

WORK SESSION AGENDA

1. Call to Order 5:30 p.m.
2. Discussion of Items on the Regular Meeting Agenda
3. Staff Report PL 13-82, Comprehensive Plan Review **pg. 38**
4. Staff Report PL 13-83, Safe Street Standards **pg. 60**
5. Public Comments
The public may speak to the Planning Commission regarding matters on the work session agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).
6. Commission Comments
7. Adjournment

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 October 2, 2013 meeting **pg. 1**
- B. Decisions and Findings for CUP 13-08. Request for more than one building containing a permitted principle use at 4834 Kachemak Drive. **pg. 7**

6. Presentations

7. Reports

- A. Staff Report PL 13-79, City Planner's Report **pg. 11**

8. Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

- A. Staff Report 13-80, CUP 13-12 Request to build a 160' communications tower at 5700 Easy Street **pg. 13**

9. Plat Consideration

- A. Staff Report PL 13-81, Stream Hill Park Unit 2, resubdivision of lots 35 & 45 **pg. 29**

10. Pending Business

- A. Staff Report PL 13-82, Comprehensive Plan Review **pg. 38**

11. New Business

- A. Staff Report PL 13-83, Safe Street Standards **pg. 60**

12. Informational Materials

- A. KPB Planning Commission Notice of Decision to vacate the west half of the 80-foot wide public use easement that extends through the east portion of Lot 38 Bunnell's Subdivision **pg. 62**
- B. KPB Plat Committee Notice of Decision for the following Preliminary Plats:
 - Rumley-Collie Subdivision Eight Preliminary Plat **pg. 70**
 - Harrington Heights 2013 Replat Preliminary Plat **pg. 80**
- C. Good Neighbor Lighting **pg. 86**
- D. City Manager's Report for Oct. 14, 2013 City Council Meeting **No Report**
- E. Budget Message for Fiscal Year 2014 from City Manager **pg. 88**
- F. Memorandum 13-138 from Fire Chief, Re: Fire Department Budget Requests **pg. 94**

Session 13-16, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on October 2, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: ACTING CITY PLANNER ENGBRETSSEN
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

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).

None

Reconsideration

Adoption of Consent Agenda

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

A. Approval of Minutes of September 18, 2013 meeting

HIGHLAND/SLONE SO MOVED FOR THE ADOPTION OF THE CONSENT AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 13-77, City Planner's Report

Acting City Planner Engbretsen reviewed the staff report included in the packet.

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.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 2, 2013

- A. Staff Report PL 13-72, CUP 13-09, Request to build a cabin in addition to an existing single family home at 3651 Sterling Highway

Acting City Planner Engebretsen reviewed the staff report.

John Bouman, applicant, commented that his submission is missing the final documentation from DEC regarding the class C well, and he should have it by the middle of next week.

Chair Venuti opened the public hearing.

Mitchell Hrachiar, Borough resident, commented that the lighting from this project will affect his view shed and he encouraged the Commission to include finding 10 as part of the CUP.

There were no further public comments and the public hearing was closed.

Mr. Bouman commented that he has ordered LED down lit lighting to meet city code. He is working on compliance with the driveway lighting, and he has worked with Dotti in planning regarding appropriate lighting. In response to commission questions, Mr. Bouman confirmed the class C well is for a public water system and will provide water to 25 people. He also explained the layout of the dwelling, the exterior will be lap siding, and it will only be one bedroom.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-72 AND CUP 13-09 3651 STERLING HIGHWAY FOR MORE THAN ONE BUILDING CONTAINING A PERMITTED PRINCIPAL USE ON A LOT WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Staff Report PL 13-73, CUP 13-10 Request to build a single family home in addition to an existing cabin at 4914 Kachemak Drive

Acting City Planner Engebretsen reviewed the staff report.

Debbie Rehder, applicant, commented now that water and sewer are in on Kachemak Drive, they plan to build a two story residence. The cabin on the property now is moveable and it may or may not stay on the property.

Chair Venuti opened the public hearing. There were no comments and the hearing was closed.

In response to questions from the Commission, Mrs. Rehder commented their location has a 15 foot bluff and they are set back a minimum of 18 feet from the bluff. On their property the bluff erosion goes to the top, at the top there is beach grass, and the only thing that would affect them is a tsunami. She explained that the foundation will be circular piers as they cause less ground displacement, and the only excavation will be bringing in the water and sewer.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-73 AND CUP 13-10, 4914 KACHEMAK DRIVE FOR MORE THAN ONE BUILDING CONTAINING A PERMITTED PRINCIPAL USE ON A LOT WITH STAFF RECOMMENDATIONS AND FINDINGS.

Commissioner Bos commented that it looks like the applicants have done a lot of background work on this.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. Staff Report PL 13-74, CUP 13-11 Request for a reduction of the setback from a dedicated right-of-way to enclose a legal nonconforming covered drive-through at 203 W. Pioneer Avenue

Acting City Planner Engebretsen reviewed the staff report.

Todd Boling, applicant, explained his plan to enclose the drive through area of his building and make it an office.

Chair Venuti opened the public hearing. There were no comments and the public hearing was closed.

There was brief discussion with the applicant regarding the conditions in the staff report. Dr. Boling had no objection to any of the conditions.

BOS/SONNEBORN MOVED TO ADOPT STAFF REPORT PL 13-74 AND CUP 13-11 FOR REDUCED SETBACKS AT 203 W. PIONEER AVENUE WITH FINDINGS, CONDITIONS, AND STAFF RECOMMENDATIONS.

There was brief discussion for clarification of the CUP process in relation to a legal nonconforming use.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

- A. Staff Report PL 13-75, Yah Sure Subdivision 2013 Preliminary Plat

Acting City Planner Engebretsen reviewed the staff report.

There were no applicant or public comments.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-75 YAH SURE SUBDIVISION 2013 PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 2, 2013

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL13-76, Wintergreen Subdivision 2013 Lots 5-A and 5-B Replat Preliminary Plat

Acting City Planner Engebretsen reviewed the staff report.

There was no application or public comments.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-76 WINTERGREEN SUBDIVISION 2013 LOTS 5-A AND 5-B REPLAT PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

Chair Venuti asked if these applicants are getting the information that they will still have multiple assessments upon completing a lot line vacation. Acting City Planner Engebretsen explained that generally they work with the surveyors, and while she isn't sure about this one, she knows there are others who tell people that the subdivision does not eliminate additional assessments. Commissioner Highland noted that when you combine two lots there will be a lesser tax, so that may be a reason people choose to vacate lines.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Pending Business

A. Staff Report PL 13-71 Kenai Peninsula Borough Ordinance Re writing Chapter 20 Subdivision

The Commission discussed this during their worksession. Acting City Planner Engebretsen asked for clarification on whether they want their questions regarding the tangent, offset intersections, and wastewater disposal to be presented as formal comments to the Borough Planning Commission or just get clarification from the Borough Platting Officer and come back as correspondence. Commissioner Stead felt it should be an informal request for clarification, since the discussion took place in the worksession.

STEAD/HIGHLAND MOVED TO FORMALLY RECOMMEND TO THE PLANNING DEPARTMENT THAT THEY ADOPT THEIR SUBDIVISION ORDINANCE.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 13-69 Comprehensive Plan Review

Acting City Planner Engebretsen reviewed the Commissioner's recommendations from the worksession:

Highland: Green infrastructure and pattern of development relating to environmental.

Bos: Establishment of development standards, old town overlay boundaries, green infrastructure, and city water delivery outside city limits.

Stead: Green infrastructure, old town overlay boundaries, parking standards, onsite septic systems
Lead Program green building development, spit overslope, and supporting the boating industry.

Commissioner Stead clarified his idea regarding parking standards. He explained, for example, that if old town were to be a pedestrian zone, there will need to be some parking lots and parking standards in place. It could be a similar case when town center begins to develop. He also addressed residential parking related to two houses on a lot and he questions if three parking spaces is adequate. He doesn't feel that there is much of an issue with businesses, but parking is an issue in town.

The Commission continued to discuss the parking challenges in town, on street parking, and facilities with larger parking lots allowing summer public use. They also touched on pedestrian safety and crosswalks, as well as overlay zones and community input into their neighborhoods.

Commissioner Slone didn't have anything he feels strongly about at this point, but it might be time to invite other organizations in town to give the Commission an update on what they are doing and what the Planning Commission can help with.

Commissioner Highland would like to address the issue of Mattox Street and brainstorm ideas to help solve short term problems while they work on the long term. There was lengthy discussion of the Planning Commissions role in relation to street standards and pedestrian zones.

Mrs. Engebretsen said staffs list includes, a second dwelling on a lot as a CUP, public water/cistern/holding tank conversation, multi-family housing standards, also watershed transfer and development rights. Those are smaller things that can be addressed in shorter amounts of time.

The Commission agreed to staff bringing forth an ordinance regarding a second dwelling in rural residential when city water and sewer are available.

They briefly reviewed the remaining list of items on the work list.

New Business

Informational Materials

- A. KPB Plat Committee Notice of Decision for Nils O. Svedlund Sub. 2013 Replat Preliminary Plat
- B. City Manager's Report from September 23, 2013 City Council Meeting

Comments of the Audience

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 2, 2013

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

None.

Comments of Staff

Deputy City Clerk Jacobsen commented that there has not been an application filed for Mattox Street special assessment district for road improvements, nor have any of the residents contacted the Clerk's office with questions about the process.

Acting City Planner Engebretsen commented that the City raised the utility easement standard to 15 feet in the city, while the Borough's is still 10 feet. This was done partially in anticipation of natural gas coming into the community. It might be worth talking to Public Works to see if we are ready to go to 10 feet, except in places where the water sewer master plan requires more room for a main.

Comments of the Commission

Commissioner Highland said she liked the brainstorming tonight. She thought they clicked right along as a group in covering so many CUP's and plats, a lot of it has to do with what a good job staff does for them. She appreciates they work they do.

Commissioner Slone concurred with Ms. Highland's comments about staff's efficiency. He pointed out a discrepancy in successive commission absences between their bylaws and city code. He suggested that be addressed in the future.

Commissioner Sonneborn had no comments.

Commissioner Bos said it was a good meeting, and thanked everyone.

Commissioner Stead reminded the group he will be absent on October 16 and November 6.

Chair Venuti commented about an issue with the Fairview Trail in that an absolute mess has been left since the installation of the gas line. The trail is rutted, they left a culvert that was dug up and thrown to the side, there is left over pipe lying there, and is something that needs to be addressed. It's a safety issue as this is a pedestrian trail.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:30 p.m. The next regular meeting is scheduled for October 16, 2013 at 6:30 p.m. and a Worksession at 5:30 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 September 18, 2013

RE: Conditional Use Permit (CUP) 13-08
Address: 4834 Kachemak Drive
Legal: Uminski 1997 Addition Lot 28-B1

DECISION

Introduction

John Warren ("Applicant") applied to the Homer Advisory Planning Commission (the "Commission") under Homer City Code 21.12.030 (n), for approval of "more than one building containing a permitted principle use on a lot" in the Rural Residential District.

The applicant proposed to construct two dwellings on 0.470 acre lot. 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 September 18, 2013. Notice of the public hearing was published in the local newspaper and sent to twelve (12) property owners of fifteen (15) parcels.

At the September 18, 2013 meeting of the Commission, the Commission voted to approve the request with six (6) Commissioners present and six (6) Commissioners voted in favor of the conditional use permit.

Testimony

The Applicant was at the public hearing and available to answer questions.

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

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

Finding 1: HCC 21.12.030(n) allows for more than one building containing a permitted principle use on a lot.

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

Finding 2: The use and structures are compatible with the purpose of the Rural Residential 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 will not be negatively affected greater than other permitted uses such as multi-family units and mobile homes or conditionally permitted uses such as kennels, group care homes and recreational facilities.

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

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

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

Finding 5: Public services and facilities are adequate for the proposed use 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 6: The development is in harmony with the scale, bulk, coverage and density and will not have an undue harmful effect of 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 7: This proposal is not unduly detrimental to the health, safety or welfare of the surrounding area or the City of the Homer.

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

Finding 8: 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 9: This proposal meets the intent of the Homer Comprehensive Plan in that it provides diversified housing stock.

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

Finding 10: Project to comply with the Outdoor Lighting section of the Community Design Manual.

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

1. Special yards and spaces. Site plan shows a 22' setback from the top of the bank.
2. Fences, walls and screening.
3. Surfacing of vehicular ways and parking areas.
4. Street dedications and improvements (or bonds).
5. Control of points of vehicular ingress and egress.
6. Special restrictions on signs. Maximum of four (4) square feet per HCC 21.60.060.
7. Landscaping.
8. Maintenance of the grounds, and buildings.
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 13-08 is hereby approved with Findings 1-10.

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

John Warren
P.O. Box 2581
Homer, AK 99603

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

Thomas Klinkner, Birch, Horton, Bittner & Cherot
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STAFF REPORT PL 13-79

TO: Homer Advisory Planning Commission
FROM: Planning staff
MEETING: October 16, 2013
SUBJECT: City Planner's Report

As of the writing of this report, Rick is still out of the office. He is in contact via email, and is working on various required trainings while he is in Anchorage.

At the October 2nd meeting the Commission asked about the **"Good Neighbor Outdoor Lighting"** webpage on the City's website. A copy of the printed web page is attached as an informational item.

Homer Electric's Energy & Conservation Fair is Nov. 9th at West Homer Elementary. Dotti is working with vendors so they are familiar with Homer's Lighting standards.

At the October 2nd Commission meeting the Commission discussed inviting community groups to present projects they are working on and to see how the Commission can be helpful in the process. A ten minute presentation, with time for discussion seems doable at a work session. The planning staff compiled a list; then identified three groups that we think are the most "ready." We haven't contacted any of the groups, so "readiness" may change when we begin to schedule. Please discuss, add/delete groups, and reorder if needed so staff can begin scheduling. Ideally staff would have a short list of 3-4 groups to begin scheduling.

1. Old Town
 2. Board of Realtors
 3. Alaska Small Business Development Center
- MAPP (Mobilizing for Action through Planning and Partnerships)
Recreate Rec
Homer Chamber of Commerce
Voice of Business
Homer Cycling Club
Homer Hockey Association
Mattox Road

Thank you cards: The City's logo was recently updated and with the new logos came City note cards. Dotti is using the note cards to say thank you for complying.

Alaska Planning Conference: is Nov. 17-19th. Let us know if you can attend so we can budget, reserve and register you from this event. So far Commission Venuti would like to attend, and Commissioner Slone has expressed interest in the one day Planning Commissioner Training, on Sunday the 17th. There is a discount for registering by November 1st. It looks like there is funding to pay Commissioner registration fees, but not for travel and accommodations.

City Council October 14, 2013 Meeting Agenda Items:

- Resolution 13-099, A Resolution of the Homer City Council Encouraging Governor Parnell and the Alaska State Legislature to Invest in Transportation Infrastructure. Burgess. Recommend adoption.
- Resolution 13-102, A Resolution of the Homer City Council Restoring the Irrevocable Grandfather Rights Back to the Bay View Inn. Zak. Recommend adoption.
- Memorandum 13-141, From City Clerk Re: Vacate the West Half of the 80-foot Wide Public Use Easement that Extends Through the East Portion of Lot 38, Bunnell's Subdivision. Said Plat Bunnell's Subdivision is Recorded in the Seldovia Recording District. Said Easement was Created in 1970 and Recorded in Book 60 Page 230-234 Homer Recording District (HRD), and is Applied to the Subject Property by the Applicant Note Page 230 of Book 60 HRD Describing Property by Parcel No: 175-142-13, and as Lot 28 of Bunnell's Subdivision. Said Easement is Further Shown as Easement 21 Within Said Book 60 Page 234 HRD. All Property Lies Within Section 19, Township 6, Range 13 West, Seward Meridian, Alaska, Within the City of Homer and the Kenai Peninsula Borough, KPB File 2013-132; Location: City of Homer.

Meeting reminder: There is only one regular meeting in November and December this year (November 4th and December 6th). At the November work session, staff has scheduled the annual review of the bylaws.



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STAFF REPORT PL 13-80

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: October 16, 2013

SUBJECT: Conditional Use Permit 13-12 at 5700 Easy Street for "Public utility facilities and structures" as permitted by HCC 21.12.030 (g).

Synopsis: If approved, this CUP will allow one, 160 foot lattice communication tower on the north side of a 5 acre tract on Easy Street. In 2002 this property was annexed into the City of Homer and is now located in the Rural Residential District and in the Bridge Creek Water Protection District.

Property owner: Kodiak Microwave System
2702 Denali St. Suite 100
Anchorage, AK 99503

Legal: Lot 4A Eker Estates Kyle Addition
Parcel ID: 17405125
Lot Size(s): 5.31 acres
Zoning Designation: Rural Residential
Existing Land Use: Equipment storage and conex containers
Surrounding Land Use: North: Vacant
South: Residential
East: Vacant
West: Vacant

Comprehensive Plan: Public Services, Ch 6, pg 6-3, Goal 1, Objective A: Fire and Emergency Services – Maintain and improve the high level of fire protection and emergency services to respond to current and anticipated future needs.

