Corps' "In lieu of" fee program and wetland delineation will be topics of discussion.

Kachemak Drive Signage: The Planning Office has been working with the Parks and Recreation Commission to get some cautionary signage permitted by the state reminding drivers to be aware of bike traffic along the road.

Activities:

I spent two days attending the Business Retention and Expansion (BRE) class in Anchorage presented by the International Economic Development Council. Bryan Zak was in attendance along with others throughout the state. The focus of the class was to create a program that would identify individual and collective needs of business and putting them in touch with helpful resources. Extensive information was provided on forming a BRE team and developing a relationship with business and evaluating programs and strategies for needs that are identified. I am hopeful that we may be able to form a partnership with local organizations for such a venture.

Spring is here! Activity is picking up and projects are rolling. Staff is also taking some leave time. We are picking up one another's 'slack' and keeping quite busy following through with permitting, monitoring, and enforcement along with spring projects such as; the gasoline, Lillian Walli Estates, Pier One Site Planning, and desperately trying to resolve some age old compliance issues.



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STAFF REPORT PL 13-41

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: May 15, 2013
SUBJECT: Stream Hill Park Unit 2, resubdivision of lots 35 & 45

Requested Action: A recommendation of preliminary plat approval for adjustment of a shared lot line.

GENERAL INFORMATION

Applicants:	Devony L. Lehner P.O. Box 356 Homer, AK 99603	Thomas M. Taffe P.O. Box 356 Homer, AK 99603
	Andrew S. Klamser P.O. Box 4394 Homer, Alaska 99603	Geovera, LLC P.O. Box 3235 Homer, AK 99603
Location:	4700 & 4710 Craftsman Road	
Parcel ID:	17902147 & 17902137	
Size of Existing Lot(s):	0.5 & 0.59 acres	
Size of Proposed Lots(s):	16,930sf (.39 acres) and 30,723sf (.7 acres)	
Zoning Designation:	Rural Residential	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Vacant-future residential South: Vacant-future residential East: Vacant West: Vacant-future residential	
Comprehensive Plan:	Continue to encourage infilling of residential areas.	
Wetland Status:	The 2005 wetland mapping does not indicate wetlands.	
Flood Plain Status:	Zone D: Flood Hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer is currently available.	
Public Notice:	Notice was sent to 25 property owners of 41 parcels as shown on the KPB tax assessor rolls.	

ANALYSIS:

This subdivision is within the Rural Residential District. This plat adjusts the shared lot line moving it to the north. The lots meet the dimensional size requirement of a minimum of ten thousand square feet when served by City water and wastewater.

Preliminary Approval, per KPB code 20.12.0060 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.

1. Within the title block:
 - a. 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 map or plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - b. Legal description, location, date, and total area in acres of the proposed subdivision;
 - c. Name and address of owner and registered land surveyor;
 - d. Scale.

Staff Response: The plat should express area in acres.

2. North point;

Staff Response: The plat meets these requirements.

3. 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, political subdivision or municipal corporation boundaries abutting the subdivision.

Staff Response: The plat meets these requirements.

4. 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.

5. 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 such reservations.

Staff Response: Private parcels are shown.

6. The names and widths of public streets and alleys and easements including drainage 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.

7. The names of adjacent subdivisions or an indication that the adjacent land is not subdivided.

Staff Response: The plat meets these requirements.

8. Approximate location of areas subject to inundation, flooding or storm water overflow. Indicate if a recognized flood plain is present. Identify and locate the major drainage systems.

Staff Response: The plat meets these requirements.

9. Approximate locations of areas subject to tidal inundation including the mean high water line.

Staff Response: The plat meets these requirements (not applicable to this area).

10. Block and lot numbering per Section 20.16.110 of the borough subdivision code.

Staff Response: The plat meets these requirements.

11. The general location of existing water and sewer utilities, and the intent and methods of the subdivision to utilize and access such utilities.

Staff Response: The plat needs to add water and sewer locations.

12. Provide a contour map of the subdivision and road profiles if road grades exceed 6% on arterial and 10% on other streets.

Staff Response: The plat meets these requirements.

13. Identify and locate on the plat all areas in excess of 20% grade.

Staff Response: The plat meets these requirements

PUBLIC WORKS COMMENTS: The Public Works Department - None.

FIRE DEPARTMENT COMMENTS: Fire Chief Painter - None

STAFF COMMENTS/RECOMMENDATIONS:

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

1. Show area measurements in acres.
2. Display sewer and water locations.

ATTACHMENTS

1. Preliminary Plat
2. Letter from surveyor
3. Vicinity Map

NOTES

1. BASIS OF PLANNING FOR THIS SURVEY IS FROM THE PLAT OF STREAM HILL PARK UNIT 2 (2008-48, HRD).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. THE 15' FRONTING INTERIOR RIGHTS-OF-WAY IS SUBJECT TO AN UNDERGROUND UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACKS AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
5. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS CONTAINED WITHIN US ARMY CORPS OF ENGINEER PERMIT NO. FOR 2006-219.
6. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF LOT 35.
7. MASTER DECLARATION AND OTHER GOVERNING DOCUMENTS RECORDED AS 2008-005066-0 STREAM HILL PARK SUBDIVISION 309-THR.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2010.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2010.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2010.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

CITY OF HOMER
PLANNING/ZONING

APR 18 2010

CURVE TABLE

CURVE DATA	RADIUS	LENGTH	CHORD BRG	CHORD DIST
31.59°	180	31.59	N 15°32' E	31.59
75.33°	180	75.33	N 1°33'27" W	75.33

WASTEWATER DISPOSAL: LOTS 31-50
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPT. OF ENVIRONMENTAL CONSERVATION.

SURVEYOR _____ LICENSE NO. _____ DATE _____

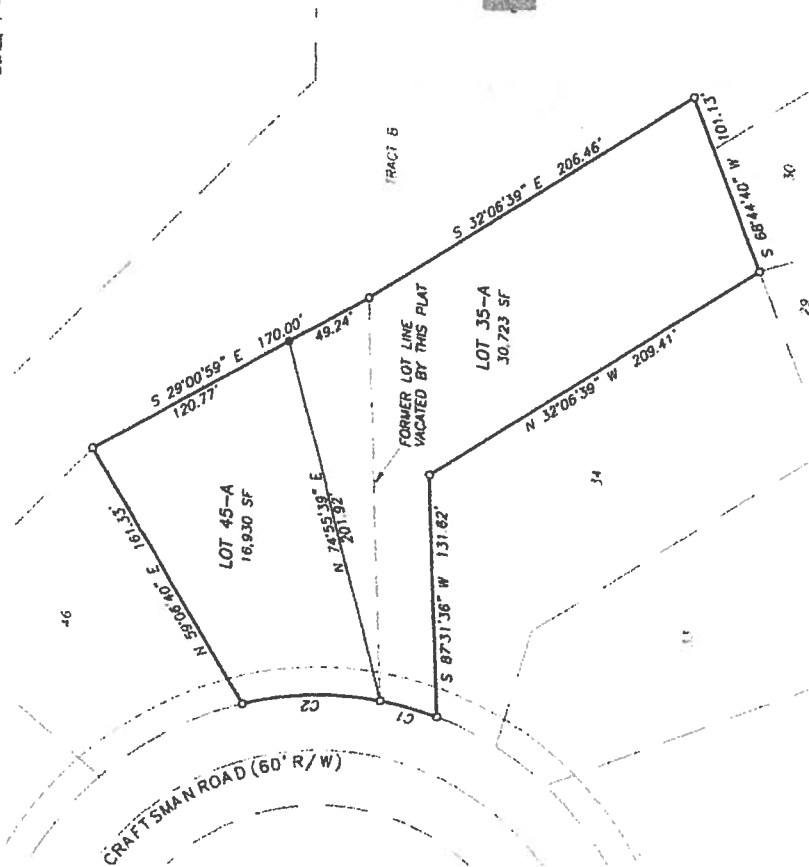
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH SECTION 20.04.070 KENAI PENINSULA BOROUGH SUBDIVISION REGULATIONS

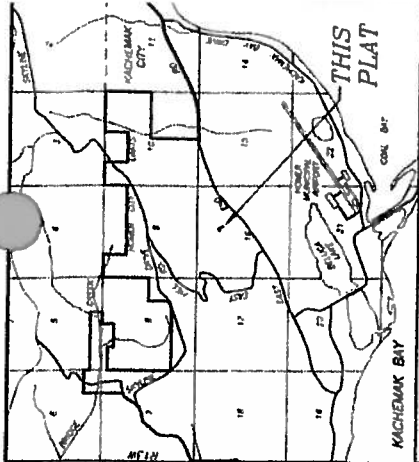
LEGEND

- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7968-S, 2008) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2010) SET THIS SURVEY

SCALE 1"=50'



TRAFFIC ROAD (60' R/W)



VICINITY MAP

SCALE 1"=1 MILE

CERTIFICATE OF OWNERSHIP

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

LOT 45
DEVONY L. LEHNER
PO BOX 356
HOMER, ALASKA 99603

LOT 45
THOMAS M. TAFTE
PO BOX 356
HOMER, ALASKA 99603

LOT 35
ANDREW S. KLAMSER
PO BOX 4394
HOMER, ALASKA 99603

LOT 35
CAROL L. KLAMSER
PO BOX 4394
HOMER, ALASKA 99603

HOMER RECORDING DISTRICT KPB FILE NO. 222

STREAM HILL PARK UNIT 2 RESUBDIVISION OF LOTS 35 & 45

A REPLAT OF LOTS 35 & 45, STREAM HILL PARK UNIT 2 (2008-48 HRD)

LOCATED WITHIN THE NE 1/4, SEC 16, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 47,653 SQUARE FEET

GEOVERA, LLC

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

DATE: JUNE 2010 SCALE: 1"=50'

JOB #07-42 SHEET 1 OF 1



Geovera, LLC

PO Box 3235 • Homer, Alaska 99603 • (907) 399-4345 • Fax 235-0501

scsmith@gci.net

June 29, 2010

City of Homer
Planning Department

Re: Stream Hill Park Unit 2 Resubdivision of Lots 35 and 45

Please find enclosed one full size copy and one tabloid size copy of the plat of Stream Hill Park Unit 2 Resubdivision of Lots 35 and 45 and a check in the amount of \$200.00 for the submittal fee.

This platting action moves the line between lots 35 and 45 to accommodate placement of a garage on lot 35 to the east of the panhandle portion of the lot. No utility easements are affected by this action and the resulting size of lot 45-A is well above the required minimum lot size within the City of Homer.

Please let me know if you require any additional information or need clarification of any of the items in this submittal. If you would like a pdf of the plat, I can email one to you.

Sincerely,

Stephen C. Smith

Stephen C. Smith, P.L.S.

Vicinity Map

The common lot line will be shifted north.

HOUGH RD.

CRAFTSMAN RD.

CANDLELIGHT CT.

COMPASS DR.

East End Road



City of Homer
Planning and Zoning Department

April 30, 2013

Strem Hill Park Unit 2 Preliminary Plat

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

0 250 500 Feet



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

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 because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivisions under consideration are described as follows:

Stream Hill Park Unit 2 Resubdivision of Lots 35 & 45

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, May 15, 2013 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska.

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting. Written comments can be faxed to 907-235-3118.

For additional information, please contact Julie Engebretsen in the City of Homer Planning and Zoning Office at 435-3119.

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

VICINITY MAP ON REVERSE



City of Homer

Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.cityofhomer-ak.gov

STAFF REPORT PL 13-43

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: May 15, 2013
SUBJECT: Transitional Residential Zone R2

Introduction

Every time I think about how to regulate housing in the R-2 district, I get stuck. A standard like one dwelling unit per 10,000 square feet is very simple. But, it also limits the possibilities for a better design that allows more housing. In this staff report, I'd like to talk about some 'form based, or performance zoning' concepts.

Analysis

One of the ways communities regulate buildings is to be very specific about how big, and where on a lot a building and its parking can be located. This idea is called 'form based zoning.' We have examples of it in our Community Design Manual. There are a range of design ideas available to a developer, or, they can come up with a better design.

I think we can use this idea in the R-2 districts. These are rural areas that will become denser over time. I grew up in an area that had a lot of unregulated infill during the 1980's, and it was ugly. 20+ years later, those new homes are still ugly and don't fit with their immediate neighbors. I'd like Homer to avoid that! New housing units can be a similar size (square footage), number of stories, type of exterior material, roof style, etc, as what is already on the street.

A good example of this idea is Commissioner Sonneborn's two houses on the corner of Bunnell and Main St. There were already several larger two story buildings on the street. So the building she built, also two stories, and architectural style and materials fits with the neighborhood. These buildings are 'context sensitive' meaning they fit with their surroundings. But, if you moved those same buildings to another location, lets say on Soundview Ave right across from West Homer Elementary, they might not look so great. They would be taller than the other existing homes, they would be a lot closer to the street, they wouldn't 'fit.'

Also in old town, several of the commercial buildings have front porches. This repeated architectural theme helps the neighborhood seem more cohesive. Residential construction can achieve the same thing using setbacks and other controls. Building envelope is another way to describe the area within a lot that development may occur. Most communities are much more specific than Homer city Code on setback requirements. This causes homes to be a more uniform distance from the street, and side to side on a lot.

Since we are a community on a hillside we need some flexibility, but our current one-size fits all rules are not leading us down the path of being an attractive community. Not that everything has to be the same, but I think there may be some basic ideas the Commission and community might agree on moving forward.

Lot size: R-5, 5 lots per acre, up to 10 units outright. (Duplex on an 8,700 sq ft lot). Rules on lot coverage, square footage/stories. setbacks, parking lot configuration

Staff Recommendation

Review principles and have discussion related to the values presented

Attachments

1. Draft guiding principles/values

I have thought a lot in the past couple weeks about the proposed R-2 zoning district. Its not easy to have a one size fits all solution for Homer's growing neighborhoods. A few things have become apparent. I'd like to share them as we start talking about how parts of Homer have and are shifting from rural to more suburban type development. I'd like to use some of these thoughts as guiding principles as we talk about these changes. I also included some of the community values from chapter 3 of the Comp Plan.

Do you have a value you'd add to this list?

1. Having access to City sewer is important for infill. Access to city water is nice, but with our poor soils, density should probably be focused in areas with city sewer. **Guiding Principle:** Availability of city sewer determines zoning changes to higher densities.

2. Homer's water and sewer infrastructure is very hit and miss! Some neighborhoods have both services; a large adjoining property might have only water. As a result, it may be years and years before all of the areas shown on the Comprehensive Plan map can be up zoned for more density. **Guiding Principle:** Public and private investment in extending sewer services play a major role in the growth of our community.

3. There are people who specifically move to town because they want city services like water and sewer. Large lot development is expensive for city services (higher rates and taxes, lower affordability). **Guiding Principle:** City policies should support residents building homes and living in the City, at appropriate densities where infrastructure is available.

4. There are neighborhoods that could be rezoned today, with few impacts. There are other areas where residents may have more concerns. **Guiding Principle:** Up zoning will happen in areas when it will solve zoning problems, accommodate growth/new housing. In areas where there are steep slopes, high value wetland areas or other physical development constraints to more dense development, rezoning will be more carefully considered.

5.....(Pattern book thoughts) growth is slow in rural communities; buildings or developments that go in today remain unchanged for long periods of time. Good and bad outcomes of development will remain for a generation. (Read up on book again, use some ideas... Don't have affordable housing near schools? Homer kids will never walk to school. Have lots of senior housing? We will continue to attract new seniors, and keep those who are here will housing options through end of life care. That's good...need full spectrum. **Guiding Principle:** Zoning changes, development and infrastructure should be viewed as long term investments, and focused on areas where change will have positive benefits.