Wetland Status: Small riparian area on the west side draining towards Bridge Creek.
BCWPD: In Bridge Creek Watershed Protection District
Utilities: None
Public Notice: Notice was sent to 12 property owners of 14 parcels as shown on the KPB tax assessor rolls

Impervious coverage and Nonconforming Use: The site was annexed into the City of Homer on March 20, 2002. The Bridge Creek Water Protection District (BCWPD) was adopted on February 25, 2003. Based on a 2003 aerial image it appears that approximately 30% of the lot was, and still is used for equipment storage, driveways and maneuvering areas. It's likely that the site would qualify for nonconforming use, for the existing impervious coverage. This proposal does little to impact the impervious coverage and to date, the property owner has not applied for a nonconforming use.

Foundation: The foundation will consist of four pilings that are capped with a steel plate to accept the bolt pattern from the base of the tower. This foundation has very little impact to the surrounding impervious surface.

Parking: City code does not have parking requirements for a communication site. The applicant shows one parking space at the base of the tower. Once the tower is constructed traffic is limited to antenna maintenance.

Setbacks: The base of the tower is setback at least 20 feet from the north lot line.

Fence: For safety and security a chain link fence will block access to the tower.

Lighting: The FAA may not require tower lighting. At the time of this report the final "Determination of No Hazard to Air Navigation" letter has not been issued. Any lighting needed at the base of the tower to be downlit to avoid light trespass per HCC 21.59.030. See condition 1.

21.71.30 Review criteria.

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

By definition a telecommunication tower is a Public Utility facility and structure:

"Public utility facility or structure," for the purpose of requiring a conditional use permit, means (i) any facility or structure owned and operated by a public or private utility, or (ii) a telecommunications tower or antenna, but it excludes water distribution mains, pressure stations and hydrants, sewage collection lines, manholes and lift stations, underground and overhead electrical, cable and telephone lines and poles, street lights and small wind energy systems."

Finding 1: Public utility facilities and structures are authorized by HCC 21.12.030(g).

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

The purpose of the rural residential district is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter per HCC 21.12.010.

Applicant: The system is designed to bring needed broadband services to the communities of Port Graham, Nanwalek, Halibut cove, Nikolaevsk, and out East End Road. The system will enhance distance learning and real-time telemedicine.

Finding 2: This proposed tower will be the first structure on the 5.31 acre parcel. The structure has a base footprint of 196 sf.

Finding 3: With a Conditional Use Permit, public utility facilities and structures are allowed per HCC 21.12.30(g).

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.

Applicant: This area has several tower structures including cellular and wind power. We conducted a survey to confirm that the structure will not be visible from town or the spit. The tower location is hidden from adjacent properties.

Finding 4: The value of adjoining property will not be negatively impacted more than from other uses in this district. Other uses permitted or conditionally permitted include multifamily dwellings and kennels. Multi-family dwelling would create more traffic than the proposed use and kennels would create more noise per HCC 21.12.030.

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

Applicant: The current use of the property is equipment storage.

Finding 5: The proposal is compatible with the existing surrounding land uses. The land to the north, east and west are vacant parcels. The lot of the south has a single family residence with views focused to the south, away from the proposed tower.

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 to serve the proposed use. Public water and sewer are not needed. The property is accessed via Skyline Drive to Easy Street. Skyline Drive is paved state maintained public road.

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.

Applicant: The base footprint of the tower is 14' x 14' = 196 sf. The site is surrounded by trees which provide a visible buffer. On average there is one site visit to check equipment every three months.

Finding 7: The newly constructed tower occupies a 14' x 14' base, or 196 sf. The placement and operation of the tower will not generate significant traffic, nor create density or coverage that will harm the neighborhood. Traffic to and from the site is for maintenance purposes only. The tower will not cause undue harmful effect on the desirable neighborhood character.

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

Applicant: We will have space on the tower if police, fire or other public service providers need broadcast to the surrounding area.

Finding 8: The communication site is not detrimental to the health, safety or welfare of the surrounding area or the city as a whole. The towers are part of a telecommunications system that serves the wider area and is an important and necessary service.

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

Finding 9: A conditional use permit is required per 21.12.030(g) for "Public utility facilities and structures."

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

"Target high tech industries or professional/web-based activities in these new commercial zones by public provision of access to wireless communication." Homer Comprehensive Plan, Land Use, pg 4-17.

"The City should strive to provide public services and facilities that meet current needs while planning for the future. The City wishes to develop strategies to work with community partners that provide beneficial community services outside of the scope of City government." Homer Comprehensive Plan, Public Services and Facilities, Vision Statement. p6-1.

"Maintain and improve the high level of fire protection and emergency services in Homer to respond to current and anticipated future needs. Public Services, FIRE & EMERGENCY SERVICES – Ch 6, p6-2, Goal 1, Objective A.

"The City shall develop a plan for a satellite facility on Skyline Drive." Implementation Strategies, p6-3.

Finding 10: The facility is located in a rural, low density area. There are several telecommunications sites in the area. This proposal is a compatible use in a residential zone. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

Finding 11: All lighting must be down lit per the Community Design Manual.

21.71.040 Approval of conditional use. a. The Planning Commission will review and may approve, approve with conditions, or deny an application for conditional use permit. The application shall not be approved unless it is established that the proposal, with conditions if necessary, satisfies the applicable review criteria.

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

1. **Special yards and spaces.**
2. **Fences, walls and screening.** The site will be fenced with a chain link fence.
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.** Per HCC 21.60.
7. **Landscaping.**
8. **Maintenance of the grounds, buildings, or structures.**
9. **Control of noise, vibration, odors, lighting or other similar nuisances.** Per HCC 21.59.030
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.
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. (Ord. 08-29, 2008).**

Finding 12: No special conditions are imposed.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approves this proposal with Condition(s):

1. Any lighting needed at the base of the tower shall be downlit to avoid light trespass per HCC 21.59.030.

ATTACHMENTS

1. Application
2. Survey dated 9/23/2013
3. Kodiak Microwave System tower dimensions
4. Public Notice



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Kodiak Microwave System Telephone No.: 907-278-6100

Address: 2702 Denali St Suite 100, Anchorage, 99503 Email: bkincaid@oldharbor.org

Property Owner (if different than the applicant):

Name: Kyle Clapp Telephone No.: _____

Address: PO Box 4034 Homer, AK 99603 Email: _____

PROPERTY INFORMATION:

Address: 5700 Easy Street Lot Size: 5.31 acres KPB Tax ID # 17405125

Legal Description of Property: Lot 4A Eker Estates Kyle Addn

For staff use:

Date: 9/26/2013 Fee submittal: Amount \$500 Received by: [Signature]
Date application accepted as complete Planning Commission Public Hearing Date: 10/16/2013
Credit Card 21-2106

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	OSR	BCWPD
Level 1 Site Plan	X	X	X			X			X		X	X
Level 1 ROW Access Plan	X	X							X		X	
Level 1 Site Development Requirements	X	X							X			
Level 1 Lighting			X	X	X	X	X	X	X	X		
Level 2 Site Plan			X	X	X	X	X	X	X	X		
Level 2 ROW Access Plan			X	X	X		X	X		X		
Level 2 Site Development Requirements			X	X	X	X	X	X	X	X		
Level 3 ROW Access Plan						X						
DAP/SWP questionnaire				X	X	X	X	X	X	X		

[Signature]
19

Answers to City of Homer Conditional Use Permit pages 2, 3, and 4

Page 2 answers in bold

Y/N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: **No**

Y/N Will your development trigger a Development Activity Plan?

Application Status: **No**

Y/N Will your development trigger a Storm water Plan?

Application Status: **No**

Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: **No**

Y/N Is your development in a floodplain? If yes, a Flood Development Permit is required. **No**

Y/N Does your project trigger a Community Design Manual review? **No**

If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y/N Do you need a traffic impact analysis? **No**

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

Y/N Have they been formally accepted by the Homer Advisory Planning Commission? **No**

Y/N Do you have a state or city driveway permit? Status: **No**

Y/N Do you have active City water and sewer permits? Status: **No**

1. Currently the property is being used for storage of equipment and conex containers. Currently no permanent structures exist.
2. We are leasing a 50' square corner on the back side of the property and will have little impact on future use of land.

PARKING

1. How many parking spaces are required for your development? _____
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? _____
3. Are you requesting any reductions? _____

Include a site plan, drawn to a scale of not less than 1" = 20' which shows all existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature: Brian Kincaid Date: 9-25-13

Property Owner's signature: [Signature] Date: 9-25-13

Conditional Use Information

Page 2 to 3

- a) HCC 21.12.030(g) Public facilities and structures
- b) This system is designed to bring needed broadband services to the communities of Port Graham and Nanwalek. The location will also allow us to serve the same services to Halibut cove, the communities located at the east end of Kachemak Bay and the community of Nikolaevsk. Initially the schools and libraries will get the benefit of this system; after the system is operating the medical clinics are planning to take advantage of the available bandwidth. The general population will also be able to get modern services such as broadband internet connections. The impact of distance learning to supplement local classrooms has proved it worth in many communities and having real-time telemedicine available could potentially save lives.
- c) The area on the bluff currently has several tower structures including cellular and wind power. Our requirements to provide reliable service dictate a tower with sufficient strength to allow 8 foot diameter dishes at 100+ feet. Unlike other systems we selected a location back from the bluff to allow use to operate without impacted the area visually. We conducted a survey with a blimp raised at out antenna heights and then viewed from town and the spit and confirmed the structure would not be visible to the general public. We do not feel our operations will affect the adjoining property values.
- d) As stated the current use of the property is storage. The system will provide crucial services to the surround communities. The location is hidden from most of the adjacent properties.
- e) Yes
- f) Our footprint is small and communications towers are fairly common in the area. Our site was selected based on line of sight to our targeted communities and to be as little visual impact as possible. The site is surrounded by trees and will likely not be able to be seen even from the adjacent road. We will be servicing the equipment only every three months so the traffic is minimal.
- g) Our proposal will have no impact on health, safety or welfare of the immediate city. We would however have space available if police, fire, or other public service providers need to reach the surrounding area that we will be broadcasting to.
- h) No impact other than the statement in g).
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (circle each answer)

146-

1. Y/N Special yards and spaces. **No**
2. Y/N Fences, walls and screening. **Yes site will be fenced for safety**
3. Y/N Surfacing of parking areas. **No very little traffic site is unmanned**
4. Y/N Street and road dedications and improvements (or bonds). **No**
5. Y/N Control of points of vehicular ingress & egress. **No**
6. Y/N Special provisions on signs. **No**
7. Y/N Landscaping. **No**
8. Y/N Maintenance of the grounds, buildings, or structures. **Yes site will be maintained in keeping with standard telecommunications practices.**
9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances. **No**
10. Y/N Time for certain activities. **No**
11. Y/N A time period within which the proposed use shall be developed. **Yes we are attempting to be completed by 1 quarter 2014**
12. Y/N A limit on total duration of use. **No**
13. Y/N Special dimensional requirements such as lot area, setbacks, building height. **Yes our tower will need to be 160'**
14. Y/N Other conditions deemed necessary to protect the interest of the community. **No**

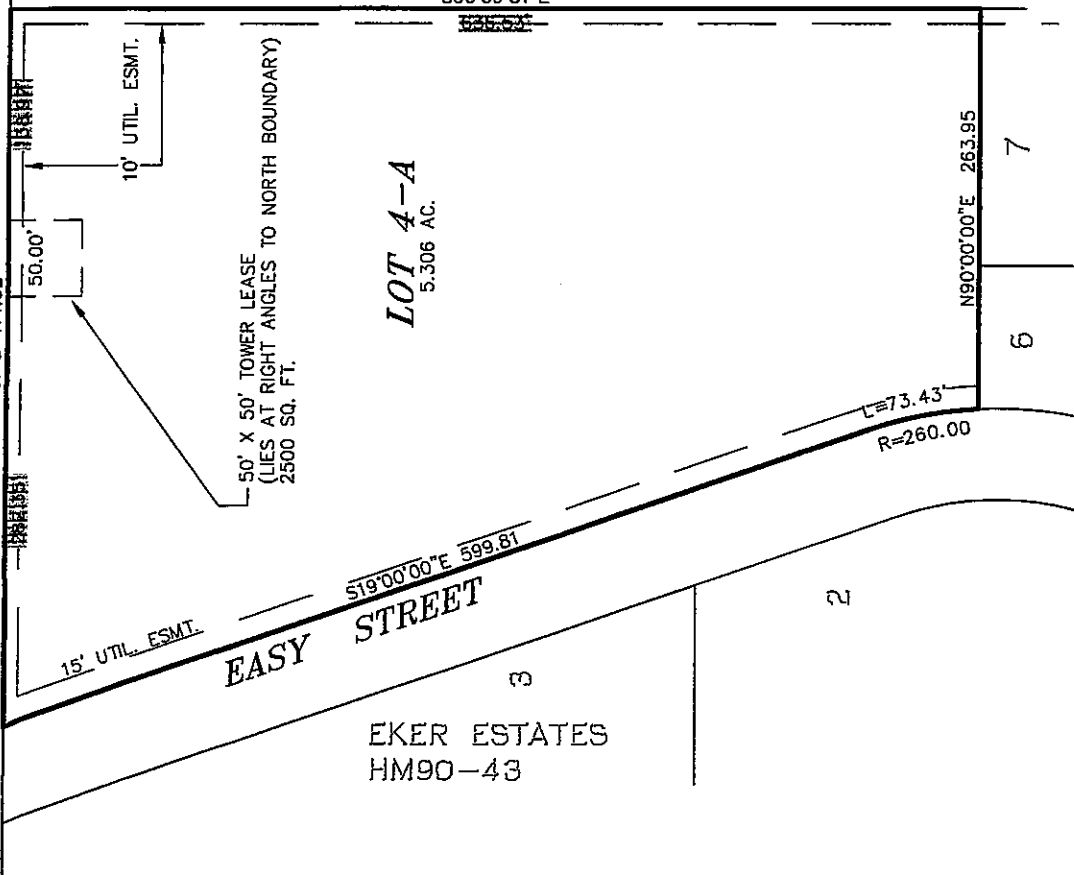
Parking

1. We will only require one parking space used only during site visits
2. One
3. No



SITE PLAN

S89°41'57"E 471.32' UNSUBDIVIDED



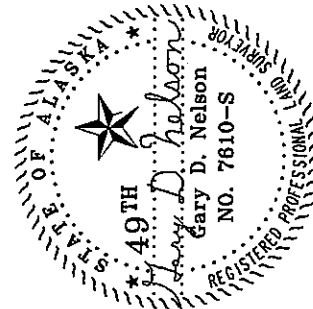
VICINITY MAP
SCALE: 1" = 1/2 MILE

TOWER SITE LEASE EXHIBIT

WITHIN LOT 4-A,
EKER ESTATES KYLE ADDITION
(PLAT #2009-55),
IN THE NE1/4, SEC 9,
T6S, R13W, S.M.,
CITY OF HOMER,
KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA,
HOMER RECORDING DISTRICT,

DATE	09/23/2013
SCALE	1"=100'
JOB No.	4732
DRAWING:	4732_4298

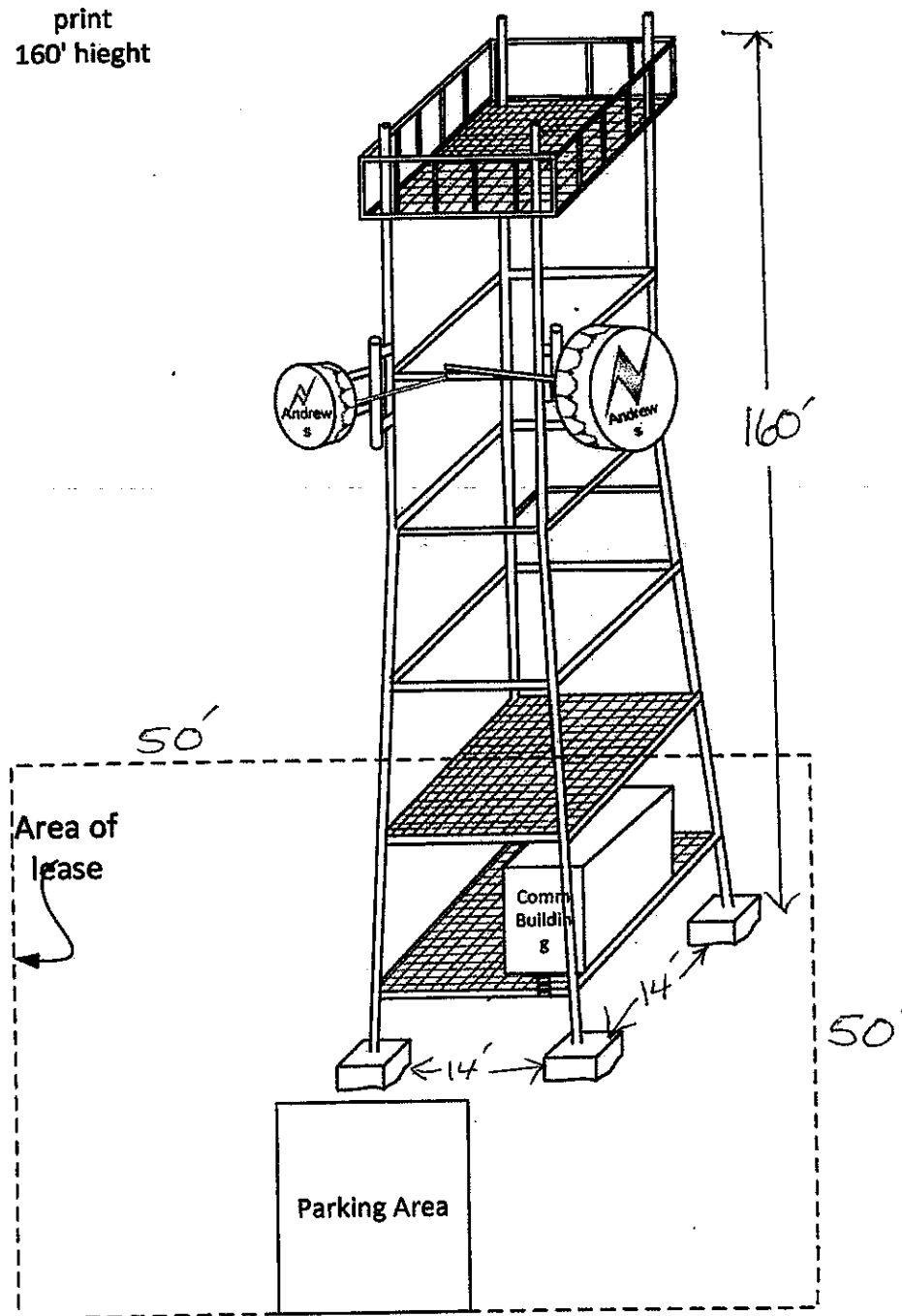
ABILITY SURVEYS
GARY D. NELSON, P.L.S.
(907)235-8440
152 DEHEL AVE., HOMER, ALASKA



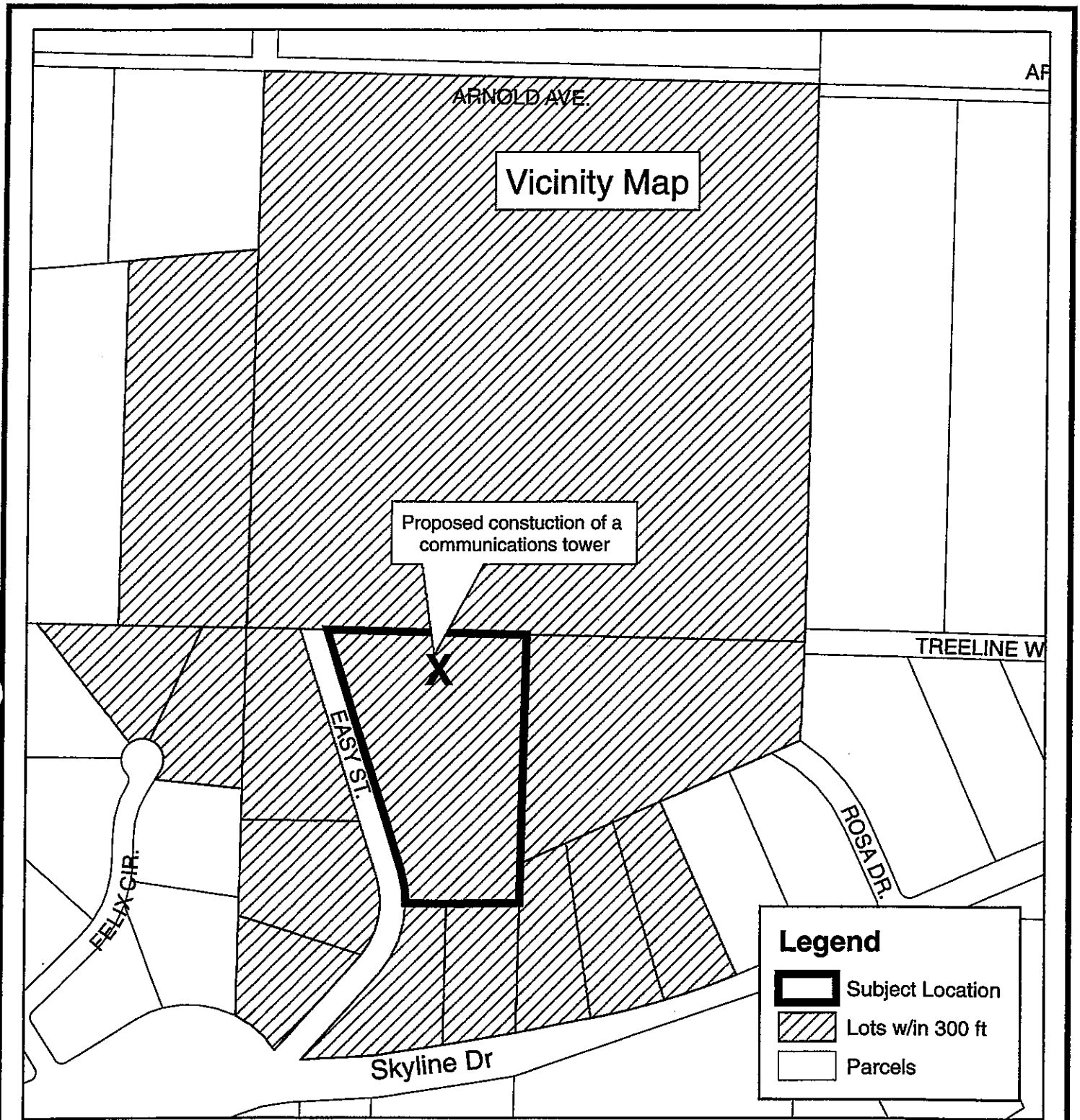
Proposed Site Design

**KODIAK MICROWAVE
SYSTEM**

Tower
Dimensions
14'X14' foot
print
160' hieght



KOL



City of Homer
Planning and Zoning Department

October 1, 2013

Request for Conditional Use Permit 2013-12 5700 Easy Street

Property owners w/in 300 ft are notified.

0 150 300 600 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.

PUBLIC NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, October 16, 2013 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matters:

A request for Conditional Use Permit 2013-12 to build a communications tower at 5700 Easy Street which will provide broadband services to the Kachemak Bay area. The proposed structure dimensions are 14' X 14' X 160'. Request for this public utility structure is pursuant to HCC 21.12.030(g) and 21.40.060(b). Property location is Lot 4A Eker Estates Kyle Addn. T6S R13W Section 9 S.M.

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

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

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

.....



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.ci.homer.ak.us

STAFF REPORT PL 13-81

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: October 16, 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 BEARING 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 SETBACK 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. POA 2006-219.
6. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF LOT 35.
7. MASTER DECLARATION AND OTHER GOVERNING DOCUMENTS RECORDED AS 2006-005066-0 STREAM HILL PARK SUBDIVISION 309-HMR.

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

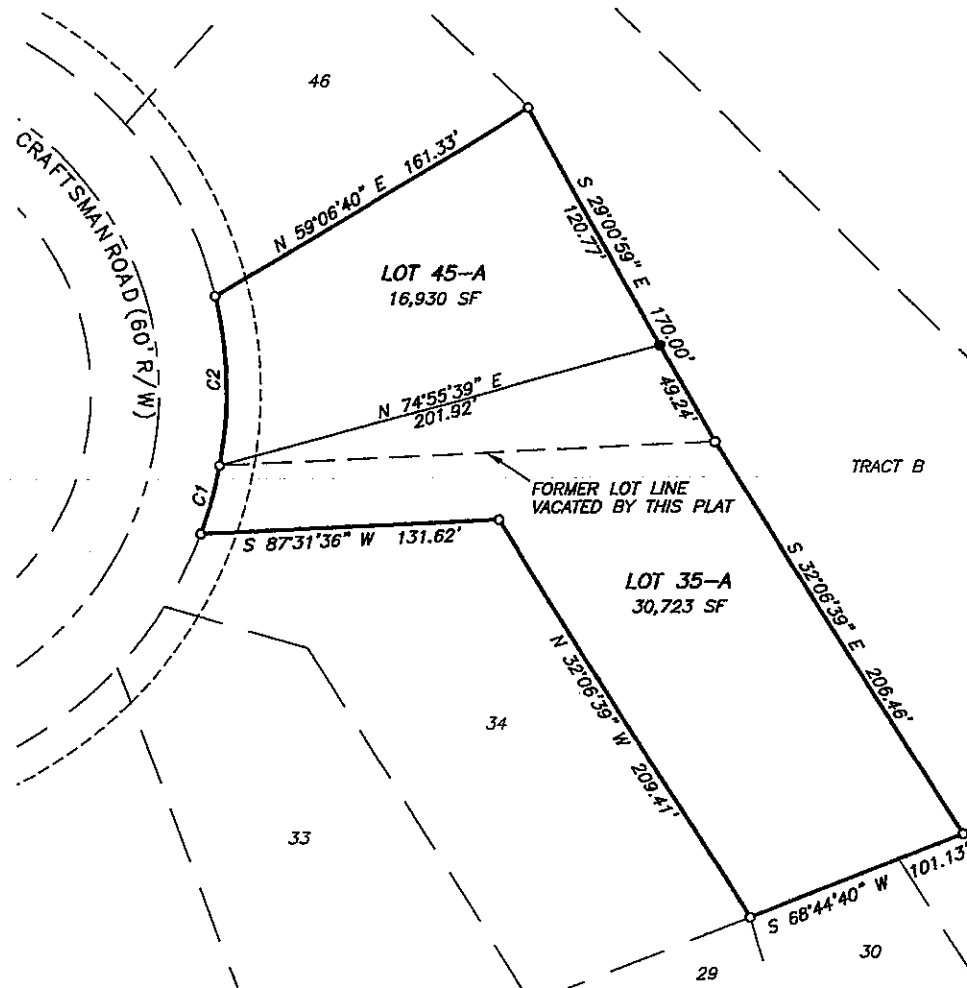
MY COMMISSION EXPIRES _____

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

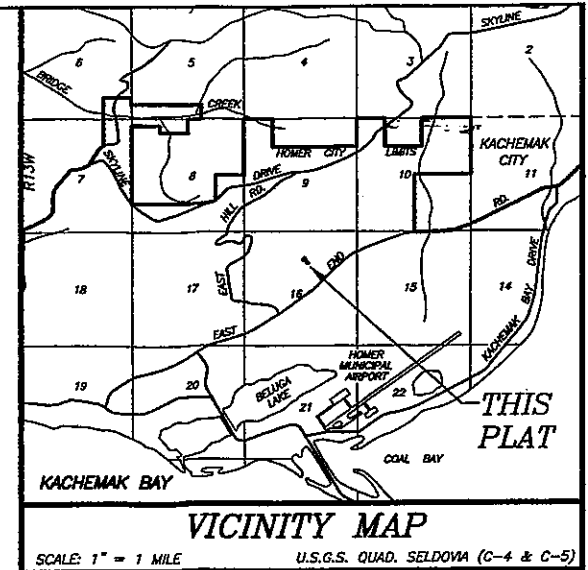
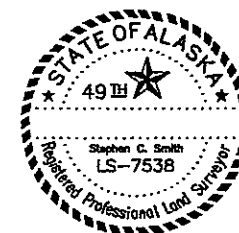


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	10°03'17"	180'	31.59'	N 15°32'52" E	31.55'
C2	24°09'20"	180'	75.89'	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 _____



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. TAFFE
PO BOX 356
HOMER, ALASKA 99603

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

HOMER RECORDING DISTRICT KPB FILE No. ???

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

DRAWN BY: SCS DATE: JUNE 2010 SCALE: 1" = 50'
CHK BY: SCS 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

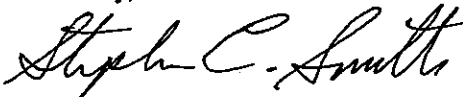
Re: Stream Hill Park Unit 2 Resubdivision of Lots 35 and 45

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, P.L.S.

Vicinity Map

The common lot line will be shifted north.

HOUGH RD.

CRAFTSMAN RD.

CANDLELIGHT CT.

COMPASS DR.

East End Road

Legend



Subject Lots



Lots w/in 500 ft



Parcels



City of Homer
Planning and Zoning Department

October 1, 2013

Stream Hill Park Unit 2 Resubdivision of Lots 35 & 45 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 subdivision under consideration is described as follows:

Stream Hill Park Unit 2 Resubdivision of Lots 35 & 45 Preliminary Plat

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 City of Homer Planning and Zoning Office. 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 and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, October 16, 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 may 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

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 13-82

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Planning Technician
DATE: October 16, 2013
SUBJECT: Comprehensive Plan Review

The goal is to come up with a short list of topics the Commission would like to work on. Please come to the meeting with your top 5 and bottom 5 priorities. The Commission requested staff's short list – please see below. I have also compiled a list based on the conversation at the last meeting. Ideally, the Commission will arrive at a top 5 list of projects you'd like to tackle!

Staff short list, with suggested timeframes. Many of these are items staff can work on as we are able, and bring forward to the Commission

- More than one single family dwelling on a lot in RR with piped city water and sewer – PC has initiated ordinance, staff will follow up (probably December)
- Multifamily housing landscaping standards, (and parking?) (January?)
- Transfer of development rights, BCWPD. Probably will include a review of how effective the regulations have been, and any suggestions for changes. If the Commission is interested in this topic, staff could draft a proposal and review of existing regulations early next year. (February?)
- Public water/sewer/cistern/holding tanks when considering lot development and density. This is a big topic; the PC will need to prioritize this with other comp plan work items.

Commissioner priorities so far...

Highland: Green Infrastructure, and pattern of development

Bos: Green Infrastructure, Old Town overlay boundaries, establishment of development standards, City water delivery outside city limits

Stead: Green infrastructure, Old Town overlay, parking standards to support pedestrian zones (old town, Town Center) and is 1 space enough for a mother in law unit. Onsite septic systems, LEED programs/Green Globe, SPIT: Overslope development, supporting the boating industry

Venuti: Spit grading and drainage plan, old town (mid or long term)

Sonneborn: On street parking, pedestrian friendly design, cross walks, pervious paving, public parking vs shared parking

Slone: Update from groups on what they are doing and how PC can help. (The Comp plan tasks many other organizations with accomplishing parts of the plan. The PC conversation evolved into inviting groups to speak the Commission during work sessions on a wide range of topics, not just comp plan issues. The City Planner supports this idea!).

Recommendation: Each Commissioner provide top and bottom priorities at the work session. Then come to a group consensus on what to work on over the next 6-9 months.

Attachments: Staff Report PL13-78



City of Homer

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STAFF REPORT PL 13-78

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: October 2, 2013
SUBJECT: Comprehensive Plan Reviews

We talked a bit about this last meeting. While we communicated about some of the issues associated with the items, we really did not gain much consensus on what were some of the most important items on the list. I did suggest that some more time be spent on the list and perhaps come up with a top and bottom 5 to start and prioritized some of the items. It would be great to even cross-off some items off or clarify their prioritization to long-term as well as identify items most appropriate for the short term.

Staff Recommendation

Study up for the next big conversations. Remember to bring Comprehensive plan and maps. It is OK to not have a giant issue looming, especially if you are not seeing/hearing a demand for it. Taking care of routine business is fine.

ATT:

Land use implementation table
Spit Plan implementation progress table





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Completed work in relation to goals for in Land Use Chapter (Chapter 4) of the Homer Comprehensive Plan.

GOAL 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

- Permitting an accessory dwelling in UR, RO, CBD district (infill, supply and diversity of housing, infill)
- Creation of Gateway and Scenic Gateway Corridor Overlay Districts (protecting community character)
- Creation of East End Mixed Use District (infill)
- Creation of Town Center District (infill)
- Creation of new parking standards including shared parking (infill, global impacts, community character)
- Sign ordinance revision (community character)
- Updated Residential Office District (storm water standard and commercial construction- set back requirements in relation to Fire Marshal requirements)

GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.

- Developed Green Infrastructure Map
- Developed Steep Slope Ordinance (established setbacks)
- Developed trail standards
- Developed dirt work ordinance
- Acquired land for protection (water shed)
- Review of wetland permit and status through local permitting process
- Storm water standards created citywide

GOAL 3: Encourage high quality buildings and site design that complements Homer's beautiful natural setting.

- Established consistent development approval process (including application review of standards)
- New developments are required to have utilities installed underground
- New developments move utilities underground (city hall expansion)
- Clarified 15ft utility easement requirement in code

GOAL 4: Support development of a variety of well-defined commercial/business districts for a range of commercial purposes.