Please review "Getting the Density you want" Planning Commissioner's Journal, Number 74, Spring 2009 PP. 14-19. From past packet.

Getting the Density You Want

by Elizabeth Humstone

Across the United States over the past 50 years, development has increasingly spread out and average densities declined. On a forty-acre parcel, where once you could find over 1,500,000 square feet of mixed uses, today you are more likely to find one 150,000 square-foot big box store.¹

House sizes and yards are about double today what they were in the 1950s. Nevertheless, there is evidence that these patterns are beginning to shift. As communities struggle with issues of climate change, energy consumption, transportation, and affordable housing, many are looking for opportunities to encourage more concentrated development.

Higher densities of housing and commercial development have been linked to healthier lifestyles, lower auto use, and reduced energy consumption.² Low and moderate income housing is more finan-

cially viable at higher densities. In spite of the benefits, perhaps nothing gets a community more riled up than a discussion of density. Some fear that density – if too high – will create congestion, deplete open space, and block light and air. Others fear that density – if too low – will eat up valuable natural resources, tax community services, and fail to meet housing needs.

Often, discussions of density occur without any reference to how it can be applied in the community. The job of a planning commissioner is to bring helpful information about density to these discussions, including a definition of density, why it is important, and how it can best be applied taking into account the community's unique character and vision.

WHAT DOES DENSITY LOOK LIKE?

When residents hear the term *high density*, they often picture high-rise housing towers that lack privacy and open space, surrounded by surface parking. And when the term *low density* is used, large-lot rural subdivisions may come to mind. Neither may be the case.

As has been aptly illustrated in Julie Campoli and Alex MacLean's book, *Visualizing Density*, even the same densities take many different forms and have different impacts on the viewer. Take a look, for example, at the paired photos on the bottom of this page and the next.

Our perceptions of density are usually governed by the design of projects – how high they are, how they are sited, how close they are to the street, how much landscaping there is, and how doors, windows, porches, and roofs are articulated. Visual preference surveys have shown that people may dismiss one project as too dense while approving of another project that has the same density.³ One of the challenges for planners and planning commissioners is to determine the qualities that will make desirable densities acceptable in their communities.

¹ Julie Campoli, Elizabeth Humstone, and Alex MacLean, *Above and Beyond: Visualizing Change in Small Towns and Rural Areas* (American Planning Association, 2003), pp. 100-101.

² For a good summary, see the Urban Land Institute's *Higher-Density Development: Myth and Fact* (2005).

³ Editor's note: for more on the use of visual preference surveys, see Anton Nelesen & James Constantine, "Understanding & Making Use of People's Visual Preferences, (PCJ #9); available at: www.plannersweb.com/visualpreferences.html.

The development in Orlando, Florida (left) and in Longmont, Colorado (right) are built at the same density: 5.3 units/acre. The aerial photos are by Alex MacLean from his book *Visualizing Density* (co-authored by Julie Campoli).



PLANNING FOR DENSITY

1. The Municipal Plan

The starting point for deciding on density is the municipal plan. The plan sets forth the overall vision for the community and establishes the land use pattern, the transportation system, plans for public facilities and services, and natural resource policies. How do you determine how much density is enough or how much is too much? Each community will have to make this decision given its own situation and vision for the future.

2. Growth Estimates

One of the functions of a municipal plan is to determine how the community will meet current and future needs based on trends in population, housing, jobs and services, and existing conditions. How fast the community is growing, and what the characteristics of the new residents are likely to be, will help determine what densities need to be considered for the future. For example, if a new employer with low-wage jobs announces plans to move to the community, higher density rental housing may be needed. For those areas with a concentration of seasonal homes, low densities to protect lakeshores or steep slopes may be appropriate.

4 PAS QuickNotes No. 12, Density.

5 See *America's Families & Living Arrangements: 2003* (U.S. Census Bureau, Nov. 2004), p. 4.

Two more very differently designed developments, but again at comparable densities: 13.5 units/acre in Castro Valley, California (left) and 13.2 units/acre in Chicago, Illinois (right).



Defining & Measuring Density

According to the American Planning Association, density is "the amount of development in a given area."⁴

Planners measure density in several different ways. To understand regional patterns of growth, density is often measured in terms of people per square mile. According to the U.S. Census, the average population density of the United States in 2000 was about 80 people per square mile, and for urbanized areas 2,670 people per square mile.

Communities that are job and service centers for surrounding towns may define population more broadly to include employees and daily visitors, as well as residents. When these figures are added to base population numbers, they are often referred to as population intensity or service population. Intensity can be a measure of both population and development density.

For housing and zoning standards, density is typically measured in terms of *units per acre* or *minimum square feet of*

land area per unit. Even these terms may be modified by communities who use the term net density, which means the amount of development permitted for a given area once land not used for residential purposes (streets, sidewalks, parking, recreation land, utility easements, etc.) is subtracted.

Some communities take the net density definition a bit further by not allowing certain natural features, such as water bodies, wetlands, steep slopes, and rock outcroppings, to be counted as "developable."

For commercial and industrial uses, density (in some places referred to as intensity) is either measured by the number of square feet per acre or by floor area ratio. Floor area ratio is the measure of the total amount of square footage of the building divided by the total square footage of the parcel on which it is built. For example, a 10,000 square foot commercial lot with a floor area ratio of .5 could have 5,000 square feet of commercial space built on it. This space could be configured in one, two, or three or more stories, depending on the zoning regulations for height and lot coverage.

Many communities are now realizing that only a small share of their population (under 25 percent nationally⁵) consists of two parents with children. Their plans must also provide for single parents, the elderly, empty nesters, and

young adults. These households have a variety of housing needs; many desire smaller units that are easily accessible to transportation, retail, and jobs and services.

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Getting the Density You Want...

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3. Inventory of Current Conditions

Every plan should set forth the current conditions in the community, including the intensity of land use. An assessment of existing densities and their distribution around the community is an important first step in determining future densities. To measure densities, first delineate the boundaries of the areas to be analyzed and then determine how the data will be collected.

U.S. Census data can be used to measure density. Julie Campoli and Alex MacLean, the co-authors of *Visualizing Density*, have prepared a step-by-step guide to how this can be done.⁶ Other sources include town property records and ortho-photo maps. Property records provide the size of lots and buildings. Using ortho-photo maps, measurements can be made of the number of units or building footprints within a given area from which the density can be calculated. These densities should be compared to natural, cultural, and physical conditions of the land, community facilities and services, and transportation in order to decide if they should be maintained or altered.

4. Connecting with Community Goals

Density should be closely correlated with community goals for health, environmental protection, energy conservation, alternative transportation, and neighborhood character. Many communities are now reexamining their assumptions that low densities protect neighborhood character and are better for the environment and public health.⁷ They are responding to a growing body of evidence that compact, walkable communities promote healthier lifestyles. As a result, they are looking for locations where densities can be increased.

Any consideration of an alteration in density must include an assessment of the character of a neighborhood and how its existing densities are working today.

For example:

- are moderately high densities promoting walking, but lacking in amenities?
- are densities too low to encourage walkable neighborhoods?
- are there historic areas where increasing density will require special considerations?
- are there opportunities for modest infill development, such as accessory apartments or duplexes, that will retain the neighborhood character?

5. Links to Transportation

In general, communities will want to encourage higher densities in village and town centers and where transportation options, such as walking, bicycling, bus, and rail service, are readily available or could be added.

How much density is enough to support a bus route or transit? Hannah Twaddell covered this in her article, "The ABC's of TOD: Transit-Oriented Development," published in the last issue of the *Planning Commissioners Journal* (PCJ #73, Winter 2009). She reported that densities ranging from about 7 to 20 units per acre are typically required to generate enough riders for 15 to 20 minute frequencies on local bus routes. Twaddell notes that light rail service requires higher densities, typically between 9 to 35 or more units per acre.⁸ Other sources suggest that employment densities of 50 jobs per acre or more best support high frequency, high volume light rail.⁹

6. Links to Community Services

Many residents worry that more density will place excess demands on public facilities including water, sewer, roads, schools, and emergency services. This concern should be addressed by deter-



Some FAQs on Density:

1. Q. Will higher density housing cause my taxes to rise because of excessive demands on public facilities, including water, sewer, roads, and schools?

A. Not necessarily. Some higher density housing has lower school costs due to fewer children per unit and lower bus transportation costs. All residents must pay for their own electrical, gas, trash, water, and sewer usage. Other costs are lower due to the shorter utility lines and roads in compact developments.

2. Q. Don't higher density developments increase traffic and cause congestion?

A. Actually, there are fewer auto trips per household in apartments and high rises than in single family homes if, as is often

the case, essential retail and services are nearby.

3. Q. Won't higher density housing create more adverse environmental impacts such as increased stormwater runoff?

A. There are more opportunities to manage stormwater runoff with higher density development due to less impervious surface than with low density, spread out development. In addition, water consumption tends to be lower and there is less open space used per unit.

4. Q. Doesn't higher density threaten historic buildings & neighborhoods?

A. Many community groups become concerned that historic values will be compromised when densities are increased. It is important to identify the historic features within a neighborhood before proposing any changes. Any recommended changes

should show how these values will be retained. For example, does the historic significance of the area rest in the architectural style of the buildings? If so, can that be reflected in newer buildings or additions? Is the density of development – heights, setbacks, lot sizes – varied or consistent? Is there a way to increase density without visual disturbance, such as by allowing large older homes to be divided into two, three, or four units?

5. Q. Does higher density mean we'll have less green space in our community?

A. Not necessarily. With careful planning, increasing densities may save more green space for your community. By accommodating housing and commerce in a smaller area, more land is available for recreation, farming, forestry and protection of scenic views.

mining the capacity of public facilities where more residents and jobs are planned.

Keep in mind also that the impact on facilities and services will vary by the type of housing and intensity of employment to be provided. Higher density development can save on costs for public facilities. Multi-family housing and townhomes often have fewer occupants than single-family homes. Some types of commerce, such as small-scale retail and services, have a higher concentration of jobs than warehouses and big box stores.

7. Environmental and Natural Resource Protection

When planning for environmental or natural resource protection, communities should consider the density of development they allow in these critical areas. Zoning farmland for a density of one unit per acre is not going to ensure that farming will continue. Allowing dense development on steep slopes is likely to bring the community problems with erosion, road wash-outs, and sewage disposal. Communities that have undertaken an assessment of critical environmental and natural resources often use this information to lower the density of development in sensitive areas.

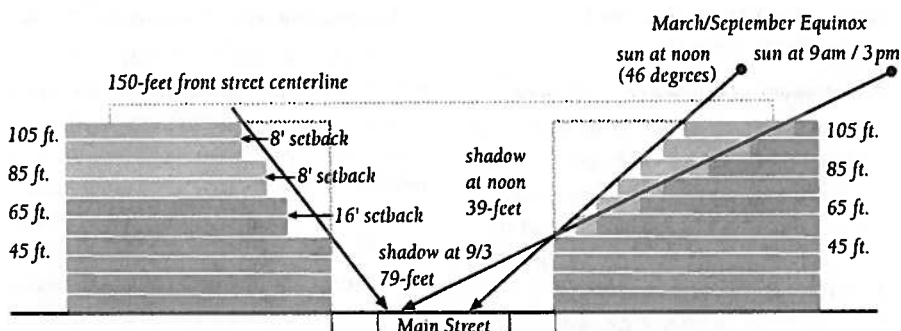
6 "Steps for Using the Census 2000 to Measure Density (units per acre)," available at: www.lincolninstitute.org/subcenters/visualizing-density/census.pdf

7 See, e.g., "Measuring the Health Effects of Sprawl," by Barbara A. McCann & Reid Ewing (Smart Growth America, Sept. 2003).

8 Some call for even higher housing densities. The Washington State legislature has been debating a bill that, as originally proposed, would have required Seattle and other cities to authorize development at 50 units per acre within a one-half mile radius of each light rail or rapid bus transit station in their community. As of March 17, 2009, the bill had been amended to call for local plans and regulations to "encourage development along transit lines and at major transit stations at levels that support transit-oriented communities."

9 See, e.g., Lawrence D. Frank and Gary Pivo, "Impacts of Mixed Use and Density on Utilization of Three Modes of Travel: Single-Occupant Vehicle, Transit, and Walking," *Transportation Research Record No. 1466* (1994).

10 See Hans Blumenfeld, *The Modern Metropolis: Its Origins, Growth, Characteristics and Planning* (MIT Press, Cambridge, MA, 1967), p. 175.



In Burlington, Vermont, zoning changes to allow increased height and density in the downtown core are being considered along with upper story building setbacks. This diagram illustrates how setbacks would allow for more sunlight to reach Main Street (which runs east-west through downtown) at various times of day during the March/September equinox, mitigating the impacts of the increased height.

Communities need to consider both density and lot size when planning for these resources. There is a difference between density and lot size, however. Lower densities will limit the total number of units on a parcel of land or in an area. Large lots will spread these units out over a larger area than small lots clustered in a portion of the parcel.

The Bottom Line

Having considered the above, some communities may decide to increase existing densities in order to address growth trends and the community's vision and goals as set out in their plan. In other places, a decision may be reached that existing densities are essential to neighborhood character and should be maintained. Still other municipalities may find that densities are too high and need to be lowered, for example, to protect an important natural resource such as farmland.

The bottom line is that it is up to each town and city to make an informed decision that best fits the community's needs. The next section describes ways communities can implement densities to work better for them.

FACTORS IN MAKING DENSITY WORK FOR YOU

To make density work, whether it is high, moderate, or low density, specific standards need to be developed in your municipal zoning regulations.

One of the challenges for planners is to determine the qualities that will make desirable densities acceptable in their

communities. Some factors that can be important to determining what density will look like include:

1. Height

In general, lower heights are compatible with lower densities, and higher heights with greater densities. Figuring out appropriate heights depends on many factors, including the character of the area, desired uses and activities, walkability, view enhancement, and light and air.

Communities are rightly concerned that higher densities may not fit with the character of the area. To minimize negative impacts and accommodate increased density, some communities have implemented requirements that new buildings may be higher than existing ones only if they are stepped back from the street on the upper floors. Such guidelines can protect light and air on the street, while also maintaining compatibility with historic streetscapes.

Municipalities are also often frustrated when developers do not build to the heights allowed in the zoning code. The concern is that valuable urban land is being inefficiently used. These communities should consider implementing minimum height standards, such as requiring at least three or four stories in new buildings in downtown or core areas. This concept is not a new one. Hundreds of years ago, builders were required to build to certain heights in order to use land efficiently and create order in the built environment.¹⁰

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"New urbanist" developments, as in Abacoa, Florida, often provide smaller setbacks than traditional subdivisions, allowing for increased density and a more compact development pattern. This can be done without sacrificing attractively designed housing. In fact, this denser pattern is more in keeping with older, early 20th century suburban neighborhoods such as Chicago's "bungalow" district (on right).

Getting the Density You Want...

continued from previous page

2. Setbacks

Citizens often fear that increases in density will bring overcrowding and block light and air. Setbacks can help to minimize these impacts by requiring minimum distances between buildings and the street. However, if setbacks are too large, then allowed densities may not be achieved.

A good rule of thumb is to look at existing buildings first before formulating new setbacks. Evaluate the setback pattern and how important it is to maintaining the neighborhood's character. If reducing setbacks between buildings and the street would not harm the streetscape, then consider doing this as it would enable more density on the site. If the neighborhood has little or no separation between buildings, consider repeating this pattern for new construction.