- Creation of flexible/shared parking regulations

- Completion of standards for town center development
- Creation of East End Mixed Use District
- Development of proposed marine commercial/industrial districts
- Updated Conservation District (allowance for private parcel to be zoned Conservation)

GOAL 5: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

- EEMU District housing regulations
- Allowance for accessory dwelling
-

Improved Zoning

- ☐ Develop new zoning code to implement new categories. LT (*started with Mixed Use District, Town Center District and Residential Office District*)

- ☐ Work with the Comprehensive Plan Land Use Recommendation Map on an area by area basis to determine the feasibility and acceptability of rezoning. LT
 - We did rezone some conservation and Residential Office on Ben Walters and created East End Mixed Use District while reviewing the need for an R-2 District.
- ☒ ~~Flesh out specific development standards and guidelines for commercial zones; create a Town Center overlay zone to better differentiate downtown, auto-oriented neighborhoods. NT~~
- ☐ Define the boundaries for and then develop an overlay zone for Old Town so buildings in that portion of the district feature an “old Homer” historical character. NT – *(property owner driven)*
- ☐ Flesh out specific development standards and guidelines for R-2 residential zone, to create a transitional zone between urban and rural. NT *(put on hold)*

Improved Standards and Regulations

- ☒ ~~Create a new City subdivision code. NT~~
- ☐ Evaluate and consider shifting platting authority from Borough to City of Homer. LT *(waiting for new Borough Subdivision Ordinance, high technical hurdles)*
- ☒ ~~Develop new parking standards for CBD to support higher density, more walkable commercial areas. NT~~
- ☐ Establish development standards for development in environmentally sensitive areas (wetlands, steep slopes), including upgrade of drainage policies, road policies, stream setbacks. NT
- ☐ ~~Establish development standards for higher density residential development, landscaping, lighting, grading, viewshed protection. MT~~
- ☐ Establish development standards for Cluster Housing/Open Space Ordinance. NT
- ☐ Establish standards for Student Housing Development. MT
- ☒ ~~Amend non-conforming use ordinance. NT~~
- ☐ Review and consider revising existing Planned Unit Development code. MT
- ☐ Support LEED or other building efficiency programs. MT
- ☐ Adopt building codes. MT
- ☒ ~~Establish a maximum building setback for Town Center. NT~~

Green Infrastructure

- ☐ Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D. NT
- ☐ ~~Develop new standards to address issues related to shore stabilization and ocean front development. MT~~
- ☐ ~~Pursue sustainable development measures that promote energy efficiency, use of recycled materials, and low impact landscaping in city buildings. NT~~

Pattern of Development

- ☐ Work with Borough to prepare mutually acceptable development standards. MT
- ☐ Establish a clear policy regarding delivery of City water outside of city limits. NT
- ☐ Establish more specific criteria, process, schedule and objectives for possible future annexations. MT
- ☐ Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas. NT
- ☒ ~~Develop a Homer Spit Master Plan. NT~~

Things on the horizon.

Goal 1.

- Mixed use in and increased residential in RO (*some addressed in RO rewrite*), 'college' district, east side commercial district, residential as a secondary use in GC1
- Reflection on proposed land use map (*boundaries, timeframe for suggested districts, reconsideration of suggestions*)
- Creation of standards for transitional R2 District
- Consider application of cluster development, PUD and subdivision ordinance
- Standards for management of storm water
- On-site septic systems regulations
- Architectural and site development standards and standards for associated infrastructure (p4-9, no.5)
- Re-evaluate height standards (*dependent on acquisition of ladder truck*)
- On-site septic standards
- Keep in mind Objective D & E Implementation Strategies (4-10) in evaluation of all of the above (*Public infrastructure*)

Goal 2.

- Consider incentives for use of Green Infrastructure Map
- Develop standards to limit bluff erosion (coastal)
- Standards for bluff stabilization projects (coastal)
- Develop system to make use of Green Infrastructure in review process (objective C)
- Review stream setbacks
- Continue to recommend acquisition of property for protection and recreation
- Consider land trades or variations of transfer of development rights
- Work with borough to collaborate on environmentally responsible development practices.
-

Goal 3.

- Adopt building codes or inspection program
- Develop additional standards regarding low impact development, LEED, view protection
- Coordinate with DOT and KPB to comply with Homer design standards outside of Homer???
- Create subdivision code/strengthen city's position

Goal 4.

- New east-west corridor (working on)
- Develop public parking
- Encourage mixed-use
- Create "old Town" district
- **Create financing strategies for improvements
- Locate high density and affordable housing in CBD
- Improve trail connections (usually initiated by staff suggestions and recommendations)

Goal 5.

- Review PUD per implementation strategy 3 p. 4-18
- Promote KBC student housing (repeat)
- Review Rural Residential District in light of retaining rural character (lot size and ?)

- Promote denser development following infrastructure
- Establish minimum lot sizes for RR
- Consider impact fee or other methods to support public infrastructure
- Consider incentives or partnerships for affordable housing

Goal 6. Annexation Standards

ANOTHER DAY

Special assessment and LID process – impact fees

Review of other chapters for appropriate body's



1. Land Use and Community Design

Goal 1.1 Maintain the variety of land uses that establish the unique “Spit” character and mix of land uses.

Objective	Strategies	Implementation
Revise zoning to protect character and enhance commercial, industrial, and public facilities development	<p>Identify appropriate residential uses on the Spit.</p> <p>Similar land uses (such as charter offices, boat and gear sales, tourism activities) shall be encouraged to cluster to achieve a mix of related activities and minimize adverse impacts on other activities.</p> <p>Consider a 25-foot building height limit, with a Conditional Use Permit (CUP) process for buildings up to 35 feet.</p> <p>Encourage all developments to provide amenities such as bike racks, benches, picnic tables, trashcans, and landscape features such as planters and art.</p> <p>Review Spit parking requirements and possible solutions.</p>	
The City should plan for the future land use of City-owned properties	<p>Reserve and cluster industrial land at specific nodes, including east and south of harbor.</p> <p>Better utilize the limited land available for industrial and economic development.</p> <p>Reserve sufficient land by the deep water dock for future industrial development.</p> <p>Designate “overslope” for commercial use focus on south and west sides.</p>	
Address marine commercial and marine industrial zoning	<p>Submit draft ordinance to Planning Commission and City Council.</p> <p>Consider zero lot line construction and the amount of right of way realistically needed to support specific uses at build-out.</p>	
Review land lease policy and determine impact on leasing and character of leasing	<p>Continue reviewing lease policies periodically.</p> <p>City leases shall include land sufficient for businesses and minimal employee parking.</p>	

Develop standards to apply to development	Address screening of dumpsters/noxious facilities. Address standards for screening of industrial development with view protection. Explore industrial subdivision standards.	
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Goal 1.2 Improve the permanence and character of new commercial development.

Objective	Strategies	Implementation
Develop standards for public property development	Revisit design guidelines for overslope development to provide more specificity for development at harbor overslope, considering issues such as lot size, legal access, and parking policies.	

Goal 1.3 Provide public facilities that attract residents and visitors to the Spit.

Objective	Strategies	Implementation
Provide amenities that aid residents and visitors	Identify locations and needs for restrooms/showers.	
Provide enhanced park and recreation facilities	Identify and prioritize public recreation needs on the spit, and include projects on the CIP. Refer to the Master Parks and Recreation Plan, chapter 7, in the 2008 Comprehensive Plan. Prepare a master plan for development of a new community gathering space at the site of the existing City campground north of Freight Dock Road (pier 1 area). Provide kayak launching facilities. Set aside a new community park. Evaluate and develop a plan for non-boating access to fishing opportunities. Construct weather-protected picnic and outdoor meeting facilities. Open space recreation uses shall be encouraged on the west side of the Spit on public land.	

Goal 1.4 All development should recognize, value, and complement the unique natural resources on the Homer Spit.

Objective	Strategies	Implementation
Preserve and protect important wildlife and bird sanctuary areas.	<p>Require site-specific handling requirements for all runoff from parking areas.</p> <p>Provide information on preventing the growth of noxious weeds.</p> <p>Encourage the use of native plant materials for all landscaped areas.</p> <p>Encourage the presence of interpretive programs to identify plant and animal resources.</p> <p>Clearly sign beach areas designated off-limits for motorized travel.</p>	
Identify private lands to become conservation areas	<p>Buy private property from willing landowners for conservation purposes.</p> <p>Encourage containment and cleanup of junk.</p> <p>The City should pursue ownership or preservation of the west side of the Spit for open space recreation, camping, and view shed protection.</p>	
Allow the natural transport of sediments along the west side of the Spit to continue uninterrupted.	<p>Proponents of bulkheads, groins, breakwaters, or other devices shall demonstrate that their project will not adversely disrupt this sediment transportation.</p>	

Goal 1.5 Respond to seasonal land use demand fluctuations.

Objective	Strategies	Implementation
Ensure that high demand seasonal uses are given priority	Allow interim/temporary uses of vacant City land when they are supportive of seasonal demands (fishing, tourism, etc.). Rationalize parking areas to make sure demand is met but at the same time, reduce the overall footprint and visual impact.	

Goal 1.6 Protect public access to and enjoyment of the Spit's unique natural resources.

Objective	Strategies	Implementation
Maintain and protect traditional public use of the beaches along the Spit such as gathering coal, shellfish, fishing and other recreational activities.	Inventory and identify key traditional use areas and access routes. Obtain public ownership of land on the Spit especially focused around key sites. Conservation of the Mud Bay area of the Spit. Maintain and increase public access to the harbor and beaches to improve opportunities for fishing, and other recreational activities. Minimize conflicts between motorized and non motorized users on the Spit. Install signage to educate ATV users about responsible ATV use.	
Protect the scenic, natural and aesthetic resources.	Encourage the build-up of driftwood on Spit Beaches. Use native landscape elements in public design projects (beach grass, driftwood).	

2. Transportation

Goal 2.1 Enhance and protect the Spit's critical role in regional marine transportation.

Objective	Strategies	Implementation
Prioritize transportation and land use decisions to support waterfront dependent activities	<p>Priority for use of the Small Boat Harbor and distal end of the Homer Spit shall be marine commercial, marine industrial (fishing), industrial transportation, waterfront tourism, and recreation (both day use and outings across the bay).</p> <p>Enhance the connectivity and infrastructure needed to support Deep Water Cargo activities and Main Dock Areas.</p> <p>The City shall reserve right-of-way for access to the east side of the harbor.</p>	
Balance cruise ship and other commercial activities. One should not happen at the expense of another	<p>Improve cruise ship passenger disembarkation area by the Deep Water Dock.</p> <p>Create way finding kiosks along the harbor.</p> <p>Create a covered harbor overlook area in near ramp 7 or the Deep Water Dock and the harbor entrance.</p> <p>Consider temporary solutions and how to prioritize improvements for cruise ship passengers, since the number of port calls varies year to year.</p>	In progress

Goal 2.2 Improve traffic flow and safety on the Sterling Highway (Homer Spit Road).

Objective	Strategies	Implementation
Maintain the capacity of the Sterling Highway (Homer Spit Road)	<p>Limit number of access points to the Sterling Highway.</p> <p>Initiate a Reconnaissance Study to better define and control crossing points in the harbor commercial area.</p> <p>Evaluate traffic calming as an element of the Reconnaissance Study.</p> <p>Enter Memorandum of Agreement with ADOT&PF to address parking, maintenance, and management of the right of way.</p>	

Goal 2.3 Provide adequate and safe facilities for pedestrians and bicyclists.

Objective	Strategies	Implementation
Provide safe walkways and trails	<p>Develop pedestrian plan for Spit.</p> <p>Work with DOT on solutions such as crosswalks.</p> <p>Consider options for location of the bike path to best address safety and all users.</p> <p>Plan and design the proposed bike path extension to meet the needs of bicyclists and pedestrians.</p> <p>Plat easements for walkways in commercial areas and along overslope area.</p> <p>Require provision of connectivity between adjacent commercial properties in permit process/zoning language.</p> <p>Connect harbor to Seafarers Memorial with trail.</p> <p>The City shall reserve 15' pedestrian/safety rights-of-way and access for overslope development around the periphery of the small boat harbor.</p> <p>Construct pedestrian pathway around northerly harbor rim.</p>	Mostly in progress

Goal 2.4 Provide improved multi-modal transportation on and to the Spit.

Objective	Strategies	Implementation
Support year round car ferry service to the outlying communities of Kachemak Bay	Participate in a public or private task force or organization.	
Encourage a shuttle bus system during peak summer months to transport visitors and employees to town, lodging and remote parking.	<p>Participate in a public or private task force or organization.</p> <p>Create business plan/model to determine funding/cash flow.</p>	Private trolly

Goal 2.5 Improve organization, wayfinding, and location of parking and harbor facilities

Objective	Strategies	Implementation
Better define parking locations	Separate long-term parking from short-term/day use parking. Designate specific areas for RV parking. Provide loading zones for delivery trucks and motor coaches in the retail district. Implement a fee and permit system for long term parking.	In progress
Provide coherent wayfinding system for parking, and restrooms	Establish a consistent theme for all parking graphics and signage. Develop color or other graphic/design feature to clearly indicate intended use. Clearly identify City of Homer as owner and requirements for use of lots. Clearly label all ramps so they are visible from the roads and parking lots. Create a kiosk or signage at each ramp and restroom showing the layout of the harbor, and parking in the immediate area of the user.	
Define loading and unloading areas	Create a bus loading zone near the harbormasters office. Analyze options for a turn around/cul-de-sac/roundabout at End of the Road Park.	

3. Economic Vitality

Goal 3.1 Improve the local economy and create year-round jobs by providing opportunities for new business and industrial development appropriate for the Homer Spit.

Objective	Strategies	Implementation
Enhance the circulation and safety in the fish dock area	Create site-specific land use study for fish dock/processing/ice house area. Develop appropriate safety measures on Fish Dock Road. Construct an observation deck near the Fish Dock.	
Enhance east harbor area for industrial use	Review zoning for adequacy of provisions for industrial growth. Compress trailer parking to ensure there is no encroachment into needed industrial reserve lands. Expand the port facilities and freight capacity for improved transportation of goods and materials in and out of Homer. Expand and improve the deep water dock and other related port facilities. Improve Outer Dock Road.	Working on others
Determine economic development opportunities for "value added" growth such as processing, small scale local retail, and restaurants serving local products	Encourage development related to the fishing, fish processing, and boating industries. Host economic development forum and determine opportunities for value added growth.	
Determine incentives needed to promote Overslope development	Analyze and develop market plan for development. Determine alternate incentives that would encourage growth. Identify sources of funding or implementation actions for identified incentives.	

4. Natural Environment

Goal 4.1 Manage conservation areas and the natural resources of the Spit to ensure continued habitat and biological diversity.

Objective	Strategies	Implementation
Minimize human impact on conservation areas.	<p>Avoid development on city owned tidelands adjacent to Conservation areas, such as Louie's Lagoon and Mud Bay.</p> <p>Minimize all development that is not marine related within the Kachemak Bay Critical Habitat Area, defined as below the 17.4 ft mean high tide.</p> <p>Improvements to public lands should focus active recreation on the west side of the Spit, Mariner Park, and south of the Fishing Lagoon.</p>	
Purchase or obtain conservation easements on private lands on the Spit, such as between north of the hockey rink, and the base of the Spit.	<p>Work with willing land owners to conserve land through methods such as conservation easements, or public or nonprofit ownership.</p> <p>Consider purchasing first right of refusal options, right of occupancy for remainder of lifetime or other less traditional methods that will ensure conservation of the properties at some point in the future.</p>	

Goal 4.2 Support environmentally responsible harbor operations by all user groups. Activities such as power washing and scraping, sanding and painting may not be allowed in the harbor in the future due to environmental regulations.

Objective	Strategies	Implementation
Support and implement the Alaska Clean Harbor Pledge	Implement relevant portions of Chapter 9 Energy, from the 2008 Comprehensive Plan, such as energy efficient public buildings, recycling and solid waste management. Implement a bilge water management program. Pursue public education on boat cleaning agents, to reduce the use of harsh chemicals such as bleach.	
Support the concepts presented in "Clean Boating for Alaskans"	Continue to support environmentally responsible boating habits. Partner with harbor user groups on public education and providing appropriate facilities.	

Goal 4.3 Manage Storm Water Runoff

Objective	Strategies	Implementation
Address stormwater issues, puddling, and erosion	Explore better parking lot maintenance and storm water management approaches such as rain gardens, settling ponds and shallow ditches. Use to also help define parking areas, particularly where winter maintenance is not needed. Parking revenues could be used to help pay for these projects. Create a spit drainage and grading plan. Drainage needs to be planned and implemented block by block rather than haphazardly for all properties.	

Goal 4.4 Manage the Port as a working harbor, for both recreational and working vessels

Objective	Strategies	Implementation
Remove derelict vessels	Continue to get rid of boats not paying moorage; the harbor is not a storage facility or museum. Harbor expansion is expensive; the harbor should be fully utilized by active users. Dead boats can also be an environmental hazard if no one is responsible for making sure	In progress

	they don't sink or leak.	
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Staff Report 13-83

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Planning Technician
DATE: October 16, 2013
SUBJECT: Safe Street Standards

At the last meeting, the Commission discussed issues such as pedestrian connections and safe streets. Both the Old Town Group and Mattox Road residents have expressed concerns about pedestrian safety, and requested things like speed bumps. When the Old Town group requested speed bumps, the administration responded that this issue needs consideration by the City and will take some time. The Planning Commission at the last meeting expressed interest in being part of this process.

My task was to ask the City Planner and City Manager if these issues are something the HAPC can effectively discuss. Or, is this a task the Transportation Advisory Committee (TAC) will be taking on? Unfortunately, the City Manager, City Planner and Public Work's Director are all out of town, so I have nothing new to report.