3. Lot Coverage

The amount of land that a building footprint consumes can affect the density of building construction. Coverage needs to be considered in conjunction with setbacks and height requirements. If, for example, your community mandates a low lot coverage percentage and allows eight story buildings, you are likely to have towers surrounded by extensive open space and/or parking areas. Higher lot coverage factors, such as 80 to 100 percent, will encourage use of the entire parcel for buildings. This is most appropriate in high density areas, such as downtowns where setbacks are low.

4. Planned Unit & Planned Residential Developments

Many communities have been experimenting with variable densities for decades by enabling planned unit developments and/or planned residential developments. These projects allow

higher densities in one portion of a parcel, provided they are offset by protection of open space and natural resources on the remainder of the parcel.

5. Bonuses

Some cities and towns enable developers to apply for density bonuses that allow more units per acre or a higher floor area ratio than would otherwise be permitted in the zoning district. In return, developers' need to commit to meet special standards set out in the ordinance, such as LEED energy standards, a minimum percentage of affordable housing, or some other special amenity.

Prior to considering such bonuses, communities need to be sure that areas where bonuses can be used are appropriate for the additional density. It also makes sense to first determine if such requirements (e.g., affordable housing) should be standard for all projects or something that should be encouraged through optional density bonuses.

6. Parking

Parking can be a major factor in limiting densities in downtowns and urban neighborhoods. Often zoning requirements for size of spaces and number of spaces per unit (or square feet) result in parking dominating the site.

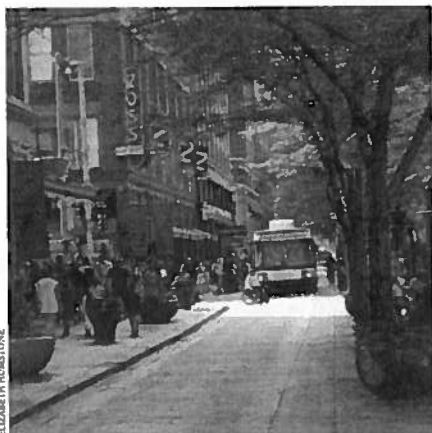
Communities desiring higher densities will need to consider a variety of approaches to addressing parking needs while preventing the voids created by large areas of surface parking. This can include alternatives such as structured or underground parking, increased on-street parking, and even lower minimum parking requirements for commercial and residential development. While reducing parking requirements can be controversial, people in high density areas often have alternatives to using cars, such as bus transit or walking, which lowers their need for multiple parking spaces.

7. Landscaping

No matter what the density, landscaping can and should be provided. In high density areas, landscaping, such as trees or greenbelts along sidewalks and streets,



Structured parking can reduce the amount of surface parking lots needed, increasing the overall density that can be achieved in a downtown area. Garages can be designed to blend in unobtrusively, as here in Burlington, Vermont.



Landscaping, such as street trees (seen here along 16th Street in Denver, Colorado), can reduce the perceived density of buildings in downtowns and other areas.

can soften building façades and provide a human scale to taller buildings. In medium density areas, landscaping of front, side, and rear yards, and courtyards will create a more pleasing environment, while also adding privacy.

8. Driveways and Garages

Placement of driveways and garages can be critical to achieving desired densities. Individual driveways serving garages lining the frontage of the street can destroy the pedestrian scale of moderate and high density communities and take up valuable space. Shared driveways at the backs of buildings can minimize impacts and enable the use of frontage for housing, commerce, pedestrian access, and landscaping.

9. Accessory Apartments & Duplexes

Small communities without the high densities found in downtowns and urban neighborhoods often look for more subtle ways to increase densities. One method that has been found to have minimal impact on the character of a neighborhood is the addition of accessory



Accessory units in Davis, California's Aggie Village are unobtrusive and fit well into the neighborhood. Photos show an accessory unit (above left) and the principal structure (above right).

units or apartments (also called "granny flats") and duplexes. Some states even require that accessory units be permitted in zoning districts where single family housing is located.

These additional units can be added within a home, as an extension on the building, or as an addition or alteration to a garage or outbuilding. By law, they are usually smaller than the principal use of the property – the single-family home.

Duplexes are usually permitted on the same size lot as a single-family dwelling unit, provided wastewater and water supply can be accommodated. It is not uncommon to find historic neighborhoods where single-family homes, duplexes, and apartments share the same block – without compromise to the quality of the area.

10. Tear Downs

Tear-downs occur when a house is demolished and replaced with a larger or more intensive one. This "McMansionization" process is becoming an increasing problem in many neighborhoods. Often the replacement buildings don't increase density, but they do increase the intensity and scale of buildings and lead to an impression of increased density without offering the benefits.

SUMMING UP:

Addressing the knotty issue of density can be one of the most frustrating, yet creative, activities a planning commissioner can undertake. Given the controversial nature of the issue of density, it is important that planning commissions engage citizens, elected officials, property owners, businesses, and non-profit



Duplexes and apartments in Portland, Maine, provide for increased density without changing the residential character of the neighborhood.

organizations in the review of existing conditions. The goal is to gain consensus on what densities and development standards are most appropriate for neighborhood, downtown, suburban, or rural areas. ♦

Over the past 35 years, Elizabeth Humstone has worked as a planning consultant on a wide range of projects in rural communities and small towns. Humstone is an advisor to the National Trust for Historic Preservation and former Executive Director of the Vermont Forum on Sprawl (now Smart Growth Vermont); past member of the Burlington (VT) Planning Commission; and former Chair of Vermont's Housing & Conservation Trust Fund Board.



Density Resources:

Additional online resources to help you better understand and deal with density issues are available on our PlannersWeb site. Just go to our main page & look for the links to our Resource Pages.

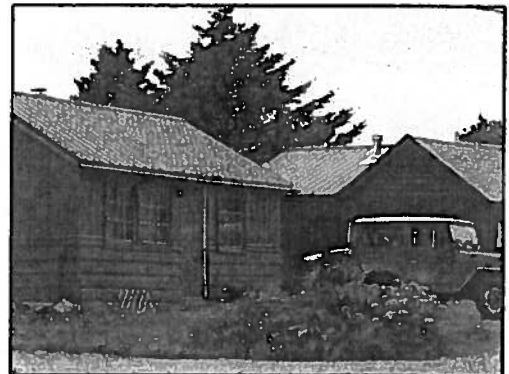
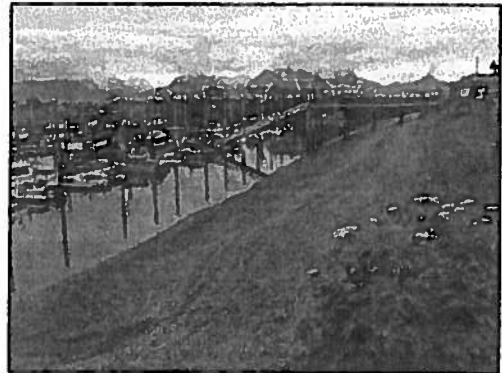


■ CHAPTER 3 COMMUNITY VALUES

The previous chapter describes the growth and change occurring in Homer and surrounding areas along with the resulting opportunities and challenges facing the community. Chapters 4-8 present goals and strategies to respond to the impact of this growth and change. This chapter presents a general summary of the broad values of the Homer community. This material comes from the 1999 Comprehensive Plan Update and feedback received from the community in the preparation of this plan.

Listed below are qualities of Homer that are strongly valued by residents. The items listed were repeatedly articulated during the comprehensive plan update process.

- Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character.
- A strong interest in political matters; a desire to guide the future growth and development of Homer
- Appreciation of Homer's spectacular natural setting, its great views, interesting topography, as well as a tradition of concern about the quality of natural resources and the environment
- Support for a diverse economy, including many small, independent home-based businesses
- Desire for ready access to open space, parks, and recreation
- Pride and support for local arts
- Strong commitment to encouraging a wide range of high quality medical and health-promoting services and facilities, both conventional and nontraditional
- Support for the robust network of nonprofit and volunteer organizations giving to the community in many ways
- Interest in lifelong learning and opportunities for access to education
- A strong tradition of commercial fishing and a strong community bond to the marine environment and resources
- Desire for a mix of rural and main-street character – with many residents living on larger parcels with



space between neighbors – coupled with a desire to create a new “heart of Homer” – a lively town center offering the pleasures and conveniences of a thriving downtown.