Staff recommendation: Postpone discussion on this issue to the December 4th meeting. The TAC meets in November and Commissioner Highland said she would bring this up. Administration will also have a chance to respond by the December meeting.





KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

September 26, 2013

KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF DECISION

MEETING OF SEPTEMBER 23, 2013

RE: Vacate the west half of the 80-foot wide public use easement that extends through the east portion of Lot 38 Bunnell's Subdivision. Said plat Bunnell's Subdivision is recorded as plat HM 0049, was prepared in 1944 and originally recorded in the Seldovia Recording District. Said easement was created in 1970 and recorded in Book 60 Page 230-234 Homer Recording District (HRD), and is applied to the subject property by the application note Page 230 of Book 60 HRD describing property by Parcel No. 175-142-13, and as Lot 38 of Bunnell's Subdivision. Said easement is further shown as Easement 21 within said Book 60 Page 234 HRD. All property lies within Section 19, Township 6 South, Range 13 West, Seward Meridian, Alaska; within the City of Homer and the Kenai Peninsula Borough; KPB File 2013-132; Location: City of Homer

The Kenai Peninsula Borough Planning Commission granted conditional approval of the proposed vacation during their regularly scheduled meeting of September 23, 2013 based on the following findings of fact.

Findings

1. Lot 38 Bunnell's Subdivision is within the City of Homer.
2. In 1971 a public use easement 80 feet in width for use as a public right-of-way was granted to the City of Homer to construct, operate, and maintain public improvements and utilities (Book 60 Pages 230-234 HRD).
3. The legal description of the easement recorded in Book 60 Pages 230-234 HRD would not appear to affect Lot 38 Bunnell's Subdivision (HM 49) except that the easement document specifically states it does apply to Lot 38 Bunnell's Subdivision.
4. Per the July 17, 2013 Homer City staff report, the future intersection of Swatzell Street and Pioneer Avenue is too close to the existing intersection of Pioneer Avenue and Bartlett Street so Swatzell Street would not meet city road requirements if it were extended.
5. On July 17, 2013, Homer Advisory Planning Commission approved vacation of the easement that may affect Lot 38 Bunnell's Subdivision per the public use easement recorded in Book 60 Pages 230-234.
6. On July 17, 2013, Homer Advisory Planning Commission approved replacing the public use easement apparently affecting Lot 38 per Book 60 Pages 230-234 with a 20-foot utility easement.
7. Sufficient rights-of-way exist to serve surrounding properties.
8. No surrounding properties will be denied access.
9. Per the submittal, the right-of-way proposed for vacation is not in use for access.
10. Per the submittal, the right-of-way proposed for vacation has not been constructed.
11. Homer Electric Association has existing facilities within the public use easement proposed to be vacated.
12. ENSTAR submitted a statement of no comments, recommendations, or objections.
13. Written comments from ACS and GCI were not available when the staff report was prepared.



Conditions

1. Granting a 20-foot utility easement in lieu of the 40-foot public use easement proposed to be vacated.
2. For the 20-foot utility easement on the eastern boundary:
 - a) Provide written confirmation and acceptance from Homer Electric Association that a 20-foot utility easement adjoining the eastern boundary of Lot 38 Bunnell's Subdivision will meet their utility requirements, and
 - b) Written acknowledgement from HEA that the 20-foot utility easement adjoining the eastern boundary of Lot 38 Bunnell's Subdivision can be used by other utility providers, and
 - c) Written confirmation from HEA will be submitted to the KPB Planning Department prior to recording KPBPC Resolution 2013-18.
3. Providing written comments from Alaska Communications System (ACS) and GCI to be submitted to the KPB Planning Department prior to recording KPBPC Resolution 2013-18.
4. The KPB Planning Department is responsible for recording KPBPC Resolution 2013-18.
5. The petitioners are responsible for providing the recording fee for KPBPC Resolution 2013-18 to the KPB Planning Department.

In accordance with AS 29.40.140, no vacation of a city right-of-way and/or easement may be made without the consent of the city council. The proposed vacation has been forwarded to the Homer City Council. The City Council has 30 days from September 23, 2013 in which to veto the decision of the Planning Commission. If no veto is received from the Council within the 30-day period, the decision of the Commission will stand.

Please contact the Homer City Office to verify the date the subject vacation will be reviewed by the Council.

This notice and unapproved minutes of the subject portion of the meeting were sent September 26, 2013 to:

Homer City Council
491 East Pioneer Avenue
Homer, AK 99603-7645

Homer Advisory Planning Commission
491 East Pioneer Avenue
Homer, AK 99603-7645

Karin Marks
202 W. Pioneer Ave #A
Homer, AK 99603-7526

City of Homer
491 East Pioneer Avenue
Homer, AK 99603-7645

James & Lynette Sutton
PO Box 146
Stinson Beach, CA 94970-0146



AGENDA ITEM F. PUBLIC HEARINGS

2. Vacate the west half of the 80-foot wide public use easement that extends through the east portion of Lot 38 Bunnell's Subdivision. Said plat Bunnell's Subdivision is recorded as plat HM 0049, was prepared in 1944 and originally recorded in the Seldovia Recording District. Said easement was created in 1970 and recorded in Book 60 Page 230-234 Homer Recording District (HRD), and is applied to the subject property by the application note Page 230 of Book 60 HRD describing property by Parcel No. 175-142-13, and as Lot 38 of Bunnell's Subdivision. Said easement is further shown as Easement 21 within said Book 60 Page 234 HRD. All property lies within Section 19, Township 6 South, Range 13 West, Seward Meridian, Alaska; within the City of Homer and the Kenai Peninsula Borough; KPB File 2013-132; Location: City of Homer

Staff Report given by Max Best

PC Meeting: 9/23/13

Purpose as stated in petition: The decision by the city and borough that Swatzell Street will not be built to reach and dump out on Pioneer Avenue means that the general public easement is no longer necessary.

Petitioners: Karin J. Marks and James H. & Lynette S. Sutton of Homer, Alaska

Notification:

Public notice appeared in the September 12 and September 19, 2013 issues of the Homer News.

Twenty-two certified mailings were sent to owners of property within 300 feet of the parcels. Twenty receipts have been returned.

Sixteen regular mailings were sent to agencies and interested parties. Six notices were sent to KPB Departments. Notices were mailed to the Homer Post Office and Homer Community Library to be posted in public locations. The notice and maps were posted on the Borough bulletin board and Planning Department public hearing notice web site.

Comments Received:

ENSTAR: No comments, recommendations, or objections.

Homer Advisory Planning Commission: The proposed vacation was reviewed on July 17, 2013. After hearing public comments, the Commission approved the proposed vacation subject to retaining a 20-foot utility easement.

Homer Electric Association: Request 10-foot utility easement/underground line.

KPB Floodplain Administrator: This location is not within the KPB regulatory floodplain. Contact the city related to floodplain concerns. *[KPB Platting Staff Note: Per the Homer City staff report, the property is within Zone D, flood hazards undetermined.]*

Staff Discussion:

In 1971 a public use easement 80 feet in width for use as a public right-of-way was granted to the City of Homer to construct, operate, and maintain public improvements and utilities (Book 60 Pages 230-234 HRD). The description of the easement indicates it begins 507 feet west of the one-quarter common to Sections 19 and 20, Township 6 South, Range 13 West, Seward Meridian, Alaska and extends north to the centerline of Pioneer Avenue. The easement would not appear to affect Lot 38 Bunnell's Subdivision (HM 49) except that the easement document specifically states it does apply to Lot 38. The apparent conflict in the easement document created a cloud on the title of Lot 38.

Swatzell Street is a partially dedicated 60-foot right-of-way off West Fairview Avenue that narrows to a 30-foot

width adjoining Lots 27B, 28B, 44, and 45 to the north of subject lot. There is an approximate 200-foot gap in Swatzell Street right-of-way adjoining Lots 29-A, 30-A, 46, and 47. Swatzell Street continues as a 30-foot dedication along the western boundary of Lot A-1 (the church property) and ends as an open ended right-of-way at the northeastern boundary of Lot 38.

Swatzell Street is included in the Homer 1986 Master Streets and Roads Plan and the 2005 Homer Transportation Plan. Logically, at some point Swatzell Street would be extended to West Pioneer Avenue. Per the July 17, 2013 Homer City staff report, the future intersection of Swatzell Street and Pioneer Avenue is too close to the existing intersection of Pioneer Avenue and Bartlett Street so Swatzell Street would not meet city road requirements if it were extended.

Homer Advisory Planning Commission concurred with city staff, and based on three findings agreed to vacate the public right-of-way easement, which existed on Lot 38 according to the recorded easement document, and grant a 20-foot utility easement in its place.

Per KPBPC Resolution 2009-30, a 30-foot utility easement extends from the northwestern corner of Lot 53A1 and follows its western boundary to West Pioneer Avenue. This 30-foot utility easement also extends into Lot 52A1.

Written comments from ACS and GCI were not available when the staff report was prepared.

Findings:

1. Lot 38 Bunnell's Subdivision is within the City of Homer.
2. In 1971 a public use easement 80 feet in width for use as a public right-of-way was granted to the City of Homer to construct, operate, and maintain public improvements and utilities (Book 60 Pages 230-234 HRD).
3. The legal description of the easement recorded in Book 60 Pages 230-234 HRD would not appear to affect Lot 38 Bunnell's Subdivision (HM 49) except that the easement document specifically states it does apply to Lot 38 Bunnell's Subdivision.
4. Per the July 17, 2013 Homer City staff report, the future intersection of Swatzell Street and Pioneer Avenue is too close to the existing intersection of Pioneer Avenue and Bartlett Street so Swatzell Street would not meet city road requirements if it were extended.
5. On July 17, 2013, Homer Advisory Planning Commission approved vacation of the easement that may affect Lot 38 Bunnell's Subdivision per the public use easement recorded in Book 60 Pages 230-234.
6. On July 17, 2013, Homer Advisory Planning Commission approved replacing the public use easement apparently affecting Lot 38 per Book 60 Pages 230-234 with a 20-foot utility easement.
7. Sufficient rights-of-way exist to serve surrounding properties.
8. No surrounding properties will be denied access.
9. Per the submittal, the right-of-way proposed for vacation is not in use for access.
10. Per the submittal, the right-of-way proposed for vacation has not been constructed.
11. Homer Electric Association has existing facilities within the public use easement proposed to be vacated.
12. ENSTAR submitted a statement of no comments, recommendations, or objections.
13. Written comments from ACS and GCI were not available when the staff report was prepared.

STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the vacation as petitioned, subject to:

1. Granting a 20-foot utility easement in lieu of the 40-foot public use easement proposed to be vacated.
2. For the 20-foot utility easement on the eastern boundary:
 - a) Provide written confirmation and acceptance from Homer Electric Association that a 20-foot utility easement adjoining the eastern boundary of Lot 38 Bunnell's Subdivision will meet their utility requirements, and
 - b) Written acknowledgement from HEA that the 20-foot utility easement adjoining the eastern boundary of Lot 38 Bunnell's Subdivision can be used by other utility providers, and

- c) Written confirmation from HEA will be submitted to the KPB Planning Department prior to recording KPBPC Resolution 2013-18.
3. Providing written comments from Alaska Communications System (ACS) and GCI to be submitted to the KPB Planning Department prior to recording KPBPC Resolution 2013-18.
4. The KPB Planning Department is responsible for recording KPBPC Resolution 2013-18.
5. The petitioners are responsible for providing the recording fee for KPBPC Resolution 2013-18 to the KPB Planning Department.

If the vacation is approved, the Homer City Council has thirty days in which they may veto Planning Commission approval of the vacation.

DENIAL OF A VACATION PETITION IS A FINAL ACT FOR WHICH NO FURTHER CONSIDERATION SHALL BE GIVEN BY THE KENAI PENINSULA BOROUGH. APPEALS TO PLANNING COMMISSION DENIAL OF A VACATION MUST BE TAKEN WITHIN THIRTY (30) DAYS TO SUPERIOR COURT AT KENAI, ALASKA PURSUANT TO PART VI OF THE ALASKA RULES OF APPELLATE PROCEDURES. [20.28.110 AS AMENDED BY KENAI PENINSULA BOROUGH ORDINANCE 99-43].

END OF STAFF REPORT

Chairman Bryson opened the meeting for public comment.

1. Karin Marks
Ms. Marks was one of the petitioners and was in agreement with the staff report and the Homer Advisory Planning Commission recommendations. She was available to answer questions.

Chairman Bryson asked if there were questions for Ms. Marks. Hearing none the public hearing continued.

Seeing and hearing no one else wishing to speak, Chairman Bryson closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Foster to approve KPB Planning Commission Resolution 2013-18 thereby granting the vacation as petitioned citing the following findings of fact and subject to the listed conditions.

Findings

1. Lot 38 Bunnell's Subdivision is within the City of Homer.
2. In 1971 a public use easement 80 feet in width for use as a public right-of-way was granted to the City of Homer to construct, operate, and maintain public improvements and utilities (Book 60 Pages 230-234 HRD).
3. The legal description of the easement recorded in Book 60 Pages 230-234 HRD would not appear to affect Lot 38 Bunnell's Subdivision (HM 49) except that the easement document specifically states it does apply to Lot 38 Bunnell's Subdivision.
4. Per the July 17, 2013 Homer City staff report, the future intersection of Swatzell Street and Pioneer Avenue is too close to the existing intersection of Pioneer Avenue and Bartlett Street so Swatzell Street would not meet city road requirements if it were extended.
5. On July 17, 2013, Homer Advisory Planning Commission approved vacation of the easement that may affect Lot 38 Bunnell's Subdivision per the public use easement recorded in Book 60 Pages 230-234.
6. On July 17, 2013, Homer Advisory Planning Commission approved replacing the public use easement apparently affecting Lot 38 per Book 60 Pages 230-234 with a 20-foot utility easement.
7. Sufficient rights-of-way exist to serve surrounding properties.
8. No surrounding properties will be denied access.
9. Per the submittal, the right-of-way proposed for vacation is not in use for access.
10. Per the submittal, the right-of-way proposed for vacation has not been constructed.
11. Homer Electric Association has existing facilities within the public use easement proposed to be

- vacated.
12. ENSTAR submitted a statement of no comments, recommendations, or objections.
 13. Written comments from ACS and GCI were not available when the staff report was prepared.

Conditions

1. Granting a 20-foot utility easement in lieu of the 40-foot public use easement proposed to be vacated.
2. For the 20-foot utility easement on the eastern boundary:
 - a) Provide written confirmation and acceptance from Homer Electric Association that a 20-foot utility easement adjoining the eastern boundary of Lot 38 Bunnell's Subdivision will meet their utility requirements, and
 - b) Written acknowledgement from HEA that the 20-foot utility easement adjoining the eastern boundary of Lot 38 Bunnell's Subdivision can be used by other utility providers, and
 - c) Written confirmation from HEA will be submitted to the KPB Planning Department prior to recording KPBPC Resolution 2013-18.
3. Providing written comments from Alaska Communications System (ACS) and GCI to be submitted to the KPB Planning Department prior to recording KPBPC Resolution 2013-18.
4. The KPB Planning Department is responsible for recording KPBPC Resolution 2013-18.
5. The petitioners are responsible for providing the recording fee for KPBPC Resolution 2013-18 to the KPB Planning Department.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO YES	COLLINS YES	ECKLUND ABSENT	FOSTER YES	GROSS YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	TAURIANEN YES	WHITNEY YES	12 YES 1 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

3. Rename existing streets in conjunction with the Enhanced 911 Street Naming and Addressing Methods within the Kenai Peninsula Borough. Streets under consideration at this meeting are described as follows:
 - a. Skyline Dr (South of Jefferson Ave) named by KN0740046 Alexander W Wilson Homestead Subdivision; T 4N R11W SECTION 12; Seward Meridian, AK; off of Isaak Rd in the Kalifornsky Community; ESN 302

Staff Report given by Carrie Henson

PC MEETING 09/23/2013

Applicant: Kenai Peninsula Borough

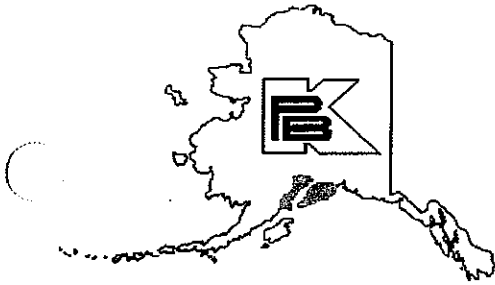
Existing right-of-way names: Skyline Dr (South of Jefferson Ave)

Name proposed by staff: Welkin St

Reason for Change: Jump Street

Background:

Name	Skyline Dr
ESN	302
Community	Kalifornsky
YR Named	1974
Constructed	Partially
Total Lots	10



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2200

www.borough.kenai.ak.us

MIKE NAVARRE
BOROUGH MAYOR

September 25, 2013

NOTICE OF DECISION KENAI PENINSULA BOROUGH PLAT COMMITTEE MEETING OF SEPTEMBER 23, 2013

RE: Rumley – Collie Subdivision Eight Preliminary Plat

The Plat Committee reviewed and granted conditional approval of the subject preliminary plat during their regularly scheduled meeting of September 23, 2013 based on the findings that the preliminary plat meets the requirements of the Kenai Peninsula Borough Code 20.12; 20.14 and 20.20.