City of Homer

Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.cityofhomer-ak.gov

STAFF REPORT PL 13-42

TO: HOMER ADVISORY PLANNING COMMISSION, PARKS AND RECREATION
ADISORY COMMISSION, PORT AND HARBOR COMMISSION, ECONOMIC
DEVELOPMENT COMMISSION
FROM: RICK ABBOD, CITY PLANNER
DATE: May 7, 2013
SUBJECT: Fishing Hole Campground Site Plan

Requested Action: Recommend Approval of the draft site plan for the campground, day use parking, and Kachemak Bay Water Trail kayak launch site.

Introduction

On April 24th, there was a workshop held on the Spit to discuss the kayak launch. One of the outcomes of the meeting was the City Administration and the Harbormaster agreed that a better spot for the kayak launch would be further up the Spit, near the Fishing Hole. Grouping all the recreational activities together made more sense in the long run. If a marine industrial use comes in, the original kayak launch may have to be moved. It seemed like a lot of effort when a better, long term solution was to move the launch.

Staff met with representative of the Kachemak Bay Water Trail to discuss the idea. There was agreement that this new location would be acceptable while recognizing some trade off in relation with their first choice. There was also a strong desire to keep this project on schedule. The water trail group would like to have a location locked in so they can pursue funding and construction, with the goal of completion in 2014.

The water trail folks have been fortunate to have the volunteer services of a landscape architect. Jonny Hayes PLA/ASLA/CPSI, of the Anchorage firm Bettisworth North Architects and Planners, volunteered his services and time to facilitate the workshop. Landscape Architects are like civil engineers, they are registered licensed professionals with stamps. They frequently work on site design; traffic flow, building location, architecture, drainage and landscaping etc. Mr. Hayes has also agreed to work on this new launch location. With the change in location of the kayak launch, the City recognized that the scope of work that Mr. Hayes volunteered to do had changed quite a bit. The Planning Department has some limited funds to pay for these changes to the plan outside the scope of the launch facility. Mr. Hayes is now waiting for direction before creating a comprehensive site plan, that will account for traffic flow and overall use of land between the fishing hole and Pier 1, including a potential wooden boat lease location. Our goal out of all this is not only to have a more permanent home for the kayak launch, but also a better flow for the whole property. This site plan will create a better park area around that portion of the Fishing Hole and plan for long term traffic flow, which will in turn preserve the main campground area for potential marine industrial use.

Another item that has changed is the Public Works Department has requested to move the camp ground office onto the site. The current location across the street is subject to a lot of storm damage. Due to beach erosion, significant damage to the build occurs regularly. It's a very small building, easy to move, and it will be cheaper for the taxpayers in the long run if it wasn't damaged by storms every year.

This draft site plan will be submitted to the Planning, Parks and Recreation and Port and Harbor Advisory Commissions for comments in May, concluding with a resolution from Council in June.

Analysis

The conceptual draft site plan is attached. Planning staff met with Parks maintenance Coordinator Otteson at the campground to come up with ideas and explore options. Right now the whole area is one big parking lot; kind of ugly and a lot of space is wasted. The parks area could be much more functional. The site plan is really reworking the existing space into a more functional, attractive layout.

The plan considers the following elements:

- Revise circulation and layout for RV Campground to address potential future Marine industrial and other desired elements, as outlined below,
- Relocating the existing Offices for camp attendant + fee collection,
- Maintain Pier One Theater while improving access/parking as appropriate,
- Adding a designated 'Day Use Area' adjacent to the existing fishing area,
- Adding a multi-use 'Day Use Shelter' at the northeast edge of the fishing area,
- Adding a Kachemak Bay Water Trail Launch Site that includes non-motorized boat launch facilities, appropriate signage, etc.,
- Proposed site and approximate circulation for a 10,000 SF 'Wooden Boat Society Headquarters/Offices' along Homer Spit Road, and
- Connect to, and maintain, existing Day Use, Fish Cleaning Station and Campground Dump Station areas.

If the concept is found acceptable, I plan to seek comments of committees and commissions and present before the council for approval in June. Of course we are still looking for direction in regards to any lease proposal that might be considered as outlined by the City Manager.

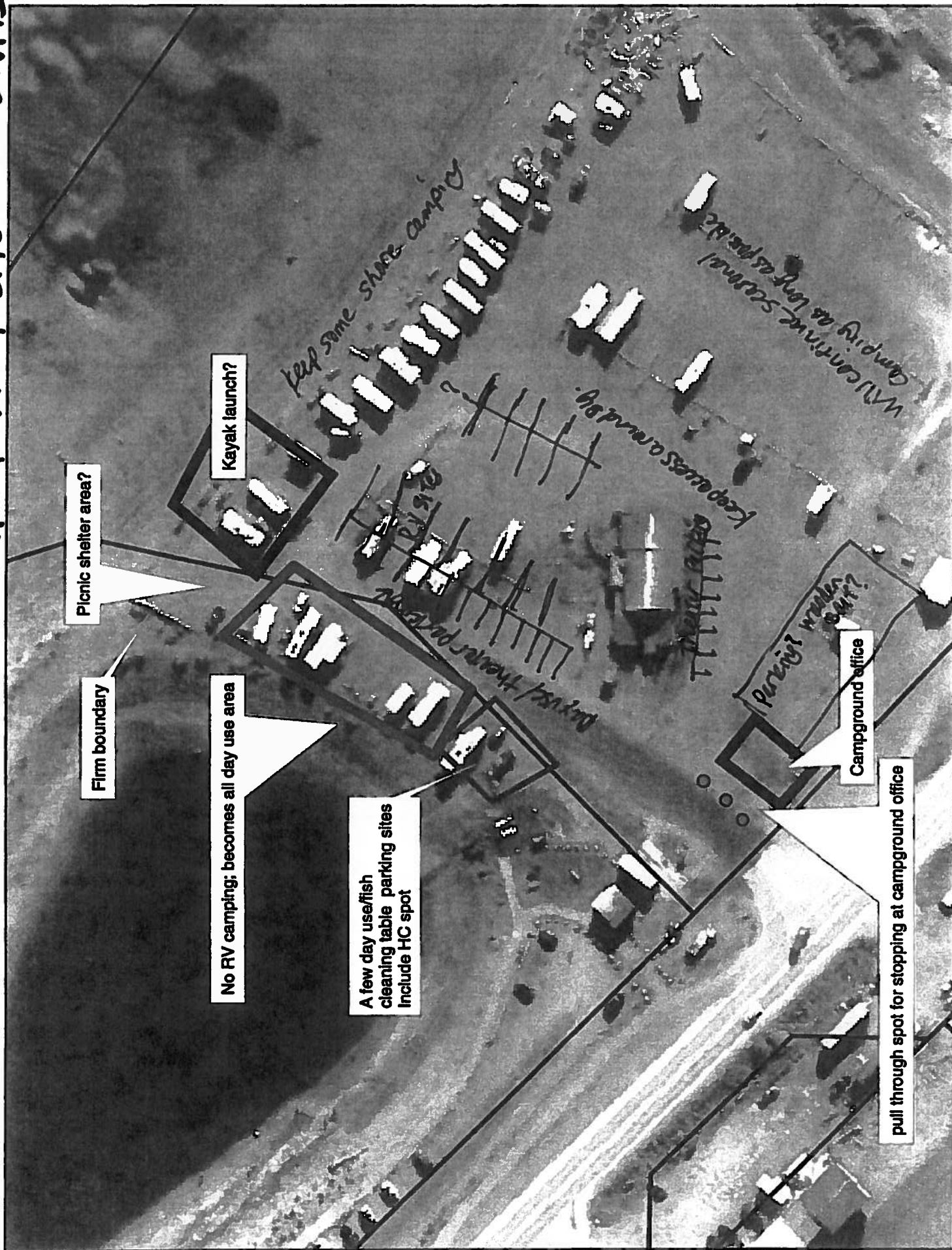
Recommendation:

Review information and provide comments.