An amendment motion passed by unanimous consent to grant exception to KPB 20.20.230, Building Setbacks – removal of the 20 foot building setback plat note based on the following eight findings.

Findings

1. The parent plats (HM 1987-67 and 2000-28) state the tracts are subject to a 20-foot building setback.
2. The parent plats were not within Homer City limits at the time of recordation in 1987 and 2000.
3. Per the Homer Planning Department, the subject property was annexed into the City of Homer in 2002.
4. The subdivision is now subject to the requirements of the East End Mixed Use District.
5. Approval of the exception to KPB 20.20.230 to remove the building setback plat note will allow the plat to come into compliance with KPB 20.20.235.
6. Approval of an exception to KPB 20.20.230 to remove the 20-foot building setback plat note will not affect the existing building setback requirements of the zoning district.
7. Approval of the exception to KPB 20.20.230 to remove the 20-foot building setback plat note will not affect any existing encroachments into the zoning district's building setback.
8. Removal of the building setback plat note will allow the building setback to comply with the zoning district's requirements as well as allow the setback to change if the zoning district's setback requirements change.

Please contact the Planning Department if you need additional information.

This notice and unapproved minutes of the subject portion of the meeting were sent September 25, 2013 to:

City of: City of Homer
491 E Pioneer Avenue
Homer, AK 99603

Advisory Planning Commission/Community Council:

Homer Advisory Planning Commission
491 E Pioneer Avenue
Homer, AK 99603

Survey Firm: Johnson Surveying
Box 27
Clam Gulch, AK 99568

Subdivider/Petitioner: Douglas Fraiman
PO Box 2622
Homer, AK 99603

East End Mini Storage, LLC
PO Box 2622
Homer, AK 99603-2622

KPB File Number: 2013-153



AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

- 1 Rumley – Collie Subdivision Eight (name to change)
KPB File 2013-153; Johnson/Fraiman

Staff Report given by Patti Hartley

Plat Committee Meeting: 9/23/13

Location:	City of Homer
Proposed Use:	Commercial
Water/Sewer:	City
Zoning:	East End Mixed Use District
Assessing Use:	Commercial
Parent Parcel Number(s):	174-203-13, 174-203-14

Supporting Information:

The proposed subdivision replats two tracts into one tract containing approximately 5 acres. The replat resolves building encroachments across the interior lot line. City water and sewer serve the subdivision. The subdivision fronts partially constructed Collie Street and Davis Street. The plat also fronts paved State East End Road.

Homer Advisory Planning Commission approved the plat on August 7, 2013 subject to:

1. HCC 22.10.050(a) 15 foot utility easement is required along all rights of way. Where an existing building would encroach on the easement, the width of the easement may be reduced.
*Borough staff comments: **Staff recommends** a 15-foot utility easement be granted along rights-of-way narrowing where necessary to avoid creating encroachments.*
2. Add a plat note stating acceptance of the plat does not constitute acceptance of any nonconforming structures.
Borough staff comments: Resolution of nonconforming structures is a zoning district matter that needs to be worked out with the City of Homer. KPB platting staff is recommending the standard encroachment note be placed on the final plat (see 20.20.235).
3. Amend Plat Note 1. The existing buildings shown may or may not predate the existing setback requirements and utility easements. The third sentence should be struck. A plat is not the action to determine the conformance of the structures with the zoning code.
Borough staff comments: The plat submitted for KPB review contained the correction recommended by the Homer Advisory Planning Commission.
4. Dedicate the radius at the Collie Street intersection.
*Borough staff comments: The plat submitted for KPB review contains the dedication, but it is not labeled. For clarity, **staff recommends** a pointer and note stating the dedication is being provided by this plat.*
5. Call out the existing radius for Davis Street.
*Borough staff comments: **Staff recommends** compliance with the Homer Planning and Zoning Commission's recommendation per 20.16.180. The requested information is shown on HM 83-38.*
6. Correct the vicinity map to show the correct City of Homer city limits.
*Borough staff comments: **Staff recommends** compliance with the Homer Planning and Zoning Commission's recommendation.*

Per Planning Commission Resolution 2000-25, if the Certificate to Plat indicates any beneficial interests affect this property, they will be notified and given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or

requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Physical addresses may be affected by the replat. Homer Planning and Zoning Department can answer questions about the effect of the replat on addresses.

Staff recommends that notes be placed on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

Exception(s) Requested: KPB 20.20.230 – Building Setbacks (Removal of the 20-foot building setback plat note)

Staff Discussion: Plat notes on the parent plats (HM 1987-67 and HM 2000-28) state the tracts are subject to a 20-foot building setback. The subdivision was not within the City of Homer when the parent plats were recorded. In 2002 the property was annexed into the city and became subject to a zoning district. Homer planning staff said the building setback for the subject zoning district (East End Mixed Use) is 20 feet at this time.

Building setback lines or plat notes are not included on plats within city limits since the plat is regulated by zoning and is subject to change if the zoning district changes. KPB platting staff tries to request removal of building setback notes on plats within cities so the subdivision will be subject to current zoning district requirements for setbacks and to bring the plat into compliance with 20.20.235.

If the 20-foot building setback note remains on the plat and the setback for East End Mixed Use District changes, the subdivision will still be subject to a 20-foot building setback unless the plat is brought to the KPB Planning Commission with a request for an exception.

Homer planning staff noted some buildings were within the zoning district's building setback. Approval to remove the building setback plat note will not affect the building setback of the zoning district and will not approve encroachments into the zoning district's building setback.

Staff encourages the owner to work with the Homer Planning and Zoning Department to resolve encroachments in the zoning district's building setback.

Findings

1. The parent plats (HM 1987-67 and 2000-28) state the tracts are subject to a 20-foot building setback.
2. The parent plats were not within Homer City limits at the time of recordation in 1987 and 2000.
3. Per the Homer Planning Department, the subject property was annexed into the City of Homer in 2002.
4. The subdivision is now subject to the requirements of the East End Mixed Use District.
5. Approval of the exception to KPB 20.20.230 to remove the building setback plat note will allow the plat to come into compliance with KPB 20.20.235.
6. Approval of an exception to KPB 20.20.230 to remove the 20-foot building setback plat note will not affect the existing building setback requirements of the zoning district.
7. Approval of the exception to KPB 20.20.230 to remove the 20-foot building setback plat note will not affect any existing encroachments into the zoning district's building setback.
8. Removal of the building setback plat note will allow the building setback to comply with the zoning district's requirements as well as allow the setback to change if the zoning district's setback requirements change.

Staff reviewed the exception request and recommends granting approval. **Staff recommends** the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following facts, and vote on the exception in a separate motion.

20.24.010 provides that the commission (committee) may authorize exceptions to any of the requirements set forth in Title 20. This section also states - The commission (committee) shall find the following facts before

granting any exceptions:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-8 support this fact.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-8 support this fact.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-8 support this fact.

STAFF RECOMMENDATION: Grant approval of the preliminary plat subject to any above recommendations, and the following conditions and findings:

REVISE OR ADD TO THE PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN KPB 20.12 (FORM AND CONTENTS), KPB 20.14 (WASTEWATER DISPOSAL), AND KPB 20.20 (DESIGN REQUIREMENTS) AS FOLLOWS:

1. **20.12.060. - Form and contents required. The preliminary plat shall be drawn to scale of sufficient size to be clearly legible and shall show the following:**

Platting staff comments: The plat complies with the following portions of 20.12.060: B, E, F, J, and K.

Platting staff comments: The following portions of 20.12.060 are not applicable to the subject plat: H, I, L, and M.

Platting staff comments: Additional information is provided for the following portions of 20.12.060 or additional information, revision or corrections are required

A. Within the Title Block

1. Name 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,
2. Legal description, location date, and total area in acres of the proposed subdivision,
3. Name and address of owner, and registered land surveyor;

Platting Staff Comments: Staff recommends:

- *Correct the spelling of including.*
- *The next available number in this series is seven. For clarity and ease of future research, staff recommends this replat be numbered to seven so it is sequential with the existing replats.*

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

Platting Staff Comments: Staff recommends the width of East End Road be labeled.

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

Platting Staff Comments: Staff recommends:

- A distinctive line style be provided for the city limits.
- Label Kachemak City

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

Platting Staff Comments: Staff recommends the status label at the southwest corner be corrected: Tract A-1B, Rumley Collie Subdivision 3.

20.12.070. - Statement required when—Contents. Information which is not shown on the plat shall be presented in written or mapped form and shall include:

Platting staff comments: The submittal complies with 20.12.070 (A-D).

2. KPB 20.14 -- Wastewater Disposal

Platting Staff Comments: Staff recommends the wastewater note per KPB 20.14.070 be placed on the final plat.

3. KPB 20.20 Design Requirements -- 20.20.010. - Standards applicable.

Platting staff comments: The plat complies with the following portions of 20.20: 20.20.035, 20.20.060, 20.20.140, 20.20.180, 20.20.190, 20.20.200, 20.20.210, and 20.20.220.

Platting staff comments: The following portions of 20.20 are not applicable to the subject plat: 20.20.020, 20.20.030, 20.20.080, 20.20.100, 20.20.130, 20.20.150, and 20.20.240.

Platting staff comments: Additional information is provided for the following portions of 20.20 or additional information, revision or corrections are required

20.20.040. - Easements—Requirements.

Platting Staff Comments: Staff recommends compliance with the recommendations submitted by the utility providers.

20.20.050. - Lots on major streets—Access requirements.

Platting Staff Comments: The width for East End Road varies according to the State Department of Transportation (DOT) right-of-way map. East End Road is approximately 120 to 135 feet adjoining the proposed plat. Per the parent plat, physical access for the plat is off Davis Street. The submittal and satellite imagery supports this. Any access off East End Road must be permitted in advance by the State DOT.

20.20.070. - Alleys.

Platting Staff Comments: Homer Planning and Zoning Commission did not recommend alleys.

20.20.090. - Culs-de-sac.

Platting Staff Comments: HM 83-38 changed Collie Street from a through right-of-way to a half cul-de-sac. Satellite imagery dated 2003 shows a large building very close to the area in which a match to the half cul-de-sac would be located. Google Earth imagery dated 2010 shows the same building. Obtaining right-of-way so the cul-de-sac bulb complies with 20.20.090 no longer appears possible.

20.20.110. - Streets—Width requirements.

Platting Staff Comments: The parent plat (HM 72-676) provided the existing 30-foot dedication for Collie Street. The parcel to the west contains 7 acres. Satellite imagery dated 2003 showed the area through which a matching dedication for most of Collie Street would be located was unoccupied. Google Earth imagery dated 2010 showed the area where a match for Collie Street (excluding the cul-de-sac bulb) would be located was still vacant.

The parent plat provided the 33-foot and 66-foot dedications for Davis Street in 1972. The parcels adjoining the southern portion of Davis Street range from 34,412 square feet to 1.18 acres. Satellite imagery dated 2003 shows structures very close to the lot lines in the parcels adjoining the southern portion of Davis Street. It may no longer be possible to obtain a right-of-way match in the future.

20.20.160. - Blocks—Length requirements—Generally.

Platting Staff Comments: The block is oddly shaped and is generally longer than 1,400 feet.

The plat is within the East End Mixed Use District in the City of Homer. Homer Planning and Zoning Commission did not address block requirements when it reviewed the subdivision. The property was not within city limits when the parent plats were recorded.

HM 72-676 brought the block into compliance with KPB code (20.15.075 at the time) by dedicating Collie Street as a through right-of-way and 60-foot wide Rumley Avenue as an east/west through street.

On January 10, 1983 the Planning Commission approved the vacation of Rumley Avenue, a portion of Collie Street, and dedicated a half cul-de-sac bulb at the new terminus of Collie Street based in part on the changed use (residential to commercial) of the land. The vacation lengthened the block beyond the requirements in 20.20.160.

On March 25, 1985 the Planning Commission advised the Homer District Recorder through approval of PC Resolution 85-7 that HM 83-38 deviated significantly from the approved preliminary plat, and the Commission declared it null and void. HM 83-38 is still in the public record so apparently the State did not recognize the Planning Commission's decision.

Extension of Collie Street to connect with Little Fireweed Lane is no longer possible due to the large boat yard to the south.

Adjacent acreage parcels all front existing rights-of-way. **Staff recommends** the Committee concur that existing conditions justify a variance from the requirement.

20.20.170. - Pedestrian ways required when.

Platting Staff Comments: Homer Advisory Planning Commission did not recommend pedestrian ways.

20.20.235. - Building setbacks—Within cities.

Platting Staff Comments: **Staff recommends** the following note be placed on the final plat: Acceptance of the plat by the Borough does not indicate acceptance of any encroachments by the City of Homer or the Kenai Peninsula Borough.

20.20.250. - Different standards in cities.

Platting Staff Comments: Homer Planning and Zoning Commission did not recommend application of different standards.

20.20.260. - Flood plain requirements.

Platting Staff Comments: Platting Staff Comments: The City of Homer administers the floodplain program within their jurisdiction through Chapter 21.41. Per the Homer City staff report, the plat is within Zone D, flood hazards undetermined. A plat note was not requested.

The subdivision is not affected by the Anadromous Stream Habitat Protection District.

Per KPB GIS mapping, no anadromous streams flow through the subdivision.

KPB 20.28 -- Vacation of Right-of-way

Platting Staff comments: A utility easement vacation petition has not yet been submitted for Planning Commission review. **Staff recommends** approval of the plat be subject to approval and conditions of the vacation approval.

4. Additional requirements for administrative approval of the final plat (KPB 20.16) -- 20.16.010. - Preparation requirements generally.

Platting staff comments: The plat complies with the following portions of 20.16: 20.16.100 and 20.16.110.

Platting staff comments: The following portions of 20.16 are not applicable to the subject plat: 20.16.035, 20.16.040, 20.16.045, 20.16.046, and 20.16.070.

Platting staff comments: Additional information is provided for the following portions of 20.16 or additional information, revision or corrections are required

20.16.020. - Filing—Form and number of copies required.

*Platting Staff Comments: **Staff recommends** two full size copies of the plat be provided for final review. Electronic submission is not acceptable.*

20.16.030. - Certificate of borough finance department required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.030.*

20.16.050. - Plat specifications.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.050.*

20.16.060. - Improvements—Installation agreement required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.060.*

Staff recommends the following note be placed on the final plat: This subdivision is subject to the City of Homer zoning regulations.

20.16.080. - Dimensional data required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.080.*

20.16.090. - Accuracy of measurements.

*Platting Staff Comments: The GIS Division will confirm closure meets 20.16.090 when the final plat is submitted. **Staff recommends** compliance with 20.16.090.*

20.16.120. - Utility easements.

*Platting Staff Comments: **Staff recommends** compliance with the recommendations submitted by the utility providers.*

20.16.130. - Easements.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.130.*

20.16.140. - Other data required by law.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.140.*

20.16.145. - Plat notes.

Platting Staff Comments: Additional plat notes may be required based on easements/covenants in the final Certificate to Plat.

Staff recommends:

Place a note on the plat: "No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."

Work with Louise Hooyer at DOT (907-269-0713) to verify the ROW and monumentation shown for the State road is correct [louise.hooyer@alaska.gov].

*If Plat Note 5 remains on the final plat, **staff recommends** is be changed to are: There are no areas . . .*

20.16.155. - Certificates, statements and signatures required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.155.*

KPB records show an LLC owns the property. The Alaska corporation database shows the LLC has two owners. If the Certificate to Plat states an LLC owns the property, **staff recommends** a letter of support for this platting action from the owner(s) not signing the plat be provided prior to final plat. An acceptable alternative is all owners of the LLC sign the plat.

20.16.160. - Survey and monumentation.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.160*

20.16.170. - Approval—Authority—Certificate issued when.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat, staff recommends compliance with 20.16.170.

20.16.180. - Administrative approval.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat and the final plat conforms to the conditions, staff will issue an administrative approval with notice to the Planning Commission as set forth in 20.16.180.

20.16.190. - Disapproval. When a plat has been disapproved by the planning commission, it may be refiled once more with corrections for approval within 28 days of notification of first disapproval. If disapproved again, said plat shall be void. A new fee will be required for subdivision of the property in the voided plat.

Platting Staff Comments: If the Plat Committee disapproves the proposed plat, staff recommends findings be cited and adopted in support of the denial.

NOTE: REVIEW OF A DECISION OF THE PLAT COMMITTEE MAY BE HEARD BY THE PLANNING COMMISSION ACTING AS PLATTING BOARD BY FILING WRITTEN NOTICE THEREOF WITH THE BOROUGH PLANNING DIRECTOR ON A FORM PROVIDED BY THE BOROUGH PLANNING DEPARTMENT. THE REQUEST FOR REVIEW SHALL BE FILED WITHIN 10 DAYS AFTER NOTIFICATION OF THE DECISION OF THE PLAT COMMITTEE BY PERSONAL SERVICE OR SERVICE BY MAIL.

A REQUEST FOR REVIEW MAY BE FILED BY ANY PERSON OR AGENCY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING EITHER BY WRITTEN OR ORAL PRESENTATION. THE REQUEST MUST HAVE AN ORIGINAL SIGNATURE; FILING ELECTRONICALLY OR BY FACSIMILE IS PROHIBITED. THE REQUEST FOR REVIEW MUST BRIEFLY STATE THE REASON FOR THE REVIEW REQUEST AND APPLICABLE PROVISIONS OF BOROUGH CODE OR OTHER LAW UPON WHICH THE REQUEST FOR REVIEW IS BASED.

NOTICE OF THE REVIEW HEARING WILL BE ISSUED BY STAFF TO THE ORIGINAL RECIPIENTS OF THE PLAT COMMITTEE PUBLIC HEARING NOTICE. CASES REVIEWED SHALL BE HEARD DE NOVO BY THE PLANNING COMMISSION ACTING AS THE PLATTING BOARD (KPB 2.40.080).

END OF STAFF REPORT

Chairman Carluccio read the rules by which public hearings are conducted

Chairman Carluccio opened the meeting for public comment.

1. Jerry Johnson, Johnson Surveying, Box 27, Clam Gulch
Mr. Johnson is the surveyor on the plat and was available to answer questions.

Chairman Carluccio asked if there were questions for Mr. Johnson. Hearing none the public hearing continued.

Seeing and hearing no one else wishing to speak, Chairman Carluccio closed the public comment period and opened discussion among the Commission.

MAIN MOTION: Commissioner Tauriainen moved, seconded by Commissioner Holsten to approve Rumley – Collie Subdivision Eight subject to staff recommendations and findings.

AMENDMENT A MOTION: Commissioner Tauriainen moved, seconded by Commissioner Holsten to grant exception to KPB 20.20.230, Building Setbacks – removal of the 20 foot building setback plat note; citing the eight findings and tying them to the three facts.

Findings

1. The parent plats (HM 1987-67 and 2000-28) state the tracts are subject to a 20-foot building setback.
2. The parent plats were not within Homer City limits at the time of recordation in 1987 and 2000.
3. Per the Homer Planning Department, the subject property was annexed into the City of Homer in 2002.
4. The subdivision is now subject to the requirements of the East End Mixed Use District.
5. Approval of the exception to KPB 20.20.230 to remove the building setback plat note will allow the plat to come into compliance with KPB 20.20.235.
6. Approval of an exception to KPB 20.20.230 to remove the 20-foot building setback plat note will not affect the existing building setback requirements of the zoning district.
7. Approval of the exception to KPB 20.20.230 to remove the 20-foot building setback plat note will not affect any existing encroachments into the zoning district's building setback.
8. Removal of the building setback plat note will allow the building setback to comply with the zoning district's requirements as well as allow the setback to change if the zoning district's setback requirements change.

AMENDMENT A VOTE: The motion passed by unanimous consent

CARLUCCIO YES	HOLSTEN YES	TAURIAINEN YES	WHITNEY YES	4 YES
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MAIN MOTION VOTE: The motion passed by unanimous consent

CARLUCCIO YES	HOLSTEN YES	TAURIAINEN YES	WHITNEY YES	4 YES
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AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

5. Princess Lake Estates Phase 4 Revised Preliminary
KPB File 2013-158; Segesser/Bangerter, Roper

Staff Report given by Patti Hartley

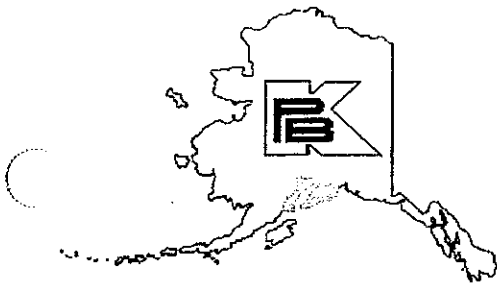
Plat Committee Meeting: 9/23/13

Location: On Treasure Chest Avenue, Kenai area
Proposed Use: Residential, Agricultural, Recreational, Commercial
Water/Sewer: On-site
Zoning: Unrestricted
Assessing Use: Gravel Pit, Vacant
Parent Parcel Number(s): 017-080-51, 017-080-93, 017-260-33

Supporting Information:

The subject property has been brought to the Plat Committee and/or platting staff as follows:

March 25, 2013



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT
144 North Binkley Street • Soldotna, Alaska 99669-7520
PHONE: (907) 714-2200 • **FAX:** (907) 714-2378
Toll-free within the Borough: 1-800-478-4441, Ext. 2200
www.borough.kenai.ak.us

MIKE NAVARRE
BOROUGH MAYOR

September 25, 2013

NOTICE OF DECISION KENAI PENINSULA BOROUGH PLAT COMMITTEE

MEETING OF SEPTEMBER 23, 2013

RE: Harrington Heights 2013 Replat Preliminary Plat

The Plat Committee reviewed and granted conditional approval of the subject preliminary plat during their regularly scheduled meeting of September 23, 2013 based on the findings that the preliminary plat meets the requirements of the Kenai Peninsula Borough Code 20.12; 20.14 and 20.20.

Please contact the Planning Department if you need additional information.

This notice and unapproved minutes of the subject portion of the meeting were sent September 25, 2013 to:

City of: City of Homer
491 E Pioneer Avenue
Homer, AK 99603

Advisory Planning Commission/Community Council: Homer Advisory Planning Commission
491 E Pioneer Avenue
Homer, AK 99603

Survey Firm: Seabright Survey + Design
1044 East Road #A
Homer, AK 99603

Subdivider/Petitioner: Sylvia Cassidy Living Trust
PO Box 2004
Homer, AK 99603-2004

KPB File Number: 2013-156

and sewer serve the subdivision. Lot 9-A-1 fronts Mullikin Street and Spruceview Avenue. Lot 9A-2 fronts Spruceview Avenue.

Homer Advisory Planning Commission granted approval to the plat on August 21, 2013 subject to:

1. Dedicate a corner radius along the northeast corner of Spruceview Avenue and Mullikin Street.
Borough staff comments: The dedication was provided on the plat submitted for KPB review. For clarity, staff recommends the right-of-way being dedicated be depicted with hatch marks or something similar for clarity.

Per Planning Commission Resolution 2000-25, if the Certificate to Plat indicates any beneficial interests affect this property, they will be notified and given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

A physical address may be affected by the replat. Homer Planning and Zoning Department can answer questions about the effect of the replat on addresses.

STAFF RECOMMENDATION: Grant approval of the preliminary plat subject to any above recommendations, and the following conditions and findings:

REVISE OR ADD TO THE PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN KPB 20.12 (FORM AND CONTENTS), KPB 20.14 (WASTEWATER DISPOSAL), AND KPB 20.20 (DESIGN REQUIREMENTS) AS FOLLOWS:

1. **20.12.060. - Form and contents required. The preliminary plat shall be drawn to scale of sufficient size to be clearly legible and shall show the following:**

Platting staff comments: The plat complies with the following portions of 20.12.060: B, C, E-G, and J.

Platting staff comments: The following portions of 20.12.060 are not applicable to the subject plat: I, K and L.

Platting staff comments: Additional information is provided for the following portions of 20.12.060 or additional information, revision or corrections are required

- A. Within the Title Block
 1. Name 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,
 2. Legal description, location date, and total area in acres of the proposed subdivision,
 3. Name and address of owner, and registered land surveyor;
Platting Staff Comments: Staff recommends the surveyor confirm the owner's address. KPB records show P.O. Box 2004, Homer, Alaska 99603.
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;
Platting Staff Comments: Staff recommends the section line be shown and Section 20 be labeled.
- H. Approximate locations of areas subject to inundation, flooding or storm water overflow; when adjacent to lakes or non-tidal streams the line of ordinary high water, wetlands. If applicable, cite the appropriate study which identifies a flood plain;
Platting Staff Comments: Homer City staff report shows the plat is not within a mapped flood hazard zone, but the property is a discharge slope and wet areas may be present. KPB GIS mapping

concur. Plat Note 5 puts the public on notice about the possible need to obtain permitting prior to development.

- M. Approximate locations of slopes over 20 percent in grade. (Ord. No. 78-37, § 2(part), 1979)
Platting Staff Comments: Per KPB GIS 4-foot contours, terrain within the subdivision is basically flat.

20.12.070. - Statement required when—Contents. Information which is not shown on the plat shall be presented in written or mapped form and shall include:

Platting staff comments: The submittal complies with 20.12.070 (A-D).

2. KPB 20.14 -- Wastewater Disposal

Platting Staff Comments: The appropriate wastewater disposal note is on the plat. **Staff recommends** the note be revised to reflect multiple lots in the subdivision, e.g., These lots are served ...

3. KPB 20.20 Design Requirements -- 20.20.010. - Standards applicable.

Platting staff comments: The plat complies with the following portions of 20.20: 20.20.035, 20.20.060, 20.20.140, 20.20.180, 20.20.190, 20.20.200, and 20.20.210.

Platting staff comments: The following portions of 20.20 are not applicable to the subject plat: 20.20.020, 20.20.030, 20.20.050, 20.20.080, 20.20.090, 20.20.100, 20.20.130, 20.20.230, 20.20.240, and 20.28.

Platting staff comments: Additional information is provided for the following portions of 20.20 or additional information, revision or corrections are required

20.20.040. - Easements—Requirements.

Platting Staff Comments: **Staff recommends** compliance with the recommendations submitted by the utility providers.

20.20.070. - Alleys.

Platting Staff Comments: Homer Planning and Zoning Commission did not recommend alleys.

20.20.110. - Streets—Width requirements.

Platting Staff Comments: The parent plat (HM 64-626) provided the 30-foot dedication for Spruceview Avenue. KPB owns the 33-acre parcel to the south. KPB will provide the matching dedication for Spruceview Avenue when Tract 1 is further subdivided.

20.20.120. - Streets—Curve requirements.

Platting Staff Comments: This platting action is dedicating a radius at the intersection of Mullikin Street and Spruceview Avenue.

20.20.150. - Streets—Name requirements.

Platting Staff Comments: The dedication will assume the existing street name.

20.20.160. - Blocks—Length requirements—Generally.

Platting Staff Comments: The block is too short per 20.20.160.

The subdivision is within the City of Homer in the Urban Residential District. The parent plat was recorded in 1964 prior to adoption of KPB's subdivision code. The block design appears to be well laid out. All lots front dedicated public access and the neighborhood has multiple access points back to Bartlett Street. Homer Planning and Zoning Commission did not discuss block length. The zoning district does not address block length. **Staff recommends** the Committee concur that existing conditions justify a variance from the requirement.

20.20.170. - Pedestrian ways required when.

Platting Staff Comments: Homer Advisory Planning Commission did not request pedestrian ways.

20.20.220. - Lots—Double frontage prohibited when.

*Platting Staff Comments: Lot 9-A-1 has double frontage and is less than 250 feet deep. HM 64-626 created the parent lot prior to enactment of the subdivision ordinance. Lot 9-A-1 is a corner lot. Corner lots are not subject to the requirements of 20.20.220. **Staff recommends** the Committee concur that double frontage is acceptable based on physical conditions.*

20.20.235. - Building setbacks—Within cities.

*Platting Staff Comments: **Staff recommends** Plat Note 3 be revised to remove reference to the setback, such as: The front 15' along the existing rights-of-way and 20' within 5 feet . . .*

20.20.250. - Different standards in cities.

Platting Staff Comments: Homer Advisory Planning Commission did not request application of different standards.

20.20.260. - Flood plain requirements.

Platting Staff Comments: The City of Homer administers the floodplain program through Chapter 21.41 Flood Prone Areas. Per the Homer City staff report, the plat is not within a mapped flood hazard area, and no drainages are on the property.

Per KPB GIS mapping, the subdivision is not affected by the Anadromous Stream Habitat Protection District.

Per KPB GIS mapping, no anadromous streams flow through the subdivision.

4. Additional requirements for administrative approval of the final plat (KPB 20.16) -- 20.16.010. - Preparation requirements generally.

Platting staff comments: The plat complies with the following portions of 20.16: 20.16.080, 20.16.100, and 20.16.110.

Platting staff comments: The following portions of 20.16 are not applicable to the subject plat: 20.16.035, 20.26.040, 20.16.045, 20.16.046, and 20.16.070.

Platting staff comments: Additional information is provided for the following portions of 20.16 or additional information, revision or corrections are required

20.16.020. - Filing—Form and number of copies required.

*Platting Staff Comments: **Staff recommends** two full size copies of the plat be provided for final review. Electronic submission is not acceptable.*

20.16.030. - Certificate of borough finance department required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.030.*

20.16.050. - Plat specifications.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.050.*

20.16.060. - Improvements—Installation agreement required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.060. **Staff recommends** Plat Note 4 be revised to reflect multiple lots in the subdivision, e.g., Development of these lots is subject . . .*

20.16.090. - Accuracy of measurements.

*Platting Staff Comments: The GIS Division will confirm closure meets 20.16.090 when the final plat is submitted. **Staff recommends** compliance with 20.16.090.*

20.16.120. - Utility easements.

*Platting Staff Comments: **Staff recommends** compliance with the recommendations submitted by the utility providers.*

20.16.130. - Easements.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.130.*

20.16.140. - Other data required by law.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.140.*

20.16.145. - Plat notes.

Platting Staff Comments: Additional plat notes may be required based on easements/covenants in the final Certificate to Plat.

20.16.155. - Certificates, statements and signatures required.

*Platting Staff Comments: **Staff recommends** compliance with 20.16.155. Per the submittal, the property is owned by a trust. KPB records concur. If the Certificate to Plat states the owner is a trust, **staff recommends** documentation be provided prior to final plat stating who is authorized to sign the plat on behalf of the trust unless the title report specifies the authorized signers.*

20.16.160. - Survey and monumentation.

*Platting Staff Comments: **Staff recommends** Plat Note 6 be removed. **Staff recommends** compliance with 20.16.160.*

20.16.170. - Approval—Authority—Certificate issued when.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat, staff recommends compliance with 20.16.170.

20.16.180. - Administrative approval.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat and the final plat conforms to the conditions, staff will issue an administrative approval with notice to the Planning Commission as set forth in 20.16.180.

20.16.190. - Disapproval. When a plat has been disapproved by the planning commission, it may be refiled once more with corrections for approval within 28 days of notification of first disapproval. If disapproved again, said plat shall be void. A new fee will be required for subdivision of the property in the voided plat.

Platting Staff Comments: If the Plat Committee disapproves the proposed plat, staff recommends findings be cited and adopted in support of the denial.

NOTE: REVIEW OF A DECISION OF THE PLAT COMMITTEE MAY BE HEARD BY THE PLANNING COMMISSION ACTING AS PLATTING BOARD BY FILING WRITTEN NOTICE THEREOF WITH THE BOROUGH PLANNING DIRECTOR ON A FORM PROVIDED BY THE BOROUGH PLANNING DEPARTMENT. THE REQUEST FOR REVIEW SHALL BE FILED WITHIN 10 DAYS AFTER NOTIFICATION OF THE DECISION OF THE PLAT COMMITTEE BY PERSONAL SERVICE OR SERVICE BY MAIL.

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END OF STAFF REPORT

- B. **Plats needing specific actions or controversial** - (public comments received, major staff concerns, exceptions required) – 2 Plats

AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

- 1 Rumley – Collie Subdivision Eight (name to change)
KPB File 2013-153; Johnson/Fraiman

Staff Report given by Patti Hartley

Plat Committee Meeting: 9/23/13

Location:	City of Homer
Proposed Use:	Commercial
Water/Sewer:	City
Zoning:	East End Mixed Use District
Assessing Use:	Commercial
Parent Parcel Number(s):	174-203-13, 174-203-14

Supporting Information:

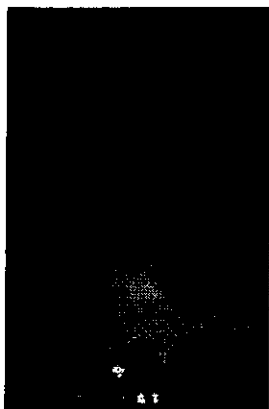
The proposed subdivision replats two tracts into one tract containing approximately 5 acres. The replat resolves building encroachments across the interior lot line. City water and sewer serve the subdivision. The subdivision fronts partially constructed Collie Street and Davis Street. The plat also fronts paved State East End Road.

Homer Advisory Planning Commission approved the plat on August 7, 2013 subject to:

1. HCC 22.10.050(a) 15 foot utility easement is required along all rights of way. Where an existing building would encroach on the easement, the width of the easement may be reduced.
Borough staff comments: Staff recommends a 15-foot utility easement be granted along rights-of-way narrowing where necessary to avoid creating encroachments.
2. Add a plat note stating acceptance of the plat does not constitute acceptance of any nonconforming structures.
Borough staff comments: Resolution of nonconforming structures is a zoning district matter that needs to be worked out with the City of Homer. KPB platting staff is recommending the standard encroachment note be placed on the final plat (see 20.20.235).
3. Amend Plat Note 1. The existing buildings shown may or may not predate the existing setback requirements and utility easements. The third sentence should be struck. A plat is not the action to determine the conformance of the structures with the zoning code.
Borough staff comments: The plat submitted for KPB review contained the correction recommended by the Homer Advisory Planning Commission.
4. Dedicate the radius at the Collie Street intersection.
Borough staff comments: The plat submitted for KPB review contains the dedication, but it is not labeled. For clarity, staff recommends a pointer and note stating the dedication is being provided by this plat.
5. Call out the existing radius for Davis Street.