Attachments

1. SITE PLAN dated 5.8.13

conceptual Draft Site Plan 5.8.13



MANAGERS REPORT
May 13, 2013

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

1. Trip Report: On Thursday and Friday, May 2 and 3, I was up in Anchorage working on several City projects and priorities. On Thursday, the Board of Directors for the Alaska Municipal Bond Bank had its meeting. I am happy to report that the Board approved the City's bond sale application for the harbor projects. The actual sale and closing takes place in June. So we are right on schedule. The Board appeared impressed with the City's fiscal planning and management in preparation for the bond sale. On Friday I had several meetings at the DOT/PF regional office. I met with the Regional Director to discuss the conditional of Lake Street and Pioneer Avenue and their status as STIP projects. The primary focus of the meeting was to be sure the Lake Street rehabilitation project does not slide any further. Later, I got together with the regional planners to talk about implementation of the recently approved TORA on the Deep Water Dock. There are several programmatic steps we must take to get that project rolling.
2. Budget Amendment Ordinance / Gas Conversions for City Buildings: At the next meeting, expect to see a budget amendment ordinance that appropriates funds to pay for service lines, meters, conversion costs estimates, conversion costs, and possible assessments for a variety of City owned buildings.
3. Lillian Walli Estates Assessment District: As you know, the City staff is working on this project with the property owners to see if an assessment district that works can be developed. A City sponsored meeting with the property owners has been scheduled. One thing that needs to be discussed is whether the City will subsidize the SAD or provide matching funds, like it does in other water, sewer, and road, LIDs. The Administration has always assumed that the property owners would pay 100% of the costs, since those costs are normally the responsibility of the developer and in this case, the developer did not perform under the subdivision agreement. However, we are aware that some Council members might be interested in talking about City support since this subdivision agreement is well over 20 years old and the City has an interest in seeing this project move forward. Another component to this discussion is the fact that a mistake was made when the petition letters went out. The letters stated that the City would provide a match and this may have affected the vote. If the Council decides it is not appropriate to provide a match, this petition process would likely need to start over. Finally, at the last meeting I told you that the SAD had very strong support from the property owners. After further review, it turns out that support was at about 59%.
4. Pedestrian Safety: The Council recently received a letter from a concerned citizen who often walks or bikes around town and to and from work. The City can't do

much about sand and gravel sweeping on state roads and state maintained bike lanes. However, PW has been working hard to sweep City streets, sidewalks and bike paths and I think they have been doing an excellent job. We have received lots of thank you notes this year, especially about Pioneer Avenue and the Spit Trail. I believe we can do more on public education, painting cross-walks, and enforcing the law regarding pedestrians. We will ramp up that effort where we can.

5. **Disk Golf:** I am aware that Council members are receiving complaints from property owners who live next to the disc golf course at Jack Gist Park. We have contacted the Jack Gist Park Association and the Disc Golf Association and asked them to remind folks about park hours and proper etiquette. The message is that users will have to police themselves and make sure that the privacy and property of local residents is respected.
6. **HERC Building:** At the Council's recent workshop on the future of the HERC Building, the possibility of putting something on the October ballot was mentioned several times. Advisory votes and votes on dedicated taxes were both briefly discussed. Jo Johnson pointed out to me that any such ballot proposition would need to be approved by the Department of Justice and in order to provide adequate time for a DOJ's review, we would have to have something ready by the end of May. This means that we would have to have the exact ballot proposition language ready by the next meeting. That does not seem like nearly enough time to me. I think it would also be premature. There are still too many unknowns regarding this building, including whether the effort to create a recreation service area will move forward.
7. **TORA Amendments:** At the last meeting the Council approved a TORA agreement with DOT/PF regarding the Deep Water Dock Feasibility Study. Last week I visited DOT/PF to talk about the steps that we would need to take to implement the TORA and get the project moving. As we were discussing this, we came across several relatively minor amendments that needed to be made. For example, we agreed that the City did not have to provide its 10% match until the notice to proceed was issued, rather than within 30 days of the signing of the TORA. I don't think these two or three changes are enough to bring the entire document back to Council again for approval, but I am willing to do so if needed and I wanted you to be aware of this development.
8. **Construction Projects:** I wanted to take this opportunity again to be sure the public understands that Homer will be one large construction zone this summer. If you ever dreamed about spending the summer on a sailboat, this might be the year to do it! While all of this activity is seen by most people as a positive, it will definitely cause some inconvenience. By now, I think most folks know that all of the downtown core will be in the gas line distribution construction zone. This means detours and possible road closures. In addition to that, DOT/PF will be repaving the Sterling Highway from Anchor Point to Pioneer Ave. this year. The City of Homer also has a number of paving projects that will occur. Some of that is repaving existing roads and some is paving roads in newly approved road SADs. This is going to require patience and good humor from all of us.

9. Harbor Construction: Much attention has been placed upon upcoming capital projects in Homer, especially the gas line. However, I think the community should be aware that approximately \$25 Million is about to be invested in the port and harbor in the next two years. This includes completion of the Spit Trail, Cruise Ship Passenger Improvements (restrooms, trails, staging area, etc) , Load and Launch Ramp Upgrades, Improvements at the Deep Water Dock, replacement of Ramp 3, replacement of a number of older floats in the harbor, water and electric for the System 5 float, and a new harbormaster's office, to name a few. These investments will create jobs, help us maintain and improve valuable infrastructure, and provide better services to the City's customers.

ATTACHMENTS

1. Report from HR Director
2. Public Service Recognition Week
3. May Employee Anniversaries

KENAI PENINSULA BOROUGH PLANNING COMMISSION
QUARTERDECK ROOM OF LAND'S END RESORT
4786 HOMER SPIT ROAD
HOMER, ALASKA 99603

May 13, 2013

Work Session – 3:00 p.m.

PC Meeting - 7:30 P.M.

TENTATIVE AGENDA

Philip Bryson
Chairman
Kenai City
Term Expires 2013

Paulette Bokenko-
Carluccio
PC Member
City of Seldovia
Term Expires 2015

Alice Joanne Collins
PC Member
Anchor Point/ Ninilchik
Term Expires 2013

Cindy Ecklund
PC Member
City of Seward
Term Expires 2014

Dr. Rick Foster
Parliamentarian
Homer City
Term Expires 2013

Mari Anne Gross
PC Member
Southwest Borough
Term Expires 2014

Sandra Key Holsten
PC Member
East Peninsula
Term Expires 2013

James Isham
PC Member
Sterling
Term Expires 2015

Harry Lockwood
PC Member
Ridgeway
Term Expires 2013

Blair Martin
Vice Chairman
Kalifornsky Beach
Term Expires 2015

Paul Whitney
PC Member
City of Soldotna
Term Expires 2014

Robert Ruffner
Member
Silo/Clam Gulch
Term Expires 2015

WORK SESSION

The Planning Commission will hold a Work Session regarding the rewrite of Title 20, Subdivisions from 3:00 p.m. to 5:00 p.m. on May 13, 2013. The work session will be held at Land's End Resort in the Quarterdeck Room, 4786 Homer Spit Road, Homer, Alaska. Public Hearings will be held at future Planning Commission & Borough Assembly meetings. All interested parties are invited to attend.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

*1. Time Extension Request - None

*2. Planning Commission Resolutions

a. Resolution SN 2013-01; Renaming Certain Public Rights of Way within Section 23, T4S, R15W; SM, AK; within Emergency Service Number (ESN) 401; within Section 11, T2S, R14W; SM, AK; within Emergency Service Number (ESN) 451; within Sections 4, 5, 29, 32 & 33, T7N, R11W, SM, AK; within Emergency Service Number (ESN) 501; within Section 10; T7N, R12W, SM, AK; within Emergency Service Number (ESN) 501; within Sections 2, 3, 10, 11, 14 & 15, T8N, R10W; SM, AK; within Emergency Service Number (ESN) 501 and within Section 17, T5N, R9W; SM, AK; within Emergency Service Number (ESN) 301

b. Resolution SN 2013-02; Following rights of way have been adopted by the Planning Commission for inclusion in the Enhanced 9-1-1 master street address guide and will serve as the official name of these rights-of-way until the Alaska State Legislature officially names or renames the rights-of-way under AS 35.40. East End Rd; Old East End Rd; Cohoe Loop Rd; Webb Ramsell Rd; Kenai Spur Hwy; Lower Skilak Campground Rd; Skilak Lake Rd; Upper Skilak Lake Rd; Hidden Lake Rd; Old Lamplight Rd.

Jason Tauriainen
PC Member
Northwest Borough
Term Expires 2014

Max J. Best
Planning Director

Mike Navarre
Borough Mayor

- *3. Plats Granted Administrative Approval
- *4. Plats Granted Final Approval (20.04.070) - None
- *5. Plat Amendment Request - None
- *6. Commissioner Excused Absences
 - a. Sandra Holsten, East Peninsula
 - b. Harry Lockwood, Ridgeway
- *7. Minutes
 - a. April 22, 2013 Plat Committee Minutes
 - b. April 22, 2013 Planning Commission Minutes

D. PUBLIC COMMENT/PRESENTATIONS/COMMISSIONERS
(Items other than those appearing on the agenda. Limited to five minutes per speaker unless previous arrangements are made.)

E. UNFINISHED BUSINESS

F. PUBLIC HEARINGS

G. ANADROMOUS STREAM HABITAT PROTECTION (KPB 21.18)

H. VACATIONS NOT REQUIRING A PUBLIC HEARING

I. SPECIAL CONSIDERATIONS

J. SUBDIVISION PLAT PUBLIC HEARINGS

- 1. The Plat Committee is scheduled to review 11 preliminary plats

K. OTHER/NEW BUSINESS

L. ASSEMBLY COMMENTS

M. LEGAL REPRESENTATIVE COMMENTS

N. DIRECTOR'S COMMENTS

O. COMMISSIONER COMMENTS

P. PENDING ITEMS FOR FUTURE ACTION

Q. ADJOURNMENT

**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

- 1. Kenai Planning & Zoning Commission Minutes
 - April 24, 2013
 - April 10, 2013
- 2. Seward Planning Commission Minutes
 - April 2, 2013

NEXT REGULARY SCHEDULED PLANNING COMMISSION MEETING

(Please note different day due to Memorial Day Holiday)

The next regularly scheduled Planning Commission meeting will be held **TUESDAY, May 28, 2013** at the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

ADVISORY PLANNING COMMISSION MEETINGS

Advisory Commission	Meeting Location	Date	Time
Anchor Point	Anchor Point Chamber of Commerce	May 21, 2013	7:00 p.m.
		June 4, 2013	
Cooper Landing	Cooper Landing Community Hall	June 5, 2013	6:00 p.m.
Hope / Sunrise	Hope Social Hall	June 6, 2013	7:00 p.m.

The Kachemak Bay and Funny River
Advisory Planning Commissions are inactive at this time.

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website, which is linked to the Planning Department website.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2200

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@borough.kenai.ak.us

web site: www.borough.kenai.ak.us/planningdept

KENAI PENINSULA BOROUGH PLAT COMMITTEE
QUARTERDECK ROOM OF LAND'S END RESORT
4786 HOMER SPIT ROAD
HOMER, ALASKA 99603

5:30 p.m. May 13, 2013

Tentative Agenda

MEMBERS:

Cindy Ecklund
City of Seward
Term Expires 2014
(June & July Only)

Mari Anne Gross
Southwest Borough
Term Expires 2014

Harry Lockwood
Ridgeway
Term Expires 2013
(April Only)

Robert Ruffner
Kasilof / Clam Gulch
Term Expires 2015

Jason Tauriainen
Northwest Borough
Term Expires 2014

Paul Whitney
City of Soldotna
Term Expires 2014

ALTERNATES:

Sandra Holsten
East Peninsula
Term Expires 2013
(June Only)

James Isham
Sterling
Term Expires 2015

PLANNING COMMISSION WORK SESSION

The Planning Commission will hold a Work Session regarding the rewrite of Title 20, Subdivisions from 3:00 p.m. to 5:00 p.m. on May 13, 2013. The work session will be held at Land's End Resort in the Quarterdeck Room, 4786 Homer Spit Road, Homer, Alaska. Public Hearings will be held at future Planning Commission & Borough Assembly meetings. All interested parties are invited to attend.

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES
 - 1. Agenda
 - 2. Member/Alternate Excused Absences
 - 3. Minutes
 - a. April 22, 2013 Plat Committee Minutes
- D. PUBLIC COMMENT
(Items other than those appearing on the agenda. Limited to five minutes per speaker unless previous arrangements are made.)
- E. SUBDIVISION PLAT PUBLIC HEARINGS
 - 1. Spring Mountain Sub
KPB File 2013-062 [Ability/Manwiller, Spring Mtn. LLC]
Location: North of East End Road in Homer
K-Bay APC
 - 2. Wilhoit Sub 2013
KPB File 2013-063 [Ability/Wilhoit Community Prop.Trust]
Location: On Hall Road in Anchor Point
Anchor Point APC
 - 3. Forest Glen Sub 2013 Replat
KPB File 2013-064 [Seabright/Homer Independent Baptist Church]
Location: City of Homer
 - 4. Inlet Breeze Sub Part Four
KPB File 2013-065 [Integrity/White]
Location: On Miller Loop Rd in Nikiski

5. Beach View Sub Robie Addn.
KPB File 2013-066 [Integrity/Robie]
Location: West of K-Beach Rd in Kenai
6. Eldora Subdivision
KPB File 2013-069 [Integrity/McGahan]
Location: On Mt. Pine Ave. in Kenai
7. Bear Creek Fire Station 2013 Replat
KPB File 2013-070 [Integrity/KPB, Bear Creek Fire Dept.]
Location: East on Seward Hwy. in Seward
8. River Bridge Est. Sub. Columbia Addn.
KPB File 2013-067 [Johnson/Equity Trust Custodian Columbia]
Location: On Treeline Ave. north of Funny River
9. Kalbea Sub 2013 Addition
KPB File 2013-068 [McLane/Trent, Davis]
Location: On Mosquito Avenue off K-Beach Rd.
10. Imholte Subdivision
KPB File 2013-071 [Segesser/Imholte]
Location: On Irish Hills Ave. in Soldotna
11. Byington Homestead 2013 Addn.
KPB File 2013-072 [Segesser/Moore, Graham]
Location: On Byington Road in Kasilof

- F. FINAL SUBDIVISION PLAT PUBLIC HEARING
- G. OTHER / NEW BUSINESS
- H. MISCELLANEOUS INFORMATION -- NO ACTION REQUIRED
- I. ADJOURNMENT

NEXT REGULARLY SCHEDULED MEETING

The next regularly scheduled Plat Committee meeting will be held **Tuesday, May 28, 2013** in the Assembly Chambers of the George A. Navarre Kenai Peninsula Borough Building, 144 North Binkley, Soldotna, Alaska at **5:30 p.m.**

PLANNING DEPARTMENT

Phone: 907-714-2215 Fax: 907-714-2378
Phone: toll free within the Borough 1-800-478-4441, extension 2215
e-mail address: planning@borough.kenai.ak.us
web site: www.borough.kenai.ak.us/planningdept