Published on *City of Homer Alaska Official Website* (<http://www.cityofhomer-ak.gov>)

[Home](#) > Printer-friendly



Considerate outdoor lighting reduces glare and light trespass and improve the night time visual environment. In 2004, the City adopted Outdoor Lighting Standards that apply to new and replaced light fixtures in the business districts. The goal is to improve nighttime visibility, while maintaining safety and security. This usually involves cut-off luminaires. The term "cut-off" refers to a shield that directs light downward.





The [International Dark Sky Association](#) is a great resource.

"The City Dark" a PBS documentary explores the impacts of artificial light. Available at the Homer Public Library.

[Youtube](#) two-minute video provides an example of how shielding a light fixture reduces glare and light trespass.

[Homer's Lighting Standards](#) scroll down to HCC 21.59.020-030.

Supporting Documents

-  [Practical Lighting Guide](#)
-  [Light Pollution and Energy brochure offers tips on saving energy.](#)
-  [Light Pollution and Safety brochure offers tips on security at night.](#)
-  [Examples of Good and Bad Lighting Fixtures](#)

Source URL (retrieved on 2013-10-08 15:12): <http://www.cityofhomer-ak.gov/planning/good-neighbor-outdoor-lighting>



2014 BUDGET MESSAGE

Fiscal Year 2014

Introduction

Homer City Code Section 3.05.010 requires that the City Manager provide the City Council with a budget proposal for the next fiscal year by the third Friday in October. HCC 3.05.011 states that the budget proposal should be accompanied by a budget message which summarizes the proposal, highlights significant changes from the previous year's budget, and addresses other important fiscal policy considerations.

The budget proposal for Fiscal Year 2014 is attached for your consideration. The Committee of the Whole meeting on October 14th is dedicated entirely to going over the draft budget. The Finance Director will be there to talk about revenue projections and to make sure everyone understands the budget layout and where to find the information they need. The Acting City Manager and Department heads will be available to discuss expenditures and overall fiscal policy. It is my goal to make sure the Council understands the budget and the assumptions that went into putting it together. This is a draft budget and is commonly referred to as the "Manager's Budget." Once the budget ordinance is introduced by Council, (scheduled for October 28), it becomes the Council's budget and amendments can be made as Council deems appropriate.

General Fund

The draft budget contains revenue projections that we consider to be realistic and conservative. The projections are based upon audited numbers from Fiscal Year 2012 and revenue received so far for Fiscal Year 2013 through the end of September. This data is supplemented with tax and economic projections provided by the Borough and the State. Finally, we take into consideration information about economic trends provided by local sources such as the Chamber of Commerce and the Marine Trades Association. Based upon anecdotal information, we expect that the third quarter sales receipts will be significantly higher than last year. We have projected, based upon what we know, that revenues will increase by at least \$400,000 over last year. Once again, we are preparing a budget with limited information regarding revenues. New property tax information and additional sales tax information will become available in November. Therefore, it is possible that the Council will be able make budget amendments based upon this new information prior to final adoption of the budget in December.

On the expenditure side, this can basically be described as a "status quo" or "treading water" budget. The budget is "balanced" in the sense that expenditures do not exceed revenues. The budget is basically flat with the exception of the new items added which include funding for depreciation, Phase I of the IT upgrades, and a 2% COLA. Noteworthy expenditure reductions occurred in fuel costs and insurance premiums. The conservation and risk management measures we have implemented are paying off.

Unfortunately, revenue limitations prevent us from proposing that important programmatic and staffing issues be addressed at this time. In addition to that, proposed contributions to depreciation accounts are less than desirable and cannot be increased unless revenue projections improve or significant program cuts are made. Hopefully, it will be possible to address depreciation further either before the budget is adopted in December or at mid-year. Once again, the Department Heads have been very frugal with respect to operating expenditures and keeping costs down. There are very few increases in line items that are discretionary. The Budget contains very lean departmental operating budgets.

On the capital and equipment side, this budget contains proposed expenditures that begin to address the priority needs backlog. A description of these expenditures and a justification for them is included in the budget. These expenditures can be explained more fully at the Committee of the Whole meeting. They include repainting the 1995 backhoe, removing an underground fuel tank at the airport, and a new vehicle for the project manager at Public Works, a new phone system, air conditioner for the radio room and new squad car for the Police Department, a new gas detector and external fire escape for the Fire Department, new technology equipment at the Library, and Phase One / virtual server and storage arrays for IT. Unfortunately, I was not able to approve other worthy projects. These projects are included at the back of the budget and I hope to have those added soon.

Highlights / What is and is not Included

This section contains a list of highlighted items in the operating budget that are of great interest and importance to the City Administration, City employees, the Council, and the general public. These are issues that the Council is likely to hear much more about as the budget approval process moves forward.

- COLAs: The budget includes a 2% COLA for all employees. The employees have not received a COLA for the past five years. Adding a COLA is consistent with the Council's request that we look at the entire compensation package and not just focus on health insurance. The COLA helps employees keep up with inflation and helps to partially compensate for the pay cut contained in the health insurance plan amendments. The cost of living continues to rise and the value of City compensation continues to erode. This issue is beginning to affect the City's ability to recruit and retain quality employees. I hope Council will increase the COLA if it has the opportunity.
- Personnel: This budget does not include any new personnel, including positions requested and filling currently vacant positions. From a management perspective, I can tell you that we have very urgent needs in some departments, especially Police Dispatch, building maintenance, parks, and the library.
- Depreciation: This budget contains a minimal amount of money for depreciation. The good news is that we were at least able to transfer some money into depreciation accounts this year. That was not the case last year. The fleet reserves are funded at last year's levels.
- Nonprofits: This budget contains funding for all nonprofits at last year's levels. The Chamber of Commerce has formally requested an increase in its budget allocation. Other requests may be coming. None of these requests are included in this draft budget. The Council may amend this part of the budget as it sees fit and appropriate.
- Money for a Parks and Recreation Needs Assessment is not included due to budget limitations.

- Money requested by the Public Arts Committee for Baycrest gateway is not included due to budget limitations.

Budget Priorities

This section contains the City Manager's budget priorities for items that are presently not included in the budget. If revenue projections improve before December or by mid-year 2013, I would recommend that the following be added to the budget.

- **Personnel:** We have very serious needs in some departments, especially Police Dispatch, Public Works and the Library. Staffing requests from Fire Department are well supported and would improve public safety and public services. Parks could really use another seasonal employee. The top, critical priorities from my perspective are filling the vacant police dispatch position, upgrading the Children's Librarian position, and getting help for building maintenance.
- **Depreciation:** It is the Council's adopted policy to provide significant funds for depreciation and I could not agree more. This should be addressed if more revenues become available.
- **COLA:** This issue is very important for competitiveness and for the morale of City employees. Unfortunately, I could only find enough money for 2%. That does not keep up with inflation over the past five years.

Policy Considerations

There are several important General Fund policy consideration that I believe the Council should take into consideration as it moves ahead with budget discussions.

- **Health Care Costs:** Rapidly escalating health insurance costs continue to consume more and more of the available revenues despite recent steps that were taken to restrain or reduce costs. This puts significant constraints on the City's ability to address program and service delivery needs. We believe the amendments proposed for the health insurance plan which accompany this budget will address the problem in a very significant and meaningful way. We look forward to your response.
- **Core Programs:** There has been a good deal of discussion lately about new programs and services that the public wants but the City cannot afford. The public has been asked to identify where the money would come from or to show that they were willing to pay for it. I think at this point, it would be useful to note that the City needs some of that additional revenue to take care of its most basic services and functions. The fact that we are continually talking about the lack of funds for depreciation, maintenance and repair, replacement of aging equipment, vacant positions and competitive compensation should be an indicator.
- **The Disconnect:** There continues to be a huge public disconnect between what we want and what we are willing to pay for and maintain. We all love our capital projects. There is no shortage of ideas about new programs, new services, and new infrastructure. There are so many examples and the pressure continues to grow. We continue to build new stuff and make requests for more. Unfortunately, all of that new stuff requires money and increased staffing for maintenance and operations. The City's maintenance and operations responsibilities continue to grow while the

budget and staffing levels continue to stagnate and in many cases, decrease. The City staff have done an excellent job of increasing efficiency and "doing more with less." However, we are getting very close to our limits and the point of diminishing returns. This needs further public discussion.

Port and Harbor Enterprise Fund

The Draft FY 2014 Budget projects that revenues will increase by approximately \$200,000. We believe that number is very conservative and it ultimately could be significantly more than that. Most of the increase is related to increased activity at the Deep Water Dock which we expect to continue. This projection does not assume that the drilling Rig Endeavor will dock there again this year. It also does not include any increases in fees. An increase across the board to cover inflation is recommended and fee increases are also recommended by Northern Economic in their new rate study. Fees will be discussed in detail by the Port and Harbor Commission and it may make recommendations by the time the Budget is formally introduced on October 28. Revenue projections are based on actual revenue receipts in 2012 and receipts to date in 2013. We also take into consideration current revenue trends and business cycles. The projected revenues are sufficient to cover basic maintenance and operations. The Enterprise Fund is balanced in the sense that expenditures do not exceed revenues. This Budget contains revenues of \$4,544,817 and expenditures of \$4,534,344.

Expenditures have changed very little from last year if you look solely at maintenance and operations. The Port and Harbor staff has been very frugal and efficient when it comes to costs that are within their control. The increase in overall expenses is attributable largely to a substantially larger transfer to depreciation reserves and to new bond payments. This budget funds depreciation at \$705,217 which is about \$200,000 more than last year. It also transfers \$300,000 into the Bond Reserves Account. In short, the fee increases instituted in 2012 and 2013 are doing exactly what they were intended to do; cover the cost of bond repayment and provide additional revenue for depreciation. Overall, the Enterprise Fund is in pretty good shape. There are operational needs that cannot be funded at this time but should be identified and prioritized. Chief among them is the need to increase staffing levels and contributions to depreciation accounts.

This budget contains several relatively small capital expenditures which total \$62,000. They are all explained and justified in the budget document and can be discussed more fully at the Committee of the Whole meeting. Capital improvements include maintenance cameras at the Fish Dock, a float sweeper, a new door on the Fish Dock cold storage unit, a used two wheel drive vehicle, and a new waste oil heater for the maintenance shop.

Budget Priorities

If the revenue picture were to change in a positive way, there are several priority items that I would recommend be added to the budget or receive increased funding.

- Depreciation: The depreciation account fund balance is insufficient for the amount of assets the Port and Harbor owns and maintains and transfers to this account are far below what is recommended by the auditors.

- Funding for a Port Operations Specialist.

Budget Policy Considerations

- **Depreciation:** The depreciation fund balance remains insufficient given the assets of the Port and Harbor. This fund took a big hit when approximately \$800,000 was transferred recently to the Port Bond Reserves Account. According to the Bond Bank, we should transfer that money back into the depreciation account. The Bond Reserve account only needs to have a balance of 1:25 times the annual bond payment. The City should find ways to increase contributions to the depreciation fund.
- **Revenues for Operations:** Fees were increased recently to cover anticipated bond payments and depreciation. However, this left little room for additional fee adjustments to cover increasing maintenance and operations costs. The City recently received the rate study it commissioned from Northern Economics. The study addresses maintenance and operations and the level of revenues that are needed to make the enterprise fund sustainable.
- **Staffing levels:** Staffing levels have not changed for many years but duties and responsibilities have increased dramatically. Most evenings there is only one harbor officer on duty which is a bit risky considering the total value of not only the port and harbor assets, but the value of assets mooring in or otherwise using the facilities.
- **Revenues Generally:** Significant structural changes are occurring in both the commercial and sport fishing industries. It will be important to monitor these changes and their potential impacts upon the revenues and business model of the port and harbor.

Water and Sewer Special Revenue Fund

There is good news overall about the Water and Sewer Special Revenue Fund. This proposed budget is balanced and there is no need to dip into the reserves, raise fees, or make unsustainable cuts to an already lean budget. The Fund is expected to be operating in the black in 2014 which is good news for all. The projected revenues are conservative. We felt that a conservative approach was necessary because revenues under the new rate structure are much more dependent on consumption than the prior fee schedule which brings with it a greater level of uncertainty. In addition we don't know what effect the new schedule might have on consumer behavior. Consumption was definitely trending upward this year and that provides a measure of confidence in our projections. The projected revenues are sufficient to cover budgeted expenditures. The budget is balanced in the sense that expenditures do not exceed revenues. At the time this report was written, revenues were projected at \$3,621,500 and expenditures were \$3,616,062. Some last minute adjustments are anticipated before the Council receives the final draft.

Expenditures for basic maintenance and operations have changed very little from last year. In fact, the sewer budget has actually decreased slightly. The Water and Sewer Superintendent and his staff should be commended for providing a very lean and efficient operating budget and for holding expenses down. The slight increase in expenditures is mostly attributable to increases in fixed costs. This budget transfers the minimal amount (\$200,000) into the depreciation account. More would be desirable.

The draft budget contains a number of capital expenditures which will come out of depreciation and fleet reserve accounts. The capital budget includes a total of about \$75,000 in expenditures for sewage lagoon improvements, a water storage tank diffuser, a snow plow and flatbed for an existing truck, mixed oxidant disinfectant at the water treatment plant, and a new mid-size 4by4. If more revenues become available, it is recommended that they be placed into the depreciation account.

Policy Considerations

- **Increasing Customers:** This has been discussed many times before. One of the fundamental flaws that needs to be addressed is that we have an expensive and expansive treatment, collection and distribution infrastructure and very few customers to pay for maintenance and operations. There are many ideas for increasing the customer base from in-filling, to expanding the system to the rest of the city, to identifying new buyers for bulk water. All of these ideas should be explored further.
- **Rate Model:** 2014 will be the first year for the new rate structure and it should provide us with experience and good information as we head into 2015. We would recommend that the Council consider spending some funds to commission a rate study similar to the one it received for the Port and Harbor.

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13-138

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Memorandum 13-138

TO: Mayor and City Council

THROUGH: Jo Johnson, Acting City Manager

FROM: Robert Painter, Fire Chief

DATE: October 7, 2013

SUBJECT: Fire Department Budget Requests

Honorable Mayor Wythe & City Council:

Having reviewed the City Manager's Budget Memo to Council I would like to provide comment regarding the lack of support for the numerous funding requests presented to the City Manager regarding urgently needed and necessary maintenance issues regarding the existing station and the serious lack of advanced life support coverage during the summer months.

The Homer Volunteer Fire Department was established in 1952 by volunteers dedicated to providing fire protection and ambulance service to their neighbors. In 1979, following years of fundraising, the existing station on Pioneer Avenue was constructed using mostly volunteer time and labor and dedicated in 1980. Following consolidation with the City of Homer in 1990, the station and other assets were transferred to the city's care. Except for a major seismic construction upgrade and other necessary repairs in 1996/97 there has been little done to the station except routine maintenance. The majority of the floor coverings (rubber tile and carpeting) is original to the building (installed in 1979) and is simply wearing out. The exterior of the building, last stained more than 5 years ago, is also in desperate need of repainting and staining to maintain both the structure of the building and to prevent rot and decay of this critical infrastructure.

We realize that replacing the existing fire station with a new Public Safety Building has been identified as a capital priority but this process, with all good intentions, will still take at least 3-5 years before completion, if funding is obtained. In the meantime, it is vital that the existing facility be adequately maintained so that it retains its value and functionality. Deferring routine maintenance is neither wise, nor fiscally prudent if there is money in the building depreciation account.

As indicated in the City Manager's memorandum, his budget only included funding to replace the exterior fire escape and to replace aging and obsolete gas detectors and calibration equipment necessary for the safety of our responders.

For Fiscal Year 2014 the Fire Department also requested funding for two, full-time seasonal Emergency Service Specialists (Firefighter/EMT-3) personnel to help provide coverage during the summer when a number of our volunteer responders are on leave and our paid staff tend to take annual leave (full staffing places 3 personnel [Fire Chief, Departmental Services Coordinator and ESS] in the station during the workweek 8 am until 5 pm, but only 1 on duty [ESS] 24 hours). As the call volume of the fire department continues to rise almost every year, our volunteer membership is harder pressed to be available around the clock, especially during

the daytime hours when the majority of calls are handled. These two seasonal employees would aid in providing a more immediate response to calls both during the day and help ensure that advanced life support is available 24/7 as required by our ambulance certification level. As the fire department has had a vacant full-time position for some time (Assistant Chief), the remaining staff strives to provide continuous EMS coverage, often resulting in overtime and on-call pay.

I can assure the Mayor and City Council it is not my desire or intention to create a fully paid fire department. The community has been well served by the mostly volunteer fire department for over 60 years, and we strongly desire to retain both the volunteer spirit and level of professionalism demonstrated by HVFD from its inception. None-the-less, I do believe that we have reached a crossroads in the evolution of the fire service in Homer and must, for the benefit of our community, add more paid personnel during the busiest time of year to relieve the stress on both paid staff and volunteers alike.

I request the Council's support of my request for additional seasonal personnel in the 2014 budget.

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